

TOWN OF COTTESLOE



FORESHORE PRECINCT IMPLEMENTATION COMMITTEE MINUTES

MAYOR'S PARLOUR, COTTESLOE CIVIC CENTRE
109 BROOME STREET, COTTESLOE
5.00PM, MONDAY 21 MAY 2018

MAT HUMFREY
Chief Executive Officer

19 June 2018

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1. DECLARATION OF MEETING OPENING / ANNOUNCEMENT OF VISITORS

Mr Fini declared the meeting open at 5.05pm and welcomed guests.

2. ATTENDANCE**Committee Members Present**

Mr Adrian Fini	Chair, Community Representative	
Mr Dick Donaldson	Community Representative	
Mr Deon White	Community Representative	entered 5.07pm
Mr Simon Rodrigues	Community Representative	
Mayor Philip Angers	Elected Member	
Cr Melissa Harkins	Elected Member	
Cr Mark Rodda	Deputy Chair, Elected Member	
Cr Helen Sadler	Elected Member	entered 5.11pm
Cr Lorraine Young	Elected Member	

Officers Present

Mr Mat Humfrey	Chief Executive Officer
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In Attendance

Mr Alan Ross	Cottesloe Beach Hotel
Mr Tony Dichera	Cottesloe Beach Hotel
Mr Zac Fried	Emerge Associates
Mr Chris Newton	Emerge Associates
Mr Michael Patroni	Space Agency

Apologies

Mrs Denise Tyler-Hare	Manager of Projects
Ms Elizabeth Nicholls	Senior Administration Officer

3. CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

Moved Cr Young, seconded Mayor Angers

The Minutes of the meeting of the Foreshore Precinct Implementation Committee minutes held 20 March 2018 be confirmed, subject to an amendment to include the Design Advisory Panel members being included as community members.

Carried 7/0

4. DECLARATION OF INTERESTS

Nil.

5. PRESENTATIONS**5.1 Cottesloe Beach Hotel Development Application**

Mr Ross provided the Committee with an overview of the application at present and requested that they be included in the Master Planning project.

Mr White arrived at 5.07pm

Cr Sadler arrived at 5.11pm

The Committee discussed the Cottesloe Beach Hotel proposal at length in regards to integration with the Master Plan and carpark.

Mr Ross and Mr Dichera left the meeting at 5.30pm.

The Committee further discussed the proposal.

6. OFFICER REPORTS

6.1 FORESHORE RENEWAL MASTERPLAN DOCUMENTATION

File Ref:	SUB/2525
Attachments:	Detailed Designs
Responsible Officer:	Mat Humfrey, Chief Executive Officer
Author:	Denise Tyler-Hare, Manager of Projects
Proposed Meeting Date:	21 May 2018
Author Disclosure of Interest:	Nil

SUMMARY

The Committee is requested to endorse the documentation for the following elements of the Foreshore Renewal Masterplan to allow them to proceed to tender:

1. Shady Seating;
2. Ocean Universal Access; and,
3. Universal Access.

BACKGROUND

At the March Foreshore Precinct Implementation Committee Meeting, the Committee resolved:

That Committee ENDORSE

1. *The completed style guide, subject to alternative bins and suggesting recycling to Council, adding in concrete walls, and seating to be confirmed, and signage design options, pending the construction of a prototype;*
2. *The completed detailed design of the following elements of the Foreshore Renewal Masterplan to enable movement to documentation, subject to provision of detailed design elements, to be requested by the committee, circulated to the committee within the first week of documentation:*
 - a. *Shady Seating;*
 - b. *Beach Shade Structures;*
 - c. *Ocean Universal Access; and,*
 - d. *Universal Access.*
3. *Put Mudurup Rock artwork, seating, fencing and beach deck on hold, pending a decision on the masterplan and pool.*
4. *Request staff to review the variations presented by Emerge and forward to Council for approval if appropriate.*

Unanimous

Since this meeting, a call-in request for the detailed design was sent to Elected Members to allow the project to progress to documentation. No call-ins were received, and Emerge have now completed the documentation.

STRATEGIC IMPLICATIONS

The implementation of the Foreshore Master Plan is identified as a community priority in the Strategic Community Plan.

Strategic Community Plan 2013 to 2023

Priority Area Three: Enhancing beach access and the foreshore.

Corporate Business Plan 2014 to 2018

Priority Area Three: Enhancing beach access and the foreshore.

3.1: Implement the 'Foreshore Redevelopment Plan' in consultation with the community.

POLICY IMPLICATIONS**Beach Policy**

The Foreshore Renewal Masterplan complies with the policy as adopted by Council.

STATUTORY ENVIRONMENT

All works in the Cottesloe Foreshore Precinct will require a planning approval from the West Australian Planning Commission (WAPC) as the land sits under the Metropolitan Region Scheme. As the changes are minimal and do not significantly alter the purpose for which the land is to be used, there are no significant challenges that are expected when approvals are sought. The WAPC have confirmed that there are no further approvals required for these works as they are considered public works.

Much of the land contained within the Cottesloe Foreshore Precinct is also listed on the State Heritage Register. Officers have worked with the State Heritage Office during the detailed design phase of every element to ensure heritage considerations are met, and these considerations have been signed off by the State Heritage Office.

FINANCIAL IMPLICATIONS

This project is expected to require significant resources over the next two years. The original budget was \$250,000, and the approved budget amendment from November is \$1,877,571 including \$103,243 of contingency. The total for these works is \$2,127,571.

The ocean universal access detailed design has had updated costings completed for it, and it is estimated that an additional \$130,000 will be required for the construction.

STAFFING IMPLICATIONS

Administration resources are limited and consideration to the preparation of agenda and minutes ahead of time must be allowed.

SUSTAINABILITY IMPLICATIONS

The design approach for the Foreshore Masterplan has covered issues such as sustainability and the long term maintenance and management of the precinct. The design will need to include selected materials that have been chosen to ensure sustainability, longevity and ease of maintenance.

CONSULTATION

Foreshore Precinct Implementation Committee
Elected Members

Town of Cottesloe Staff
Community Businesses (FSS Consultation)

STAFF COMMENT

The detailed design has been reviewed by the Committee in January, February and at a detailed design workshop in March, and the comments arising from these meetings incorporated into the final detailed design. The detailed design was endorsed by the Committee, and the documentation now complete.

The intent would be to tender the works in three packages as follows:

1. Landscaping construction works – shady seating, and the universal access;
2. Beach shade structure prototype – request for quote from three trusted construction companies, and following the construction of the prototype and subsequent community consultation, tender a second package for the remaining elements of the structure; and,
3. Marine engineering design and construction works – ocean universal access.

At this stage, the beach shade structures drawings are incomplete, so these have not been included for endorsement at this stage.

It is recommended to endorse the documentation for tender. The intent would then be to send to Councillors for call in, and then any comments arising from this incorporated into the documentation, prior to going to tender. If any call-ins were received, the Administration would consider a special meeting, to ensure project timeframes are met.

The documentation for the universal access will also be sent to the Disability Services Advisory Committee for their information.

VOTING

Simple Majority

COMMITTEE RECOMMENDATION

Moved Cr Rodda, Seconded Cr Young

That the Foreshore Precinct Implementation Committee recommend that Council ENDORSE the completed documentation of the following elements of the Foreshore Renewal Masterplan to enable movement to tender subject to the wall material being finalised:

- 1. Shady Seating**
- 2. Ocean Universal Access**
- 3. Universal Access**

Carried 9/0

Note: the shade structure prototype design was endorsed.

6.2 COTTESLOE BEACH HOTEL – DEVELOPMENT APPLICATION

File Ref:	SUB/2525
Attachments:	Cottesloe Beach Hotel – Submitted Development Application
Responsible Officer:	Mat Humfrey, Chief Executive Officer
Author:	Denise Tyler-Hare, Manager of Projects
Proposed Meeting Date:	21 May 2018
Author Disclosure of Interest:	Nil

SUMMARY

The Committee is requested to endorse the submitted Development Application for amendments to the streetscapes in front of the Cottesloe Beach Hotel.

BACKGROUND

As part of the Car Park One Opportunities Plan, the option of incorporating alfresco dining on streetscapes adjacent to cafes and restaurants on Marine Parade was shown, and received a significant amount of community support.

Subsequent to this, the Cottesloe Beach Hotel has submitted an application to do this, and has requested that it be reviewed in the context of the master planning, and be referred to the Foreshore Precinct Implementation Committee.

STRATEGIC IMPLICATIONS

The implementation of the Foreshore Master Plan is identified as a community priority in the Strategic Community Plan.

Strategic Community Plan 2013 to 2023

Priority Area Three: Enhancing beach access and the foreshore.

Corporate Business Plan 2014 to 2018

Priority Area Three: Enhancing beach access and the foreshore.

3.1: Implement the 'Foreshore Redevelopment Plan' in consultation with the community.

POLICY IMPLICATIONS

Footpath Policy

The Town's footpath policy requires the footpath be compliant with AS1428.1, .2 and 3 1993, including transverse and longitudinal slopes, as well as section 2 of the policy. All ramps and gradients will be required to be compliant with AS1428.

The footpath is noted as 1.5m on Marine Parade/John Street and 1.2m wide on Warnham Road. There are a number of considerations here:

1. Section 2 of the policy requires the consideration of various factors – the relevant ones here are level of improvement of universal access, particularly for the elderly and people with disabilities, likely usage, availability of existing footpaths in streets, and the difficulties of provision including width of verge, slope, property access and location of services. These have been examined below:
 - a. This proposal reduces universal accessibility;
 - b. As this footpath is on a main road, along the business strip of the foreshore, it is heavily used;
 - c. There is another footpath on the other side of Marine Parade, however elderly and disabled people should not have to cross the road to be able to use the street;
 - d. The difficulties with achieving the width are associated with the amount of alfresco seating. Otherwise, there is currently sufficient space.
2. AS1428.1 has the following applicable clauses:
 - a. Clause 6.3 – Width of a continuous accessible path of travel = 1m;
 - b. Clause 6.4 Passing space for wheelchairs – minimum width of 1.8m for a minimum length of 2m;
 - c. Clause 6.5 Circulation space – minimum of 1.5m wide by 1.5m long for any turns 60 – 90 degrees, and 1.2m wide with a splay of at least 500mm by 500mm on the internal corner for 30 – 60 degrees;

To summarise, most local governments won't accept any path width less than 1.8m, however, to be technically compliant, they could provide intermittent passing spaces as per the standard. It is suggested that the minimum path width be increased on the plans to 1.8m.

STATUTORY ENVIRONMENT

Local Government Act 1995

FINANCIAL IMPLICATIONS

The proposal will be funded by the Cottesloe Beach Hotel and is not anticipated to affect the Town.

STAFFING IMPLICATIONS

There are no perceived staffing implications arising from the officer's recommendation.

SUSTAINABILITY IMPLICATIONS

There are no perceived sustainability implications arising from the officer's recommendation.

CONSULTATION

Foreshore Precinct Implementation Committee
Elected Members
Town of Cottesloe Staff

STAFF COMMENT

Officers has reviewed the proposal in the context of engineering with the following comments:

1. Car parking
 - a. Warnham Road – reduce by 3 bays;
 - b. Marine Parade – remove 2 bays and 2 motorcycle bays;
 - c. John Street – it looks like they are proposing to convert 4 bays from parking to taxi and ride share drop off – they have not covered this in their report, but that would actually reduce the bays by another 4;
 - d. Total – remove 9 bays and 2 motorcycle bays – I don't believe this will impact their business that much as it is only half an hour parking/taxi pickup/drop off on Marine Parade, however surrounding businesses/taxis may be impacted. It is suggested those businesses need to be consulted.
2. External screens – As long as they are constructed to drawings certified by a qualified structural engineer, these are acceptable. However the placement should be considered in the context of the comments above concerning pavement width and disabled access. Visual indicators will be required on the glazing. Also, along John Street, given the screens are right on the kerb line, they will need to comply with AS2890 in terms of door opening space requirements, and parking manoeuvre turning movements to protect both the screens and the cars.

VOTING

Simple Majority

COMMITTEE RECOMMENDATION

Moved Cr Sadler, Seconded Cr Young

The Foreshore Precinct Implementation Committee recommend that Council support the concept of alfresco dining in principle by the Cottesloe Beach Hotel, subject to the following conditions:

1. **Minimum pavement width of 1.8m**
2. **Further investigation by the FPIC of the following:**
 - a. **Alignment of the footpath to the property boundary.**
 - b. **Location of seating and tables.**
 - c. **Consideration of an appropriate development contribution.**
 - d. **Liquor licencing management plan to be considered by Council.**
 - e. **Staged review of the detailed design of permanent and temporary structures**
3. **Consultation is undertaken during the development application process with surrounding businesses regarding parking.**

Carried 9/0

7. CORRESPONDENCE

Noted.

8. ITEMS FOR CONSIDERATION IN FUTURE STAGES

- Bin locations and recycling – note that this is not currently within scope. If the committee would like to propose an alternative, they will need to prepare a proposal with key items such as appearance, costs, maintenance requirements, etc, and vote on it.
- Bin store location and appearance.
- Disabled access to toilets from Marine Parade.
- Funding options as part of the Master Plan.

9. EXTERNAL FUNDING SOURCES

The Committee noted that the Lotterywest application has been submitted. A response is anticipated in August 2018.

10. OTHER BUSINESS**10.1 Design Forum**

The Committee noted that a Master Planning Design Forum was held on 17 May 2018, and notes of this will be circulated to Committee Members. A proposed project brief will be prepared, following the visual presentation of the principles developed during the workshop.

11. GENERAL BUSINESS**COMMITTEE RESOLUTION**

Moved Cr Sadler, Seconded Cr Young

That the Foreshore Precinct Implementation Committee recommend that Council support the Bike Planning Committee recommendation regarding the Gibney Street crossing.

Carried 9/0

12. NEXT MEETING

Monday, 18 June, 4.00pm

13. MEETING CLOSURE

Mr Fini declared the meeting closed at 6.30pm.