

# IMPROVEMENT PLAN NO. 33

## COCKBURN COAST PRECINCT



**WESTERN AUSTRALIAN PLANNING COMMISSION  
PERTH, WESTERN AUSTRALIA**

**MAY 2006**

# IMPROVEMENT PLAN NO. 33

## COCKBURN COAST PRECINCT

### Introduction

1. Under the provisions of Part 8 of the *Planning and Development Act 2005*, the Western Australian Planning Commission is authorised to certify and recommend to the Minister for Planning and Infrastructure that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land within the Perth metropolitan region.

### Background

2. The Cockburn coast has been the subject of intense development pressure over recent years and the Department for Planning and Infrastructure (DPI), the cities of Cockburn and Fremantle and LandCorp have identified the need to address the considerable constraints across the land area prior to any further development. Issues such as coastal setbacks, heritage, contaminated sites, Beeliar Regional Park, regional transport links, fragmented land ownership and community expectations for developments need to be dealt with in the preparation of a district structure plan.
3. Historically the Cockburn coast has provided for essential industries major cities require, but often have difficulty locating. In the post-war era the Cockburn coastline was home to an array of industries, with most dotted around the feet of the south Fremantle power station, or the railway yards. In the 1970s and 1980s, the Cockburn coast had no obvious future other than as an industrial area. This vision was reflected in a lack of public facilities and access to the local beaches. The decline in air, water and soil quality ultimately led various government agencies to examine options for the future of the area. This work culminated in 1993 with the finalisation of the Coogee Master Plan.
4. The Coogee Master Plan led the way for change. The plan identified South Coogee as an area for a future residential and marina development. This was a key platform in the development of Port Coogee. The plan proposed that the North Coogee area remain an industrial estate, focusing on marine dependent biotechnology industries.
5. At the request of the Minister for Planning and Infrastructure, a Vision for the Cockburn Coast dialogue was held in May 2005. The dialogue with local residents, local government members, planners, developers and an array of experts provided the key tenets for a successful new community at North Coogee. The dialogue talked at length about the community's broad aspirations for the Cockburn coast. Collectively people discussed a desire for an environmentally sound community, with scaled housing and tenure mix, quality public transport and public facilities.

6. In a significant step forward for the Cockburn coast, the Minister for Planning and Infrastructure requested DPI to initiate a district structure plan in consultation with the Cities of Cockburn and Fremantle and other key stakeholders. The district structure plan is intended to be used by State and local governments and/or a redevelopment authority as a basis for the long-term planning of the Cockburn Coast, inclusive of the following:
  - Provide a vision for the Cockburn Coast;
  - Provide guidance for subsequent detailed planning and development within the structure plan area;
  - Identify areas to be set aside as public open space or regional parks;
  - Provide for community infrastructure;
  - Identify development areas;
  - Nominate physical servicing infrastructure requirements; and
  - Establish the basis for Metropolitan Region Scheme and town planning scheme amendments.
7. In April 2006 the State Government announced its intention to create a new land and redevelopment authority, with the North Coogee industrial area identified as being one of the first areas targeted for revitalisation under a redevelopment authority. However, it is not likely that a specific redevelopment authority for the Cockburn coast will be in existence within the next 12 months.
8. The WAPC believes that a standing redevelopment authority will play a crucial role in meeting the challenges set by Network City. The redevelopment authority would operate to achieve strategic and regional goals as well as local development objectives. However, in the interim the initial planning and urban design for the Cockburn coast (North Coogee) will be required under the Improvement Plan with the preparation of a district structure plan. The district structure plan will address the long term planning issues associated with rezoning industrial land located in the North Coogee area to urban, through the application of Network City principles.
9. The WAPC will be responsible for approving the district structure plan, administering the Metropolitan Region Scheme and advising government.
10. The Improvement Plan is of major benefit in preventing inappropriate development by existing landowners pending the establishment of a redevelopment authority and subsequent redevelopment scheme. The Improvement Plan also enables the WAPC to acquire land by agreement or compulsorily for future redevelopment if necessary.

### **Improvement Plan**

11. Improvement Plan No 33 incorporates the dry land area in North Coogee, to the immediate north of Port Coogee, and will allow the WAPC to initiate a district structure plan, which will guide long-term land use and infrastructure planning for the region.
12. The Improvement Plan area is depicted on the attached Western Australia Planning Commission Plan No. 1.5545.

## Improvement Plan Process

13. Part 8 of the *Planning and Development Act 2005*, provides that land which is the subject of an Improvement Plan may be planned, replanned, designed, redesigned, consolidated, re-subdivided, cleared, developed, reconstructed or rehabilitated, and provision may be made for its use for the purposes appropriate or necessary to the intent of the Improvement Plan. If the Minister for Planning and Infrastructure accepts the recommendation of the WAPC (which shall be accompanied by the Improvement Plan) she shall forward it as soon as practicable to the Governor.
14. If the Governor accepts the recommendation, the WAPC may proceed with the implementation of the amended Improvement Plan, and may purchase any land within its area by agreement with the owner, or, failing agreement, may acquire the land compulsorily under the *Land Administration Act, 1997*. Having acquired the land, the WAPC may return, sell, lease, exchange or otherwise dispose of it to any person or body on such terms as the WAPC with the approval of the Governor considers appropriate.
15. As an alternative to acquisition, in respect of land included in the amended Improvement Plan area but not acquired or held by the WAPC, the WAPC may enter into an agreement with the owner to implement the amended Improvement Plan; including the sale, purchase, exchange, surrender, vesting, allocation or other disposal of the land, the adjustment or alteration of boundaries of the land, the pooling of the land of several owners, the adjustment of rights between owners of the land or other persons interested in the land whether by payments of money or transfers or exchanges of land or otherwise, the valuation of the land, and the provision of land for any public open space, public works as defined by the *Land Administration Act, 1997* or any other public purpose; the payment, satisfaction or recovery of costs incurred in implementing the agreement; and any other matter as may be necessary to give affect to the Improvement Plan.

**Certificate**

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning and Infrastructure.

The Common Seal of the Western Australian Planning Commission was hereunto affixed  
In the presence of:

*J. J. Jamnis*

CHAIRPERSON

*J. L. Peere*

SECRETARY



24-5-06

DATE

THIS RECOMMENDATION IS ACCEPTED:

*Alan Hood*

MINISTER FOR PLANNING  
AND INFRASTRUCTURE

25/5/06

DATE

THIS RECOMMENDATION IS ACCEPTED:

*Ken Michael*

GOVERNOR

6 JUN 2006

DATE

**WESTERN AUSTRALIAN PLANNING COMMISSION**  
**IMPROVEMENT PLAN NO 33**  
**CERTIFICATE AND RECOMMENDATION**

PURSUANT TO PART 8 OF THE PLANNING AND DEVELOPMENT ACT 2005 IT IS HEREBY

CERTIFIED THAT FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE OF ALL THAT LAND WITHIN THE NORTH COOGEE DISTRICT STRUCTURE PLAN AREA ('THE LAND') SHOULD BE REPLANNED, REDESIGNED, DEVELOPED AND RESUBDIVIDED AND PROVISION SHOULD BE MADE FOR IT TO BE USED FOR SUCH PURPOSES AS MAY BE APPROPRIATE; AND

RECOMMENDED TO THE MINISTER FOR PLANNING AND INFRASTRUCTURE AND HIS EXCELLENCY THE GOVERNOR THAT THE LAND SHOULD BE SO DEALT WITH AND USED AND MADE THE SUBJECT OF IMPROVEMENT PLAN NO. 33 AS DEPICTED ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBERED 1.5545 ANNEXED HERETO.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON THE 16 DAY OF MAY 2006.

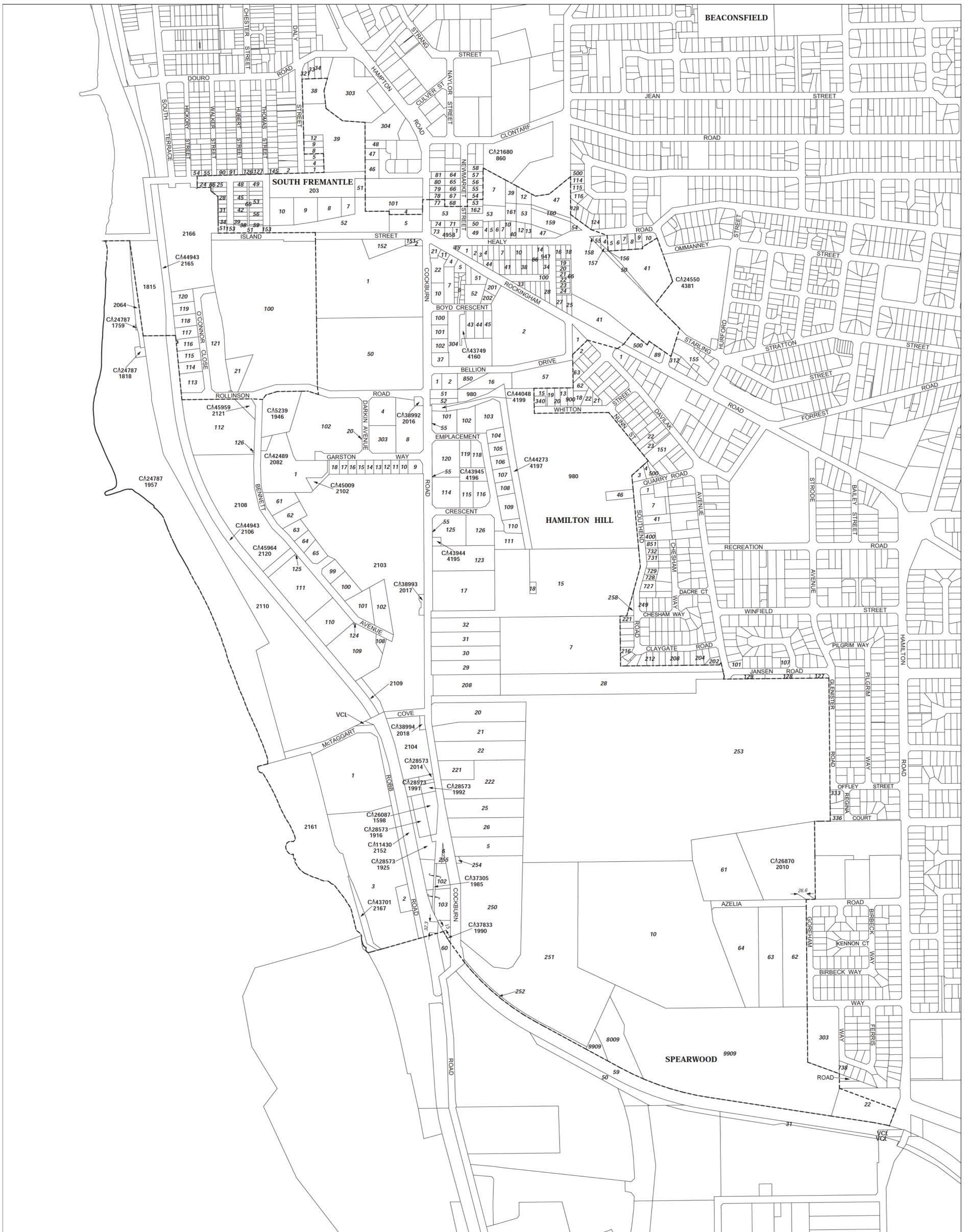
THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

  
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CHAIRPERSON

  
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SECRETARY

  
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DATE





### Improvement Plan No. 33

<p>22 May 2006 Produced by Statutory Mapping Section, Planning Information - Mapping &amp; Spatial, Department for Planning and Infrastructure, on behalf of the Western Australian Planning Commission, Perth WA</p>	<p>50 years</p>	<p>Legend</p> <p> Improvement Plan 33</p> <p>Base Information supplied by DLI PA 23-2003</p>	<p>Project Manager: J. Halleen Draftsperson: T. Lynch Examined: Revised: Date: EFP/4163 16 May 2006</p>	<p>North</p> <p></p> <p>Scale 1:5000</p> <p></p>	<p>Plan number</p> <p><b>1.5545</b></p>	<p>File reference: 819/2/234 Plan reference: Perth 1:2000 sheets 07.08 - 07.11, 08.08 - 08.11 Metropolitan Region Scheme 1:25000 sheets 19 &amp; 23</p>
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