

# **TOWN OF COTTESLOE**



## **ATTACHMENTS**

**FORESHORE PRECINCT ADVISORY COMMITTEE MEETING –  
24 AUGUST 2026**

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# **TOWN OF COTTESLOE**



## **FORESHORE PRECINCT ADVISORY COMMITTEE MEETING**

# **ATTACHMENT**

### **ITEM 8.1.1A: FORESHORE MASTERPLAN - COUNCIL REPORT - 25 AUGUST 2026**

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**10.1.4 FORESHORE MASTERPLAN**

**Directorate:** Engineering Services  
**Author(s):** Shaun Kan, Director Engineering Services  
**Authoriser(s):** Mark Newman, Chief Executive Officer  
**File Reference:** D26/81682  
**Applicant(s):** Internal  
**Author Disclosure of Interest:** Nil

**SUMMARY**

This report provides Council with an update on the progress of the Foreshore Redevelopment Project following the Town's successful Urban Precincts and Partnerships Program (uPPP) funding application.

It also seeks Council's consideration of temporary parking arrangements and proposes separating the Carpark Two (CP2) redevelopment from the broader Foreshore Masterplan to enable a more strategic and flexible approach to its future development.

**OFFICER RECOMMENDATION IN BRIEF**

That Council approves the temporary extension of Carpark Two into John Black Dune Park to provide a minimum of 100 interim parking bays to offset the reduction of Carpark One (CP1) and the separation of the CP2 redevelopment component from the Foreshore Masterplan.

**BACKGROUND**

Following Council's adoption of the Foreshore Redevelopment detailed design in March 2021, officers have actively pursued external funding opportunities to facilitate project delivery.

In May 2026, the Town was successful in securing funding through the uPPP for Stage One of the project (refer to diagram 1), covering the area between Forrest Street and Napier Street. Officers continue to advocate for additional State Government funding to deliver Stage Two, extending from Napier Street to Eric Street.

In June 2023, Council adopted the CP2 Redevelopment Strategy, which proposed changing the land tenure to a Class C Reserve to facilitate the development of short-stay accommodation and ground-floor retail uses (refer to diagram 2). The concept included a multi-deck car park providing approximately 550-600 bays, enabling retention of the existing parking supply within CP2 while offsetting the loss of approximately 130 bays associated with the partial repurposing of CP1. Under this proposal, 20 ocean-viewing bays would remain within CP1.

The strategy sought to generate long-term lease revenue to assist in funding the Foreshore Redevelopment Project, whilst increased rates revenue would contribute to the ongoing maintenance, renewal and operation of foreshore assets.

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Since adoption of the strategy, officers have identified the need to explore a broader range of land tenure options before progressing any formal proposal. Given the complexity of land tenure reform and the significant strategic implications of the CP2 redevelopment, a collaborative approach involving the State Government is considered appropriate.

Additional commentary on these matters is provided below.

**OFFICER COMMENT****Foreshore Redevelopment Stage One (uPPP Project)**

***Diagram 1: Foreshore Redevelopment Project Stage One and Two***

Officers are currently pursuing several complementary funding opportunities through Lotterywest and the Metropolitan Regional Roads Group (MRRG). Should these applications be successful, the additional funding would support further enhancements, including upgrades to the playground and Marine Parade.

The future application for the Department of Fire and Emergency Services' Disaster Ready Fund would be suitable for making the lower terrace retaining walls resistant to coastal erosion. This aligns with recommendations contained within the Coastal Hazard Risk Adaptation Management Plan (CHRMAP).

The additional funding has the potential to expand the project beyond the \$15 million uPPP concept. The extent of any scope increase will be determined through updated quantity surveying estimates and future public tender outcomes.

Council should note that the most recent project cost estimate, prepared in August 2024, valued the complete Foreshore Redevelopment Project at approximately \$32 million, comprising:

- \$26 million in construction costs;
- \$3 million in contingencies;
- \$1.5 million in pre-construction professional services; and
- \$1.5 million in market escalation allowances.

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Main Roads Western Australia (MRWA) has been appointed as the administrator for the uPPP grant. Subject to execution of the funding agreement, the anticipated project delivery timeframe is as follows:

- |                                                     |                         |
|-----------------------------------------------------|-------------------------|
| • Execution of funding agreement                    | July to August 2026     |
| • Detailed Design update and heritage documentation | August to November 2026 |
| • Public tender and contract award                  | February to March 2027  |
| • Construction                                      | May 2027 to June 2028   |

Officers will continue to provide regular updates to Elected Members through monthly workshops.

Construction of the Foreshore Redevelopment Project will require the reduction of CP1 from approximately 150 bays to 20 ocean-viewing bays. To minimise parking impacts during this period, Council is requested to consider a temporary extension of CP2 into the John Black Dune Park area to provide a minimum of 100 interim parking bays.

The indicative location is shown in Diagram 1 and the associated costs will be funded through the uPPP grant.

Without the provision of temporary replacement parking, significant parking pressures are expected during peak summer periods, particularly within surrounding residential streets.

#### Carpark Two Redevelopment

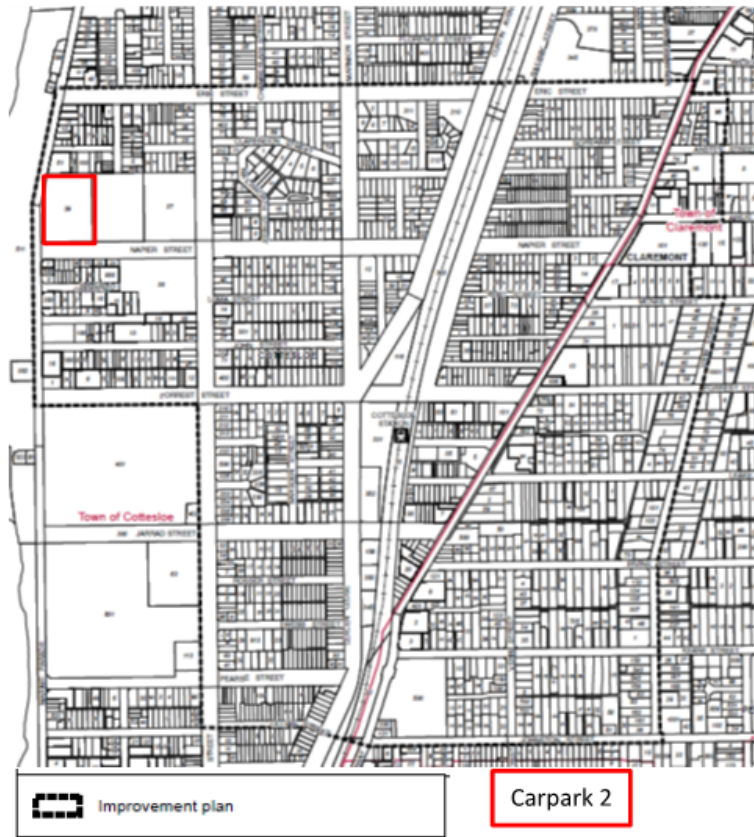


**Diagram 2: Carpark Two Redevelopment Concept**

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The State Government has recently announced the roll out of its Improvement Plan 65 – Station Precincts (**Improvement Plan 65**) across the Perth Metropolitan area with the aim to increase housing density. The CP2 site falls within the Improvement Plan 65 catchment.



While the CP2 Redevelopment Strategy identifies a Class C Reserve as the preferred tenure arrangement, no detailed feasibility assessment has been undertaken and alternative tenure models have not yet been investigated. Any change to Crown land tenure is a complex process requiring State Government approval and, in many circumstances, endorsement by both Houses of Parliament.

To maximise the prospects of success and understand the implications of the Improvement Plan 65, it is suggested that a robust evidence-based assessment of this State Government initiative be undertaken before Council commits to a preferred approach.

Accordingly, officers recommend that Council continue to liaise with relevant State Government agencies to evaluate potential land tenure arrangements and determine the most appropriate path forward.

Given the complexity, longer delivery horizon and distinct development objectives associated with CP2, officers also recommend that the CP2 redevelopment be separated

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from the Foreshore Masterplan. This will allow both projects to progress independently while ensuring dedicated strategic focus is applied to the CP2 redevelopment.

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**10.1.4(a)      Foreshore Redevelopment Project - Diagram 1 [under separate cover]**

**CONSULTATION**

Council continues to liaise with appropriate State Ministerial offices and the Department of Planning Lands and Heritage.

**STATUTORY IMPLICATIONS**

There are no statutory implications resulting from the officer's recommendation.

**POLICY IMPLICATIONS**

Whilst there may be no policy implications, the officer's recommendation changes the scope of the December 2019 endorsed Foreshore Masterplan and the Carpark Two Strategy approved by Council, now recognising Stage 1 as the approved area under the uPPP funding Agreement with Carpark 2, and the area north of Napier Street to Eric Street as separate stages.

**STRATEGIC IMPLICATIONS**

This report is consistent with the Town's *Council Plan 2023-2033*.

Priority Area 3: Our Prosperity - A vibrant and sustainable place to live, visit and enjoy.

Major Strategy 3.3: Partner with other stakeholders

**RESOURCE IMPLICATIONS**

The uPPP grant makes allowance for the carpark extension in CP2.

\$70,000 has been incorporated in the 2026/2027 budget to implement the officer's recommendation, for consultant support for valuations, design, communications and advocacy.

**ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

Any future concept design and development proposal will incorporate environmentally sustainable design principles where practical.

The temporary CP2 extension may require the removal of some vegetation within John Black Dune Park. Impacts will be minimised through detailed design and offset through future landscaping and revegetation works as part of the permanent CP2 redevelopment.

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**RISK MANAGEMENT IMPLICATIONS**

- Failure to provide temporary replacement parking may result in increased congestion and parking impacts on surrounding residential streets during peak visitation periods.  
*Mitigation:* Investigate and implement suitable temporary parking arrangements, prepare a traffic and parking management plan, and undertake community communication prior to project commencement.
- Progressing a Class C Reserve tenure change without considering alternative options or undertaking detailed feasibility analysis may reduce market interest and result in additional costs if Council is required to revisit its decision.  
*Mitigation:* Undertake a comprehensive feasibility assessment, evaluate alternative tenure and delivery models, and seek market feedback before progressing any tenure change proposal.
- Failure to engage the State Government throughout the planning process may reduce the likelihood of obtaining approval for any future land tenure proposal.  
*Mitigation:* Maintain ongoing consultation with relevant State Government agencies, seek early guidance on approval requirements, and incorporate agency feedback into project planning and decision-making.
- Excluding the Council's Foreshore Precinct Advisory Committee from the process may limit community representation and reduce access to valuable stakeholder expertise.  
*Mitigation:* Provide regular updates to FPAC, seek input at key project milestones, and ensure stakeholder views are considered as part of Council's decision-making process.
- Retaining the CP2 redevelopment within the Foreshore Masterplan may unnecessarily complicate project delivery given the differing objectives, timeframes and governance requirements of the two initiatives.  
*Mitigation:* Establish clear project governance arrangements, define the relationship between the two initiatives, and consider progressing CP2 as a separate but coordinated project where appropriate

**VOTING REQUIREMENT**

Simple Majority

**OFFICER RECOMMENDATION**

THAT Council

1. **APPROVES** the temporary extension of Carpark Two into John Black Dune Park to provide of a minimum of 100 interim bays as shown in the area within diagram 1,

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NOTING that this will be funded by the Urban Precincts and Partnership Program Grant.

2. APPROVES the separation of the Carpark Two element from the December 2019 Foreshore Masterplan for future advocacy purposes.
3. AUTHORISES the Chief Executive Officer to collaborate with Council's Foreshore Precinct Advisory Committee and Western Australian State Government to consider the implications of the State Government "Improvement Plan 65 – State Precincts", and identify other possible land tenure options for Carpark Two.
4. REQUESTS the Chief Executive Officer to write to the Minister of Planning, Lands and Heritage to advise of this Council direction.

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### **ITEM 8.1.1B: FORESHORE REDEVELOPMENT - PRELIMINARY PROJECT TIMELINE**

| PROGRAM                                                   |                                                                 | 2026 |     |     |     |     | 2027 |     |     |     |     |     |     |     |     |     |     |     | 2028 |     |     |     |     |     |     |     |     |     |     |     |
|-----------------------------------------------------------|-----------------------------------------------------------------|------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Activity                                                  | Milestone                                                       | Aug  | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| 1 Grant Agreement Received and Executed                   | Agreement Endorsed by Council and Signed                        |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 2 Engagement of design consultant                         | Aspect Studios re-engaged                                       |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 3 Finalisation of Construction Drawing and Specifications | A set of construction drawings that suits the available funding |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 4 Tender                                                  | Tender is advertised and awarded                                |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 5 Project Marketing                                       | Informing the community                                         |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 6 Construction Stage 1                                    | Implementation                                                  |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| 7 Project Close Out                                       | Grant Aquitted                                                  |      |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |