

PROJECT VISION

Regional Western Australia's most iconic and active beach precinct, offering world class community, commercial and civic amenity on the pristine South Coast.



COMMUNITY UPDATE

NOVEMBER 2020



IMAGE FOR ILLUSTRATIVE PURPOSES ONLY

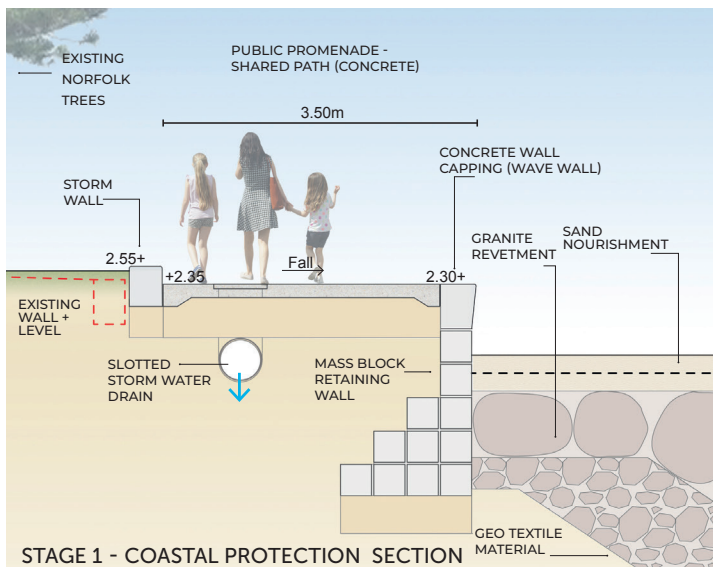
1. Stage 1 - Coastal Protection

The Middleton Beach Foreshore enhancement is a transformative project for the area and as such is expected to be in place for a long time. As with any coastal planning within Western Australia, the potential for future change to the shoreline has been considered in accordance with the requirements of State Government Policy – State Planning Policy 2.6: the State Coastal Planning Policy.

The protection of the private lots associated with the hotel development from coastal processes is a requirement of the land subdivision.

This project was completed using Local, State and Federal funds to revitalise the public realm whilst also facilitating future private investment. By supplementing the development funding available, the entire public realm is now able to be protected.

Completed in Mid 2020 the construction of foreshore protection was a significant undertaking including a buried granite sea wall, a mass block retaining wall with compacted backfill, concrete wave deflector, storm water drainage and sand nourishment.



KEY BENEFITS

- Protect and enhance the unique landscape setting of Middleton Beach;
- Attract private investment opportunities and improve the tourism offering;
- Connect community and environment by improving the public amenity;
- Increased activation and event capacity;
- Sustainable infrastructure investment.

PROJECT OBJECTIVES

- Implement integrated strategies for servicing, essential infrastructure, engineering, and coastal adaptation and protection (sea level change).
- Maintain Middleton Beach's unique landscape character and natural assets, whilst enhancing lifestyle, tourism and increased patronage, and attracting private investment for recreational, retail and accommodation development.
- Develop a high quality public space and facilities for all users which are safe, accessible, attractive, comfortable, flexible (event capability), well connected, and long lasting.
- Work in partnership with key stakeholders throughout the project, taking a collaborative approach to design, planning, implementation and management decisions.
- Create strong connections and linkages between Middleton Beach, the CBD and Mounts Precinct by leveraging existing and proposed infrastructure and important natural, cultural and heritage assets.

CONSULTANT PROJECT TEAM

- Civil Works Stage 1: **Neo Infrastructure**
- Coastal Engineers: **MP Rogers & Associates**
- Civil + Structural Engineers: **GHD**
- Landscape Architects: **Seedsdesign Studio**
- Quantity Surveyors: **WT Partnership**
- Time Planners: **Successful Projects**

1. What further works are scheduled? When will the project conclude?

Stage 2 Public open Space & Landscape Works:

- Installation of improved public amenities,
- Public promanade and footpath linkages;
- Grassing, planting and Irrigation;
- Carpark upgrades
- Increased public open space and event area.

Landscape works are scheduled to commence mid 2020 through to mid 2021.

2. How will this impact members of the community and users of Middleton Beach?

During the construction period, the City will take every effort to ensure minimal disruption to traffic and access to 3 Anchors, Albany Surf Life Saving Club and public access ways along Flinders Parade.

There may be limited full and partial road closures however these would be carefully managed to minimise disruption and kept to an absolute minimum.

At these times due notice will be provided to residents and businesses in proximity.

The public toilets at Ellen Cove will be temporarily closed whilst works in the area are in progress, these will reopen once the Ellen Cove works are complete.

The City will be working closely with event organisers with early notification about the works schedule so that all efforts can be made to support the delivery of important and valued community events during the works period while construction continues.

3. What is DevelopmentWA (LandCorp) doing to attract hotel developers following the expression of interest last year?

DevelopmentWA (LandCorp) is working with the City of Albany, Tourism WA and key stakeholders to identify a quality candidate to develop a hotel at Middleton Beach that is fitting for the iconic location. DevelopmentWA's Regional Land Booster initiative has reinvigorated developer interest in the Hotel site. While it is still early days in the discussions, a beachfront hotel remains very much a focus for the State Government.

4. What are the plans for the Activity Centre?

DevelopmentWA in collaboration with the City of Albany is continuing its work to prepare the site for future development and will soon embark on works to install power infrastructure.

Civil works will go out to tender in early 2021 to develop parking, internal access and landscaping. A Development Application for these works is anticipated to be lodged in December 2020. Current works include: setting back the existing fence line along Flinders Parade and installing bollards to safeguard against vehicles accidentally rolling down the decline.

Townhouse Site

DevelopmentWA is progressing planning for terrace-style sustainable townhouses within the mixed-use area as the first stage of activating the site. It is the first time DevelopmentWA has entered into the built form space in regional WA, and have appointed a local architect and will tendering to local builders once detailed designs have been finalised, with civil works commencing in the first half of 2021.

CARPARK WORKS

Carpark upgrade works commencing in November 2020. These carpark works include:

- Staged civil works
- Tree removal & pruning
- Drainage upgrades

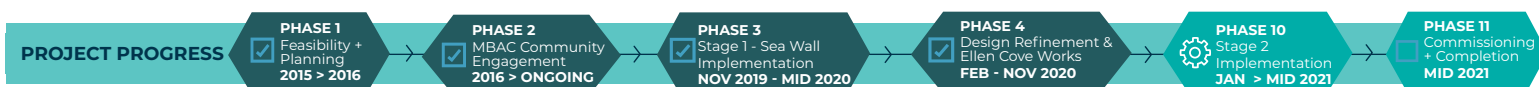
A key objective of staging work is to minimise disruption as much as possible in the area between Albany Surf Life Saving Club and Ellen Cove and to maintain public access to facilities during the course of construction, we ask the public to be patient whilst these works are in progress.

CARPARK TREES

- 9 (nine) Norfolk Pine trees within the carpark will be replaced with native trees;
- These trees will be removed as they are in poor condition and not thriving in a carpark environment, undermining infrastructure and making it unsafe for drivers and pedestrians;
- The trees will be mulched and reused under the memorial trees on Apex Drive;
- 1 (one) tree at Three Anchors will also be removed as it is interfering with services and accessibility to the area;
- The public open space will be planted with native tree species, lighting installed and improvements made to landscape and amenity.

FOR FURTHER INFORMATION

<https://www.albany.wa.gov.au/council/projects/live-projects.aspx>



Middleton Beach Foreshore Enhancement Project



LEGEND

- 1 EXISTING DUNE MODIFIED - RE-VEGETATION + STABILISATION + PROPOSED LOOKOUT
- 2 SURF CLUB | CITY MAINTENANCE VEHICLE BEACH ACCESS RAMP, COMPLETED AS PART OF COASTAL PROTECTION
- 3 PEDESTRIAN BEACH ACCESS RAMP, COMPLETED AS PART OF COASTAL PROTECTION
- 4 SEASONAL WHEEL CHAIR ACCESSIBLE PATH TO SWIMMING ENCLOSURE
- 5 SEA WALL + BURIED ROCK REVIEMENT (BELOW SAND), COMPLETED AS PART OF COASTAL PROTECTION
- 6 PUBLIC PROMENADE - SHARED CONCRETE PATH
- 7 BEACH ACCESS STEPS, COMPLETED AS PART OF COASTAL PROTECTION
- 8 STORMWATER DRAINAGE OUTLET, COMPLETED AS PART OF COASTAL PROTECTION
- 9 EXISTING PLAYGROUND
- 10 EXISTING CARPARK
- 11 CARPARK UPGRADE, NEW TREES + LIGHTING
- 12 ACROD PARKING
- 13 GRASSED OPEN SPACE - OVERFLOW PARKING
- 14 GRASSED OPEN SPACE - EVENT SPACE
- 15 PICNIC SHELTERS
- 16 OUTDOOR SEATING AREA
- 17 EXISTING PLAYGROUND UPGRADE
- 18 EXISTING PUBLIC TOILETS
- 19 TURF TERRACES
- 20 EXISTING TERRACED AMPHITHEATRE UPGRADE
- 21 SHARED SERVICE VEHICLE | PEDESTRIAN ZONE- ACCESS TO THREE ANCHORS
- 22 NATIVE PLANTING
- 23 BOARDWALK ACCESS TO ELLEN COVEJETTY



ENHANCEMENT PLAN



Middleton Beach Foreshore Enhancement Project

LEGEND

- RETAIN EXISTING NORFOLK ISLAND PINE TREE
- REMOVE EXISTING NORFOLK ISLAND PINE TREE
- PROPOSED NATIVE TREE



EXISTING CONDITION

CARPARK TREES

The Middleton Beach Foreshore Enhancement project will maintain Middleton Beach's unique landscape character and natural assets, whilst enhancing lifestyle, tourism and increased patronage, and attracting private investment for retail, events, retail and accommodation development projects.

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- These trees will be removed as they are in poor condition and not thriving in a carpark environment, undermining infrastructure and making it unsafe for drivers and pedestrians.
- The trees will be mulched and reused under the memorial trees on Apex Drive;
- 1 (one) tree at Three Anchors will also be removed, as it is interfering with services and accessibility to the area;
- The public open space will be planted with native tree species, with lighting and improved amenity.



CARPARK TREE PLAN

