CONTENTS

PROJECT SUMMARY
The City Centre Waterfront Project - 2018-21 upgrade focus areas 3

PLACE OBJECTIVES
City Centre Over-arching Vision 4
Western Foreshore Recreation Precinct Place Focus

LOCAL THEMES AND STORY LINES
Key Focus themes for the City Centre Waterfront Spaces 5
Local Themes and Story Lines to be Represented in Eastern Foreshore Southern Precinct

SITE CONTEXT
Existing Character, Activities, Facilities 6

PROPOSALS
Plan - Site Context, Place Planning and Infrastructure Focus 9
Priority Infrastructure Focus Planning and Infrastructure Focus 10
Broader Site Further Planning and Infrastructure Considerations
Activation, Trading and Economic Opportunities 11
Plan - Western Foreshore Recreation Precinct - Concept 12
General Public Space Principles to be Applied to Detailed Design Phase 13
Destination Play Space Design Considerations
Destination Play Space - Adventure Climbing Area Design Elements 14
Destination Play Space - Enclosed Area Design Elements 15
Destination Skate And Recreation Space Design Elements And Considerations 16
PROJECT SUMMARY

THE CITY CENTRE WATERFRONT PROJECT - 2018-21 UPGRADE FOCUS AREAS

Previous planning and visioning for the City Centre Waterfront has been done through the Mandurah Foreshore Focus 2020 Master Plan prepared in 2007. The project area was broader than the City Centre, extending from Roberts Point, Halls Head along western edge to the Estuary traffic bridge and returning along the eastern side to the former Peninsula Hotel site and the Marina. The plan was developed through a community engagement process that included community reference groups and wider community.

Since the Mandurah Foreshore Focus 2020 was prepared two significant infrastructure projects have been implemented in the City Centre Waterfront area:
- 2016/17: New seawall and walkways constructed along Eastern Foreshore Reserve and reserve area extended up to 20m wider and grassed.
- 2016-18: Replacement of the old ‘Mandurah Bridge’ with new four lane bridge with separate wide pedestrian access, fishing platforms, decorative and functional lighting and surrounding landscape treatments.

With the completion of these significant projects, the framework was set to continue upgrades in these significant public spaces and update the Community’s vision for the Eastern and Western Foreshore spaces.

In April –May, 2018 the City invited the Community to be involved in shaping the vision for the City Centre Waterfront area including the Eastern Foreshore Reserve (from the Boardwalk Precinct to the Bridge) and the Western Foreshore Reserves, including foreshore areas to the north and south of the Bridge, under the Bridge and Hall Park.

The Community were asked to share what they love about the foreshore spaces, identify opportunities for improvements and prioritise the areas that most require change. A detailed vision report summarising the findings of this process is available via the City Centre Waterfront project ‘Have your Say’ page https://www.haveyoursaymandurah.com.au/city-centre-waterfront. Through this process a Community Reference Group was also established. The group’s purpose was to Review the community consultation results within the Strategic Economic Development and Tourist Context and to recommend and prioritise City Centre Waterfront infrastructure projects for the distribution of funding committed via Department of Primary Industries and Regional Development.

The community consultation and stakeholder engagement process to date has set the focus areas and direction for planning, design and on-ground works in the City Centre Waterfront from now until 2021 aligned with available funding. The concept plans have been prepared using a place based design and activation approach which has informed the infrastructure upgrade proposals. The proposals will contribute towards making Mandurah a loved destination for locals and visitors with a vibrant and sustainable City Centre business and creative economy.

The result of the above is a clear desire for detailed planning to be prioritised and upgrades to three key areas to be progressed:
- Western Foreshore Recreation Precinct
- Eastern Foreshore North Boardwalk Precinct
- Eastern Foreshore South Precinct

In addition to the foreshore reserve upgrades Smart Street has been prioritised for upgrade and is connected with the proposals for the Eastern Foreshore South Precinct.

Rather than embark on a ‘master planning’ exercise for the entire waterfront area, the feedback and advice received confirmed previous planning exercises undertaken through the Mandurah Central Revitalisation Strategy (2006) and Foreshore Focus 2020 Vision (2007) together with these priority areas. As a result, concept design has progressed over these precincts with a view to progress to detailed design and delivery of projects in line with the State Government commitment of $10M (through the Royalties for Regions program).

In the City Centre Waterfront, the upgrade areas for 2018-21 are as follows:

- **Western Foreshore Recreation Precinct**
- **Eastern Foreshore North Boardwalk Precinct**
- **Eastern Foreshore South Precinct**

**Western Foreshore Waterfront and Commercial Lease Area**
Planning over this site will be progressed to facilitate the development of this area to provide enhanced public and commercial attractions.

**Mandjar Bay Planning**
Planning over this site will be progressed to facilitate the provision of additional boardwalk and jetty infrastructure to support water-based tourism activities and public boat access and parking.
PLACE OBJECTIVES

CITY CENTRE OVER-ARCHING VISION

To reinvigorate the City Centre as Mandjoogoordap, the meeting place of the heart.

A lovable, social place that showcases the best of Mandurah, its people and businesses.

Mission

To attract and support a vibrant and sustainable City Centre business and creative economy.

WESTERN FORESHORE RECREATION PRECINCT PLACE FOCUS

• Create a destination waterfront recreation space
• Drive visitation through investment in unique ‘wow’ infrastructure, activities and events
• Provide facilities and activities that cater for teenagers and young adults
• Acknowledge and celebrate cross-cultural local heritage and unique character of the foreshore and waterway
• Provide an inclusive, safe, quality user experience
LOCAL THEMES AND STORY LINES

Key Focus themes for the City Centre Waterfront spaces;

1. Mandjoogoordap – Meeting Place of the heart
2. Bindjareb Noongar traditional values and connections to the waterway, foreshores and region
3. Cross-cultural Fishing
4. City Foreshores as a ‘Happy Place’ - Recreation and Leisure
5. Unique Estuary Environment

LOCAL THEMES AND STORY LINES TO BE REPRESENTED IN WESTERN FORESHORE RECREATION SPACE

Suggested themes to be interpreted in design of built form, play elements, signage and artworks;

Bindjareb Noongar traditional values and connections to the waterway, foreshores and region

Work with Local Elders and community to share the Bindjareb Noongar traditional values and connections to the waterway and foreshores for example:

- The creation story of the Waugal, creator of the waterways and waterways as a spiritual entity. Mandurah Estuary as particularly significant as the starting point of the Waugal’s creation myth.
- Six Seasons – Birak, Bunuru, Djeran, Makaru, Djilba, Kambarang - Journey through spaces and travel in the footsteps of Noongar people. Reflect changes in plant and animal activity and what local natural environment is doing at each stage of year (6 locations from the Winjan Camp site to Mandjar Square Yabagurt Artwork (all 6 seasons). Western Foreshore (or location within) to represent 1 season.
- Aboriginal Camp Site, Western Foreshore, South of Bridge. Recognise and interpret through signage and/or artwork.
LOCAL THEMES AND STORY LINES

LOCAL THEMES AND STORY-LINES TO BE REPRESENTED IN WESTERN FORESHORE RECREATION SPACE cont.

Cross-cultural Fishing

Opportunities to theme the Western Foreshore Play Space to interpret historical and continuing fishing and boating culture including:

- Bindjareb Noongar fishing traditions and the nearby Serpentine River Fish Mungah Trap (and traditional meeting place).
- Mandurah as a ‘Fishing Village’, holiday destination, and current day fishing/boating.
- History of the ‘Canopus’.

Unique Estuary Environment

Opportunities to promote the significance and uniqueness of the Mandurah Estuary environment in signage, artwork and design elements:

- Unique environment – where fresh water meets salt water.
- Promote the significance of nearby ‘Peel-Yalgorup’ Ramsar Listed wetland - site of International Importance - a unique water ecosystem that supports tens of thousands of waterbirds including large numbers of migratory birds (Science and research).
- Educate on the biological diversity and inter-connectedness of the estuary eco-system and the diverse organisms it supports from the lesser-known macro-invertebrates in the estuary sediment to the higher level acclaimed Blue Manna Crabs and Dolphins. (Science and research).
- Highlight the Swamp She-oak - Koolyangga, Tuarts and other local tree and flora species endemic to Mandurah Estuary Foreshores.

^ SERPENTINE RIVER FISH MUNGAH CIRCA 1900
(WA Museum, Anthropology Department Collection)

^ INSPIRATION IMAGES (Kwinana Adventure Playground, Kings Park, unknown, Kalbarri Foreshore)
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES

• 200m of gradual sandy beach access to water from Bridge to Carnival (City Centre Waterfront predominantly hard edge seawall)

• Limited recreation amenity and facilities to attract visitors. BBQs, picnic shelters and small playground removed for bridge construction. Existing toilets, BBQ and bench seating are tired and outdated

• Skate Park is well utilised but requires upgrading or replacement

• Mature local species Casuarina (She-oak) trees along foreshore provide natural amenity and shade

• Enclosed swimming area (50m x 50m) with floating pontoons (not universally accessible)

• New bridge is high quality architectural design and provides amenity (shelter under, fishing platforms, views) and pedestrian connectivity with City Centre

EXISTING SITE - CURRENT AERIAL - 2018

WESTERN FORESHORE RECREATION PRECINCT CONCEPT PLAN AREA

WESTERN FORESHORE WATERFRONT AND COMMERCIAL LEASE AREA

Planning over this site will be progressed to facilitate the development of this area to provide enhanced public and commercial attractions
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES

^ EXISTING SITE PHOTOS - 2018
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES
Existing Commercial Leases expire 2021

Future opportunities and locations for mixed use Cultural/Commercial Developments to be explored including:
- Land based and over-water development and activities
- Cultural/Arts/Heritage attractions
- Leisure Amusements and Activities
- Food/Drink/Retail outlets

Future Foreshore developments to incorporate:
- High quality architectural design that takes advantage of waterfront location
- Public toilet facilities
- Public pedestrian access and spaces
- View corridors to water between built form

**Water Edge and Over-water Infrastructure Planning**
- Foreshore edge treatments to maintain natural beach edge and protect against erosion and inundation
- Water based activities/facilities including upgrades to existing enclosed swimming area, pontoons, slides
- Opportunities to develop over water including commercial/public boat access and mooring

**Temporary/‘Pop-up’ Activation Opportunities**
- Events/Activities/Amusements
- Food trucks/Markets
- Community and Charity events
- Sport and Recreation events
- Performances/Concerts

**Water-based Activity Trading Opportunities**
Potential locations for water-based activities and equipment hire

**2019-2021 Main Land Infrastructure Proposals**
1. Foreshore shared path (replace existing, minimum 15m set-back from waters edge) with foreshore protection treatments
2. Destination Play Space (and adjacent picnic / BBQ facilities)
3. Cafe/Kiosk Opportunity (‘Pop-up’ Sea Container Style)
4. Accessible Toilet Facilities
5. Destination Skate and Recreation Space
6. Additional Parking Areas - with drop-off / pick-up and bus bays
7. Circuit shared use path (controlled vehicle access only)
PROPOSALS

WESTERN FORESHORE RECREATION PRECINCT PRIORITY INFRASTRUCTURE FOCUS

- Mitigate against rising water levels and erosion though built controls and management
- Widen foreshore area and set-back paths and facilities at raised level, further from water’s edge
- Relocate Mandurah Volunteer Fire Fighters and Rescue (MVFR) training track to be to an alternative site
- Develop large scale play, skate and recreation spaces that are destination attractions
- Remove existing and install new toilet facilities
- Connect facilities with shared path networks and vehicle drop-off-pick-up zones and parking (including constructing two new parking areas)
- Remove and/or upgrade infrastructure that is out-dated, in poor-condition or does not meet current standards
- Install infrastructure and utilities (power and water) to support range of ‘pop-up’ vendors, activities and events
- Install general public space infrastructure to support use and management including (but not limited to) lighting, seating, picnic table settings, BBQs, signage (way-finding and management) shade/shelter, rubbish bins, bollards for vehicle control, drinking fountains, bike racks.
- Additional shade tree planting to perimeter of grass events space area and foreshore

BROADER SITE FURTHER PLANNING AND INFRASTRUCTURE CONSIDERATIONS

- Existing Commercial Leases (King’s Carnival and ‘Kayaks for U’) on Western Foreshore expire 2021. Planning for future mixed-use lease areas and development options for the Western Foreshore will be undertaken to facilitate the development of this area and provide enhanced public and commercial attractions for example; cultural attractions, leisure amusements and activities, food/drink/retail outlets. The extent and footprint of land based and over-water development and activities will be determined to facilitate an expressions of interest process for this opportunity. Future Foreshore developments will incorporate high quality architectural design that takes advantage of waterfront location, public toilet facilities, public pedestrian access, spaces and view corridors to water between built form
- Water based activities/facilities including upgrade/replacement of existing enclosed swimming area (make universally accessible and add additional water based recreation amenity)
- Options for providing commercial/public boat access and mooring
- Cycle/pedestrian shared path linking from Bridge/Western Foreshore shared path network to Halls Head Beach
- Potential installation of a flexible hard-stand area or stage/shelter to the edge of the open grass area/event space

^ INSPIRATION IMAGES
PROPOSALS

ACTIVATION, TRADING AND ECONOMIC OPPORTUNITIES

The development of a waterfront destination level skate park and recreation precinct, play space and associated foreshore facilities will drive increased visitation and stimulate economic opportunities in the foreshore spaces and City Centre.

The upgrades provide the following opportunities for activation, trading and creative economy with the site:

- A space for a small kiosk/cafe between the skate and recreation space and play area has been allocated. Hardstand and services to the area will be provided allowing for a ‘pop-up’ converted sea container style facility and an option to lease the space.
- The Western Foreshore is a potential location for proposed ‘Place Pod’, a flexible, interactive, multi-purpose space useable by community and small business to showcase creative economy in the City Centre.
- The site layout and facilities (including power provision) will be conducive to hosting a range of events and activities- small to large scale.
- The existing Western Foreshore/Hall Park open grass events space is maintained at a scale that it can continue to host events and activities including Community and Charity events, Sport and Recreation events, Markets, Food Truck Festivals, Performances and Amusements such as the Circus.
- Commercial operators have previously used the Western Foreshore with seasonal trading permits for water-based activities including jet-ski hire and an inflatable water park. These trading opportunities will continue to exist with the proposed upgrades development of the recreation space and additional commercial trading permits in the area will be considered.
- The proposed destination level skate and recreation space will be designed with components that support competition event attraction including international standard skate bowl and unique features, spectator viewing points (including from the from the bridge path) and power sources.

Existing Commercial Leases (King’s Carnival and ‘Kayaks for U’) on Western Foreshore expire 2021. Planning for future mixed-use lease areas and development options for the Western Foreshore will be undertaken to facilitate the development of this area and provide enhanced public and commercial attractions for example; cultural attractions, leisure amusements and activities, food/ drink/retail outlets. The extent and footprint of land based and over-water development and activities will be determined to facilitate an expressions of interest process for this opportunity.
WESTERN FORESHORE RECREATION PRECINCT

1. **Open Grass Area**
   - Flexible event and activity space
   - Retain existing Disc Golf and provide additional sport fixtures e.g. AFL, soccer/football goals and fitness equipment

2. **Shared Circuit Path**
   - 3.5m wide asphalt, kerbed shared path provides shared pedestrian/cyclist use and controlled service vehicle access

3. **Enclosed Play Space**
   - Fully fenced/enclosed with gated entries/exits
   - Proposed equipment - double cable-way, variety of swings, climbing elements, slides, nature play, and sand/water-play equipment
   - Advanced tree planting and built shade canopies
   - Shelters with tables/seating and BBQs

4. **Adventure Climbing Play Space**
   - Colony of 5-10m high rope/net climbing towers and viewing platforms/cubbies with slides
   - Climbing totems re-using salvaged Old Bridge timber pinnions
   - Advanced tree planting

5. **Foreshore Area**
   - Path setback from water’s edge (minimum 15m, existing path removed)
   - Existing sandy beach area and She-oaks retained, grass areas enhanced
   - Foreshore protected against erosion and sea-level rise

6. **Shaded Gathering Space**
   - Shelters with tables/seating and BBQs
   - Space and power/water provision for pop-up facility e.g. Container cafe/kiosk

7. **Toilets**
   - Existing toilets removed (from proposed playground area) and new toilet facilities built in new location with proximity to fishing platforms, play space and recreation facilities

8. **Skate Space**
   - Existing skate park removed
   - Sculptural Bamba (Stingray) form skate/bmx/scooter element. Wing forms half-pipe, provides shade and separates skill levels and plaza skate area

9. **Skate Bowl**
   - International competition standard skate bowl with adjacent seating/viewing and ‘hangout’ areas
   - Positioned to enable overhead viewing from Bridge pedestrian platform

10. **Sport and Fitness**
    - Basketball court or other sports/fitness equipment
    - Adjacent seating and hang-out space with shade shelters

11. **Parking**
    - New parking area with pick-up/drop-off and bus bays

12. **Flexible Open Grass Space**
    - Flexible event and activity space
    - Future lease area opportunity for mixed use cultural/commercial development
PROPOSALS

GENERAL PUBLIC SPACE PRINCIPLES TO BE APPLIED TO DETAILED DESIGN PHASE

Design and develop spaces to be;

- **Site responsive design**
  Reinforce local character and identity, acknowledge and celebrate cross-cultural local heritage, protect and enhance natural assets and processes (BSUD - Biodiversity Sensitive Urban Design and WSUD - Water Sensitive Urban design).

- **Accessible and Inclusive**
  Public open space and facilities are accessible to all members of the community and visitors regardless of their ability (Access for All and Universal Design), age, gender, cultural background or socio-economic level.

- **Safe**
  Apply CPTED (Crime Prevention through Environmental Design) principles and Hostile Vehicle Mitigation measures. Safety prioritised and risk managed through the design of built structures, facilities, play areas and equipment in accordance with relevant Australian Standards.

- **Sustainable**
  The principles of sustainable development including ecological integrity, economic viability and social well-being are to be integrated into all aspects design and development.

- **Multi-functional**
  Ensure diversity of spaces and functions which serve different community, recreational, leisure and environmental needs.

- **Innovative and creative**
  Create innovative and creative public open spaces contribute to unique, diverse and quality of user experiences (including the use of new technologies e.g. ‘Smart City’ and ‘Internet of Things’ initiatives).

- **Appealing**
  Create spaces that are appealing, invite usage and instil a sense of community pride.

DESTINATION PLAY SPACE DESIGN CONSIDERATIONS

- All inclusive, for users and carers of all abilities
- Provide a separate fenced/walled toddler play area within the play space
- Provide play elements catering for over 12 year olds
- Provide challenging adventure play elements
- Use natural materials and salvaged timbers (including Old Mandurah Bridge Pillions)
- Consider all aspects of play - physical, sensory, social, imaginary
- Incorporate interpretative design elements, dual language and artworks relating to site and region’s local history, heritage and unique character
- Provide built and natural shade within play space

KEY PLAY FEATURES

- Large scale, adventure climbing structure with rope nets, elevated water view ‘cubbies’, slides
- Double Cable-way (flying fox)
- Multi-bay swing structure/s including basket, toddler, senior and all-abilities harness seats
- Nature play timber elements relating to local heritage and character
- Interactive water and sand play
- Sculptural elements and artworks
PROPOSALS

DESTINATION PLAY SPACE - ADVENTURE CLIMBING AREA

DESIGN ELEMENTS

- Colony of 5-10m high rope/net climbing towers with slides
- Climbing totems re-using salvaged Old Bridge timber pilions
- Advanced tree planting
- BBQs, picnic tables and seating adjacent

^ INDICATIVE PLAY EQUIPMENT

^ INDICATIVE PLAY EQUIPMENT - Berliner Play equipment towers
PROPOSALS

DESTINATION PLAY SPACE - ENCLOSED AREA

DESIGN ELEMENTS

• Fully enclosed with fencing/walling treatments and gated entries
• Variety of swings, accessible carousel, sand play area with Estuary/fishing/boating themed equipment, climbing structure, slides, nature play elements and sand/water-play equipment
• Advanced tree planting and built shade canopies
• BBQs, picnic tables and seating within fenced area
PROPOSALS

DESTINATION SKATE AND RECREATION SPACE DESIGN ELEMENTS AND CONSIDERATIONS

- Demolish existing skate park and create a destination level facility with significantly larger footprint than the existing park.
- Separated skilled/age zones to avoid conflict between young and old/beginners and intermediates, however retaining linkages between them to encourage progression.
- Good flow throughout, encouraging users to continue on a loop or path that circles back with less risk of collisions.
- Potential for plaza and street scape design aspect – low lying with street scape skill-based obstacles.
- International competition standard bowl and half pipe - highly sought after features in a skate facility that will bring users to the region.
- Components that support event attraction including park flow, skill levels, special features, spectator viewing points (including from the from the bridge path), power sources.
- Significant consideration of social space for families and young people. Multiple social spaces to allow peers to co-locate comfortably and avoid conflicting groups. Social spaces to be considered at relevant skilled areas. Young/beginner area to be located adjacent to the play space and enable families to oversee and utilise both areas.
- Co-location of other infrastructure such as a basketball half court, climbing wall, fitness equipment.
- Charging stations.
- CCTV.
- Flood lights.

> INDICATIVE CONCEPT - SUBJECT TO FURTHER DESIGN

> INSPIRATION IMAGES