

TOWN OF COTTESLOE



PUBLIC OPEN SPACE WORKING GROUP

AGENDA

MAYORS PARLOUR, COTTESLOE CIVIC CENTRE

109 BROOME STREET, COTTESLOE

4:30pm, Thursday, 28 July 2022

A handwritten signature in blue ink, appearing to read 'Matthew Scott', is positioned above the printed name.

Matthew Scott
Chief Executive Officer

27 July 2022

PUBLIC OPEN SPACE WORKING GROUP

PURPOSE

The purpose of this Working Group is to consider improvements to all public open space outside of the Central Foreshore Precinct and the SVGC/Harvey Field Recreation Precinct provided by the Town which will enhance their use and enjoyment by the community.

TERMS OF REFERENCE

- a. To advise Council on infrastructure and policy requirements to improve all public open space provided by the Town (outside the of the Central Foreshore Precinct and the SVGC/Harvey Field Recreation Precinct); and
- b. Make recommendations to Council on matters relevant to the Committee.

CONFIDENTIALITY

These papers are not confidential on the whole; however, they will not be published on the Town's website or made available for public distribution. Elected Members/Committee Members are not prevented from discussing any topic raised in these papers in general terms; however, they should not be distributed as there are parts that are confidential for a host of reasons (e.g. the presence of legal advice).

The purpose of the meeting is for Members to provide informal feedback / raise issues with the progress of nominated projects. No decisions can be made at this forum and any matter that ultimately requires a Council decision will be presented to a Council meeting.

As no decisions can be made at the meeting and many of the topics could be considered confidential at this stage, the forum will not be open to the public.

The notes contained within these papers are in note form, they are not finalised reports. Members have an opportunity to ask for information to be considered for inclusion in reports on these matters, which will be considered by the officers when reports are finalised.

Officers are very aware of the need to maintain transparency in the decision making process. As noted in the departmental guidelines on such forums, the best way to maintain transparency in decision making is to ensure that all decisions are made in public meetings. With this in mind, officers have deliberately omitted any recommendations from these notes, instead noting how we suggest we proceed with the matter at hand. Members will be free to provide feedback on these suggestions; however, no specific direction should be given or debated.

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1 DECLARATION OF 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/Presiding Member
Cr Kirsty Barrett	Elected Member
Cr Brad Wylynko	Elected Member
Ms Natalie Kendal	Community Representative
Ms Kerryn Briody	Community Representative
Mr Andrew Mahaffy	Community Representative
Mr Mark Powell	Community Representative
Mr Damien McCann	Community Representative
Ms Sue Freeth	Coastcare Representative

Staff

Mr Matthew Scott	Chief Executive Officer
Mr Shaun Kan	Director Engineering Services
Mr David Lappan	Manager Projects and Assets
Ms Parshia Queen	Project Engineer
Ms Rachel Cranny	Executive Services Officer (Engineering)

Apologies

Cr Chilla Bulbeck	Elected Member/Deputy Member
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Visitors

Angus Moore	Design Consultant (Nature Based Play)
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5 DECLARATION OF INTEREST

6 PRESENTATIONS

NIL

7 REPORTS OF OFFICERS

7.1 EAST COTTESLOE PLAYGROUND UPDATE

Item by: Mr Shaun Kan, Director Engineering Services

SUMMARY

The POS Working Group is ask to confirm that the attach revise concept plan is consistent with the revised scope approved by Council at the June 2022 Ordinary Council Meeting.

Members are ask to refrain from making any amendment outside the resolution as any further scope change would need to be approved by Council.

BACKGROUND

At the June 2022 OCM, Council resolved as follows

OCM083/2022

SUBSTANTIVE MOTION AND COUNCIL RESOLUTION

1. *THANKS all survey participants for taking the time to provide feedback;*
2. *NOTES the Community Aspirations Feedback and concept for the East Cottesloe Playground;*
3. *APPROVES the revisions to project scope mentioned within the officer's comment section of the report;*
4. *Subject to point three, APPROVES the budget amendment of \$105,000 through the cash-in-lieu of public open space contributions to 30.7035.2–East Cottesloe Playground bringing the new budget for this account to \$445,000 and REQUESTS the Minister of Planning to approve the additional funds required;*
5. *Subject to points three and four, APPROVES for the detail design and construction to be separated and for the detail design to be completed first before advertising a tender to appoint a contractor to construct the approved building plans;*
6. *REQUESTS that a Public Open Space Working Group meeting is held so they may provide feedback on the project, based on the revised project scope mentioned in point three, and budget amendment mentioned in point four, prior to the detailed design being carried out, to include a priority order to address possible cost overruns and this is then to be presented again to the POS for feedback before it returns to Council as mentioned in point seven;*
7. *NOTES that the detail design mentioned in point six will be brought to an Ordinary Council Meeting with a quantity surveyor estimate for Council's endorsement before proceeding with advertising a construct only tender to appoint a builder for the works.*

Carried by Absolute Majority 7/1

For: Mayor Young, Crs Sadler, Harben, Masarei, Harkins, Barrett and Bulbeck

Against: Cr MacFarlane

Officer's report can be found at the following link:

[HTTPS://WWW.COTTESLOE.WA.GOV.AU/COUNCIL-MEETINGS/ORDINARY-COUNCIL-MEETING/28-JUNE-2022-ORDINARY-COUNCIL-MEETING/303/DOCUMENTS/UNCONFIRMED-MINUTES-ORDINARY-COUNCIL-MEETING-28-JUNE-2022.PDF](https://www.cottesloe.wa.gov.au/council-meetings/ordinary-council-meeting/28-june-2022-ordinary-council-meeting/303/documents/unconfirmed-minutes-ordinary-council-meeting-28-june-2022.pdf)

OFFICER'S COMMENT

The working group is ask to note that the June 2022 OCM officer's comment mentioned in point three of the resolution are as follows:

- Removal of the skills and pump track;
- Incorporating additional fencing for safety reasons; and
- Formalised path within the playground using natural materials (crushed limestone or sand) extending from Napier Street through to Albion Street.

Attached is the revised concept plan incorporating the above changes approved by Council for the working group to verify. It may be also prudent to note that:

- The area of the removed skills and pump track has been landscaped;
- The skills track remains indicative on the concept and included in detail design subject to receipt of external funding;
- Additional fencing is around junior playground; and
- Formalised limestone path extending from Napier Street through to Albion Street.

Confirmation of the concept will then allow the project to progress as follows:

- Detail Design Development August to September 2022
- Working Group Review of Detail Design September 2022
- Council Approves Detail Design October 2022
- Construction Tender November 2022
- Council Appoints Builder December 2022
- Construction Period February 2023 to June 2023

INTENDED OUTCOME FROM MEETING

- (1) POS Working Group to confirm the Revised Concept Plan is consistent with the June 2022 OCM resolution
- (2) POS Working Group to note this revised concept will be used to develop detail design and a cost estimate for council's consideration.
- (3) POS Working Group to note the project timeline.

ATTACHMENTS

- (a) Revised Project Concept

8 GENERAL BUSINESS

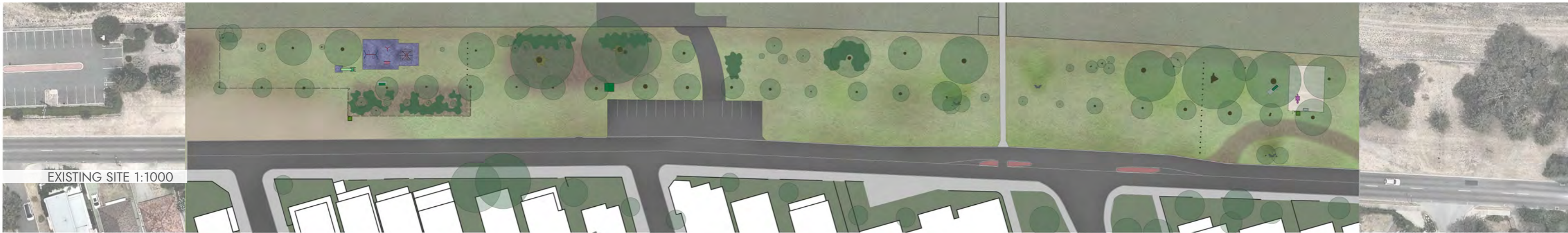
9 MEETING CLOSURE

AGENDA ATTACHMENTS

Public Open Space Working Group Meeting

Thursday, 28 July 2022

7.1 Revised Concept Plan – East Cottesloe Playground



EXISTING SITE 1:1000



EAST COTTESLOE POS PLAYGROUND

REVISED CONCEPT PRESENTATION
26/07/2022





A HOLISTIC CONCEPT EXPRESSIBLE IN 3 KEY BELIEFS

The design creates a natural corridor through the 300m long site.

A design is driven by a series of beliefs.

If we hold true to these beliefs the overarching theme and character of the space will remain strong and the feeling that each element is a part of something larger. An ecosystem of play spaces.

The key beliefs we have tried to follow in this project are outlined below.

CONVICTION 01 - A NATURAL CORRIDOR:

The natural corridor, a calming space of organic character and connection to nature.

Represented most iconically by a raw surfaced path, weaving through the landscape connecting a series of play opportunities for differing age groups.

There are no straight lines in nature, with this path we aim to counteract the strict lines that have been imposed on the site previously.

CONVICTION 02 - IMAGINATIVE ENGAGEMENT FOR CHILDREN :

The imagination of children is most activated during play.

To spark this imagination we create spaces that they must decipher, challenge, explore, and make their own. The best opportunities for this style of play include those which are open to interpretation.

CONVICTION 03 - CONNECTION TO THE PAST:

The Purple Dinosaur was seen as an iconic feature to some residents. Creating reference where possible to dinosaurs and prehistoric times we can embrace the natural and also pay due respect to the removed play piece.

Carvings in timber and stone, select plantings and a dinosaur inspired timber play sculpture all honour this connection.



COTTESLOE NATURE PLAY

Example project: Cottesloe Nature Discovery Space.





TODDLER SPACE (0-6 yrs)

The sandpit has been expanded to a natural shape, edged with large logs and rocks. The toy library remains, with a large expanse of open sand for play.

In a shallow corner of the sandpit are some large flat rocks with carvings of dinosaur fossils and other natural relics. A large log with bowls creates a space where found gum nuts, leaves, and other found pieces can be collected/mixed.

Mirroring the sandpit is a large open hollow, filled with softfall grade mulch, it offers an isolated free play space for small children.

This space also marks one terminal point of the natural path which winds through the natural corridor.

We start with a stone edged oasis, populated with reeds and sedges towards the mouth and large balancing rocks in the pool. The oasis is edged by two existing bottlebrush trees and is filled with 300mm of coarse river sand. This will allow the water from the overflow pipe to disperse into the ground without pooling or eroding new channels through the space.



The Purple Dinosaur which was the namesake of this park has been removed. While the piece provided some play value, it was not a unique item and does not connect with the overarching theme of the Natural corridor.



The discoverable stone fossils are a homage to the plastic dinosaur, which will be relocated to another location in Cottesloe. The existing Toy library (right) will be retained.





CONCEPT PLAN 1:1000



CONCEPT PLAN 1:300

THE NATURE PATH (A QUIET SPACE FOR ALL AGES)

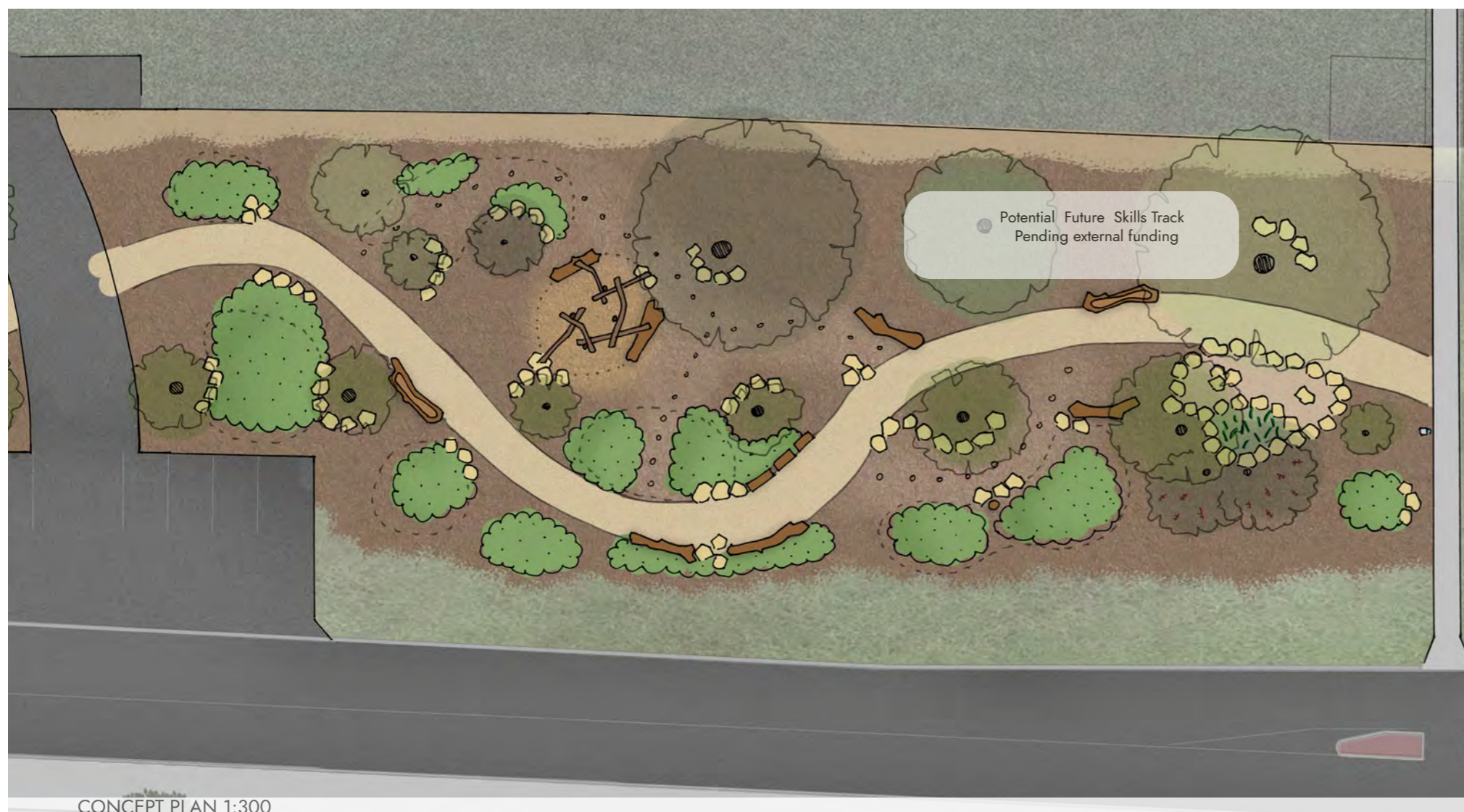
The nature corridor.
Dog friendly, wide access path

As the path winds through the space, a series small mounds and swales with interspersed large logs and rocks present new opportunities you can detour off path to visit. Native under story planting will help to enhance the biodiversity of the site and create a more attractive home for birds. Though called a quiet space this area presents limitless opportunities for play, running, and exploration.

Pending budget and availability we would like to include some established Macrozamia plants. Known affectionately by children as dinosaur plants, these have existed relatively unchanged for millions of years.

Near the end of this space is a second overflow oasis. This time with a fairy bridge crossing along the path, which conceals the output pipe.





NATURE PATH CONTINUED (WITH POSSIBLE FUTURE SKILLS TRACK*)

The existing footpath/ train line crossing provides a halfway point for the project. We have selected this as the site of a dual bowl, dog accessible, water fountain.

The continuing natural path meets a third overflow oasis, this one has a neighbouring log bench. These flat top benches are scattered throughout the project, creating spots to stop and rest along the journey.

Weaving off the structure path leads through mounds of planting and might direct you to the tangled nest of balancing logs.

*Potential funding for a skills track may be possible, there is a section of the project that has been left open with this in mind. For now a free play open area.





FREE PLAY
(Under Canopy Burrow - All ages)

The beauty of a great natural space is that it needs minimal work, just accentuation of the properties which already exist.

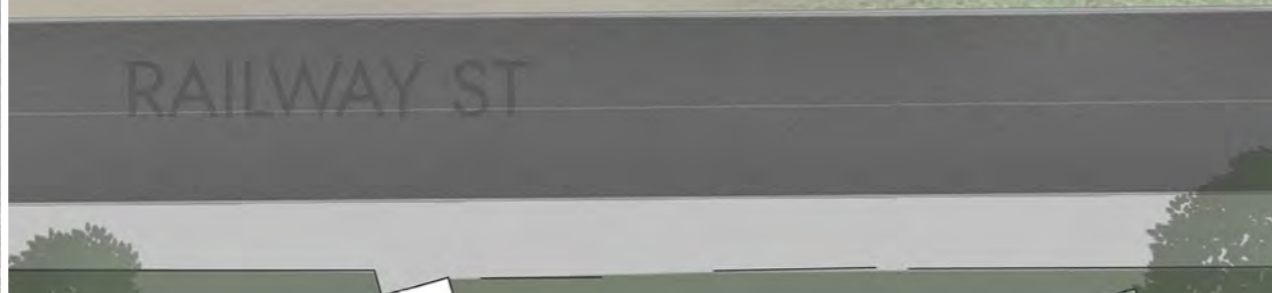
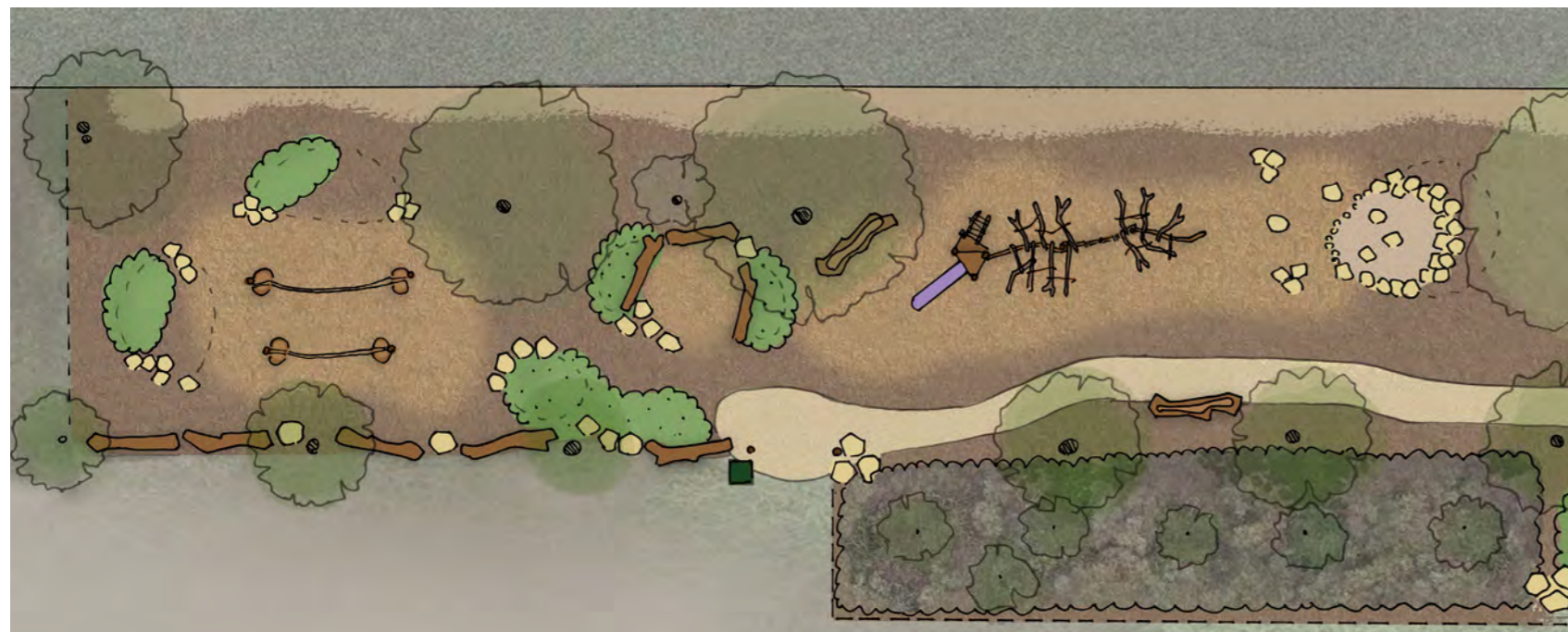
As the natural path weaves through the two Fig trees, we have only intervened slightly. Some pruning and a layer of mulch under the large trees.

In this portion the stabilised crushed stone path has been raised slightly to deter mulch overflow and leaf build up.

A new log bench has been installed as a resting place for guardians supervising play. The utility box has also been surrounded with a music wall. A range of interactive sensory fixings.

As you emerge from the burrow, there is a small clearing with two select large balancing logs. They will be chosen for natural character which complements the long arms of the fig trees.





The above design does not show the existing shade sails.

It is our intention that they would remain. The final details will be determined in design development.

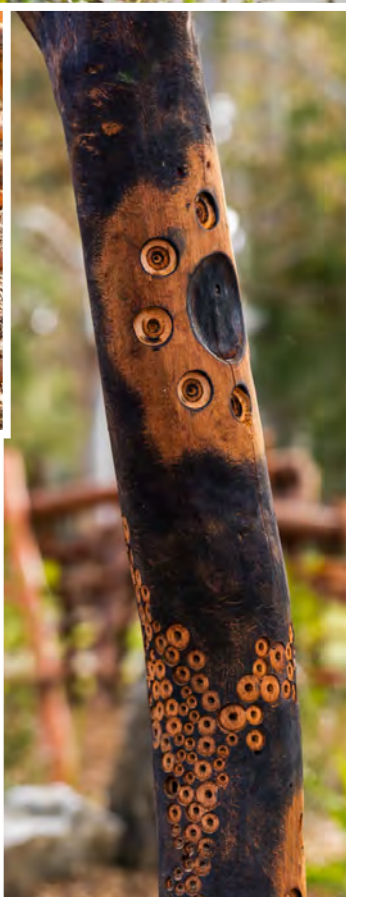
The existing centre steel post may be replaced with a large timber post which forms part of the new timber climbing structure.

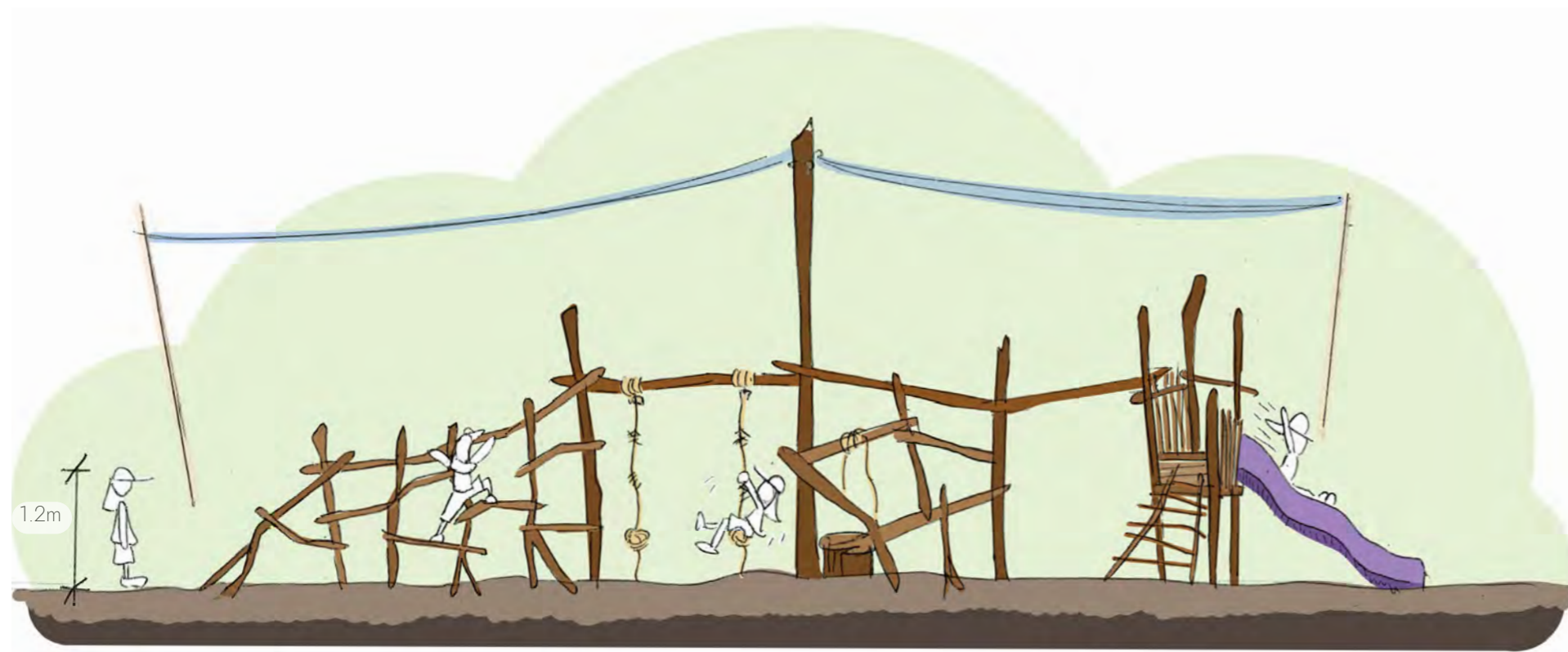


PLAY GROUND & TEEN SPACE (6 yrs + / 13 yrs +)

From a rock crater in the ground a skeletal timber structure has emerged. Continuing the connection to the dinosaur, it's scale and form is of a mythical creature. The frame of twisted timber bones is large enough to support climbing over whilst retaining enough room underneath for rope swings and scrambling opportunities. At the "head" of the dinosaur a stick ladder leads up two perch platforms with a 1800mm slide descending.

The natural path ends here, we have relocated the bin and dog bags to an assigned entry/exit point. If you, despite the end of the path, continue further along, you reach the 13-17 yr old space. Sheltered amongst mounds and trees on all sides, there are four timber giants (pictured left). The giants are connected by two large ropes. This creates an opportunity for challenging balancing, light swinging, or just sitting and talking.



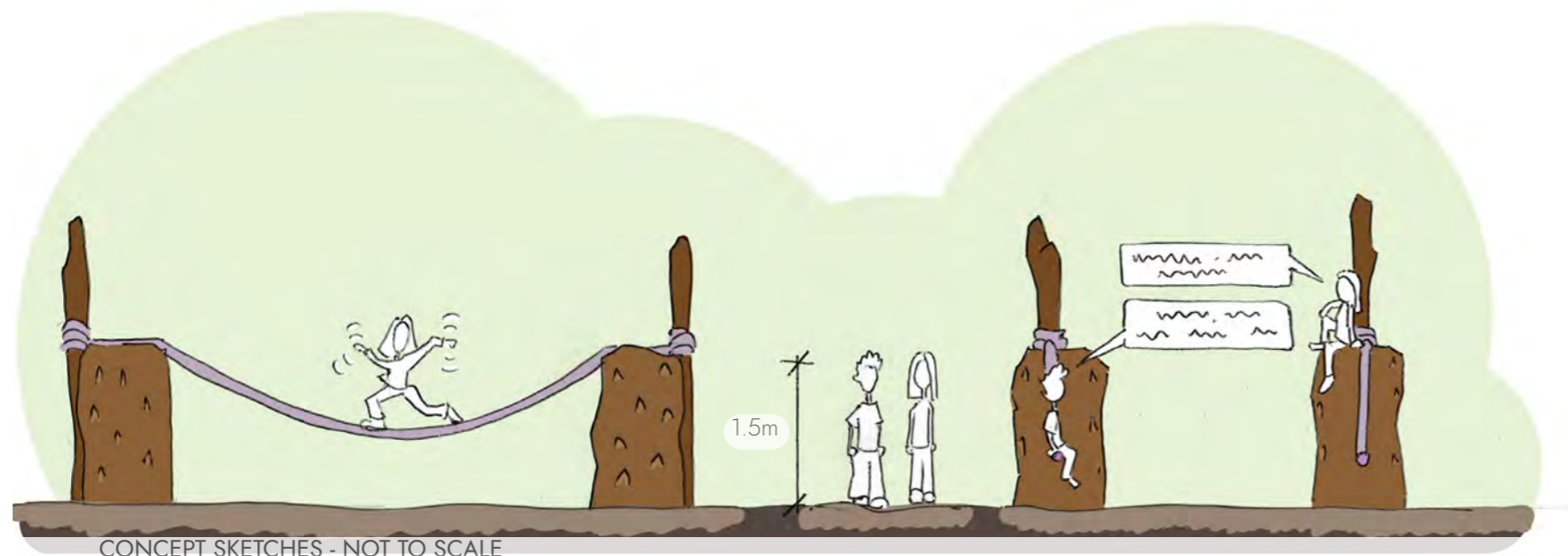


PLAY GROUND & TEEN SPACE (6 yrs +)

Scope of Works (Timbersaurus) :

- Demo/Removal of existing playground and rubber soffitall. Shade posts to remain
- Large timber climbing structure "Timbersaurus" as shown. featuring:
 - Large central post to connect shade sails.
 - unique and challenging climbing opportunities
 - 2x perch decks
 - 1x 1.5m wave slide
 - 1x stick ladder
 - 2x rope pivot swings w/ monkey fist seats.
- 1x rock crater.
 - 20x large limestone rocks.
 - with balancing, climbing opportunities.
 - Crater filled with 7m³ coarse river sand.

Steel shade sail frame to remain, with central post replaced if possible.



Scope of Works (Teen space) :

- 4x large timber giants. w/ carved climbing notches
- 4x select large verts. fixed to giants as rope anchors.
- 2x wharf rope balance seats.
- 20m³ soffitall mulch.
 - to surround space at depth of 300mm.

CONCEPT SKETCHES - NOT TO SCALE



CONCEPT REVIEW

BUDGET:

The budget for this project has been revised to: **\$445,000**

The design outlined in this document has been developed with this figure in mind. The intention at this stage of design is to show proof of concept and outline the potential of the site.

This design relies on involvement for council and community contribution.

With no community sourced materials or labour the project is coming in at: **\$420,000**

As part of the design development It will be determined what contributions are able to be involved. Should the capacity be limited or nil, we will continue with the current option. If we are able to cut any costs through contributions, there are many options for value adding throughout the project.

Current pricing guides have been determined by one construction company. The Town of Cottesloe has decided to engage a licensed quantity surveyor to analyse the formal document set prior to tender.

The current budget for this project allows **\$76.72 /m2**

This design as shown has been estimated at **\$72.41 /m2**

DESIGN REVISIONS:

The council called for the following revisions to the previous design

Removal:

Removal of Pump Track

est. value
of variation

-\$70k

Removal of Skills Track (leave space pending external funding)

-\$30k

Addition:

Inclusion of Formalised Pathway throughout site

+\$46k

Inclusion of fencing surrounding the toddlers play area

+\$ 7k

SURFACE TREATMENTS:

Landscape Mulch
Softfall Grade Mulch
Screened White Sand
Coarse river sand.

Compacted Limestone Path

SAFETY CONCERNS:

Nature play carries an inherent amount of risk. This is a good thing, the benefits of playing with acceptable risk are vast and well documented.

The space will be subject to an independent safety audit to ensure it meets Australian Standards.

- Fall zone areas all have sufficient IAS specified
- Natural rocks/timbers will be safety edged, with prominent sharp points removed.