

CITY OF COCKBURN

**SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON
TUESDAY, 17 AUGUST 2004 AT 7:00 PM**

7. South Fremantle Power Station, Spearwood

The South Fremantle Power Station is located on the doorstep of the Port Coogee Marina.

Currently the building is derelict, subject to vandalism and is an 'eyesore' on the coast.

For many years the State Government has been looking for a re-use of this large building, but despite this it has been placed on the Interim Heritage Register as an example of industrial architecture of the 1950's.

To date there has been no formal submissions received for the re-use of the power station and therefore its future is uncertain. The problems that may be associated with the ability to 'viably' re-use the power station could be its:-

- large footprint of 1 ha, with a volume 4 times this area
- design and construction method
- location, on the coast within a Parks and Recreation Reserve (MRS)
- potential for concrete erosion and failure
- potential for the site containing hazardous and contaminated materials (clean up costs)
- small local and regional market for potential re-use
- close proximity to the existing unsightly switchyard
- limited accessibility to the regional and district road system
- confined location between the coast and the railway reserve, making expansion and land cross subsidies difficult
- associated with the review of the Cockburn Coast, which makes the future land use for the site and the surrounding areas uncertain.

Given this situation, the possibility of the power station being redeveloped in the short to medium term is very low.

It is understood that Western Power will be advertising the property for public tender in the near future, subject to LandCorp not being interested in taking first option to purchase.

The involvement of a state agency, like LandCorp, is considered fundamental to the possible redevelopment of the power station, in the longer term.

It is concluded that the future of the South Fremantle Power Station be determined as part of the recently released proposed “Vision for Cockburn Coast” by the Minister for Planning and Infrastructure.