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SOUTH FREMANTLE POWER STATION MASTER PLAN

Council at its meeting of 13 November 2014 resolved to adopt the Master Plan subject to modifications, enabling the City to make a recommendation to the WAPC to support the lifting of Urban Deferment. Council meeting minutes are available for viewing [here](#).

The Master Plan for the South Fremantle Power Station that has been commissioned by LandCorp on behalf of Synergy, the landowner of the Power Station - the full document is available on this page short URL is: www.cockburn.wa.gov.au/CockburnCoast

The purpose of the Master Plan is to address the requirements of the State Government [Western Australian Planning Commission (WAPC)] in relation to the demonstrating how coordinated development can take place. The Master Plan is intended to be used to transfer the land unto the Urban zone under the Metropolitan Region Scheme (MRS), to facilitate future development.

- View the: [SOUTH FREMANTLE MASTER PLAN](#)
- View the: [South Fremantle Master Plan Appendices](#)

In 2012 the majority of the Cockburn Coast area was rezoned from Industry to Urban under the MRS in line with the vision for the area that was set out in the Cockburn Coast District Structure Plan (2009). However, the Power Station area was rezoned to Urban Deferred reflecting the unique nature of the Power Station site and that a greater level of pre-planning was required before lifting the Urban Deferment of the land. This is the purpose of the Master Plan it is a concept plan to demonstrate that key issues and constraints can be addressed through future stages of planning.

If the Urban Deferment is lifted by the WAPC, the area will need to be zoned under the City of Cockburn Town Planning Scheme No. 3 and subsequently a Local Structure Plan will be required to guide subdivision and development of land. These processes will be subject to further community consultation.

Cockburn Coast background

A number of actions have been undertaken to work towards the redevelopment of Cockburn Coast. Some of these are summarised below.

Rezoning - Metropolitan Region Scheme Amendment 1180/41

The WA Planning Commission resolved to amend the Metropolitan Region Scheme ("MRS") to rezone the North Coogee industrial area to reflect the outcomes of the Cockburn Coast District Structure Plan.

The area was rezoned to 'Urban' via this amendment gazetted 6 September 2011. Under the provisions of the Planning and Development Act 2005, the City is required to implement changes to the MRS within its Town Planning Scheme No. 3 also.

There are a number of relevant amendments to the City's Town Planning Scheme No. 3 which are described below.

Rezoning - Cockburn Town Planning Scheme No. 3 Amendment

Amendment No. 89 was gazetted in April 2013, introducing a 'Development' zone (Development Area No. 33) for the Cockburn Coast area.

Development Area provisions set out the requirements for Local Structure Plans, and set out the requirements for urban development in the area. These can now be found in Schedule 11 of the City's Town Planning Scheme No. 3 under Development Area No. 33.

The requirements seek to ensure the targets and objectives set out in the Cockburn Coast District Structure Plan Part 1 and Part 2 can be achieved. These requirements relate to matters such as sustainability, affordable

Newmarket Precinct - Cockburn Town Planning Scheme No. 3 Amendment 82

Amendment No. 82 was gazetted on 28 August 2012, introducing a range of land uses for the 'Newmarket' precinct of Cockburn Coast.

This portion of Cockburn Coast is north of Rollinson Rd and is largely developed.

Cockburn Town Planning Scheme No. 3 Amendment 102

Council initiated Amendment 102 in August 2013. This amendment is being advertised to affected landowners till 4pm on 12 November 2013. It seeks to delete the following from the City's Scheme:

- Restricted Use 12
- Additional Use 15
- Special Use 26

to support implementation of the 'Urban' zone. Following advertising, submissions will be presented for Council's consideration.

Design Guidelines

There are currently two Local Planning Policies which detail Design Guidelines in the Cockburn Coast area. These cover:

- [Newmarket Precinct](#) (APD61)
- [Robb Jetty and Emplacement Precincts](#) (APD73)

In future, there will also be a Local Planning Policy to cover Design Guidelines for the Power Station area.

DOCUMENTS FOR DOWNLOAD

See the below links for further information on:

- [District Structure Plan](#)
- [Emplacement Crescent Local Structure Plan](#)
- [Robb Jetty Local Structure Plan](#)
- [Cockburn Coast Developer Contributions](#)
- [Design Requirement](#)

Need more info?

Contact Strategic Planning on 9411 3444

Email: customer@cockburn.wa.gov.au

Property Specific Queries: Contact Statutory Planning on 08 9411 3444

- [City Planning HOME](#)