

ATTACHMENT NO. 2

BASSENDEAN FORESHORE PRECINCT PLAN

DRAFT - April 2014





Above: The panoramic view from Point Reserve's public jetty in summer (UDLA).
Cover: Point Reserve (UDLA).

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FOREWORD

The purpose of the Town of Bassendean Foreshore Precinct Plan is to provide the Swan River Trust , the Town of Bassendean and the Western Australian Planning Commission with a detailed planning tool to guide the future use and development of the Bassendean foreshore.

The plan guides the future use and management of the Bassendean foreshore and the development interface with the Parks and Recreation reserve.

VISION

Our vision for the river and its setting is that it displays its true worth as a sustaining resource to Aboriginal society over many millennia and as the foundation of European settlement in Western Australia.

We are committed to protecting and enhancing the river by respecting its environmental values, social benefits and cultural significance. We will guide adjacent land use, civic design, and development to ensure that the value of the river and its setting to the community is maintained.

- Swan and Canning Rivers Precinct Planning Project - Precinct Plan Handbook

WHAT DOES THIS ENTAIL?

It requires that development respect the benefits and reinforce the setting of the river, its tributaries, floodplains and landscape setting. Wildlife and fringing vegetation should be protected, managed, understood and enjoyed by all.

It promotes a clean and healthy river in a setting where activities, buildings and the natural environment are in harmony with one another and with the river landscape.

It ensures the design of buildings (their form, materials and colours and their settings, trees and plants) are all lasting features of the landscape and combine to set the scene, enhance the visual harmony and confirm our sense of place.

It encourages recreation and tourism opportunities compatible with the natural environment.

It emphasises community involvement and participation in future planning and management of the river and its environs.



Boating on the river (SRT)



The shared path through Ashfield Flats (SRT)

GUIDING PRINCIPLES

The underlying philosophy of the Guiding Principles for the Swan and Canning Rivers is that the river system is a complex and dynamic natural landscape that extends beyond the river channel.

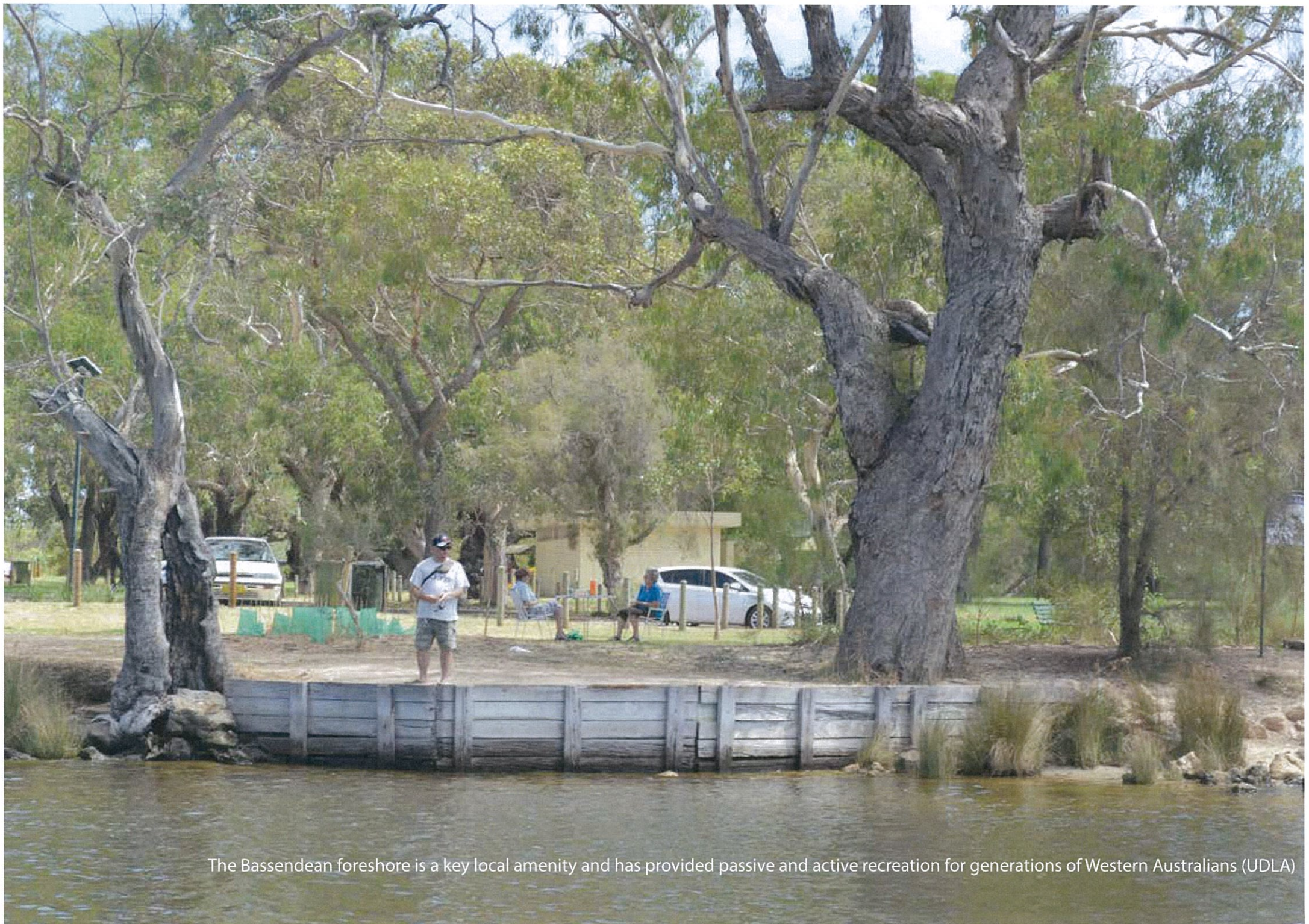
A properly functioning river alters the position of its channels and foreshore, frequently spills over its banks and occasionally occupies its floodplain. The vegetation system within it (reeds), beside it (fringing vegetation) and nearby (bushland, wetlands and enclaves) are all important parts of its ecology.

The river should be understood as this larger natural system of directly related elements. Development beside or near the river should be responsive to each of these elements.

The Guiding Principles set out broad policy objectives for the conservation, management, use and development of the river setting and have been endorsed by the Swan River Trust and the Western Australian Planning Commission to guide decision making. They encompass social, environmental, cultural and natural heritage, and development and design considerations.

These principles are listed below and further explanation of these principles can be found in Appendix 3 of the *Swan and Canning Rivers Precinct Planning Project Precinct Plan Handbook* May 2002 .

SOCIAL BENEFITS Maintaining the river and its setting as a community resource Securing public access to the river Maintaining a sense of place Providing opportunities for water transport	CULTURAL AND NATURAL HERITAGE Conserving the cultural and natural heritage of the river and its setting
ENVIRONMENTAL VALUES Protecting the natural environment Protecting fringing vegetation Minimising dredging and channel disturbance Rehabilitating the river landscape Response to river function	DESIGN AND DEVELOPMENT Promoting sensitive design and built form to complement the river landscape Encouraging appropriate development Creating linkages and greenways Creating and maintaining foreshore reserves



The Bassendean foreshore is a key local amenity and has provided passive and active recreation for generations of Western Australians (UDLA)

INTRODUCTION

SWAN RIVER MANAGEMENT STRATEGY

In 1988, the Swan River Management Strategy was adopted by the Western Australian Government as an overall framework for the conservation, use and development of the river. One of the principal objectives of the Strategy is to “ensure that land use and development on and adjacent to the river maintains or enhances the quality and amenity of the river environment” and to “balance the competing demands for use and development with the need to conserve and enhance the functional healthy river environment for the enjoyment of the present and future generations”.

The amenity and quality of the river environment is influenced substantially by how we use the river, treat its foreshores and develop land nearby. This, in turn, affects the landscape quality of the river and how much we appreciate and enjoy the river environment. The Management Strategy addresses this issue by recommending that an overall landscape plan (recommendation 14) and a policy statement (recommendation 26) guiding development on and adjacent to the river and foreshores be prepared.

SWAN RIVER SYSTEM LANDSCAPE DESCRIPTION

In 1997, the Swan River Trust published the Swan River System Landscape Description as the first stage in implementing recommendation 14 of the Swan River Management Strategy. The document identified 23 precincts throughout the Swan-Canning River System and recommended that plans be prepared to guide decision-making in relation to development on and adjacent to the river so as to protect the river landscape.

PRECINCT PLANS

In 2002, the Swan River Trust, in partnership with the Western Australian Planning Commission, published the Swan and Canning Rivers Precinct Planning Project Precinct Plan Handbook. This handbook outlines the methodology for preparing a Precinct Plan for each of the precincts within the Swan Canning Riverpark.

While the Swan River System Landscape Description and Precinct Plan Handbook both identify the need for 23 separate Precinct Plans, over time it has become apparent that preparing Precinct Plans based on local government authority administration boundaries is a more pragmatic approach. Hence this Precinct Plan for the Town of Bassendean represents one of the first of a number of plans to be developed around the Swan Canning Riverpark.

TOWN OF BASSENDEAN PRECINCT

The purpose of this plan is to :

- Provide the Town of Bassendean, the Swan River Trust and the Western Australian Planning Commission with a detailed planning tool to guide development and uses within the river setting; and
- Ensure that the landscape values of the river system are conserved or enhanced for present and future generations.

PRECINCT AREA

The precinct area encompasses the whole river front within the Town of Bassendean from the Moojebing Street to Bennett Brook. It includes all land within the Swan River Trust's Development Control Area and land abutting or considered to be affecting the Development Control Area (Figure1).

RELATIONSHIP TO SWAN RIVER TRUST DEVELOPMENT CONTROL AREA

Large parts of this precinct fall within the Swan River Trust Development Control Area and include land reserved for Regional Parks and Recreation under the Metropolitan Region Scheme. The Precinct involves jurisdictions and statutory responsibilities of the Town of Bassendean, the Swan River Trust and the Western Australian Planning Commission.

METHODOLOGY

REVIEW OF RELEVANT DOCUMENTS

In preparing this Precinct Plan an overview of various documents, including relevant legislation, local government town planning schemes, State and local government planning policies and guidelines, environmental management plans and strategic planning studies, has been undertaken. These are listed in Appendix 1.

The Swan-Canning River system has been the subject of numerous studies and investigations over the years. This Precinct Plan has been prepared having due regard to the key recommendations of the most pertinent and recent of these, including:

- Swan River Management Strategy, 1988;
- Swan River Landscape Description, 1997;
- Swan and Canning Rivers Foreshore Assessment and Management Strategy, 2008;
- Land and Waterway Use Plan, 2010;
- River Protection Strategy (Draft); and,
- Swan Canning Riverpark Trails Project (Draft);

PRECINCT DESCRIPTION/VISUAL LANDSCAPE CHARACTER ASSESSMENT

The methodology used in preparing this Precinct Plan involved a comprehensive description and assessment of the landscape character of the precinct, generally following the approach used in the Swan River System Landscape Description, covering built form, land use, vegetation and topography, movement and access and water use, and subsequently refined to take into account Visual Landscape Planning in Western Australia: A manual for evaluation, assessment, siting and design prepared by the former Department for Planning and infrastructure (now Department of Planning).

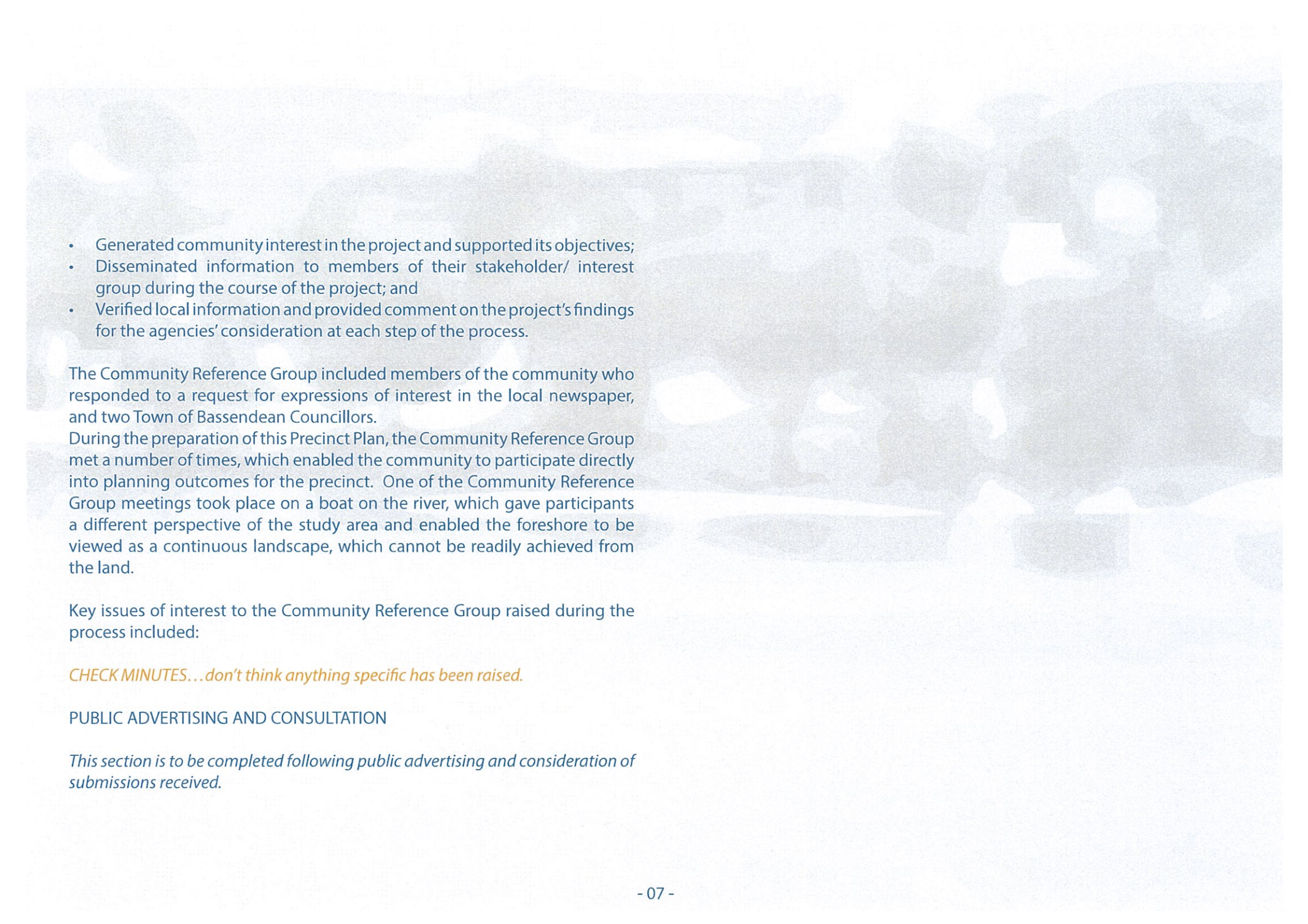
The methodology entailed understanding existing conditions, defining community objectives, identifying constraints and opportunities in association with community values and developing an agreed strategy to achieve those objectives, including recommended actions, time frames and allocation of responsibilities.

COMMUNITY AND OTHER STAKEHOLDER CONSULTATION

In preparing this plan, input from a wide range of community, business and government groups and individuals was required to ensure that all key issues were addressed and various options to resolve issues were canvassed. This was achieved through the establishment of, and engagement with, a Community Reference Group. The Community Reference Group provided an insight into local concerns and aspirations at key milestones during the project.

In particular the Community Reference Group:

- Advised the agencies on what issues were important to the community in the preparation of the plan;

- 
- Generated community interest in the project and supported its objectives;
 - Disseminated information to members of their stakeholder/ interest group during the course of the project; and
 - Verified local information and provided comment on the project's findings for the agencies' consideration at each step of the process.

The Community Reference Group included members of the community who responded to a request for expressions of interest in the local newspaper, and two Town of Bassendean Councillors.

During the preparation of this Precinct Plan, the Community Reference Group met a number of times, which enabled the community to participate directly into planning outcomes for the precinct. One of the Community Reference Group meetings took place on a boat on the river, which gave participants a different perspective of the study area and enabled the foreshore to be viewed as a continuous landscape, which cannot be readily achieved from the land.

Key issues of interest to the Community Reference Group raised during the process included:

CHECK MINUTES...don't think anything specific has been raised.

PUBLIC ADVERTISING AND CONSULTATION

This section is to be completed following public advertising and consideration of submissions received.



The dense sedges and other wetland vegetation of the Ashfield Flats is of high ecological value to the river system. (UDLA)

DEVELOPMENT CONTROL

Where development is proposed on land (i.e. on a lot) or in waters that are wholly in the Swan River Trust Development Control Area, the Swan River Trust is the primary assessing authority under Part 5 of the Swan and Canning Rivers Management Act 2006. The Swan River Trust makes a recommendation to the Minister for Environment, who makes the final determination on the application. The Swan River Trust consults the Town of Bassendean and other State Government agencies before making its recommendation to the Minister. Figure 1 represents the extent of the Swan River Trust Development Control Area.

Applications for development on land abutting waters within the Development Control Area or on land partly within the Development Control Area are assessed under Clause 30A(2)a of the Metropolitan Region Scheme. The Western Australian Planning Commission determines these applications on the advice of Town of Bassendean and the Swan River Trust.

Proposed developments located on land that abuts other land in the Development Control Area, or that are likely to affect waters in the Development Control Area, are subject to Clause 30A(2)b of the Metropolitan Region Scheme. The Swan River Trust provides advice on this type of development application to the Town of Bassendean (who act under delegated authority from the Western Australian Planning Commission).

Applications for development on other land within the Town of Bassendean Foreshore Precinct Plan area are lodged with and determined directly by the Town of Bassendean, who may consult with other State Government agencies as necessary.

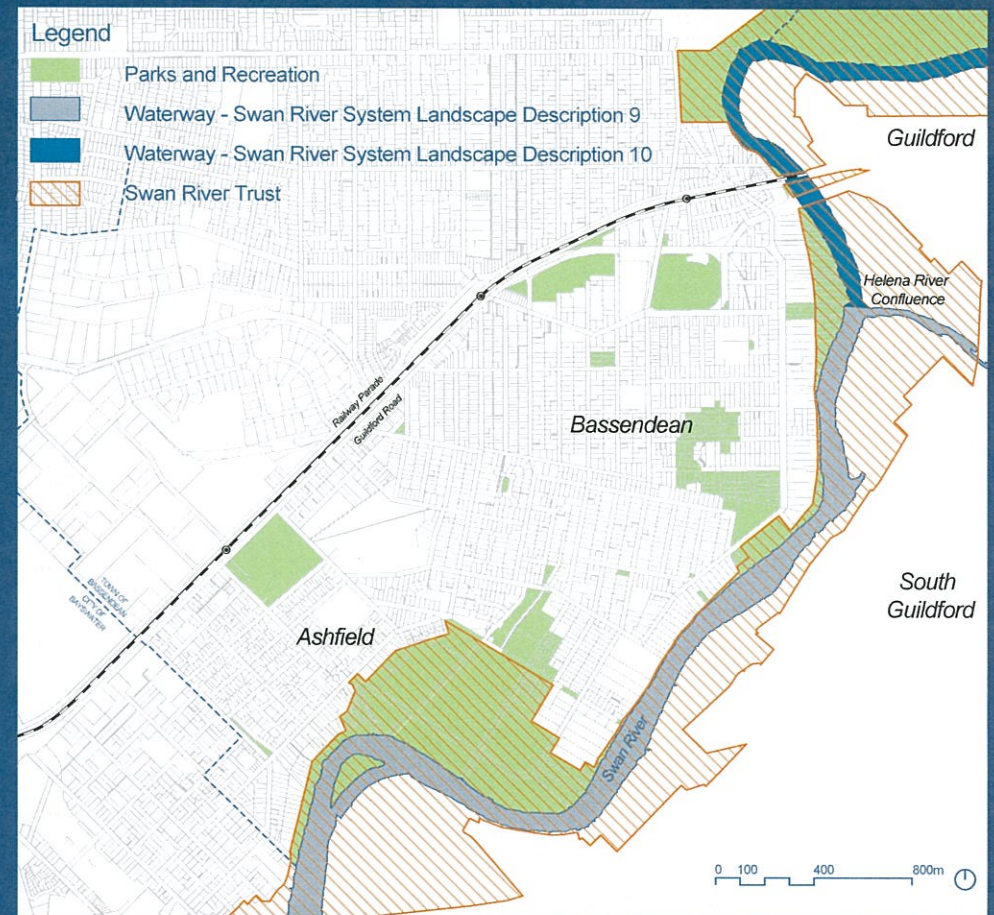


Figure 1: Swan River Trust - Development Control Area

PRECINCT DESCRIPTION

The Town of Bassendean is located within the area covered by precincts 9 and 10 of the Swan River System Landscape Description (Figure 1).

Precinct 9 covers Ascot to the Helena River Confluence and therefore relates to the majority of the Bassendean Precinct Plan.

"The Swan River takes an irregularly meandering form with sections of straight channel in this section. The Ascot Peninsula forms an attractive water body with several fingers of land extending into the river channel." Landscape Description – Precinct 9, Ascot to the Helena River Confluence (Swan River Trust, 1997)

The remaining northern portion of the Bassendean Precinct Plan is included in Precinct 10, which covers Historic Guildford – North of Helena River Confluence to Middle Swan Road. *"The Swan River takes several broad irregular meanders in this precinct. The river channel is relatively narrow and has several tributaries draining from the surrounding landforms. The riparian section is mainly lined with fringing vegetation including several shore rushes, paperbarks and sheoaks."* Landscape Description – Precinct 10, North of Helena River Confluence to Middle Swan Road (Swan River Trust, 1997)

A substantial amount of background information was collated and informed the precinct plan, relating to both the area's existing description and character, and the future strategy and direction for the Bassendean foreshore. This background information broadly related to the guiding principles that included social benefits, environmental values, cultural and natural heritage and design and development. Included in the following pages are examples of the type of background mapping that was prepared and contributed to this process.

Figure 2: Heritage and Culture

Bassendean foreshore is a place of historical and cultural significance to the local Nyoongar people, as represented by the extent of the registered heritage sites within the precinct. It is also an early colonial town site established in 1831 (then named West Guildford) and remnants of this post-colonial history remain as identified in figure 2.

Figure 3: Precinct Land use

The land use and zoning of land within and adjacent to the foreshore boundary has a strong influence on the precinct plan. The typical land use fringing the river is parks and recreation and residential. Figure 3 identifies the land uses within the precinct boundary as dictated in Local Planning Scheme number 10.

Figure 4: Precinct Path Network

High public amenity along the river relies on a strong network of dual use paths stretching the length of Bassendean's foreshore and through to its neighbouring local councils the City of Bayswater and the City of Swan. The existing network was studied to inform planning, as displayed in figure 4.

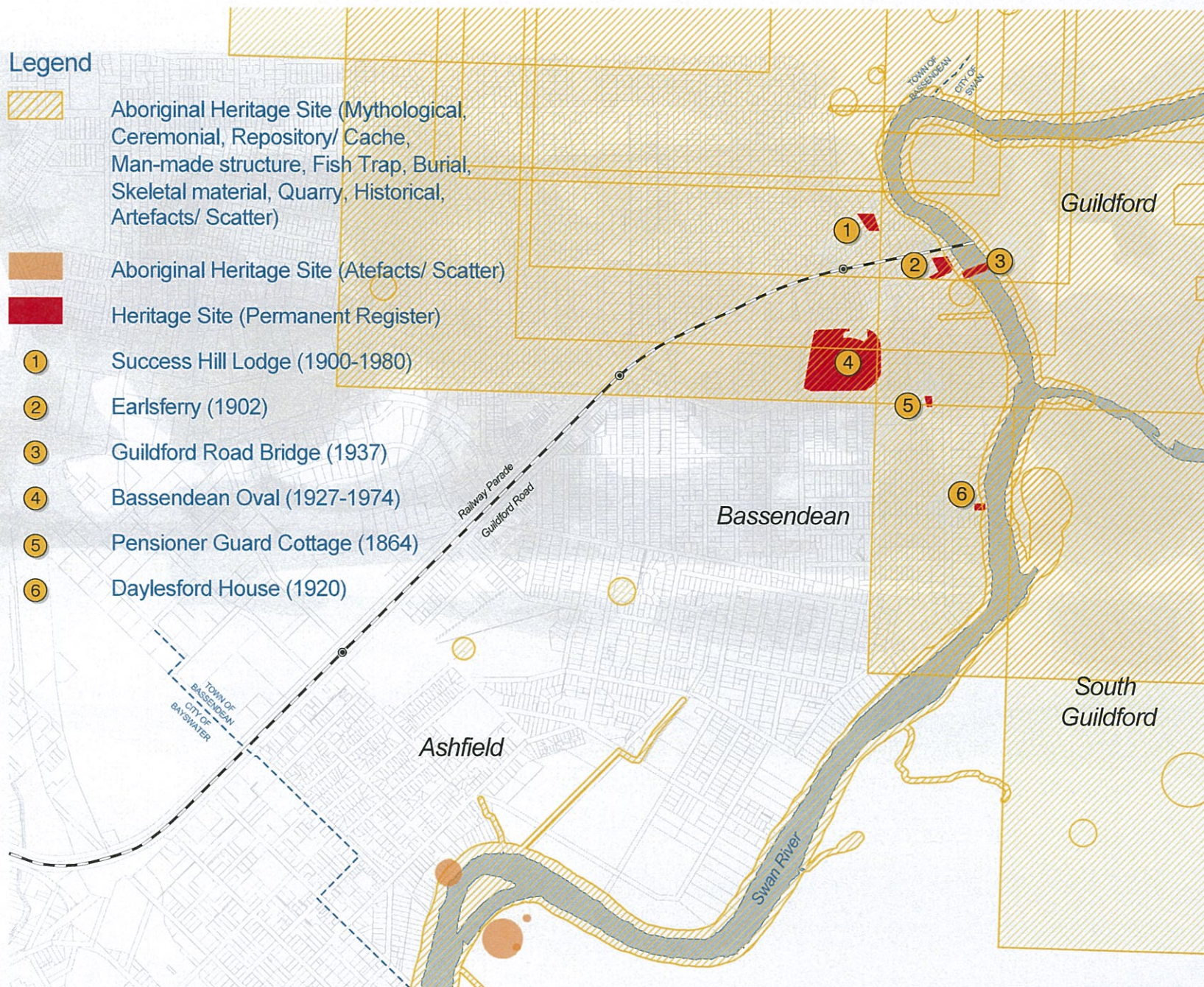


Figure 2: Heritage and Culture



Figure 3: Precinct Land Use

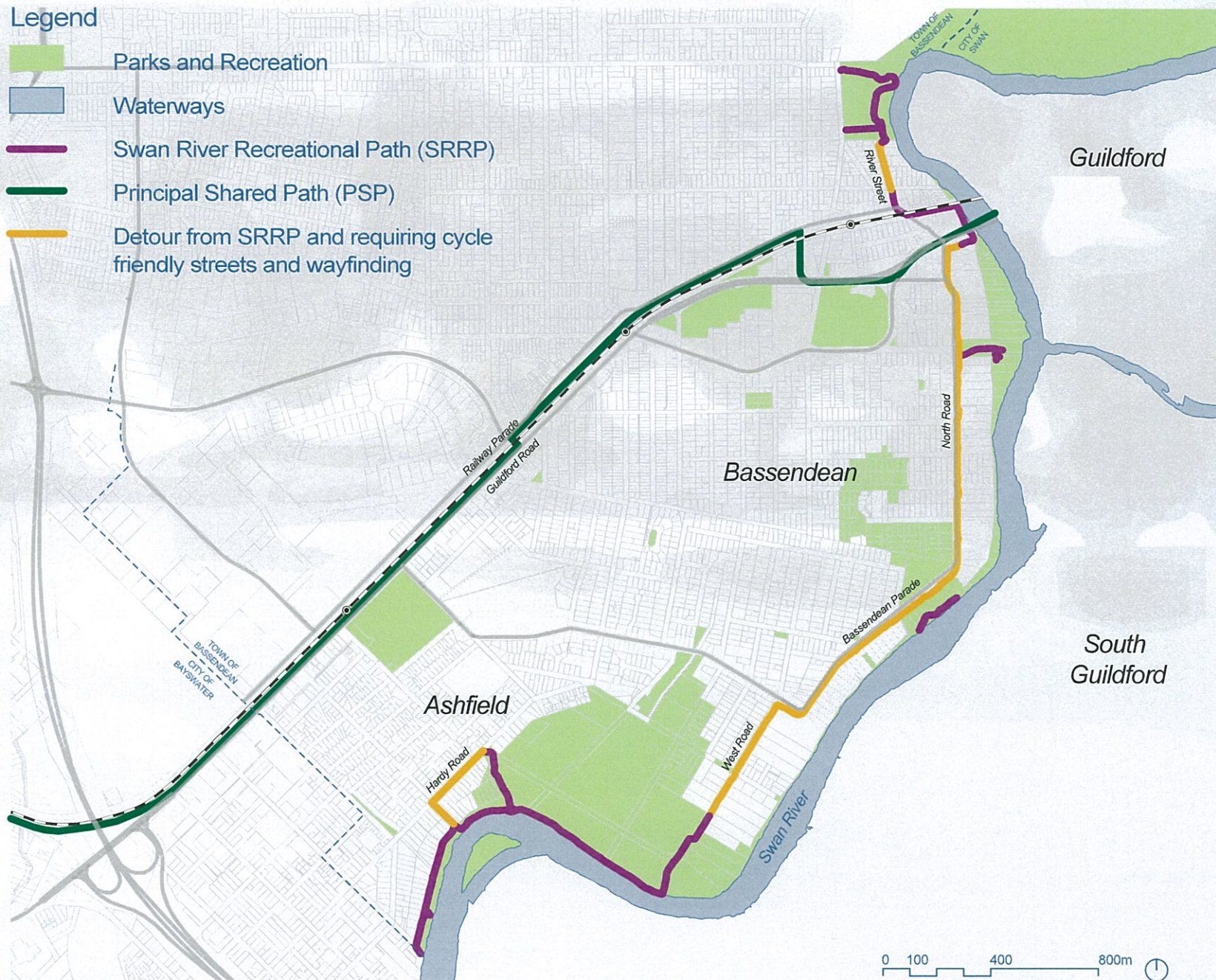


Figure 4: Precinct Path Network

LANDSCAPE CHARACTER & VISUAL LANDSCAPE ASSESSMENT

The Bassendean foreshore can be categorised into four general landscape character units (LCU) based on land use, typology, topography, functionality and visual characteristics. These landscape character units are:

LCU 1 - Steep Woodland

LCU 2 - Low-lying Wetland

LCU 3 - Open Parkland

LCU 4 - Private Residential

The following description progresses up-river from the precinct's southern to northern boundary.

In the southern area of the precinct the river bank is predominately LCU1 Steep Woodland, containing tall trees (mainly *Eucalyptus rudis*, *Corymbia calophylla* and introduced *Eucalypts* species) and a local shrub understorey. This area is well vegetated, however erosion is prominent.

The river then turns east and separates from this steep, tree lined, ridge with a large low-lying wetland (LCU2) named Ashfield Flats lying between the ridge and the river. Wetland associated vegetation such as *Melaleuca raphiophylla*, *Casuarina obesa* and multiple sedge species create a naturalistic foreshore character to the gently sloping flood plain (see landscape character unit 2 in figure 8).

This wetland borders the expansive open parkland (LCU3) of Sandy Beach Reserve with the river turning northeast, to create a low-lying broad peninsula occupied by the picturesque park.

Private residential properties (LCU4) neighbour the park on its north-eastern edge, and line the river for a stretch of approximately one kilometre. A single row of trees on the river's edge has been preserved on many of the private properties and assists in softening the visual impact of the diverse house and landscape styles and elements.

The topography of this relatively straight stretch of foreshore transitions from gently sloping floodplain to a moderately steep bank before levelling out again at the open parkland Pickering Park (LCU3) which occupies another large flood plain. The visual landscape of Pickering Park features a strong band of *Casuarina obesa* forming the interface between the open parkland and the river.

The flood plain gives way to another stretch (≈700 metres) of moderately steep, private residential foreshore (LCU4), with a visually diverse character. Again this stretch gives way to another flood plain that is the site of an open parkland reserve.

Point Reserve is a moderately sized foreshore park (LCU4) with low-key jetties and large mature trees. The view from Point Reserve is expansive and includes the confluence of the Helena and Swan Rivers, the Kings Meadow Oval (and surrounding parkland), and the well vegetated Guildford foreshore. North from Point Reserve the flood plain's open, flat, parkland aesthetic continues to the iconic Guildford Bridge.



The Steep Woodland (LCU1) constituting the foreshore at Success Hill Reserve. (UDLA)

Beyond Guildford Bridge the river bank becomes very steep Woodland (LCU1) with tall local trees (*E.rudis* and *C.Calophylla*) and an understorey of introduced weed species dramatically existing on the steep bank. This steep vegetated foreshore rising over five metres creates a sense of enclosure at river level screening the neighbouring residential land use. This steep bank has been carved by the sharp turn in the river that also contributes to the intimate enclosed nature of this portion of the river.

Success Hill Reserve consists of more open parkland (LCU3) and sits above the river bank and is a fromal access point to this portion of the river. The impressive views from Success Hill are to the well vegetated Fish Market Reserve and the confluence of Bennett Brook and the Swan River. This steep foreshore gives way to a low-lying wetland environment (LCU2) surrounding the Bennett Brook – Swan River confluence.

The location of these landscape character units are represented in figure 5.

1 **LCU 1 - Steep Woodland**

A steep foreshore zone dominated by tall local riparian tree species creating partial canopy cover with associated under storey species. This linear band creates a distinct “naturalistic” character to this area of the foreshore with the tall tree species the major visual contributor.



Steep Woodland: near Ashfield Parade foreshore

2 **LCU 2 - Low-lying Wetland**

Low-lying areas of sedges and other vegetation that experience seasonal or permanent inundation. These wetlands are prominent, natural elements and provide many vital ecological functions.



Low-lying Wetland: view south across Ashfield Flats

3 **LCU 3 - Open Parkland**

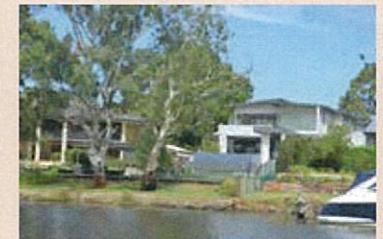
Expansive areas of parkland characterised by open lawns surrounding large individual trees, a thin band of sedges constitutes the majority of the interface between river and parkland. The informal arrangement of trees in open lawn creates a picturesque quality to the landscape.



Open Parkland: view north through Sandy Beach Reserve

4 **LCU 4 - Private Residential**

There are three main areas along the Bassendean foreshore where a row of large residential properties front directly onto the river's edge. Some have private jetties and a large variation of foreshore edge conditions and styles exists.



Private Residential: Property mid-way between Pickering Park and Point Reserve



Figure 5: Landscape character units

PRECINCT OBJECTIVES

This Precinct Plan is a policy document and strategy identifying key activity nodes, view corridors, access points and topographical features, supported by a series of specific actions and recommendations. It is expected that all future land use, subdivision, development and civic design proposals in the Bassendean Foreshore Precinct will take into account the recommendations of this Precinct Plan.

The precinct objectives presented here have been formulated having regard to the Swan and Canning Rivers Vision Statement and Guiding Principles and to the specific character of the river within Precinct 10.

The elements of the Precinct Plan are not exhaustive and cannot anticipate all future development scenarios that may eventuate. The intent of the plan therefore is to provide guidance and to demonstrate how development can enhance, rather than detract from, the character, setting and public enjoyment of the river.

Land use, building form, road patterns, vegetation and topography all combine to influence how a development affects the river. The Guiding Principles should therefore be regarded as a checklist, which can be used by proponents, local government, the Swan River Trust and other agencies in the application assessment and approval process. The guidelines are not intended to replace any existing guidelines, unless specifically stated to the contrary.

The precinct objectives are presented under the headings of:

- Built Form
- Land Use;
- Vegetation and Topography;
- Movement and Access; and
- Water Use

All future land use, subdivision, development and infrastructure design proposals should be supported or undertaken only if it can be demonstrated that they are consistent with the following objectives.

BUILT FORM

OBJECTIVE - To ensure development is cognisant of its proximity to, and impact on the character, setting and public enjoyment of the river.

EXPLANATION - These guidelines apply generally throughout the Bassendean Foreshore Precinct and will be used to guide decision-making in relation to development and proposals on the water and on land within the river setting. The following design principles will assist in meeting the objective:

Building Siting and Orientation:

- Development should generally be orientated toward the river and adjacent foreshore reserves unless site conditions prevent this.
- The use of blank walls with little or no detailing should be avoided.
- Development on land immediately adjoining the foreshore reserve should be sited so as to maximise casual visual surveillance.

Design Responses:

- Design Responses that are sympathetic to the slope of the site should be used to minimise the need for excessive cut and fill or use of large retaining walls.
- On land with steep gradients, this may require greater use of timber supports, concrete or steel piles to minimise onsite earthworks, or multi-level design/construction design solutions which incorporate roof lines sympathetic to the predominant built landscape.

Earthworks and Retaining Walls:

- Excessive earthworks and use of large retaining walls should be avoided
- The height of retaining walls should be kept to a minimum. This can be achieved through flexible building setbacks and appropriate terracing of retaining walls to soften their visual impact.

Building Height:

- Building heights for new development should be appropriate to the landscape context of the locality.
- Building heights should generally reflect the prevailing building heights in the locality, especially in established residential areas.
- Building heights should not block the view to and from an important landmark or significant landscape feature such as the river escarpment.
- Important view corridors should be preserved or be created, such as to and from a landmark feature, heritage building, park, road or other public space.

Materials:

- The materials and finishes of buildings should complement the landscape character of the precinct, making reference to those predominantly used in the local context.
- Large-scale developments should comprise a range of materials and finishes to complement the diverse landscape character of the precinct.

LAND USE

OBJECTIVES

- To recognise the popularity of this section of the river for a wide range of land and water-based activities, accommodating uses, access and associated infrastructure within clearly defined nodes.
- To ensure that continued access to, use and enjoyment of, the river and foreshore by the public is not compromised by private and semi-private uses.
- To ensure that adequate foreshore reserves are set aside at rezoning and subdivision stages to allow for public use and enjoyment of the river.

EXPLANATION - It is important to ensure that the public can continue to use, access and enjoy the river and its foreshores. Commercial and other private forms of development should be contained within clearly defined activity nodes, as identified on the Precinct Strategy Plan (Figure 6).

VEGETATION AND TOPOGRAPHY

OBJECTIVE - To conserve significant landforms and vegetation and to enhance landscape values within the precinct.

EXPLANATION - The landform either side of the river in this locality contains a number of elements which have high conservation, heritage and scenic value. These include the cliffs, escarpment and cliff face. Elsewhere, the landscape is less dramatic but nonetheless constitutes an important natural setting for the river.

Development should make a positive contribution to the setting of the river and visual quality by incorporating sensitive design and appropriate materials and construction techniques.

TOPOGRAPHY

OBJECTIVE - To ensure that development complements the contours of the land as viewed from the river.

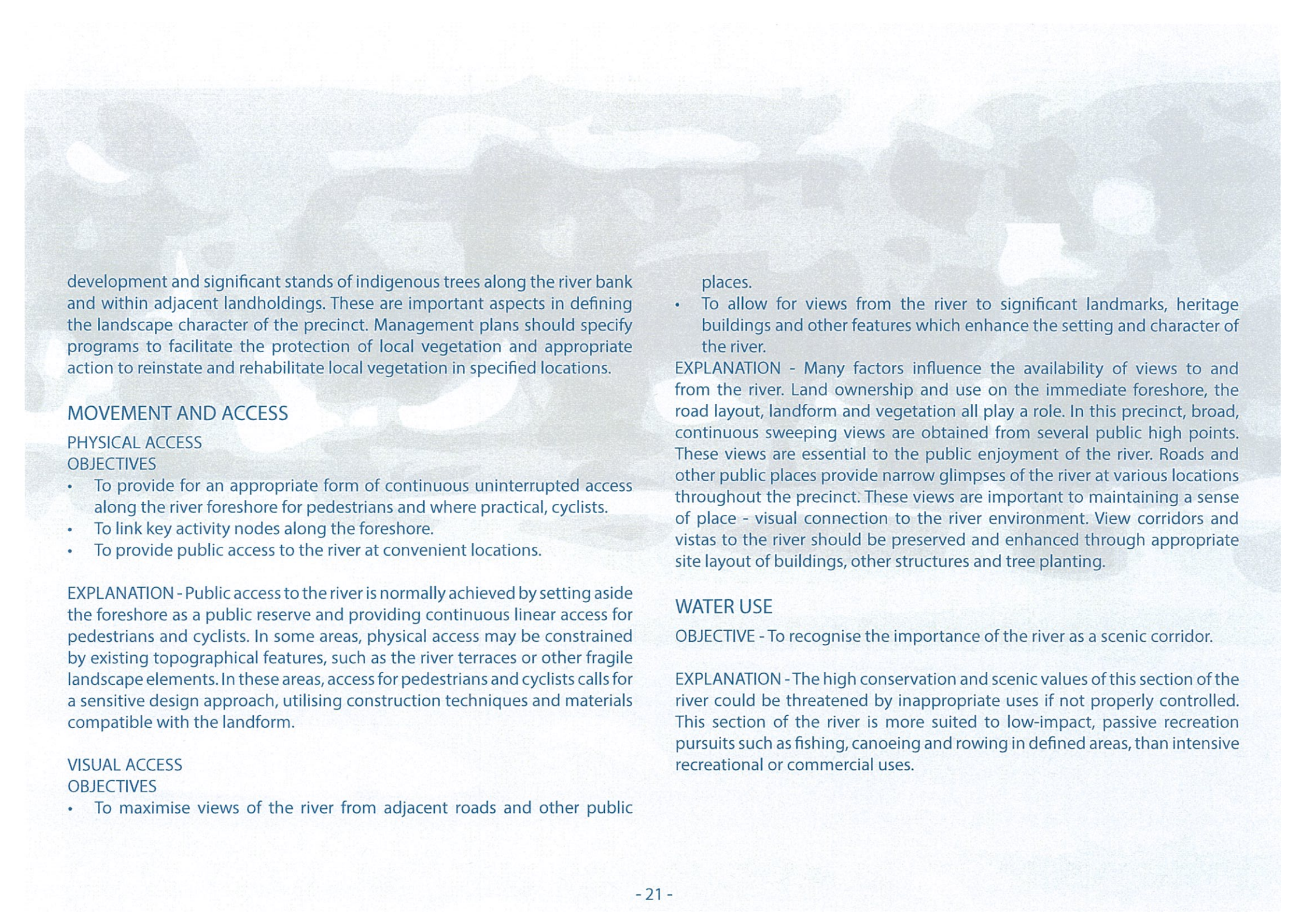
EXPLANATION - In many parts of this precinct the landform either side of the river comprises flat or gently undulating land, which is above and beyond the deep river valley. This is an important aspect that defines the landscape character of this part of the river. Development should generally be set back from the top of the slope of the river valley, so as to curtail its visual impact and cut and fill of the land should be avoided as much as possible.

VEGETATION

OBJECTIVES

- To protect and preserve existing remnant local and significant exotic vegetation.
- To retain a maximum degree of tree cover on land adjacent to the river.
- To encourage rehabilitation of fringing vegetation to protect and restore the natural ecology of the river.

EXPLANATION - Within this precinct a rich texture of vegetation exists ranging from eclectic plantings in association with urban and semirural



development and significant stands of indigenous trees along the river bank and within adjacent landholdings. These are important aspects in defining the landscape character of the precinct. Management plans should specify programs to facilitate the protection of local vegetation and appropriate action to reinstate and rehabilitate local vegetation in specified locations.

MOVEMENT AND ACCESS

PHYSICAL ACCESS

OBJECTIVES

- To provide for an appropriate form of continuous uninterrupted access along the river foreshore for pedestrians and where practical, cyclists.
- To link key activity nodes along the foreshore.
- To provide public access to the river at convenient locations.

EXPLANATION - Public access to the river is normally achieved by setting aside the foreshore as a public reserve and providing continuous linear access for pedestrians and cyclists. In some areas, physical access may be constrained by existing topographical features, such as the river terraces or other fragile landscape elements. In these areas, access for pedestrians and cyclists calls for a sensitive design approach, utilising construction techniques and materials compatible with the landform.

VISUAL ACCESS

OBJECTIVES

- To maximise views of the river from adjacent roads and other public

places.

- To allow for views from the river to significant landmarks, heritage buildings and other features which enhance the setting and character of the river.

EXPLANATION - Many factors influence the availability of views to and from the river. Land ownership and use on the immediate foreshore, the road layout, landform and vegetation all play a role. In this precinct, broad, continuous sweeping views are obtained from several public high points. These views are essential to the public enjoyment of the river. Roads and other public places provide narrow glimpses of the river at various locations throughout the precinct. These views are important to maintaining a sense of place - visual connection to the river environment. View corridors and vistas to the river should be preserved and enhanced through appropriate site layout of buildings, other structures and tree planting.

WATER USE

OBJECTIVE - To recognise the importance of the river as a scenic corridor.

EXPLANATION - The high conservation and scenic values of this section of the river could be threatened by inappropriate uses if not properly controlled. This section of the river is more suited to low-impact, passive recreation pursuits such as fishing, canoeing and rowing in defined areas, than intensive recreational or commercial uses.

PRECINCT STRATEGY

SOCIAL BENEFITS

Preserving and enhancing the existing foreshore parks and reserves that exist on the precinct's flood plains is paramount to the ability to allow the public to experience the river within Bassendean and the quality of these experiences. Connecting these parks and reserves, or activity nodes, is also highly influential on the overall quality of the foreshore experience. With the Town of Bassendean committed to the infill objectives of Directions 2031, an increased population is anticipated, as is an increased demand on the amenity provided by the river and its foreshore parks. In preparation for increased demand for public open space; Success Hill Reserve and Sandy Beach Reserve / Ashfield Flats are considered regional recreation nodes. Due to their isolated, constrained sites and smaller size; Pickering Park, Ashfield Parade Reserve and Hardy Road are considered more intimate and discrete local parks. Due to Point Reserve's proximity to the commercial centre of Bassendean; potential exists to draw visitors from the Town Centre down to the foreshore park with commercial opportunities.

CULTURAL AND NATURAL HERITAGE

Bassendean has a strong cultural heritage associated with the river. Maintenance of this natural heritage requires consideration when development is planned and actions to maintain the river's physical and biotic characteristics. Sensitive erosion control, preservation of existing vegetation, minimised dredging and channel disturbance, succession planting of large trees, weed control and revegetation of degraded areas are all continual considerations aimed at preserving the natural heritage of the river. Success Hill Reserve and Pyrtton Reserve are sites holding particular significance to the Nyoongar community and interpretation and preservation within these areas is of critical importance. The Swan River has played a significant role in the lives of generations of residents in the Town of Bassendean; this public access to and interaction with the river should be protected and enhanced to continue this tradition.

ENVIRONMENTAL VALUES

Protecting the integrity of the Swan River environment is crucial to its ability to provide amenity and value to locals and visitors within the Town of Bassendean. Bush Forever classification covers Ashfield Flats, Sandy Beach Reserve, Success Hill foreshore and Bennett Brook. Conservation Over Water status covers the river from Point Reserve north to the precinct's extent at Bennett Brook. These areas are considered high ecological priorities and require preservation and enhancement to ensure the rivers health and longevity. The fringing vegetation has been compromised in significant sections of the Bassendean foreshore. Strategic foreshore planting is required to re-introduce shoreline and understorey vegetation and assist in the succession of mature trees. Additionally, enhancing foreshore vegetation will assist in erosion prevention and control. Erosion control requirements for different areas of foreshore have been priorities and are displayed in figure 6.

DESIGN AND DEVELOPMENT

The Ashfield Flats/Sandy Beach Reserve, Point Reserve and Success Hill Reserve, are priorities for enhancement. Potential facility upgrades and commercial opportunities may be appropriate in these locations due to their regional significance. Connecting these nodes via a foreshore shared path is a significant challenge due to privatised sections of the foreshore impeding public access. The long term goal of establishing this foreshore connection would improve the experience of the foreshore and increase the amenity it provides. It would also help to include the Bassendean foreshore and its reserves in a wider tourist network and destination. This is currently restricted by private properties that extend to the river in certain areas as shown in figure 6.

Development of the foreshore must be placed in the context of increased population within the Town of Bassendean due to increased zoning densities as prescribed by Directions 2031. The associated increased demand on the amenity provided by the foreshore requires appropriate design and development to ensure this demand is catered for and the social, environmental and heritage features of the precinct are preserved and enhanced.



Figure 6: Precinct Strategy Area A

SUB-PRECINCT PLANS

The Town of Bassendean foreshore precinct has been divided into five sub-precinct areas to allow for more specific and appropriate strategies to be proposed.

The creation of these sub-precincts is based upon landscape character, land use and key natural divisions and features.

The sub-precinct areas are shown in figure 7 and include:

1. Ashfield and Sandy Beach Foreshore;
2. Bassendean Parade residential area;
3. Pickering Park;
4. Point Reserve; and,
5. Success Hill;

Key localised strategic recommendations have been suggested and follow the projects Guiding Principles of:





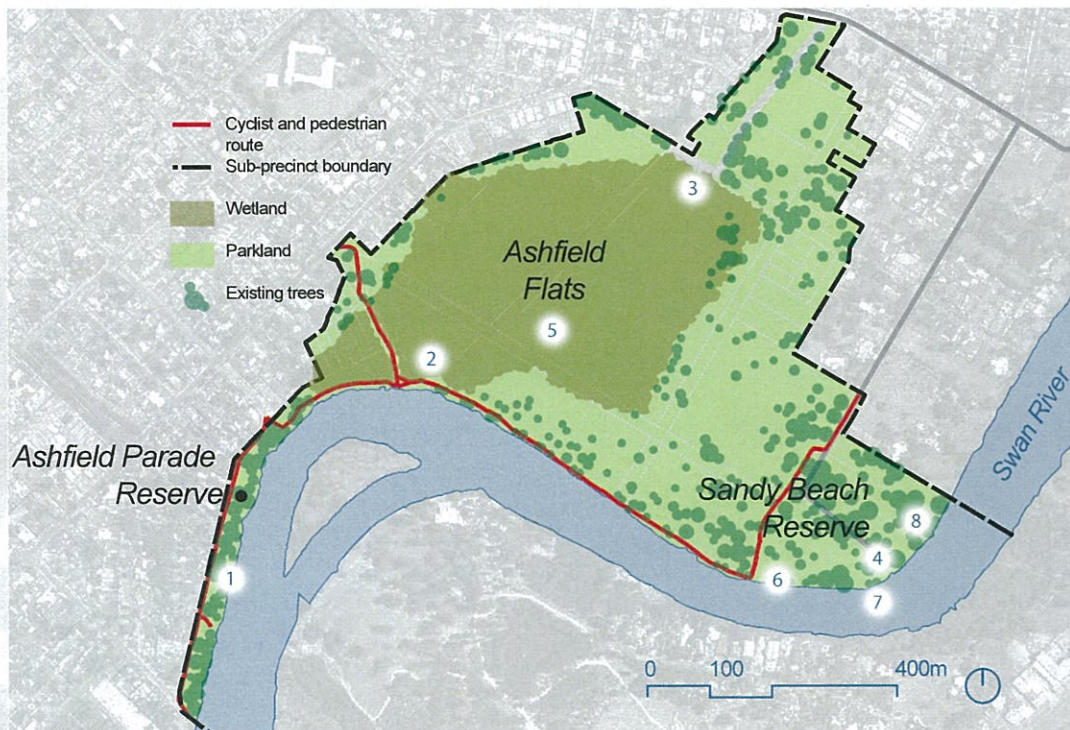
	Social Benefits		Cultural and Natural Heritage
	Environmental Values		Design and Development



Figure 7: Location of sub precincts.



SUB-PRECINCT 1: ASHFIELD FORESHORE AND SANDY BEACH RESERVE

Sub-precinct 1 has the potential to become a regionally significant recreation area and a key destination in a wider foreshore tourism route. Ashfield Parade is a quiet street that separates private residential land use from the foreshore reserve. The reserve has two distinct linear Landscape Character Units. The first, bordering the road, is a flat linear parkland with mature trees surrounded by lawn, with a shared path running its length. The second Landscape Character Unit, on the river side of the reserve, is a steep woodland river bank with an understorey of local shrubs and evidence of significant erosion. Stairs connect Ashfield Parade to a riverside path that links into the Ashfield Flats shared path. The Ashfield Flats is a large expanse of low-lying wetland with altered hydrology due to the presence of an open Water Corporation drain that forms a straight incision through the wetland system. The Ashfield Flats Reserve is the largest remaining river flat in the Perth metropolitan area covering 64 hectares. This area requires ecological rehabilitation to control weeds and reinstate ground hydrology. The access path is only on its southern side and the compelling views across this expansive wetland are currently under-utilised. The land is currently owned by Western Australian Planning Commission, and through a management arrangement maintenance is conducted by the Town of Bassendean. A boardwalk structure allows access between the flats and the river and onto a dual use path that leads into the large parkland expanse of Sandy Beach Reserve. Sandy Beach Reserve is a large well maintained park with many mature local trees. The area around Ashfield Flats and Sandy Beach Reserve is a well-used recreational area for dog walking and fishing.

Social Benefits
 Cultural and Natural Heritage
 Environmental Values
 Design and Development

Figure 8: Sub-precinct 1



1. Erosion is a significant issue along Ashfield parade foreshore reserve and remediation will require on-going efforts.



2. An opportunity exists to sensitively enhance the experience of Ashfield Flats with improved access (boardwalks) and interpretation.



3. Designated viewing areas or structures could utilise the view across Ashfield Flats and showcase this important area.



4. Sandy Beach reserve is a large regional park with a gentle bank and sufficient space to allow a designated boat launching facility and associated car park.



5. Ashfield Flats requires ecological restoration. This is unlikely under the financial constraints of the current management arrangements and may require reassignment of its long term management.



6. A suitable kayak launching area in Sandy Beach reserve would allow connection from the northern river bank to the extensive kayak facilities at Garvey Park.



7. A jetty with the capacity to facilitate ferries could provide an opportunity to attract visitors and tourists to Ashfield Flats and Sandy Beach Reserve.



8. With increased attraction and therefore visitor numbers to the area, commercial opportunities could become viable and would contribute to further increasing activation.

SUB-PRECINCT 2: BASSENDEAN PARADE RESIDENTIAL AREA

Sub-precinct 2 represents the largest stretch of privately owned foreshore in the Bassendean Precinct. 25 Private residential lots extend to the river's edge comprising a one kilometre section of foreshore. Some remnant foreshore trees have been preserved near the river's edge on the private lots. Protection of remnant, fringing vegetation is vital in softening the visual influence of the residences on the river environment, as well as performing an ecological function and assisting in erosion prevention. The properties have a diverse approach to the treatment of the river's edge representing many differing techniques for foreshore stabilisation. The houses and surrounding gardens also represent an eclectic variation in styles, treatments and elements. The foreshore path that runs into Sandy Beach Reserve turns away from the foreshore and into West Road which runs along the front of the foreshore properties. At the end of Villiers Street East, the road reserve continues to the river's edge creating a small area of public ownership and providing access to the river. The most appropriate route to connect to the foreshore is to continue along West Road until turning right on Bassendean Parade that continues into Pickering Park. West Road and Bassendean Parade are separated from the river by the private properties and the route to re-connect with the foreshore is unclear. Establishing a public foreshore connection through this precinct will remain a significant challenge due to the length of foreshore involved (one kilometre), narrow width of the foreshore reserve and the erosion control measures required through much of the section.

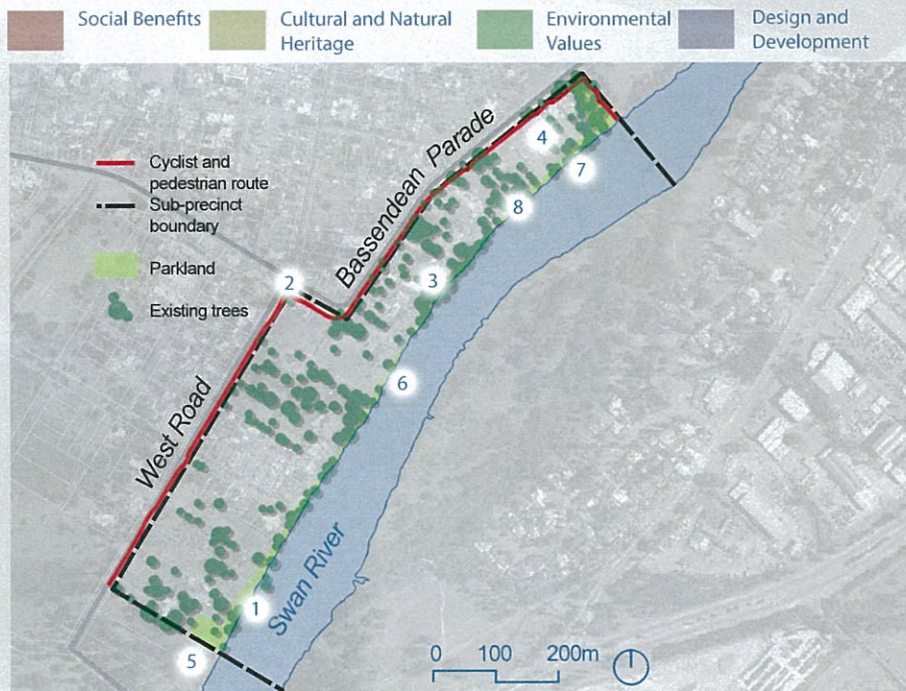


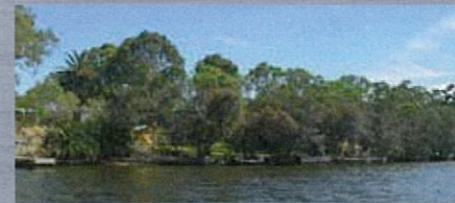
Figure 9: Sub-precinct 2



1. The long term goal of connecting Sandy Beach Reserve to Pickering Park is challenging, however it is important to include Bassendean in the wider Swan River recreation route.



2. As a short term measure, the route along West Road and Bassendean Parade should be enhanced including improved way-finding, path treatments, and planting of riverine vegetation.



3. Riparian trees on private land should be preserved and play a significant role in reducing the impact of private properties on the river's visual character.



4. Potential exists to increase density to compensate for the acquisition of foreshore reserves to allow public access along the foreshore.



5. Specification of visually permeable fencing and vegetative screening would reduce the influence of properties directly abutting Parks and Recreation Reserve on their side boundaries.



6. An agreed best practice approach to erosion control on private properties could be determined and then guidance provided to private property owners.



7. A strategic planting regime is required to re-introduce understorey and bolster fringing vegetation to aid erosion control, and improve river health.



8. The road reserve at the end of Deakin Street continues to the water's edge and presents an immediate opportunity for fringing vegetation and public amenity enhancement.

SUB-PRECINCT 3: PICKERING PARK

Sub-precinct 3 includes Pickering Park and a section of private residential properties that stretch north to Point Reserve.

Pickering Park is open parkland with large mature trees occupying the flood plain between the river and Bindaring Wetland. The park contains a linear strip of fringing vegetation visually dominated by *Casuarina obesa*, which constitutes its interface with the river. The exception to this is a low-key boat launching area that creates a clearing in the fringing vegetation and creates a view from the river to the boat ramp car park that is in close proximity to the river's edge. Other facilities in the local park include a picnic, basketball and playground area. Recently planted trees exist within the park along with areas of re-vegetation highlighting the efforts to increase vegetation. The northern edge of the park is bound by the fence line of a private property that is only partially screened by vegetation. North of Pickering Park is a 700 metre stretch of privatised foreshore with 12 privately owned Parks and Recreation Reserve (P&R). This area restricts connection from Pickering Park to Point Reserve, and establishing a foreshore path to create this connection would greatly enhance the public amenity. Due to the location of the flood plain, houses on the southern and northern ends of this section have a sizeable setback from the river and this low, flat plain has good potential for a future public access route. The land in the central portion of this section (near the road reserve of Anstey Street) has a steep bank and the floodway remains close to the river's edge. This has created a condition where a short setback distance occurs between the built form and the P&R reserve. Short setbacks, steep land, narrow P&R reserves and erosion issues dictate that future public access along this area is likely to be in the form of a boardwalk.



Figure 10: Sub-precinct 3



1. The relocation of the Pickering Park boat launching area to Sandy Beach Reserve could be appropriate given its local, rather than regional role, however community opinion would be important in making this decision.



3. A foreshore path connecting Pickering Park and Point Reserve would greatly enhance the foreshore amenity and include the area in a wider tourist network.



2. Relocation of the car park at Pickering Park further from the river's edge is recommended to reduce the visual influence of parked cars on the rivers landscape character.



4. In the short term, the route along North Road should be enhanced including improved way-finding, path treatments, planting of riverine vegetation etc.



5. An increase in zoning density could be used to compensate increased P&R reserve and the ceding of P&R reserve to the Crown.



6. A strategic planting regime is required to re-introduce understorey and bolster fringing vegetation to aid erosion control and river health.



7. Specification of visually soft fencing and vegetative screening would reduce the visual influence of properties directly abutting P&R Reserve on their side boundaries.



8. An agreed best practice approach to erosion control on private properties could be determined and then guidance provided to private property owners.

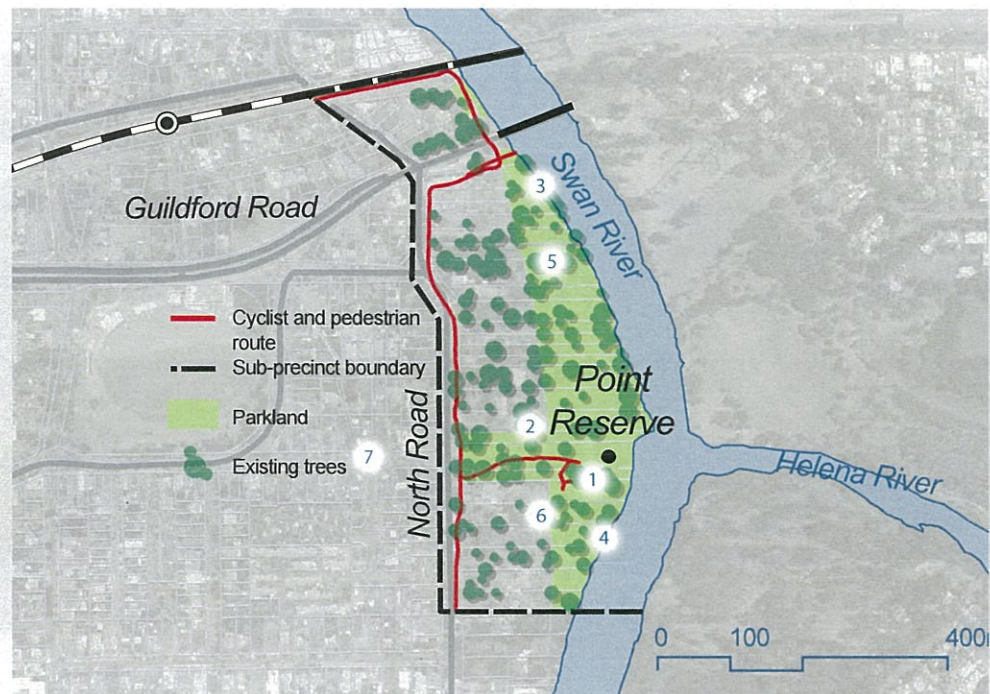


Figure 11: Sub-precinct 4

SUB-PRECINCT 4: POINT RESERVE

Sub-precinct 4 includes Point Reserve and privately owned land to the north and south of the park.

Point Reserve is a moderately size foreshore park, located at the nearest point of the river to the Bassendean Town Centre. The picturesque park is populated by mature flooded gums (*Eucalyptus rudis*) scattered across the low-lying flood plain. The western side of the park rises steeply to approximately five metres above the flood plain and the residences on the private land sit above this ridge. There are low-key facilities at the park including BBQ's, toilets, picnic tables and shade structures. The car parking is spread across two areas, one above the ridge near the entrance to the park and one on the level of the flood plain. The panoramic view from Point Reserve is impressive and includes the confluence of the Helena and Swan Rivers, the Kings Meadow Oval (and surrounding parkland) and the well vegetated Guildford foreshore. Two low-lying jetties enhance the visual character and experience of Point Reserve allowing close interaction with the river and views to the north and to the south.

The northern and southern ends of the flood plain extend beyond the boundaries of the park leaving flat privatised land in these areas without any built form or structures, presenting the opportunity for the creation of a shared path along the foreshore. The northern section of this plain is cut by an open Water Corporation drain before meeting the shared use path that runs below Guildford Road and then Rail Bridge.



1. Its proximity to Bassendean Town Centre gives Point Reserve potential to be an exciting regional activity node and increasing and enhancing facilities is recommended.



2. With increased attraction and therefore visitor numbers to the area, commercial opportunities could become viable and would contribute to further increasing activation.



3. A shared path that connects Point Reserve to Guildford Bridge would enhance the experience of the park and connect it to the high use shared path network (including PSP network).



4. Establishment of a shared foreshore path through Point Reserve that extends south and connects to the proposed path in sub-precinct 3 would include Bassendean in a wider tourism and recreation network.



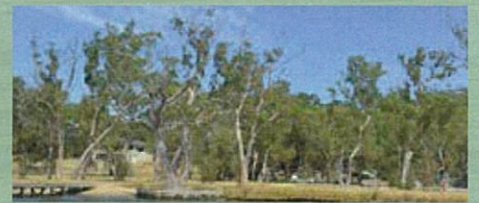
5. Ownership boundaries on the flood plain to the north of the park are unclear and some fences extend into the river. Clarification and demarcation of boundaries is recommended.



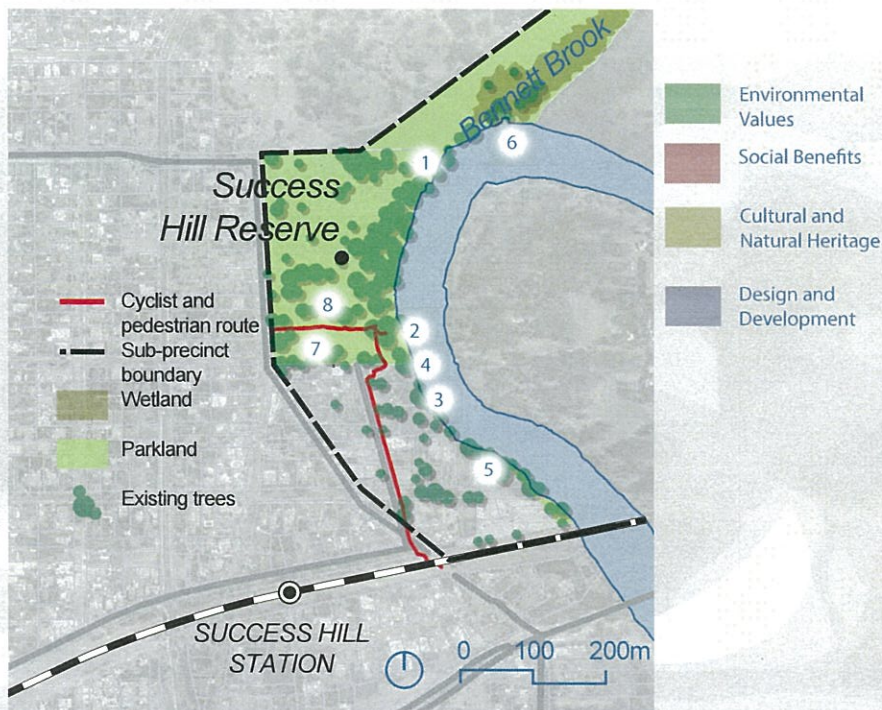
6. Specification of uniform visually soft fencing and vegetative screening would reduce the visual influence of properties directly abutting Parks and Recreation Reserve.



7. Enhancement of the route between the Town Centre and the foreshore park is required to connect the town and the river and highlight Bassendean's riverside location.



8. Some mature trees in point reserve are of advanced age and succession planting is require to ensure the longevity of Point Reserve's landscape character and ecology.



SUB-PRECINCT 5: SUCCESS HILL RESERVE

Sub-precinct 5 extends from Guildford Road and Rail Bridges to the confluence of Bennett Brook and includes Success Hill Reserve and a stretch of private properties between Success Hill and Guildford Bridge.

The river takes a sharp hairpin turn at this location and a steep bank has formed on the Bassendean foreshore that rises sharply over 10 metres in some areas. This steep bank displays dramatic signs of erosion and past erosion control efforts are evident. A recent successful erosion and rehabilitation project has shown sensitivity to the landscape character and natural heritage of the area, avoiding prominent retaining structures and including extensive planting. A recent floating jetty has been constructed and allows fishing, swimming and other forms of close interaction with the river along with enhanced river views. The course of the river, high bank and vegetation combine to create a strong sense of isolation to this corner of the river. Neighbouring suburbia and the site's 13km distance from the Perth Central Business District are concealed and seclusion from the urban environment is provided. A large water service pipe crosses the river to the south of Success Hill Reserve and the large structural elements supporting the pipeline contrasts the character of the area. Open parkland lies between the steep woodland bank and Seventh Avenue and contains shaded picnic benches, BBQ's, play equipment and a toilet and shower block. Due to the urban division of the Town of Bassendean by Guildford Road and the Midland railway line, this park is the key foreshore amenity to the local residents in northern Bassendean and Eden Hill. Interpretive signage informs visitors of the heritage significance of this area of the river to the traditional Nyoongar people. This area is of mythological significance to Nyoongar culture and is associated with dreaming stories. For many generations it has been a place of ceremony, a camp site, water source, meeting place and birth place. The north eastern boundary of both the sub-precinct and the Town of Bassendean is formed by Bennett Brook. This small, well-vegetated, water course flows down from Whiteman Park into the Swan River and the confluence of these two water bodies provides an attractive view and an ecologically important wetland area.

Figure 12: Sub-precinct 5



1. Due to the indigenous cultural heritage of the area, consultation with Nyoongar representatives is required for any development or remediation work.



2. The erosion control project conducted in 2012 should provide a strong precedent in the techniques to be continued throughout the sub-precinct (where applicable).



3. Weed eradication and rehabilitation of local vegetation is required throughout the majority of the foreshore in the sub-precinct, particularly in the section of private property.



4. A river crossing into the neighbouring Fish Market Reserve could enhance the experience of both reserves. The existing water main should be explored as a suitable crossing point.



5. Connecting Guildford Road Bridge and Success Hill Reserve via a shared path is a long-term objective that could require a boardwalk due to the steep embankment and narrow P&R reserve.



6. The key view to the Bennett Brook and Swan River confluence requires protection and enhancement due to its contribution to the landscape character.



7. Specification of visually soft fencing and vegetative screening would reduce the visual influence of properties directly abutting Parks and Recreation Reserve.



8. Success Hill Reserve as key foreshore amenity to northern Bassendean and Eden Hill residents is a priority area for the provision of quality facilities.

IMPLEMENTATION & ACTION PLAN

APPENDIX 1: RELEVANT STRATEGIC DOCUMENTS

The following is a list of current strategic documents of potential influence to development within the boundaries of the Town of Bassendean Foreshore Precinct. All documents are publicly available from the Town of Bassendean, Eastern Metropolitan Regional Council (EMRC), The Swan River Trust or the Western Australian Planning Commission (WAPC):

Swan River Trust and the Western Australian Planning Commission

- State Planning Policy 2.10 – Swan Canning River System (Western Australian Planning Commission, 2006)
- Swan Canning Riverpark Trails Project (Swan River Trust)
- DRAFT River Protection Strategy (Swan River Trust, 2012) - particularly Land and Waterway Use Plans 9 & 10
- Foreshore Assessment and Management Strategy (Swan River Trust, 2008)
- DRAFT Swan Canning Riverpark Aquatic Use Review and Management Framework (Department of Transport & Swan River Trust, 2011)
- Directions 2031 (Western Australian Planning Commission, 2010)
- DRAFT Bennett Brook Nyungar Cultural and Environmental Concept Plan and Report (Pyrton Site) (Prepared by Hassell for the WAPC & Building Housing and Works, 2011)
- Landscape Description – Precinct 9, Ascot to the Helena River Confluence (Swan River Trust, 1997)
- Landscape Description – Precinct 10, North of Helena River Confluence to Middle Swan Road (Swan River Trust, 1997)

Eastern Metropolitan Regional Council

- Swan and Helena Rivers Regional Recreational Path Development Plan (Transplan for EMRC, 2009)
- Swan and Helena River Management Framework Report (HASSELL for the Eastern Metropolitan Regional Council, 2007)
- Swan and Helena Rivers Management Framework: Heritage Audit and Statement of Significance (Eastern Metropolitan Regional Council, 2009)
- Collective Biodiversity Strategy (Eastern Metropolitan Regional Council, 2008)
- EMRC regional Bike plan (Eastern Metropolitan Regional Council, 2011)
- Regional Tourism Strategy (Eastern Metropolitan Regional Council, 2010)
- Regional Economic Development Strategy (Eastern Metropolitan Regional Council, 2010)

The Town of Bassendean

- Local Planning Scheme No 10 (Town of Bassendean, 2008)
- Bassendean Town Centre Strategy and Guidelines (Town of Bassendean, 2008)
- Success Hill Reserve Rehabilitation Concept Plan (Syrinx Environmental for the Town of Bassendean, 2008)
- Town of Bassendean Local Bike Plan 2012 (Cardno for The Town of Bassendean, September 2012)
- Strategic Plan for the Future 2009 - 2019; *Bassendean's Plan for a Sustainable Future* (Town of Bassendean, 2009)
- Town of Bassendean Cultural Plan (Town of Bassendean, 2006)
- Town of Bassendean Physical Activity Strategic Plan 2010-2013 (Town of Bassendean, 2009)
- Town of Bassendean Playspaces Implementation Plan (Town of Bassendean, 2009)

