

CITY OF COCKBURN

**SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON
TUESDAY, 15 MARCH 2005 AT 7:00 PM**

14.9 (MINUTE NO 2744) (OCM 15/03/2005) - REGISTER OF HERITAGE PLACES - PERMANENT ENTRY - SOUTH FREMANTLE POWER STATION (1048) (MR) (ATTACH)

RECOMMENDATION

That Council:

- (1) advise the Heritage Council of WA that it has no objection to the permanent registration on the Register of Heritage Places, of the South Fremantle Power Station, provided that the Heritage Council keep all options for the suitable redevelopment of the site open for future investigation; and
- (2) request Western Power and the State Government continue to investigate redevelopment options for the South Fremantle Power Station as a priority, in an endeavour to restore public access to the coast and to revitalise this large derelict landmark building.

COUNCIL DECISION

MOVED Clr I Whitfield SECONDED Clr K Allen that Council:

- (1) advise the Heritage Council that Cockburn Council objects to the placing of the South Fremantle Power Station on the permanent Registry of Heritage Places; and
- (2) request Western Power and the State Government continue to investigate redevelopment options for the South Fremantle Power Station as a priority, in an endeavour to restore public access to the coast and to revitalise this large derelict landmark building.

CARRIED 8/0

Explanation

The South Fremantle Power Station has lain waste for over 20 years without development only degradation. It has become an eye sore, haven for vandals and enough time has passed for its development. As proposed in the 1985 Coogee Master Plan, one of the Power Station's future options should be demolition. Allowing it to be considered on the Permanent Registry of Heritage Places stops this. Not placing it on this permanent list allows the government and developers more options to allow this 6 hectare site to be opened up for future recreational use.



Background

In 1985, it was proposed that the power station be demolished, as part of the Coogee Master Plan.

In 1986, a private company expressed an interest in purchasing the power station site, which has an area of 12.7213 ha. It is not clear what the intention of the company was. Also in the same year the City of Cockburn offered \$100,000 to purchase the land, as the Council believed it had great recreational potential or could be re-used for industrial purposes.

In 1987, the State Government pursued the sale of the power station through the WA Development Authority.

In 1988, a proposal was made to use the land as a new Marine College operated by TAFE.

In 1990, work commenced by the State Government to dismantle the power station. The station had been idle since being decommissioned in 1985.

In 1994, the Council commissioned BSD Consultants to undertake a study of the possible re-use of the power station land. The BSD report identified opportunities for re-use such as:

- High rise housing/unit development;
- Hotel/Convention Centre;
- Major Theme Park – Public Recreation Facility;
- Major Indoor Recreation Centre;
- Industrial Activity;

The preferred option was for the Theme Park concept incorporating a mix of commercial activities.

In 1995, Woodward-Clyde were engaged by Western Power to examine the rehabilitation of the power station building.

Also in 1995, the Council adopted a concept plan to create a landscaped park with recreational facilities as the preferred end use of the land. This required the power station to be demolished.

In 1996, the Department of Commerce and Trade provided a cost estimate to implement the Council's concept plan.

In 1996, the Department of Commerce and Trade expressed concern about the delay in demolishing the power station as it was compromising the implementation of the Coogee Master Plan.



In 1997, the Fremantle Society called for the power station building to be saved from demolition.

Also in 1997, the Deputy Premier, Hendy Cowan, supported the Council for the early demolition of the power station and for the land to be used for community and recreation purposes.

On the 1 July 1997, the Heritage Council advised that it had received a report to include the building on the Register of Heritage Places. An assessment was undertaken, and on the 28 October, it was gazetted on the Register on an interim basis. The Council supported the retention of the building on the basis that a viable use could be found for it.

In 1998 Dee Seed Real Estate proposed to purchase the site on behalf of a client to create cafes and retail premises. The Council could lease back areas for community purposes. The surrounding land would be used for recreation. This approach was not pursued.

Again in 1998, the CEO, of the City of Cockburn wrote to the Premier, Richard Court, promoting the idea of re-using the power station as a Convention and Exhibition Centre. A hotel/motel could be included to take advantage of the unique location. The site could have rail access to Fremantle and ferry connections to Rottnest, Carnac and Garden Islands. This idea was not seriously entertained.

In May 2001, Dr Les Pyke, and a group of graduates from the South East Metropolitan College undertook comprehensive research of the power station. The report examined the feasibility of the power station being used for:-

- Convention and Exhibition Centre.
- Hotel Accommodation and Apartments.
- Museum displays.
- Community co-ordination.
- Maritime exhibits.
- Research and Development Technology Centre.
- Seabird aviary.
- Opera House.
- Entertainment Centre/Cinemas/Studios.
- Theme Park.
- Shrine, Cathedral, Temple, Mosque.
- Zoological Gardens.
- Shipping trade facility.
- Amphitheatre, open air interactive cinema, speedway, turf club, stadium, trotting facility and similar ventures.
- Technology education facility.
- Transport.



In June 2001, Western Power advise that it intended to dispose of the power station site. Later in July, the Council supported a request to rezone the land under the MRS from Parks and Recreation Reserve to Urban. The WAPC did not support this.

In September 2001, Dr Les Pyke, wrote to the Mayor, advising of a group interested in developing the property into a landmark location of international standing. The group was the Magic Koala Foundation, which is a charity foundation to help underprivileged, homeless and destitute children and youths.

In April 2004 Council included the South Fremantle Power Station onto its Municipal Heritage Inventory of Heritage Places. The following management category applies:-

“Highest level of protection appropriate: recommended for entry into the State Register of Heritage Places; provide maximum encouragement to the owner under the City of Cockburn Planning Scheme to conserve the significance of the place. Incentives to promote conservation should be encouraged.”

Vision for Cockburn Coast July 2004

A vision for developing the Cockburn coastal strip between South Fremantle and Woodman Point has been prepared by the State Government. It will bring together the different planning and development initiatives in the area in an overall integrated framework

The vision will stimulate dialogue between stakeholders to progress the planning of North Coogee for urban development in the context of the overall planning of the area.

The proposed urban development is premised on high density residential and mixed use development, provision of an efficient public transport system and good access to the beach and Regional Park.

The Cockburn coast will become a vibrant coastal village forming a natural extension of Fremantle to the north and integration with Coogee Beach and Woodman Point Coastal Regional Park. It is a place that combines and celebrates the best of ocean-side and urban living with easy access to the cultural amenity of Fremantle and natural environment of Woodman Point Regional Park.

Within walking distance there is the natural amenity such as beaches and regional parkland, and urban amenities such as convenient public transport, commercial and boating activities.

The first step in realising the vision is to develop a structure plan, through appropriate consultation, to unify the coastal developments from South Fremantle to Port Coogee with strong connections to Coogee Beach and Woodman Point Regional Park.



One of the 16 key elements of the vision is the investigation of redevelopment options for the South Fremantle Power Station.

Submission

The Heritage Council of Western Australia has identified that the timeframe for undertaking the 'Vision for Cockburn Coast' planning blueprint has become longer than anticipated. The Heritage Council do not believe that the outcomes of the report will affect the cultural heritage significance of South Fremantle Power Station. It has therefore been decided that consideration of the place for permanent registration should be progressed. The Heritage Council is now seeking a written indication of whether Council supports registration.

The Heritage Council has invited Council to nominate a person to attend the meeting at which the proposed registration of the place within the Council area will be considered. Alternatively a written response by 8 April will enable Council's views to be incorporated in the agenda papers.

Report

The South Fremantle Power Station was included on the Register of Heritage Places on an interim level on 28 October 1997. Entry onto the State Register of Heritage Places on a permanent basis as proposed should usually occur within a 12-month period of the initial interim registration notice. Any submissions, supporting or objecting to permanent registration, are considered by the Register Committee before a recommendation on permanent entry in the State Register is made. Where objections are received to permanent registration, the Minister for Heritage then determines whether the place will be registered on a permanent basis.

The Heritage Council advised that the provisions of the Heritage Act related to development and incentives apply to a place from the date of the interim registration entry. The reason why the Heritage Council is considering the permanent registration is because Western Power are pursuing the disposal of the property and the heritage protection must be 'in place' prior to sale.

On further consideration, it is recommended that Council support the permanent heritage listing of the South Fremantle Power Station on the Register of Heritage Places, provided that the Heritage Council keep all options for the suitable redevelopment of the site left open for investigation from a heritage viewpoint balanced against the feasibility and practicality of adapting the building to suit new uses.

Western Power and the State Government should be requested to investigate redevelopment options for the South Fremantle Power



Station as a priority in an attempt to restore public access to the coast and revitalise the building.

Strategic Plan/Policy Implications

The Corporate Strategic Plan Key Result Areas which apply to this item are:-

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."*

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Location Plan

Advice to Proponent(s)/Applicant

The applicant has been advised that the matter will be considered at the March Meeting of Council.

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

Nil.