Department of **Biodiversity, Conservation and Attractions**

GOVERNMENT OF WESTERN AUSTRALIA

SWAN RIVER TRUST

# MELVILLE WATER

# *DOOTANBORO*

# LOCALITY PLAN

March 2022

Ngala kaaditj Whadjuk moort keyen kaadak nidja Boodja

We acknowledge the Whadjuk people as the original owners of this land

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# VISION

*A healthy river for all, to be enjoyed and shared, now and in the future.*

*The social benefits, environmental values and cultural significance of the river are respected.*

*Land use, design and development ensure that the river and its value to the community is protected and enhanced.*

# INTRODUCTION

The Swan Canning river system is a complex and dynamic natural landscape that extends beyond the river channel. A properly functioning river alters the position of its channels and foreshore, frequently spills over its banks and occasionally occupies its floodplain. The river should be understood as this larger natural system.

The Melville Water *Dootanboro* Locality Plan guides adjacent land use, civic design, and development to ensure that the value of the river and its setting to the community is maintained. The Locality Plan brings together "on" and "off" water considerations to provide guidance for recreation, development, restoration and rehabilitation of the Swan and Canning rivers.

The Locality Plan is to be read in conjunction with *Corporate Policy XX – Planning for Localities along the Swan Canning Development Control Area*, which establishes key development principles to direct and inform development (including use of the land and water). These principles are supported by the below series of intended locality-specific development outcomes. The development principles and outcomes are to be demonstrated as part of any proposal.

The Locality Plan is adopted as policy to support the implementation of the *Swan and Canning Rivers Management Act 2006* and is to be given due regard in relation to strategic and statutory planning that may affect the river.

The Locality Plan is supported by an Action Plan that aims to direct strategic planning and works in the locality. The actions, while not adopted as policy, should be delivered when opportunity presents. The Action Plan will be updated as needed. Delivery of the actions is subject to funding and resources.

The extent of the Melville Water *Dootanboro* locality is identified in Figure 1. The development outcomes apply to land within and affecting (including visually) the Swan Canning development control area and includes public and private land.

# POLICY AREA

The Melville Water locality extends from Point Walter and Point Resolution to the Canning Bridge and Narrows Bridge.

*Figure 1: Melville Water* Dootanboro *Locality*

The river and foreshore in this locality are intensively used for commercial, recreational, transport and water-based activities. Access and enjoyment of this part of the river by the public is paramount.

Broad expanses of water, being the widest part of the river system, characterise this locality. This allows extensive views of the residential suburbs either side of the river and long views across the water to the Perth central business district, Mount Eliza and Kings Park. This area is less sensitive to scale than Blackwall Reach because it has a much more open visual character.

Residential development is the predominant land use on both sides of the river with foreshore reserves extensively developed for active and passive recreation interspersed with pockets of native vegetation. Conservation areas, such as Kings Park, the Swan Estuary Marine Park, Alfred Cove Nature Reserve, Pelican Point and Milyu Reserve, are important natural landscape elements in this locality. The locality is also notable for several commercial, institutional and recreational landmarks. These include Sunset and Heathcote precincts, University of Western Australia and several yacht clubs. Melville Water is a significant water-based recreation area and includes numerous popular access points to the river, notably at Point Walter Reserve, Matilda Bay, JH Abrahams Reserve and Mill Point Reserve. The Kwinana Freeway, Canning Bridge and Mounts Bay Road provide continuous views of the river to the large number of travellers on those roads.

The northern half of Melville Water, from Point Resolution to Narrows Bridge, includes natural features such as steep outcrops of coastal limestone along Dalkeith and Kings Park; and low-lying reclaimed areas that form the flat open parklands that are a significant landscape character along the foreshore extending from Nedlands to Matilda Bay. Point Resolution, the Sunset Heritage Precinct, Pelican Point and Kings Park contribute to the predominantly natural landscape character of the foreshore areas on this side of Melville Water.

The suburban landscape character is also significant and is present at Dalkeith, Nedlands and Crawley. Large residences are set on the elevated limestone embankment at Dalkeith, whereas the houses are less prominent at Nedlands due to the low elevation. Crawley supports higher density housing. Continuous public access is provided along most of the foreshore. However, private residential development and inadequate foreshore reserves restrict public access to the river in Dalkeith.

On the southern side of Melville Water, from Point Walter to Canning Bridge, open parkland and suburban landscape characters dominate. The parkland elements are mainly large flat plains of infilled foreshore at Attadale Reserve, Tompkins Park, Melville Beach and Jeff Joseph Reserve, with pockets of remnant vegetation. Alfred Cove Nature Reserve is an extensive estuarine salt marsh with sedge communities that provides an important natural element to the landscape.

In sharp contrast, the built urban form directly abuts the Swan River at Point Dundas/Majestic Close, where a boardwalk adjacent to limestone walls provides the only public access along this section of foreshore. The suburban landscape is the dominant landscape character at Applecross, where there is a very

narrow foreshore at Fraser Road, Melville Beach Road and Canning Beach Road. The riparian vegetation is an important feature of the landscape, providing a natural element to the surrounding dominant urban land use.

The western and eastern sides of Canning Bridge support mixed commercial and residential developments. The area is a high-density urban node that includes contemporary style high-rise apartments that dominate the built landscape and are a prominent feature in viewscapes from the Swan and Canning rivers.

Most of the Melville Water foreshore has continuous public access. However, the extent of the reserve varies from a wide public recreation node at Point Walter to being very narrow in parts of Applecross and near Canning Bridge, where the foreshore reserve has been constrained by urban development.

On the eastern side of Melville Water, the Kwinana Freeway, Canning Highway and Perth-Mandurah railway are major transport routes that dominate the riparian land use and have isolated the Melville Water foreshore from the suburban landscape character of South Perth and Como. Milyu Nature Reserve is a narrow section of natural landscape adjacent to the Kwinana Freeway. The revegetated reserve appears as a natural landscape element and is important in reducing the visual impact of the freeway on the riverine environment. Public access provisions for this side of Melville Water are limited to the freeway pedestrian overpasses and a pedestrian shared path, which runs the western side of the freeway and is heavily constrained by limited space.

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# DEVELOPMENT OUTCOMES

## SOCIAL BENEFITS

*Maintaining the River System and its Setting as a Community Resource*

2.1 Ensure clubs using foreshore land incorporate a safe public access corridor along the river's edge including by sufficiently setting back structures.

2.2 Active recreation areas and club facilities are to be consolidated (with a preference for shared facilities) rather than expanded. Clubs are to demonstrate a community benefit.

*Securing Public Access to the River System*

2.3 Provide a safe and accessible public open space network. Particular attention should be given to public access within the section of foreshore reserve between Point Resolution and Otto Point Reserve.

2.4 The design is to respond to the site and local context. In some areas an informal path is preferred due to the topography or environmental sensitivities, such as in Point Resolution Reserve, Point Walter Reserve and Sunset Heritage Precinct escarpment.

2.5 Move pathways away from the river's edge to create space for foreshore treatments and restoring riparian vegetation.

2.6 Encourage the incorporation of a bicycle lane within road reserves adjacent to the foreshore, including as part of road pavement rehabilitation and resurfacing projects.

*Maintaining a Sense of Place*

2.7 Enhance recognition of the values of the nature reserves and marine parks within the locality.

2.8 Enhance connections to the river foreshore, such as through wayfinding, from nearby community or activity centres. Particular attention should be given to Moreau Mews and Broadway (Nedlands).

2.9 With permission, use Whadjuk Noongar place names across the locality, such as Dootanboro (Melville Water).

*Providing Opportunities for Water Transport*

2.10 Recognise the importance of the river for transport, recreation, tourism and leisure as well as its conservation and amenity value.

## ENVIRONMENTAL VALUES

*Increasing Climate Resilience*

2.11 Adapt current foreshore use, infrastructure and management to allow for the river's natural 'flood retreat cycle' to occur. Ensure buildings around the foreshore are appropriately setback and other infrastructure within the reserve is designed to accommodate some inundation.

2.12 Leases for foreshore areas that are vulnerable to climate change impacts, including storm surge damage, should be relocated where possible or granted for a reduced term.

2.13 Retain and enhance existing vegetation, particularly large trees, and increase canopy coverage to combat the urban heat island effect. Encourage the planting of local native trees within urban areas.

2.14 Adapt the stormwater system for sea level rise. Use water sensitive urban design approaches to retrofit the system, including addressing piped river outlets that will become partially or completely submerged.

*Protecting the Natural Environment*

2.15 Protect and enhance the natural conservation values of nature reserves and marine parks, including Alfred Cove, Pelican Point, Milyu and Matilda Bay.

2.16 Use local native vegetation species within the foreshore reserve, including for landscaping.

*Protecting Fringing Vegetation*

2.17 Restore riparian vegetation, particularly where it is absent or very constrained in the locality, including Attadale Reserve, Lucky Bay to Point Dundas, Waylen Bay, Canning Bridge Road and along the Kwinana Freeway, and at the lower infilled foreshore of Paul Hasluck Reserve and JH Abrahams Reserve.

*Creating and Maintaining Foreshore Reserves*

2.18 The introduction of hard engineered riverbanks is to be supported by an overarching context analysis that considers the surrounding foreshore management approaches and ensures public access to the water is improved. Erosion and deposition patterns and the sediment cell balance should be understood. Revetments are to be avoided wherever possible.

2.19 Narrow and realign roads that are located within the foreshore Parks and Recreation reserve to optimise provision of foreshore space, slow down traffic and provide for active transport opportunities, such as along Canning Beach Road and Melville Beach Road. Where possible, relocate roads outside of the Parks and Recreation reserve, particularly where there is to be rezoning or an increase in density adjacent to the foreshore.

*Minimising Dredging and Channel Disturbance*

2.20 Reclamation of the river is not permitted, except beach renourishment and strategic wildlife projects.

*Implementing Responsible Drainage Management Practices*

2.21 Implement improvements to the quality of stormwater entering the foreshore. Implement water sensitive urban design, with the aim of incorporating at-source stormwater systems and overland flow through vegetated systems within the catchment, rather than using end of pipe stormwater systems within the foreshore. Retrofit stormwater/drainage pipes and trapezoidal drains where possible, such as converting the existing drain next to Atwell House to a living stream, and retrofit piped river outlets.

*Applying Appropriate Water Management Practices*

2.22 Where excavation is proposed that may intersect groundwater, ensure groundwater management and water quality are considered as part of the planning process.

2.23 Implement nutrient and irrigation industry best practice for active playing surfaces in proximity to the river, particularly where depth to the groundwater zone is less than 1 metre, including Richardson Park, Comer Reserve, Troy Park, Tompkins Park and Charles Court Reserve. Establish buffers of native vegetation between the waterway and active recreation areas. New active recreation spaces are to be located outside of the foreshore reserve.

2.24 Consider the strategic removal of turf areas and replacement with native planting to reduce the pressure on irrigation sources and ensure best use of available water for irrigating parkland nodes.

*Rehabilitating the River System*

2.25 Encourage the restoration of natural riparian landforms, such as small sandy embayments and seasonally inundated riparian zones.

2.26 Link remnant wetland areas with plantings of local native species and extend vegetation to include areas that are impacted by significant winter inundation.

2.27 Rehabilitate areas of degraded vegetation condition with local native species and remove significant weeds.

## CULTURAL AND NATURAL HERITAGE

*Conserving the Cultural and Natural Heritage of the River System and its Setting*

2.28 Protect places of cultural significance, including sites on the Aboriginal Heritage Places register and the Heritage Council State Register of Heritage Places.

2.29 Protect view corridors from Kings Park to the river and foreshore.

## DESIGN AND DEVELOPMENT

*Promoting Sensitive Design and Built Form to Complement the River Landscape*

2.30 Integrate vegetation with development to minimise the contrast between the natural and built elements of the landscape, particularly where there is no road interface, and retain ridgeline and escarpment vegetation and its backdrop to the waterway.

2.31 Reduced setbacks to the Parks and Recreation reserve in the Canning Bridge Activity Centre Plan area may be considered where the required average setback can still be achieved, any ground floor spaces within the standard setback area are activated and publicly accessible, and a community benefit can be demonstrated.

2.32 Ensure that increases in development density abutting the foreshore reserve incorporate adequate foreshore reserves and appropriate building setbacks and maximum heights. Proposals are to be accompanied by:

i. Broad strategic recreation (passive and active) and public open space planning to ensure that the foreshore reserve remains a place for enjoyment of nature and conservation. Active recreation spaces to respond to the needs of the growing community (as a result of increasing density) are to be provided for outside of the foreshore reserve.

ii. Design guidelines that ensure appropriate setbacks to the foreshore based on maximum building heights to maintain or improve the visual landscape character of the river.

2.33 Waterlines and ridgelines are dominant visual elements of the river. Avoid major changes to natural ground levels or the erection of structures that dominate cliff faces or the foreshore. Ensure development is adequately setback to preserve and complement natural landforms, particularly along the Dalkeith escarpment. Construction methods are to minimise disturbance of slopes, including cut/fill and use of retaining walls. Geotechnical reports may be required to accompany development applications.

2.34 Any additional car parking within the foreshore reserve is to be supported by an overarching strategic master plan (or similar) for the area. New carparking should be set back as much as possible from the river's edge, including relocating bays such as at Lucky Bay, Charles Court Reserve and JH Abrahams Reserve.

2.35 Rock material used for foreshore works is to be limestone in this locality.

*Creating Linkages and Greenways*

2.36 Protect riverbank vegetation and enhance the green band of vegetation that abuts the river with local native species, including habitat trees, to create a continuous vegetated corridor through the locality.

2.37 Enhance or create ecological linkages and strategic connections for local fauna between natural areas.

*Activating the Foreshores*

2.38 Activation of the foreshore should be temporary/pop-up unless confined to an existing commercial node. Where appropriate, enhance the use of the foreshore for public events with self-contained servicing. Events should be of a scale appropriate to the available facilities, including parking, and amenity considerations.

2.39 Ensure that commercial development within the foreshore reserve has a community focus, is small scale, occurs within established commercial nodes, enhances the natural character of the foreshore, and ideally delivers multiple benefits or services. The established commercial nodes in this locality are Heathcote Reserve, Matilda Bay Reserve, Tawarri and Point Walter. Development is to be set back from the river's edge as much as possible. New or expanded commercial development is to be supported by an overarching context analysis that considers the broader foreshore and river uses to ensure a diversity of public facilities and experiences.

2.40 May consider small scale community and food and beverage development within Canning Cloister Foreshore associated with the Canning Bridge Activity Centre Plan area and at a location within the Attadale-Alfred Cove foreshore where it can be demonstrated to enhance the community's enjoyment of the river environment and is consistent with the foreshore purpose of the reserve. The site should be well connected to the principal shared path network.

2.41 Lease areas within foreshore land are to appropriately set back from the edge of the waterway, taking account of the site context, land use and development scale. This includes realigning the riverside boundary of an existing lease area as part of any redevelopment of the site.

2.42 Over-water commercial development is restricted to established locations, being the terminus of Broadway (Crawley). May consider boutique short-stay accommodation in conjunction with food and beverage and community uses at this site.

2.43 Provide opportunities to learn about river ecology, conservation, history and heritage, including through art, interpretation, signage, nature-based play and nature-based tourism.

2.44 In-river uses should be appropriate to the gazetted marine safety restrictions, complement the abutting land uses and may be limited by carrying capacities.

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# ACTION PLAN

| Action | | Timing (years) 0-2, 2-5, 5+ | Key agencies (in addition to DBCA) | Notes |
|---|---|---|---|---|
| 2.45 | Undertake long-term planning to increase the provision and width of the foreshore Parks and Recreation reserve in this locality, particularly where the reserve is narrow or does not protect landform elements, such as the Dalkeith escarpment, or where there is to be an increase in density, such as near the Canning Bridge. | 5+ | LGAs, DPLH | Consider as part of strategic planning |
| 2.46 | Improve existing narrow foreshore reserves by rationalising and reducing the road layout to optimise the function and quality of the foreshore space and provide for active transport opportunities, such as along Melville Beach Road and Canning Beach Road. | 5+ | LGAs | To form part of road or foreshore improvement works and strategic planning |
| 2.47 | Relocate car parking outside of the foreshore reserve where the reserve is narrow or otherwise constrained, via a strategy that maintains accessibility to the foreshore by providing for alternative parking arrangements. | 5+ | LGAs | To form part of road or foreshore improvement works and strategic planning |
| 2.48 | Formalise the foreshore within Bruce Trust Land and Jeff Joseph Reserve as Parks and Recreation reserve under the Metropolitan Region Scheme to ensure continued community use and access. | 2-5 | CoP, CoM, DPLH | |
| 2.49 | Acquire the Parks and Recreation reserve between Point Resolution and Otto Point Reserve to protect the Dalkeith escarpment and create the potential opportunity for continuous public access. Investigate innovative options for providing public access. | 5+ | DPLH | Acquire consistent with State policy and proactively when opportunity presents |

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| 2.50 | Undertake long term planning to relocate the commuter bicycle path which runs along the western side of Kwinana Freeway to the eastern side of Kwinana Freeway. | 5+ | MR, DoT, CoSP | |
| 2.51 | Investigate the drainage network associated with the Kwinana Freeway and implement improvements to the stormwater system to address water quality entering the Swan River. The design of any piped river outlets should consider amenity and be incorporated into riverbank erosion control features where appropriate. | 2-5 | MR, CoSP | |
| 2.52 | Master plan the Parks and Recreation reserve associated with the Canning Bridge Activity Centre Plan to optimise the use, design and quality of the adjoining foreshore reserve. While acknowledging the increasing residential population and use of the foreshore reserve, the master plan should aim to improve the natural landscape character of the foreshore as a buffer between the increasingly urban built landscape and the river and improve public access to nature. | 0-2 | CoM, CoSP | To inform foreshore improvement works in the subject area |
| 2.53 | Investigate options for a low-impact ferry jetty at Matilda Bay and at Canning Bridge. | 5+ | DoT, PTA, CoM, CoSP | Driven by demand |
| 2.54 | Investigate Point Walter Jetty as a potential weekend ferry stop for tourism and recreation, and Nedlands Jetty as a potential aquatic hire-and-drive opportunity. | 5+ | DoT, PTA, CoM, CoN | Driven by demand |
| 2.55 | Incorporate an interpretation node to recognise cultural heritage values at Mt Eliza/Old Swan Brewery and Dalkeith/Nedlands foreshore, as identified in *Marli Riverpark: An Interpretation Plan for the Swan and Canning Riverpark*. | 5+ | CoP, CoN | To form part of foreshore improvement works in these locations |
| 2.56 | Finalise the required public corridor, including pathway and amenity improvement, along the edge of the river at the Perth Flying Squadron Yacht Club. | 0-2 | CoN | |

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| 2.57 | Master plan the Attadale-Alfred Cove foreshore to protect and enhance the environmental assets and continue to provide passive and active public recreation facilities. Move the pathway away from the river's edge to create space to establish a minimum 30-metre-wide riparian vegetation buffer and provide vegetated buffers to other sensitive environmental assets. Enhance the passive recreation use of the area, providing for a variety of spaces and experiences, including investigating a new café and its most appropriate location. Active recreation areas and facilities should be shared rather than expanded. Transfer the Urban zoned land within Tompkins Park to Parks and Recreation reserve. | 0-2 | CoM | To inform foreshore improvement works in this location |
| 2.58 | Undertake infill sewer connection, preferencing lots within 100 metres of a waterway, including Point Walter reserve. | 5+ | WC | Undertake strategically and as part of related proposals |
| 2.59 | Master plan the Parks and Recreation reserve associated with the Nedlands and Dalkeith foreshores (Charles Court Reserve, Paul Hasluck Reserve and Sunset Foreshore) to optimise the use, design and quality of the foreshore reserve. The master plan should aim to improve the natural landscape character of the foreshore, provide for improved passive recreation opportunities and address the failing built foreshore protection assets to protect the foreshore and improve public access to the river. | 2-5 | CoN | To inform foreshore improvement works in these locations |
| 2.60 | Investigate use of smart meters and rain sensors across irrigated public open space areas to optimise and ensure best use of available water. | 0-2 | LGAs | |
| 2.61 | Undertake a foreshore risk assessment for the Riverpark to understand potential climate change impacts. | 2-5 | DPLH, LGAs, DoT, DWER, DFES | Will inform management approaches |

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| **CoM** | City of Melville |
| **CoN** | City of Nedlands |
| **CoP** | City of Perth |
| **CoSP** | City of South Perth |
| **DBCA** | Department of Biodiversity, Conservation and Attractions |
| **DFES** | Department of Fire and Emergency Services |
| **DoT** | Department of Transport |
| **DPLH** | Department of Planning, Lands and Heritage |
| **DWER** | Department of Water and Environmental Regulation |
| **LGA** | Local Government Authority |
| **MR** | Main Roads WA |
| **PTA** | Public Transport Authority |
| **WC** | Water Corporation |