

Please Save Baden Powell Reserve

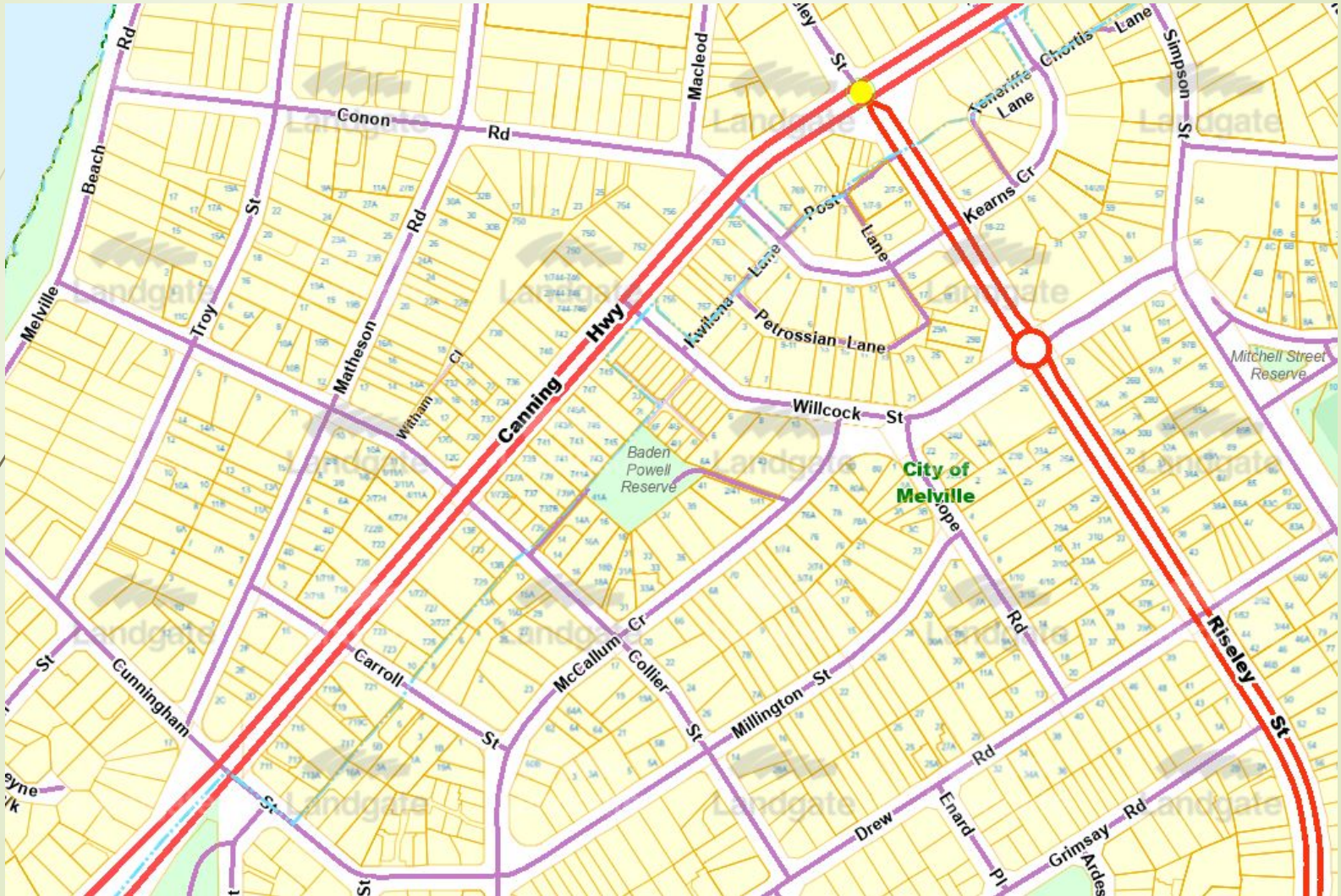
Deputation to City of Melville



Speaker: Bob Peters

Resident of Millington Street in Ardross

Baden Powell Reserve



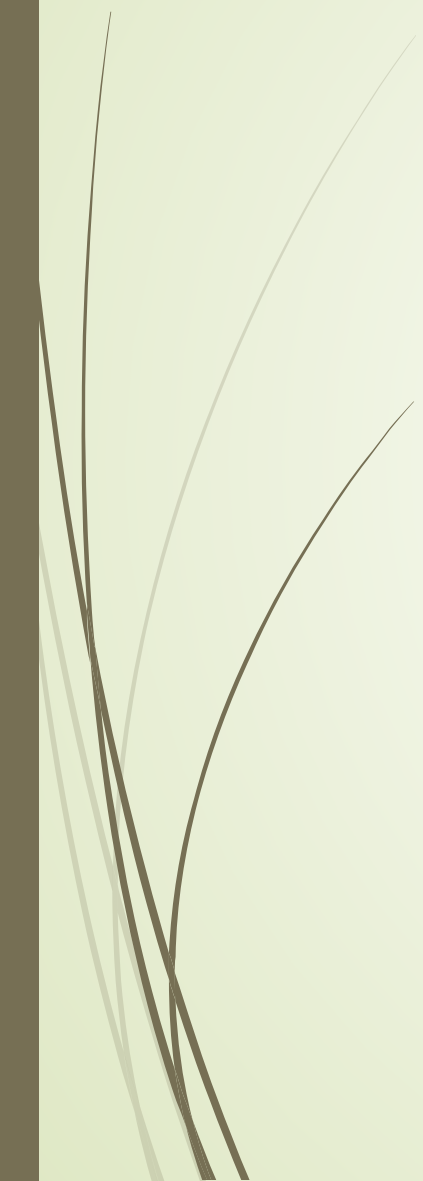
Baden Powell Reserve






Ideal Public Open Pace

(Council Policy)

- *“A small park that services the recreation needs of the immediate residential population.*
 - *Used for recreation and includes small areas of nature space.*
 - *Not used for any formal or informal sport.*
 - *Between 0.4 and 1.0 Ha in area and more than 400 metres from the nearest park.”*
- 



Council's Leanne Hartill in 2020

“Baden Powell Reserve is a part of the broader Riseley Centre precinct, which has limited open public space for passive community recreation. The Reserve offers a great opportunity for Scouts and the City, along with other community groups such as the Riseley Town Team, to work together to provide better utilisation of the green space at this site with things such as a community garden.”



City Planners say not good Public Open Space???

- ▶ Why?

- ▶ *"The site does not function as typical public open space due to restricted visibility and access and the presence of several buildings which in turn limits opportunities for public use.*
- ▶ *The site is not well positioned in terms of CPTED principles (Crime prevention through environmental design) in that it is encompassed by older properties that offer limited surveillance of the site."*

- ▶ But Marguerite Smith Reserve in Attadale is all but the same! And the recommendation is that it should be rezoned to Public Open Space. Double standards?

Marguerite Smith Reserve



Baden Powell Reserve





It is used a lot!

- Scouts – Cubs, Venturers and Rovers, all meet weekly – and overnight camping – plus much more!
- Permanent bookings for physiotherapy, fitness, dance, AA Meetings, Tae Kwon do, Ballroom Dance, Table tennis, a church service, karate
- Casual hiring for children's birthdays and workshops.
- Despite the corona virus, in 2019/2020 on average 268 people used BPR buildings each week.
- Plus dog walkers, strollers, scout activities outside of the hall.



Scout Hall Heritage

- ▶ Scout Hall built in 1952 – ‘agricultural’ – but in great shape – air conditioned!
- ▶ It is a reminder of the energy and drive of the first settlers in Applecross/Ardross

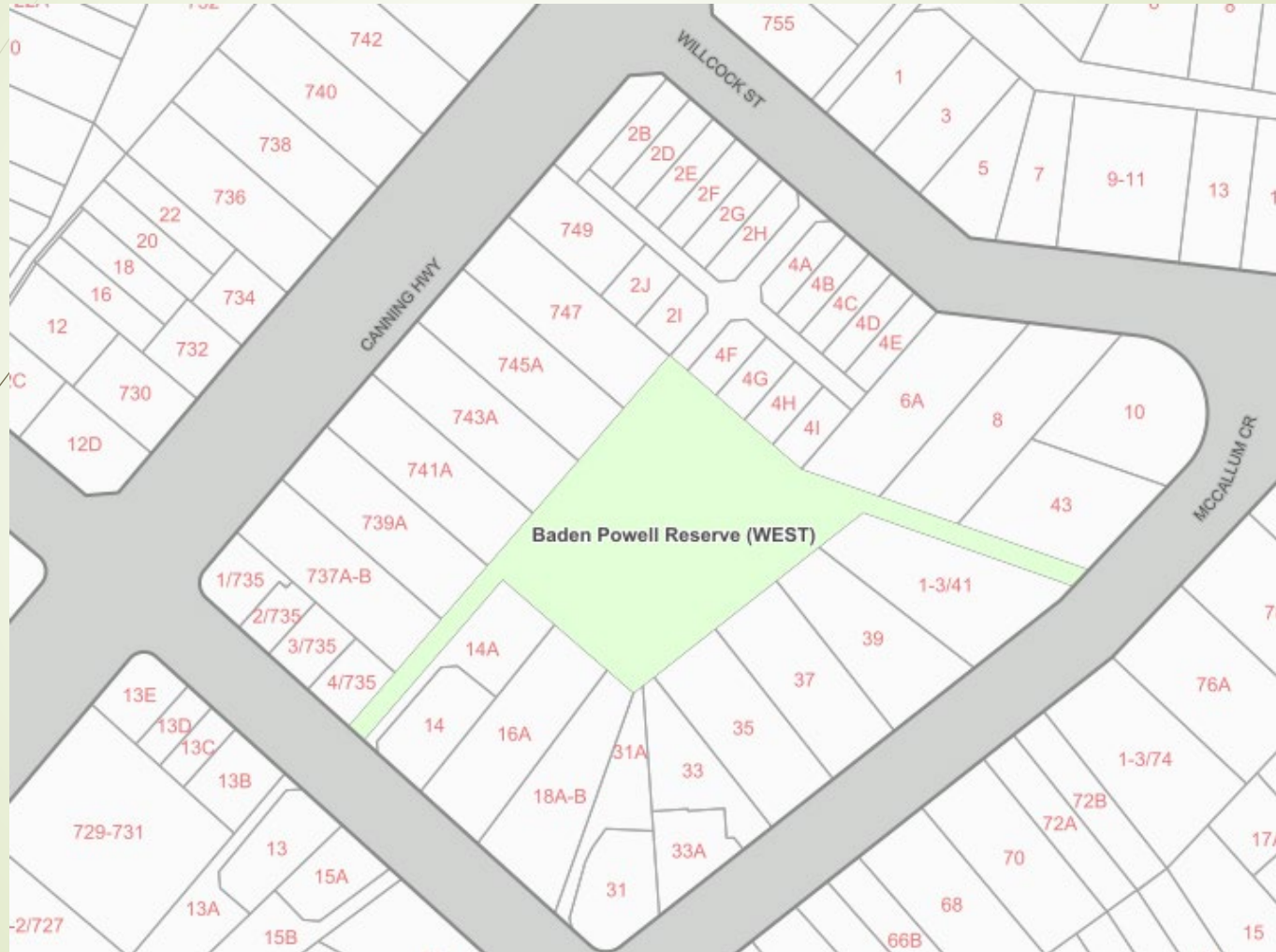


Heritage and Environment

- ▶ Large trees, black cockatoos, grass, public mulberry tree!



Are more roads needed?





No!

- ▶ Developments north of BPR built their own roads
 - ▶ One of BPR's access lanes sold to owner of adjacent Lot in 1993!!!
 - ▶ Lanes now owned by the Strata Company – but former BPR access lane has a drainage and sewer easement down it.
- ▶ Developer of 8 Willcock told no in 2015 to access from Baden Powell Reserve – so got access from Willcock.
- ▶ Who's calling for more roads?
 - ▶ Properties on north west side can't get access from Canning Highway for high density developments – Main Roads says no?
 - ▶ But they can get access from Collier St or Willcock St, using their own land – hard grind and costly – but it can be done!
 - ▶ But they want to massively improve the value of their properties at public expense – using Baden Powell Reserve for their roads. This **does not pass the pub test!**



Certainty needed!

- ▶ Attempt in 2013 to get rid of Baden Powell Reserve – failed due to community resistance
- ▶ Attempt in 2015 to get property access from BPR – failed again due to community resistance
- ▶ And yet another try in 2021!
- ▶ Please stop it!!! Rezone to Public Open Space and give certainty to:
 - ▶ Scouts,
 - ▶ Community, and
 - ▶ Property developers



Conclusion

- Ideal Public Open Space – and badly needed
- Home of the Scouts for 70 years
- Significant heritage and environmental assets
- Not needed for property access roads
- This is the chance to give certainty to the Scouts, the community and the property developers – been in limbo for 8 years!
- Please vote to rezone Baden Powell Reserve to Public Open Space



Thankyou