



# Public Questions In Writing

## Ordinary Council Meeting – 24 March 2026

Name: Meaghan McAllister, Bayswater

Item 10.3.3 Tender 25-2025 Frank Drago Reserve Architectural Design and Associated Services

**Question 1** The tender for architectural design relates to the proposed phase 1 of the redevelopment which includes works to the main pitch. In light of this and the longer term goal of the City to develop the outer pitches (pending funding) can the Council clarify as to whether a geotechnical assessment of the Reserve has been completed or will be completed? This seems pertinent in light of the large 'sink hole' developing in the outer pitch space in February of this year, requiring significant works.

Response 1

A preliminary geotechnical study was completed as part of the feasibility investigation of the site and further detailed analysis will be progressed if required.

**Question 2**

**Can the Council clarify as to whether the wider community will be invited to comment or be consulted on the eventual designs for Phase 1 of the redevelopment?**

Response 2

There will be an opportunity for community comment on the design to be developed (anticipated around Aug / Sept 2026)

**Question 3**

**Relevant to architectural designs is the potential name of the proposed new building/clubrooms. Communications to the public regarding the Government's \$5M commitment were strongly linked to supporting women's soccer teams playing at the reserve.**

**Can the Council comment on whether a new name for the eventual building will be considered and if so, if the eponymous building could be potentially named after a woman who has contributed significantly to elevating women's sport/soccer?**

Response 3

Council can consider the naming of new buildings/clubrooms as part of the project. Any future naming would be undertaken in accordance with Council's relevant policies.

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**Name: Andrew Eveling, Bayswater**

**Item 10.3.3 Tender 25-2025 Frank Drago Reserve Architectural Design and Associated Services**

**Question 1**

**Can the council advise of the impact of the recent Middle East conflict on the cost of the proposed works?**

**Response 1**

The provision of cost estimates that forms part of these works will be based on current market costs, with appropriate allowances for contingency and cost escalation. At this stage, the full extent of the impact arising from the recent Middle East conflict is uncertain and will depend on the duration of the conflict and broader market conditions.

**Question 2**

**Does the tender quote of \$765,000 for the architectural works include all architectural fees for the project until construction of phase 1 is complete in 2028?**

**Response 2**

Yes, that is correct.

**Question 3**

**Do the fees of \$765,000 for the architectural works come out of the \$10m of available funding and thus mean that the funds available for construction are c.\$9.25m?**

**Response 3**

Yes, that is correct.

**Question 4**

**Where will Bayswater Soccer Club play whilst construction works are taking place?**

**Response 4**

This will be decided in conjunction with the Club once the timing and construction methodology has been determined.

**Question 5**

**Can the council advise who has been appointed as the independent quantity surveyor and how their objectivity from both architect and council has been confirmed?**

**Response 5**

A preferred contractor has been identified through a request for quotation process in accordance with the City's Procurement Policy, however the contractor cannot be disclosed at this stage as relevant contracts are yet to be finalised.

The City has processes in place to manage any potential conflicts of interest.

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**Name: Lynsey Strachan, Bayswater**

**Item 10.3.3 Tender 25-2025 Frank Drago Reserve Architectural Design and Associated Services**

**Question 1**

**Is there going to be an assessment of the existing plumbing in the park with the latest sink hole in the park?**

**Response 1**

An assessment of the existing plumbing infrastructure within the park has been undertaken in response to the recent subsidence, to determine whether any underlying issues contributed to the ground instability. The assessment identified that the cause was an aged stormwater pit. This infrastructure has since been repaired and reinstated.

**Question 2**

**How much space is the local community going to get access too after the redevelopment, currently we have access to the whole park?**

**Response 2**

As per the Council resolution of 29 April 2025, any playing fields when not in use remain open to the public for recreational use.

**Question 3**

**Will the community get to give feedback on the redevelopment plans before proceeding?**

**Response 3**

There will be an opportunity for community comment on the design to be developed (anticipated around Aug / Sept 2026).

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## **Public Questions in Writing – Not related to items on the Agenda**

**Name: Matthew Morgan, Bayswater**

**Subject: Proposed signalised crossing Stone and Finton Street/Garratt Road.**

**Question 1**

**Council meeting 28 October 2025 minutes state that there *“is expected to attract some additional traffic from the surrounding precincts”* for Maylands Peninsula Primary School 40km/h school zone.**

**Given that Traylen Road is an integral part of the Maylands Peninsula Primary School Safe Routes to School Program and Milne and Williamson Street is not; why is Traylen Road not receiving the same restricted movement traffic calming devices that Milne and Williamson Street is receiving?**

### Response 1

The proposed Milne Street and Williamson Street modifications form part of the Stone Street signalisation project which has been recommended by Main Roads, as the new signals will accommodate full movements.

The Traylen Road and Guildford Road intersection will be reviewed following the implementation of the proposed intersection modifications and Low-Cost Urban Road Safety treatments in the Maylands Peninsula precinct.

### Question 2

**Is the City of Bayswater not taking the Maylands Peninsula Primary School Safe Routes to School Program seriously?**

### Response 2

The City is taking the program seriously and many of the Safe Routes to School requests have already been addressed, with several other requests currently in progress.

### Question 3

**Traylen Road Low-Cost Urban Road Safety Program raised platforms were not spaced in the most effective speed reduction locations. Contrary to original engineering recommendations, the raised platform was moved during public consultation from Wills Street to the Wholley Street intersection, due to one resident complaint.**

**Why is Traylen Road receiving no additional traffic calming treatment to reduce speed and traffic volumes given that pre-existing traffic calming was compromised during public consultation?**

### Response 3

Moving a platform location by 10–20 metres in either direction is a common practice during detailed design. This allows the design team to account for existing site conditions such as crossovers, drainage infrastructure, sewer access points, or feedback from nearby residents.

Along Traylen Road, three raised platform treatments are installed, which together are intended to help reduce traffic speeds to around 30 km/h at these points. The purpose of the measures is to improve safety and lower vehicle speeds across the broader area.

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**Name: Nana Maeshinjo, Bayswater**

**Subject: Construction of Traffic lights on Stone and Finton Street**

### Question 1

**2026 AGM state CoB reduces rat running by “advising Main Roads Western Australia on how the Council wishes to operate the intersection. Main Roads Western Australia does not modify the operation without Council concurrence”. However, Perth Now article, 17 July 2024, regarding Roberts Street rat-running state Mayor Filomena Piffaretti said she had been**

**advocating for that right-hand turn to be reinstated. “That would alleviate a lot of the issues for residents”. Accordingly, can CoB reduce rat-running by modifying signals?**

Response 1

The City can advise Main Roads WA on how it wishes a signalised intersection on its local road network to operate.

Guildford Road is a State road under the care and control of Main Roads WA. The City may request changes; however, the intersection is ultimately under the care and control of the State. The City is continually advocating for a right turn from Guildford Road into Garratt Road north.

**Question 2**

**Are there inconsistencies with media reports and community concerns regarding rat-running and assurances provided by the City of Bayswater?**

Response 2

The City utilises available traffic data to assess vehicle speeds, traffic volumes and routing patterns on streets within its jurisdiction. Where data is not available, or where further assessment is required, the City undertakes targeted traffic counts to measure speed and volume.

Media reports do not always capture the technical detail of specific traffic situations. However, City officers are available to assist community members by providing further information upon request.

**Name: Peter Hall**

**Subject: Leake Street underpass**

**Question 1**

**Considering that the Council has been monitoring the traffic at the Bayswater subway for over a year now, what decisions have been made to remedy the safety issues, the traffic congestion and the traffic banking through the pedestrian crossing at the Leake Street underpass.**

Response 1

The City has undertaken monitoring and assessment of the traffic movements, including concerns that were raised for pedestrians crossing at the intersection. Officers are currently investigating several options following discussions with Main Roads WA.

**Question 2**

**There have been numerous instances of graffiti to the walls of the Leake Street subway and adjoining walls which have been cleaned efficiently by dissolving and washing off the offending material. In February the significant graffiti to the cycle retaining walls (which, according to Main Roads, are the responsibility of the Council) resulted in the tags being painted over, rather than the invisible washing process. The resulting paint overs are of a different colour and have left four large unsightly, uneven panels to what have been pristine walls. Is this to be rectified, repainted, or is this disfigurement considered to be normal and something the Council could be proud of?**

Response 2

Council records indicate that the City did not undertake the paint over in February this year.

The subject walls are under the remit of the City and the City will arrange to paint over the patches with the correct coloured paint.

When the City undertakes graffiti removal, officers wash the surface with the appropriate solvents before painting; or if the graffiti is minor, paint directly over the graffiti. In both cases, the paint is colour-matched before application, the details of which are provided to the City by METRONET.