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COTTESLOE FORESHORE RENEWAL
INFRASTRUCTURE REDUCTION STRATEGY

August 2017
Revision A



THE REPORTS INTENT

Over a considerable period of time there have been a variety of works undertaken within the foreshore. This has included works that are both large and small. Each of these works tasks has been undertaken somewhat in isolation from the others which has led to a diverse range of elements and treatments over time.

The Town of Cottesloe has commissioned a consultant team to review aspects of the Cottesloe foreshores variety of existing materials, elements, furnishings and surface treatments. A site inspection and a number of site visits have been undertaken during July 2017 to review the foreshore area as defined by the Town.

This report is aimed at assessing existing foreshore infrastructure with a view to simplifying and improving the foreshores assets, considering cost and maintenance. This report identifies a series of core strategies for approval and implementing as part of a coordinated longer term renewal process.

The core categories of review for the various items assessed in the foreshore are:



IMMEDIATE REMOVAL. These are items proposed to be removed in full.



IMMEDIATE REPAIR. These are items proposed to be retained and repaired in the short term for immediate use and replaced overtime as the foreshore upgrade progresses.



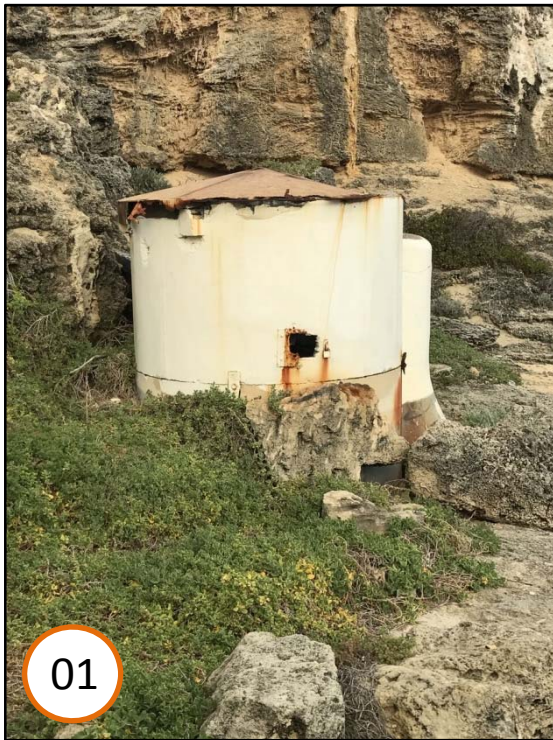
RELOCATION & REINTERPRETATION. These are items proposed to be reused elsewhere in the Town or redesigned to improve their function.



REPLACE AND UPGRADE. These are items proposed to be removed and replaced with a new material or element while maintaining the original core function.



RETAIN. These are items proposed to be retained as is.



01

IMMEDIATE REMOVAL

SHARK TOWER BASE

The base of the former shark tower installed in the 1940s and consists of concrete and steel reinforcing located within the rock headland zone.

PROPOSAL

The options are:

- a) The preference is to immediately remove it all completely and blend over it with natural looking rock, OR
- b) An option is to remove most of it, retain a remnant small footprint and install explanatory educational signage and a photo image on the nearby groyne footpath.



02

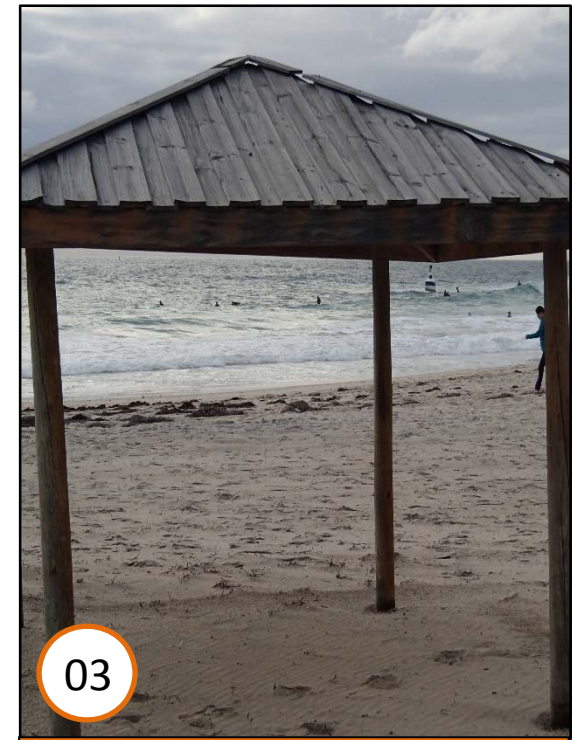
IMMEDIATE REMOVAL

SPLASH POOL

The walls to the former toddler splash pool were previously functional, however currently serves no function apart from minor retaining of the footpath.

PROPOSAL

The wall will be removed as part of the beach access works. Imagery of the former pool and other historic beach structures can be included elsewhere in the project.



03

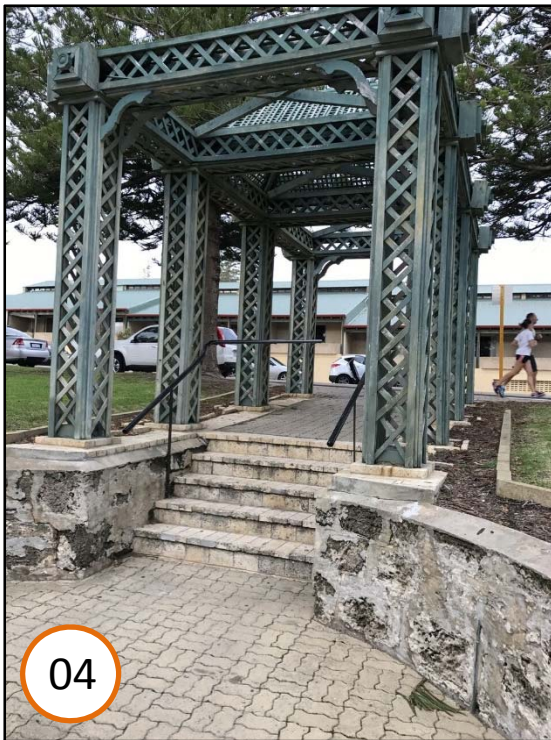
IMMEDIATE REMOVAL

TIMBER BEACH SHELTERS

The timber beach shelters serve an important function in the provision of shade however are dated and present maintenance and safety issues.

PROPOSAL

The shelters be removed as part of the beach access works and a new form of shade be designed and included in this location.



04

IMMEDIATE REMOVAL

INDIANAS PERGOLA

The existing timber lattice pergola forms part of the entry into Indianas. The timber is old and becoming rickety and more difficult to maintain, the structure is not utilised for any particular purpose. It does provide an entry element which could be undertaken in another way if necessary.

PROPOSAL

The pergola be removed in full.



05

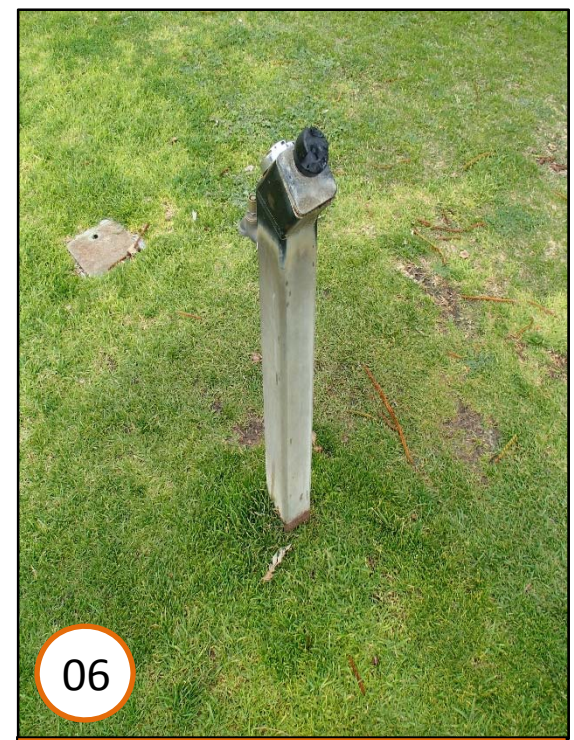
IMMEDIATE REMOVAL

BIKE RACK

The bicycle rack at the southern point of the beach front car park is large and bulky at a key view location. It has served its purpose in demonstrating the need for bike racks however the location should be reviewed.

PROPOSAL

The bike rack to be removed and an alternate location is to be considered for this particular fixing, note that some modifications may also be required to prevent it being used by motor scooters. Smaller bike racks to be considered in regular locations.



06

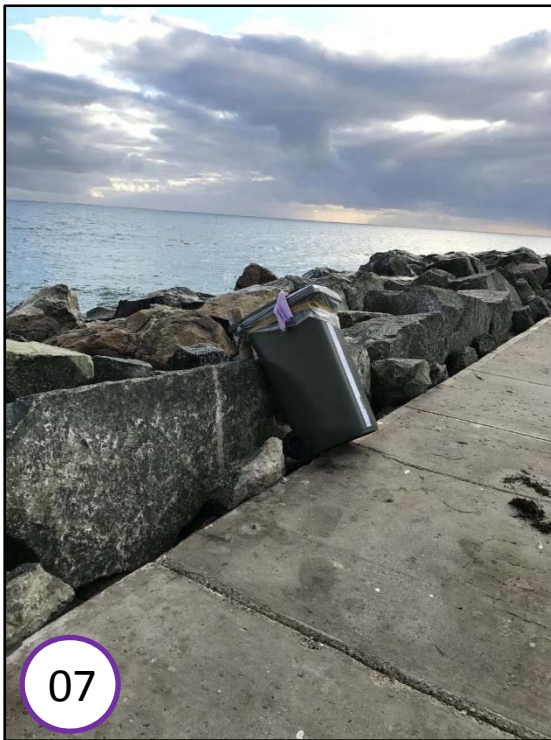
IMMEDIATE REMOVAL

DRINKING FOUNTAIN

This drinking fountain provides a valuable resource particularly in summer. We note that it requires maintenance around its base, resulting from water overspill and it currently does not function.

PROPOSAL

The item be temporarily removed, fixed and reinstalled in a more suitable location.



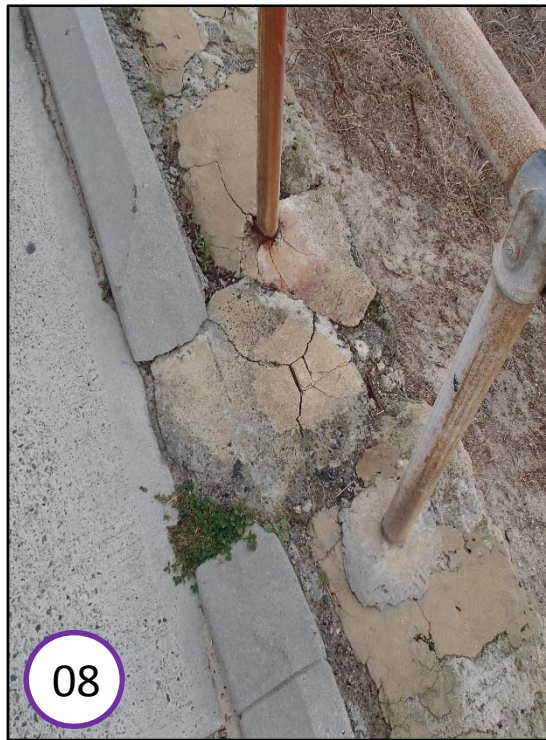
IMMEDIATE REPAIR

PLASTIC WHEELIE BINS

The large 180litre green plastic wheelie bins form an important part of the Councils maintenance cost efficiency and provide an important community benefit and message. The bins however are unattractive, look temporary and may be more functionally located near higher use areas and access ways.

PROPOSAL

The wheelie bins be housed in robust bin enclosures which will be designed to be in keeping with the foreshore upgrade.



IMMEDIATE REPAIR

BALUSTRADE TO TERRACE

The balustrade to the top of the grass terrace is weathered and degraded.

PROPOSAL

The balustrade is reviewed by a structural engineer to assess if there are any safety issues. Ultimately this is to be replaced potentially with a more attractive balustrade that ties in with the Cottesloe character.



IMMEDIATE REPAIR

GREEN BENCH SEATS

Green painted timber bench seats similar to those adjacent to Indianas are worn and splintering in places. The concrete base is cracked and grass is growing over part of the plinth making maintenance harder.

PROPOSAL

The seats are to be immediately sanded and re-painted. Ultimately to be replaced by a new Cottesloe character based furniture suite.



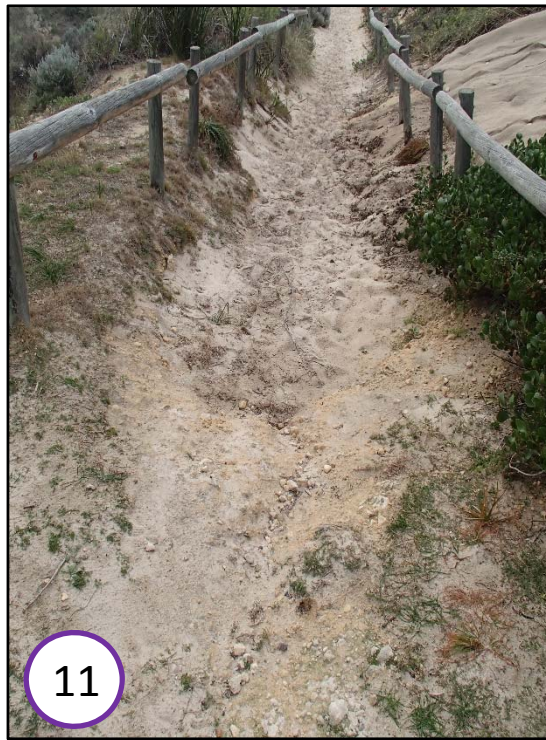
IMMEDIATE REPAIR

TIMBER TABLES

The timber tables are broken in places, worn and splintering. These tables also require users to bring adequate seating.

PROPOSAL

To have any broken planks replaced and to be immediately sanded and re-painted. Ultimately to be replaced by a new Cottesloe character based furniture suite.



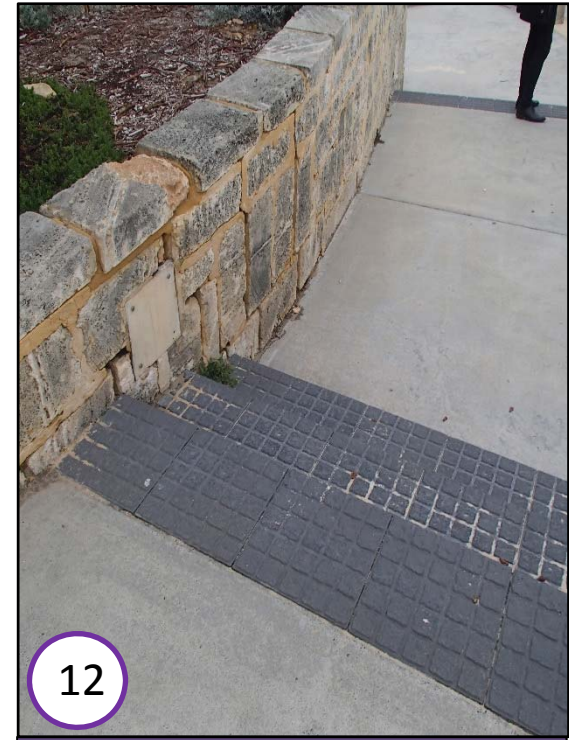
IMMEDIATE REPAIR

BEACH ACCESS

Selected areas of beach access and adjacent dunes are eroding and unstable.

PROPOSAL

Use levels of the relevant paths to be assessed. If the path is well used and suitable for retention then stabilisation and additional sand may be required. If the relevant paths are underused they may be considered for closing and revegetation.



IMMEDIATE REPAIR

LIMESTONE RETAINING WALL

Limestone retaining walls that have loose blockwork and crumbling mortar and may be unsafe in part.

PROPOSAL

The wall is to be reviewed by a structural engineer to assess if there is any safety issues.



IMMEDIATE REPAIR

SOAKWELLS

The stormwater overflow is eroding the adjacent dune area and the limestone pitching is partly functional but unsightly.

PROPOSAL

Additional sand is to be installed and stone pitching to be rectified and revegetation with dune and sedge planting to stabilise the immediate area.



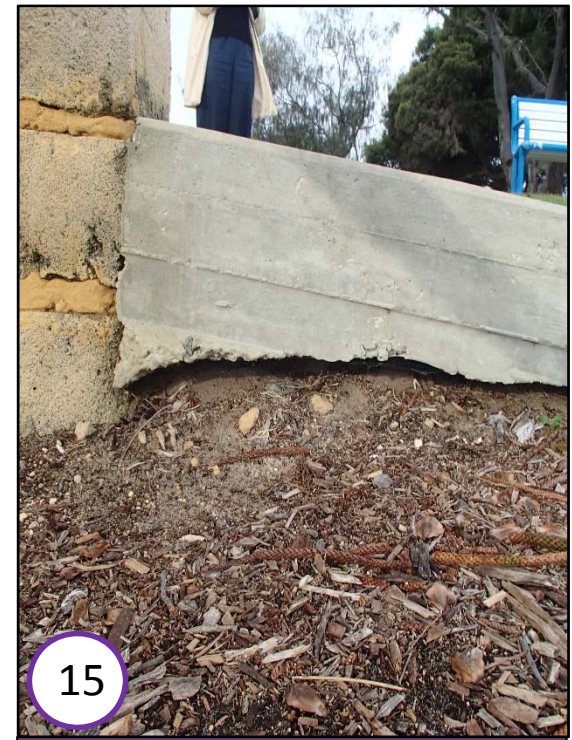
IMMEDIATE REPAIR

GRASS BANK SHELTERS

The shelters are worn and also the timber presents an ongoing maintenance issue. Shade cloth has been added to help provide shelter to the structure however the shade cloth is loose. The adjacent pines provide significant shade.

PROPOSAL

A more durable shade material is to be added in the short term to the shelters. Ultimately the shelters are to be removed or relocated.



IMMEDIATE REPAIR

CONCRETE RAMP

Erosion is evident around base of the concrete ramp leading toward the surf club. Aspects of the ramp edge could potentially be unsafe.

PROPOSAL

The ramp is to be reviewed by a structural engineer to assess if there are any safety issues. The edge of the ramp is to be landscaped and disguised.



16

IMMEDIATE REPAIR

GROYNE ACCESS

Stair access leading from the beach up to the groyne is temporarily closed.

PROPOSAL

Stair access to be rectified as part of beach access works.



17

RELOCATE / RE-INTERPRET

BEACH ACCESS SIGNAGE

Information and messages as shown on the existing signs are typically important and they are proposed to be retained, however the aesthetics and material presentation will be reviewed.

PROPOSAL

Beach access signage is to be consolidated with clear messages and consideration of the Cottesloe character in their materials and scale and design.



18

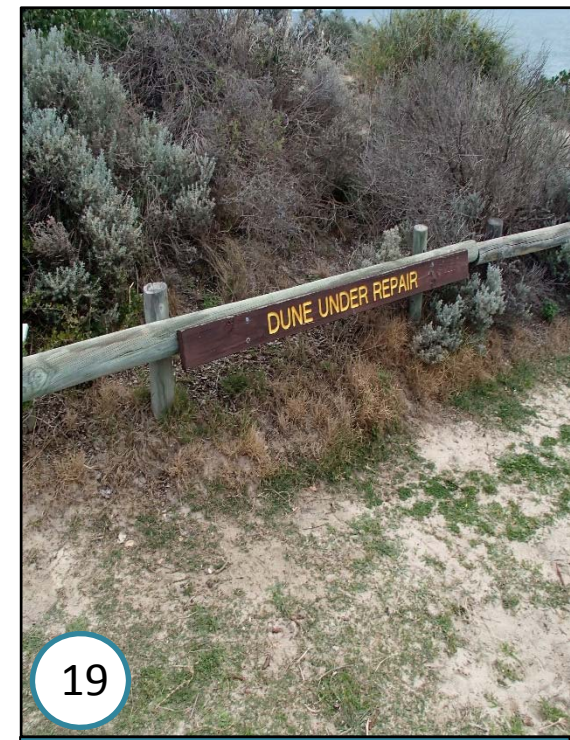
RELOCATE / RE-INTERPRET

BEACH ACCESS SIGNAGE

Information shown is important as part of a beach safety initiative linked to Emergency services locational signage, however the aesthetics and material presentation will be reviewed.

PROPOSAL

Beach access signage may be consolidated with consistent message and materials/theming. The terminology is regimented and the wording can potentially be re-considered to better suit Cottesloe.



19

RELOCATE / RE-INTERPRET

DUNE SIGNAGE

Dune signage is functional but dated and worn.

PROPOSAL

Dune signage to be reconsidered with consistent message and materials linked to a broader signage suite.

There is the potential to incorporate messaging from Coast Care and Council including educational text regarding dune systems, species, fauna and habitat.



20

RELOCATE / RE-INTERPRET

PUBLIC ART

It is acknowledged that past donors be continually recognised for their contribution and involvement. It is noted however that the pavers are dated and worn and have become difficult to maintain around in some areas.

PROPOSAL

Names of donors are proposed to be potentially re-incorporated into future signage/artwork via less obtrusive listed text. Pavers may also be offered back to their donors or relocated into other areas in the foreshore.



21

RELOCATE / RE-INTERPRET

FITNESS SIGNAGE

The fitness equipment is popular and is to be retained and upgraded. Signage is worn and dated.

PROPOSAL

Signage to be updated to incorporate broader range of exercises as well as tie into proposed signage theming. Potential for interactive smartphone bar codes and geo-caching will provide fitness information and track the users personal fitness progress.



22

RELOCATE / RE-INTERPRET

ALERT SIGNAGE

This caution and warning signage is important, however messaging should be reviewed.

PROPOSAL

The key message can be retained however it may be better incorporated into educational based signage to better articulate dune system and local flora & fauna in a less aggressive manner.



23

RELOCATE / RE-INTERPRET

EDUCATIONAL SIGNAGE

Educational signage is important to inform the public of their local environment. It is noted that this signage appears to be successful however it is of a separate character, form, colour and content to other signage

PROPOSAL

Signage to be consolidated to present a consistent signage strategy that maintains strong messaging and gives clear directions.



24

RELOCATE / RE-INTERPRET

DUNE SIGNAGE

Dune signage is dated and worn.

PROPOSAL

The dune signage is to be consolidated with consistent message and materials/theming. There is the potential to incorporate messaging from Coast Care and Council including educational text regarding dune systems, species, fauna and habitat.



25

RELOCATE / RE-INTERPRET

GENERAL BEACH SIGNAGE

The information as shown is important in outlining risks and addressing liabilities, however the aesthetics and material presentation is to be reviewed.

PROPOSAL

Signage to be consolidated with consistent message and materials/theming suitable to the Cottesloe character.



26

RELOCATE / RE-INTERPRET

HISTORIC SIGNAGE

Plaque and information to be retained however it is not clear the relevance of the rock in which it is placed. The physical rock is obtrusive and not local limestone.

PROPOSAL

The significance of the actual rock is to be investigated. The plaque is to be relocated while remaining accessible and visible.



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RELOCATE / RE-INTERPRET

ALERT SIGNAGE

Caution and warning signage is important in notifying the public of risks and in addressing liabilities.

PROPOSAL

The key messages are to be retained however the nature of the signage and its form and location are to be reconsidered. This could be incorporated into consolidated educational signage to better describe indigenous significance of the rock system while mentioning the possible risks.



28

RELOCATE / RE-INTERPRET

PARKING SIGNAGE

The parking information shown is important to the carparks function, however the aesthetics and material presentation is to be reviewed.

PROPOSAL

The signage terminology is regimented, and may potentially be reconsidered to better suit relaxed Cottesloe atmosphere. The signage may be suitably located to function but also be less obtrusive.



29

REPLACE / UPGRADE

CHESS PAVING

Popularity of the large chess area is to be investigated and understood.

PROPOSAL

The location of the chess board to be potentially reviewed subject to demonstrated suitable use levels. The paving and concrete will potentially need replacing.



30

REPLACE / UPGRADE

BENCH SEATING

The aluminium bench seating is functional and resilient however it is dated in its design.

PROPOSAL

The bench seating is to eventually be reconsidered as part of a local Cottesloe based character furniture suite. The commemorative plaques are to be retained within the foreshore.



31

REPLACE / UPGRADE

PLAYGROUND EQUIPMENT

Playground equipment is popular however its contents are currently only targeted at young children. The finishes and components are dated and worn.

PROPOSAL

Play equipment design and contents are to be reviewed to target a larger mix of age and abilities groups. The possibility of a more informal nature play finish is to be considered with inbuilt shade elements rather than shade sails and their maintenance requirements.



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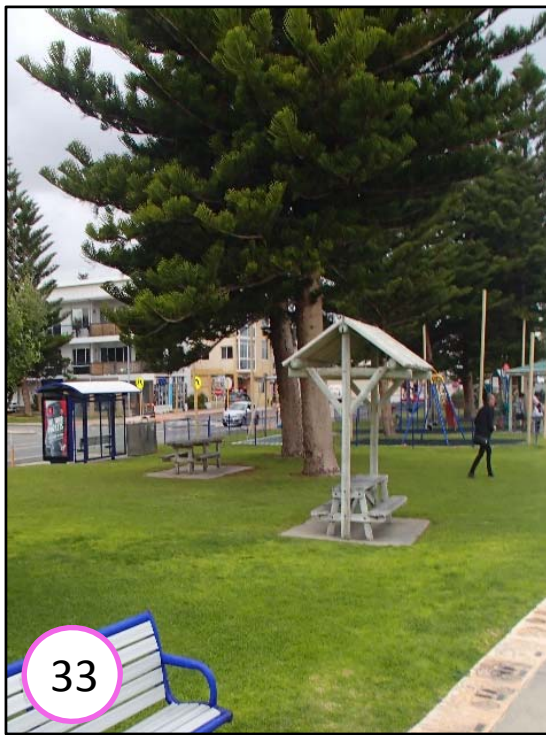
REPLACE / UPGRADE

TIMBER PICNIC TABLE

The timber picnic setting is old, stained and worn and splintering in places. The design is dated and worn and the concrete pad is cracked.

PROPOSAL

To be replaced with a more durable piece of furniture better suited to coastal conditions and Cottesloe character.



33

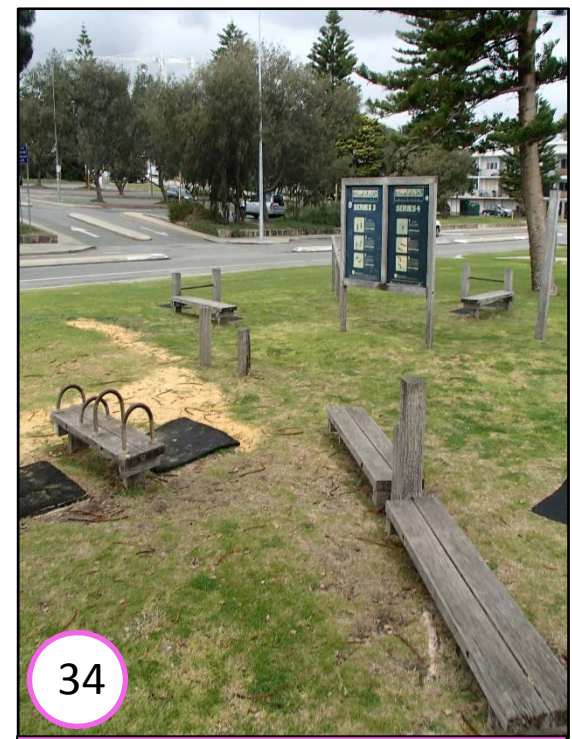
REPLACE / UPGRADE

TIMBER SHADE STRUCTURE

The existing timber shelters are dated in their design and worn in their materials. The roof element provides limited shade.

PROPOSAL

To be replaced with a more durable shelter with broader shade provisions that is better suited to coastal conditions and Cottesloe character.



34

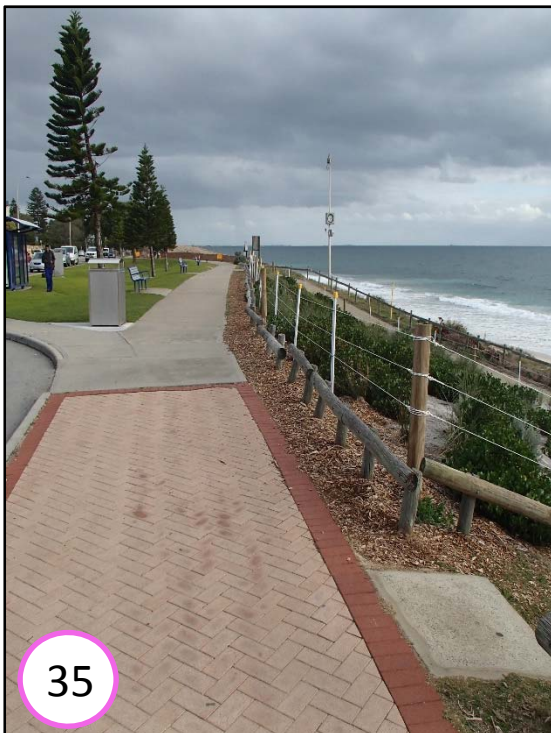
REPLACE / UPGRADE

FITNESS EQUIPMENT

Fitness equipment is popular however equipment itself is dated and worn.

PROPOSAL

To be replaced with more durable fitness equipment with broader shade provisions that is better suited to coastal conditions and Cottesloe character.



35

REPLACE / UPGRADE

PAVING

The variety of paving materials is inconsistent along the foreshore promenade. The segmental brick paving is dated in its colour and form.

PROPOSAL

The paving materials are to be reviewed to provide easy access, consistency of material and a clear path hierarchy for users to avoid collisions or disputes.



36

REPLACE / UPGRADE

PAVING

The variety of paving materials is inconsistent along the foreshore promenade. The segmental brick paving is dated in its colour and form.

PROPOSAL

The paving materials are to be reviewed to provide easy access, consistency of material and a clear path hierarchy for users to avoid collisions or disputes. The paving in this instance is to be reviewed by structural engineer to assess if it presents any safety or erosion issues.



37

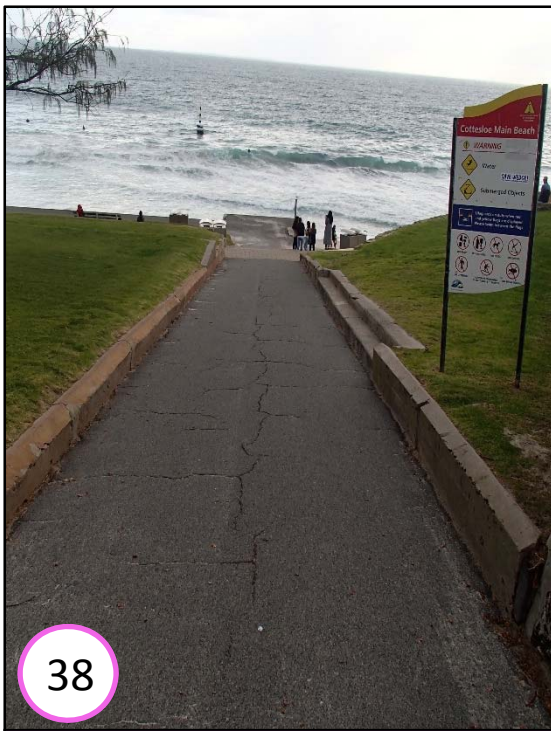
REPLACE / UPGRADE

LOW RETAINING WALL

Reconsideration of some retaining walls that are not necessarily required is to be undertaken. In this instance the turf can be regraded to remove the requirement for wall altogether to reduce barriers and maintenance.

PROPOSAL

Consider removing this wall and re-grading the turf batter into an even smooth informal seating slope.



REPLACE / UPGRADE

ASPHALT PAVING

The black asphalt path is cracked and is rough and hot on bare feet approaching the beach. Asphalt is not necessarily required as this path is pedestrian traffic only and does not take vehicles.

PROPOSAL

Reconsider the width of access path and material to tie into overall path network and promote local Cottesloe character.



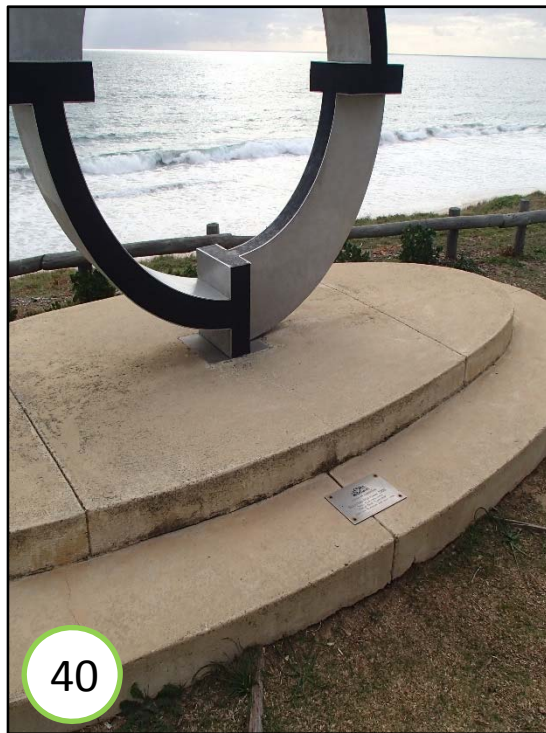
RETAIN

TREES

All trees in the foreshore are proposed to be retained and protected during any construction works and worked into any design response. Any dying or diseased trees are to be identified and assessed by an arboriculturalist.

PROPOSAL

Prior to construction, arboriculturalists are to provide an assessment of any tree to ensure that construction works will not damage health of tree and its root system.



RETAIN

SCULPTURE

Significant piece of public art frames views to ocean and appears popular among the local community.

PROPOSAL

The sculpture is to be retained for use. The levels finish around the plinth is to be rectified. An improved location could be potentially considered to maximise visual interaction with this sculpture.



RETAIN

BIN

The silver bin enclosures have only recently been installed and appear to be robust in their design and material.

PROPOSAL

This bin enclosure is to be considered for replication. All bins and bin enclosures are to be consistent in appearance and material.



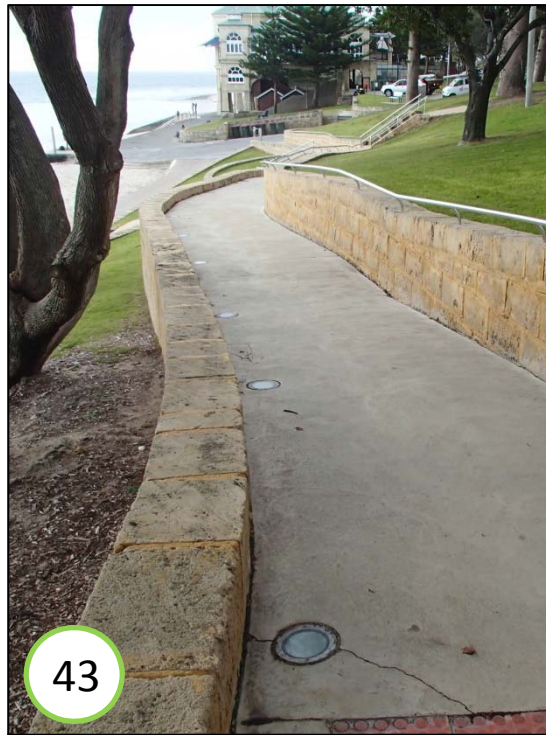
RETAIN

TERRACE WALLS

The terrace walls are popular and are in good condition.

PROPOSAL

The terrace walls are to be retained. The limestone may need periodic scheduled assessment by structural engineer to ensure no future safety issues.



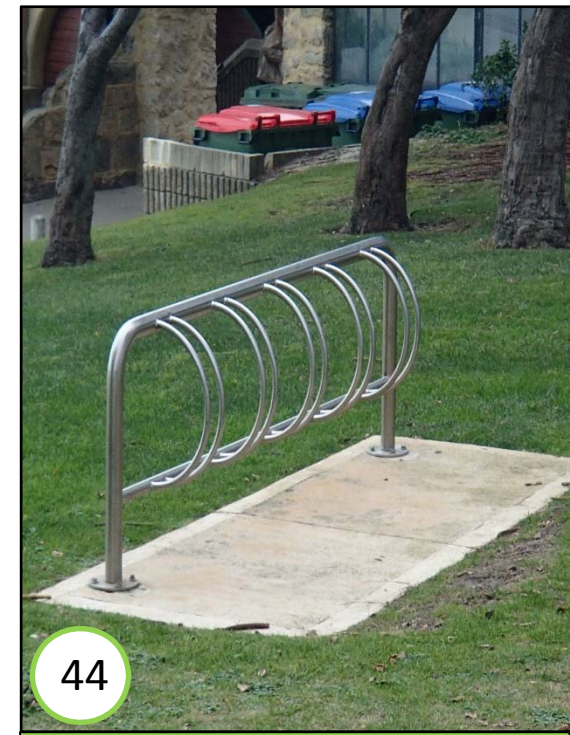
RETAIN

DISABILITY ACCESS RAMP

Disability access to the beach and surf club has recently been installed.

PROPOSAL

The disability access ramp is to be retained. Consideration of the transition at either end is to be undertaken to ensure suitable disability access. Connection at bottom to be addressed to ensure better integration with levels.



RETAIN

BIKE RACKS

Bike racks only recently installed and are a modern finish and suitable for users of the beach and foreshore.

PROPOSAL

Bike racks to be retained and all future racks to be consistent. Ideally bike racks are located close to the path system for ease of access and maintenance. Final bike rack numbers and locations to be reviewed based on public use levels.