

TOWN OF COTTESLOE



FORESHORE PRECINCT ADVISORY COMMITTEE MEETING

AGENDA

**FORESHORE PRECINCT ADVISORY COMMITTEE MEETING
TO BE HELD IN THE
War Memorial, Cottesloe Civic Centre
109 Broome Street, Cottesloe
3pm Thursday, 12 May 2022**

Town of Cottesloe

FORESHORE PRECINCT ADVISORY COMMITTEE MEETING

Notice is hereby given that the next Foreshore Precinct Advisory Committee Meeting will be held in the War Memorial, Cottesloe Civic Centre

109 Broome Street, Cottesloe on **12 May 2022** commencing at **3pm**.

The business to be transacted is shown on the Agenda hereunder.

Yours faithfully,



Matthew Scott
Chief Executive Officer

08 May 2022

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Agenda and minutes are available on the Town's website www.cottesloe.wa.gov.au

PURPOSE

The purpose of this Committee is to consider improvements to the Central Foreshore Zone and make recommendations to Council on the improvement of public infrastructure in the Central Foreshore Zone.

TERMS OF REFERENCE

- a. To advise Council and make recommendations on improvements to the Central Foreshore Zone;
- b. To advise Council and make recommendations on any plans or designs for public infrastructure in the Central Foreshore Zone;
- c. To advise Council and make recommendations on town planning or other design matters that will have an impact on the public infrastructure in the Central Foreshore Zone; and
- d. Make recommendations to Council on matters relevant to the Committee.

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1 DECLARATION OF MEETING OPENING/ANNOUNCEMENT OF VISITORS**1.1 ACKNOWLEDGEMENT OF COUNTRY**

I would like to begin by acknowledging the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet today, and pay my respects to their Elders past and present. I extend that respect to Aboriginal and Torres Strait Islander peoples here today.

2 DISCLAIMER

Refer to the Disclaimer on the inside of the cover page

3 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The meeting will be recorded, solely for the purpose of confirming the correctness of the Minutes.

4 ATTENDANCE**Members**

Cr Melissa Harkins	Elected Member
Cr Chilla Bulbeck	Elected Member
Cr Kirsty Barrett	Elected Member
Cr Paul MacFarlane	Elected Member
Cr Craig Masarei	Elected Member
Mr Adrian Fini	Presiding Member
Mr Simon Rodrigues	Community Representative
Mr Dick Donaldson	Community Representative
Mr Deon White	Community Representative
Ms Tina Arthur	Community Representative

Deputy Members

Mayor Lorraine Young	Deputy Member, Elected Member (Observer)
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Officers

Mr Matthew Scott	Chief Executive Officer
Mr Shaun Kan	Director Engineering Services
Mr David Lappan	Manager Projects and Assets
Ms Rachel Cranny	Executive Services Officer

Visitors**Apologies**

At the close of the agenda no apologies had been received.

5 DECLARATION OF INTERESTS

6 CONFIRMATION OF MINUTES

That the Minutes of the Foreshore Precinct Advisory Committee Meeting held on Wednesday 15 September 2021 be confirmed as a true and accurate record.

7 PRESENTATIONS

8 REPORTS**8.1 REPORTS OF OFFICERS****8.1.1 FORESHORE TOILET FACILITY**

Directorate: Engineering Services
Author(s): Shaun Kan, Director Engineering Services
Authoriser(s): Matthew Scott, Chief Executive Officer
File Reference: D22/10027
Applicant(s): Nil
Author Disclosure of Interest: Nil

SUMMARY

The Foreshore Precinct Advisory Committee (FPAC) is asked to consider the various toilet design options within the report and recommend a preferred design for Council to incorporate into the Foreshore Redevelopment Project 100% detail design.

OFFICER RECOMMENDATION IN BRIEF

That FPAC recommends Council:

- Approves a non-automated pre-fabricated toilet block concept and further progresses its detail design to incorporate this into the 100% Foreshore Redevelopment Project Construction Plans; and
- Notes that this is at the previously approved location C as shown in the diagram within the background section of the report.

BACKGROUND

At the March 2021 Ordinary Meeting, Council approved the Foreshore Redevelopment Detail Design and included a foreshore toilet facility concept immediately to the south of the recreational area and on the northern edge of the short term winter carpark.

At an April 2021 Special Meeting, Council resolved for the foreshore toilet facility concept accepted at the March 2021 Ordinary Meeting to be advertised for public consultation. This occurred during the period of 6 May to 19 May 2021.

At the June 2021 Ordinary Meeting, Council considered the public feedback received and asked for the following to occur:

- Public toilets to be included as part of any Indiana Teahouse redevelopment concept
- Public consultation results be referred to the Foreshore Precinct Advisory Committee (FPAC) and Aspect Studios to review :
 - proposed facility location and design
 - possibility of a location further north within the future foreshore playground and recreational area

- additional cost associated with relocating to the suggested location further north
- implications on beach access path
- FPAC establishes design parameters for the facility
- Aspect Studios to review public feedback to identify possible locations and design concepts for consideration by FPAC

Following analysis undertaken by Aspect Studios, Council at the September 2021 Meeting, accepted the following recommendations of FPAC:

THAT the Foreshore Precinct Advisory Committee;

1. APPROVES the Car Park Two location C as shown in the attached Aspect Studio presentation;

2. REQUESTS that the administration provide a range of options in relation to pre fabricated facilities and conventional site built design options including cost estimates and explore access from the foreshore to the new facility for the Committee at the next meeting.

Locations C mentioned in recommendation one above is shown below:



OFFICER COMMENT

The different available toilet designs including their approximate cost have been summarised below. FPAC and Council are asked to note that the estimates provided include:

- Supply and install of the building (pre-fabricated and site built)
- All utility service connection required

- Toilet bowl and sink
- Soap and paper towel dispensers
- Infant change table
- Hand dryer
- Mirror
- Universal access and ambulant compliant

A. PREFABRICATED TOILETS

Design One - Exeloo Automatic Toilets, City of Bayswater, Maylands

This automated facility cost approximately \$200,000 and has a self cleaning function in addition to the standard installations.



Design Two – Three stall toilet block, Shire of Gingin playground

The facility comprises of 2 unisex and a specifically universal access stall. Components are prefabricated offsite and assembled at location. The facility shown will cost approximately \$180,000 to \$210,000.



Consideration can be given to provide more stalls as shown below but this would likely be outside the budget set by Council. Notwithstanding this, the examples below can be used to guide the final look for the toilet block.



B. SITE BUILT FACILITIES**Design Three – City of Geraldton Foreshore, Rubik Cube**

There are 2 cubes at the location that cost a total of approximately \$250,000.

**Design Four – Kyeemagh Boat Ramp Amenities**

Amenities consist of two unisex stalls, one unisex ambulant toilet and a universal access room with baby change facilities. The cost of approximately \$440,000 also includes a staff lunch room and storage facilities. Separating the essential scope from the nice to have including down scaling the size to suit site constraints can bring the cost within the \$240,000 budget set by Council.

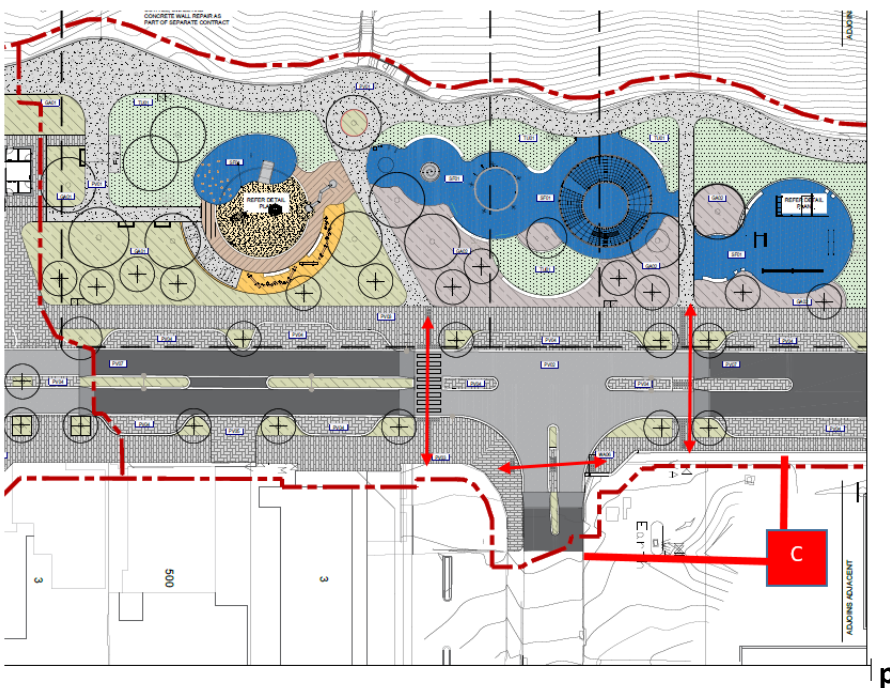




ACCESS TO TOILET FACILITY AT LOCATION C

As shown below, the toilet block will be located within the vicinity of Napier Street intersection with a combination of median breaks on various approaches including a Marine Parade marked pedestrian crossing to connect the playground to toilet location C.

The double headed arrows indicate desired crossing lines and solid red bars to location C represent possible connecting footpaths.



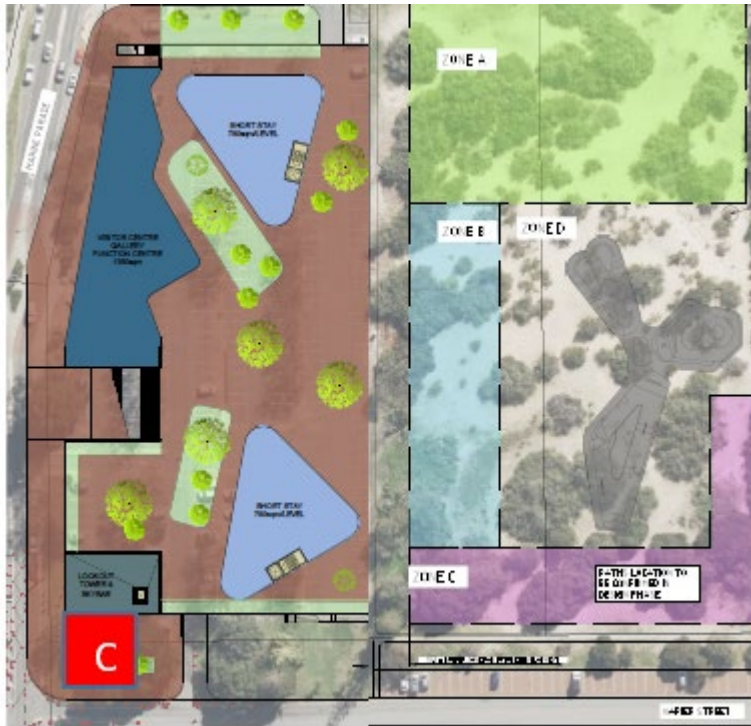
It would also be important to note that Council has approved a preferred skate park concept design (and considering a revegetation concept design) at John Black Dune Park as shown below. This makes the proposed toilet position a well-balanced location easily accessible by both open spaces.



For these reasons, any design should consider for the toilet to remain permanently at this location and a recommendation has been made for this location C toilet to follow the principles of design two, pre-fabricated toilets assembled on site.

Whilst it can be debated that the future Carpark Two redevelopment at its opening can provide an equivalent facility, however its availability to the public is subject to conditions within of a possible future lease arrangement (which is currently not under consideration).

In the event that this future agreement does allow public use, it can then service both the mix used redevelopment and John Black Dune Park as shown below. Location C toilet block at that time can cater solely to the main beach surrounding Napier Street, particularly the playground, where visitor numbers are expected to have significantly increased by then with the completion of the Foreshore improvement and skate park project.



Should the preference be for this location C toilet to be contingent of being relocatable regardless, design one, fully automated Exeloo, may be the more suitable option.

However, given the rationale relating to future demands, such an approach is not recommended.

It would also be important to consider the footprint of the future Carpark Two redevelopment to ensure the toilet block sits outside of that area.

ATTACHMENTS

Nil

CONSULTATION

Consultation on a previous concept at a location on the western side of Marine Parade occurred in May 2021.

Council should it wish to can ask for a revised concept to be developed based on the committee's recommendation and put this out again for public consultation before progressing with detail design.

STATUTORY IMPLICATIONS

There are no known statutory implications at this point and this can only be confirmed after the Department of Planning, Lands and Heritage have been consulted on a revised concept design.

POLICY IMPLICATIONS

Beach Policy

STRATEGIC IMPLICATIONS

This report is consistent with the Town's *Strategic Community Plan 2013 – 2023*.

Priority Area 3: Enhancing beach access and the foreshore

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

RESOURCE IMPLICATIONS

A design consultancy cost variation of approximately \$13,150 would be required to undertake the further engineering investigations including a new toilet building concept at Location C.

Artist impressions would incur a further cost of \$1,500 per angle view

A budget amendment will be required depending on the extent of work Council wishes to progress such as the number of design options and artist impressions.

ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS

There are no perceived sustainability implications arising from the officer's recommendation. The new design will consider sustainability initiatives.

VOTING REQUIREMENT

Simple Majority

OFFICER RECOMMENDATION

THAT Foreshore Precinct Advisory Committee recommends;

THAT Council

- 1. APPROVES the principles mentioned and illustrated in design option two within the officer's comment section of the report to develop a new toilet block concept with four stalls comprising of:**
 - a. three standard unisex stalls; and**
 - b. one universal access stall;**
- 2. Subject to the ACCEPTANCE of point one, APPROVES the four stalls to be fitted with showers and infant change facilities in addition to the standard toilet amenities; and**
- 3. NOTES that consideration will be given to ensuring that the final position of the toilet block with the previously approved location C will be outside the footprint of the future Carpark Two redevelopment as identified in the 2019 Foreshore Masterplan.**

4. **REQUESTS** the administration to investigate the long term financial implications of progressing the proposed design options, in consideration of the current asset management plan and the long term financial plan (currently under development).

8.2 ITEMS FOR DISCUSSION

Nil

9 GENERAL BUSINESS

9.1 COMMITTEE MEMBERS

9.2 OFFICERS

10 MEETING CLOSED TO PUBLIC

10.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

11 NEXT MEETING

12 MEETING CLOSURE