

Cottesloe
RESIDENTS & RATEPAYERS ASSOCIATION
ARN A1005384K
PO Box 494, Cottesloe WA 6911

Formal submission

Cardno \$26m Foreshore Renewal Master Plan

Background:

In 2015, Cardno was engaged by the Town of Cottesloe to provide conceptual redevelopment and design principles for Cottesloe foreshore renewal.

Infrastructure replacement that underpins the foreshore redevelopment and requires immediate attention includes:

- Car park 1 needs resurfacing
- Foreshore walls require maintenance
- Maintenance on foreshore pathways, kerbing, Rotunda and playground equipment.

While the Cardno Masterplan focuses mainly on Marine Parade it is underpinned by significant research contained in Appendices.

Appendix 1 – Interpretation and Public Art Plan

Appendix 2 – Sites of Aboriginal Significance: Research and Consultation

Appendix 3 – Cottesloe Foreshore Enhancement Engagement Schedule

Appendix 4 – Visual Inspection of Retaining Walls Report

Appendix 5 – Coastal Hazard Risk Identification Report

Appendix 6 – Preliminary Cost Estimate = \$25,811,770 which does not include project management, detailed design and certification fees.

Appendix 1 – Interpretation and Public Art Plan

Appendix 1 is an extensive 77-page document that reveals detailed research by 24 eminent consultants including Coastcare, Whadjuk Noongar Elders, Heritage Council of WA, cultural services consultancy *Apparatus* plus National Trust.

Appendix 1 offers strategic direction for public art. It explores cultural heritage in the foreshore area and through interpretive material will engage and prompt curiosity about the past.



The Interpretation and Public Art Plan includes a table as a guide for implementation over an 18-month time frame.

Cardno Indicative costs = \$798,500 will include:

1. Interpretive signage
2. Noongar stories
3. Interpretive artwork - discreet elements (discarded towel).
4. Playground artwork – stepping stones, educational play elements
5. Interpretive street furniture – bus shelters distinctive to Cottesloe
6. Refresh existing trail signage.

Recommendation:

- 1 Include *Appendix 1 - Interpretation and Public Art Plan* as an integral part of foreshore development planning.**
- 2 Set aside indicative costs in budget allocation 2017/2018**

Appendix 2 – Sites of Aboriginal Significance: Research and Consultation

Appendix 2 is a 16-page document that describes the process of consulting with eight Whadjuk Noongar Elders on foreshore development. Mudurup Rocks is a registered site on the Department of Aboriginal Affairs website. Evidence of ancient Noongar campsites has been identified in previous times. Two Native Title Claims exist over the area.

Although no costings and no recommendations have been included in the Cardno report, *Appendix 2* provides extensive foundation research material carried out by Cardno.



The Strategic Community Plan does not include any reference to protecting sites of Aboriginal Significance.

Recommendation:

- 1 Include *Appendix 2 – Sites of Aboriginal Significances* an integral part of foreshore development planning.**
- 2 Include *Appendix 2* in indicative costs for *Appendix 1* in budget allocations.**

Appendix 3 – Cottesloe Foreshore Enhancement Engagement Schedule

From the information provided by Cardno in *Appendix 3*, it is clear there has been extensive consultation in the preparation of the Cardno report.

- Over 30 stakeholders from a range of professional and community groups contributed.
 - Cottesloe SLSC
 - Cottesloe Coastcare Association
 - Urbanix
 - Apparatus
 - Cottesloe Business Association
- 14 different organisations were included.
 - State Heritage Council
 - Main Roads WA
 - Public Transport Authority
- Two weekend visioning workshops were held.

Recommendation:

- 1 Continue to include all stakeholders as part of ongoing community consultation.**
- 2 Combined expertise should be recognised and valued with ongoing feedback invited in detailed planning and implementation stages.**
- 3 There are many elements of the Cardno report that should be incorporated into a refined foreshore plan.**

Appendix 4 – Visual Inspection of Retaining Walls Report

At the request of the Town of Cottesloe, an inspection of the current condition of the retaining walls along the foreshore, north and south of Indiana was carried out by the Senior Structural Engineer and Lead Structural Engineer at Cardno.

It was reported that all stone retaining walls were generally in good and stable conditions. The concrete retaining wall was generally in good condition. To point and repair existing retaining walls, concrete steps and Limestone retaining 400m high [Cardno Preliminary Cost Estimate for Wall & Steps = \\$658,100.00](#).

Recommendation:

- 1 Public Open Space – the existing limestone terraces to remain in their current format. (Cardno p2 - Design Approach)**
- 2 Include *Appendix 4 – Visual Inspection of Retaining Walls* and allocate budget item as per Cardno cost estimate for walls and steps.**

Appendix 5 – Coastal Hazard Risk Identification Report

The purpose of *Appendix 5* is to identify unacceptable risks and to demonstrate to the **Western Australian Planning Commission** and the **State Coastal Planning Policy 2.6** that current and potential future coastal hazards have been considered. This 28-page document coastal management is important as an underpinning appendix to the Cardno plan.

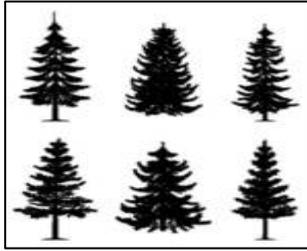
No cost estimates were included in *Appendix 5*.

Appendix 6 – Preliminary Cost Estimate

Appendix 6 with its preliminary cost estimates reflects the extensive work already completed by Cardno. *Appendix 6* provides clear evidence of costs of proposed works, costs that are clearly beyond the resources of ratepayers in the Town of Cottesloe. Budget cuts should be made to bring expenditure in line with Town of Cottesloe available funds.

Recommendation:

- 1 Prudent use of funds that remain from the sale of the Depot. (\$6m-\$8m)**
- 2 Unwanted and unnecessary items removed from the Cardno plan.**
 - No expensive road realignment and shifting of services**
 - No demolition or unnecessary earthworks**
 - No boardwalk**
 - No items that require constant maintenance and upkeep**



Cottesloe Residents & Ratepayers Association
submission to the Town of Cottesloe Cardno
Foreshore Renewal Master Plan circulated for
community consultation by the Town of
Cottesloe in November 2016.

One of the objectives of the Cottesloe Residents & Ratepayers Association is:

- **To provide a forum for residents and ratepayers of Cottesloe to voice their opinions on the management and development of Cottesloe.**

Background

Given that in December most people are focused on Christmas and given that in January, people are either away or in holiday mode, it was not possible at that time of the year to set up a workshop that would engage ratepayers in community consultation on the foreshore renewal plan

The Cottesloe Residents & Ratepayers Association requested an extension for a submission and following this approval a ratepayer workshop was held:

Thursday 9 February 2017 from 7.00–9.00 pm at the Cottesloe Civic Centre. The workshop was introduced by John Hammond and facilitated by Yvonne Hart. The aim was to focus on providing feedback for Council consideration on the Cardno plan.

- **49 people attended.** A broad cross-section of the community included representatives from the North Cottesloe Surf Club, Coastcare, Seaview Golf Club, Marine Parade commercial interests, Design Advisory Panel members, Cott + Plus.
- **9 apologies** were received.
- **15 emails** were received most of which included comments for inclusion in the CottR&R submission.

Although invited to attend no Councillors, Council officers or Cardno representatives were present. The workshop was pleased that Cr Rob Thomas attended as an observer.

WORKSHOP FORMAT

The attendees were broken into 8 tables with about 6 people each. In a structured session, using a placemat strategy, each person was given a felt pen and encouraged to write their personal thoughts on a table 'placemat'. After working silently on their own input, the table then began discussion to find the consistency of thoughts for each question. Each table was asked to record its top two or three agreed item. These were then collated to find the overall broad agreement from ratepayers. Diversity of independent views was ensured with ratepayers rotated to different tables throughout the workshop.

SESSION 1 – Introductory Questions

Question 1 – What do you like most about the current foreshore?

Broad agreement/consensus was as follows: (in order of priority)

- 1 Grassed areas & terraces**
- 2 Good access for everyone to a quality beach, low-key, family friendly**
- 3 Natural features (beach & trees, Norfolk Pines)**
- 4 No overshadowing, minimal high-rise, natural landscape, sand dunes & vegetation, unobstructed view to Rottnest, no development west of Marine Parade**
- 5 Pylon and groyne**
- 6 Wavy wall, absence of boardwalk**
- 7 Restaurants, good coffee**
- 8 Current parking, parking close to beach,**

Question 2 – What do you like least about the current foreshore?

Broad agreement/consensus was as follows: (in order of most disliked)

- 1 Car park 1 and car parks in general (Eric St) domination of ugliness of car parks**
- 2 Indiana – nice but far from nice, smelly toilets, Taj Mahal, lack of maintenance**
- 3 Car/bike/motor traffic/dual use paths**
- 4 Lack of maintenance (rundown nature of current buildings)**
- 5 Poor café facilities, alfresco, lack of shops**
- 6 Pollution/rubbish**
- 7 Inadequate natural shade**
- 8 High rise buildings, run down buildings**

Question 3 – Each person was given a Ratings list to rate their personal view of which is the top priority to be addressed. The topics were taken from the Cardno report and are produced below in random order.

Foreshore Renewal Master Plan – Ratings

Which of the following associated with the Cottesloe Foreshore Renewal Plan are the most important to you (number 1-8 with 1 being the most important and 8 the least important)

	Foreshore Enhancement – signage, seating, shelter, interpretive panels (Appendix 1)
	Maintaining and protecting heritage sites – eg Mudurup Rocks, site of Noongar Aboriginal significance. (Appendix 2)
	Preserving beach and foreshore - retaining walls, grass areas, terraces, pathways, scenery, (Appendix 4) Coastal hazard risk. (Appendix 5)
	Cost Estimates - budget considerations. (Appendix 6)
	Environment - John Black Dune Park, Cottesloe Reef, trees, shade, dune vegetation.
	Sporting Activities - surf clubs, fitness workout areas, children’s playground.
	Economic benefit - restaurants, cafes, alfresco, and tourism.
	Traffic Management - Marine Parade, car parks, cyclists

Foreshore Renewal Master Plan – Ratings results

Following the workshop all the ratings were collated and the following indicates the broad agreement across the workshop

Ratings in order of priority:

1	Preserving beach and foreshore - retaining walls, grass areas, terraces, pathways, scenery, (<i>Appendix 4</i>) Coastal hazard risk. (<i>Appendix 5</i>)
2	Environment - John Black Dune Park, Cottesloe Reef, trees, shade, dune vegetation.
3	Traffic Management - Marine Parade, car parks, cyclists
4	Foreshore Enhancement – signage, seating, shelter, interpretive panels (<i>Appendix 1</i>)
5	Sporting Activities - surf clubs, fitness workout areas, children’s playground.
6	Maintaining and protecting heritage sites – eg Mudurup Rocks, site of Noongar Aboriginal significance. (<i>Appendix 2</i>)
7	Cost Estimates - budget considerations. (<i>Appendix 6</i>)
8	Economic benefit - restaurants, cafes, alfresco, and tourism.

SESSION 2 – Focus Tables

Following the Ratings activity, ratepayers were invited to select a topic that interested them most from the Ratings Table. They then moved into the discussion group. Each person continued writing their own thoughts on the table placemat. Group discussion followed to determine general agreement/consensus on the topic.

The broad findings from the interest groups are shown below:

Priority 1

Interest Group - Preserving beach and foreshore

- No boardwalk – expensive, high maintenance
- Widen pathways
- Retain the existing limestone terraces and grass
- Retain the rotunda, wavy wall

Priority 2

Interest Group - Environment /John Black Dune Park

- The foreshore dunes are equally important and require care and rehabilitation
- The creation of habitat for local species is important
- Re-vegetation and rehabilitation of existing foreshore dunes
- John Black Dune Park – the last remnant dune – to be respected and enhanced (can become the jewel in the crown)
- Protect Cottesloe Reef and Marine Park
- Seal Beach – south of groyne
- Sea dragon protection

Priority 3

- **Interest Group - Marine Parade/traffic/parking**
- Marine Parade not a thoroughfare
- Reduce/slow car and traffic
- Less traffic, provide for cyclists

Priority 4

Interest Group - Foreshore Enhancement

- Educational signage linked to apps, websites, foreign languages, bar codes, smart phones, braille = less physical signage and clutter
- Directional signage including standard international symbols,
- Memorial signage opportunities/history/community etc
- Historical and cultural signage
- Seating integrated with landscaping – integrated with walls
- Signage – flora and fauna
- Information for smart phones

Other

Heritage: The beach and foreshore,
Respect for Noongar people
Respect Mudurup rock
Early history of Cottesloe as a holiday place

Maintaining & upgrading infrastructure

- Toilets @ Indiana
- 20 pine trees in Car Park 1
- Maintain paving
- Car park 1 ugly – needs trees

Economic benefit

Provide more attractions.

SESSION 3 - Open Session Chaired by John Hammond

The final 30minutes were an open session and all attendees were invited to contribute in a constructive and respectful fashion. 20 people spoke on a range of topics. In relation to the Cardno report the following comments were made:

- Parking – car parking losses 250, future needs 400 – cannot afford to lose car park 1
- If car park 1 is removed where will people park? This car park should be retained and expanded.
- Prioritise people – use creative solutions. People come first not cars. There will never be enough parking now or in the future no matter what we do so let's look to alternatives.
- Cardno Plan \$26m – Cottesloe can't afford this
- Cardno Plan cost approx \$28m – this is an outrageous sum for what is being delivered.
- Re-assess Cardno plan.
- Go back to EbD work.
- Unimpressed with the Cardno plan in particular Marine Parade cost and the boardwalk cost. The plan must be reassessed for its suitability.
- From an engineering and project management background the Cardno plan looks very expensive, with a lot occurring underground with limited value. There are better designs than the Cardno plan that should be discussed.
- Set realistic expectations.

Broad agreement from the Open Discussion:

- 1 Cardno plan is too expensive and beyond ratepayer expectations**
- 2 Identify elements that can be retained and repaired at minimal cost**
- 3 Plan a staged development.**

In summary

1

- Prepare a \$6-\$8m budget

2

- Remove unwanted items from the Cardno plan.

3

- Prepare a 3-4 year time frame implementing a staged approach.

The Town of Cottesloe Mission Statement:

“To preserve and improve Cottesloe’s natural and built environment and beach lifestyle by using sustainable strategies in consultation with the community.”