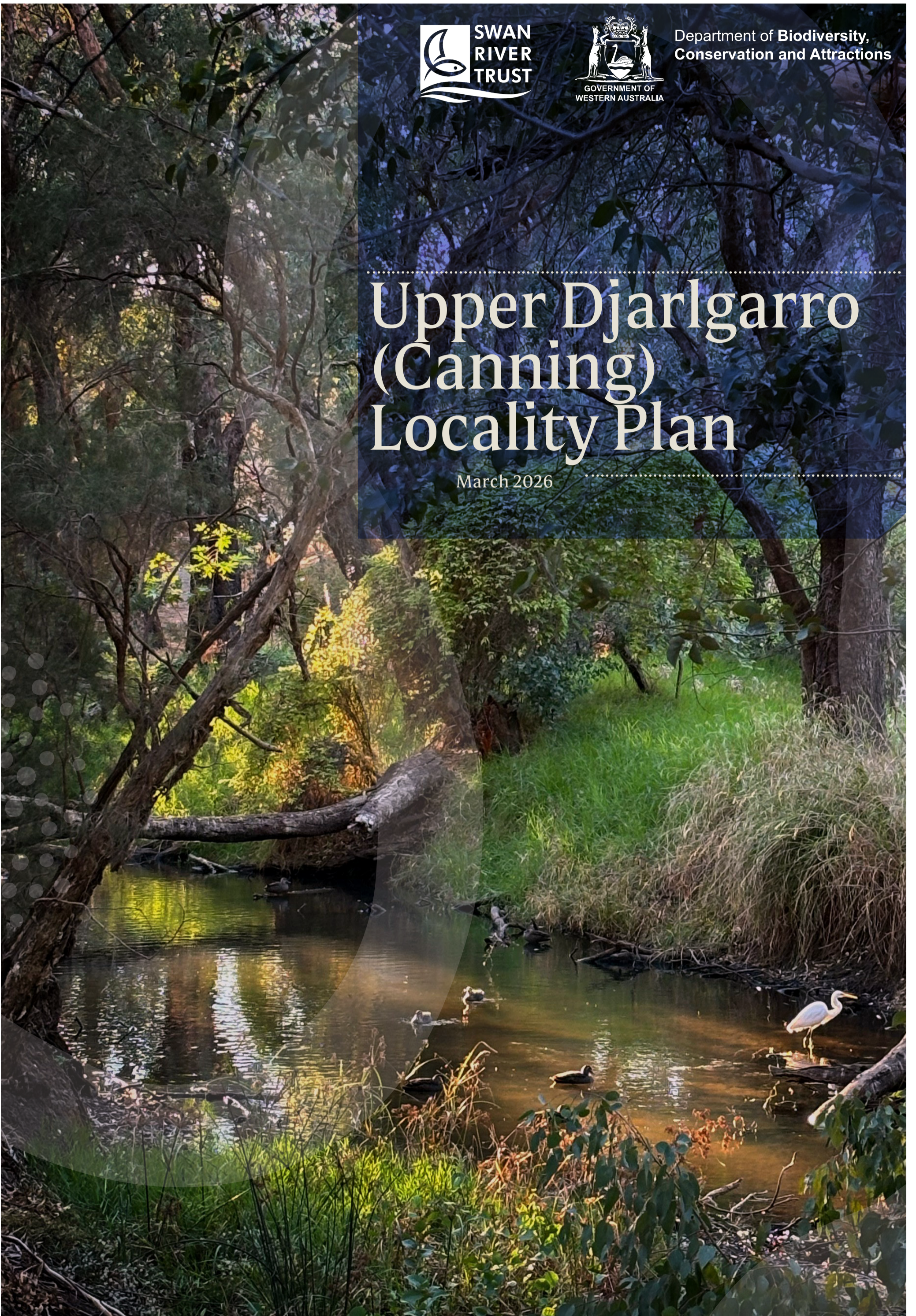





Department of Biodiversity,
Conservation and Attractions

Upper Djarlgarro (Canning) 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.

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

Introduction



Photo: Hobby farms, Armadale - Suzanne Thompson

The Upper Djarlgarro (Canning) Locality Plan

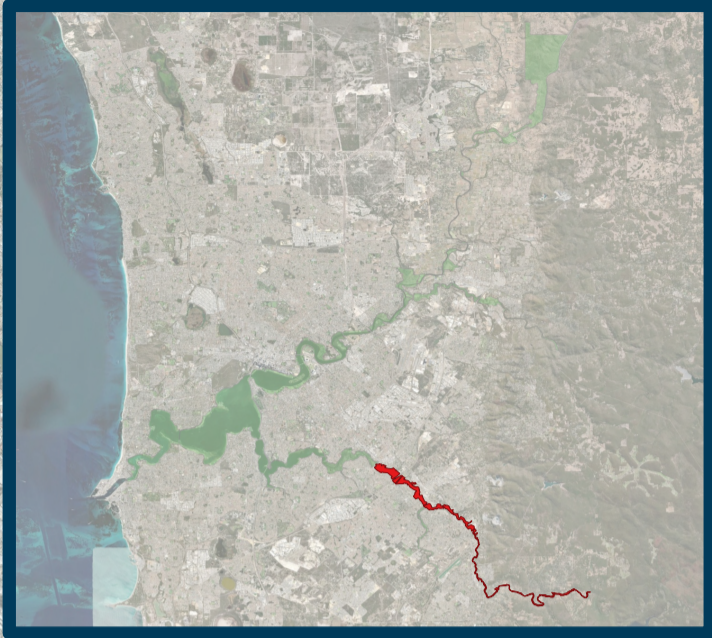
The Derbal Yirragan Djarlgarro (Swan Canning river system) is a complex and dynamic natural landscape. In addition to its fundamental ecological values and important floodplain function, it is valued for its landscape and scenic qualities, cultural and heritage significance, and focus for various recreation 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 Upper Djarlgarro (Canning) 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 upper Djarlgarro (Canning) 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 Upper Djarlgarro (Canning) Action Plan that aims to guide planning and works in the locality. The actions should be delivered when opportunities present.

The extent of the upper Djarlgarro (Canning) locality is identified in Figure 1 (next page) and includes land in the local governments of City of Armadale and City of Gosnells. 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 upper Djarlgarro (Canning) locality extends from Nicholson Road Bridge, Beckenham to the Stinton Creek confluence on the Djarlgarro Beeliam (Canning River) in Roleystone.

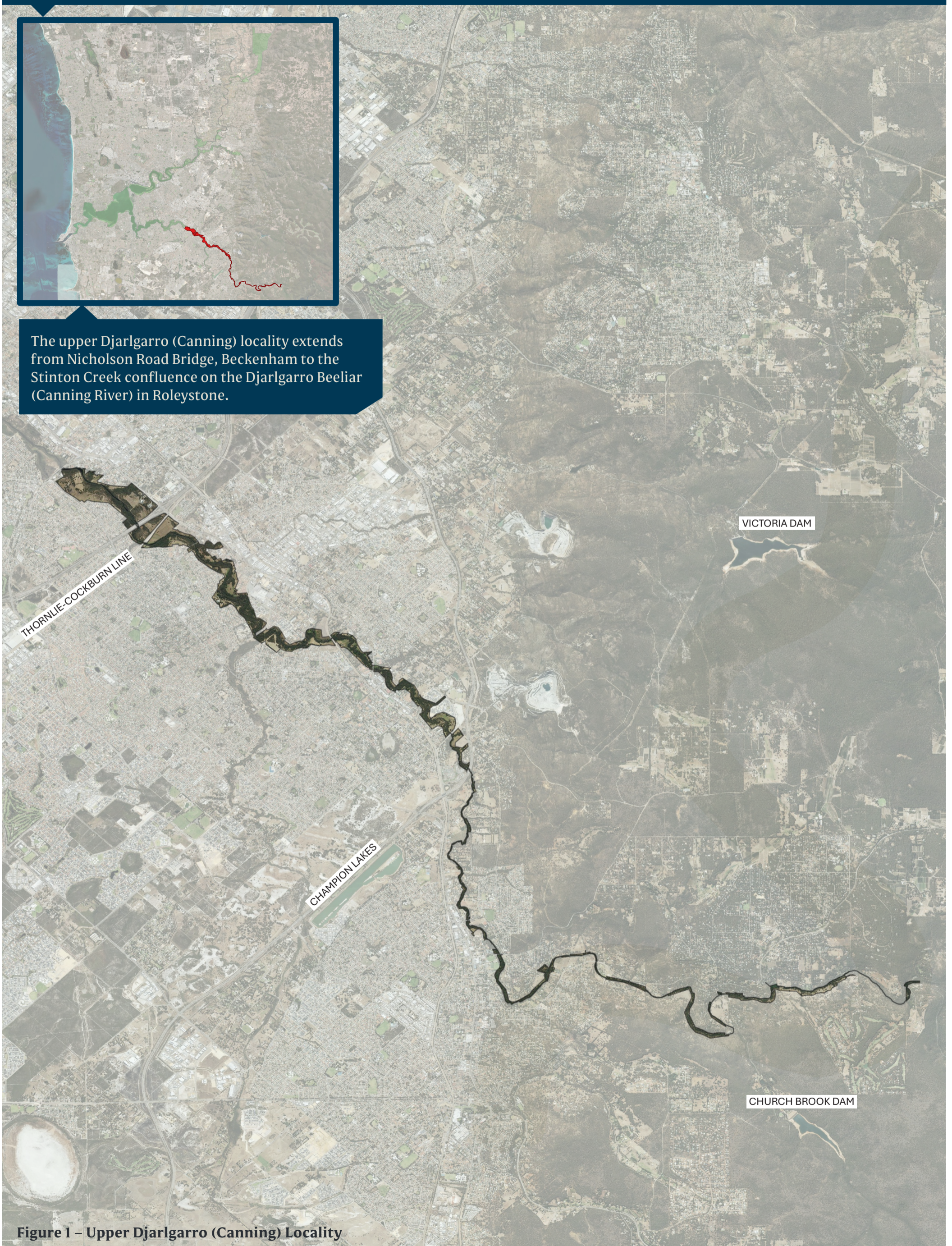


Figure 1 – Upper Djarlgarro (Canning) Locality

Landscape Description



Photo: Roley Pool Reserve - DBCA

Much of the upper Djarlgarro Beeliam (Canning River) foreshore is either in private ownership or public reserves with limited public access. Mature *Eucalyptus rudis* form a linear overstorey, with a mixture of local and introduced understorey plants. Parts of the uppermost reaches are in a relatively natural state. The river has declining water flows due to reduced rainfall, dams (e.g. Canning Dam) and private irrigation systems that pump directly from the river. River flow is heavily supplemented through summer with scheme water releases from six locations between Araluen Botanical Park and Gosnells. Tributaries that flow into the upper Djarlgarro Beeliam (Canning River) include Ellis Brook, Bickley Brook, Yule Brook, Stoney Brook, Churchman Brook and Stinton Creek.

Between Nicholson Road and Tonkin Highway, the river is a narrow and shallow channel that becomes seasonally waterlogged. The immediate banks of the river comprise a mix of introduced and local riparian vegetation that provides a natural landscape character along this reach of the river, which transitions to open parkland character in the floodplain due to historical clearing for agricultural land uses. There were significant areas of rural landscape character in this area until recently. However, development of the Roe Highway, subdivision and redevelopment for medium-density housing and the associated light industrial and commercial areas have changed the rural landscape character to a built suburban landscape character. The riparian vegetation is an important feature of the landscape, providing both a natural element and an attractive backdrop to

the urban landscape character in this locality, and is progressively being enhanced through rehabilitation works.

A rural landscape character was dominant through Kelmscott and Roleystone until recently, but only small pockets of rural landscape elements remain. Rural-residential and suburban development are now the dominant landscape character. Remnant orchards are mixed with tourist accommodation, hobby farms and horse agistments. The river irregularly meanders in the upper reaches. Due to the narrowness of the river channel and embankment, tree canopies often join over the water form, creating an enclosed river section. The landscape provides attractive views of undulating hills as the river flows through the valley. Araluen Botanic Park and Roley Pool are notable landmarks.

Continuous access along the river foreshore is limited in this locality due to residential developments or rural properties backing onto the river. There are several nodes of parkland landscapes along the upper Djarlgarro Beeliam (Canning River), including Hester Park, Homestead Park, John Okey Davis Park, Centenary Pioneer Park, Fancote Park and Rushton Park. These range from kickabout areas, playgrounds and bushland areas. The parklands play an important part in linking the river and its riparian vegetation to the surrounding urban areas. These open park landscape elements act as a visual transition between the built landscape and the Djarlgarro Beeliam (Canning River).

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*.



Photo: Centennial Pioneer Park - DBCA



Photo: Roley Pool Reserve - DBCA

Protect and restore the river system

- 9.1 Protect the natural landform surrounding the river from earthworks (including filling of the floodplain), clearing and other intrusions that may impact on the function and character of the river.
- 9.2 Maintain and restore the foreshore to conserve its ecological values and protect riverbanks in their natural state. Where riverbank stabilisation is necessary in this locality, soft foreshore stabilisation approaches should be used.
- 9.3 Protect riverine biodiversity and vulnerable species, including Carter's freshwater mussels and rakali. Protect in-water habitat, including large woody debris, and maintain connectivity between aquatic habitats and the riparian zone and floodway.
- 9.4 Protect foraging and roost sites for black cockatoos, including within the Araluen-Wungong Important Bird Area.
- 9.5 Restore tributaries that connect to the upper Djarlgarro Beeliiar (Canning River), including by creating buffers of local vegetation along the waterway edge.
- 9.6 Ensure that connectivity within tributaries is maintained so that riverine biota can move through the river and creek systems by not permitting the installation of barriers that alter or impede river flow. Remove or modify, where appropriate, existing constructed barriers within the river.
- 9.7 Promote biodiversity and habitat creation. Restore structural complexity in the vegetation by establishing an over, middle and understorey (including wetland plantings). Use local provenance plants for restoration projects, where possible.

Protect and restore foreshore vegetation

- 9.8 Retain and restore foreshore vegetation, particularly where suburban land uses are adjacent to the river foreshore and where weedy species have degraded the local vegetation. Prioritise weed removal and replace with local species.
- 9.9 Retain and enhance the natural river experience along the dual use paths by retaining and widening local riparian vegetation, particularly the trees that provide canopy over the dual use pathways and provide a more enclosed natural landscape character experience, especially on the southern side of the upper Djarlgarro Beeliiar (Canning River).
- 9.10 Encourage the establishment of a minimum 30-metre-wide vegetated corridor of local plant species from the high-water mark on each side of the upper Djarlgarro Beeliiar (Canning River).

Establish and maintain foreshore reserves

- 9.11 Increase the total area and improve the environmental quality of foreshore reserves in this locality.

Increase resilience to climate change

- 9.12 Direct clean stormwater runoff (that has been through water quality management systems located within the development footprint) from the urban zone to the upper Djarlgarro Beeliiar (Canning River), Ellis Brook and Bickley Brook, where flood capacity within the river and its foreshore is sufficient, to address reduced flows due to climate change.
- 9.13 Maintain and enhance river pools that are an ecological refuge during hot and dry periods, including by addressing sedimentation and river releases.
- 9.14 Maximise shading of the waterway to maintain low water temperatures and reduce algal growth.



Photo: Upper Djarlgarro (Canning River), Gosnells - DBCA

Implement water sensitive design

- 9.15 Encourage conversion of stormwater drains to living streams and extend the natural landscape character across the floodplain and areas of seasonal inundation.
- 9.16 Maintain and increase, where possible, surface and sub-surface water flows to the river that mimic natural regimes and ensure development meets ecological water requirements, where they have been determined.
- 9.17 Reduce surface water abstraction by private and commercial users, where possible, such as through implementation of water efficiency measures.
- 9.18 Improve the quality of stormwater entering the foreshore, including by managing and controlling stormwater runoff to prevent sediment from entering the river. Stormwater systems are to be designed to slow the flow of water through the landscape. Consider the inclusion of sedimentation pools and vegetated swales to drop out sediment loads as much as possible, and alternatives to roadside spoon drains that also collect sediment. Consider the need to retrofit drainage inlets. Incorporate 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.
- 9.19 Ensure that wastewater management systems for development proposals in unsewered areas contribute to improved water quality entering the river.
- 9.20 Ensure development and land uses adjacent to tributaries that connect to the upper Djarlgarro Beeliiar (Canning River) do not result in new sources of nutrient or non-nutrient contaminants to the river.
- 9.21 Provide a suitable environmental buffer between the upper Djarlgarro Beeliiar (Canning River) and adjacent rural land uses, based on the type of activity.
- 9.22 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. Establish buffers of local vegetation between the waterway and active recreation areas, including widening the buffer at Rushton Park. Locate new active recreation areas outside of the DCA.

Minimise dredging and channel disturbance

- 9.23 Not support filling within the floodway or redirection of waterways, including for channel crossings. Culverts used for channel crossings are to provide for aquatic fauna passage.
- 9.24 Minimise riverbank disturbance and retain riverbank undercuts, which form a valuable habitat in and under the eroded edge.

Retain and conserve cultural significance and heritage values

- 9.25 Retain and conserve elements of heritage significance that contribute to the landscape setting of the upper Djarlgarro Beeliar (Canning River), including places entered on the Heritage Council State Register of Heritage Places or in the Local Government Heritage List or Local Heritage Survey, such as the Riverview, Yule Brook and Maddington Park historic buildings, Wilkinson Homestead and Gosnells Hotel and in Kelmscott and Roleystone.
- 9.26 Integrate Aboriginal and non-Aboriginal culture and heritage into the foreshore design narrative.
- 9.27 Use Whadjuk Noongar names across the locality, such as Djarlgarro Beeliar (Canning River), with naming to be informed by appropriate Noongar knowledge holders.

WELCOME TO THE WILKINSON HOMESTEAD MUSEUM

The Wilkinson Homestead is a heritage-listed building in the City of Gosnells, Western Australia. It was built in 1912 and is one of the best examples of a large, single-story, single-story house in the area.

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THE WILKINSON HOMESTEAD, BUILT IN 1912, AND NAMED FOR THE WILKINSON FAMILY WHO LIVED HERE, NOW HOUSES THE MUSEUM.

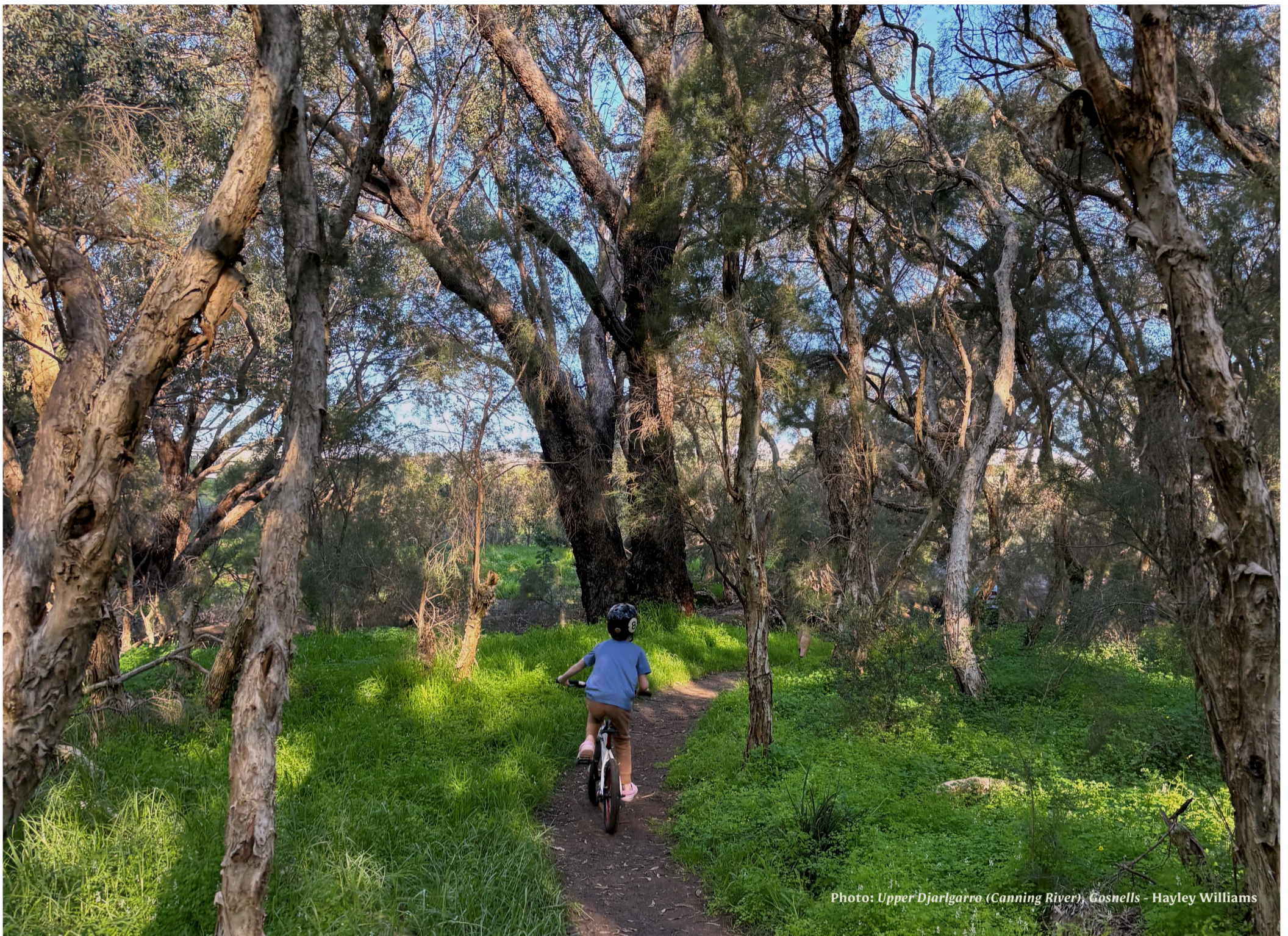


Photo: Upper Djarlgarro (Canning River), Gosnells - Hayley Williams

Maintain the rivers and their foreshores as a community asset

9.28 Provide a road or dual use path interface between new urban lots and the foreshore reserve to enable public access, separate land uses, improve passive surveillance, and support appropriate bushfire protection. In some cases, such an interface will also be required for survey strata subdivisions.

Maintain a sense of place

9.29 Enhance connections to the river and foreshore, such as through wayfinding, from nearby community or activity centres. Particular attention should be given to Maddington, Gosnells and Kelmscott urban centres.

9.30 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

9.31 Provide a safe and accessible public open space network. Particular attention should be given to the following:

- i. incorporating pathways under bridges or via pedestrian crossings at the roadway, which are set back on the landward edge of the foreshore reserve;
- ii. incorporating pathways at subdivision stage that are to be located within public open space that abuts the foreshore reserve, or the river-side of the road reserve that abuts the foreshore reserve; and

- iii. providing at-grade pathways within the floodplain, acknowledging that the pathways may be periodically inundated, or constructed as boardwalk structures.

9.32 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. The design is to respond to the site and local context.
- ii. A trail is preferred in some areas due to environmental sensitivities, such as in Roley Pool Reserve and Thompsons/Araluen Walk Trail Reserve, as well as other areas where the foreshore is heavily vegetated or steep and would require level modifications to provide formal access; and
- iii. Access to the water may not always be ecologically appropriate or practical.

9.33 Encourage the incorporation of a bicycle lane (or other appropriate facility) within road reserves adjacent to the foreshore, including as part of road pavement rehabilitation and resurfacing projects, where appropriate. Refer to *Planning and Designing for Active Transport in Western Australia: All Ages and Abilities Contextual Guidance* for recommendations on appropriate bicycle facilities based on road function.

9.34 Provide a formal river access point for kayaks and canoes at Hester Park.



Photo: Centennial Pioneer Park - DBCA

Establish linkages and ecological corridors

9.35 Establish ecological linkages along the tributaries of the upper Djarlgarro Beeliar (Canning River) and connect areas of remnant bushland to the foreshore reserves to enable functional corridors, including Banyowla Regional Park.

Complement the river landscape through sensitive design and built form

9.36 Ensure that development complements the landscape values and has minimal impacts on the landforms of the area and the Darling Scarp, particularly new developments built on steep slopes.

9.37 Avoid subdivisions and development that would result in abrupt topographical changes. Additional setbacks within the development area may be required to provide a gradual transition.

9.38 Avoid constructing retaining walls along the interface/boundary between the foreshore reserve and public roads or private land. Retaining up to 900mm high may be accepted on constrained sites.

9.39 Integrate adjoining subdivisions and development with the river surrounds. Ensure that the private-public interface, including for commercial land uses, has high amenity when viewed from the foreshore reserve.

9.40 Locate vital infrastructure, such as sewer or water main pipelines, that is required to cross the river within tunnels or incorporate into existing crossing structures, such as bridges or pedestrian walkways. The infrastructure may be incorporated into a new low-impact pedestrian crossing, if appropriate.

Activate the foreshores

9.41 Ensure that activation is confined to Hester Park, Homestead Park, John Okey Davis Park, Centennial Pioneer Park, Fancote Park, Rushton Park and Roley Pool Reserve, and is temporary, such as pop-up facilities and events. Encourage enhancement of low-impact community amenities, such as nature-play and picnic facilities, within these established parks. In other areas, use should be passive, such as at-grade pathways, trails and interpretation.

9.42 Provision of minor community amenities that can be inundated may be accepted within the floodway.

9.43 Consider small-scale community and food and beverage development outside of the floodway within Hester Park and Fancote Park and co-located at the Thornlie Community Centre in Homestead Park, where it can be demonstrated to have a community focus, enhances the natural character of the foreshore, and ideally delivers multiple benefits or services.



Department of Biodiversity,
Conservation and Attractions



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