

CITY OF COCKBURN

**SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON
THURSDAY, 13 AUGUST 2015 AT 7:00 PM**

14.2 (MINUTE NO 5568) (OCM 13/8/2015) - CONSIDER ADOPTION OF PROPOSED TOWN PLANNING SCHEME AMENDMENT NO. 108 EXTENSION OF DEVELOPMENT AREA 33 TO INCLUDE THE POWER STATION (109/044) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council

- (1) note no submissions were received in respect of Amendment 108 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);
- (2) adopt Scheme Amendment No. 108 for final approval for the purposes of:
 1. Including Lot 2 and a portion of Lot 3 Robb Road, North Coogee, as shown on the ‘proposed zoning’ plan within the boundaries of Development Area No. 33.
 2. Amending the scheme map accordingly.
- (3) ensure the amendment documentation, be signed and sealed and then submitted to the Western Australian Planning

Commission with a request for the endorsement of final approval by the Hon. Minister for Planning.

COUNCIL DECISION

MOVED Clr Y Mubarakai SECONDED Clr L Wetton that the recommendation be adopted.

CARRIED 9/0

Background

For a number of years the state government has been working toward realising the vision for the Cockburn Coast development. The project is intended to see the redevelopment of the former Robb Jetty industrial area and the South Fremantle Power Station.

The Cockburn Coast District Structure Plan 2009 ("CCDSP 2009") was prepared to guide future land use and transport initiatives within the area stretching between South Beach and the Port Coogee marina.

In 2012, this was supplemented and in part refined by the Cockburn Coast District Structure Plan Part 2 ("CCDSP Part 2") prepared on behalf of LandCorp.

The Metropolitan Region Scheme ("MRS") Amendment No. 1180/41 was made effective on 16 August 2011 to rezone the majority of the Cockburn Coast industrial area from 'Industry' to 'Urban' to reflect the outcomes of the CCDSP Part 2. The South Fremantle Power Station site was rezoned to 'Urban Deferred'.

The Western Australian Planning Commission ("WAPC") identified that this site has a number of unique characteristics that would require further consideration prior to being rezoned to 'Urban'. The WAPC identified that for the Urban Deferment to be lifted a detailed Master Plan would need to be prepared for Lots 2, 3 and 2167 Robb Road, North Coogee.

To progress the planning for the Power Station site Landcorp engaged HASSELL to prepare a Master Plan on behalf of Synergy, the landowners of Lot 2 and 3 Robb Road, North Coogee. Following a public comment period, and subject to modifications to the Master Plan, Council have supported the lifting of Urban Deferred. A request to



include the land within the 'Development' zone concurrent with the MRS amendment was also made.

Under Part 9 of the Planning and Development Act 2005, there are obligations on the local government to bring their town planning scheme into line with the MRS. The next amendment needed to the City's Town Planning Scheme No. 3 ("TPS3") is to extend the existing Development Area 33 ("DA33") over the power station lots.

Submission

N/A

Report

The purpose of this report is to consider submissions and final adoption of Scheme Amendment No. 108 to extend the existing Development Area 33 over the power station lots.

Council resolved to initiate the Amendment for the purposes of advertising at the Ordinary Meeting of 11 December 2014. It was advertised for public comment for a period of 42 days from 2 June to 14 July 2015. No submissions were received. This is not considered unusual given the administrative nature of this amendment.

Lots 2 and 3 Robb Road are owned by Synergy and include the Power Station structure. DA33 would relate to the whole of Lot 2 and a portion of Lot 3, that is only the portion to have the 'Urban Deferred' lifted, not the 'Parks and Recreation' reserved portion.

Including the land within the development area will enable Part 6 of TPS3 to be evoked, setting out the need and process for structure planning. It is the local structure plan that will guide subdivision and development of the land.

Conclusion

It is recommended that Council note there were no submissions received and adopt the amendment for final approval.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.



Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.
- Facilities that promote the identity of Cockburn and its communities.

Community & Lifestyle

- Conservation of our heritage and areas of cultural significance.

A Prosperous City

- Creation and promotion of opportunities for destination based leisure and tourism facilities.

Environment & Sustainability

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.

Budget/Financial Implications

N/A

Legal Implications

Planning and Development Act 2005

Community Consultation

The Amendment was advertised for public comment for a period of 42 days from 2 June to 14 July 2015. No submissions were received.

Attachment(s)

1. Existing zoning plan (indicating surrounding zonings)
2. Proposed zoning plan (only shows land subject to rezoning)

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

