Mandurah City Centre Waterfront
Eastern Foreshore South Precinct Concept
October 2018
CONTENTS

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

PLACE OBJECTIVES
City Centre Over-arching Vision 4
Eastern Foreshore South 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 South Precinct

SITE CONTEXT
Existing Character, Activities, Facilities 7
Site Issues and Considerations 10

PROPOSALS
Plan - Site Context, Place Planning and Infrastructure Focus 11
Priority Infrastructure Focus Planning and Infrastructure Focus 12
Broader Site Further Planning and Infrastructure Considerations
Activation, Trading and Economic Opportunities
Plan - Eastern Foreshore South Precinct - Iconic Waterfront Concept 13
Existing and Proposed Layout - Parking Option A 14
Existing and Proposed Layout - Parking Option B 15
General Public Space Principles to be Applied to Detailed Design Phase 16
Estuary Pool Design Considerations
The 'net' gathering place design considerations 17
Indicative Design Elements 18
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 Tourism 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).
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.

EASTERN FORESHORE SOUTH PRECINCT PLACE FOCUS

• Connect the waterfront to the City Centre via the Smart Street Mall
• Acknowledge and celebrate local heritage and unique character of the foreshore and waterway
• Protect and enhance the existing established and significant trees
• Create a flexible ever-changing activity space using the water, foreshore and street
• Provide an inclusive, safe, quality user experience day and night
• Create an iconic, memorable waterfront attraction

^ INSPIRATION IMAGES
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 EASTERN FORESHORE SOUTHERN PRECINCT

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

Mandjoogoordap – Meeting Place of the heart

- Use ‘Mandjoogoordap’ and dual language in Way-finding signage.
- Audio ‘Welcome to Country’ at Visitor entry point.
- Build on the existing ‘heart’ frame artwork ‘photo opportunity’ artwork and introduce other ‘heart’ sculptural elements.

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

- 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). Location within Eastern Foreshore Southern Precinct could represent 1 season.

Cross-cultural Fishing history

- Mandurah as a ‘Fishing Village’ holiday destination and continuing current day fishing activity. The proposed ‘net’ gathering space recognises the social gathering of people and tradition to fish on the foreshores with crab pot and fish net motifs informing the surface design of the paving.

^ Existing The Fisherman by Mary Knott (Commissioned 1999) and Three Vessels of Hope by Claire Bailey (Commissioned 1998)
LOCAL THEMES AND STORY LINES

LOCAL THEMES AND STORY LINES TO BE REPRESENTED IN EASTERN FORESHORE SOUTHERN PRECINCT (Continued)

City Foreshores as a ‘Happy Place’ - Recreation and Leisure as a Continuing Culture

- **Djeridjanup** - Binjareb Noongar Place Name - ‘Happy Place’.
  Introduce dual language naming in signage.
- Swimming and interaction with water.
  Bring back a swimming area and water activities in the location of the former Historical Robert Day Memorial Pool and Bathing Shed.
- Picnics, gathering and socialising.
  Retain public facilities including BBQs, seating, and grass areas that support continued use of the Eastern Foreshore for recreating and enjoying time with family and friends.

(State Heritage place No. 9073) Constructed in 1965, demolished approx. 1985. Stone and cement construction with boardwalk, jetties and diving board. The pool replaced the bathing sheds in same location. Changing rooms were located on shore adjacent. The pool was demolished following opening of the aquatic centre in 1982.

Recently upgraded sea wall and groyne area (2017) in former location of Robert Day Memorial Pool.
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES

- Mandurah Terrace is one way to vehicles and land-use is predominantly cafés and eateries with some commercial and retail outlets
- Street parking and small off-street carpark
- Mature heritage trees (Fig trees, Norfolkis and Casuarinas) significantly contribute to character of precinct and provide valuable shade and amenity
- Used as an events space - paving/grass used for stage area for large events
- Grass areas, natural shade and seating
- Public art/ sculptures interpret local history and themes
- Start of straight, central foreshore promenade with established tree canopy creating enclosure
- Public jetties with boat access and permits for pop-up commercial activity for example jet-boarding, jet-ski hire, cruises
- Small sand beach area
- Historic Site - former location of Robert Day Memorial Pool
- Views to the Bridge and across to King Carnival Ferris Wheel, War Memorial and Stingray Point fig tree.
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES
SITE CONTEXT

EXISTING CHARACTER, ACTIVITIES, FACILITIES
SITE CONTEXT

SITE ISSUES AND CONSIDERATIONS

• Connection between Smart Street and Foreshore is compromised by vehicle parking and raised walls/planting beds
• Lack of defined north/south pedestrian access on west side of Mandurah Terrace
• Maintaining existing parking space whilst trying to create space for improved pedestrian connections, access and experience is challenging. Amendments to parking in precinct requires identifying alternative parking options in City Centre within close proximity to activity nodes
• Existing valued significant heritage trees need protection and care
• Beach area and access to the water is limited
• Small public space area with competing uses / activities.
• Power provision (‘plug and play’ facilities) for event and activities requires improvement
• Existing infrastructure is out-dated and in poor-condition in particular lighting and paving (uneven surfaces and mix match of various types and styles)
• Existing ground/paved area is prone to flooding and levels require raising
• Existing public art impacted by proposals may need to be relocated or decommissioned (if relocation is not possible) in accordance with City’s Public Art Policy

^ Connection between Foreshore and Smart Street is compromised by parked cars and raised wall planting bed.

^ Lack of defined north/south pedestrian access on west side of Mandurah Terrace

Compromised Pedestrian and Visual Connections
Improved Pedestrian Connectivity

Pedestrians prioritised with improved access and connections north-south along Mandurah Tce and between the Foreshore and Smart Street

Lighting to Eastern Foreshore water edge to be installed 2018-19

Existing parking bay to be converted to 'Loading zone' 2018-19

City to work with businesses to enhance waterfront alfresco experience

City to work with businesses to enhance street alfresco experience

Boardwalk to be extended and step access constructed 2018-19

LEGEND

Temporary/’Pop-up’ Activation Opportunities

- Events/ Activities/ Amusements
- Food trucks/ Markets
- Community events
- Performances/ Concerts
- Temporary closure of Mandurah Tce to traffic to use street for events/activities

Water-based Activity Trading Opportunities

Potential locations for water-based recreation, water transport and tourist activities

‘Place Pod’ Potential Location

Flexible, Interactive, multi-purpose space usable by community and small business to showcase creative economy in the City Centre

Jetty Upgrades

- Existing Government Jetty upgraded with additional floating fingers and births with small built structure (ticketing/sales)
- Commercial opportunities for water-based recreation, water transport and tourist activities

‘SMART STREET’ PRECINCT CONCEPT PLANS

EXISTING GROYNE AND TOWN JETTY REMOVED

EXISTING PATH AND LIGHTING TO BE UPGRADED

REFERENCES

REFER TO ‘EASTERN FORESHORE SOUTH PRECINCT CONCEPT PLAN - DWG LAN0358-CO-02’

REFER TO ‘SMART STREET’ PRECINCT CONCEPT PLANS

MANDURAH TCE

MANDURAH BRIDGE

WESTERN FORESHORE

EASTERN FOreshore

Existing path and lighting to be upgraded

Boardwalk to be extended and step access constructed 2018-19

Jetty Upgrades

- Existing Government Jetty upgraded with additional floating fingers and births with small built structure (ticketing/sales)
- Commercial opportunities for water-based recreation, water transport and tourist activities

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Water-based Activity Trading Opportunities

Potential locations for water-based recreation, water transport and tourist activities

‘Place Pod’ Potential Location

Flexible, Interactive, multi-purpose space usable by community and small business to showcase creative economy in the City Centre

Improved Pedestrian Connectivity

Pedestrians prioritised with improved access and connections north-south along Mandurah Tce and between the Foreshore and Smart Street

DRAFT CITY CENTRE WATERFRONT - EASTERN FORESHORE SOUTH PRECINCT

LAN0358-CO-01/A - Eastern Foreshore South Precinct - Site context, Place Planning and Infrastructure Focus

0 25m

CITY CENTRE WATERFRONT - EASTERN FORESHORE SOUTH PRECINCT - ICONIC WATERFRONT CONCEPT

October 2018
PROPOSALS

PRIORITY INFRASTRUCTURE FOCUS

- Create an ‘Estuary Pool’ unique waterfront feature with circular floating jetty platform, terraced steps and ramp to water.
- Modify parking and remove raised walls/planting beds blocking pedestrian and visual connection between Smart Street and Foreshore.
- Protect and improve conditions for significant heritage trees through increased mulch areas, edge barriers and permeable paving.
- Improve access to water and provide facilities for water based activities.
- Provide new and upgraded jetty and boat parking facilities.
- Provide a layout and infrastructure (including power provision) conducive to hosting a range of events - small to large scale.
- Remove and upgrade infrastructure that is out-dated, in poor-condition or does not meet current standards including existing paving, lighting, seating.
- 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.

BROADER SITE FURTHER PLANNING AND INFRASTRUCTURE CONSIDERATIONS

- A review of existing and public parking including drop-off/pick-up zones, loading zones, bus bays and bus parking in the City Centre area will be undertaken. Proposed amendments to existing parking arrangements will be considered in context of opportunities to provide alternative and additional parking options.
- Existing wayfinding and signage throughout the City Centre will be reviewed and a consistent suite of signage developed to improve visitor decision making and experience to arrive at destinations within the City Centre.
- City will continue to work with businesses and property owners to improve alfresco dining experience in the City Centre and waterfront.

ACTIVATION, TRADING AND ECONOMIC OPPORTUNITIES

The ‘Estuary Pool’ will become a memorable icon of the City. A unique attraction, transforming the waterfront precinct and building Mandurah’s strength as a family day-trip destination.

The Foreshore will become a significant visitor and community attraction providing a vibrant mix of swimming and water based activities, waterfront promenade, cafes, restaurants and tourist activities. Increased visitation to the area will support the existing businesses in the precinct and stimulate new economic opportunities in the foreshore spaces and precinct.

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

- Existing jetty is relocated and upgraded with ticketing outlet to facilitate water-based recreation and tourist opportunities.
- A proposed ‘Place Pod’ in the waterfront provides a flexible, interactive, multi-purpose space usable by community and small business to showcase creative economy in the City Centre.
- New layout and infrastructure (including power provision) will be conducive to hosting a range of events and activities- small to large scale.
- The ‘Estuary Pool’ provides an additional space on the water that will function as a day time swimming area with the capacity to transform into a night time performance and event space.
Key Proposals

1. Estuary Pool
   - Iconic, circular enclosed swimming area in location of the Robert Day Memorial Pool historic site
   - Floating structure, stepped and ramped access to water and 5m wide platform for walking around, sitting and viewing
   - Day-time swimming and water fun. Night time event and performances.

2. Water Fun Activities
   - Floating pontoons with jumping platform and multiple slides

3. Beach Area
   - Existing sandy beach area extended with modification to existing groyne
   - Ramp access to beach added adjacent to existing wall

4. Decked Area
   - Decked area in shade of existing trees with integrated seating

5. ‘The Net’ Gathering Space
   - Flexible paved space with adjacent grass area programmable for a range of events and activities
   - Surrounded lights to be mounted on multi-function poles with power outlets

6. Significant Trees Protection
   - Existing Significant Norfolks and Fig Trees protected in generous mulch areas with low perimeter fencing

7. Parking modifications and Pedestrian access
   - Parking bays removed and angle parking changed to parallel bays to provide better pedestrian access and connection north/south along Mandurah Tce and reduced paving around significant trees

8. Welcome/Way-finding Totems
   - Sculptural signage elements at key entry points to space providing welcome information, way-finding/directional information and mapping.
   - Opportunity to incorporate Dual language and audio ‘Welcome to Country’

9. City Centre Connection
   - Remove physical barriers and parking and improve pedestrian access and flow between foreshore and Smart Street
   - Introduce new paving treatments and feature overhead catenary lighting / sculptural element

10. Bike parking

11. Jetty Upgrades
   - Existing Government Jetty upgraded with additional floating fingers and births with small built structure (ticketing/sales)
   - Commercial opportunities for water-based recreation, water transport and tourist activities
PROPOSALS

EXISTING AND PROPOSED LAYOUT
PARKING OPTION A

Existing Angle Street Parking
19 Standard car bays
3 Access car bays
4 MC Bays
Total - 22 car bays

Existing Wall/raised planters and parking compromises visual and physical connection/access between Foreshore and Smart Street

Existing angle parking is close to base of significant Fig tree and there is no north/south pedestrian path access

Angle parking modified to parallel parking with adjacent pedestrian path. Conditions for significant Fig trees improved with increased mulch areas and low perimeter fencing

Cross-walk relocated. Existing parking bays and walls/raised planters removed providing generous paved pedestrian area and un-obstructed visual and physical connection between Foreshore and Smart Street

Proposed Parallel Street Parking
7 Standard car bays
(existing car bays reduced by 15)

Angle parking and planter box removed allowing for north-south pedestrian access along west side of Mandurah Terrace and legible entry to Eastern Foreshore waterfront

Pedestrian path connection through carpark is given priority

LEGEND

Grass Area
Paved Area
Parking
Mulch Area
Compromised Visual/Pedestrian Access
Improved Visual/Pedestrian Access

^ Existing Layout

^ Proposed Layout - PARKING OPTION A
Existing Angle Street Parking
19 Standard car bays
3 Access car bays
4 MC Bays
Total - 22 car bays

Existing wall/raised planters and parking compromises visual and physical connection/access between Foreshore and Smart Street

Existing angle parking is close to base of significant Fig tree and there is no north/south pedestrian path access

Existing wall/raised planters and parking compromises visual and physical connection/access between Foreshore and Smart Street

Angle parking retained
South of Smart Street Mall
(Additional Bay added)

Cross-walk relocated. Existing parking bays and walls/raised planters removed providing generous paved pedestrian area and un-obstructed visual and physical connection between Foreshore and Street

Angle parking and planter box removed allowing for north-south pedestrian access along west side of Mandurah Terrace and legible entry to Eastern Foreshore waterfront

Pedestrian path connection through carpark is given priority

Existing Parking retained as is

LEGEND
Grass Area
Paved Area
Parking
Mulch Area
Compromised Visual/ Pedestrian Access
Improved Visual/ Pedestrian Access
GENERAL PUBLIC SPACE PRINCIPLES TO BE APPLIED TO DETAILED DESIGN PHASE

Design and develop spaces to be;

• Site responsive
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 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 serves 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.

ESTUARY POOL DESIGN CONSIDERATIONS

• Existing sea-wall is already curved and provides the form for the circular jetty feature to be built from
• Curved jetty/platform structure will be a floating structure designed to sit on water and move vertically with tide and water levels. The floating structure will be joined to fixed platform (supported over existing sea wall) on-shore with a gangway.
• Pilings will be required to provide stability to the floating platform
• Width of the decking/platform to be 4-5m wide providing a generous area for walking around, viewing waterway and sitting on the edges.
• Access into/out of the enclosed swimming area provided from shore by steps/terracing and accessible ramp. Ladders placed in the internal ring edge of the enclosed swimming area will also provide access to and from water in the deeper areas.
• The floating platform will have kerb/kick rails and consideration will be given to provision of hand rails.
• Decorative and functional lighting will be designed for night time use and effect.
• The structure will be designed to function as a day time swimming area with the capacity to transform into a night time performance and event space.
THE ‘NET’ GATHERING PLACE DESIGN CONSIDERATIONS

• Modify parking and remove raised walls/planting beds blocking pedestrian and visual connection between Smart Street and Foreshore. Opening up this area will require designing and installing measures to protect against risk of ‘Hostile Vehicles’ and managing service and event vehicle access.

• Protect and improve conditions for significant heritage trees through increased mulch areas, edge barriers and permeable paving. In addition to low timber fencing creating access exclusion zones, decking with integrated seats can be used to define and protect trees whilst providing seating in shade. An Aboriculturalist will be engaged to provide specialist advice regarding all works proposed with the Tree Protection Zones (TPZs) of the trees within the project area.

• Provide new functional and feature lighting to provide required levels of lighting for public safety, add vibrancy and invite night time use. Pole lighting infrastructure within the gathering space will use multi-function poles enabling integration of power outlets, future Smart City and ‘Internet of things’ devices as well as ability to suspend catenary/cable or festoon lighting, decorations, signs, banners etc. Pole lighting on the water edge will be a more streamlined, minimal design so as not to dominate or detract from the waterfront vista. A sculptural catenary lighting structure is proposed over Mandurah Terrace creating a threshold between Smart Street and the Foreshore.

• Provide a layout and infrastructure conducive to hosting a range of events - small to large scale. Additional single and three phase power outlets can be installed in multi-function light poles and stand-alone bollards. Water can also be provided in conjunction with power in stand-alone bollards at appropriate locations.

• Area is prone to flooding. Existing site levels need to be raised and central paved area made more level to provide an even ground for event infrastructure.

• Existing public art sculptures not impacted by the proposed works are to be retained and if required restored. Where required due to layout and site level changes, public artwork may need to be relocated, renovated or decommissioned in accordance with the City’s Public Art Policy. New opportunities for 2-D commissioned visual artworks and written narratives to used in built elements including surface design and detailing and signage will be identified.

• New paving will have a surface treatment design to reflect the character of the area with a flowing net design around a focal ‘crab pot’ motif in the centre of the paved space. The paving surface treatment design and colours will flow across Mandurah Terrace and into Smart Street connecting these spaces. All paving areas will be designed with a trafficable specification suitable for event activity.

• Infrastructure that is out-dated, in poor-condition or does not meet current standards including existing paving, lighting, seating is to be removed.

• New general public space infrastructure will be installed to support use and management including (but not limited to) lighting, seating, way-finding and signage, shade/shelter, rubbish bins, removable bollards for vehicle control, drinking fountains, bike racks.

Existing artworks to be considered as part of the proposed upgrades. Any maintenance, repairs, relocation or decommissioning to be undertaken in accordance with the City’s Public Art Policy.
PROPOSALS

INDICATIVE DESIGN ELEMENTS

^ TIMBER DECKING WITH INTEGRATED BARRIERS, SEATING AND SIGNAGE
(Example from Point Walter)

^ ACCESS TO WATER - Steps, ramps, rocks, block terracing
(Examples: Coogee, Barangaroo, Glebe Foreshore)
PROPOSALS

INDICATIVE DESIGN ELEMENTS

^ BOLLARDS WITH EVENT POWER AND WATER
(Mandjar Square Example)

^ MULTI-FUNCTION POLE
WITH POWER OUTLET HATCH
(Mandjar Square Example)

^ MULTI-FUNCTION POLES PROPOSED FOR FLEXIBLE EVENT SPACE/STREET
Allows for integration of power outlets, future Smart City and ‘Internet of things’ devices as well as ability to suspend catenary/cable or festoon lighting, decoration, signs, banners

^ COLUMN LIGHTING ON WATER EDGE
Pole lighting on the water edge will be a streamlined, minimal design so as not to dominate or distract from the waterfront vista
PROPOSALS

INDICATIVE DESIGN ELEMENTS

^ INSPIRATION IMAGES - CIRCULAR FLOATING JETTY STRUCTURE AND SLIDE/DIVING PONTOONS

^ FLEXIBLE 'PLACE POD EXAMPLES'
Flexible, interactive, multi-purpose space useable by community and small business to showcase creative economy in the City Centre

^ Improved Floating Jetty/Boating Parking Infrastructure
Example Elizabeth Quay