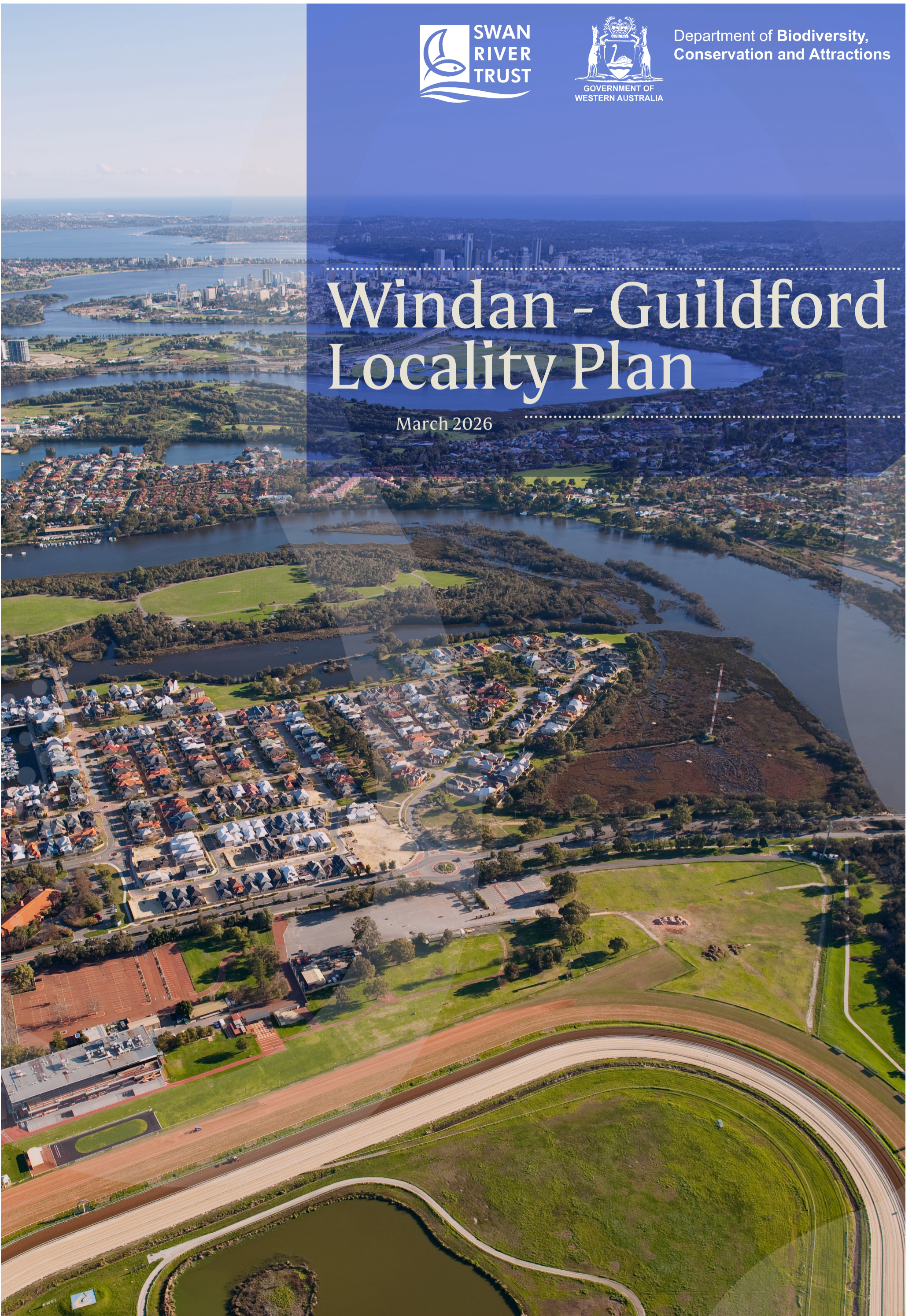


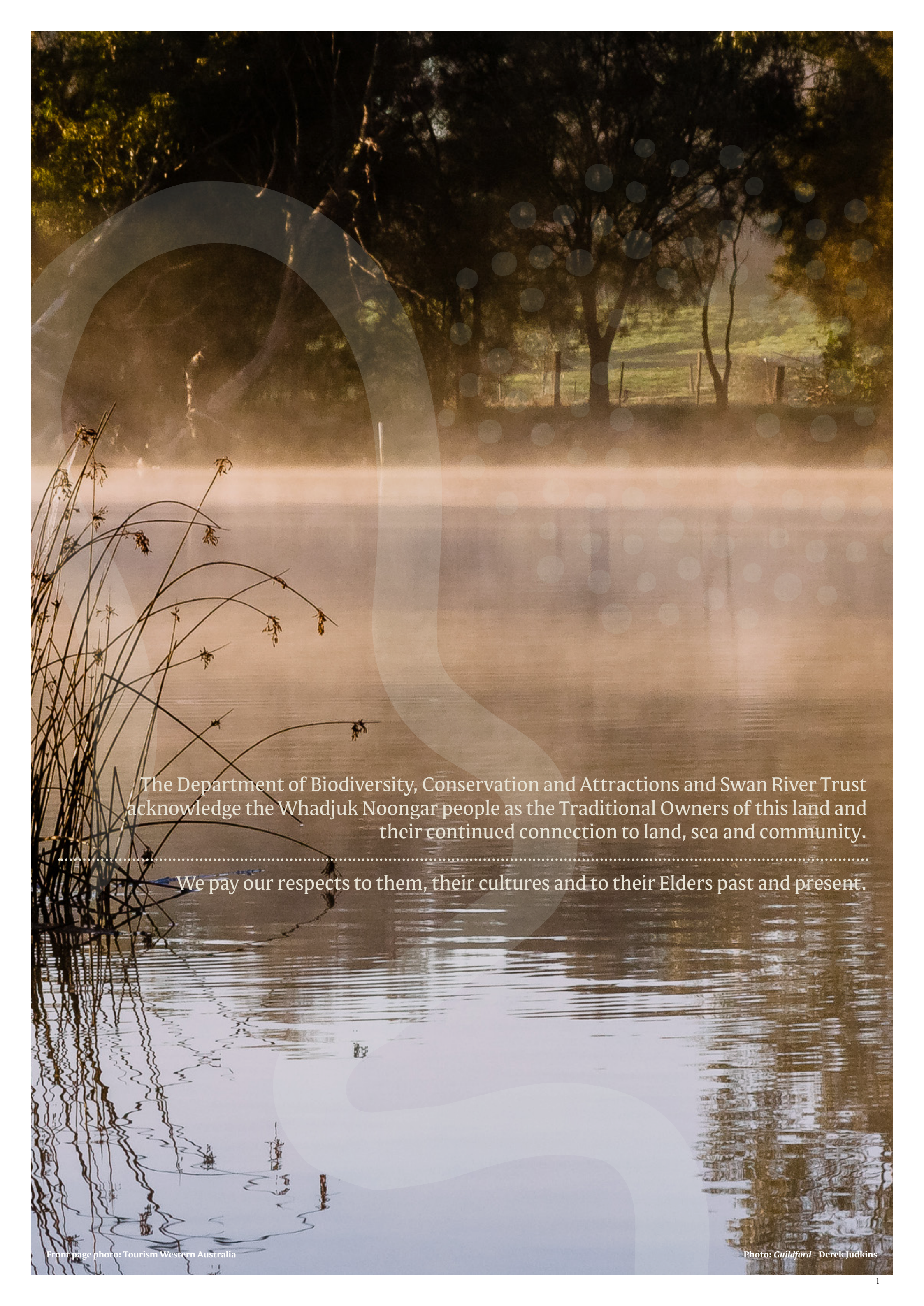


Department of Biodiversity,
Conservation and Attractions

Windan - Guildford Locality Plan

March 2026





The Department of Biodiversity, Conservation and Attractions and Swan River Trust
acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and
their continued connection to land, sea and community.

We pay our respects to them, their cultures and to their Elders past and present.

Introduction



Photo: Maylands samphires to Rivervale - DBCA

The Windan-Guildford Locality Plan

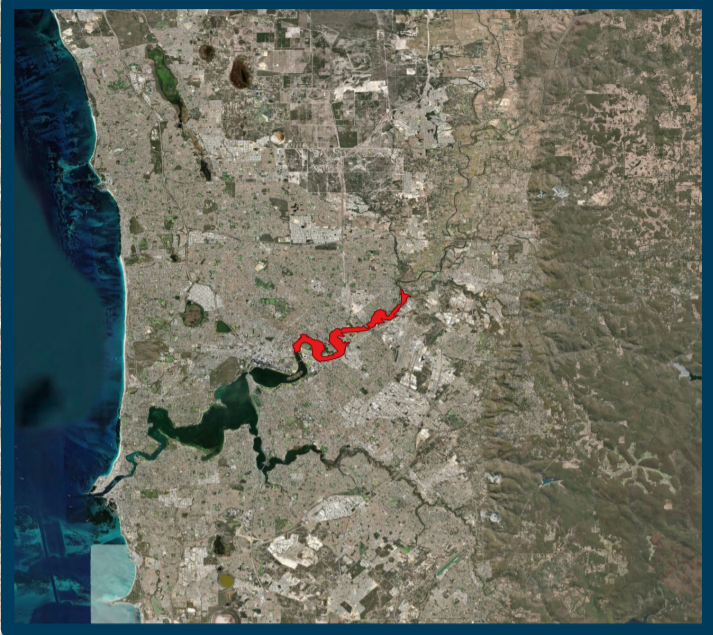
The Derbal Yirragan Djarlgarro (Swan Canning river system) is a complex and dynamic natural landscape. In addition to its fundamental ecological values and important floodplain function, it is valued for its landscape and scenic qualities, cultural and heritage significance, and focus for various recreation and tourism activities. While considering the river as this larger natural system, it is also acknowledged that its characteristics and identity change depending on the locality. To ensure the consideration and preservation of these unique attributes, locality plans have been developed for sections along the Swan Canning development control area (DCA).

The Windan-Guildford Locality Plan (the Plan) contains locality-specific policy statements to ensure that land use, design and development approaches respond to the environmental, cultural, heritage and social values of the Windan-Guildford section of the river system. The Plan also brings together 'on' and 'off' water considerations to direct appropriate protection, restoration and activation of the river and its foreshores.

The Plan has been developed to achieve the objectives and principles of the *Swan and Canning Rivers Management Act 2006* (SCRM Act) and is policy developed and published pursuant to the SCRM Act to support consistent and integrated planning, decision-making and management outcomes in relation to the river system. It is to be read in conjunction with *Corporate Policy Statement No. 52: Planning for Localities along the Swan Canning Development Control Area*. The Plan is supported by a separate Windan-Guildford Action Plan that aims to guide planning and works in the locality. The actions should be delivered when opportunities present.

The extent of the Windan-Guildford locality is identified in Figure 1 (next page) and includes land in the local governments of City of Bayswater, City of Belmont, City of Swan, City of Vincent, Town of Bassendean, and Town of Victoria Park. The policy statements apply to land within, abutting and affecting (including ecologically and visually) the DCA and includes public and private land.

Policy Area



The Windan-Guildford locality extends from Windan Bridge to the Guildford Road Bridge and includes the confluence with the Helena River in Guildford.



Figure 1 – Windan-Guildford Locality

Landscape Description



Photo: Belmont Peninsula to Maylands Peninsula - Ieuan Hook, Hook Consulting

Once past the Windan and Goongoonup bridges, the Derbal Yirragan (Swan River) narrows and takes the form of large meanders around the Burswood, Maylands and Garvey Park peninsulas. Open parkland, built and natural landscape characters are present in this locality. However, it has a more natural river landscape than Perth and Melville Waters. The relatively narrow channel is fringed by riparian vegetation of varying width and condition. The public foreshore reserve consists of many low-lying wetland areas, such as at Berringa Park, Maylands, Ascot Waters, Baigup Wetlands, Ashfield Flats, Garvey Park and South Guildford, which are significant elements of natural landscape character. Other natural landscape elements include Ron Courtney Island and Kuljak Island and freshwater springs that are located adjacent to Baigup Wetlands and between Warndoolier (formerly Banks Reserve) and Bardon Park.

Significant residential development and urban infill has occurred. A mix of housing ranging from single residential heritage housing to medium-density townhouses and apartments exist in the suburban areas. Higher density buildings, including multistorey apartments, hotels and commercial buildings, are present at East Perth, Burswood, Rivervale and Ascot. The high-rise buildings are positioned on the elevated landform adjacent to the steep foreshore embankment and extend beyond the narrow strip of

riparian vegetation, contrasting with Maylands foreshore on the opposite side of the river, which is a predominantly flat, low-lying alluvial plain. In general, residential development on the northern side of the river is set back from the foreshore. On the southern side of the river, there is generally a narrow band of natural or open parkland vegetation between the development and the river.

This locality has many public parks and recreational features that are integrated with riverside residential areas, which contribute to the natural and open parkland character. Public access to the river and foreshore is not continuous due to historic land use, landform and private properties extending into the floodplain or to the edge of the Derbal Yirragan (Swan River). However, there are numerous recreation nodes along the foreshore that provide passive and active recreational opportunities with direct access to the water. Prominent built infrastructure within the foreshore includes the Belmont Park and Ascot racecourses, the Maylands Golf Course and the East Perth Power Station, which is a key heritage feature of the locality.

Water-based activities, such as fishing, sailing, kayaking, canoeing and water-skiing, are common in this locality.

Locality-specific Policy Statements

The policy statements are locality-specific. They support achievement of the key principles and policies as outlined in *Corporate Policy Statement No. 52: Planning for Localities along the Swan Canning Development Control Area*. The Belmont Foreshore Precinct Plan applies to a portion of this locality and is to be read as part of this policy. It applies to the City of Belmont local government, from Balbuk Reserve, Rivervale in the west to Hay Road, Ascot in the east.



Photo: Warndoolier Riverpark Interpretation Node, Mount Lawley - Matt Biocich



Photo: Ashfield Flats, Bassendean - Andy Williams

Protect and restore the river system

- 4.1 Protect the natural landform surrounding the river from earthworks (including filling of the floodplain), clearing and other intrusions that may destabilise the landform or impact on the functions and characters of the river landscape.
- 4.2 Maintain and restore natural landscape riparian elements, such as flat floodplains, wetlands, silty banks, sandy beaches and raised embankments, and natural hydrology, such as maintaining water flows from natural groundwater springs (including those located adjacent to Baigup Wetlands and between Warndoolier and Bardon Park) and seasonal flooding of floodplains and wetlands. There should be no filling within the foreshore reserve.
- 4.3 Link remnant wetland areas and enhance seasonally inundated riparian zones with plantings of local species.
- 4.4 Maintain and increase opportunities for natural foreshore ecological and hydrological functions by using soft foreshore stabilisation approaches. Alternative approaches will be considered on a site-by-site basis, where considered planning and technical justification is provided.

Protect and restore foreshore vegetation

- 4.5 Protect and retain riparian vegetation, including trees, on the riverside of development to maintain the river's visual character.

- 4.6 Revegetate understorey and riparian vegetation, to aid erosion control and improve biodiversity.

- 4.7 Restore riparian vegetation, particularly at Belmont Park, Ascot to South Guildford, AP Hinds Reserve, Bayswater Riverside Gardens, Redcliffe Bridge salt marshes, Ashfield Flats, Sandy Beach Reserve, Kings Meadow and Helena River foreshore, Rivervale, Maylands Golf Course and Tranby Reserve. Succession planting is required at Point Reserve.

Establish and maintain foreshore reserves

- 4.8 Protect and enhance sensitive foreshore areas, including samphire wetlands, Berringa Park, Baigup Wetlands, Ashfield Flats and Ayres Bushland.
- 4.9 Enhance the interface with and connection to the river with shoreline treatments that improve environmental outcomes, improve community access and achieve high quality amenity outcomes, where possible. Ensure shoreline treatments integrate with neighbouring approaches, including for areas of privately owned foreshore.
- 4.10 Ensure that increases in development density, rezoning and subdivisions abutting the Regional Open Space reserve incorporate adequate foreshore and public open space reserves.



Photo: Baigup Wetlands - City of Bayswater

Increase resilience to climate change

- 4.11 Ensure that buildings within the foreshore are appropriately set back to protect from flooding and other infrastructure within the reserve is set back or designed to accommodate some inundation to allow natural river foreshore flooding processes to occur.
- 4.12 Consider the predicted future changes in salinity of the river and select local plant species accordingly for foreshore revegetation projects.

Implement water sensitive design

- 4.13 Incorporate impermeable floors in horse stalls, with floor waste directed to the reticulated sewerage network.
- 4.14 Improve the quality of stormwater entering the foreshore, with a focus on stormwater that discharges to the river between Garratt Road Bridge and Windan Bridge. Implement water sensitive urban design, with the aim of incorporating at-source stormwater systems and overland flow through vegetated systems within the development footprint and within the catchment, instead of using end-of-pipe stormwater systems within the foreshore reserve. Retrofit stormwater/drainage pipes and trapezoidal drains, where possible.

- 4.15 Connect developments with land use changes to the reticulated sewerage network.

- 4.16 Ensure that wastewater management systems for development proposals in unsewered areas contribute to improved water quality entering the river.

- 4.17 Implement nutrient, pesticide and irrigation industry best practice for grassed areas in proximity to the river, particularly active playing surfaces and where depth to the groundwater is less than 1 metre, including at the Belmont and Ascot racecourses and the Maylands Golf Course. Establish buffers of local vegetation along the river's edge. Locate new active recreation areas, for example ovals, outside of the DCA.

Minimise dredging and channel disturbance

- 4.18 Ensure that development does not restrict water flow through the floodway.

- 4.19 Minimise disturbance of the riverbed where per- and poly-fluoroalkyl substances (PFAS) are present in above average concentrations, such as near stormwater outlets connected to the airport.



Retain and conserve cultural significance and heritage values

- 4.20 Retain and conserve elements of heritage significance that contribute to the landscape setting of the river, including places entered on the State Register of Heritage Places or in the Local Government Heritage List or Local Heritage Survey, such as the Garratt Road and Guildford Road bridges.
- 4.21 Maintain the visual connection and enhance the pedestrian connection between heritage buildings and the river foreshore, including the East Perth Power Station and Peninsula Farm.
- 4.22 Integrate Aboriginal and non-Aboriginal culture and heritage into the foreshore design narrative.
- 4.23 Use Whadjuk Noongar names across the locality, such as Warndoolier (formerly Banks Reserve), with naming to be informed by appropriate Noongar knowledge holders.

Photo: East Perth Power Station - DBCA



Photo: Riverside Gardens - City of Bayswater

Maintain the rivers and their foreshores as a community asset

4.24 Maintain and enhance the quality and setting of the foreshore, particularly where there is no road interface with the foreshore reserve and grouped dwellings or multiple dwellings are proposed.

Maintain a sense of place

4.25 Enhance connections to the river and foreshore, such as through wayfinding, from nearby community or activity centres. Particular attention should be given to Surrey Street (Bassendean) and Hill Street (Guildford).

4.26 Use local vegetation species within the foreshore reserve and within public open space and road reserves that abut the foreshore reserve to connect and contribute to the river landscape's sense of place.

Secure public access to the rivers and their foreshores

4.27 Address gaps in the public access path network around the foreshore:

- i. from Guildford Road Bridge to Kings Meadow Reserve;
- ii. from Guildford Road Bridge to Point Reserve;
- iii. from Great Eastern Highway Bridge through Iho Park to Wilkie Street;
- iv. from Ashfield Parade (Ashfield) to Claughton Reserve;
- v. connections into the Tonkin Gap bridge project;
- vi. from Garratt Road Bridge to Samphire Street (Ascot);
- vii. from Baigup Wetlands to Bath Street Reserve;
- viii. from the Maylands boat ramp car park to Woodhouse Road (Maylands), through the Maylands Peninsula Public Golf Course; and

ix. around the Belmont Park Racecourse peninsula.

4.28 Account for the environmental values, terrain and landscape amenity of the foreshore reserve when providing public access. Universal access (wheelchair accessible) paths are to be provided where possible and appropriate, based on site conditions. Access paths may not be possible if construction would result in unacceptable ecological impacts due to fill requirements.

- i. Respond to the site and local context in the design;
- ii. A trail is preferred in some areas due to the topography or environmental sensitivities; and
- iii. Access to the water may not always be ecologically appropriate or practical.

4.29 Move pathways away from the river's edge to create space for natural foreshore treatments and riparian vegetation restoration.

Provide opportunities for water transport

4.30 Recognise the importance of the river for commuting, recreation, tourism and leisure, as well as its conservation and amenity values.

4.31 Consider a low-impact public jetty with ferry services capacity at the East Perth Power Station and/or the Belmont Park Racecourse peninsula (where appropriate and subject to environmental investigations, noting the other gazetted uses of the river).



Photo: Peninsula Farm Cafe - DBCA

Establish linkages and ecological corridors

- 4.32 Restore tributaries and drains and promote biodiversity and habitat complexity through planting local over-, middle- and understorey species.
- 4.33 Establish and enhance ecological linkages for local fauna between natural areas.

Complement the river landscape through sensitive design and built form

- 4.34 Ensure that waterlines and ridgelines remain the dominant visual elements of the river landscape.
- 4.35 Ensure that new development is adequately set back from the foreshore and addresses foundation stability within the lot so that it does not contribute to global instability of the adjoining foreshore reserve, particularly between Tanunda Drive (Rivervale) and Riversdale Road (Rivervale), and between Adachi Park and Graham Farmer Freeway (Burswood). 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.
- 4.36 Consider reduced setbacks to the Regional Open Space reserve in the Belmont Park Racecourse peninsula, where the required average setback can still be achieved, any ground floor commercial spaces within the standard setback area are activated and publicly accessible and a community benefit can be demonstrated. A minimum 3.5m wide cycle/pedestrian pathway is to be incorporated adjacent to the Regional Open Space reserve in Precincts A and B to delineate the foreshore and the majority of the riverine edge and the foreshore reserve is to be remediated and revegetated.
- 4.37 Locate car parking within the foreshore reserves as far as possible from the river's edge, including relocating bays such as at Pickering Park and Claughton Reserve.
- 4.38 Avoid installing revetments and river walls, where possible. Rock material used for foreshore works is to be limestone.
- 4.39 Not support subdivision of land within the floodway.



Photo: Mooro-Beelo Bridge bike track - DBCA

Activate the foreshores

- 4.40 Ensure that activation in foreshore areas impacted by the floodway is temporary, such as pop-up facilities and events. Minor community amenities that can be inundated, such as nature-play, picnic facilities and pathways, may be accepted within the floodway. Temporary food trucks/café vans may be considered at Bardon Park, Cloughton Reserve, Garvey Park, Sandy Beach Reserve, Point Reserve and Kings Meadow.
- 4.41 Design and construct public jetties located upstream of Garvey Park to be entirely fixed structures. Enhance the use of the river for kayaking and canoeing, where appropriate, such as at Warndoolier and Garvey Park. Consider the incorporation of launching or short-term tie-up facilities for kayaks and canoes within jetty design.
- 4.42 Enhance passive recreation at existing park nodes by providing public facilities that enhance the community's enjoyment of and connection to the river environment, with a focus on nature-based activities.
- 4.43 Co-locate community clubs at established nodes. Ensure clubs using foreshore land incorporate uninterrupted, safe public access, including by sufficiently setting back structures. Consolidate club facilities (with a preference for shared facilities). Clubs are to demonstrate a community benefit.
- 4.44 Ensure that commercial development within the foreshore reserve has a community focus, is small-scale, occurs within established commercial nodes or locations as identified in 4.46, enhances the natural character of the foreshore, and ideally delivers multiple benefits or services. The established commercial node in this locality is Peninsula Farm. Set back development from the river's edge as much as possible.
- 4.45 Applicants are to prepare an overarching context analysis to support proposed new or expanded commercial development that considers the broader foreshore and river uses to ensure a diversity of public facilities and experiences. Over-water commercial development is not supported in this locality.
- 4.46 Consider small-scale community and food and beverage development within Warndoolier and Riverside Gardens, where it can be demonstrated that the community's enjoyment of the river environment will be enhanced and is consistent with the foreshore purpose of the reserve. The site should be well connected to the principal shared path network.
- 4.47 Locate lease areas an appropriate distance from the river, accounting for the site context, land use and development scale. This includes realigning and setting back the riverside boundary of an existing lease area as part of any redevelopment of the site.



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