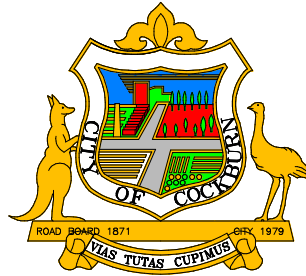


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

**FOR
TUESDAY 17 JULY 2001**

**14.4 (Ocm1_7_2001) - SOUTH FREMANTLE POWER STATION -
RECLASSIFICATION FROM PARKS AND RECREATION RESERVE
TO URBAN (1048) (SMH)**

RECOMMENDATION

That Council:

- (1) receive the report;

- (2) request the Western Australian Planning Commission to initiate an amendment to the Metropolitan Region Scheme to reclassify the South Fremantle Power Station site, Lots 2 and 3 on Fremantle Townsite (Owen Anchorage) 1762 McTaggart Cove, Hamilton Hill from Parks and Recreation Reserve, to Urban, subject to a continuous public foreshore reserve being retained adjacent to the land and to a suitable setback to the coast being determined for any re-development that may occur on the property; and
- (3) advise the applicant of Council's decision accordingly.

COUNCIL DECISION

Background

The South Fremantle Power Station was decommissioned in the late 1980's.

In accordance with the Master Plan for the re-planning and re-development of the North Coogee area, the site was classified from a SECWA Reserve to a Parks and Recreation Reserve under the MRS. The Local Scheme was amended automatically.

Since the decommissioning of the power station, there has been an effort by both the State Government and the Council to identify a re-use of the station building.

Studies have been undertaken and informal proposals submitted for consideration from time to time, but to date, no suitable re-use has been identified.

In 1997, the building was destined to be demolished. The Council prepared a scheme for the redevelopment of the land as a foreshore park. A heritage assessment of the building at the time did not support its retention and Western Power believed that it was structurally unsound and should be demolished.

All the asbestos and the PCB's on the site are understood to have been removed.

The site was visited by Senior Ministers of the previous State Government to assess its potential for re-use and this resulted in the building being put on the Interim Heritage List. The building is now on

the State Register of Heritage Places, Interim Register. A state owned property can remain as 'interim' indefinitely.

Subject to the approval of the Heritage Council of WA, the building could be demolished.

The Council has, in the past, supported the demolition of this large industrial building subject to the land being made freely available for public access as part of the foreshore to Owen Anchorage.

Submission

Western Power in a letter dated 18 June 2001, wrote:-

"SOUTH FREMANTLE POWER STATION (C/T'S 1878/136 & 1878/137)

Western Power Corporation is making the necessary arrangements to dispose of the above property.

These arrangements include Environmental and Heritage clearances.

The property is currently zoned Parks and Recreation. Western Power Corporation considers an appropriate zoning for its property (highlighted on the attached plan) to be Urban. Could you please seek advice from your Council to assist Western Power Corporation in the sale of this property.

The Councils support of a proposed Urban zoning would be of great assistance."

Report

The Power Station is located on a 6 hectare site. The building has a footprint of 1 hectare and is approximately 4 storeys high. This is a huge building in a very unique water front location.

The size of the building is likely to be one of the reasons why the identification of suitable re-use option is very difficult. To date, there have been no seriously entertained proposals submitted to either the State or the Council.

A report was recently prepared on the future of the power station by the School of Business at Edith Cowan University. It is not clear what status this report has.

Over the years the possible re-use "ideas" for the building has ranged through:-

- private residential
- commercial residential (hotel, resort etc)
- public facilities (museum, art, theatre community facilities)
- water playground
- office/residential/restaurant/community facilities
- education

Because the building is in public ownership (Western Power) and is on a large site, it may have been a suitable site for the Maritime Museum and/or a marine based education facility (Marine Industries Skills Centre).

Western Power however, are not so concerned about the end use of the site, but to create the potential for the land to be sold.

The urban zone under the MRS would provide the scope of a range of suitable uses from parkland, through residential to light and service industry. This is clearly the appropriate zone to facilitate future re-use and re-development of the building and/or the land. An industrial zone would be totally inappropriate.

If it is decided that the building be retained or demolished, the Urban zone provides the best outcome and may even provide the opportunity for the building and/or the land to be redeveloped in association with the Port Catherine Marina Project.

As zoned land, the Council will also have a role in the determination of the future of the site unless it is deemed to be a public work.

As reserve, the State Government could approve an alternative use for the building and the land, with the Council only able to make recommendations.

The Council has, for sometime, been of the strongly held view that all or portion of the land in North Coogee would be zoned urban to facilitate residential development on this prime piece of coastal land.

The Council also believes that no industrial activity should be located on the coast that does not need to be on the coast for its operation.

The Council should therefore support Western Power in its desire to have the reserve reclassified under the MRS from Parks and Recreation to Urban, subject to a suitable setback to the coastline being determined for the re-development of the land and the maintenance of a continuous public foreshore reserve.

Strategic Plan/Policy Implications

2. Planning Your City
 - *"To ensure that the planning of the City is based on an approach which has the potential to achieve high levels of convenience for its citizens."*
 - *"To ensure that the development will enhance the levels of amenity currently enjoyed by the community."*
3. Conserving and Improving Your Environment
 - *"To ensure that the development of the district is undertaken in such a way that the balance between the natural and human environment is maintained."*

Budget/Financial Implications

N/A

Implications of Section 3.18(3) Local Government Act, 1995

The Council has the right to request the WAPC consider an amendment to the MRS within its district.

Prior to the amendment proceeding, the WAPC is required to refer the proposal to the EPA for assessment.

Should the MRS be amended, then the Council will be required to amend its scheme to be consistent with the MRS.