

Next steps

Discipline	Action*
Planning	MRS rezoning
	Local planning scheme rezoning
	Local structure planning
	Built form guidelines
	Cost contributions schedule
	South Fremantle power station SDA feasibility study
Transport	Integrated transport strategy for south-west corridor
	Bus rapid transit alignment study and business case
	Project plan for lane reallocation on Hampton Road
	Cockburn Coast Drive alignment study
	Travel demand management strategy
Environmental	District water management strategy
	Noise and vibration management strategy
	Preliminary and detailed site investigations
	Contamination remediation and management strategy
	Foreshore management plan
Infrastructure	Detailed infrastructure strategy
	Switchyard relocation business case
	Whole of project business case
Socio-economic	Community consultation
	Economic and employment strategy
	Community development strategy
	Heritage management plan

SDA - SPECIAL DEVELOPMENT AREA

* THE STRATEGIES OUTLINED ARE INDICATIVE ONLY

Further information

For further information on the draft Cockburn coast district structure plan please visit the WAPC website www.wapc.wa.gov.au

Alternatively, further information is available from:

Cockburn coast project manager
Department for Planning and Infrastructure
9264 7777

The website has the following information:

- Draft district structure plan report
- Regional framework
- The changing Cockburn coast
- Consultant reports including:
 - European Heritage
 - Indigenous Heritage
 - Coastal Process Assessment
 - Transport Analysis
 - Environment Assessment
 - District Water Management Overview
 - Coastal Planning Strategy
 - Cockburn Coast Peer Review
 - Socio-economic Analysis

Published by the
Western Australian Planning Commission
Albert Facey House
469 Wellington Street
Perth WA 6000



**Network
city**



June 2008

CockburnCoast

draft district structure plan



Project area	331.6 hectares
Location	North Coogee, 4 km from Fremantle
Subdivisible area	91.5 hectares
Residential area	60 hectares
Seven precincts	Power Station, Hilltop, Robb Jetty, Emplacement, Darkan, Fremantle Village, Newmarket
Landowners	Eight state government agencies, two local governments and 182 private landowners
Estimated population	10 800
Estimated number of new dwellings	5300

Key facts

- Seven precincts containing a mix of medium to high density residential, mixed use and mixed business developments, with provision for community facilities, including a school site.
- A mix of residential dwellings providing opportunities for a wide range of households and a significant population base to support public transport and local businesses.
- Guided by the principles of sustainability, the plan promotes transit oriented development through clustering of activity around a central public transport spine, with bus rapid transit proposed to service the area in the short to medium term; as well as initiatives relating to energy efficiency, water sensitive urban design, affordable housing and employment self-sufficiency.
- Regeneration of the South Fremantle power station will form the heart of the project area, being the foundation for the development of a new town centre.
- Facilitate beach access and a range of coastal activities and experiences to enable the community to re-engage with the beach.
- A series of linear open spaces, linking the key natural elements of the area – the coastal foreshore and Beeliar Regional Park.
- Recognise and respect the area's substantial Indigenous and European heritage.
- Precinct character statements to provide further guidance on built form, height and density are included.
- Tourism, employment and recreational opportunities are provided.
- Responds to the coastal environment.

Key elements of the plan

The plan, prepared by the Department for Planning and Infrastructure (DPI), on behalf of the Western Australian Planning Commission (WAPC), is driven by the vision to create a vibrant, landmark destination that is connected, integrated, diverse and accessible. Overseeing the development of the plan, the Cockburn coast steering committee comprises senior representatives from the DPI, LandCorp and the mayors of the cities of Cockburn and Fremantle. Further technical input has been provided by a project working group and consultant team. A reference group established for the project, enabled landowners, stakeholders and community members to provide input and feedback on the plan throughout its development.

The draft Cockburn coast district structure plan embodies the principles of Network City and has evolved with particular regard to the regional context within which the project area sits. The regional framework captures the regional movement network, socio-economic, employment and housing trends and provides guidance for implementation to deliver Network City objectives.

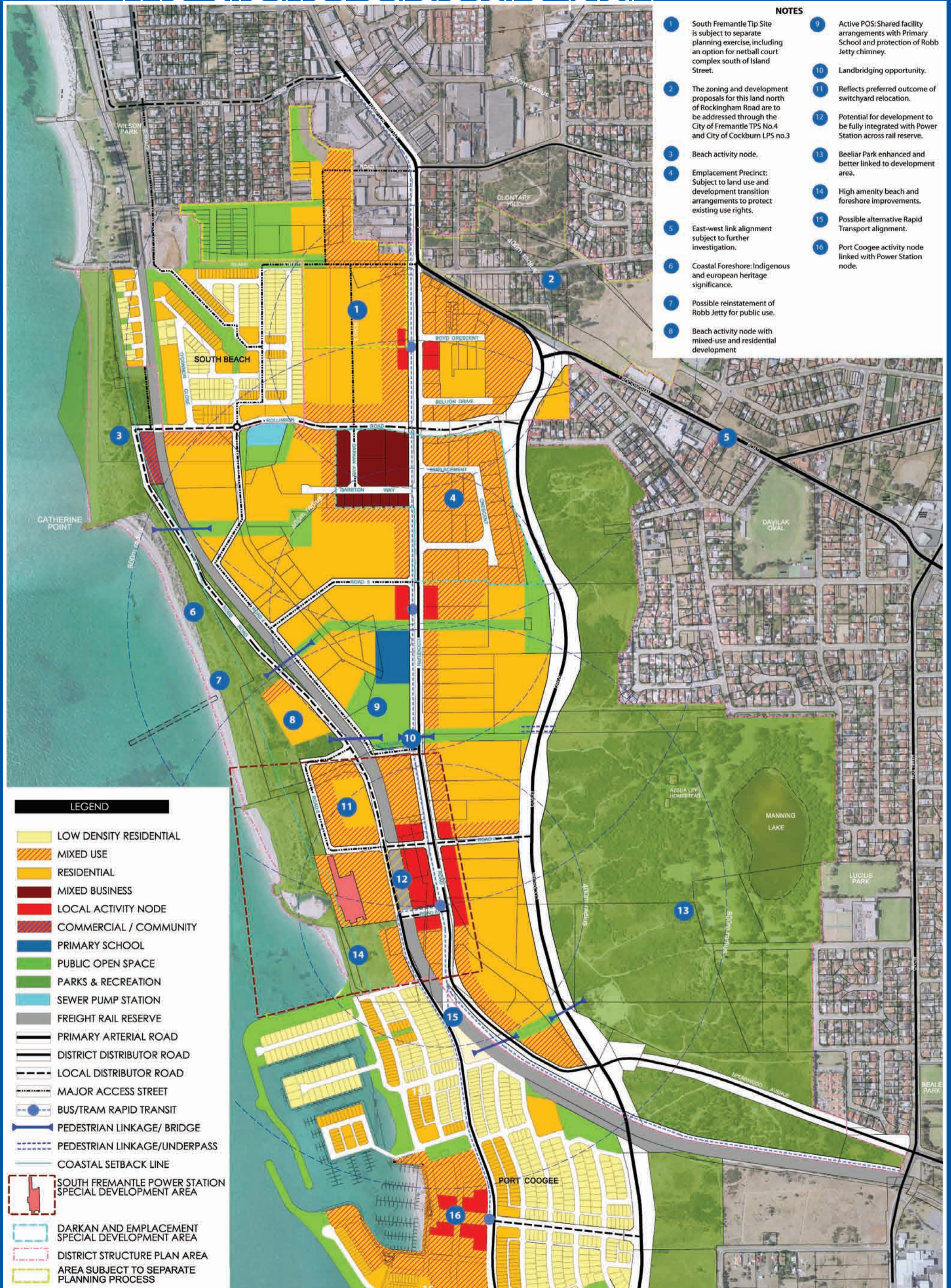
How has the plan been prepared?

In May 2005, the community voiced their aspirations for the future of the north Coogee area through the Vision for Cockburn coast dialogue, at which strong support was demonstrated for the redevelopment of the area as a vibrant, mixed use community.

As a result of the dialogue, a draft district structure plan has been prepared to guide future land use changes and development of the land stretching between South Beach in South Fremantle and the Port Coogee marina.

Background

The district structure plan



NOTES

- 1 South Fremantle Tip Site is subject to separate planning exercise, including an option for netball court complex south of Island Street.
- 2 The zoning and development proposals for this land north of Rockingham Road are to be addressed through the City of Fremantle TPS No.4 and City of Cockburn LPS no.3
- 3 Beach activity node.
- 4 Emplacement Precinct: Subject to land use and development transition arrangements to protect existing use rights.
- 5 East-west link alignment subject to further investigation.
- 6 Coastal Foreshore: Indigenous and european heritage significance.
- 7 Possible reinstatement of Robb Jetty for public use.
- 8 Beach activity node with mixed-use and residential development
- 9 Active POS: Shared facility arrangements with Primary School and protection of Robb Jetty chimney.
- 10 Landbridging opportunity.
- 11 Reflects preferred outcome of switchyard relocation.
- 12 Potential for development to be fully integrated with Power Station across rail reserve.
- 13 Beelihar Park enhanced and better linked to development area.
- 14 High amenity beach and foreshore improvements.
- 15 Possible alternative Rapid Transport alignment.
- 16 Port Coogee activity node linked with Power Station node.

LEGEND

- LOW DENSITY RESIDENTIAL
- MIXED USE
- RESIDENTIAL
- MIXED BUSINESS
- LOCAL ACTIVITY NODE
- COMMERCIAL / COMMUNITY
- PRIMARY SCHOOL
- PUBLIC OPEN SPACE
- PARKS & RECREATION
- SEWER PUMP STATION
- FREIGHT RAIL RESERVE
- PRIMARY ARTERIAL ROAD
- DISTRICT DISTRIBUTOR ROAD
- LOCAL DISTRIBUTOR ROAD
- MAJOR ACCESS STREET
- BUS/TRAM RAPID TRANSIT
- PEDESTRIAN LINKAGE/ BRIDGE
- PEDESTRIAN LINKAGE/UNDERPASS
- COASTAL SETBACK LINE
- SOUTH FREMANTLE POWER STATION SPECIAL DEVELOPMENT AREA
- DARKAN AND EMPLACEMENT SPECIAL DEVELOPMENT AREA
- DISTRICT STRUCTURE PLAN AREA
- AREA SUBJECT TO SEPARATE PLANNING PROCESS