

COTTESLOE FORESHORE REDEVELOPMENT

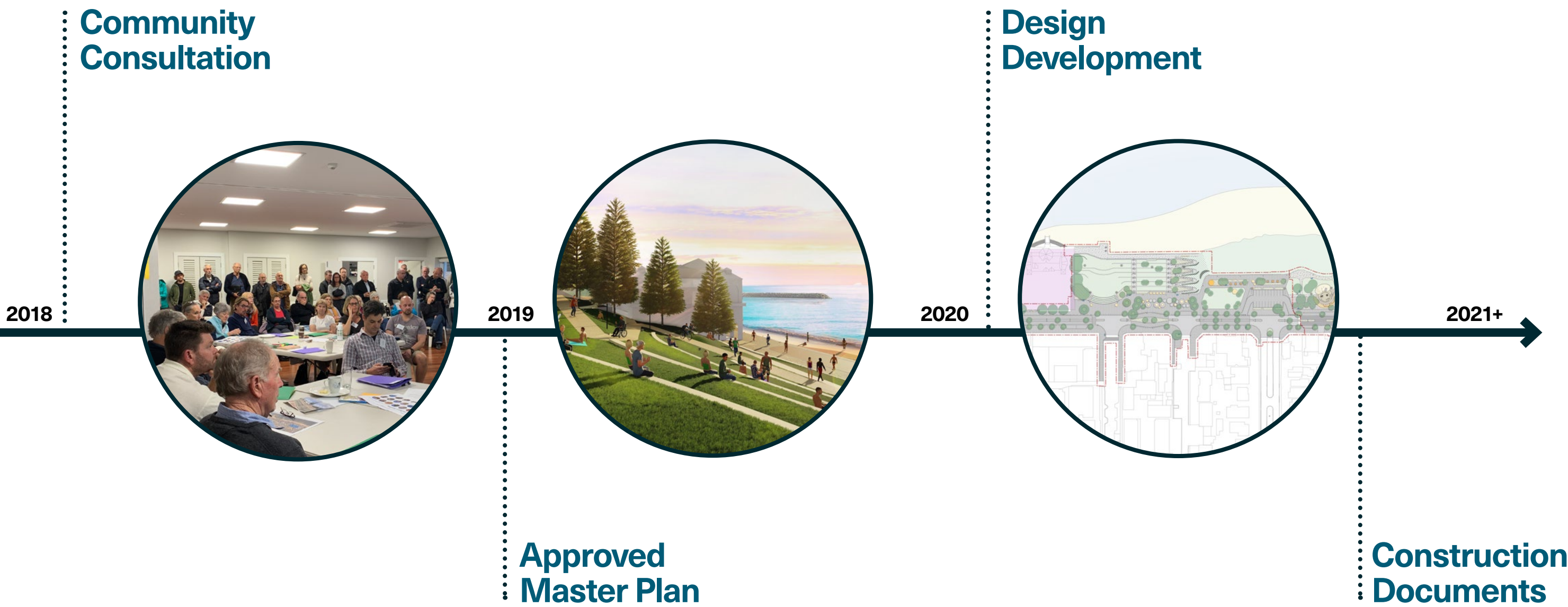
TOWN OF COTTESLOE
28.01.2021

ASPECT Studios

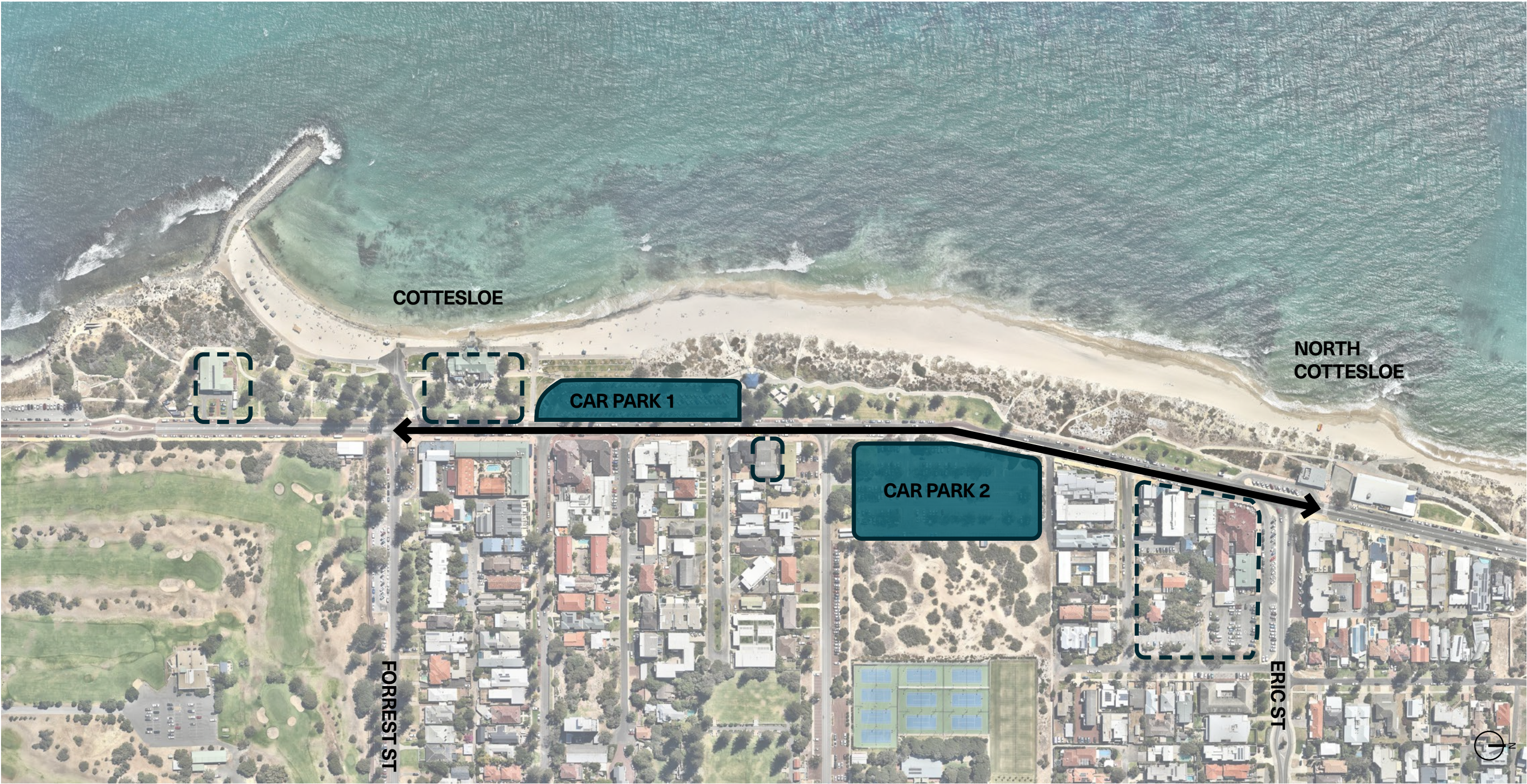
A revitalised Cottesloe Foreshore



Project Timeline



Project Extents



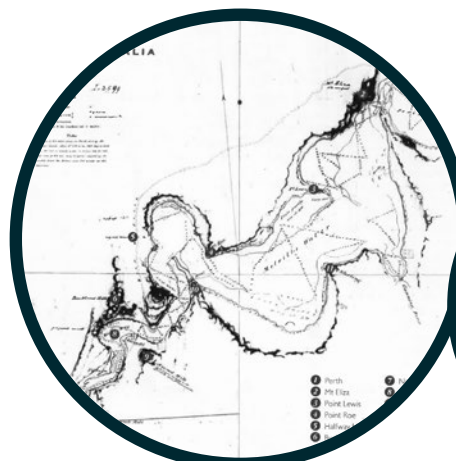
Master Plan



Site History

Pre-European Settlement

Prior to settlement in the 1890s Cottesloe remained an isolated stretch of windswept sand dunes, low scrub and limestone hills occupied Mooro Group with a number of campsites located along the Swan River. Mudurup Rocks (or Moodoorup) is one of the last known and surviving indigenous mythological, ceremonial and fishing sites.



Limestone Quarrying

1890s Lime Kilns and limestone quarries feature strongly throughout Cottesloe. This limestone connection is found in many of Perth's finest buildings as they are constructed of 'Cottesloe Freestone' including St Mary's Cathedral, Perth Public Hospital, Weld Club and His Majesty's Theatre.



His Majesty's Theatre
St. Mary's Cathedral



1830 - 1900 Early Development

- Perth-Fremantle Road established in the 1830s following the establishment of Perth and Fremantle.
- Halfway House established 1830s and the establishment of the Albion Hotel and Pleasure Gardens in 1882.
- Perth - Fremantle Railway line 1881
- 1890s Cottesloe, Peppermint Grove and Mosman Park surveyed.
- Land subdivision commence in the early 1900s



Health & Wellbeing

In 1894 James Grave builds the Osborne Hotel a key landmark, meeting place and considered by many a form of sanatorium.

Cottesloe becomes a popular site for the establishment of significant charitable institutions in part due to the perception that the sea-air possessed curative powers including the Ministering Childrens League, WA School for the Deaf, Lady Lawley Cottage, Independent Order of Odd Fellows Home, Wanslea, Salvation Army Girls Home

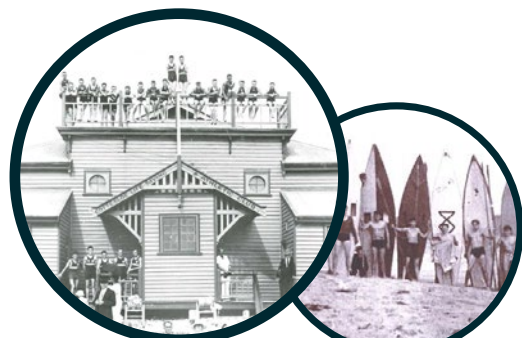


Site History

Brighton of the West

In 1905 the first efforts to develop Cottesloe was seen with the establishment of Hotel Cottesloe. This was followed by construction of a pier and beach shelters as an act to promote Cottesloe as a beach resort and destination.

The Indiana Tea House was constructed in 1910 with a series of beach front amenities and activities. These developments coupled with the planting of 168 Norfolk Island Pine Trees built the foundation for the identity of Cottesloe.



Foundations

In 1929 the temporary beach structures are replaced with the Centenary Club (1930) and a series of improvements are implemented including the beach promenade, car park and grassed terraces which lay the foundation for the current character of Cottesloe.



Sports Clubs

The establishment of the Cottesloe Surf Life Saving Club in 1913 and North Cottesloe SLSC in 1918 created the arena for activity and socialising on the foreshore. Tennis, Golf, Rugby and surfing also form important community activities.

Activation & Events

As Cottesloe Beach gains popularity and further improvements and roads upgrades are implemented entrepreneurs take up business opportunities along the foreshore. On weekends the foreshore is transformed into a miniature showground with scooters, boats and cars, ferris wheels, slippery dips and shooting galleries.

Site History

Heritage

In 1950 the Council purchases Overton Lodge for use as a town hall and civic centre. A high value heritage site with a mix of architectural and landscape styles that have unintentionally come to represent Cottesloe.



Renewal

In the 1950s the Council resolves to remove the Cottesloe Pier and in the 1980s the Centenary Pavillion. These modification make way for the construction of the Groyne (1960), Beach Pavillion (1982) and North Cottesloe Cafe (1981).

Conservation

Since 1903 efforts have been made to conserve the dunes with marram grass imported from Victoria being planted to stabilise the dunes. These efforts are continued through the Council and volunteer organizations.



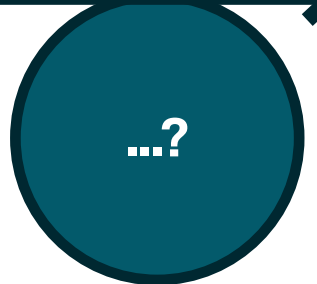
1994



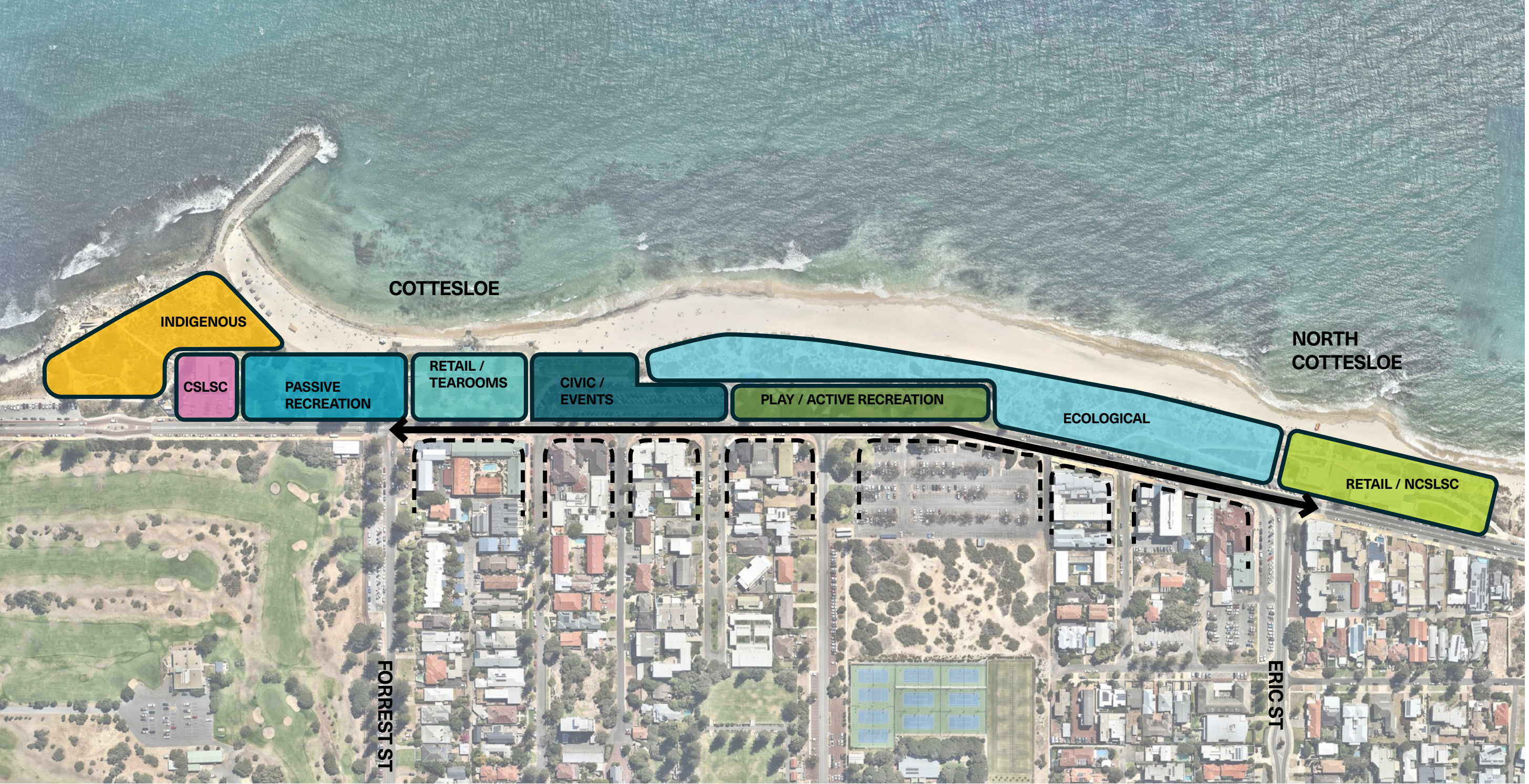
Modern Seaside Village

More recently Cottesloe has matured into a modern seaside village with an eclectic mix of modern and historic architectural styles, retail offerings and beach events and activities. It has, however, retained the scale and character for the suburb that was laid out in the 1890s.

2020+



Site Appreciation



Community Consultation

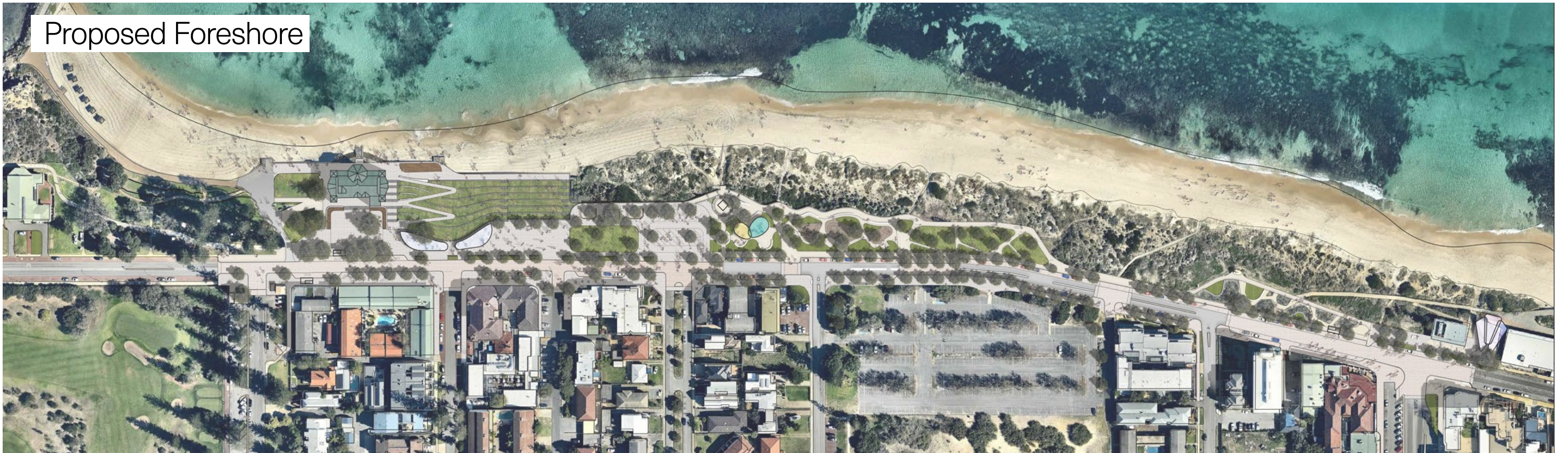


Master Plan

Existing Foreshore



Proposed Foreshore

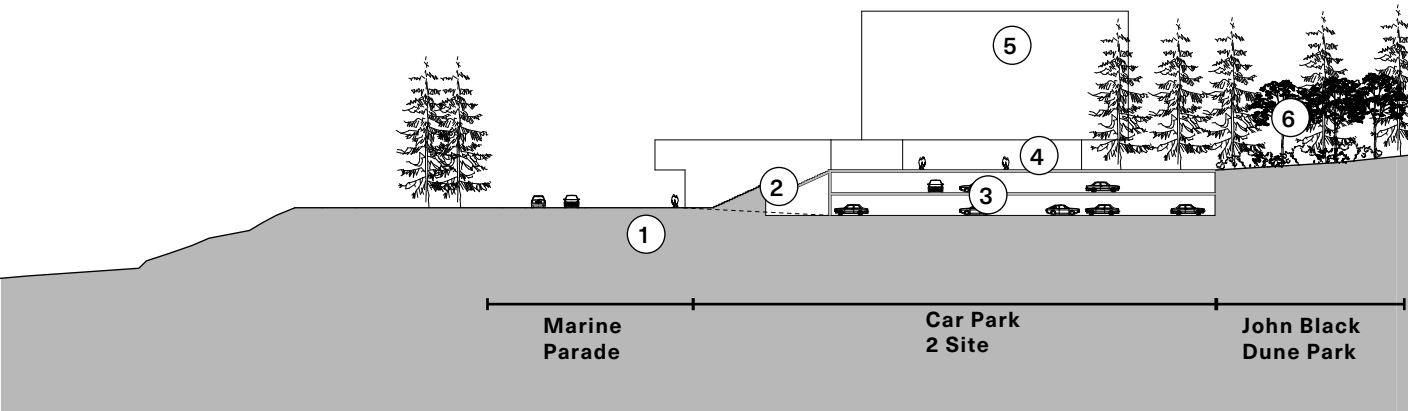


Car Park 2

Option A



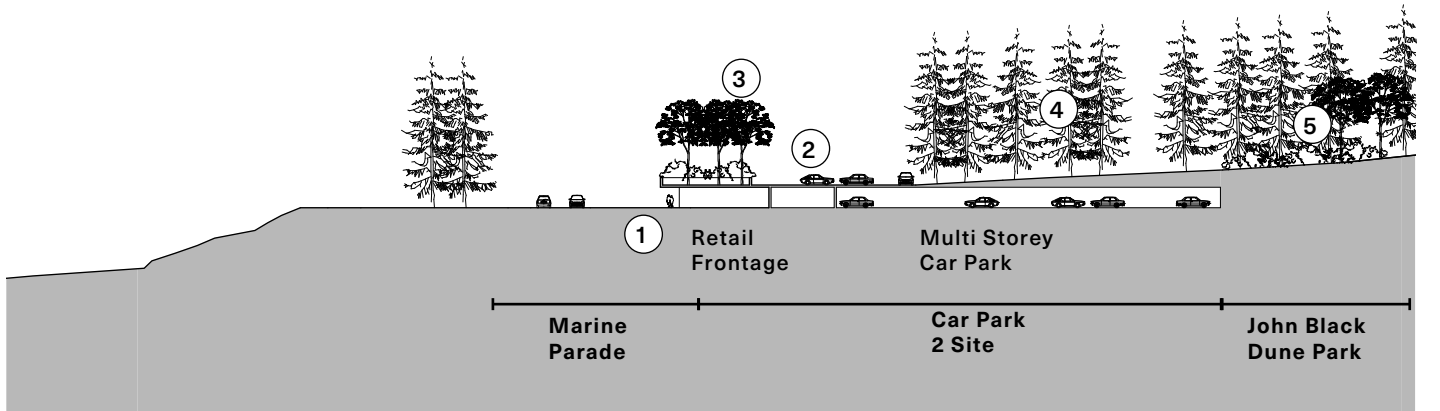
1. Alfresco dining and retail.
2. Staircase connecting to podium level
3. Multi Storey Car Park (Below) screen from street
4. Public Plaza connecting to John Black Dune Park
5. Future Public Development Opportunity
6. John Black Dune Park retained and enhanced.



Option B



1. Alfresco dining and retail.
2. Multi Storey Car Park
3. Roof Garden
4. Multi Storey Car Park with landscaping over
5. John Black Dune Park



View 1



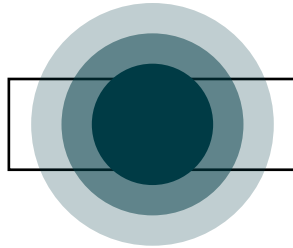
View 2



Detail Design



Design Objectives



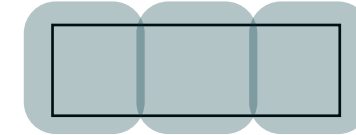
Create a strong identity for the Foreshore

- Be brave and continue the evolution of the foreshore.
- Integrated design throughout the site.



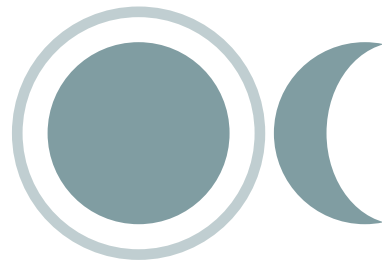
Respectful of the Past, Forward Thinking

- Design with a deep appreciation of the site.
- A global perspective of place activation.



Create a collection of spaces that meet the needs of the community

- Human centered design
- Design for all ages and abilities



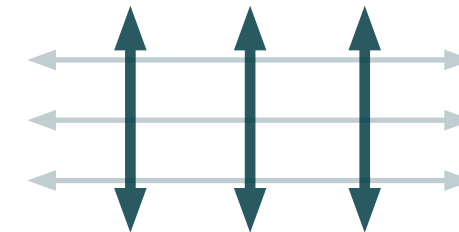
Day & Night Activation

- Consider the use of the site throughout the day.
- Design a safe and active space.



Connect and celebrate all modes of transport.

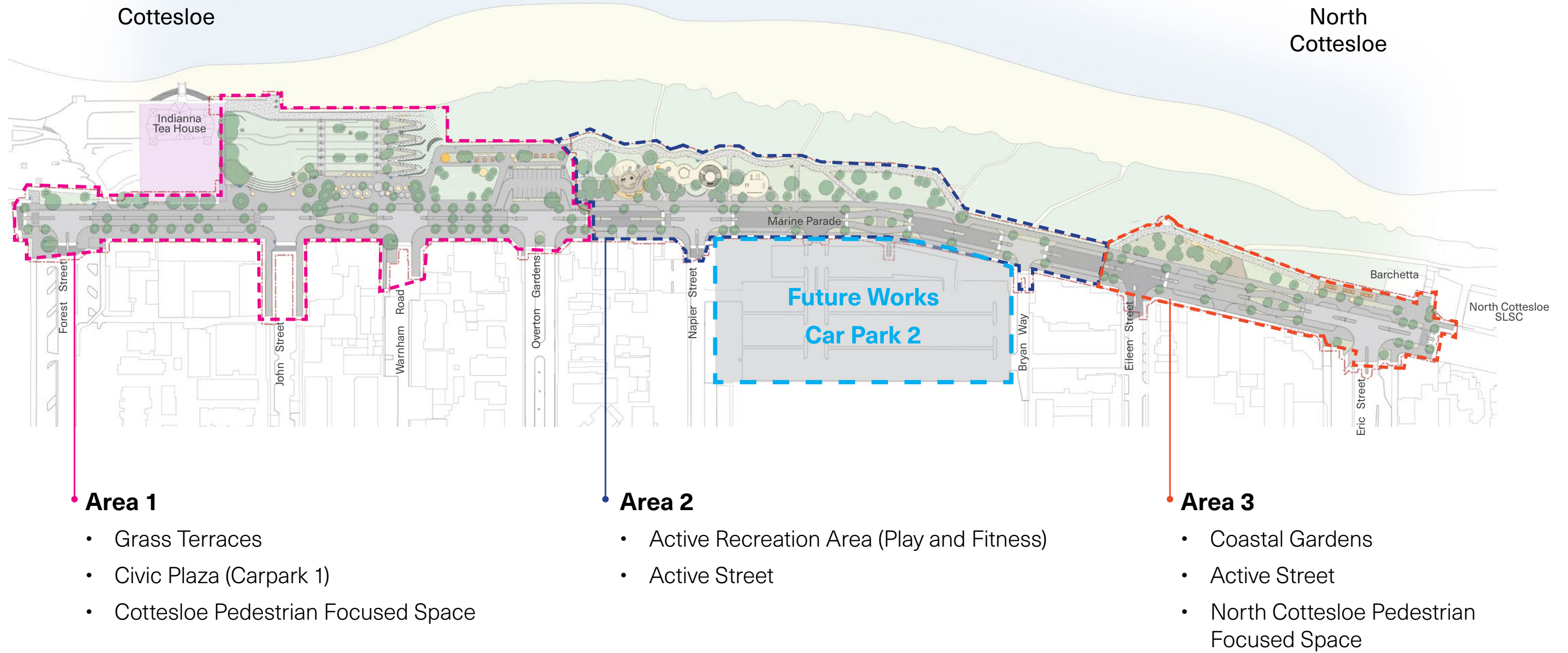
- Develop a coordinated approach to cycling, public transport, ride share and private vehicles



Improve the pedestrian experience

- Create strong physical and visual connections.
- Strong streetscapes that are rich in detail and amenity.
- Universal Access

Area Breakdown



Area Breakdown

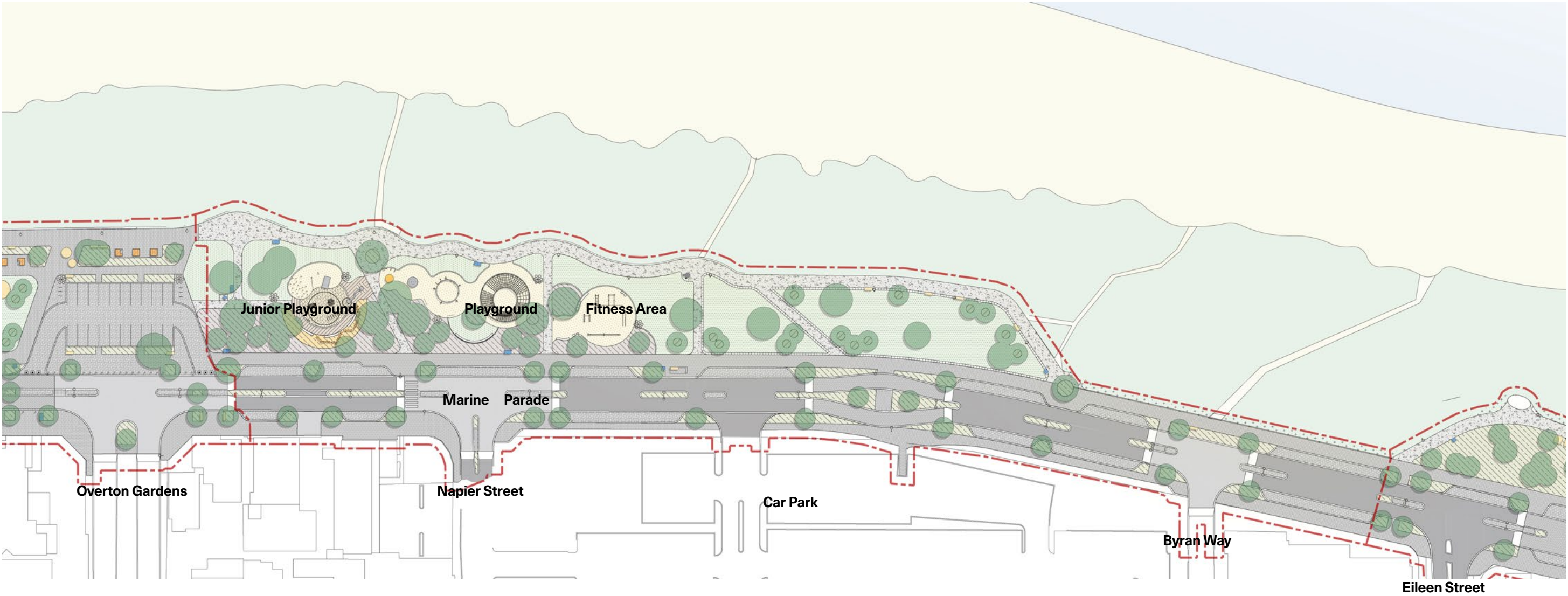


Area 1

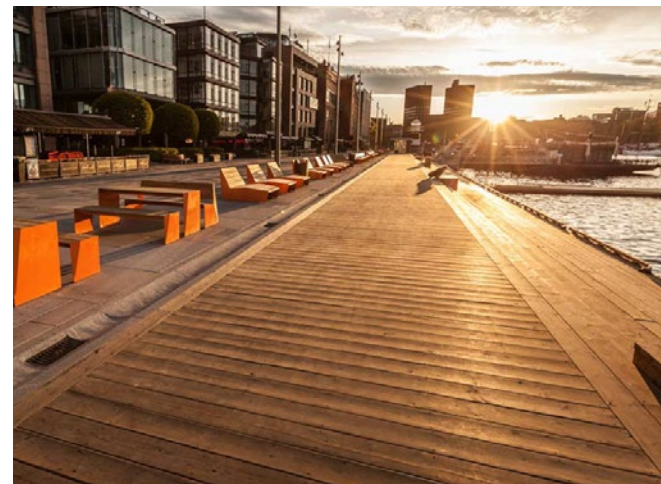


VIBE IMAGES +
MARINE PARADE

Area 2



Area 3



Area 1: Terraces



Area 1: Plazas



