

PROPOSED AMENDMENT COUNCIL MEETING

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| Name: | Cr Margaret Sandford |
| Date of Meeting: | 16 March 2021 |
| Meeting of the: | OMC |
| Item No. | P21/3899 |
| Title of Item | Assessment of Residential Zoning of Baden Powell Reserve, Ardross in Local Planning Scheme 6 |

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to the Elected Member who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstance is it to be expressed to any party that administration or any officer holds a view on this motion other than that expressed in an official written or verbal report by administration to the Committee or Council meeting considering the motion.

PROPOSED AMENDMENT

That the Council add Baden Powell Reserve as one of the lots to be included in the initiation of Scheme Amendment No.10 to the Local Planning Scheme No.6 for rezoning from 'Residential' to reserve for 'Public Open Space', by the addition of a new subparagraph (t) to paragraph 1 of the Officer's Recommendation as follows:

“(t) Lot 323 on P5059, 41A McCallum Crescent, Ardross (Baden Powell Reserve)”

REASONS:

- (a) The officer's report states that Baden Powell Reserve provides important strategic opportunities for access and linkages (vehicle and pedestrian) for the Riseley Activity Centre and that, in response to past requests from nearby landowners for creation of access rights from private property across Baden Powell Reserve, the Council should consider this reserve as part of future consideration of planning for the land.
- (b) This advice is inconsistent with:
 - (i) The City having entered into a lease with The Scout Association of Australia WA Branch on 3 March 2020 for a 5 year term expiring 30 June 2025 for part of the site as outlined in green on the **attached** lease plan; and
 - (ii) email advice from Leanne Hartill, Manager Neighbourhood Development, dated 22 July 2020 to the Scouts users of the Guide Hall that the lease should be varied to include the Guide Hall, which was outside of the said lease area.



"the City is keen to see all our facilities well utilised by the community. I visited the Baden Powell Reserve with the CEO, Director Technical Services and Director Community Development to review the site and view the building condition of the Guide Hall...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."; and

- (iii) The City having varied the lease area to the Scouts to include the whole site of BPR by Deed of Variation dated 1 September 2020, copy **attached**. This Variation was signed by Director Technical Services, Mick McCarthy, on behalf of the City of Melville.
- (c) The officer's view is that the site does not currently function as typical public open space due to restricted visibility and access and the presence of several buildings as a result of the City leasing the property to Scout Groups. *"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."*

These same observations also apply to Marguerite Smith Reserve, Attadale, which is leased to the Bicton Scout Group, with similar restricted visibility and access (see **attached** plan). However this did not preclude the officers from recommending that this site be included in the scheme amendment to rezone the site to public open space. It is therefore not a compelling reason not to rezone the site to POS.
- (d) There is no need to delay community consultation on BPR until the next official Local Planning Scheme 6 review, as recommended by the officer's report. There will be plenty of opportunity for the whole community to comment on the proposed rezoning to POS of Baden Powell Reserve during the public consultation period, at the same time as all of the other twenty parks. The petition lodged by local residents shows that the majority of the community would prefer to see Baden Powell Reserve rezoned to public open space. This issue has been brought before Council on at least two previous occasions and Council has rightly decided both times to support the community's desire to retain the full site for community use, rather than for residential development.
- (e) Baden Powell Reserve is used by the Waylen Bay Rover Crew and other Units, Cubs, Scouts, Venturers, which are all part of the Waylen Bay Sea Scout Group and are served by a Group Support Committee of lay persons. It is noteworthy that the garage between the Rover Den and the Guide Hall, which stores the rescue boat and trailer used for water activities for the sea scout program, had to be relocated to Baden Powell Reserve from Waddell Road, Palmyra, opposite the Melville Senior Citizens Centre. Scouts were told at that time that the Rover Den and Scout Hall needed to be resumed by Council to expand the Senior Citizens Centre. After demolition, the vacant lot was converted into a car park, which it remains today. These grassroots community groups need security of tenure to continue their valuable services into the future, not the disruption of repeated shuffling about.



- (f) The **attached** Plan of Baden Powell Reserve in the Officer's Report states that the distance to the nearest public open space by direct aerial path is only 120 metres. The POS referred to is rather a tiny piece of road verge landscaping at the corner of Willcock Street and McCallum Crescent, which is very narrow. It is a triangular odd shape, covered in woodchips and native bushes, and is not suited to any usual park activities. See **attached** photos.
- (g) The officer's report to the December 2020 OMC re: the recommendation to excise 30% of Mt Pleasant Bowling Club for a park, was based upon a Classification Framework (**attached**), which provides that local open space should be within 400 metres or 5 minutes walk from surrounding residences and be between 0.4 to 1ha. The said woodchip "POS" does not qualify in the slightest. Baden Powell Reserve is more than 400 metres in any direction from any real public open space, including Shirley Strickland Oval (need to cross busy Riseley St), the Applecross river foreshore (need to cross busy Canning Hwy) and Wireless Hill Park.
- (h) Baden Powell Reserve should not be sacrificed or diminished in size to enable a handful of landowners to maximize the building area of their properties, as they can seek to provide alternative access to their properties by amalgamating with other landowners to create common access. BPR contributes to the green environment (mature trees which are home to black cockatoos), a sense of place, and local heritage, having been a part of local history since it was gifted to the City of Melville in 1948. It has been the site of Scout and Guide activities ever since, and should remain available for community purposes.

SIGNATURE: Margaret Sandford