

# VISION FOR THE COCKBURN COAST DIALOGUE

## Planning Overview Paper

### 1. Vision for the Cockburn Coast

Cockburn coast covers an area from South Beach to Woodman Point. In the past it provided for the location of essential but noxious industries for the Perth Metropolitan Region. In the post war period, with a large operating power station, marshalling yards and a major abattoir it attracted further noxious industries. By the 1970's and into the 1980's concern at the decline in air, water and soil quality and decline in industrial use led government to examine options for the future of the area. In 1993 a Coogee Master Plan was completed that provided a planning framework for the area.

The Plan identified the north Coogee area to be retained for industrial use, whilst the south Coogee area was proposed for residential purposes with a marina. The proposals for Port Coogee (south Coogee) have been substantially progressed and have obtained planning approvals to the Metropolitan Region Scheme. In north Coogee proposals have also been approved for mixed residential development on derelict former industrial land at South Beach.

Although some land in north Coogee has been developed for more modern industries, it has been increasingly evident that to utilise such valuable land close to Fremantle, with ocean frontage, close to services and regional open space for industrial use would squander an opportunity to showcase the development of a sustainable new mixed use community in a unique location.

A number of planning options were considered for Robb Jetty. On 15 July 2004, the Minister for Planning and Infrastructure, Alannah MacTiernan announced the State Government's vision of transforming the Robb Jetty industrial area to a thriving residential and commercial community to form a part of the Cockburn Coast living and working community (see Vision Plan Attachment 1).

Whilst the Vision focuses on how best to develop land at Robb Jetty, it is essential that the potential for new development is considered in context, to ensure it is properly connected to its surroundings. The overall Vision area therefore extends to from South Beach to Woodman Point.

The vision plan proposes to develop Cockburn Coast as an integrated and high amenity beachside residential and mixed use area highly accessible by public transport. The Robb's Jetty industrial area will be planned as a residential and mixed use area to provide integration with other development areas on Cockburn Coast. Future residents in the area and the general community will be provided with easy access to the beach and Woodman Point Regional Park.

## **2. Key Planning Issues**

The key planning issues to consider at the Dialogue include:

### **Network City Strategic Planning Objectives**

The Draft Network city Community Planning Strategy for Perth and Peel provides a strategic planning framework and strategies to provide for the future planning of the city for the next 30 years. The key element of the strategy is to maximise the potential and use of existing underutilised land in activity centres and in activity corridors where there is the potential for good access to public transit. The development of the Coogee area provides an excellent opportunity to meet these objectives.

### **Sustainable Urban Design**

Planning for the area will use best practice sustainable urban design principles. These provide for:

- connectivity between existing and proposed new development to unite communities
- places that are interconnected so they allow people to choose to walk if they wish in safety, and through interesting places
- a range of housing types to meet future housing needs of all people, young and old, singles and families in a form that also provides for an interesting mixture and variety of built form
- mixed uses so that there are opportunities to live, work, and play in the same area, reducing the need to travel
- enough critical mass of people and activities that will support efficient public transport services
- opportunities for open space and recreation, good access to the beach and other facilities in the area

### **Transport**

At present Coogee has large areas of land that are vacant and underutilised so it does not generate much traffic. Planning for the future will need to consider the travel needs of people that will live in the area, and those who will be simply moving through the area heading for elsewhere.

The road pattern needs to be properly connected to the existing area to provide for flexibility and choice of movement through the area.

Road traffic brings benefits to new areas to make places accessible, and provide opportunities for places to work, shop and relax. Well planned active street frontages are usually interesting and successful.

Traffic can also bring conflicts if too close to where people live, and bringing traffic through the area that doesn't need to be there could bring adverse impacts. There is a need to get the balance right.

Planning to support public transport provision is essential from the outset because it will ensure that people have a choice how to move around, and provide alternatives to the car. The Coogee area is close to excellent bus services, and could support other forms in the future such as light rail.

Freight rail services will continue to be needed through this area, and the impacts of this will need to be managed so that people can still enjoy good accessibility to the beach, and good residential amenity.

## **Industry**

As the area was formerly occupied by noxious industries there will be a need to clean these areas up to support residential and mixed uses in the future. A major benefit of redevelopment will be that the misuse of such land in the past can be repaired and improved for future generations. It will nevertheless provide technical challenges, and impose costs on future development. The approvals process will need to ensure this is done thoroughly and effectively.

There remain a number of existing modern businesses that will continue to operate in the area even if the zoning changes to urban. Some have substantial investment in their sites, and employ many people. We need these to remain if they wish, or relocate if they see opportunities to relocate elsewhere. Provision can be made in the planning framework for the area to manage this transition, and ensure that employment opportunities continue to be provided for local people.

## **Coastal Planning Issues**

A Perth Coastal Strategy is currently being prepared for the entire metropolitan coast. In this area each section of coast provides for different facilities and character (see Attachment 2).

- ***Future Demand***

Significant increases in population are expected in the south west corridor of the metropolitan region as the proximity to new rail services, Fremantle and the coast will attract more people to the area. Significant sections on the coast south of the River are used for industrial and employment or port related purposes. Opportunities for beach access are limited and will be in demand in the future.

- ***Balance Protection with Accessibility***

Coastal planning considerations seek to balance the protection of what can be fragile foreshores from physical damage, whilst providing accessibility and activities for people to enjoy on the coast. A key objective is to provide for an

appropriate balance along the coastline, so that there are a range of experiences provided from places offering quiet, tranquil relaxation through to active water sports (see attached plan). What will be there will also need to be well connected so that people can get to activities, park their cars, relax and enjoy the beach. The coastal reserve will need to be able to accommodate this. Isolated car parks with little activity or surveillance can become unsafe and unattractive. Good connections to the development areas will be critical to assist with this.

- ***Native Vegetation***

The retention of native vegetation is an important issue for many. Dual use paths through isolated sections of dunes, such as between South Beach to Jervoise Bay, provides a secluded visitor experience for walkers or cyclists using them. Changing the layout of the foreshore reserve in the Coogee area may well change this experience, and bring improvements.

- ***Existing Family Beaches***

The Woodman Point Regional Park provides for a number of family friendly beaches. Coogee Beach is an important family beach that adjoins a caravan park. There is a recognised need to improve these facilities and the access to this area. The proposed facilities at Coogee Beach and those planned for Port Coogee will need to be integrated. The current Coogee Beach Structure Plan (City of Cockburn 2004), and the Woodman Point Regional Park Draft Management Plan 2002-2012 outline some ideas regarding for the future of this area.

- ***Boating***

With more people living in the area, and surrounds there will be a need to ensure there is adequate provision for access to the water for boats. There are five existing boat harbours within 7 km of here, with boat ramps at Woodman Point, Challenger Beach, and East Fremantle. Further provision for boat pens will be made in the Port Coogee development. Current plans are to expand the Woodman Point boat ramp to improve on what is the most popular boat ramp facility south of the river.

## **Power Station**

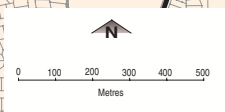
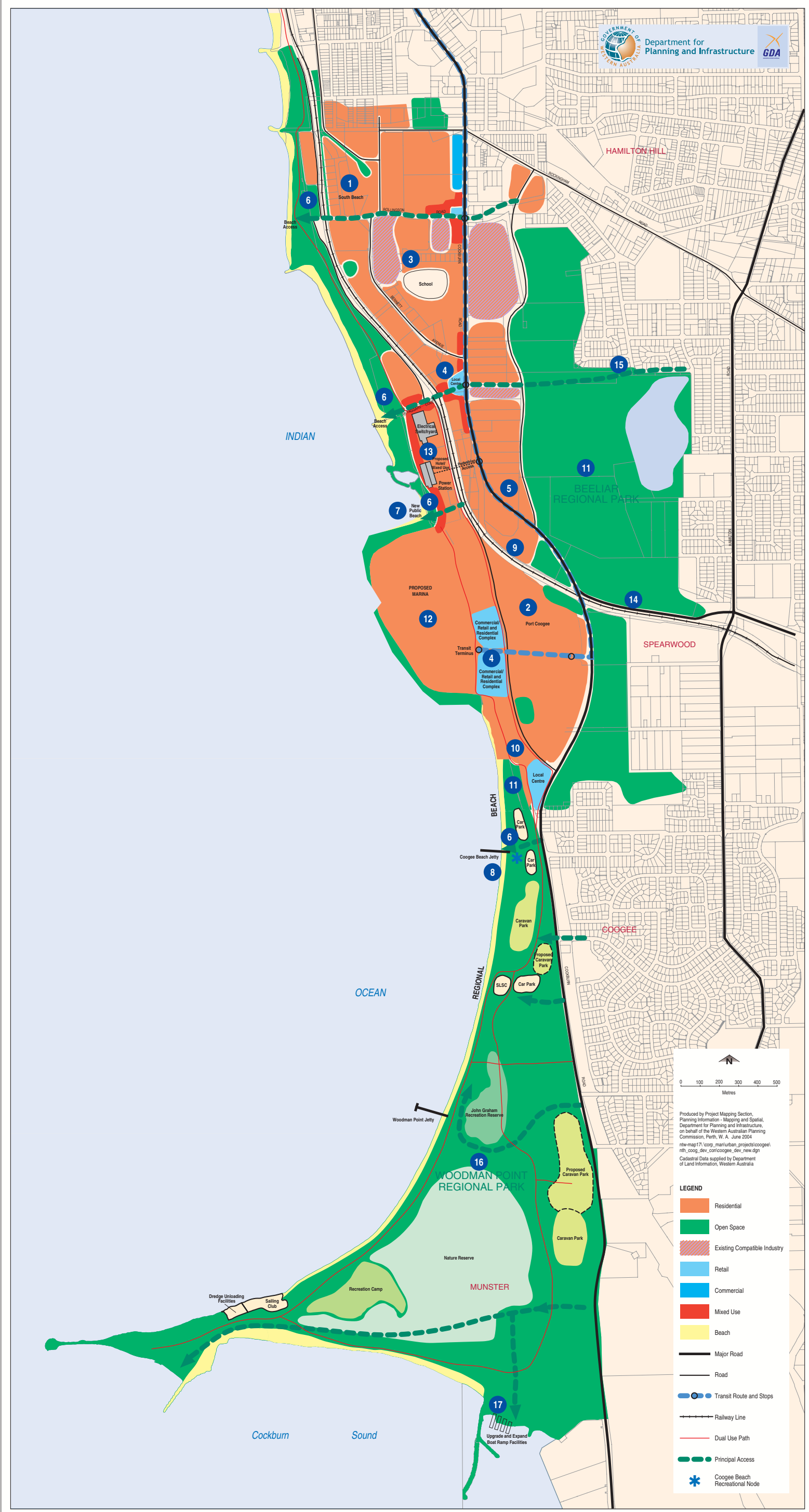
A unique opportunity exists at the Power Station to provide for a development node that contains something special along this coast. The Power Station was to be demolished, but instead was given heritage protection. New uses therefore need to be found for the building itself and also the surrounds. The building provides an opportunity for a range of uses that can benefit from outstanding views of Cockburn Sound, and large internal spaces that could accommodate a range of activities. They nevertheless need to be financially viable, and there will be significant costs associated with bringing the property back into active use. Some constraints to future use will also exist due to the location of switching gear nearby.

Any visitor attractions will need good public transport connections, and road access with adequate car parking.

A key planning objective will be to create a combination of activities here that maximise on the potential that exists, a vibrant place to live and visit with interesting things to do. A range of activities may be possible that continue throughout the day so that it does not become dead at night, and subject to anti-social behaviour.















### **3. Summary: Key Elements of the Vision**

1. Integration of the South Beach development into the overall planning framework for the coastal strip
2. Integration of the Port Coogee development into the overall planning framework for the coastal strip
3. Transforming the north Coogee industrial area into a high density and high amenity residential and mixed use beachside urban precinct. Existing compatible industries will remain and be redeveloped over time
4. Port Village centre and McTaggart neighbourhood centre to provide for the principal retail and commercial needs of the area
5. Provision of an efficient public transport system connecting the area to Fremantle
6. Improve and increase beach access
7. Creation of a sheltered beach north of the Port Coogee marina
8. Coogee regional beach will provide a connection to the Woodman Point Regional Park
9. The freight railway line through the area will be retained
10. Provision of a comprehensive cycle and pedestrian path system
11. Provision for access and connection to Beeliar and Woodman Point Regional Parks
12. Port Coogee marina
13. Investigate redevelopment of the South Fremantle Power Station
14. Spearwood Avenue extension to Cockburn Road to provide the southern suburbs with good access to Fremantle and the coast
15. Extension of Jason Road to provide local Hamilton Hill residents with better access to the coast
16. Woodman point regional park
17. Upgrade and expand boat ramp facilities



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 Cadastral Data supplied by Department  
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**LEGEND**

	Residential
	Open Space
	Existing Compatible Industry
	Retail
	Commercial
	Mixed Use
	Beach
	Major Road
	Road
	Transit Route and Stops
	Railway Line
	Dual Use Path
	Principal Access
	Coogee Beach Recreational Node

**Fremantle & Success Boat Harbours**

South Beach

**Passive Recreation**

CY O'Connor Beach

- South Fremantle Power Station Redevelopment
- Port Coogee Marina and Residential Estate

**Coogee Development Node**

- Proposed Coogee Beach Cafe/Kiosk
- Coogee Beach Caravan Park
- Proposed Cockburn Life Saving Club

**Woodman Point Conservation/Recreation Node**

**Northern Harbour and Australian Marine Complex**

**Naval Base Conservation/Recreation**

**Kwinana Industrial Strip**

