

Written Submission to 10 December 2024 Ordinary Meeting of Council – Item UP24/57 Proposed Reclassification of Lots 2674 and 2335 (4-6) Almondbury Road, Ardross from Public Open Space to A Class Reserve – Notice of Motion).

Please note, this Written Submission also contains questions submitted to Public Question Time at this meeting.

The Friends of Wireless Hill have several concerns related to item **UP24/57** on the agenda for the next briefing on Tuesday 3rd December 2024. The preamble which follows refers mainly to this recent report

Prospective Reclassification of Crown Reserve 33422 to Class A Reserve – Preliminary Assessment – November 2024

(Attachment 1 for Item UP24/57 of Ordinary Meeting of Council Agenda, 10 December 2024)

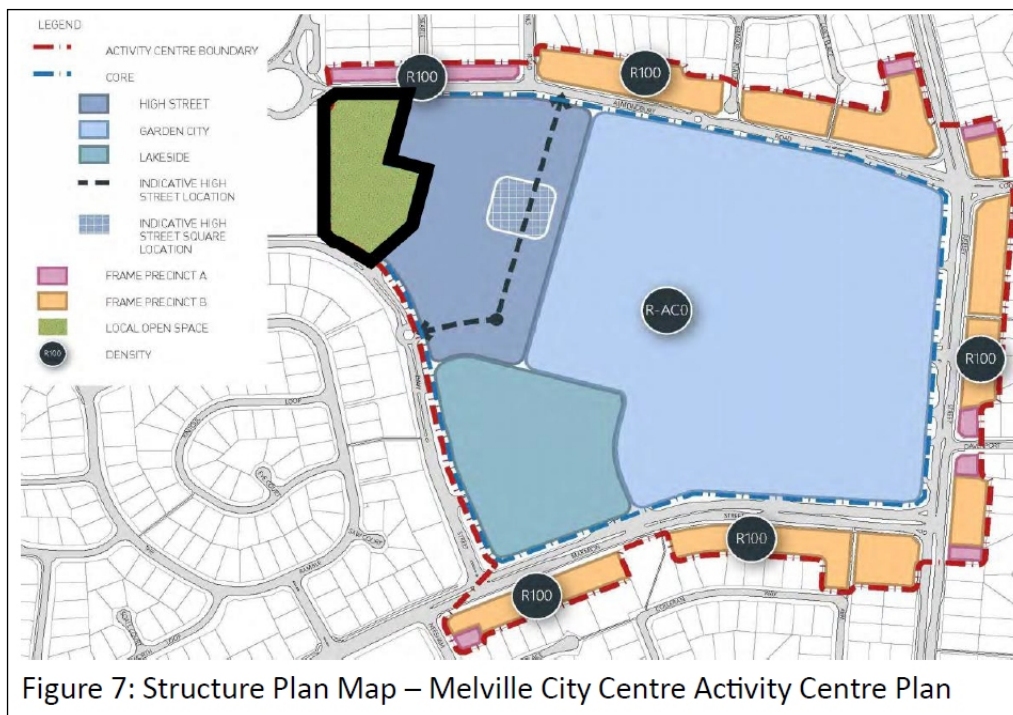
The comments below address perceived issues in the order in which they arise in the report.

Melville City Centre Activity Centre Plan

The diagrams underlying the figures below are contained in the Melville City Centre Structure Plan Booragoon of 26/03/2015 which is almost ten years old and under revision.

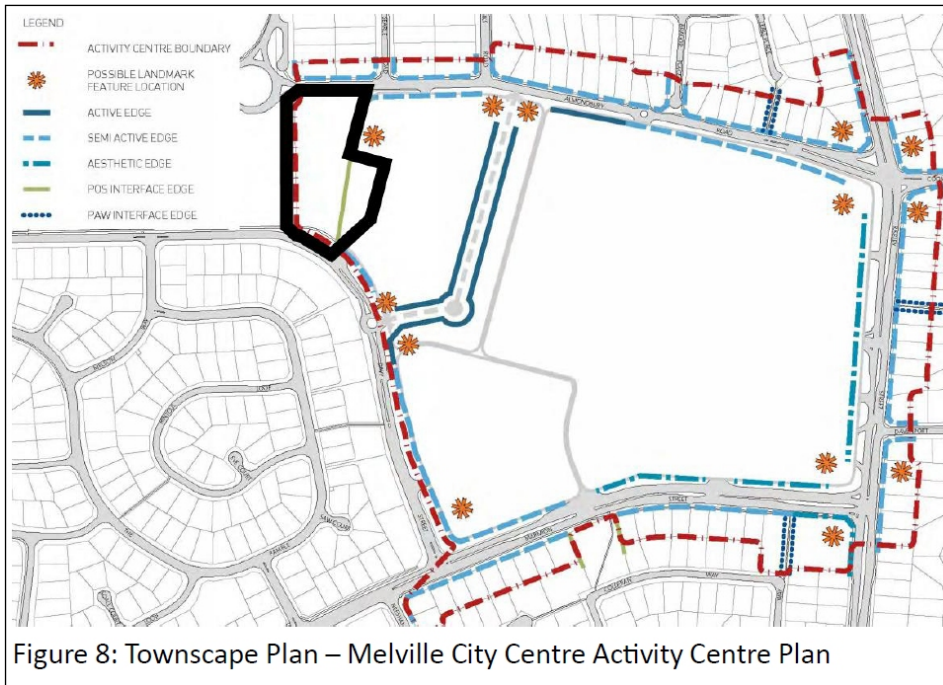
As noted in the report, the concept plan impacts the Class C portion in several ways.

In Figure 7, the Class C portion is within the Activity Centre boundary.



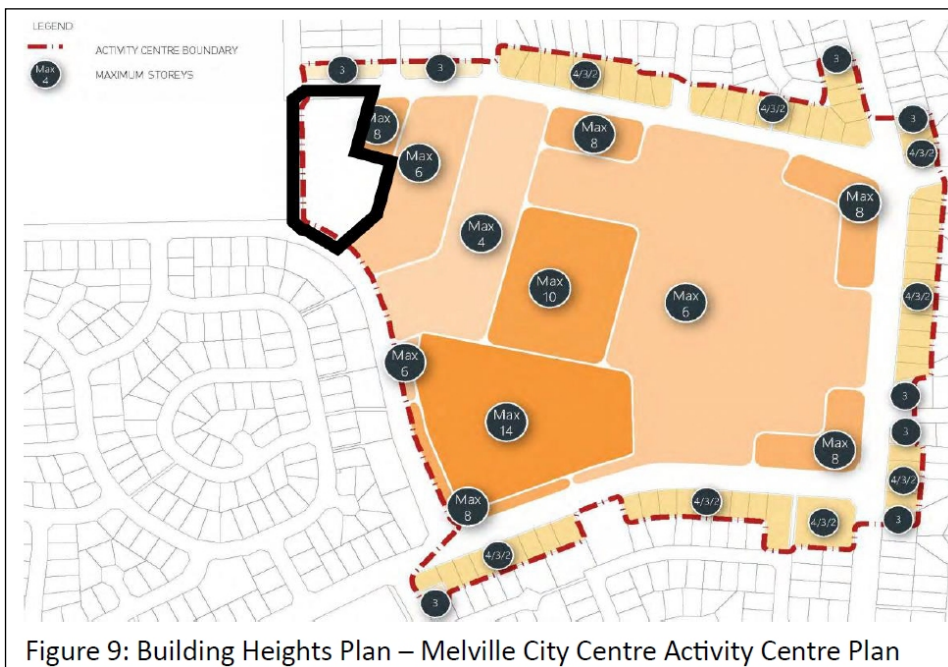
Does Figure 7 suggest that the proposed land use within the Class C portion will not be passive under the Melville City Centre Activity Centre Plan?

Figure 8 shows a Public Open Space interface edge in green within the Class C portion.



Does the interface edge in Figure 8 indicate that there will be two separate areas of different land use or activity levels within the Class C portion, and what land uses or activities are envisaged in each?

Figure 9 shows that the Class C portion may have adjacent building heights of 3, 8 and 6 stories on its north, northeast and east sides respectively. Under the current LPS6 review, increased building heights adjacent to the Class C portion on its south side on Davy Street are also proposed.



Will the council commission an independent report on possible measures and regulations to require the design of these higher density residential and commercial buildings shown in Figure 9 to be more benign in their impact on the adjacent bushland and its wildlife?



Environmental Significance

It is a major concern of Friends of Wireless Hill that the current Wireless Hill management plan shows the overall vegetation condition of the whole of the Class C portion as degraded. It is classed the same as all the borders of the park where herbicide spraying occurs regularly or has occurred historically. These borders are highly geometrical, and beyond the Class C portion, cover only the margins of the park. An omission is the mapped area of dieback in the northwest of the park.



Figure 13: Vegetation Condition at Wireless Hill Park (WHPMP 2022)

We do not accept that all the vegetation within the Class C portion is uniformly degraded as shown in Figure 13.

The photographs below were taken from the north-south path on the western boundary of the Class C portion. One looks east into the Class C portion and the other west into the Class A portion. The direction of view is not identified in order to emphasise that there is no discernible difference in the vegetation condition between the Class A portion (identified as “Good” in Figure 13) and the Class C portion (identified as “Degraded”)



It should also be noted that, like the area of the Wildflower Walk, the Class C portion has been within a “No Spray” zone since 2010, during which year the CoM provided a grant to pay for hand weeding. In addition, Friends of Wireless Hill volunteers have hand weeded in the area regularly since then, and CoM staff have planted and weeded from time to time. In summary, there has been a substantial investment of time and money in the Class C portion to maintain and improve vegetation condition.

Will the council commission an independent review of the processes and data which were used in the Wireless Hill Park Management Plan to conclude that all of the vegetation of the Class C portion is degraded, as shown in Figure 13, and in particular, verify documentation of what species are present, and any evidence for degradation relative to the major part of Wireless Hill Park?

Bushfire Prone Area

New buildings adjacent to the Class C portion should be constructed to standards which mitigate their vulnerability to bush fires, rather than the Class C portion's environmental value compromised by overzealous bushfire management measures to accommodate new buildings.

Will the council require the design of new adjacent buildings to better withstand bushfire attack so that fire risk reduction measures in the bushland can be reduced safely?

Community significance

There are few, if any, sites of this kind containing intact natural bushland remaining in the City of Melville, and in particular, within areas of dense urban residential development.

Will the City of Melville recognise the heritage value of the Class C portion as an example of the bushland in the City of Melville before the arrival of Europeans, and progress its reclassification as an A Class Reserve, recognising the interdependence of plant, insect and soil fungi species, and adding the importance of its preservation to the vision statement for the Wireless Hill site?

Yours sincerely,
Graham Jenke
Convenor, Friends of Wireless Hill