

Local Planning Policy 2.2: Precinct P2: Reabold

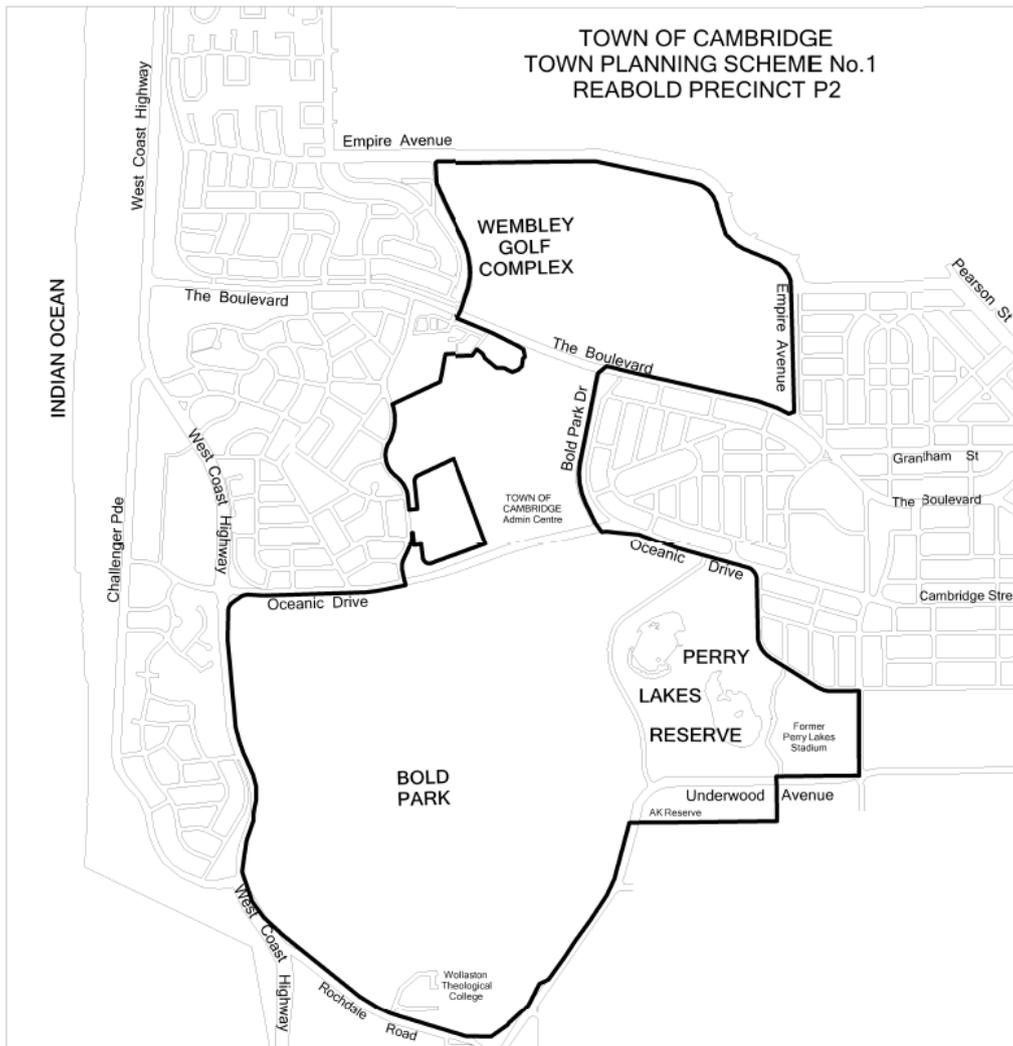
INTRODUCTION

The Reabold Precinct is unique in that it contains one of the largest remaining bushland areas within the Perth suburban area with a wide diversity of native flora, fauna and landforms. In addition, it contains parklands and a number of active recreation facilities. Its management, conservation and enhancement for the recreation, education, relaxation and enjoyment of Perth's metropolitan population and visitors should therefore be ensured.

The following policy provides statements of intent and development guidelines for the precinct overall, and then for the main areas in the precinct, which, in addition to any other relevant policy, are to be used to manage the precinct and assess applications for development within the precinct. Policy requirements under all other local planning policies also apply unless specifically varied in the precinct policy.

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the Reabold Precinct (see map below).



1. STATEMENT OF INTENT

- The greater portion of the precinct forms Bold Park set aside primarily for conservation of natural bushlands and passive recreation purposes. Existing activities in contrast to this primary function are acknowledged and may remain. Degraded areas should be either rehabilitated or developed for appropriate recreation or parkland uses.
- The remainder of the precinct should accommodate active recreation facilities and parkland for passive recreation generally as at present.
- It is essential that any existing and future uses within the precinct respect the bush and parkland surrounds and are managed accordingly with high environmental standards applied at all times.
- Opportunities to link the bush and parkland within this precinct with adjacent coastal public open space areas which also form part of Bold Park should be pursued. Views should be protected and the remnant areas of bush vegetation on the edges of the precinct, which act as a buffer between this area and adjoining residential areas, should be maintained. Areas of cultural and heritage significance must also be respected.
- Generally the precinct is to be readily accessible to the public, however, access may be limited in some areas of Bold Park. The development of good pedestrian access ways and links within the precinct is a priority. Vehicular access throughout the precinct should be limited to existing roadways and access points.
- Regional traffic and roads through and adjoining the precinct should be limited to the existing road reserves with any roadwork proposals made mindful of the importance of protecting the natural bushland from degradation and preserving an invaluable recreation resource in the metropolitan area.

2. BOLD PARK

- Bold Park is managed by the Botanic Gardens and Parks Authority (Bold Park) with statutory planning duties being the responsibility of the Western Australian Planning Commission. The park is reserved and classified under the Metropolitan Region Scheme for 'Parks and Recreation' and 'Important Regional Roads' (Stephenson Highway).
- The sensitive nature of the Bold Park environment will be managed by the Botanic Gardens and Parks Authority. Future development within the defined boundaries of Bold Park will be subject to assessment by the Botanic Gardens and Parks Authority, the Western Australian Planning Commission, as well as by the Council.

3. USES ADJACENT TO BOLD PARK

- The Water Corporation Reservoir, Bold Park Aquatic Centre, Town of Cambridge Administration Centre and Quarry Amphitheatre are expected to remain.
- The reservoir is reserved and classified under the Metropolitan Region Scheme for 'Urban Purposes', and the Bold Park Aquatic Centre, Town of Cambridge Administration Centre and Quarry Amphitheatre is reserved and classified under the Metropolitan Region Scheme for 'Parks and Recreation'.
- The management and development of the Bold Park Aquatic Centre and Quarry Amphitheatre is subject to an Environmental Management Plan.
- Areas where some degradation has occurred, but which are still considered to be of high environmental value should be rehabilitated, while degraded areas no longer of environmental value may be appropriate for limited active recreation or ancillary park management and education facilities. Again the nature and management of these facilities must respect the surrounding bushland and its unique ecological value.
- All buildings should be of a high standard of design and use materials that complement the landscape, and unobtrusive in bulk and scale, and along with parking areas, should be located and screened so that they are not visible from adjacent residential and recreation areas or roads, other than minor access roads. The removal of mature, healthy trees to accommodate buildings or parking areas should be avoided.

4. PERRY LAKES

1.1. Perry Lakes Reserve

- The Perry Lakes area includes Perry Lakes Reserve, the new Perry Lakes sporting facilities at AK Reserve, and the proposed residential redevelopment of the former Perry Lakes stadium site.
- Perry Lakes Reserve and AK Reserve are reserved under the Metropolitan Region Scheme for 'Parks and Recreation' and the former Perry Lakes stadium site is zoned 'Urban Deferred' under the Metropolitan Region Scheme, and as such, falls within the planning authority of the Western Australian Planning Commission.
- The Council nevertheless has management responsibilities for some of these areas (Perry Lakes Reserve) as well as having the opportunity to comment on all development in Perry Lakes.
- The Perry Lakes Redevelopment Act (2005) applies to the AK Reserve land and the former Perry Lakes stadium site.
- The management and development of Perry Lakes Reserve is subject to an Environmental Management Plan.
- This parkland should continue in its role as primarily a passive recreation area for regional and local use. The existence of active recreation areas within the Perry Lakes Reserve, such as Alderbury Street Reserve,

however, is acknowledged and their use for active recreation on a regular basis is considered acceptable.

- Use of these passive recreation areas for special sporting events, and other one off events on an infrequent basis, may also be appropriate subject to confirmation from the appropriate authorities that detrimental effects on the area, and adjacent bushland and residential areas, can be kept to a minimum.
- The development of any buildings within this parkland area will generally not be permitted unless they are unobtrusive in bulk and scale and are necessary for a purpose incidental to the passive recreation role of the land.
- No mature, healthy trees within this area will be destroyed to facilitate development.

1.2. Perry Lakes sporting facilities at AK Reserve

- The AK Reserve land is located on the southern side of Underwood Avenue and contains a new basketball stadium, athletics stadium and rugby facility developed by the State Government. These facilities replace the facilities previously located at Perry Lakes.
- The AK Reserve Redevelopment Plan describes the planning context for the new sporting facilities, and also is the planning assessment tool for future development within the AK redevelopment area.

1.3. Residential redevelopment of the former Perry Lakes stadium site

- The former Perry Lakes stadium site is located adjacent to Underwood Avenue, and will be the location for a new residential subdivision.
- This area, and its redevelopment, is currently being managed by the State Government.

5. WEMBLEY GOLF COMPLEX

- The Wembley Golf Complex is bounded by Empire Avenue to the north and east, The Boulevard to the south and Durston Avenue to the west. The land is reserved under the Metropolitan Region Scheme for 'Parks and Recreation'.
- The Wembley Golf Complex should continue in its current role as a regional active recreation facility. Any expansion within its current site to accommodate an increase in patronage would be subject to careful assessment. Further parking areas required shall be sensitively located and treated to ensure minimal impact on the parklands and other uses.
- Any new buildings within the golf complex should be of a height and scale compatible with the existing buildings on site, whilst also having regard for adjacent bush, parklands and residential areas.
- The removal of mature, healthy trees within the active recreation areas to facilitate development should be avoided where possible.

6. WOLLASTON THEOLOGICAL COLLEGE – SPECIAL USE ZONE

- A portion of land within the precinct is occupied by the Wollaston Theological College and ancillary buildings and facilities. Further development of the college will be contained within the existing boundaries of the site.
- The college and ancillary buildings and facilities, which in the opinion of the Council are ancillary to the purposes of the Theological College, are listed in Schedule 3 - Special Use Zones of the Town Planning Scheme.
- Buildings should be well set back from the boundaries of Bold Park with generously landscaped surrounds in keeping with the natural bushland setting of the surrounding park. Any development of land, or extensions to buildings, within this Special Use zone should have particular regard for the need to protect views from within Bold Park. In this regard any development within the area should be of a high standard of design, and all built structures within the area should complement the surrounding bushland. Building materials, finishes and colours should complement the surrounding landscape.
- Access to the area will only be available from Wollaston Road and all parking areas within this area should be well screened from the surrounding bushland.
- Consultation with the Botanic Gardens and Parks Authority and/or the Western Australian Planning Commission will be required for any development within the area.

7. ACCESS TO REABOLD PRECINCT

The number of vehicles entering Reabold precinct should be kept to a minimum, with the preferred mode of transport within the parklands generally being cycling and walking. Access points should be restricted to existing roadways, and traffic calming methods within the parklands should be employed if the speed of vehicles through the parklands creates a hazard for pedestrians and cyclists.

Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)