

COCKBURN COAST

District Structure Plan

Cockburn Coast District Structure Plan Landowner & Stakeholder Workshop Summary Report

November 2006



INTRODUCTION

The Department of Planning and Infrastructure (DPI) is preparing a district structure plan for the Cockburn coast that will guide its transition from an industrial area to a high quality, mixed use development. The development of the district structure plan will involve extensive consultation with existing landowners and key stakeholders. As part of this consultation process, a landowner and stakeholder workshop was held on Saturday 21 October at the New Maritime Museum, Fremantle.

This report documents the input and feedback received during the workshop.

Study Area

The study area is broadly defined as the area between the new South Beach development and the Port Coogee marina. It extends east to include Beeliar Regional Park.

For a map of the study see Appendix A.

Workshop Process

A total of 39 people attended the workshop. Of these 30 were landowners and the remaining nine were government or community stakeholders.

The purpose of the workshop was to:

- Provide information on the Cockburn coast district structure planning process
- Seek stakeholder and landowner input on the opportunities for:
 - transport & access
 - public open space
 - land uses
 - transitional arrangements

A copy of the workshop agenda can be found at Appendix B

Dr Mike Mountiz from the Department for Planning & Infrastructure provided a background to the project including:

- outcomes from the Vision for the Cockburn Coast Dialogue, which was held in 2005;
- government direction for the project, including the key themes of Network City;
- project sustainability principles and;
- key challenges for the project

Bill Burrell from Taylor Burrell Barnett gave an overview of some of the design themes relating to the study area

Following the presentations, workshop participants were given an opportunity to work in small groups to discuss the opportunities and constraints relating to transport & access, land uses (including public open space) and transitional arrangement required to move from an industrial to a mixed use area. Table facilitators recorded the discussions. The outcomes of these discussions are summarised in Sections 2 & 3. The tables also used overlay (or tracing paper) to develop broad plans and concepts for the study area.

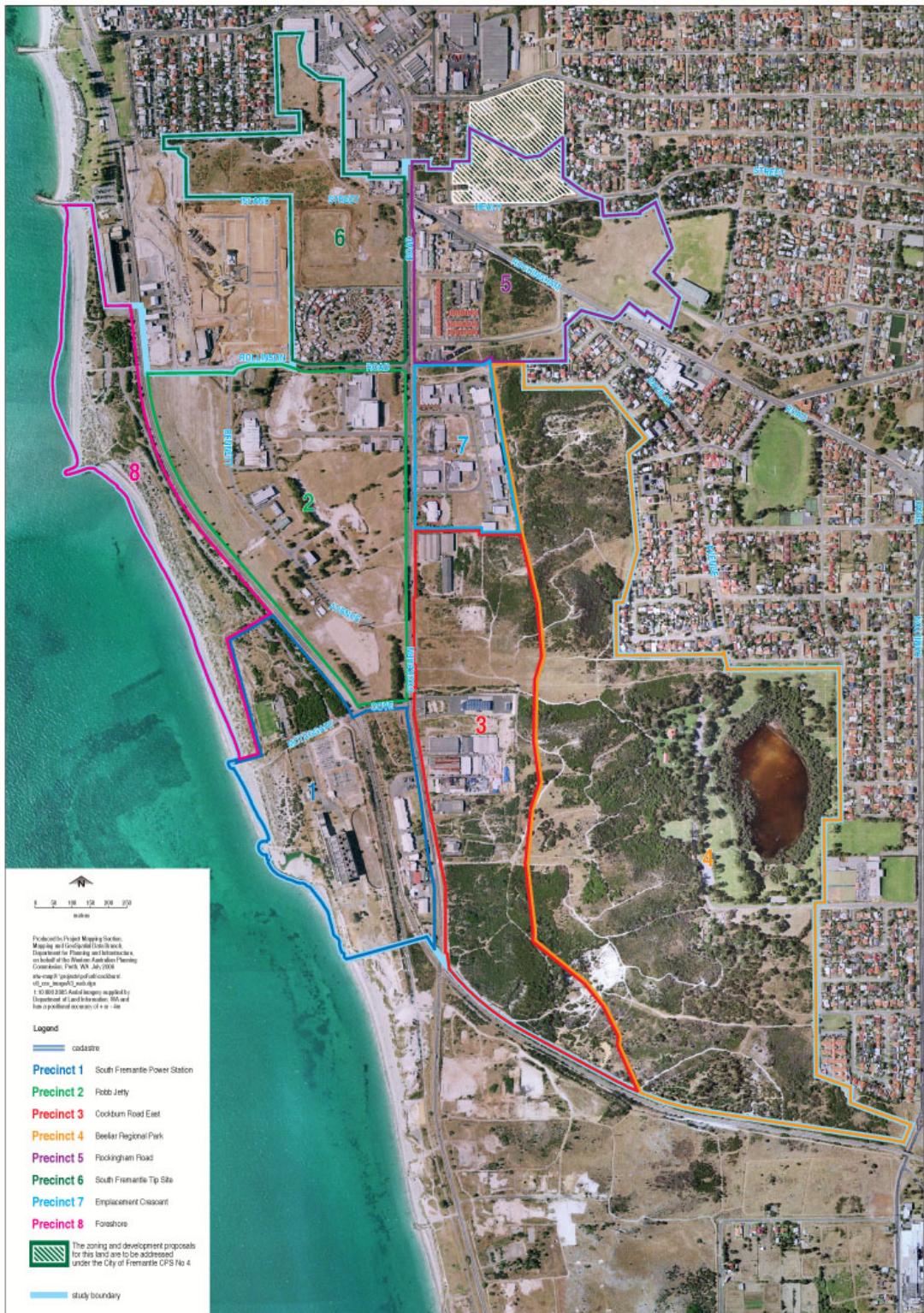
KEY THEMES

- Consider the eventual widening or realignment of Cockburn Road
- Improve east west connections into the area
- Consider additional access points into South Fremantle
- Public transport to be more than a general bus service (i.e. consider the use of light or heavy rail)
- Development to be focussed around future train stations (i.e. Transit Oriented Development TOD)
- Consider a mix of land uses to allow for change over time
- The ridge to the east of the study area is an opportunity to provide the densities required to support TOD without restricting views
- Ensure flexibility in Emplacement Crescent to keep employment in the area, and allow existing compatible uses to stay.
- Consider a cluster of industrial uses in the north corner of Precinct 2.
- Power station to be transit oriented development with a mix of public and private uses and aquatic centre
- Switch yard to be buffered/screened but economic and social cost of *not* relocating to be considered
- Protect existing coastal strip and create green link to Beeliar Regional Park

KEY CONSIDERATIONS

- There is benefit in changing to residential/mixed use however it needs to be one or the other (i.e. residential/mixed OR industrial)
- Need to be comfortable that it is viable for existing owners/operators to make the change.
- A staged approach to implementation should follow to reflect a precinct-by-prefect basis.
- Transition non-compatible land uses over time and recognise that existing uses have non-conforming use rights.
- Consider the use of caveats and notices for those potentially moving into the area
- Create opportunities for those who need to or want to relocate
- Develop new mechanisms to implement the plan (i.e. not just broad zoning changes)
- Concern with the road network system extending into the City of Fremantle
- Some concern with height on the foreshore. Don't want to see recent projects in the area set the benchmark for height

Appendix A Map of Study Area



Cockburn Coast Structure Plan
Cockburn - Aerial

Appendix B Workshop Agenda

Saturday 21 October
New Maritime Museum Function Centre, Victoria Quay Fremantle

Start Time	Item	By
9.00	<i>Welcome and Introductions</i>	Dr Mike Mouritz
9.05	Workshop Purpose and Process	Linton Pike
9.10	Background to the Project <ul style="list-style-type: none"> ▪ Regional Planning Context ▪ Vision for the Cockburn Coast Dialogue 	Dr Mike Mouritz
9.20	Confirmation of Project Objectives	Linton Pike
9.40	The Planning Context	Bill Burrell
10.00	Consultation So Far – What have we heard	Linton Pike
10.15	Question & Answer	All
10.30	Tea/Coffee Break	
10.50	Small Group Discussions <ul style="list-style-type: none"> ▪ Transitional arrangements & compatible uses ▪ Transport & Access ▪ Public Open Space ▪ Land Uses 	All
12.20	Group Feedback	All
12.50	Next Steps <ul style="list-style-type: none"> ▪ Time Frames & Expected Milestones 	Linton Pike
1.00	<i>Close Workshop</i>	