

Agenda Briefing Forum Summary Notes

Meeting	Agenda Briefing Forum – for Ordinary Council Meeting – 28 July 2026			
Location	Council Chambers			
Date	21 July 2026	Start Time	7:00pm	Finish Time 7:45pm

1. ATTENDANCE

<u>Members</u> Cr Elli Petersen-Pik – Deputy Mayor (Presiding Member) Cr Calla Loiacono Cr Steven Ostaszewskyj Cr Anthony Pittaway Cr Michelle Sutherland Cr Cale Black Cr Donovan MacDonald <u>Leave of Absence</u> Mayor Filomena Piffaretti Cr Nat Latter <u>Apologies</u> Nil. Public: 3		<u>Officers</u> Jeremy Edwards Chief Executive Officer Ryan Hall Director Community Services Luke Botica Director Infrastructure and Assets Kym Leahy Director Corporate Services Amanda Albrecht Manager Governance and Strategy Stuart Monks Manager Financial Services George Rimpas Manager Transport and Buildings Bryce Coelho Manager Infrastructure Projects Sean Foster Acting Transport Infrastructure Manager Karen D'Cunha Coordinator Governance (minute-taker) Nathan Linthorne Coordinator Community Buildings <u>Apologies</u> Nil.	
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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
Cr Cale Black	10.1.3	Impartial	Last year I gave a deputation on the item relating to expression of interest for the café lease in my capacity as a member of the public
Cr Elli Petersen-Pik – Deputy Mayor	10.3.1	Impartial	Maylands Peninsula Primary School was mentioned several times in the deputations, and my children attend that school.

3. DEPUTATIONS

In person deputations

In person deputations were received by the Council in the Chamber.

Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

1. In relation to item 10.3.1, Matt Duxbury was in attendance and spoke in opposition to the officer's recommendation.
2. In relation to item 10.3.1, Kate Bowker was in attendance and spoke in opposition to the officer's recommendation.

Written deputations

Written deputations were circulated to Council and copies provided on the City's website.

Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

3. In relation to item 10.3.1, Garry O'Connell submitted a **written deputation** expressing opposition to the officer's recommendation/motion.
4. In relation to item 10.3.1, Paul Adair submitted a **written deputation** expressing opposition to the officer's recommendation.

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 Councillors in their deliberations on the matter.

Item 10.3.1 Stone Street and Garratt Road Intersection Upgrade, Community Engagement Outcomes

Cr Cale Black

Question 1

Is it the City's understanding that Black Spot funding covers traffic signalisation such as proposed here, and would a time-of-day right-hand turn ban be eligible for funding under that program as an alternative treatment?

Response 1

Main Roads Western Australia (MRWA) has advised that no suitable signage option exists to implement a time-of-day right-turn ban; the only viable method would be via traffic signals.

Cr Elli Petersen-Pik Deputy Mayor

Question 1

There was some discussion from the depute around the right turn ban as an option. Can you please elaborate more about what would be the implications of introducing this instead of the traffic lights?

Response 1

MRWA has advised that no suitable signage option exists to implement a time-of-day right-turn ban; the only viable method would be via traffic signals.

Regardless of the restriction method used, banning this movement (approximately 1,000 vehicles per day (vpd)) would simply redirect that traffic elsewhere. Instead of turning right via Stone Street, this traffic would need to turn right onto Guildford Road (28,000 vpd) and then right again into Garratt Road (19,000 vpd). Further, the displaced 1,000 vpd would redistribute through local access roads to reach Guildford Road in place of using Stone Street.

Question 2

One of the deputies mentioned that the changes Main Roads made to the Garratt Road intersection resulted in the left lane being shortened. Is the City aware of that?

Response 2

The City is aware of the shortening of the left lane, and that the works were only recently completed. MRWA's advice was that the changes would improve the efficiency of the intersection, with the aim of reducing the length of queuing leading to Guildford Road from the Garratt Road bridge.

Question 3

Can we seek some information on how much the left lane was shortened and whether it achieved the efficiency that Main Roads was hoping for, for the intersection?

Response 3

MRWA has advised that queuing along Garratt Road, back from Guildford Road, was longer for the right-turn movement than the left. As a result, they reduced the area allocated for the left-turn lane and increased the area allocated for the right-turn lane, shifting the two central carriageways to the left. By adjusting the lane alignment in this way, MRWA believes right-turn efficiency will improve, as more length is now available for vehicles queuing to turn right.

Previously, the lane widths were inadequate to queue any vehicles. The change now allows an additional four vehicles to queue for the right turn, at the cost of reducing the effective left-turn queuing length by approximately one vehicle.

The City sought further information from MRWA on 22 July 2026. MRWA has advised that the line marking was only installed in the previous week and that they will be optimising the signal timings during August. They will then be able to provide further advice in terms of the outcomes in late September/early October.

Item 10.1.3 The Rise Café

Cr Cale Black

Question 1

Could the Council please be provided, via confidential memorandum before the Council meeting, with any financial/business plan, forecasting or other information used in the original tender awarding process for The Rise Café in 2025?

Response 1

The City has reviewed the original tender submission and documentation and provided relevant information to the Council via memorandum.

Question 2

Could the same memorandum include examples, from approximately the last 5–10 years, of instances where the City has provided relief to commercial leaseholders (e.g. rent or other concessions)?

Response 2

That information is included within the memorandum referred to in response 1, above.

Cr Elli Petersen-Pik – Deputy Mayor

Question 1

Have calls or reports to the City regarding antisocial behaviour in the area decreased since the café commenced operation?

Response 1

On average the number of reports has been generally consistent in the months prior to the café opening compared to since it has opened. There is a slight decrease when the café is open, and an increase of reports after the café is closed. Feedback from Officers based at the Rise is that the café appears to help reduce incidents of anti-social behaviour while it's open. The café attracts more people walking past, to grab a coffee and dining at the café creates natural “eyes on the street,” which tends to discourage bad behaviour. Staff are now more aware of safety issues and are reporting incidents promptly rather than leaving them unreported.

The activation of the café has increased activity and positive use of the precinct.

- A stronger and more visible Community Safety presence has helped build positive relationships with staff.
- Increased engagement with Community Safety has given staff greater confidence to report concerns.
- A more proactive approach has been taken to managing repeat offenders through site bans where appropriate.
- The combination of increased precinct activity, enhanced Community Safety presence, and improved staff reporting has contributed to a noticeable improvement in staff perceptions of safety and support at The Rise.

Month	Anti-social behaviour jobs
Jul-25	4
Aug-25	0
Sep-25	1
Oct-25	5
Nov-25	9
Dec-25	3
Jan-26	5

Feb-26	6
Mar-26	6
Apr-26	5
May-26	7
Jun-26	4
Total	55

Item 10.1.4 – Expression of Interest - Lease - 14 King William Street Bayswater

Cr Elli Petersen-Pik – Deputy Mayor

Question 1

What car-parking provision is envisaged for the recommended applicant, given that no parking allocation is specified in the report? Is there on-site parking or will the business rely solely on street parking?

Response 1

The Officer report addresses the EOI campaign for the lease of the property and identifies a preferred proponent. No planning application inclusive of detailed development plans has been submitted at this time. Assessment of parking requirements will be subject to later approvals and may be negotiated, should they be awarded by Council.

There are currently 8 parking bays on-site and approximately 195m² of net lettable area, and the site is approximately 100m from Bayswater Station. As the property is within the METRONET East Bayswater Redevelopment Area, any future application will be determined by DevelopmentWA. The DevelopmentWA *METRONET East Bayswater Design Guidelines* require a minimum of 1 bay per 100m² of net lettable area. Concept plans provided in support of the EOI do not indicate if on-site parking will be provided, as detailed design has not yet been undertaken.