



Agenda Briefing Forum Summary Notes

Meeting	Agenda Briefing Forum – for Ordinary Council Meeting – 24 March 2026				
Location	Council Chambers				
Date	17 March 2026	Start Time	7:01 pm	Finish Time	9:36 pm

1. ATTENDANCE

<p><u>Members</u> Mayor Filomena Piffaretti Cr Elli Petersen-Pik Deputy Mayor Cr Calla Loiacono Cr Steven Ostaszewskyj Cr Anthony Pittaway Cr Michelle Sutherland Cr Nat Latter Cr Cale Black Cr Donovan MacDonald</p> <p><u>Leave of Absence</u> Nil.</p> <p><u>Apologies</u> Nil.</p> <p><u>Observers</u> Public: 17</p>	<p><u>Officers</u></p> <table> <tr> <td>Kym Leahy</td> <td>Director Corporate Services</td> </tr> <tr> <td>Ryan Hall</td> <td>Director Community Services</td> </tr> <tr> <td>Luke Botica</td> <td>Director Infrastructure and Assets</td> </tr> <tr> <td>Amanda Albrecht</td> <td>Manager Governance and Strategy</td> </tr> <tr> <td>Rebecca McKrill</td> <td>Governance Advisor</td> </tr> <tr> <td>Emily Dempsey</td> <td>Governance Advisor (Minute taker)</td> </tr> <tr> <td>Bianca Sandri</td> <td>Executive Manager Strategic Projects</td> </tr> <tr> <td>Stuart Monks</td> <td>Manager Financial Services</td> </tr> <tr> <td>Tim Dawson</td> <td>Acting Manager Property and Economic Development</td> </tr> <tr> <td>Alex Devine</td> <td>Environment Manager</td> </tr> <tr> <td>Bryce Coelho</td> <td>Manager Infrastructure Projects</td> </tr> <tr> <td>Fahad Ali</td> <td>Digital Systems Officer</td> </tr> </table> <p><u>Apologies</u> Jeremy Edwards Chief Executive Officer</p>	Kym Leahy	Director Corporate Services	Ryan Hall	Director Community Services	Luke Botica	Director Infrastructure and Assets	Amanda Albrecht	Manager Governance and Strategy	Rebecca McKrill	Governance Advisor	Emily Dempsey	Governance Advisor (Minute taker)	Bianca Sandri	Executive Manager Strategic Projects	Stuart Monks	Manager Financial Services	Tim Dawson	Acting Manager Property and Economic Development	Alex Devine	Environment Manager	Bryce Coelho	Manager Infrastructure Projects	Fahad Ali	Digital Systems Officer
Kym Leahy	Director Corporate Services																								
Ryan Hall	Director Community Services																								
Luke Botica	Director Infrastructure and Assets																								
Amanda Albrecht	Manager Governance and Strategy																								
Rebecca McKrill	Governance Advisor																								
Emily Dempsey	Governance Advisor (Minute taker)																								
Bianca Sandri	Executive Manager Strategic Projects																								
Stuart Monks	Manager Financial Services																								
Tim Dawson	Acting Manager Property and Economic Development																								
Alex Devine	Environment Manager																								
Bryce Coelho	Manager Infrastructure Projects																								
Fahad Ali	Digital Systems Officer																								

2. DISCLOSURE OF INTEREST SUMMARY

The following disclosures of interest were made at the Agenda Briefing Forum and will also apply at the Ordinary Council Meeting when the matters are considered:

Name	Item No.	Type of Interest	Nature of Interest
<i>Cr Nat Latter</i>	<i>10.1.3 Motion 8</i>	<i>Proximity</i>	<i>Due to owning a business on the street mentioned in the motion. I will leave the room if the motion is discussed.</i>
	<i>Motion 12</i>	<i>Impartial</i>	<i>Due to sponsoring an organisation that some members of are giving a deputation on this evening.</i>
	<i>Motion 16</i>	<i>Impartial</i>	<i>I live in the area specified in the motion, however, am satisfied it is an interest in common, due to the size of the area.</i>
<i>Cr Nat Latter</i>	<i>10.1.5</i>	<i>Impartial</i>	<i>Due to sponsoring awards at the school, however that item has no financial effect and I will stay in the room.</i>
<i>Cr Steven Ostaszewskyj</i>	<i>10.1.3</i>	<i>Impartial</i>	<i>I know people who have submitted motions through my role as a Councillor. I am also closely associated with the person who raised Motion 14, who is also submitting a deputation this evening.</i>
<i>Cr Cale Black</i>	<i>10.1.3 Motion 12</i>	<i>Impartial</i>	<i>The item is related to an organisation that I am a member of, which includes people making a deputation on the item.</i>
<i>Cr Cale Black</i>	<i>10.4.1</i>	<i>Impartial</i>	<i>I am aware of the applicants through my work as a Counsellor, through work related to the Bedford Bowling Club.</i>
<i>Cr Elli Petersen-Pik Deputy Mayor</i>	<i>10.1.3 Motion 16</i>	<i>Impartial</i>	<i>I own property in the proposed speed reduction area; however, I am satisfied it is an interest in common due to the size of the area.</i>
	<i>Motion 12</i>	<i>Impartial</i>	<i>I am a member of the Maylands Historical and Peninsula Association.</i>
<i>Cr Anthony Pittaway</i>	<i>10.4.1</i>	<i>Impartial</i>	<i>I am a member of the club mentioned in the report.</i>
<i>Cr Michelle Sutherland</i>	<i>10.1.3</i>	<i>Impartial</i>	<i>I know people who have submitted motions.</i>
<i>Cr Michelle Sutherland</i>	<i>10.4.1</i>	<i>Impartial</i>	<i>I am a social member of the Noranda Sporting Complex.</i>

3. DEPUTATIONS

10.1.3 Motions from the 2024/25 AGM of Electors

1. In relation to item 10.1.3, Julie Doyle submitted a written deputation in **opposition** of the officer's recommendation for **Motion 2**, which relates to Installation of disabled parking at Riverside Gardens enclosed dog exercise area.
 2. In relation to item 10.1.3, Giorgia Johnson submitted a written deputation in **opposition** of the officer's recommendation for **Motion 2**, which relates to Installation of disabled parking at Riverside Gardens enclosed dog exercise area.
-
3. In relation to item 10.1.3, David Dyke was in attendance and spoke in **support** of the officer's recommendation for **Motion 5**, which relates to endorsing and actively participating in "16 Days in WA Campaign" to Eliminate Domestic and Sexual Violence.
-
4. In relation to item 10.1.3, David Dyke was in attendance and spoke in in **support** of the officer's recommendation for **Motion 6**, which relates to the Implementation of a Men's Health Plan.
-
5. In relation to item 10.1.3, Aileen O'Rourke submitted a written deputation in **opposition** of the officer's recommendation for **Motion 10**, which relates to Mayoral Chain of Office is not to be worn at Ordinary or Special Council meetings or Committee meetings, unless formally designated by Council as a ceremonial occasion.
-
6. In relation to item 10.1.3, Sue Cundale was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 12**, which relates to the Employment of a History and Heritage Officer at City of Bayswater.
 7. In relation to item 10.1.3, Monica Main was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 12**, which relates to the Employment of a History and Heritage Officer at City of Bayswater.
 8. In relation to item 10.1.3, Wendy Garstone was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 12**, which relates to the Employment of a History and Heritage Officer at City of Bayswater.
 9. In relation to item 10.1.3, Keith Cundale was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 12**, which relates to the Employment of a History and Heritage Officer at City of Bayswater.
 10. In relation to item 10.1.3, Greg Haughey was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 12**, which relates to the Employment of a History and Heritage Officer at City of Bayswater.
 11. In relation to item 10.1.3, Deborah Huff submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
 12. In relation to item 10.1.3, Roger Cooper submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.

13. In relation to item 10.1.3, Val Hately submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
14. In relation to item 10.1.3, Pamela Harding submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
15. In relation to item 10.1.3, Alex Ellis submitted a written deputations in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
16. In relation to item 10.1.3, Clare Chamberlain submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
17. In relation to item 10.1.3, Bevan Marshall submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
18. In relation to item 10.1.3, Penny Lee submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
19. In relation to item 10.1.3, Aileen O'Rourke submitted a written deputation in **opposition** of the officer's recommendation for **Motion 12**, which relates to the employment of a History and Heritage Officer at the City of Baywater.
20. In relation to item 10.1.3, George Cosentino submitted a written deputation in **opposition** of the officer's recommendation for **Motion 13**, which relates to the installation of a park sign at Cosentino Reserve.
21. In relation to item 10.1.3, George Wilkinson was in attendance and spoke in **opposition** to the officer's recommendation for **Motion 14**, which relates to Renaming Broun Avenue to Beaufort Street.

10.3.1 Verge Tree Removal Request – 36 Clarke Road, Morley

22. In relation to item 10.3.1, Wendy Garstone was in attendance and spoke in **support** of the officer's recommendation.
23. In relation to item 10.3.1, Georgina Ker submitted a written deputation in **support** of the officer's recommendation.
24. In relation to item 10.3.1, Kate Bowker submitted a written deputation in **support** of the officer's recommendation.

10.4.1 Development Application - Proposed Padel Courts Additions to Noranda Sporting Complex

25. In relation to item 10.4.1, Jaimie Forssman was in attendance and spoke in **support** of the officer's recommendation.
26. In relation to item 10.4.1, Michael Wainwright submitted a written deputation in **support** of the officer's recommendation.
27. In relation to item 10.4.1, Ken Griffiths was in attendance and spoke in **opposition** to the officer's recommendation.
28. In relation to item 10.4.1, Sharlene Pierce submitted a written deputation in **opposition** to the officer's recommendation.
29. In relation to item 10.4.1, Riley Griffiths submitted a written deputation in **opposition** to the officer's recommendation.

In accordance with section 5.23(4)(g) regulation 4A (a) of the Local Government Act 1995 and the Local Government (Administration) Regulations 1996, item 14.1.1 Property Matter – Bayswater is confidential as the information contained within the report relates to the price, or potential price, for the sale or purchase of property by the local government and any information relating to the price or potential price.

At 8:38 pm, the meeting went behind closed doors to the public, and the live streaming was suspended so Elected Members could hear a deputation and ask questions on confidential information in item 14.1.1 as permitted under section 5.23(4)(g) of the Local Government Act 1995.

14.1.1 Property Matter - Bayswater

30. In relation to item 14.1.1, Chris Harman and Drew Tonkins were in attendance and spoke in **support** of the officer's recommendation.

Chris Harman and Drew Tonkins withdrew from the meeting at 8:41 pm following the conclusion of their deputation.

During consideration of this confidential item, one question from Elected Members was taken on notice, and a response has subsequently been provided to Elected Members.

As the Council had heard the deputation on this item and concluded without asking any further questions in relation to confidential information in this matter, the Presiding Member, Mayor Filomena Piffaretti, reopened the meeting to the public at 8:53pm, and the live streaming resumed.

4. QUESTIONS TAKEN ON NOTICE FROM ELECTED MEMBERS ON AGENDA ITEMS

The following questions were taken on notice at the briefing and responses are provided below to assist Councilors in their deliberations on the matter

Item 10.1.3 Motions from the 2024/25 AGM of Electors

Motion 5 - That Council and the City of Bayswater formally endorse and actively participate in the “16 Days in WA Campaign,” committing to meaningful action and investment to raise Awareness leading to Eliminate Domestic and Sexual Violence in our community.

Cr Cale Black

Question 1

The Officers’ recommendation refers to the City already supporting and delivering initiatives consistent with the objectives of the 16 days in WA Campaign. Can the City elaborate on the initiatives it partook in last year?

Response 1

The City carried out the following events/activities in 2025:

- The City partnered with Lifeline to deliver free Family and Domestic Violence Awareness training for the community. The workshop was held at the RISE during the 16 days in WA campaign.
- The City lit up the Civic Centre to highlight 16 Days in WA.
- The 16 days in WA campaign was promoted on the City’s social media channels to engage the community and raise awareness.
- The City partnered with men’s mental health organisation Men’s Talk and hosted a social men’s basketball game during Mental Health Week.
- The City supported Bayswater Blokes to deliver two mental health workshops for men.
- The City provided Better Bayswater Grant funding to the Maylands Rotary to deliver a Bayswater Blokes Mental Health workshop to the community.
- The City runs Parent Connect and Parents and Bubs programs which provide a series of free workshops that assist families to navigate parenting challenges and support social connection.
- The City has delivered various health and wellness programs for women that are designed to create safe and inclusive spaces where women can connect and build support networks.

Council has adopted a new Public Health and Wellbeing Plan that supports initiatives to raise awareness of the impacts of alcohol and drug misuse, prevent gender-based violence, challenge discriminatory attitudes and promote mental health and wellbeing.

Item 10.1.3 Motions from the 2024/25 AGM of Electors

Motion 6 - That Council now progress the development and implementation of a Men’s Health Plan, consistent with the resolution adopted at last year’s AGM, and reaffirmed by Council on 22 August 2025. We seek the endorsement, commitment, and practical support of Councillors and Council to advance this work for Men’s Issues in partnership with “Bayswater Blokes” ensuring meaningful outcomes for Men’s Health within our community.

Cr Cale Black

Question 1

What is the Chief Executive Officer's delegated authority in relation to waiving City-owned venue booking fees?

Response 1

The Chief Executive Officer may authorise a waiver to a maximum value of \$2,000, in accordance with delegation *FM-D05 Granting Concessions and Write-Offs*.

Item 10.1.3 Motions from the 2024/25 AGM of Electors

Motion 12 - That Council approves the employment of a History and Heritage Officer for The City of Bayswater.

Cr Michelle Sutherland

Question 1

Considering what one of the deputies mentioned the Local Government Minister, is there any State Government grant funding we could utilise for the role?

Response 1

The City is not aware of grant funding or subsidies which can be used for officer salaries. The State Government offers a Heritage Grant program, available to local government for eligible projects, which could be used to fund some of the initiatives this role may be responsible for.

Item 10.1.3 Motions from the 2024/25 AGM of Electors

Motion 14 - That Council rename Broun Avenue to Beaufort Street.

Cr Nat Latter

Question 1

Is the City able to tell us how many businesses there are in this section of Broun Avenue?

Response 1

There are 22 businesses with Broun Avenue addresses, including the City's Civic Centre and Bayswater Waves.

Motion 14 - That Council rename Broun Avenue to Beaufort Street.

Cr Steven Ostaszewskyj

Question 1

Following up on Cr Latter's question, is it possible for the City to provide numbers of not only businesses, but the residential properties from Coode Street through to Collier Road and also from Collier Road down to Beechboro Road North?

Those two stretches are different in terms of their makeup, so it would be good to understand the residential, commercial and industrial impact along those two sections of the Road.

Response 1

Broun Avenue commences south of Coode Street at Lawrence Street, deviating from Beaufort Street, where Beaufort Street continues in a parallel alignment, terminating at Drake Street. This portion includes the businesses located at the corner of Broun Avenue and Coode Street. At the opposite end, Broun Avenue continues east of Tonkin Highway, terminating at Doyle Street, where it becomes Walter Road East. There are no Broun Avenue addresses east of Tonkin Highway.

See below breakdown of properties:

Lawrence St – Drake St	
Residential	Non-residential
40 3 – 41 Broun Avenue & 12 – 40 Broun Avenue	6 6 commercial tenancies, 21 Broun Avenue
<i>Note: In addition to the above, 1115 – 1143 Beaufort Street & 1112 – 1138 Beaufort Street run parallel to Broun Avenue in this section. Beaufort Street ends at Drake Street.</i>	
Drake St – Collier Rd	
Residential	Non-residential
31 25 – 41 Broun Avenue & 24 – 40 Broun Avenue	13 61 Broun Avenue (City of Bayswater Civic Centre) 8 commercial tenancies, 85-91 Broun Avenue 48-52 Broun Avenue (Aged Care) 68 Broun Avenue (Child Care) 104 Broun Avenue (Morley City Nissan & Morley Kia)
Collier Rd – Beechboro Rd North	
Residential	Non-residential
123 109 – 219 Broun Avenue & 108 – 228 Broun Avenue	4 160 Broun Avenue (Bayswater Waves) 165 Broun Avenue (Child Care) 180 Broun Avenue (Broun Park) 224 Broun Avenue (Consulting Room)

Additionally, there are approximately 515 businesses in the wider Morley Activity Centre.

Motion 14 - That Council rename Broun Avenue to Beaufort Street.

Cr Elli Petersen-Pik Deputy Mayor

Question 1

The Officers mentioned that the end of Beaufort Steet extends past Chisholm College. If this motion is supported by Council, and Broun Avenue is renamed, what will happen to that part of the Road, will it have a different name?

Response 1

Broun Avenue commences south of Coode Street at Lawrence Street, deviating from Beaufort Street where Beaufort Street continues in a parallel alignment, terminating at Drake Street. See map below:



Whilst the City has not undertaken any consultation with stakeholders regarding this matter, it is considered likely that if Broun Avenue is renamed to Beaufort Street, that the parallel portion of Beaufort Street will require a new name also.

Item 10.3.1 Verge Tree Removal Request – 36 Clarke Road, Morley

Cr Cale Black

Question 1

Did the owner's property fully comply with condition 7 of the development application regarding the tree protection zone?

Response 1

City Officers identified non-compliance on two occasions in January and March 2023. On both occasions, the developer rectified the issues following inspection, bringing the works back into compliance.

Question 2

Was there any damage to the tree, that condition 8 of the development application was applied to?

Response 2

Minor impacts to the tree were observed during construction; however, there was no damage that triggered the application of Condition 8. The tree did not suffer any irreversible effects to its health, and therefore the condition was not required to be applied.

Question 3

Was condition 10 of the development application complied with fully regarding recommendations to the existing street tree?

Response 3

Yes, the condition was intended to give effect to an independent arborist report to enable construction of the dwelling. The tree was pruned in accordance with that report.

Question 4

The Officers' report raises ongoing concerns with the tree. When were these concerns first raised with the City by the residents?

Response 4

The first recorded contact from the resident regarding the tree was received on 14 November 2022 via email. Since that time, regular correspondence has continued between the resident and the City, and a range of pruning works have been undertaken in accordance with the *Urban Tree Planting and Maintenance Policy*.

Question 5

The report refers to Department of Water and Environmental Regulation in Western Australia (DWER) native vegetation clearing permits. What are those requirements? Does the City have an opinion on whether they will be ascertained or not?

Response 5

Under the *Environmental Protection Act 1986 (WA)*, clearing native vegetation generally requires a permit from the Department of Water and Environmental Regulation (DWER) unless an exemption applies. The verge tree is a native Marri and may fall within that framework. Whether a permit is required depends on the specific circumstances and applicable exemptions. The City has not made a determination at this stage.

Should Council resolve to remove the tree, the City will assess the relevant requirements and, if necessary, refer the matter to DWER prior to any works being undertaken.

Question 6

The report refers to the replacement for the tree canopy being equivalent to 169 35-litre trees. Does the City have an approximate cost to those trees (including the initial cost and ongoing maintenance)?

Response 6

The estimated cost to procure, plant, and maintain a 35-litre tree is approximately \$400, equating to \$67,600 for 169 trees. This estimate may vary depending on species selection, site conditions, required level of care, and other external factors. The figure includes allowances for the establishment period over the first three years, assuming successful survival post-planting.

Question 7

Has the City determined the Helliwell value of the tree?

Response 7

Yes, the City has a report determining the Helliwell value of the tree as \$6,336.

Item 10.4.1 – Development Application – Proposed Padel Court Additions to Noranda Sporting Complex

Cr Elli Petersen-Pik Deputy Mayor

Question 1

What is the distance (in metres) between the closest residential property to the boundary of the proposed Court?

Response 1

It is approximately 32m to the closest residential property and approximately 40m to the closest house.



Question 2

What is the decibel range of noise that can be heard by property owners at 9:00pm? As you mentioned, it would be below the 55-decibel limit, however what is the specific decibel range?

Response 2

There is no specific level provided, however the noise modelling within the acoustic report indicates that noise emissions will be less than 55dB(A) at the nearby residential properties to demonstrate compliance with the relevant LAmass assigned level within the regulations.

Question 3

Is the frequency of noise dealt with and measured within the Regulations?

Response 3

Yes, the *Environmental Protection (Noise) Regulations 1997* specify separate assigned levels for noise emissions received over time. They also consider characteristics of noise such as impulsiveness, tonality and modulation.

Cr Cale Black

Question 1

The Deputee referred to public toilet accessibility issues prior to 11:00 am, when the Bowling Club opens. Does the City have public toilets in the area and if so, what are the opening hours?

Response 1

The City provides public toilet facilities, adjacent to the main entrance of Morley Noranda Recreation Club. These facilities are automatically unlocked daily between the hours of 6:00 am and 8:00 pm.

Cr Anthony Pittaway

Question 1

The Deputee highlighted that certain cars extend past the length of public parking bays on Wylde Road. Are the parking bays compliant with the code?

Response 1

Based on a preliminary desktop assessment, the parking bays along Wylde Road appear to be compliant with relevant Australian Standards, having regard to the road's speed environment, traffic volumes, bays usage, and the allowance of vehicle overhang over the kerb. The City will undertake a detailed assessment to confirm ongoing compliance and, where required, implement any necessary upgrades.

Item 10.1.2 – Policy Review: Code of Conduct Complaint Management

Cr Elli Petersen-Pik Deputy Mayor

Question 1

In relation to Clause 2.3, Council Members with two prior breach findings are escalated to the Local Government Inspector on their third breach. What is the process for managing the fourth or fifth breach?

Response 1

Manager Governance and Strategy, Amanda Albrecht advised during the meeting, that her understanding was that once there are two breaches within a 12-month period, the third would then be escalated to the Local Government Inspector, however will check and confirm.

Following further clarification from the Local Government Inspectorate, this advice has been corrected as follows:

Regulation 3A of the *Model Code of Conduct for Council Members* operates so that, once an Elected Member has had two behavioural breaches after 1 January 2026, all subsequent behavioural breach complaints about that Elected Member must be treated as recurrent behavioural breaches and referred to the Local Government Inspector. There is no time limit or “reset” period that applies.

Accordingly, the requirement to refer recurrent behavioural breaches to the Inspector applies indefinitely for that Elected Member and is not confined to a particular Council term, number of years or period of time.

Mayor Filomena Piffaretti closed the meeting at 9:36pm.