

Local Planning Policy 2.6: Precinct P6: Lake Monger

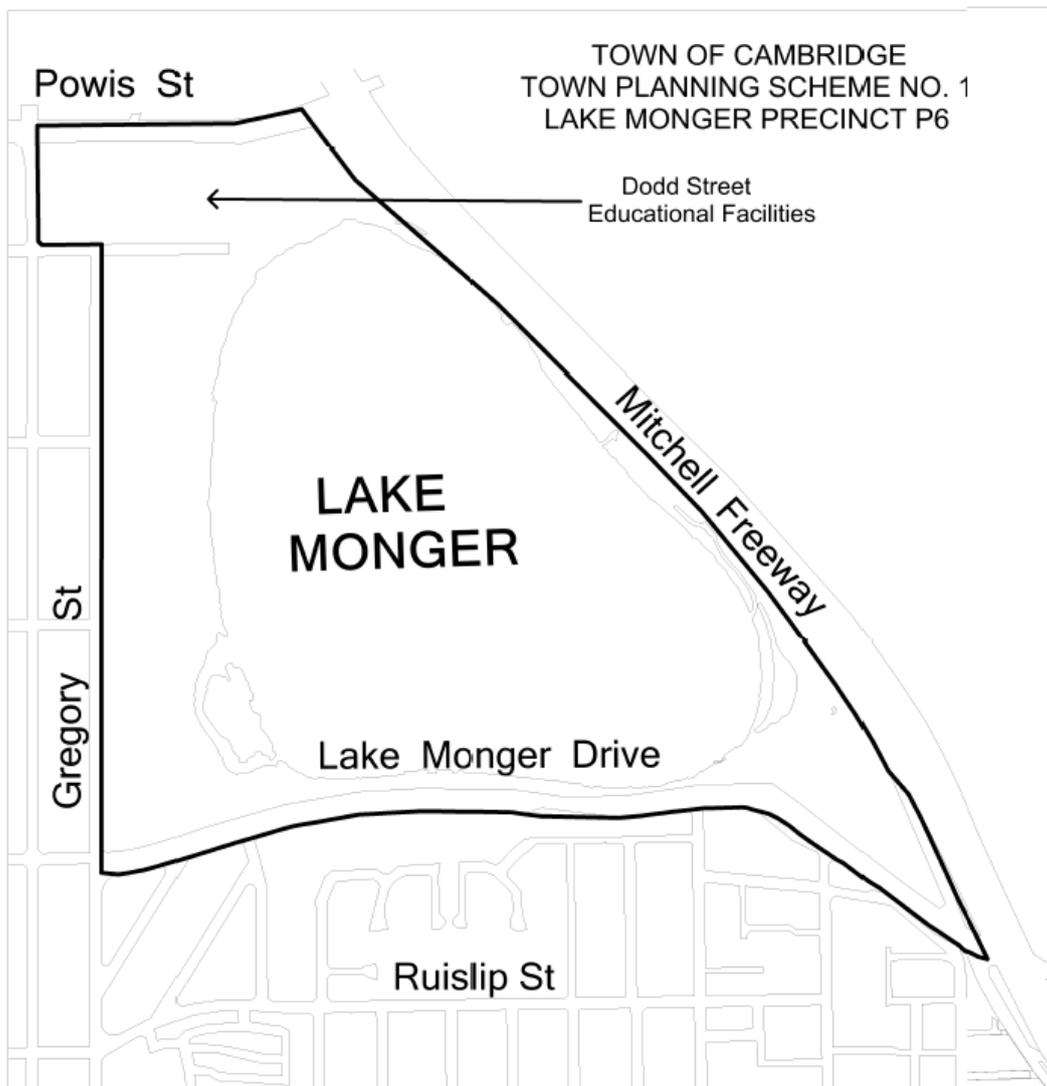
INTRODUCTION

The Lake Monger Precinct incorporates Lake Monger and the area around the lake reserved as Parks and Recreation under the Metropolitan Region Scheme and the Town Planning Scheme.

The following policy provides statements of intent and development standards for the precinct, which, in addition to any other relevant policy, are to be used to 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 Lake Monger Precinct (see map below).



1. STATEMENT OF INTENT

- The Lake Monger Precinct should continue in its role as a landscaped park and lake which accommodates a range of activities and attracts people from throughout the metropolitan region and tourists to Perth.
- The major portion of this precinct shall continue in its present capacity as an area of public open space for passive recreational purposes and as a sanctuary for the protection of wildlife. Further encroachment of restricted recreational uses into the areas of the reserve shall be avoided. Other existing uses in this precinct shall be confined to present sites and only be permitted to develop within those sites.
- All development in this precinct should enhance and contribute to the landscape setting of Lake Monger. The visual amenity of the nearby areas shall be improved through planting wherever practicable, both within the road reserves and private property; particular attention must be given to the siting and screening of car parks, and other open air activities. Any future development within the reserve will serve only to enhance the parkland area.
- Public spaces, such as the Lake Monger Reserve and surrounding streets, will be enhanced and maintained so they contribute to the pleasant and attractive environment of the precinct. Council will therefore endeavour to regulate traffic flow in accordance with the Council's Functional Road Hierarchy and ensure that the precinct is safe, interesting and accessible for pedestrians and cyclists.

2. METROPOLITAN REGION SCHEME RESERVES

- The majority of the land within this precinct is reserved under the Metropolitan Region Scheme for 'Parks and Recreation' 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, as well as having the opportunity to comment on all development, and in this regard the following matters will be taken into account.

3. LAKE MONGER RESERVE

- The major portion of this area shall continue to function in its present capacity as an area of public open space principally for passive recreational purposes.
- All development adjacent to this area should enhance and contribute to the landscaped setting. Any further development within the park reserve shall be small in scale and unobtrusive in its setting. Uses permitted will be only those which are incidental to the recreational pursuits and wildlife sanctuary of the area.
- No activity or action will be permitted that destroys the integrity of the reserve area, or any part thereof, including all existing landscape elements.
- The Lake Monger parkland area is comprised of two reserve areas; a portion is land reserved under the provisions of the Metropolitan Region

Scheme, the remaining portion is reserved under Town Planning Scheme No. 1, for Parks and Recreation.

- The Council assumes responsibility for the care and management of the entire area and has prepared a management plan with the aid of community representatives. The Lake Monger Management Plan sets down provisions for the future use and management of the area. Future proposals shall be in accordance with this plan.

4. DODD STREET EDUCATIONAL FACILITIES

- The continued presence of the Lake Monger Primary School and Speech and Hearing Centre in this area is acceptable.
- Any expansion of these uses must be carefully considered in light of future recreation, public open space, parking and access requirements. Further development shall be for purposes directly associated with the current educational functions.
- Development on these sites shall be small scale, consistent with existing buildings. New development is to be well set back from all boundaries and generously landscaped to extend the parkland theme of the Precinct. All car parking and other potentially unsightly open-air uses are to be well screened from view from the parkland and surrounding streets.
- In addition, expansion of the uses shall not be allowed where it is considered that the resulting increase in traffic will cause undue disturbance to park users and nearby residents.

4.1. Development standards

1. Development shall be in accordance with the relevant local planning policies.
2. In addition, the following standard applies:
 - (a) Plot ratio
The plot ratio of development shall not exceed 0.4:1, on either the site of the primary school or of the Speech and Hearing Centre.

Adopted: 13 October 2009

Amended: 26 March 2019 (DV19.29)