

# **CABLE BEACH FORESHORE MASTER PLAN FINAL REPORT**

*Prepared for The Shire of Broome, September 2017*





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The Shire of Broome

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Document Register			
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Image 1. Cable Beach, Source: Shire of Broome (Left)

Image 2. Camels and Clouds, Source: Josh Janssen (Cover)



# EXECUTIVE SUMMARY

Following the recommendations of the Cable Beach Development Strategy, this Master Plan provides a coherent vision to transform the public realm at Cable Beach from its currently under-whelming state to a public precinct that reinforces this iconic beach as one of the world's best. The project team together with the Shire of Broome facilitated a community engagement process through a Stakeholder Reference Group to create a shared vision that responds to the needs of community and key stakeholders.

The resulting Master Plan:

- Supports the objectives of the Cable Beach Development Strategy and will act as a catalyst for additional investment in the precinct;
- Recognises the significance of the Yawuru people as native title holders aims to respect all Aboriginal groups in Broome;
- Embraces the site's location and will enhance and improve the opportunities to access and view the beach and ocean;
- Retains and enhances the variety of active and passive recreation opportunities at the precinct;
- Facilitates a range of events from small gatherings to larger events such as Shinju Matsuri and Polo;
- Provides for new commercial opportunities, both short term and with more permanent structures to better utilise the site's fantastic views of the ocean;
- Removes the drainage basin and proposes alternative drainage measures that will not adversely affect the site or surrounds;
- Improves vehicle access to the site and consolidates parking;
- Improves pedestrian and cycling access to and throughout the site and prioritises pedestrians over vehicles;
- Retains 4WD access to Cable Beach for the foreseeable future and maintains flexibility for its relocation in the future;
- Incorporates coastal protection measures as described in the CHRMAP process;
- Provides for improved pedestrian amenity across the site in the form of shade structures, BBQs, tables, seats, drink fountains and lighting;
- Identifies a series of key destinations within the precinct that will enable more detailed design studies; and
- Provides an order of magnitude estimate of costs for implementation of the Master Plan.

The successful implementation of the Master Plan for Cable Beach will see the precinct elevated to its rightful place as a key destination for locals, and a major tourism attractor for Broome. This will encourage private investment in the surrounding precinct and contribute to a more economically robust town and region.

Image 3. Cable Beach at Sunset, Source: Shire of Broome (Left)



# CONTENTS

<b>1.0 THE OPPORTUNITY</b>	<b>8</b>
1.1 Introduction	9
1.2 Background Documents	11
1.3 The Site	12
1.4 Engagement Process	15
1.5 Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)	16
1.6 Framework	17
1.7 Existing Public Realm	18
<b>2.0 THE PRINCIPLES</b>	<b>20</b>
<b>3.0 THE PLAN</b>	<b>23</b>
3.1 Drainage	24
3.2 Proposed Drainage	25
3.3 The Arrival	26
3.4 Consolidated Carpark	28
3.5 Cable Beach Plaza	30
3.6 Cable Beach Park	32
3.7 Cable Beach Access	37
3.8 The Promenade	38
3.9 Commercial Opportunities	40
3.10 Trail Head Park	42
3.11 Yawuru Involvement in Cable Beach Master Plan	44
3.12 Pedestrian And Cyclist Movement	45
3.13 Activation	46
3.14 Implementation Strategy	47

Image 4. Cable Beach Lifeguards, Source: Shire of Broome (Left)

# 1.0 THE OPPORTUNITY

Cable Beach is one of Australia's great iconic beaches. Tremendous opportunity exists for Broome embedded in the myths of the beach, however the public domain remains underwhelming. The possibilities for this space are in abundance. The Master Plan must ensure that these opportunities are identified, that they are of sufficient quality and appropriateness to the place, and that they can work within the constraints of the site and surrounds. Beyond the sunset and the camel trains there are enormous cultural, historical and environmental values which need to be respected and understood within this context.



## 1.1 INTRODUCTION

UDLA was engaged by the Shire of Broome to develop an integrated and costed Landscape Master Plan with clear direction for public realm improvements for the Cable Beach Foreshore Area.

The new Master Plan includes public amenities, tourism/hospitality/cultural/leisure attractions, commercial/small business opportunities, carparks and drainage areas and the enhancement and protection of environmentally and culturally sensitive areas.

One of the drivers for the revitalisation of the public realm adjacent to the beach, is a realisation that in its current state, it is underwhelming and detracts from its reputation of one of Australia's most iconic foreshore precincts. There is a realisation that as a tourist attraction and local amenity, the Cable Beach precinct is not reaching it's full potential.

### Planning Context

The Cable Beach Development Strategy was endorsed by the Shire of Broome in 2016 and Figure 1 shows a diagram of potential improvements to the public realm adjacent to the Cable Beach Foreshore.

The key projects identified within the Cable Beach Development Strategy include:

1. Formalise the Main Entry to Cable Beach
2. Enhance the Functionality and Amenity of the Drainage Sump
3. Manage Coastal Hazard Risks
4. Relocate Vehicle Access
5. Upgrades to Amphitheatre
6. Foreshore Enhancements a) Pedestrian Path b) Public Amenities
7. Pedestrian Links
9. Promote Public Trading Activities a) Kiosk / Mobile Trader of Cable Beach b) Adventure Activities on Cable Beach c) Trading Hub - Surf Club Car Park d) Temporary Trading Hub - Cable Beach
13. Formalise a Backpacker Camping Area

UDLA together with sub-consultants MP Rogers

(Coastal Engineering) and Pritchard Francis (Civil Engineering) have developed a Foreshore Master Plan for the precinct to further explore improvement options for this iconic and under-utilised asset.

The UDLA team facilitated a number of design workshops with the Shire of Broome and key stakeholders to develop a long term Master Plan for the precinct to enable Cable Beach to reach its full potential. It is envisaged that this document will be used to facilitate investment in the precinct through municipal funds, grants and public private partnerships.

Image 5. Cable Beach, Source: UDLA

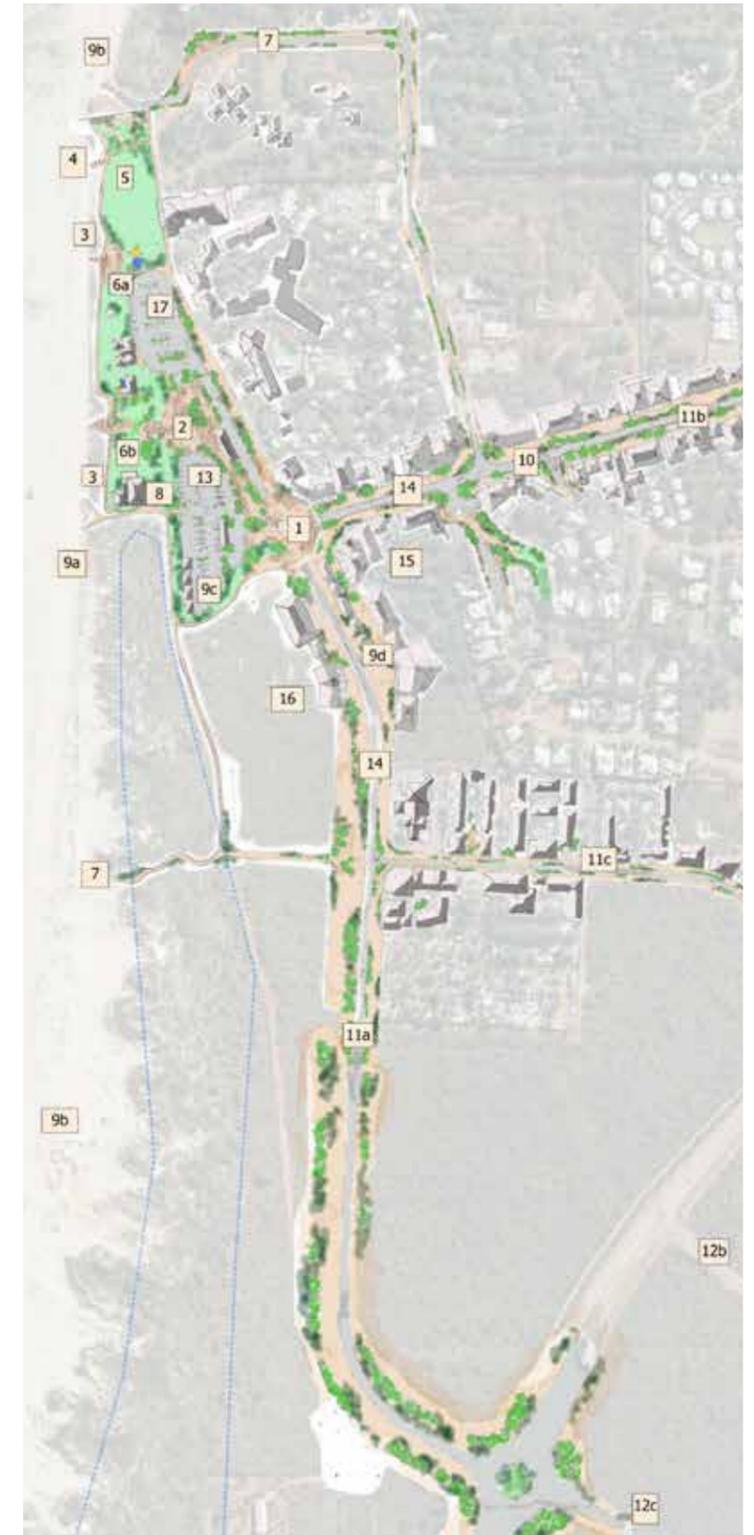


Figure 1. Concept Plan extract from the Cable Beach Development Strategy



## 1.2 BACKGROUND DOCUMENTS

The improvement of the Cable Beach precinct has been a strategic objective for the Shire of Broome for many years. The development of this Master Plan does not intend to 'reinvent the wheel' rather to build upon the extensive work already invested in the precinct. A summary of the key documents that have informed this master plan include:

- Cable Beach Development Strategy - Part 1 & 2, Shire of Broome, 2016.
- Shire of Broome Local Planning Strategy - Part 1 and 2, Shire of Broome, endorsed by WAPC 2014.
- Broome Coastal Reserves Master Plan, CCS, ASE and UDLA for Shire of Broome, 2013.
- Cable Beach 20 Year Development Plan, Blackwell & Associates for Shire of Broome, 2010.
- Cable Beach Development Plan SMEC Australia Pty Ltd, 2003.
- Cable Beach Development Plan Roberts Day 2011.
- Long Term Financial Plan 2015-2030 UHY Haines Norton Chartered Accountants for the Shire of Broome 2014.
- Disability Access Audit of the Cable Beach Precinct 2014 O'Brien Harrop Access.
- Draft Broome Townsite Coastal Hazard Risk Management and Adaptation Plan, Baird Australia February 2017, adopted by SoB 30 March 2017.
- Yawuru Birragun Conservation Park Management Plan NBY, DPaW, 2016.
- The Department of Environment and Conservation Yawuru Conservation Parks DRAFT Recreation Master Plan DPaW for NBY 2013.
- Joint Management Plan for the Yawuru Minyirr Buru Conservation Park, Yawuru RNTBC and SoB, 2016.
- Shire of Broome Community Engagement Framework, Shire of Broome.
- Proposed Yawuru Nagulagun/Roebuck Bay Marine Park Indicative Joint Management Plan, DPaW for Yawuru RNTBC and MPRA, 2015.
- Draft Sport Recreation and Leisure Plan, CCS Strategic for Shire of Broome, 2014.
- Yawuru In Town Reserves, Shire of Broome 2013
- Yawuru Indigenous Lands Rezoning Proposal, MacroPlan Australia for Yawuru RNTBC, 2010.
- Broome Surf Lifesaving Club Redevelopment Proposal, LairdTran Studio, 2015.
- Shire Broome Framework for the development of sport and recreation facilities 2016-2025, Shire of Broome 2015.
- Corporate Business Plan 2017-2021, Shire of Broome.

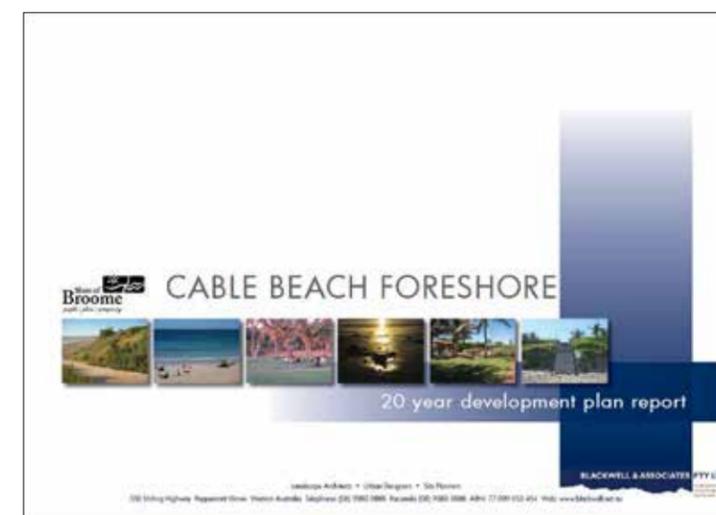
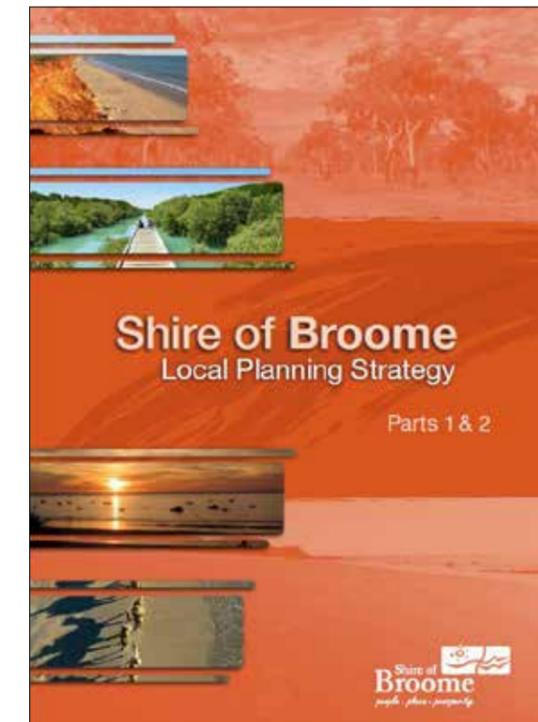
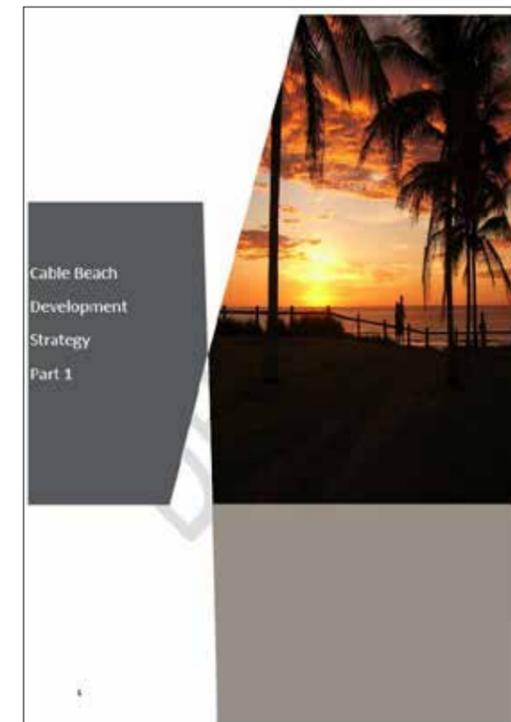


Image 6. Cable Beach Camel Trains, Source: Shire of Broome (Left)

## 1.3 THE SITE

Cable Beach is one of Australia's most iconic beaches, with a globally significant reputation. It is located on the western edge of the town of Broome, which is 2240km north of Perth. Image 8 shows the location of Cable Beach in relation to some of the other major destinations in the wider Broome area (designated by the red boxes).

Cable Beach is traditionally known as Walmanyjun by the Yawuru native title holders. This name is derived from the Bugarringarra when the creative forces shaped and gave meaning and form to the landscape, giving language to the people in those landscapes, and creating protocols and laws for living in this environment (Yawuru Registered Native Title Body Corporate, 2011).

Broome's population increases dramatically during the peak tourism season and Cable Beach is a major attraction for tourists.

The tides at Cable Beach can reach over 9 metres which has contributed to its low tide width of 200m. This combined with its 22km length create a spectacular natural landscape feature and an unforgettable coastal experience.

The dunal landscape rises to around 12m above the beach providing great viewing opportunities for the renowned Cable Beach sunset from the beach park, Zanders Restaurant, Cable Beach Club Resort, Broome Camp School and the Broome Surf Club.

Cable Beach is the setting for various beach activities such as camel riding, beach polo and water sports. It is also a popular place for 4WD vehicles which access the beach via a roadway through the beach park and are permitted to the north of this access point.



Image 7. Broome Location



Image 8. Location Plan - Broome NTS



Figure 2. Site Context Plan - 1:2000 @A3



## 1.4 ENGAGEMENT PROCESS

The engagement process of this master plan project built upon that conducted with the Cable Beach Development Strategy as outlined in the *“Preliminary Community Engagement Outcomes Report”*, 28 April 2016.

A targeted approach was adopted to gain meaningful community involvement in a participatory design process which included establishing a Stakeholder Working Group (SWG) and a Shire Officers Group (SOG) that met at key points in the Master Plan development.

The SWG was attended by representatives from:

- Nyamba Buru Yawuru Ltd
- Australia’s North West
- Broome Chamber of Commerce and Industry
- Department of Sport and Recreation
- Broome Surf Lifesaving Club
- Broome Camp School
- Eviron’s Kimberley
- Shinju Matsuri
- Shire of Broome
- Shire of Broome Arts, Culture and Heritage Committee
- Red Sun Camels
- Cable Beach Club
- Zanders
- Community representatives

### Workshop One

Workshop One was undertaken in December 2016 and

covered the opportunities and directions for Cable Beach and discussed overall vision and potential “big moves” to maximise the potential of Cable Beach. In very general terms, the high level principles were supported by both groups, with notable exceptions being:

- That 4WD access to the beach be maintained in a similar location for the time being.
- The opportunity to include a formalised backpacker camping facility was considered by the design team and was raised as part of the stakeholder reference group workshop process. However, this was not supported due to the potential conflict with surrounding uses (such as hostels, hotels and caravan parks). It is proposed that the foreshore area will provide a number of day facilities including BBQs, drink fountains, showing areas and shade structures.

### Workshop Two

The direction and ideas obtained from Workshop One formed the basis of an Initial Draft Foreshore Master Plan which was presented, critiqued and discussed in Workshop Two to determine an agreed scenario.

The second round of workshops was undertaken in February 2017 with the SWG and SOG, with a brief presentation also given to Elected Council Members. In general terms there was broad support for the direction on the Master Plan, with requests for more investigation around functional aspects such as event operations and capacity, further drainage investigations as well as more detailed queries relating to the final look and feel of the precinct.

These agreed outcomes were developed into the Draft Master Plan for Public Advertisement.

## 1.5 COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN (CHRMAP)

A Draft Broome Townsite Coastal Hazard Risk Management and Adaptation Plan (CHRMAP), Baird Australia February 2017, has recently been developed for the townsite of Broome, and was adopted by the Shire of Broome on 30 March 2017.

The draft CHRMAP identifies the level of risk for the Cable Beach shoreline as extreme for all planning periods and states that it is almost certain to be impacted by coastal erosion in the coming decades.

Cable Beach is considered to have critical importance to Broome as it provides significant public amenity open space and built assets. Based on the significance of Cable Beach the draft CHRMAP recommends protection measures are adopted for Cable Beach.

A buried seawall is considered the most suitable engineering protection option. Further design will be subject to the level of risk exposure that is acceptable for the Shire of Broome.

A schematic buried seawall is considered in this master plan in the location recommended in the CHRMAP. Opportunities are also explored that combine the proposed buried seawall with public amenity infrastructure to enhance the access to the beach and the quality of the Cable Beach foreshore experience.



— Potential location of buried seawall engineering option.

Adapted from: Broome Townsite - Coastal Hazard Risk Management and Adaptation Plan Rev B 2017 - Figure 6.3

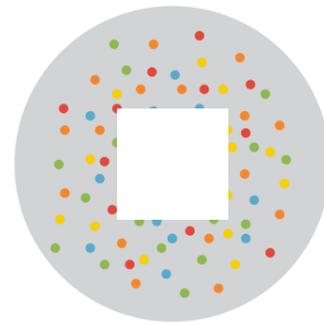
Figure 3. Proposed Drainage

## 1.6 FRAMEWORK

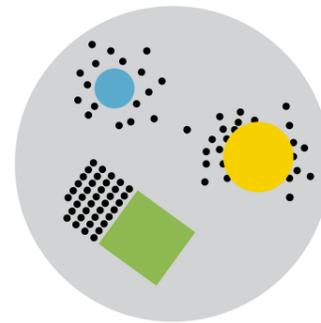
There are a number of attributes, that whilst not exhaustive, provide framework in which to aspire to in the creation of a successful foreshore precinct.

It is intended that the design scenarios as illustrated in this report would go a significant way to vastly improving Cable Beach's performance in being measured against these attributes.

### ATTRIBUTES



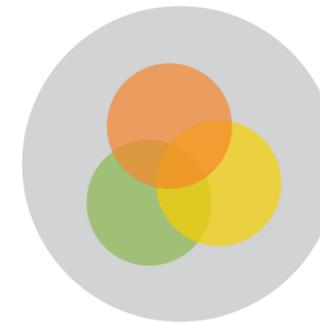
**Identity & Character**



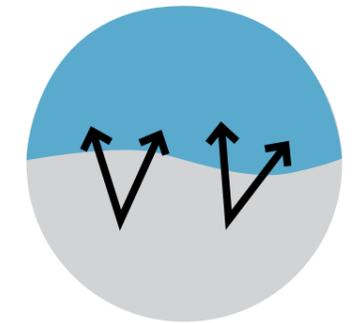
**Activity & Attractions**



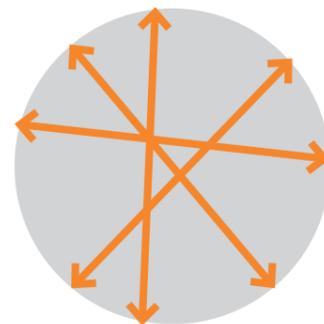
**Unifying landscape character**



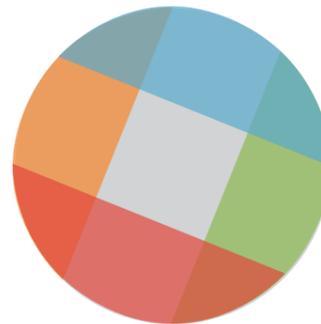
**Family friendly**



**Ocean views**



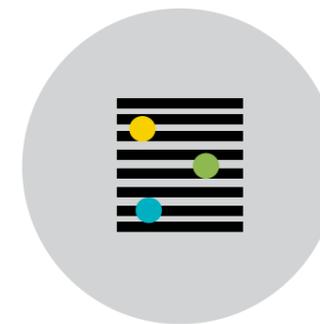
**Well connected**



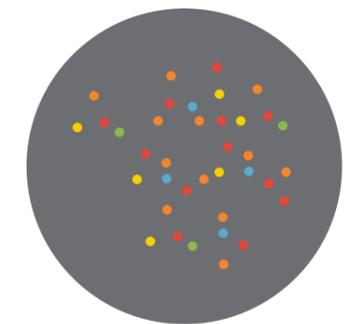
**Safe**



**Integrated parking**



**Pedestrian orientated**



**Night time experiences**

## 1.7 EXISTING PUBLIC REALM

The design team conducted an assessment of the current condition and function of the foreshore precinct and a number of specific opportunities for enhancement were identified and are represented in the images below. A thorough analysis of the foreshore precinct was conducted by Blackwell and Associates in their “Cable Beach 20 Year Development Plan”



The southern side of Zanders faces a key foreshore entrance and currently presents poorly with prominent exposed servicing infrastructure.



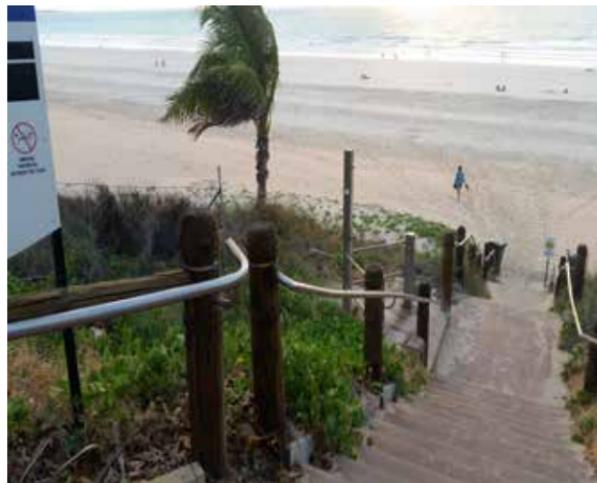
The orientation of the lawn terraces is to the north-east and is not conducive with sunset or coastal viewing.



Occupying the elevated edge of the foreshore is extremely popular. The footpath and balustrade are under scaled and of poor materiality given their profile.



The public furniture in the foreshore is of a average quality and the location of the furniture could benefit from a foreshore wide review.



The main access points to the beach from the foreshore park are under-scaled and of a low quality given the profile and popularity of Cable Beach.



A high quality playground would be befitting of the foreshore and would assist in providing an all ages appeal.



Disability Discrimination Act (DDA) compliant access to the beach is poor and requires significant intervention to allow for an equitable experience that appeals to a range of physical abilities.



The streetscape of Cable Beach Road West lacks a presence that signals to a visitor the arrival at one of Australia’s most iconic beaches.



The southern end of the site would benefit from an upgraded viewing area to experience the spectacular view south as Cable Beach sweeps towards Gantheume Point.



The central portion of the site with the most direct connection to the beach is currently a carpark entrance road that is underwhelming given the profile and popularity of this area.



A large portion of the site rises to the west which limits the view and experience of the coast from all but the western edge of the foreshore precinct.



The site is popular for tourists with vans and caravans. Suitable parking bays with adjacent park areas away from the central activity zone will help facilitate this activity.



The southern access point to the beach from the Surf Club area is far too narrow, and of poor materiality given the high popularity of this area with Broome locals.



The southern access to the foreshore requires an upgrade and is adjacent the Broome Surf Club boat utility area that is of low aesthetic appeal and presents as an uninviting foreshore entrance.



The sunset viewing experience could be enhanced with an upgrade to the elevated edge of the foreshore and the provision of comfortable viewing spaces.



The current southern beach access road for Surf Club use is too steep to act as a DDA compliant ramp and is not practical for Surf Club vehicle use.

# 2.0 THE PRINCIPLES

The following were defined as the key principles for Master Plan to be based upon.



1. Infill drainage basin and consolidate car parking.



2. Create a new beach park.



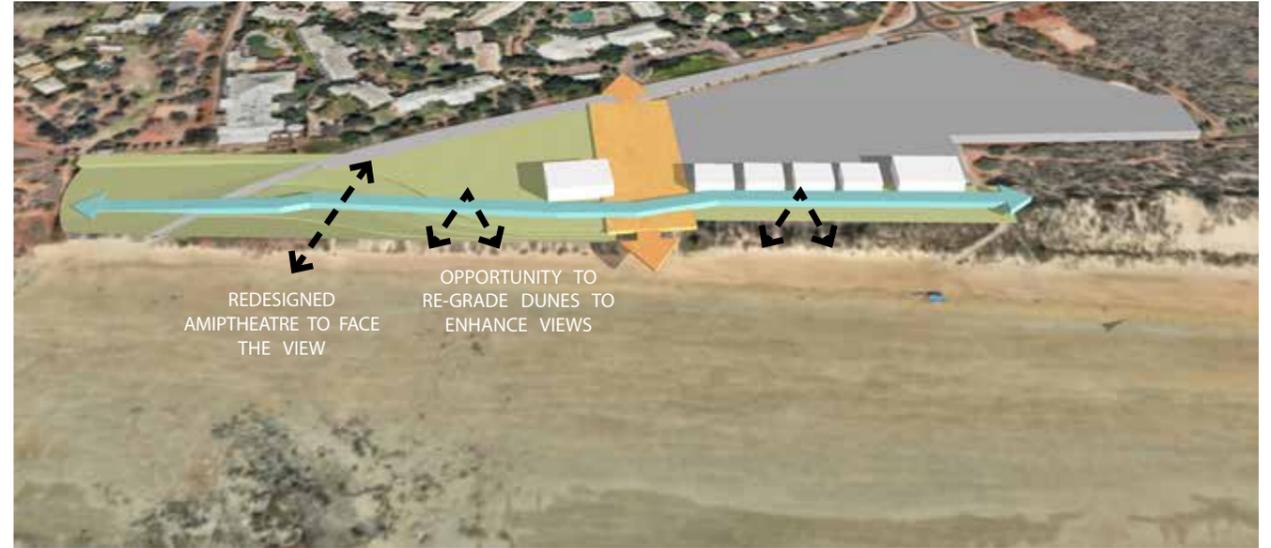
3. Create a new entry plaza.



4. Link the site with a strong new promenade.



5. Create new commercial development opportunities.



6. Increase ocean views across the site.



7. Provide better pedestrian and vehicle access and maintain beach access for vehicles.



8. Create spaces to facilitate events.

- 1 Broad lawn terraces facing west.
- 2 North / South promenade connecting the foreshore areas.
- 3 DDA compliant walkway to the beach as an extension to the promenade.
- 4 Open parkland of lawn and shade trees with raised canopies to maintain view lines.
- 5 Arbor structure to shade BBQ, picnic settings and public furniture.
- 6 Upgraded entry with public art, entrance statement, garden beds and tree plantings.
- 7 4wd beach access roadway.
- 8 Iconic arbor structures to shade central plaza with seating opportunities beneath.
- 9 Upgrade entrance to Zanders restaurant with expanded water feature.
- 10 Generous stairs and terraces with central garden bed leading directly to the beach from the plaza.
- 11 Arbor to extend into parkland to shelter both wet and dry play spaces.
- 12 Commercial development opportunity with shaded westerly facing alfresco area.
- 13 Single consolidated carpark with raised traffic-calming walkways running east/west.
- 14 New Surf Club beach access road at DDA compliant grade to allow all abilities access to beach.
- 15 Surf Club Park with exercise equipment and open lawn space.
- 16 Trail head park at beginning of the Lurujarri and Minyir walk trail and adjacent caravan suitable parking bays.



Figure 4. Proposed Cable Beach Foreshore Master Plan

# 3.0 THE PLAN

In order to understand the agreed design approach for the Cable Beach revitalisation, the report will illustrate the approach for the following precincts:

1. **'The Arrival'** including the improvements to pedestrian and vehicular movements into the precinct.
2. The **'Consolidated Car park'** that improves parking amenity and pedestrian movement to the beach.
3. **'Cable Beach Plaza'** a new urban public space that will be the heart of the Cable Beach precinct.
4. The new **"Cable Beach Park"** that incorporates the existing amphitheatre area and old car park area.
5. New **'Commercial Opportunity'** space that capitalises on the underutilised elevated lawn area overlooking the world's best sunset.
6. **'The Promenade'** that links the site north to south and provides for universal access to the beach and enables comfortable viewing of the beach environment.
7. A new "Trail Head Park" is proposed

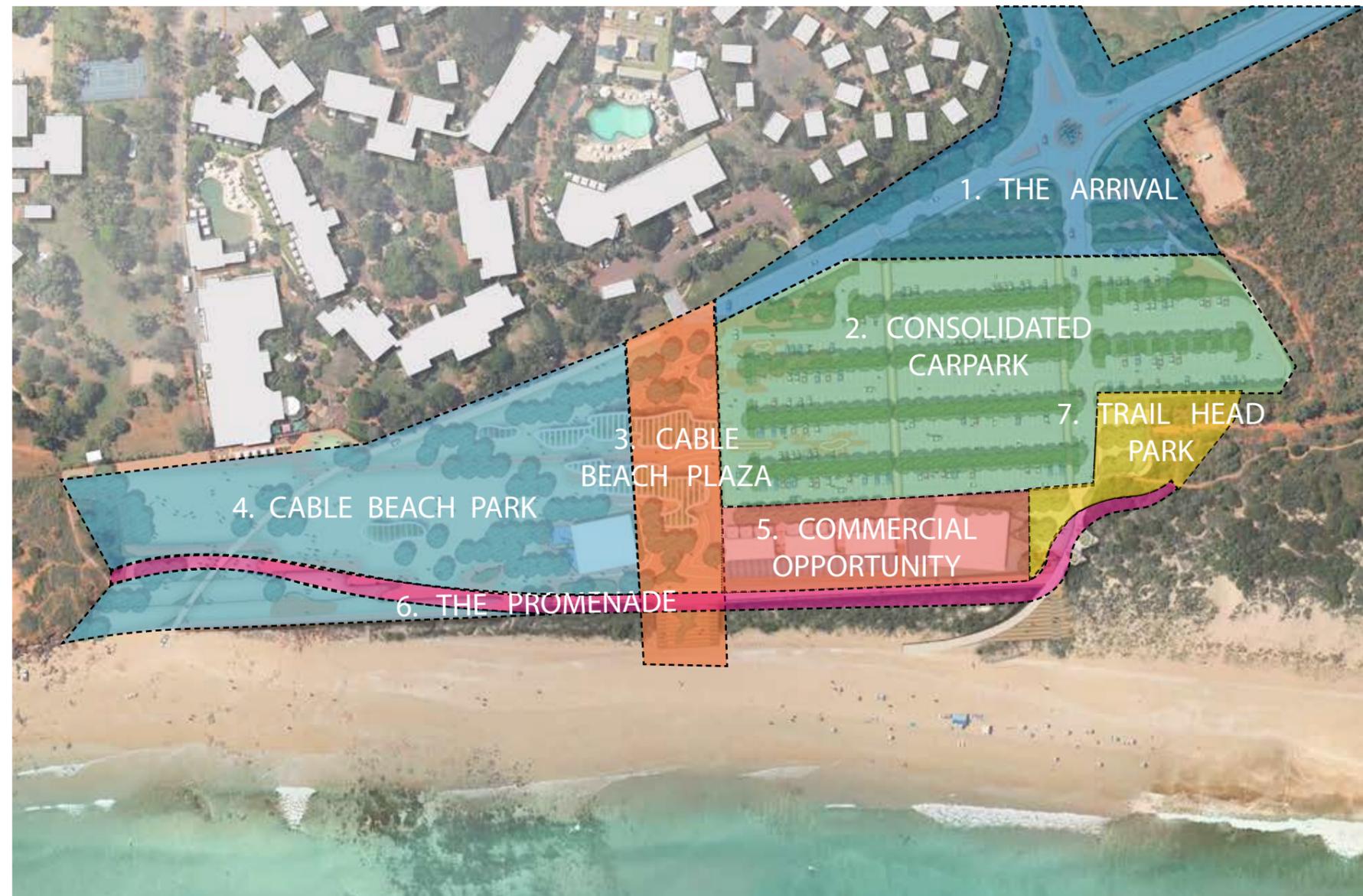


Figure 5. Precinct Location Plan

### 3.1 DRAINAGE



Existing drainage infrastructure within the study area comprises of an existing open swale entering the site from the south which discharges into a compensating basin in-between the existing northern and southern carparks.

This basin is drained via existing concrete pipes located underneath the northern carpark and Cable Beach amphitheater which ultimately discharge onto Cable Beach at the bottom of the amphitheater. The capacity of the existing compensating basin is approximately 8,100m<sup>3</sup>. The catchment discharging into this system extends back to the Cable Beach suburb, Six Seasons and Sunset Rise and in total is approximately 500ha.

Previous studies commissioned by the Shire of Broome; Cable Beach Residential Drainage Study (KBR 2008) and District Stormwater Management Strategy Report (Cardno 2016) indicate this existing basin could be removed without adversely effecting existing premises. Both reports did note removal of the basin would result in increased flood levels within the Cable Beach carparking as well as adjacent roads and Minyirr Park.



Figure 6. Existing Drainage

## 3.2 PROPOSED DRAINAGE

The current proposal for the upgrade of the Cable Beach foreshore includes removal of the existing basin and installation of a smaller basin in the south of the site. This smaller basin would be linked to the existing underground pipes via new underground concrete pipes. Some southern areas of the proposed carpark would be set at lower levels than surrounding in order to provide more compensating volume for larger storm events.

Designs will incorporate overland flow paths through the proposed carpark to the north to convey water onto Cable Beach during large storm events. Potential upgrade of the existing stormwater swale to the south of the site could be considered to better treat stormwater runoff prior to it discharging onto Cable Beach. These upgrades might include bioretention landscaping and flow dissipation devices.

As part of the future design development further detailed drainage modelling will be required to confirm impacts of drainage modifications as well as drainage infrastructure locations and sizes. It is also likely water quality modelling will be required to assess proposed water treatment techniques.

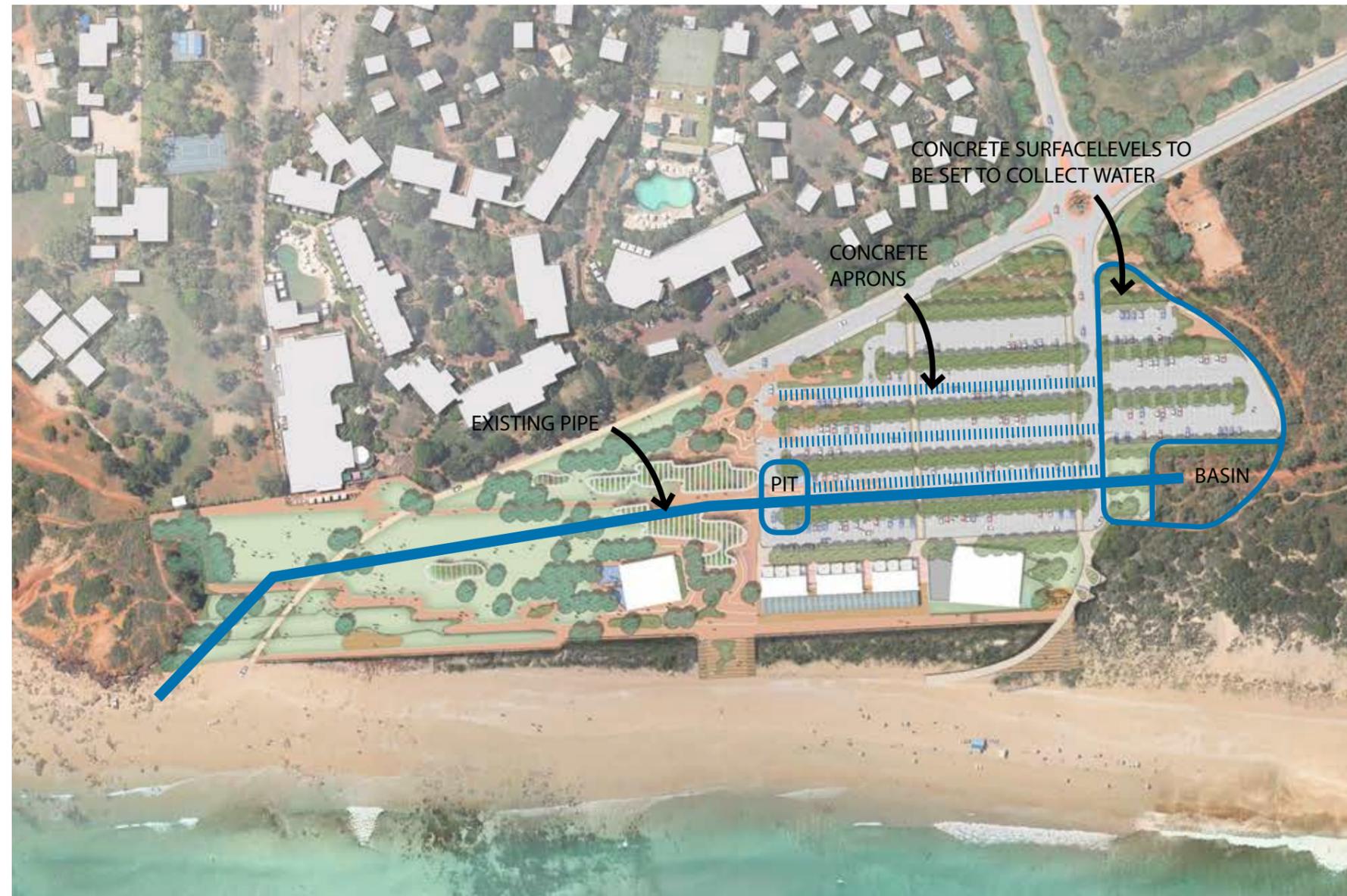


Figure 7. Proposed Drainage

### 3.3 THE ARRIVAL



Figure 8. Detail Plan The Arrival area 1:1000 at A3

The arrival to the Cable Beach precinct will be improved with :

- (A) - New plantings along Cable Beach Road West and Sanctuary Road to create a lush green welcoming aesthetic. Whilst also providing much needed shade to pedestrians and cyclists.
- (B) - A new public art feature in the roundabout to highlight the precinct day and night.
- (C) - Extensive formal plantings between Cable Beach Road West and the carpark to create informal landscape spaces.
- (D) - A new pedestrian footpath to the south of the carpark to enable pedestrians to walk to the beach without traversing through the car park.
- (E) - Simplified vehicle entrance and carpark.
- (F) - Artistic entrance statement acting as threshold to the foreshore precinct.



Figure 9. Location Plan for "the Arrival" Precinct



Image 10. Example of an entrance artwork - Broome Road Industrial Estate, Broome

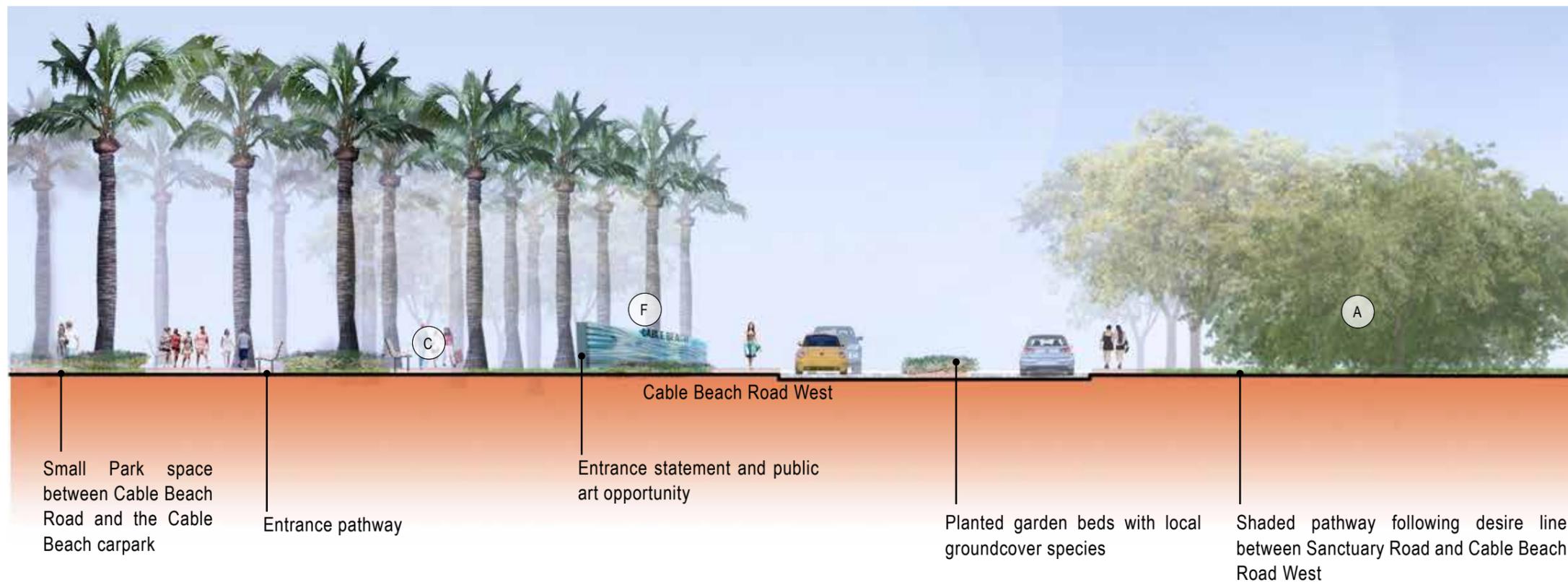


Figure 10. Section through The Arrival Area - 1-400 @A3

### 3.4 CONSOLIDATED CARPARK



Figure 11. Detail Plan Consolidated Car park 1:1000 at A3

With the infilling of the drainage basin, there is an opportunity to consolidate parking into one area.

There are approximately 480 parking bays on site, and the new consolidated parking areas will provide the same capacity. The new car park will include:

- (A) - A realigned entry road leading directly to the Surf Club and beach with road geometry to cater for larger vehicles.
- (B) - New raised pedestrian paths through the car park to the beach that also provide traffic calming function.
- (C) - Drop off area for buses, taxis and the public.
- (D) - Service access for the Surf Club and commercial areas.
- (E) - Parking for 480 cars (existing capacity ≈400)\*
- (F) - Designated trailer (caravan) parking bays.
- (G) - Designated motorcycle bays.
- (H) - 4WD preparation bay for use before and after accessing the beach.
- (I) - Retention of existing canopy trees.
- (J) - Extensive new plantings to soften the aesthetic and provide shade.

\* Note: Parking bays and carriage ways are larger to cater for larger vehicles.

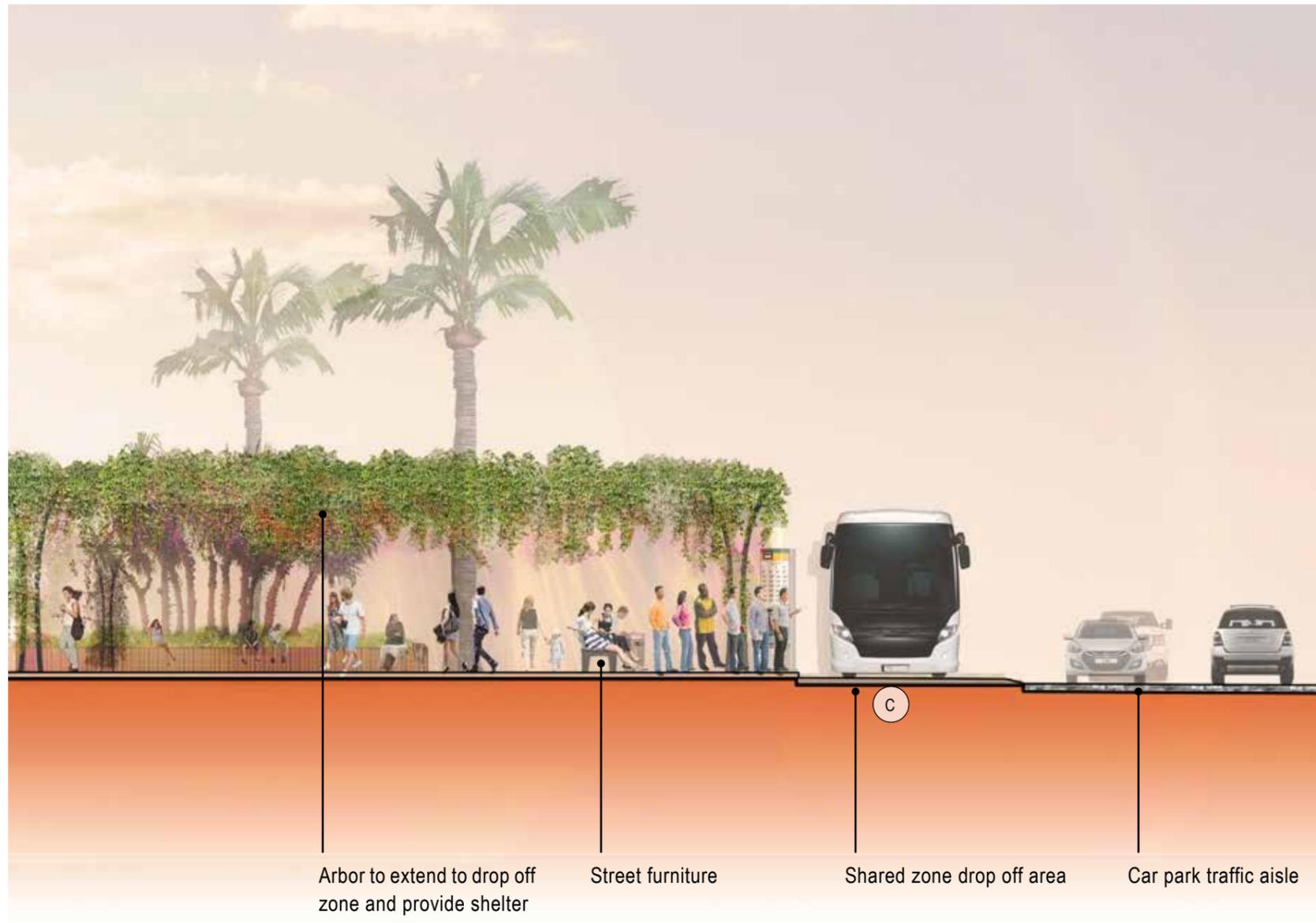


Figure 13. Section 1:150 Shared zone drop off area



Figure 12. Location plan - Consolidated Car park



Image 11. An example of existing car park tree of suitable shade producing species eg. *Mimusops elengi* - Cable Beach existing car park tree

### 3.5 CABLE BEACH PLAZA



Figure 14. Detail plan - Cable Beach Plaza - 1:1000 at A3

Cable Beach Plaza will create stimulating and welcoming urban space that will create an iconic entry to this world class beach.

Secondary to the beach itself, it will be the heart of the revitalised Cable Beach precinct. Key features will include:

- (A) - New paving, preferably of Kimberley Sandstone. This may be in an artistic meta-graphic in collaboration with Yawuru artists.
- (B) - Large shade structures to provide shelter, lighting and enable markets and informal events.
- (C) - A designated drop off area for buses and 'kiss and ride' for families.
- (D) - New tree plantings and raised planters for seating.
- (E) - New play spaces potential inclusion of water play.
- (F) - Screening to Zanders southern utility area and improved interface with public realm to the east and west and upgraded entrance.
- (G) - Generous stairs to the beach incorporating seating terraces and a central planting bed.

There will also be new amenities such as seats, bins, drink fountains and views permeating the entire plaza experience.



Figure 16. Location Plan - Cable Beach Plaza



Image 12. An example of an iconic arbor structure to provide shade and give distinct character to a public space - Miami Soundscape, USA. Source: Pinterest.com



Image 13. An example of a beach side public plaza to bring urban amenity to the coast - Manly Corso, Sydney, Source: NomadsWorld.com



Image 14. Kimberley sandstone can add variety, interest and texture to large urban spaces - Federation Square, Melbourne

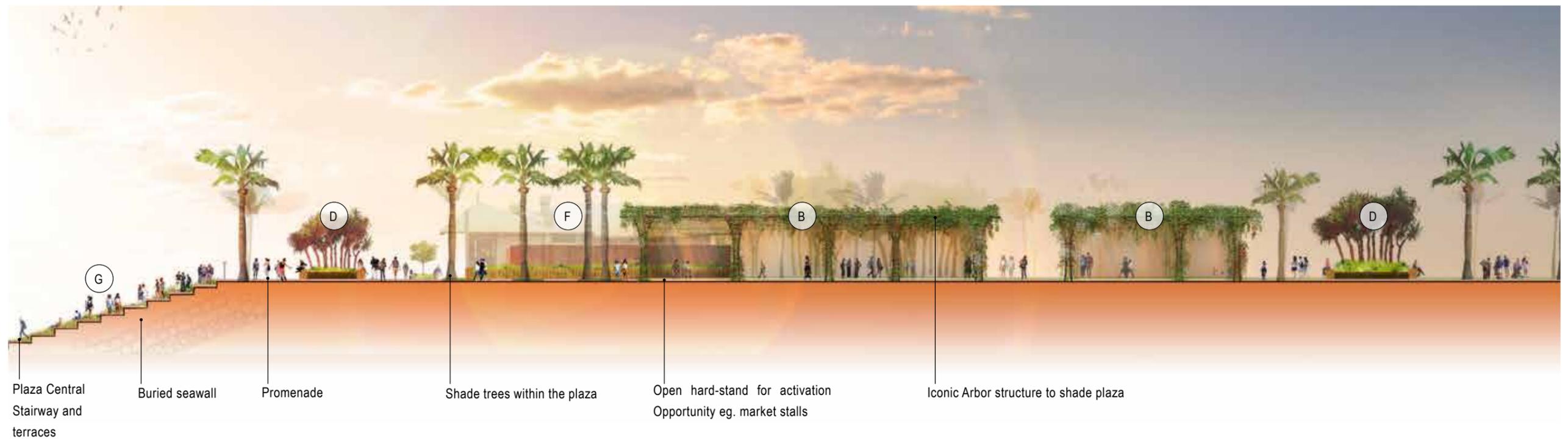


Figure 15. Section 1:200 Cable Beach Plaza

### 3.6 CABLE BEACH PARK



Figure 17. Detail plan - Cable Beach Park - 1:1000 at A3

Cable Beach Park will expand on the popular lawn amphitheatre space and provide greater opportunities for relaxing by the beach in a casual park setting.

The park will:

- (A) - Provide for events such as Shinji Matsuri and larger through the retention of the broad open lawns and include a stage and new servicing.
- (B) - Reclaim the existing northern car park area for the park extension.
- (C) - Include clumps of new plantings to provide shade whilst allowing vistas west to the ocean. Plantings may incorporate varieties unique to Broome and the Kimberley.
- (D) - Include new playground areas (potential water play).
- (E) - Create picnic nodes with shade structures, BBQs, seating areas and associated amenities.
- (F) - Through re-grading open the space out to face the ocean, and provide universal access down to the beach.
- (G) - The existing 4WD access is to be retained and will enable events servicing. In the event the road is closed, the park will be largely unchanged.
- (H) - Upgraded entrance to Zanders Restaurant with expanded water feature.



Figure 18. Location Plan - Cable Beach Park



Image 15. An example of a well shaded park space that maintains broad views - Miami Soundscape, USA. Source: Dezeen.com

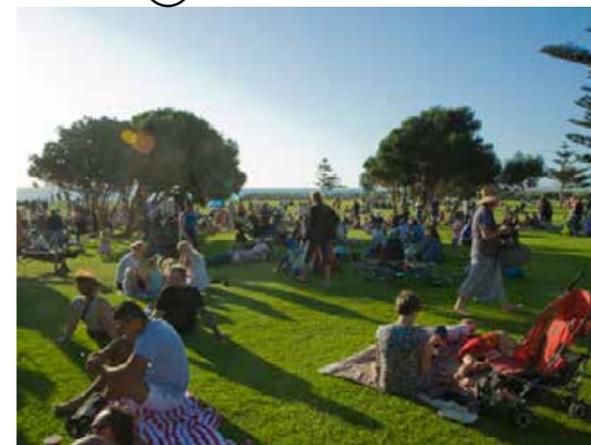


Image 16. An example of a beach side park with open lawns, coastal views, and shade - South Beach, Fremantle, WA. Freoview.wordpress.com.au

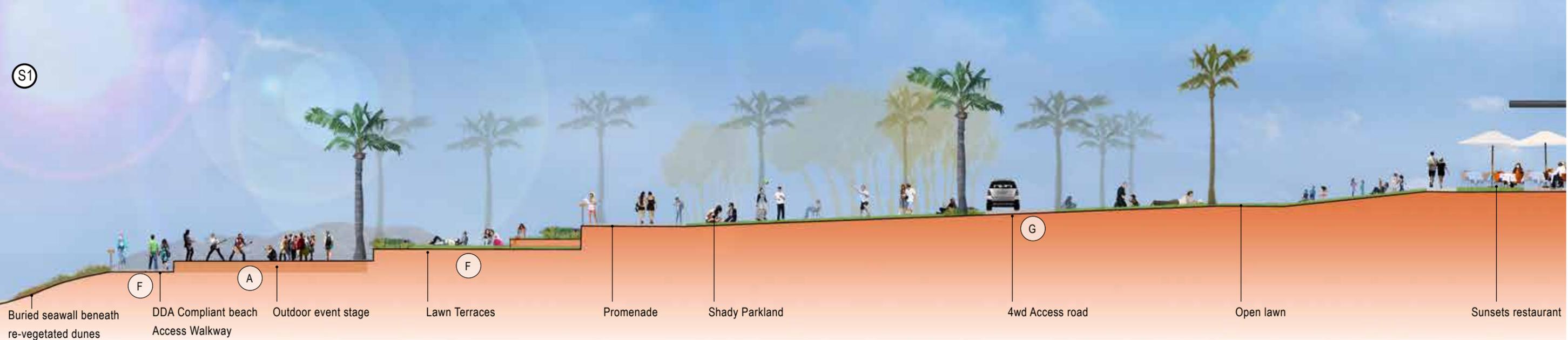


Figure 20. Section 1:200 Cable Beach Parkland and Amphitheatre

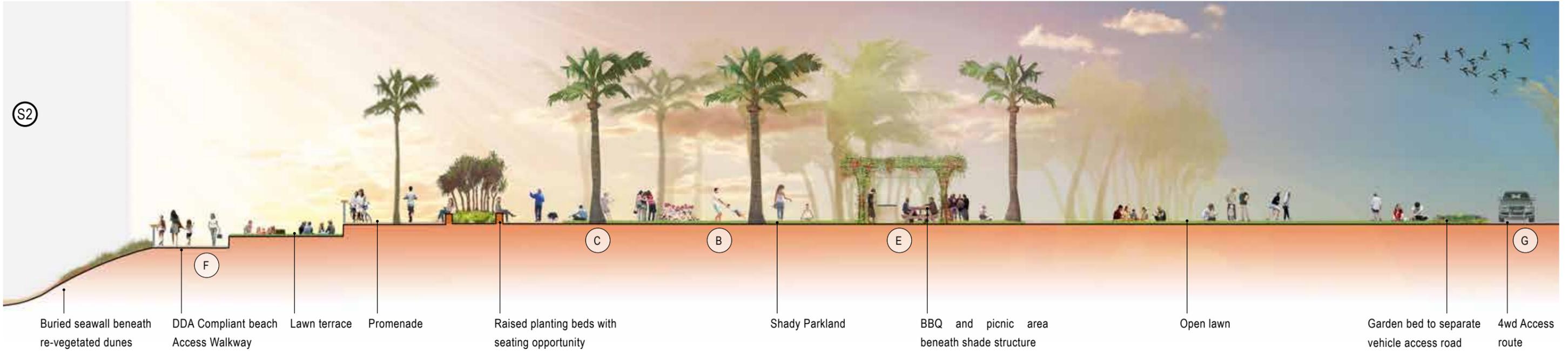


Figure 19. Section 1:200 Cable Beach Parkland

Figures 22 and 23 provide further illustration of the proposed landform changes associated with the creation of Cable Beach Park.



Figure 21. BEFORE: 3D model of topography before re-profiling



Figure 22. AFTER: 3D model of topography after re-profiling

Figures 24 and 25 illustrate the improvements to viewing opportunities provided by the lowering (cut) of the area between the existing car park and the top of the dunes.



Figure 23. Existing view from area adjacent to Sunset Bar - NTS

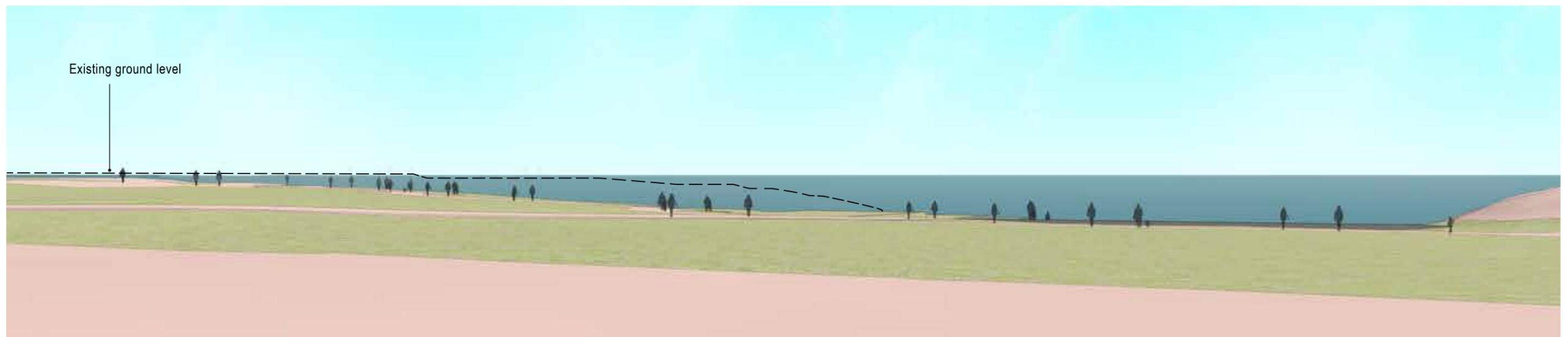


Figure 24. Proposed view from area adjacent to Sunsets Restaurant. The re-grading of this area will dramatically increase views to the ocean - NTS



Image 17. BEFORE: Photo of current car park area without ocean view



Image 18. AFTER: Photo-montage representing the aims of the design proposal to convert the car park into large open foreshore park with ocean views.

### 3.7 CABLE BEACH ACCESS

The provision of 4WD access at Cable Beach has been explored as part of the development of this master plan. The current alignment of 4WD access is shown in Figure 26. The current access road is functional however the road can become congested with concerns raised over pedestrian safety, the cultural sensitivity of the rocks on the beach just north of the site, and the environmental impacts of vehicles traversing the beach.

As part of the engagement process, three alternative locations were examined as shown in Figure 28. It was generally agreed that until more detailed heritage, engineering and environmental information is available that in the short term vehicle access in a similar alignment to existing will remain as shown in Figure 27.

The master plan proposes some adjustments to the alignment to improve sightlines and reduce congestion. Should 4WD access be relocated elsewhere, the Beach Park would only require minor changes and its function will not be affected.



Figure 25. Existing Beach access



Figure 26. Proposed Beach access



Figure 27. Beach access options



Option 3



Option 2



Option 1

## 3.8 THE PROMENADE

At an iconic location such as Cable Beach, visitors are always naturally drawn to the edge. With some of the best sunset viewing in the world, the promenade creates a generous liner space that can facilitate large numbers of visitors and enables lingering and appreciation of the views.

The promenade will include:

- (A) - A wide, paved area of quality materials to facilitate promenading north and south and lingering to enjoy the view.
- (B) - A generous balustrade to linger, lean and enjoy the views.
- (C) - Universal access down to the beach at the northern end.
- (D) - Definition to the interface between beach / dune and foreshore precinct.

Lighting to encourage night time activation and visitation beyond sunset will be implemented the length of the promenade.

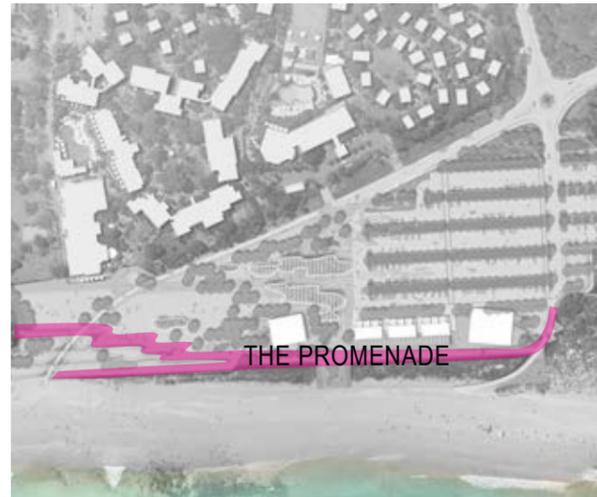


Figure 28. Location Plan - The Promenade



Image 19. An example of a generous beach side promenade with lighting, views, and opportunities to linger - Mooloolaba Foreshore, Queensland. Source: PlaceDesignGroup.com



Image 20. An example of an elevated beach side promenade incorporating beach showers, seating opportunities, wayfinding, and wide stairs to connect beach and promenade - Surfers Paradise Foreshore, Queensland. Source: Roam Photography

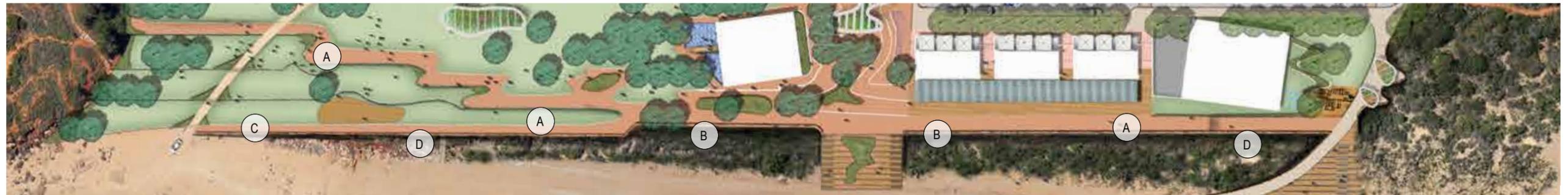


Figure 29. Detail plan - Cable Beach Promenade - 1:1500 at A3



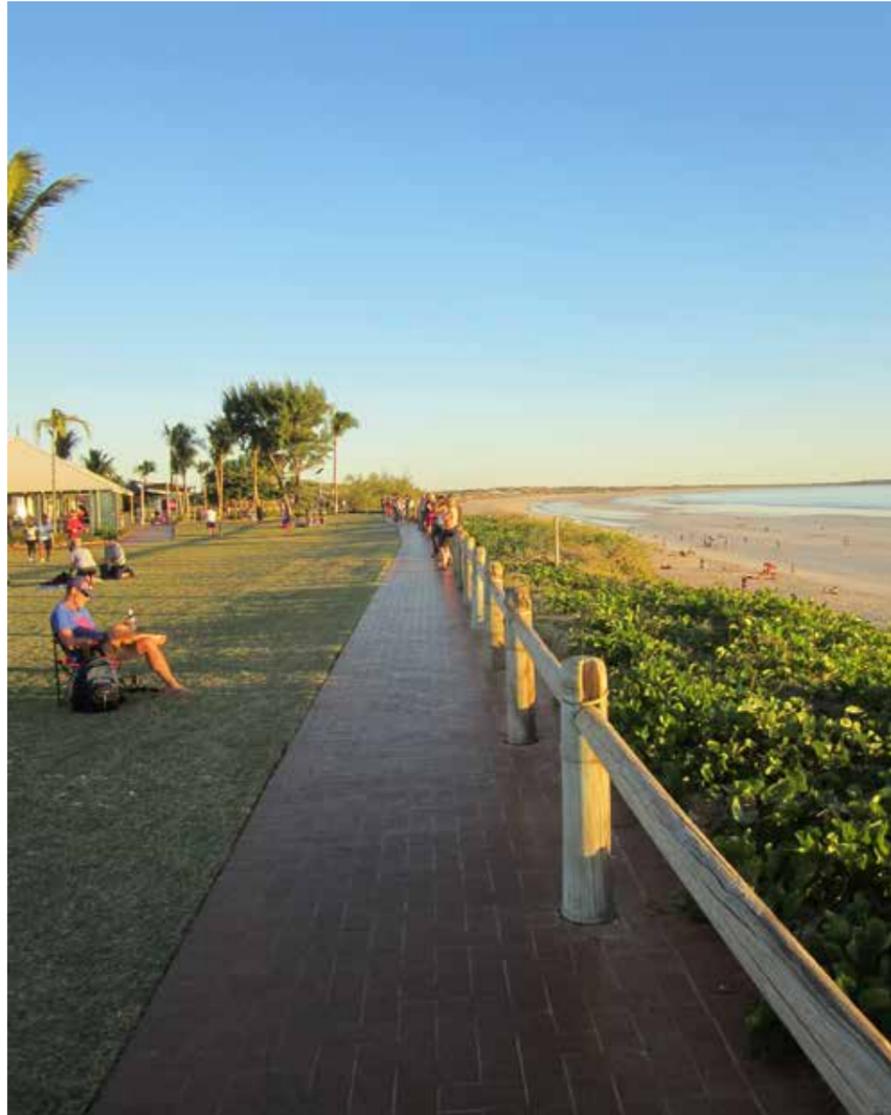


Image 21. BEFORE: Photo of current narrow path and balustrade that forms the popular western edge of the foreshore precinct



Image 22. AFTER: Photo-montage representing the aims of the design proposal to upgrade the western edge to a wide promenade with seating, planting and upgraded balustrade.

### 3.9 COMMERCIAL OPPORTUNITIES

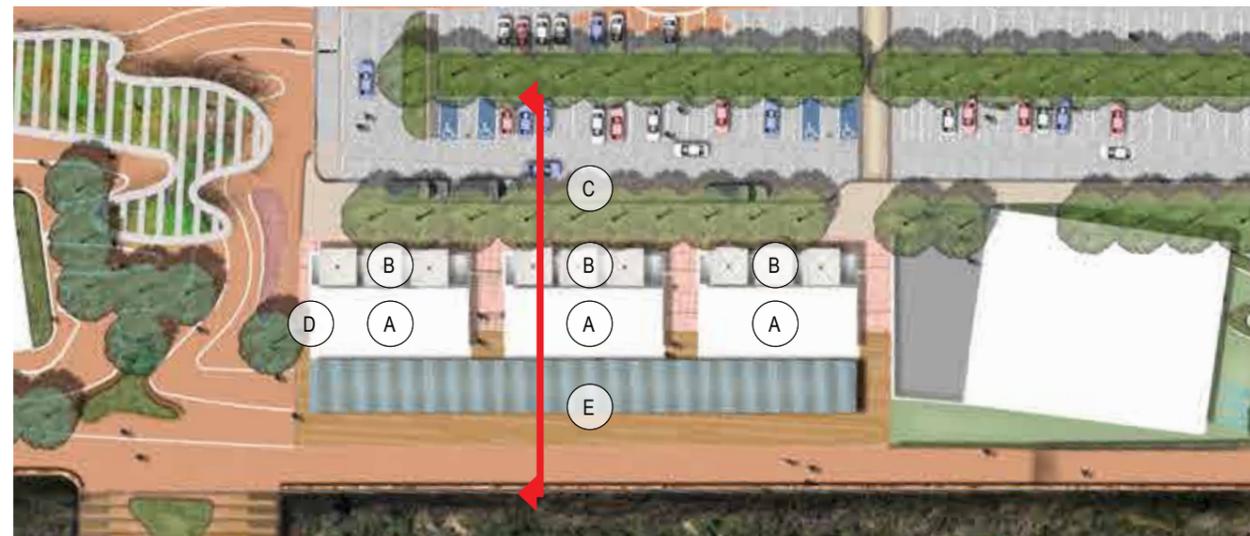


Figure 30. Detail Plan Commercial Development Opportunity 1:1000 at A3



The existing raised lawn and vegetated terraces to the north of the existing surf club present an opportunity to sleeve in some new commercial development. The elevated position of this site will deliver exceptional views to the beach, ocean and horizon.

It is envisaged that a series of smaller tenancies would occupy appropriately designed structures to activate the southern end of the promenade, provide retail diversity and greatly assist in creating a vibrant destination through out the day and into the evening. In the short term this location could be utilised to explore temporary short term 'pop-up' traders and activation opportunities.

Key aspects include:

- (A) - A series of appropriately scaled and designed structures that reinforce the Broome architectural vernacular.
  - Single storey, split level tenancies facing west.
- (B) - Potential for smaller terraces facing east.
- (C) - Service access directly from the new consolidated car park including loading bays.
- (D) - New toilet amenities to be incorporated under the northern development.
- (E) - Verandas, lighting and furniture to activate the promenade.



Image 24. Location Plan - Commercial Opportunities



Image 23. An example of a beach side commercial venture that utilises an elevated coastal outlook - White Elephant Beach Cafe, Gnarabup, WA. Source: WhiteElephantCafe.com.au

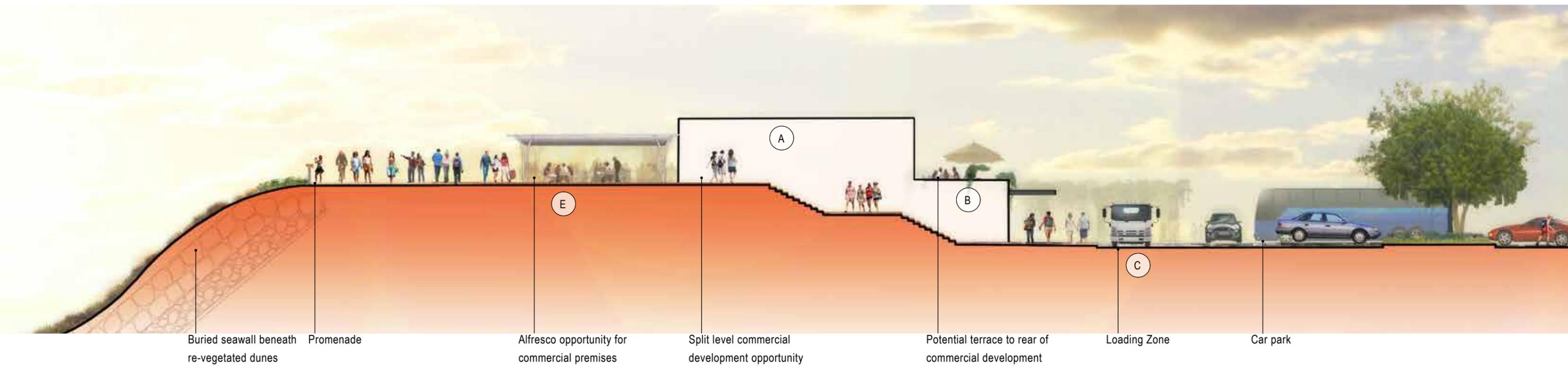


Figure 31. Section 1:200 Commercial development opportunity

### 3.10 TRAIL HEAD PARK



Figure 32. Detail Plan Trail Head Park 1:1000 at A3



New park spaces are proposed at the southern end of the foreshore provide an alternative beach experience that takes advantage of the nearby car park.

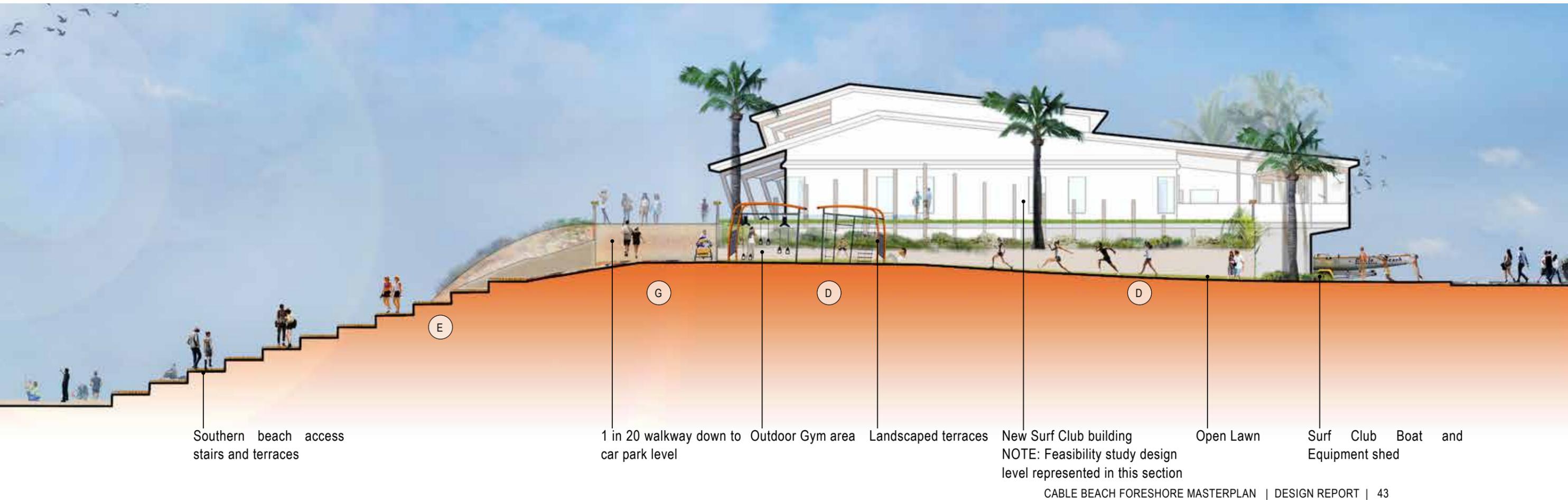
- (A) - Visitors that may wish to picnic in close proximity to their cars or caravans can enjoy an open park space that includes shaded lawn areas, BBQs, picnic settings, drink fountains and associated amenities.
- (B) - The space also forms a 'trail head' to the Lurujarri and Minyirr walk trails that connect thorough to Minyirr Park and will include educational and interpretive elements describing the cultural and environmental significance of the park.
- (C) - New, sheltered lookout platforms are proposed to experience the spectacular southern view towards Gantheaume Point.
- (D) - A new Surf Club Park is proposed for associated use with the Surf Club and includes public fitness equipment and lawn space to suit outdoor fitness groups.
- (E) - Generous stairs are proposed to improve pedestrian beach access and incorporate terraces to provide seating opportunities.
- (F) - A new Surf Club shared access path is proposed at a grade that is DDA compliant to also enable all-abilities pedestrian and surf club vehicle access to the beach.
- (G) - It is proposed that the southern end of the promenade slopes downwards to meet the car park level which is approximately 3m below.



Image 26. Location Plan - Trail Head Park



Image 25. An example of a low key park space - Broome North Botanical Park, Broome



### 3.11 YAWURU INVOLVEMENT IN CABLE BEACH MASTERPLAN

The Yawuru people are the native title holders of the town of Broome. The project team acknowledges the Yawuru people's strong connection to this Country and their responsibility to protect, promote and sustain the law and culture of this Country.

The Cable Beach Foreshore Master Plan aims to be respectful and inclusive of Yawuru and all Aboriginal groups in Broome. Below outlines some recommendations to ensure the native title holders play a key role in the ongoing development of this project.

- Yawuru Protocols: Yawuru have protocols to protect Yawuru country and provide guidance to other parties who want to do activities or developments on Country. These protocols can be found in the Yawuru Cultural Management Plan and should be considered at all stages of the project, from planning to construction and ongoing management.
- Planning and decision making: To date a Nyamba Buru Yawuru (NBY) representative has been on the Stakeholder Reference Group which has met twice and provided valuable guidance to the direction of the project. Continuing this involvement is critical to ensure the development continues to align with Yawuru's vision for their Country.
- Construction: There is great opportunity to involve local Aboriginal people in the construction of the project to assist with building local capacity and to ensure the appropriate cultural procedures are followed.

When ground disturbing works are being carried out there may need to be cultural monitors on site and a cultural heritage survey may need to be done prior to works starting. These items should be discussed

with NBY during the planning stages so sufficient time and funds have been allocated.

- Interpretation and public art: Yawuru should be involved in developing themes, locations and type of artwork and interpretation. Where appropriate local artists and fabricators should be engaged to undertake the works and develop the content of the interpretation and signage.
- Future signage and interpretation implemented is to involve the Yawuru native title holders and is to reference the traditional name of Cable Beach, being Walmanyjun.

These are only recommendations and discussion with Yawuru should take place to ensure they are comfortable with the level of involvement in the various project phases.



Image 27. Yawuru Country Managers undertaking a heritage survey. Source: NBY



Image 29. Martha Lee with her Entry Statement Artwork at Broome Road Industrial. Source: Vanessa Margetts



Image 28. Yawuru Country Managers and DPAW doing turtle monitoring on Cable Beach. Source: NBY

### 3.12 PEDESTRIAN AND CYCLIST MOVEMENT

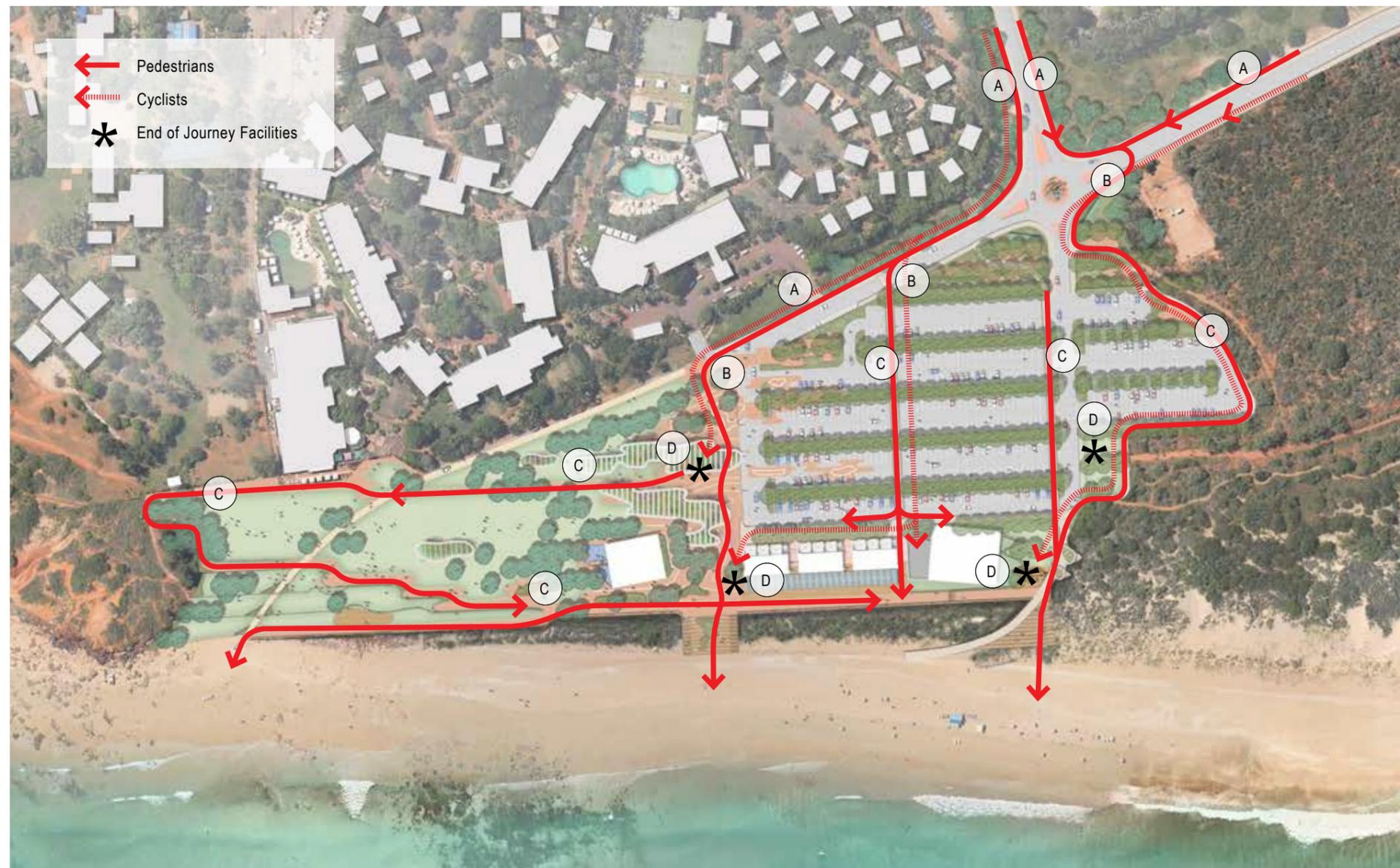


Figure 33. Pedestrian and cyclist movements

The master plan aims to improve the pedestrian and cycle infrastructure to provide safer and more comfortable movement to and throughout the precinct. Figure 34 shows how the main access routes for pedestrians and cyclists with the key aspects including:

- (A) - Appropriately surfaced and shaded shared paths
- (B) - Clear crossings prioritising pedestrians and cyclists across Cable Beach Road
- (C) - New paths and connections that improve universal access
- (D) - End of trip facilities for cyclists including bike racks, drink fountains and repair stations

Additional infrastructure such as drink fountains, seats, bins etc. for pedestrians will be included with locations subject to more detailed design.

### 3.13 ACTIVATION

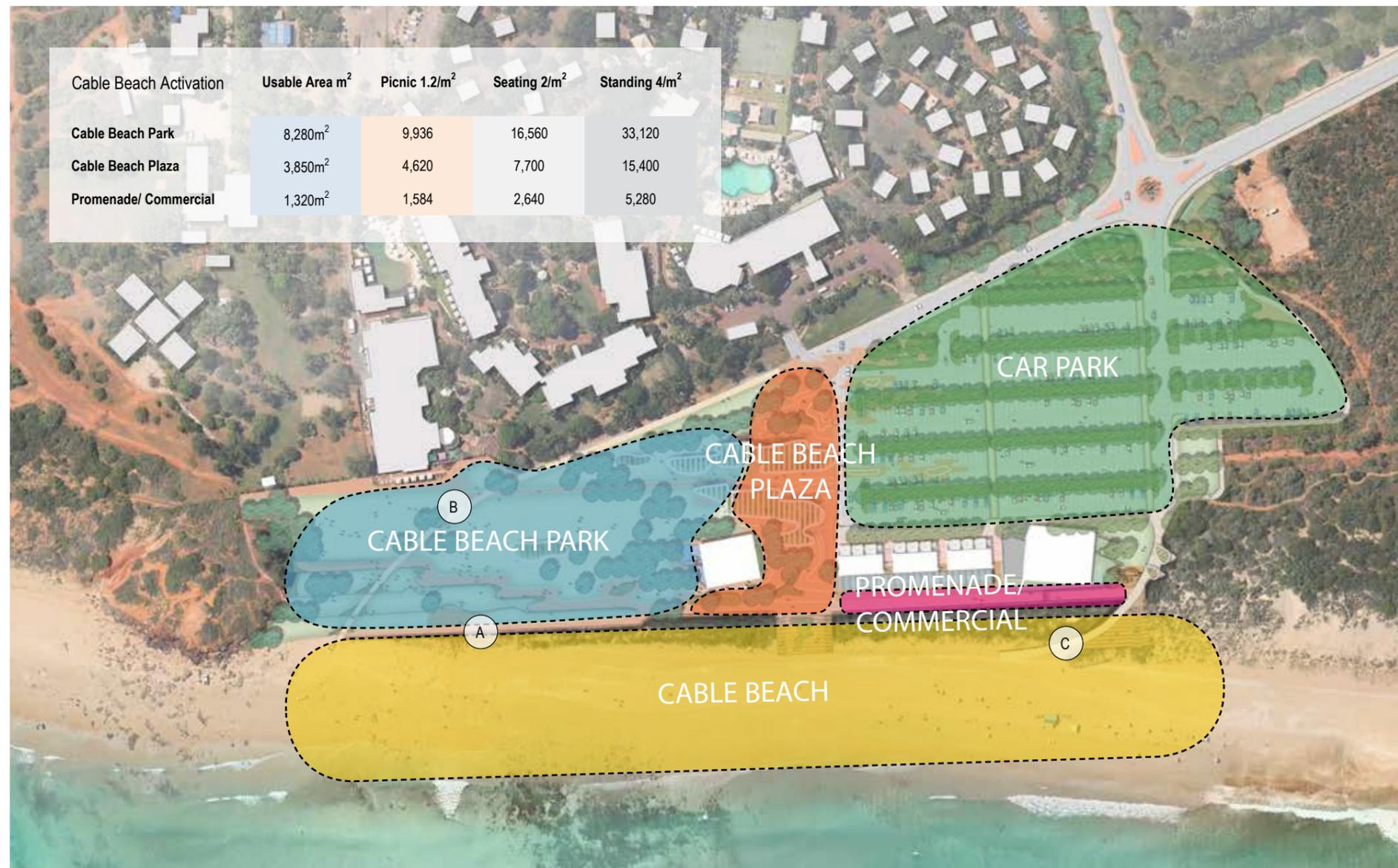


Figure 34. Foreshore Activation

Cable Beach is a popular location for a range of events such as Polo, Shinju Matsuri and a range of smaller events and functions. A key objective of the Master Plan is to provide a variety of spaces that can cater for these gatherings year round. Through more detailed design appropriate power, water and sewerage connections will be located.

Key elements that can cater for larger events include:

- (A) - A formalised location with service provision for stages to be erected
- (B) - Access for vehicles to 'bump in' temporary infrastructure
- (C) - Improved beach access for vehicles for larger beach events

Some approximate numbers are also provided to indicate the potential capacity of the larger spaces. These have been calibrated to account for the actual usable spaces after all infrastructure is installed.

The extensive size of Cable Beach and the Car Park indicate that space is not a constraint to holding larger events. The scale of these beach events is more likely to be limited by external factors such as transport, servicing, accommodation etc.

### 3.14 IMPLEMENTATION STRATEGY

The Cable Beach Foreshore Master Plan has been developed to guide change within the Foreshore Precinct in both the long and short term and to ensure future development responds to the principles and desired outcomes that the community values.

The Master Plan is divided into a number of areas that could potentially be treated as separate stages to achieve the overall vision.

An order of magnitude Opinion of Probable Cost has been developed for each Master Plan area with a high and low estimate followed by an average and then rounded total.

A detailed staging plan will be required when potential funding sources are identified and each component of the Master Plan will require detailed design and costing.

Cable Beach Foreshore Master Plan - Opinion of Probable Cost

		Low Total	High Total	Average Total	Rounded Total
<b>1 - The Arrival Area</b>	<b>Total</b>	\$1,543,115.00	\$2,417,690.00	\$1,980,402.50	<b>\$2,000,000.00</b>
<b>2 - Consolidated Carpark</b>	<b>Total</b>	\$2,440,150.00	\$3,782,200.00	\$3,111,175.00	<b>\$3,100,000.00</b>
<b>3 - Cable Beach Plaza</b>	<b>Total</b>	\$4,467,655.00	\$6,308,880.00	\$5,388,267.50	<b>\$5,400,000.00</b>
<b>4 - Cable Beach Park</b>	<b>Total</b>	\$2,719,590.00	\$4,281,040.00	\$3,500,315.00	<b>\$3,500,000.00</b>
<b>5 - The Promenade</b>	<b>Total</b>	\$2,223,500.00	\$3,349,800.00	\$2,786,650.00	<b>\$2,800,000.00</b>
<b>6 - Commercial development area</b>	<b>Total</b>	\$693,680.00	\$1,120,080.00	\$906,880.00	<b>\$900,000.00</b>
<b>7 - Trail head / Surf Club Park area</b>	<b>Total</b>	\$1,421,450.00	\$2,091,750.00	\$1,756,600.00	<b>\$1,800,000.00</b>
<b>Total</b>		<b>\$15,509,140.00</b>	<b>\$23,351,440.00</b>	<b>\$19,430,290.00</b>	<b>\$19,500,000.00</b>

Table 1. Table of the order of magnitude costs for the implementation of the Cable Beach Foreshore Master Plan

\* Preliminary estimates for the buried seawall are in the order of \$6-7 million

\* The above approximations do not include design fees, project management, escalation, contingencies, intersection upgrades, major service upgrades or realignments, drainage modifications and major earthworks, major retaining walls to commercial precinct, built form associated with the commercial precinct, contractors profit and attendance.

