



Presented to	18 April 2023 Ordinary Meeting of Council
Related to Item	UP23/4033 Canning Bridge Public Open Space Analysis Report
Submitted by	Cr M Sandford
Attachments	1. Local Open Space

With Notice	to be provided 5 clear working days prior to the meeting
Without Notice	an absolute majority resolution of the Council will be required for the motion to be considered
For Urgent Consideration	Mayoral approval required

Proposed Amendment

That the Officer recommendation be amended by:

1. Deleting point 3 and replacing with the following point 3:

“3. with regard to the City owned land at 13 The Esplanade and 64 Kishorn Road, Mt Pleasant, resolves to forthwith progress conversion of 100% of the site to public open space, to include extensive tree planting, a children’s playground, and seating.”

2. Deletes point 5 and replacing with the following point 5:

“5. with regard to the City owned land at 50-52 Kishorn Road and 23, 29 and 31 Moreau Mews, Applecross, resolves to forthwith progress conversion of 100% of the site to public open space, to include extensive tree planting, a children’s playground, and seating.”

Reasons for the Amendment

1. There is widespread public support for the petitioner’s request for Council to re-zone 13 The Esplanade & 64 Kishorn Rd, Mount Pleasant to Public Open Space (**POS**) to provide desperately needed, 8 years overdue, green space incorporating a playground, seating and tree planting. This wide support for this is evidenced by:
 - (a) The almost unanimous resolution to the Motion moved by Mr Barry Jones of Mt Pleasant to rezone the Site to POS at the February 2022 Annual General Meeting of Electors; and another resolution passed at the same meeting for POS at the Moreau Mews site;
 - (b) The Petition before Council and multi-signature letters amounting to some 1,300 residents’ signatures collected from various locations in the CoM;
 - (c) 2 emails of strong support in 2022 to all Councilors from Melville City Climate Action Network (**MCCAN**), which represents a large cross section of CoM, some 3000 of whom successfully petitioned the City to declare a climate change emergency in 2022;
 - (d) Endorsement by the CBACP Council Reference Group (**CRG**): by email to all Councillors earlier in 2022, at presentations to Council in 2022 and 2023, and in the advertised CRG Report, which recommended that both sites be rezoned to POS.



- (e) Of the record number of 588 submissions received during the CBACP review consultation period, 496 people or 84% specifically referenced concern about lack of green public open space and supported the CRG Report. Nobody objected to these sites being converted to POS!
 - (f) The Hatch Roberts Day (**HRD**) recommendations adopt the CRG position that the City must heavily invest in, and contribute to, the public realm in order to improve local amenity, attract quality development, and reach density targets by making the area much more appealing to buyers and businesses alike. HRD also recommend the conversion of both sites to POS in line with public consultation results, which overwhelmingly supported the CRG Report's proposal for conversion of both sites to POS.
2. The CBACP areas both north and south of Canning Hwy are devoid of any Local Catchment Parks, which should be no more than 5 minutes or 400 meters walking distance from residences, and risk becoming an irreversible concrete jungle and heat islands if these sites are not secured for POS: see **attachment** re: Local Parks, which the City included in its report when part of Mt Pleasant Bowling Club was recommended to be converted to POS – with no prerequisite for any minimum population requirement referenced in the Officer's report at the time.
3. The 2020 Element Report procured by CoM concluded, after public consultation, that there should be more urban piazza type POS, one north and one south of Canning Hwy. No minimum population threshold was referred to then.
4. Reliance on developers to make significant improvements or contributions to POS has failed dismally. There is no certainty as to when, where, or how an alternative location for POS south of Canning Hwy will become available, or as to the quality thereof, as delivery would be at the discretion of private landowners in the CBACP. An example of poorly designed and under-used "POS" provided by developers to date is the concrete driveway/walkway with orange metal chairs next to the Sabina building north of Canning Hwy. The City should control POS delivery. The elusive new library and cultural centre is another example of interminable delays and power imbalance in relying on developers. Rezoning of the sites to POS is the only sure, and the fastest, way to create POS on the north and south sides of the CBACP area, as it is the only land the City owns there.
5. The total present value (**PV**) benefits of 100% POS on the sites, in terms of increased social interaction, vibrancy, reduced social isolation, reduced falls, improved physical and mental health outcomes, plus the climate benefits of planting more trees to replace those levelled by development, and the mitigation of the heat island effect created by the CBACP, will far exceed the estimated income potential of these sites. Parks will service many times more users across all generations, compared with other commercial uses, such as aged care. In an area of high population density, parks (green POS) will be the most highly valued investment in the future.
6. 100% POS use of the sites would attract more and better development, including complementary hospitality, business, and retail premises surrounding the sites, which will increase rates values and create employment, as well as further activation via pop up activity (i.e. the provision of POS in the CBACP will be an investment that will promote other investment in the area).



7. The sooner we plant trees on the sites, the sooner they will become established prior to further development. The Mt Pleasant site is vacant land which can quickly be converted to POS. It has always been used for community purposes as a senior citizens centre and should be retained for community use as POS. The planting could be designed/selected to support local birdlife which has lost important food sources as a consequence of infill development removing private gardens and trees (for example; larger trees/banksias for the endangered Carnaby and other black cockatoos – there are fewer and fewer private gardens that can support larger trees or even larger shrubs).
8. Much of Apex Reserve and the areas around the rowing sheds are prone to extensive flooding every winter, are occupied by row boats and long trailers by multiple clubs, and are not used as a park due to their proximity to busy Canning Highway and the lack of any parking infrastructure. Given the flooding, extensive and increasing river foreshore erosion, and use by several rowing clubs, there is insufficient suitable, safe space to install children's play equipment, public seating or to plant more trees. It is an area sandwiched between a busy dual cycle/walk path and the river (with tidal changes reducing the accessible area at times). This path is shared by cyclists, e-skateboarders, runners and walkers. In particular, the area is a major thoroughfare for cyclists including cycling groups who travel at considerable speed which is not conducive to proximity to a park where there are young children. This shared pathway from Canning Bridge to the rowing club is a critical section of the river circuit for cyclists and is used by cyclists from multiple suburbs (i.e. it services a large catchment area of cyclists). Cycle, e-skateboard, and runner/jogger/walker use in the area will increase with population growth and the path will soon need widening to accommodate the multiple uses safely. Children running in the vicinity of a busy cycle path used by large cycling groups is a disaster in the making. The area at 13 The Esplanade would be much safer for children and for anyone with mobility issues (such as older people)..
9. Given the planners are promoting minimal car dependency and car parks in the CBAC, and a reliance on public transport, it is imperative to provide proper functioning local POS within an average 5 minute walk from dwellings, which currently there is not. People should be able to walk easily to a local park, not have to drive to one. This is particularly the case if we are promoting apartment living without a reliance on cars.
10. 8 years have elapsed since the CBACP was passed, during which the City has only recently begun to investigate POS options. The Element report of April 2023 has failed to identify any certain alternate sites. The funding mechanisms suggested, such as developer contributions, are not supported by HRD, and it would take decades to raise sufficient funds to acquire alternative land. This is not acceptable on many levels, particularly in the context of a recognised climate emergency in an area that is dominated by roads and buildings (i.e in an area that is itself a heat island in which people are being asked to live).
11. It is unacceptable to expect the community to wait indefinitely for delivery of POS, after already waiting 8 years. To do so will damage the City's reputation, leave the community with no confidence in the public consultation process, and lead to disengagement.
12. It is in the interests of orderly and proper planning to convert both sites to local parks now, to provide certainty to both developers and the public at large about their neighborhood's future amenity.
13. This Council has responded well to the public's drive to protect and provide POS by unanimously resolving to rezone 13 parks from residential back to POS, and by adopting the Attadale Alfred Cove Master Plan to protect the river foreshore. Let us not squander this opportunity to lock in priceless and long overdue POS in the most densely populated part of our City for current and future generations.

ATTACHMENT

Table 2 Local open space

Local	
Purpose and function	Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space. LOS is unlikely to be used for any formal or informal sport.
Access	Within 400 metres or 5 minute walk.
Typical size	0.4ha to 1ha**
Location and design	LOS should: <ul style="list-style-type: none"> • Be located within a 5 minute walk from surrounding residences • Include accessible, safe pedestrian and cycling connections • Form part of an overall pedestrian and cycling network to connect key destination points • Support good passive surveillance • Be responsive to natural site features • Build on sense of place • Assist to preserve local biodiversity and natural area values.
Activities	LOS activities may include: <ul style="list-style-type: none"> • Children's play, dog walking, picnics, friends and family gatherings • Relaxation and rest spots • Casual team activities • Walking, running or cycling.
<p>** Small open spaces can provide numerous community benefits, particularly within an inner urban context. The inclusion of small parks (less than 0.4ha) in greenfield residential developments is not generally considered optimal unless purposeful function can be demonstrated.</p>	