

Master Plan Update

In 2019 Council adopted the Horseshoe Bay Master Plan. Council completed Stage 1 works of the Master Plan including accessible path and seating upgrade works to the beach and headland in 2020.

Council has been progressing the designs for the next stages of the Master Plan including,

- 1. New path works linking from the headland at Monument Point to the surf club
- 2. The new car park adjacent to Livingstone St
- 3. The upgraded headland car park and access road
- 4. Removal of the car parking under the avenue of Norfolk Pines and conversion to a pedestrian path and seating and picnic area
- 5. The new Community Hub area including replacing the existing kiosk and toilets with a new co-located kiosk and amenities.

We are currently developing designs for the Community Hub and are seeking community input on the design.



Horseshoe Bay Master Plan 2019, Plummer & Smith



New accessible coastal walkway



New seating areas and landscape works on coastal walkway

Master Plan Delivery Stages



1. New path from headland to surf club	FUNDED
2. Continue coastal walkway upgrades to Flagstaff Point	FUNDED
3. Headland car park and access road upgrade	FUNDED
4. Foreshore Parkland upgrades incl. Norfolk Avenue pathway [extends to Flagstaff Point]	NO FUNDING
5. New Community Hub, shared zone & access roads	NO FUNDING
6. New Livingstone Street car park	NO FUNDING
7. Headland landscape upgrades [after old Kiosk removed]	NO FUNDING

Community Hub - Amenities & Kiosk Update

A key component of the Horseshoe Bay Master Plan was to relocate the existing amenities and kiosk into a new Community Hub area.

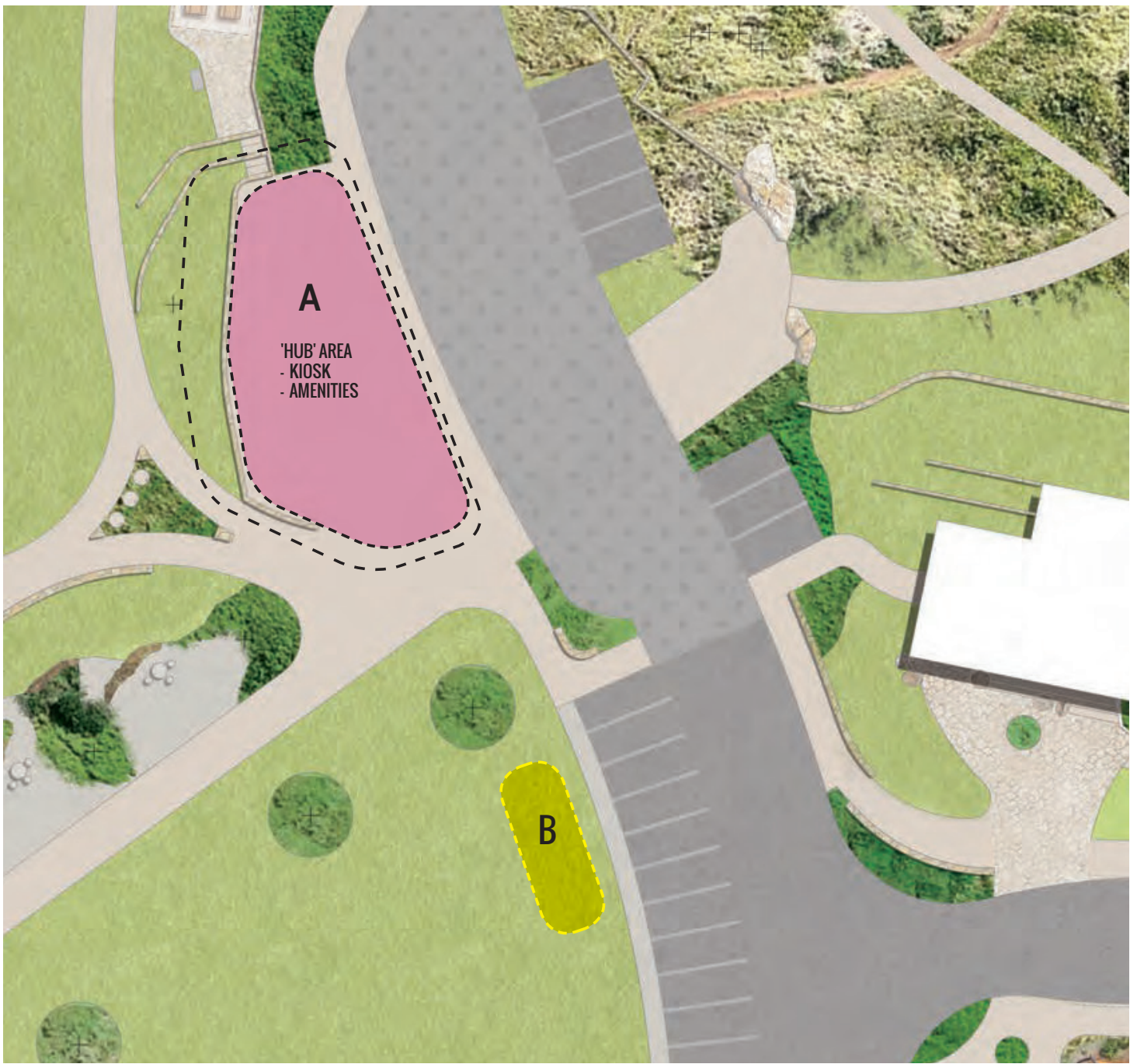
The Master Plan identified two potential locations (A and B) for the new Community Hub including the kiosk and amenities, shown opposite.

After investigating these two options further Council is confirming it will progress with locating the new amenities building and kiosk along the southern side of the avenue of Norfolk Pines, roughly in the location shown as B in the Master Plan.

- This location has a number of benefits including,
1. A hub that is centrally located and close to the main destinations in Horseshoe Bay

- including the surf beach, Saltwater Creek beach, Surf Club and the playground
2. Increased open space adjacent to the beach
 3. Enhanced views to the beach and coastline
 4. Significantly enhanced accessibility
 5. A better location to build on reducing cost and time required to construct the new building
 6. Improved servicing of the building for deliveries and waste collection
 7. Avoids the need to temporarily relocate the existing kiosk for construction to occur.

The analysis diagrams below highlight the key factors influencing the progression of the concept design.

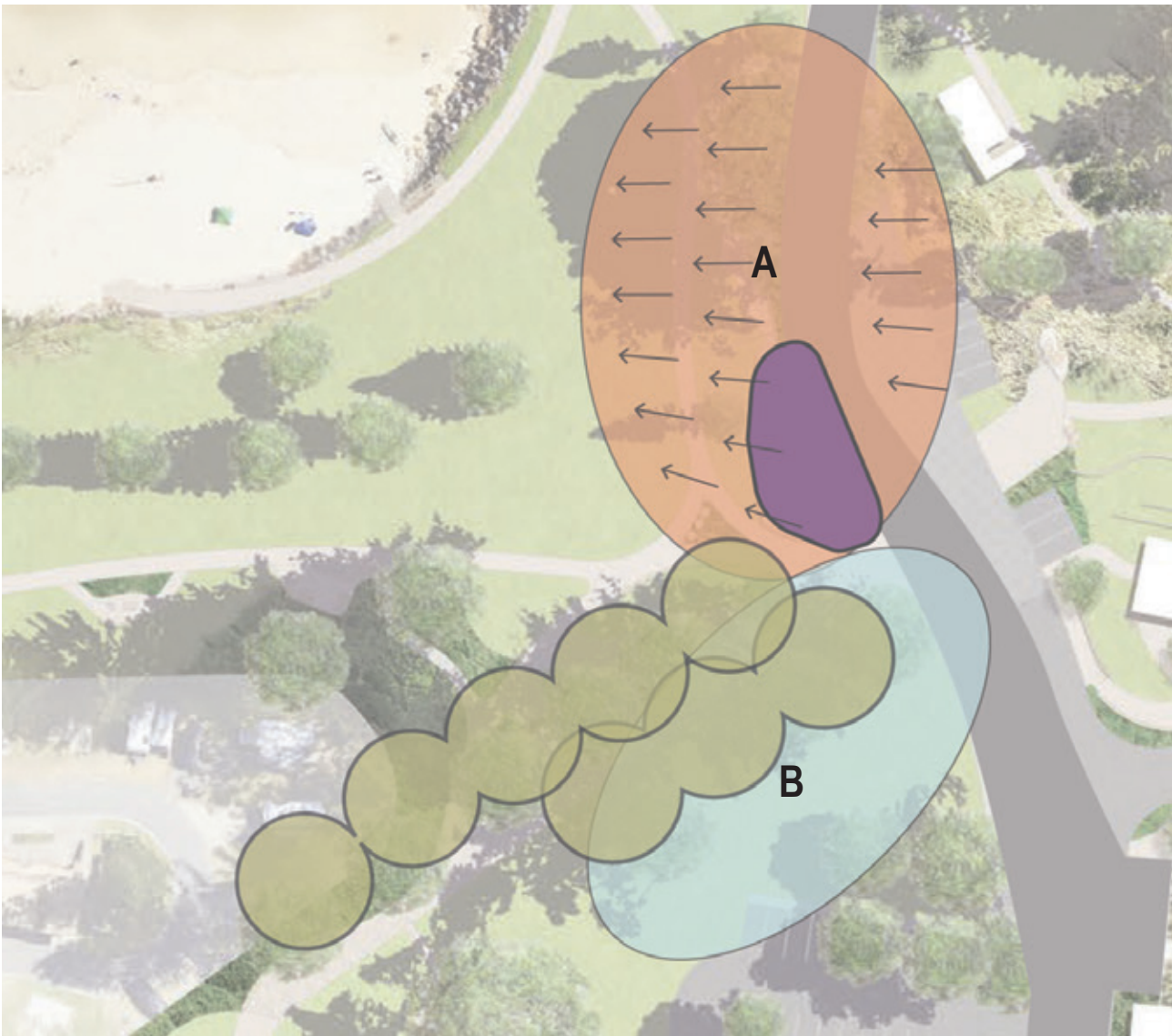


Extract from 2019 Horseshoe Bay Master Plan.

Community Hub Analysis



Site A relocated to site B, centrally located with good connection to key site features e.g. playspace, main avenue etc.



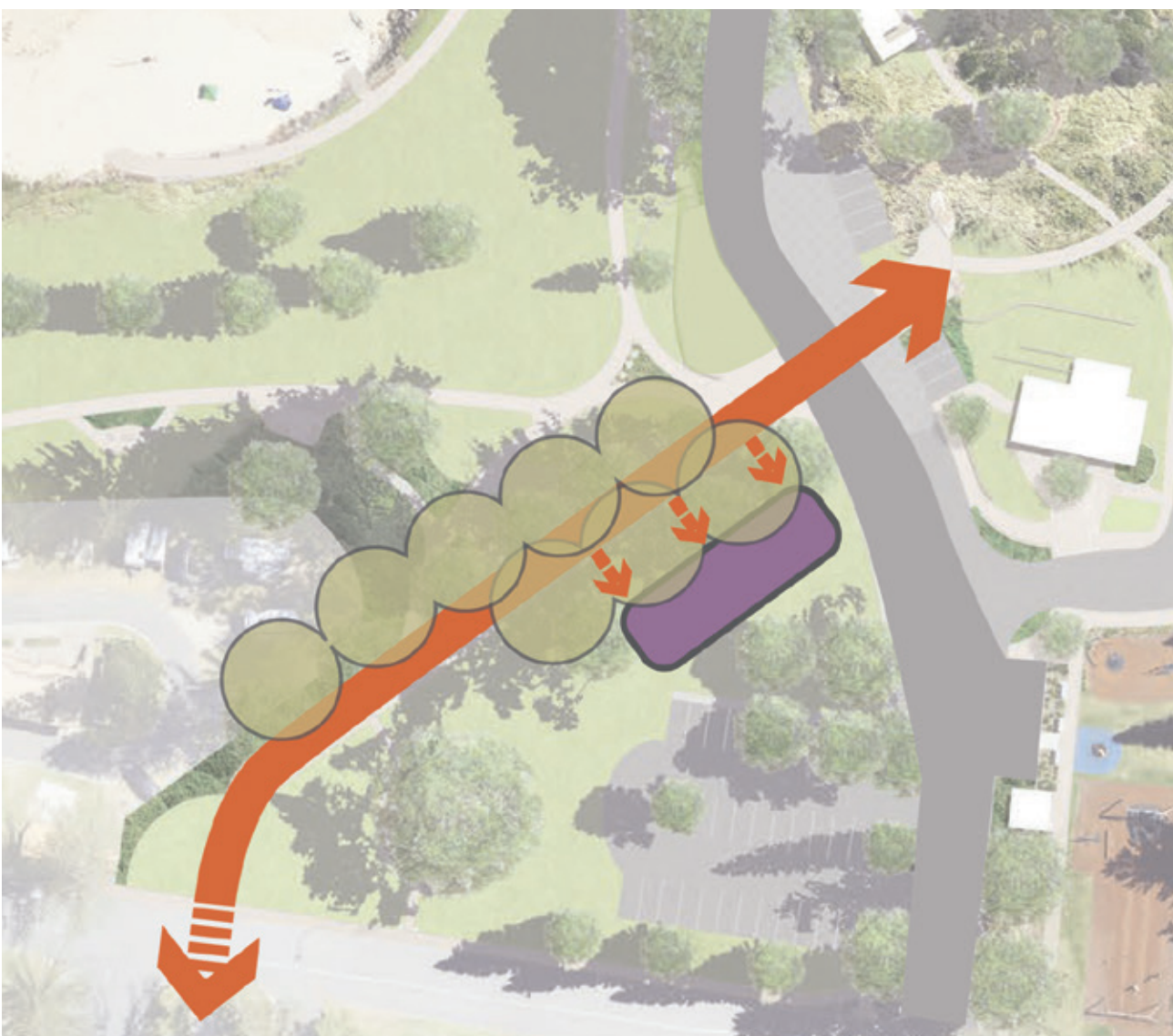
Existing steep slopes present accessibility and servicing challenges around site A, site B has more gentle slopes and will provide better accessibility.



Site A would require a temporary kiosk to be constructed due to the required road realignment.



Green space can expand to maximise natural amphitheatre and create continuous green space around the existing fig tree.



Provides good access to and from the new Norfolk Avenue walkway.



Unobstructed views open to Beach and Bay.

Community Hub Scale Comparison

Note: All areas are approximate internal areas



Existing Amenities and Kiosk footprint = 250m²



MP 'Hub Zone' Footprint = 220m²



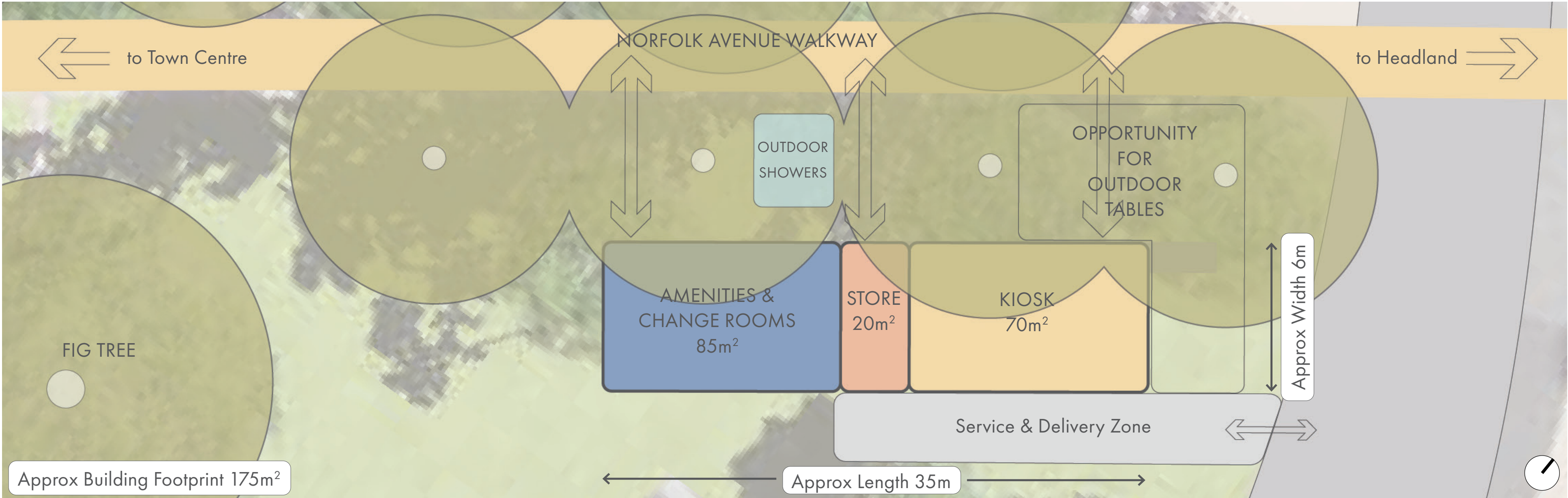
Updated Concept Footprint = 230m²

Community Hub - Amenities & Kiosk Building Update

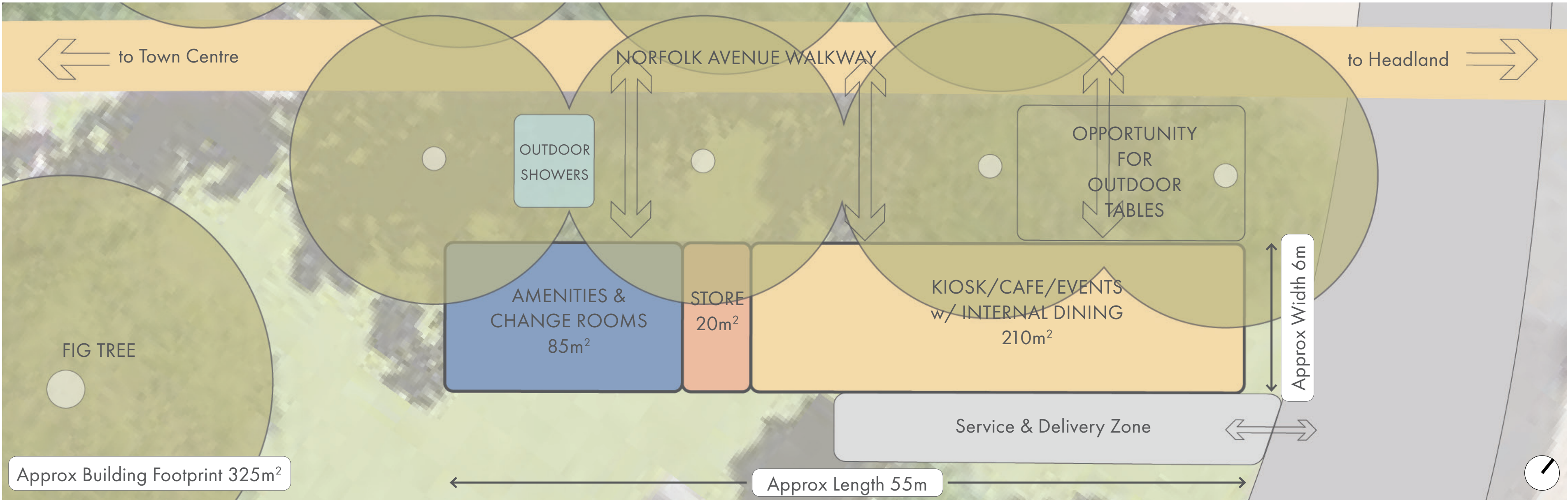
The Community Hub includes the amenities and kiosk in one combined location, centrally located on the site close to the existing playground and shelter and alongside the planned Norfolk Avenue walkway. This location also serves the beach and broader coastal walk.

Option A represents a replacement of the existing Amenities and Kiosk facilities, the key components of the building are shown below. There is also an opportunity for outdoor showers and picnic tables set under the trees alongside the Norfolk Avenue walkway.

Council has also identified an opportunity for a new accessible café and community events space at Horseshoe Bay in addition to the Amenities and Kiosk - *Option B* - below. The café has the potential to create a new destination for South West Rocks. The café would be in addition to the kiosk. As the café was not specifically identified in the Master plan, Council would like to seek community feedback on a café located at Horseshoe Bay. Both approaches are shown diagrammatically below and in further detail on the following pages.



Community Hub Option A - Layout Diagram



Community Hub Option B - Layout Diagram

Updated Concept Plan

- Legend**
- 1. Pedestrian connection to Town Centre
 - 2. Norfolk Avenue walkway
 - 3. New amphitheatre lawn
 - 4. Accessible path to beach
 - 5. Coastal walkway to Flagstaff Point
 - 6. Pedestrian walkway to Headland
 - 7. Vehicle access to headland carpark
 - 8. Future market space [shaded orange]
 - 9. Playground
 - 10.Future carpark
 - 11. Fig Tree



Community Hub - Amenities & Kiosk Building Option A

The Community Hub *Option A* houses the Amenities and Kiosk in one combined footprint made up of 4 key parts,

1. Amenities with change rooms, lockers and toilets [separate Male & Female toilets]
2. Fully accessible adult changing place
3. Store and services room
4. Kiosk

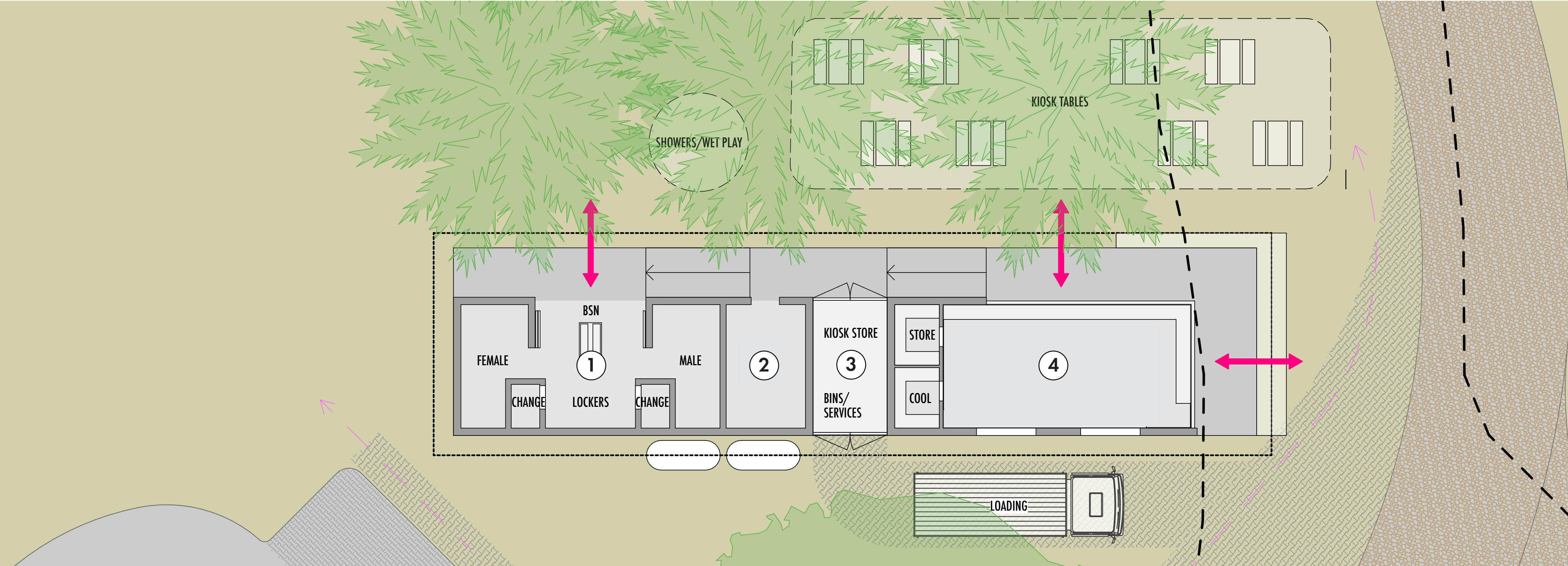
A service zone for deliveries and waste collection would be located on the southern side of the building and accessed from the main access road.

During the consultation for the Master Plan we heard from the community that a kiosk is an important part of the new hub and a kiosk will be included in the new hub designs.

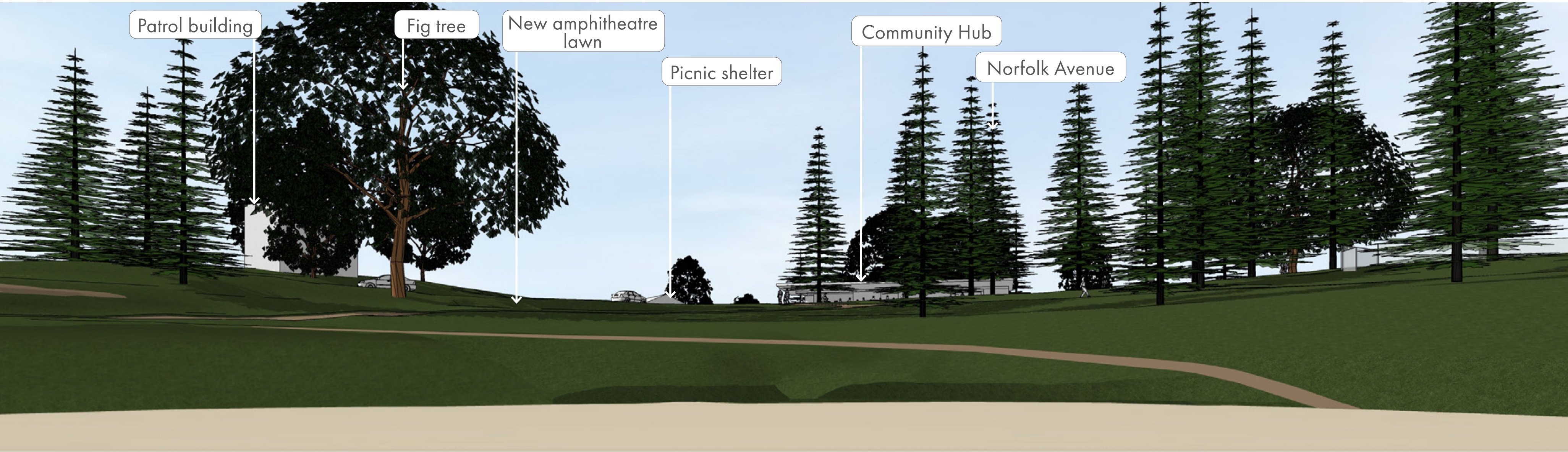
Protecting the Norfolk Pines

Protecting the existing trees will be a key part of the design to ensure they remain safe and healthy throughout construction and into the future. The natural landform of the site will assist in managing impacts to the trees as the building can sit above natural ground. Key measures to protect the Norfolk Pines during the design and construction phases will include;

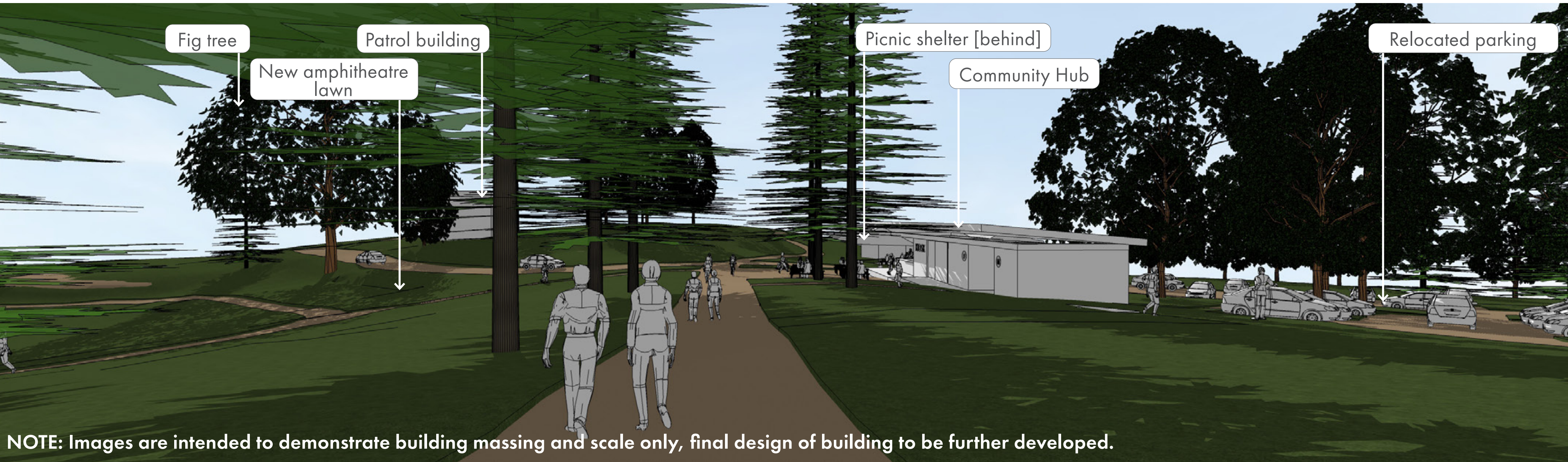
- No construction within structural root zones
- Arborist to review proposed layout and impacts within tree protection zones and advise on suitable construction techniques
- Trees to be protected in accordance with Australian Standards during construction phase
- Arborist to be present on site during excavation works within tree protection zones.



Community Hub *Option A* Indicative Floor Plan



View to Community Hub building from beach showing the extended green foreshore space with the building set behind the Norfolk Avenue.



NOTE: Images are intended to demonstrate building massing and scale only, final design of building to be further developed.

View along Norfolk Avenue towards the headland. The building will activate the pathway and access can be provided without the need for excessive ramping.

Community Hub - Amenities & Kiosk Building Option B

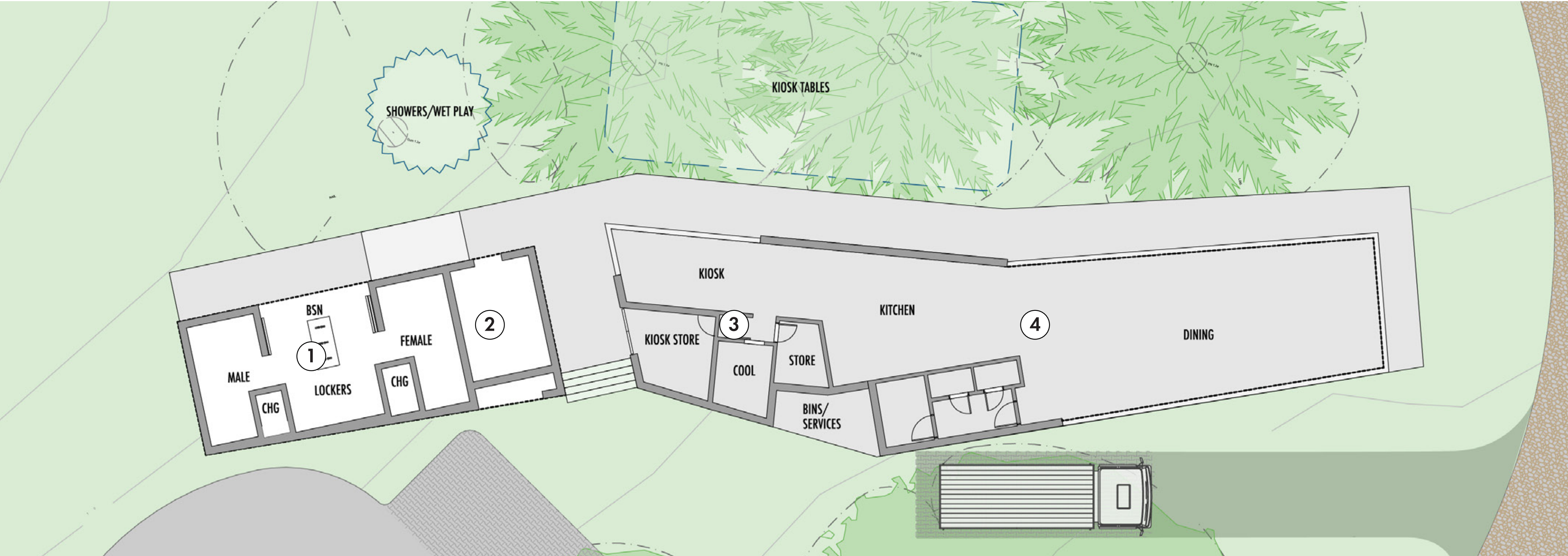
Community Hub *Option B* is currently being considered by Council as an opportunity to provide a cafe with an internal dining/events space **in addition to the kiosk**.

As per *Option A* the Amenities and Kiosk are combined in a single, larger footprint made up of 4 key parts;

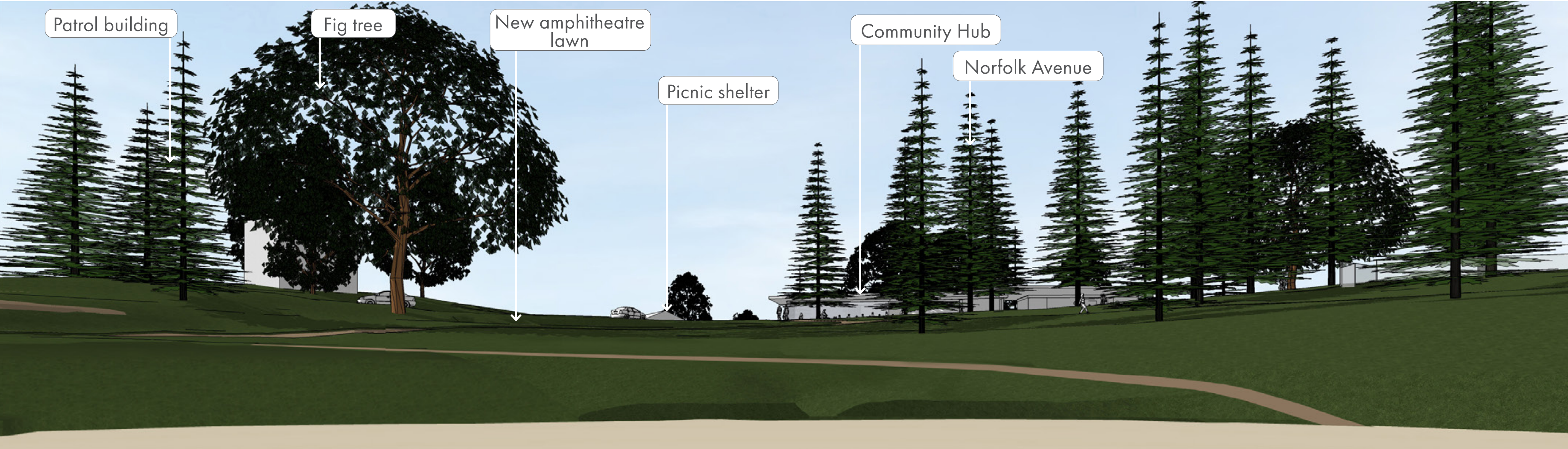
1. Amenities with change rooms, lockers and toilets [separate Male & Female toilets]
2. Fully accessible adult changing place
3. Kiosk with stores and services rooms
4. Cafe and Events Space with internal dining space for approximately 70 people.

The service zone for deliveries and waste collection is located on the southern side of the building and accessed from the main access road.

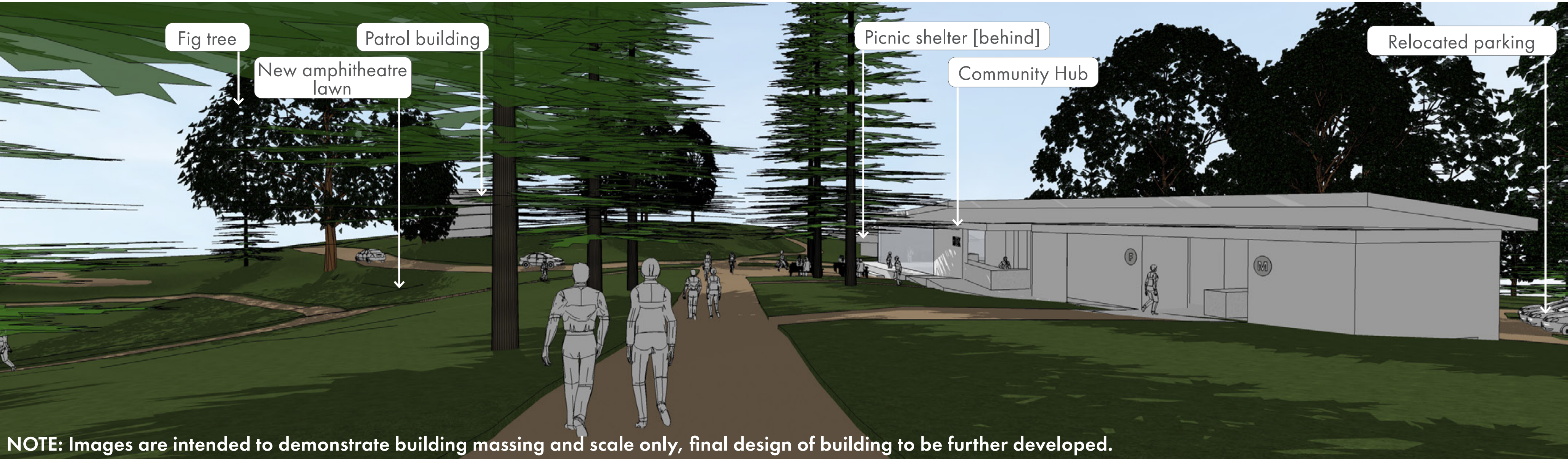
We are currently seeking your feedback on whether a new cafe should be considered as part of the building design. The QR code takes you to a survey on Council’s Have Your Say Maclean website.



Community Hub *Option B* Indicative Floor Plan



View to Community Hub building from beach showing the extended green foreshore space with the building set behind the Norfolk Avenue.



NOTE: Images are intended to demonstrate building massing and scale only, final design of building to be further developed.

View along Norfolk Avenue towards the headland. The building will activate the pathway and access can be provided without the need for excessive ramping.