

Draft for public comment



Department of Biodiversity,
Conservation and Attractions



LOWER CANNING

BOORAGOON

LOCALITY PLAN

March 2022

Draft for public comment

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 Lower Canning *Booragoon* 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 Lower Canning *Booragoon* 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 Lower Canning locality extends from Canning Bridge to the Nicholson Road Bridge.



Figure 1: Lower Canning Booragoon Locality

The Canning River landscape near its confluence with the Swan River is dominated by the elevated landform of Mount Henry and the public infrastructure of the Kwinana Freeway and Canning and Mount Henry bridges. There is an almost continuous thin strip of natural foreshore vegetation along both sides of the Canning River between the Canning and Mount Henry bridges. The remnant natural landscape character elements of a narrow white sandy beach and line of riparian vegetation are dominated by the immediately adjoining medium-density suburban landscape character. On the western side near the Canning Bridge, contemporary styled high-rise apartments dominate the built landscape. Deep Water Point is a popular recreation node that is used extensively for rowing, water skiing and other aquatic activities.

Open parkland, suburban built and natural landscape characters are present between Mount Henry and Riverton Bridge. More natural landscape elements are present bordering this open stretch of the Canning River. There is a continue line of riparian vegetation with several important areas of remnant vegetation present at the Mount Henry peninsular, Andrew Thompson Conservation Reserve, Salter Point, Clontarf Wetlands, Bateman and Yagan Parks (Bull Creek). The heritage listed Convict Fence is prominent in the centre of the river between Salter Point and Prisoner's Point. The landscape character beyond the immediate foreshore transitions to open parkland and is dominated by a built suburban landscape with many large, two-storey houses. A road provides a distinct boundary between the suburban areas and the foreshore reserve for most of this locality.

The Canning River Regional Park, located upstream of Shelley Bridge, contains some of the best estuarine vegetation of the Swan Canning Catchment. The riparian area has a wide diversity of habitats, including braided river islands, billabongs, estuarine and freshwater riparian vegetation and modified woodlands. The dominant natural landscape character transitions to a parkland landscape character in areas of designated public access and includes recreation nodes such as the Kent Street Weir. Beyond the river foreshore, the surrounding urban medium-density residential area has a suburban built landscape character and the urban form is screened in some stretches of the river by the fringing riparian vegetation.

DEVELOPMENT OUTCOMES

SOCIAL BENEFITS

Maintaining the River System and its Setting as a Community Resource

- 8.1 Ensure that the private-public interface for multi-storey development contributes positively to the river foreshore experience and has high amenity when viewed from the reserve.

Securing Public Access to the River System

- 8.2 Provide a safe and accessible public open space network. Particular attention should be given to public access:
- i. from Thomas Middleton Park to Spinaway Crescent;
 - ii. around the edge of Yagan Park;
 - iii. from Woodloes Park to Masons Landing Park;
 - iv. within the Castledare Miniature Railway park;
 - v. within Centenary Park and connecting to Tringa Circle; and
 - vi. via the extension of the roadside dual use path along Fairview Gardens (Waterford).
- 8.3 Account for the terrain, environmental values and landscape amenity of the foreshore reserve when providing public access.
- i. The design is to respond to the site and local context.
 - ii. In some areas an informal path is preferred due to environmental sensitivities, such as the area between the Kent Street Weir Park and Castledare Miniature Railway, and between Bywater Park and Watts Road; and
 - iii. Access to the water may not always be practical or ecologically appropriate.
- 8.4 Encourage a link between Woodloes Homestead and the Canning River Regional Park.
- 8.5 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

- 8.6 Ensure that development and river use do not degrade the visual amenity and conservation value of the natural landscape, particularly within significant areas, such as the Canning River Regional Park.
- 8.7 With permission, use Whadjuk Noongar place names across the locality, such as Booragoon (lower reaches of the Canning River).

ENVIRONMENTAL VALUES

Increasing Climate Resilience

- 8.8 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.
- 8.9 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.

Protecting the Natural Environment

- 8.10 Enhance the Shelley-Rossmoyne foreshore as an ecological corridor, linking the Canning Regional Park and the Bull Creek bush reserves, through the regeneration of vegetation with local native species to provide multi storey habitat. Establish significant habitat areas for priority protection from competing uses at Beatrice Avenue, Wadjup Point and Shelley Bridge Lagoon, and address future risks of erosion, sea level rise and urban heat.
- 8.11 Protect and restore riparian vegetation, particularly:
- i. adjacent to the Kwinana Freeway;
 - ii. in areas that support waterbirds;
 - iii. the distinct freshwater and estuarine vegetation communities present in this locality; and
 - iv. between Riverton Bridge and Kent Street Weir to enhance the natural river experience.

Protecting Fringing Vegetation

- 8.12 Retain and enhance the natural river experience along the dual use paths by retaining and widening local native riparian vegetation, particularly the trees that provide canopy over the pathways and provide a more natural landscape character experience.
- 8.13 Undertake succession planting along the foreshore.

Creating and Maintaining Foreshore Reserves

- 8.14 Protect the vegetation, water forms and landforms in areas of natural conservation value such as the Mount Henry Peninsula, Salter Point Lagoon, Andrew Thompson Conservation Reserve, Bateman/Yagan/Bull Creek Park and the Canning River Regional Park. Extend and enhance planting.
- 8.15 Maintain the total area, and improve the environmental quality, of foreshore reserve in the locality.
- 8.16 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 The Esplanade (Brentwood and Mount Pleasant) and sections of Riverton Drive. Where possible, relocate roads outside of the Parks and Recreation reserve.

Minimising Dredging and Channel Disturbance

- 8.17 Ensure that sediment disturbance is appropriately managed particularly in proximity to areas of historic contamination and areas of uncontrolled fill.
- 8.18 Reclamation of the river is not permitted, except beach renourishment.

Implementing Responsible Drainage Management Practices

- 8.19 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.
- 8.20 Retrofit stormwater/drainage pipes and trapezoidal drains where possible and retrofit piped river outlets. Such as, reconfiguring and diverting the existing drain within Sandon Park, creating a living stream between the north and south lake within Bodkin Park and convert the section of pipe within the foreshore at Shelley Beach to a living stream.

Applying Appropriate Water Management Practices

- 8.21 Where excavation is proposed that may intersect groundwater, ensure groundwater management and water quality are considered as part of the planning process.
- 8.22 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 Challenger Reserve and Centenary Park. Establish buffers of native vegetation between the waterway and active recreation areas. New active recreation areas are to be located outside of the foreshore reserve.

Rehabilitating the River System

- 8.23 Soft foreshore stabilisation approaches are preferred downstream of Mount Henry Bridge. Soft foreshore stabilisation approaches should be used upstream of Mount Henry Bridge. Any rock material used for foreshore stabilisation is to be limestone or laterite.
- 8.24 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.
- 8.25 Link remnant wetland areas with plantings of local native species and extend vegetation to include areas that are impacted by significant winter inundation. Extend sedgeland plantings to the mapped floodplain area.
- 8.26 Rehabilitate areas of degraded vegetation condition with local native species and remove significant weeds, including at Bull Creek.

CULTURAL AND NATURAL HERITAGE

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

- 8.27 Protect and maintain the heritage buildings and infrastructure that are important landscape elements of the Canning River, including the Canning Bridge, Convict Fence and Kent Street Weir.
- 8.28 Protect places of Aboriginal cultural significance, including sites that may not be listed on the Aboriginal Heritage Places register.
- 8.29 Provide opportunity to celebrate the cultural heritage of the river system by providing cultural education opportunities through the installation of interpretation nodes, artwork and trails, nature-based tourism, and the restoration of the natural environment and its intrinsic cultural values.

DESIGN AND DEVELOPMENT

Promoting Sensitive Design and Built Form to Complement the River Landscape

- 8.30 Ensure that the scale and density of new development adjacent to the foreshore blends harmoniously with the leafy, suburban character and predominantly natural features of the landscape.
- 8.31 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.
- 8.32 New carparking within the foreshore reserves should be set back as much as possible from the river's edge, including relocating bays such as at Apex Reserve. Additional parking bays (apart from ACROD parking) will not be permitted where the foreshore is less than 15 metres wide.
- 8.33 Vital infrastructure, such as sewer or water main pipelines, that is required to cross the river should be tunnelled or incorporated into existing crossing structures, such as bridges or pedestrian walkways. If appropriate, the infrastructure may be incorporated into a new low-impact pedestrian crossing.

Creating Linkages and Greenways

- 8.34 Consider converting existing trapezoidal drains into living streams that create links to the foreshore.
- 8.35 Consider the strategic removal of turf areas and replacement with native planting to reduce water use and create ecological linkages. In the foreshore, design these areas to provide passive recreational opportunities and walk trails. Where possible, create buffers to turf areas with paths and other infrastructure to remove turf ingress into native vegetation.

Activating the Foreshores

- 8.36 Co-locate community clubs at established nodes. Ensure clubs using foreshore land incorporate safe public access including by sufficiently setting back structures. Consolidate club facilities (with a preference for shared facilities) rather than expand multiple separate premises in the one node. Clubs are to demonstrate a community benefit.
- 8.37 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. Encourage activation of the foreshore at Shelley Beach Park and Centenary Park.
- 8.38 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 Deep Water Point, Fern Park and Kent Street Weir. 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. Development is to be set back from the river's edge as much as possible. Over-water commercial development is not supported in this locality.
- 8.39 May consider a shared facility incorporating new river-related community uses, café, public toilets, Salter Point Sea Scouts and Curtin University Boat Club at Sandon Park. Development is to be set back from the river's edge as much as possible.
- 8.40 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.
- 8.41 Provide opportunities to learn about river ecology and conservation, including through art, interpretation, signage, nature-based play and activities.
- 8.42 Where appropriate, enhance the use of the river for kayaking and canoeing. Maintain and enhance public kayak/canoe launching facilities or beach river access points at recreational nodes.

ACTION PLAN

Action	Timing (years) 0-2, 2-5, 5+	Key agencies (in addition to DBCA)	Notes
8.43 Undertake long-term planning to: <ol style="list-style-type: none"> i. Increase the provision and width of the foreshore Parks and Recreation reserve in this locality, particularly where the reserve is narrow or where there is to be an increase in density, such as near the Canning Bridge; ii. Improve existing narrow foreshore reserves by rationalising and reducing the road layout to optimise the design and quality of the foreshore space and provide for active transport opportunities, such as along The Esplanade (Brentwood and Mount Pleasant) and Riverton Drive; and iii. 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, DPLH	Consider as part of strategic planning
8.44 Incorporate an interpretation node to recognise cultural heritage values at Deep Water Point, Mount Henry, Shelley/Prisoners Point/Salter Point and Canning River Regional Park, as identified in <i>Marli Riverpark: An Interpretation Plan for the Swan and Canning Riverpark</i> .	5+	LGAs	To form part of foreshore improvement works in these locations
8.45 Investigate options for a low-impact ferry jetty at Canning Bridge.	5+	DoT, PTA, CoM, CoSP	Driven by demand
8.46 Investigate options for Rowing WA and the Swan River Rowing Club to share facilities and provide for opportunity to introduce new river-related community uses within Apex Reserve. Consideration should be given to constructing a new shared building appropriately set back from the high-	0-2	CoM	

	water mark to allow for improved broader public use of the beach and foreshore area.			
8.47	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. 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 this location
8.48	Investigate options for future redevelopment of a shared facility incorporating new river-related community uses, café, public toilets, Salter Point Sea Scouts and Curtin University Boat Club at Sandon Park.	2-5	CoSP	To inform foreshore improvement works in this location
8.49	Master plan Centenary Park to provide for community amenities and rehabilitation of the riverbank. Enhance passive recreation at the site and consider temporary pop-up or public event activation. Investigate a new shared facility for river-related community uses incorporating TS Canning, the Canning Sea Scouts and the Canning River Canoe Club.	2-5	CoC	To inform foreshore improvement works in this location
8.50	Investigate the introduction of closed waters for motorised vessels between Riverton Bridge and Kent Street Weir.	2-5	DoT, CoC	
8.51	Investigate potential road closures to connect Riverton Drive North Reserve parklet to Wadjup Point and Zenith Park to the Riverton foreshore, to optimise provision of public open space.	5+	CoC	Consider as part of strategic planning
8.52	Investigate options to reduce the visual prominence on the riparian landscape of the distributor powerlines and the raised distributor water pipeline that crosses the Canning River at Shelley Basin. Consider planting of tall tree species on the foreshore to partially obscure views of the utilities.	5+	WC, CoC	

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8.53	Undertake infill sewer connection for the Canning Sea Scouts and TS Canning buildings within Centenary Park.	0-2	CoC	To form part of related proposals
8.54	Investigate route options for the public accessway from Thomas Middleton Park to Spinaway Crescent. Account for the terrain, environmental values and landscape amenity of the foreshore reserve when designing the accessway, including considering locating a section of the pathway with the Spinaway Crescent and Moonlight Crescent road reserve.	0-2	CoM	
8.55	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	
8.56	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

CoC City of Canning

CoM City of Melville

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