

KEY FEATURES

- MANAGED RETREAT OF KEY ACCESS
- RELOCATE AND IMPROVE ACCESS POINTS
- RELOCATE CHANGE ROOMS AND TOILETS
- PROTECT WEST COAST DRIVE - VERTICAL WALLS
- SOME UPPER ACTIVATION SPACE

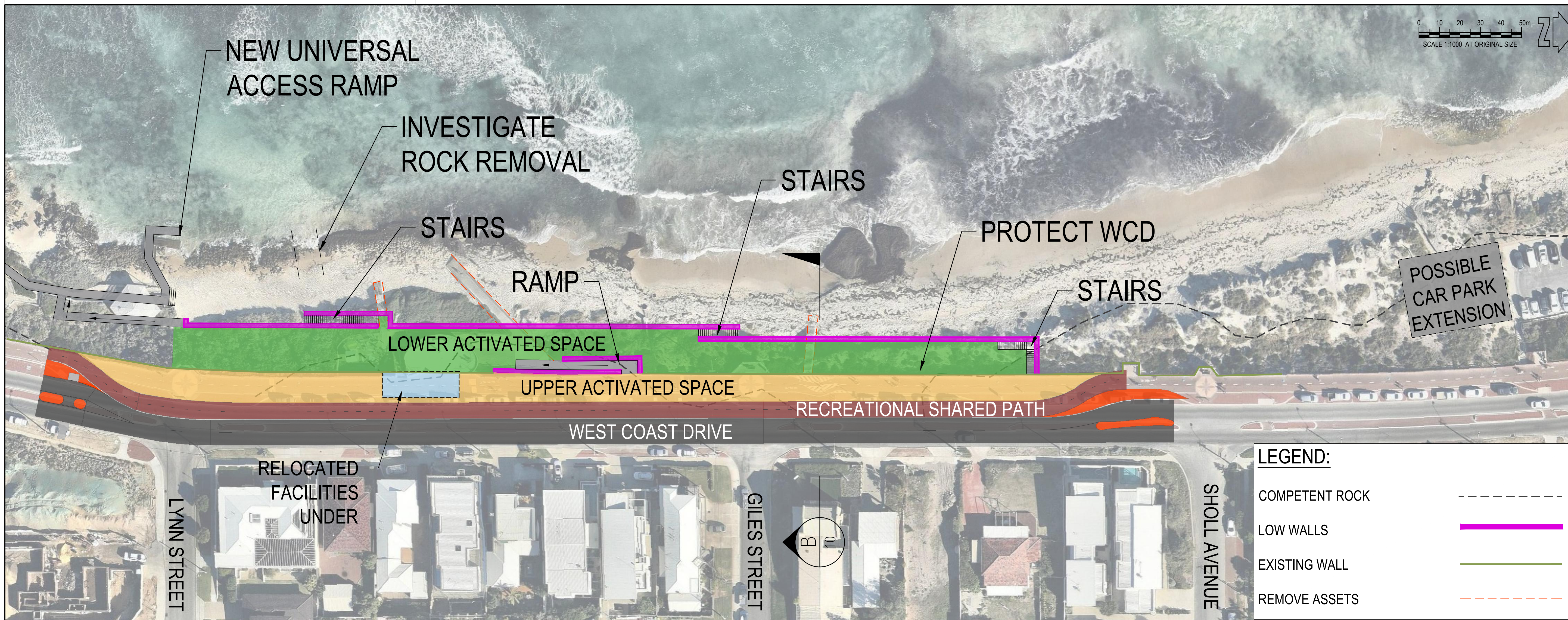
PROS

- IMPROVED ACCESS TO BEACH & WATER
- RETAINS DUNES AND BEACH AS MUCH AS POSSIBLE
- NEW FACILITIES AT SOUTHERN END
- DIRECT UNIVERSAL ACCESS LINK FROM BEACH TO WATER

CONS

- MINIMAL ADDITIONAL RECREATIONAL SPACE
- NO GRASSED AREA AT LOWER LEVEL
- HIGHER VERTICAL WALLS
- WOULD REQUIRE RELOCATION OF FACILITIES

AT CORRECT SCALE THIS IS 100 mm



KEY FEATURES

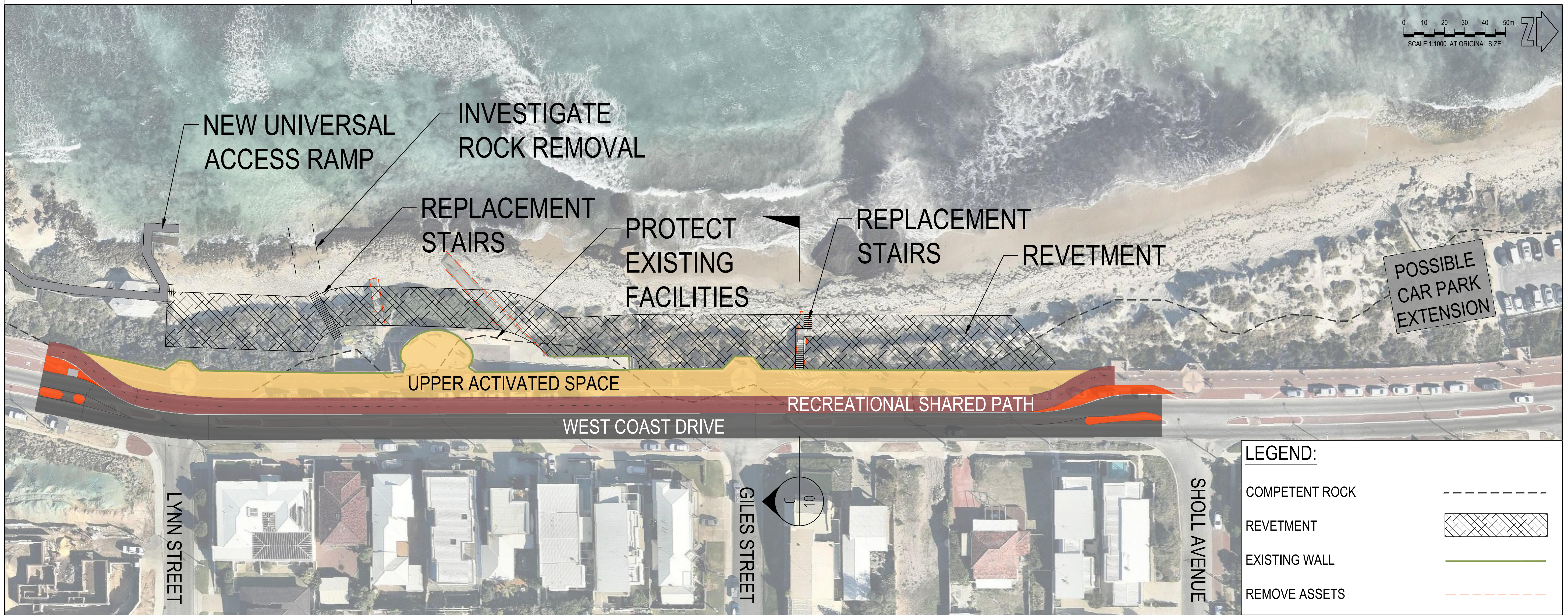
- MANAGED RETREAT OF KEY ACCESS
- RELOCATE AND IMPROVE ACCESS POINTS
- SPLIT LEVELS WITH SMALLER VERTICAL WALLS
- INCREASED LOWER ACTIVATION SPACE
- PROTECT WEST COAST DRIVE - VERTICAL WALLS
- FACILITIES AND CHANGE ROOMS UNDER UPPER SPACE

PROS

- IMPROVED ACCESS TO BEACH & WATER
- LOWER ACTIVATION SPACE PROVIDES RECREATION AREA (GRASS BEACH)
- DIRECT UNIVERSAL ACCESS LINK FROM TOILET TO BEACH

CONS

- WOULD REQUIRE RELOCATION OF FACILITIES
- REMOVES LARGE SECTION OF EXISTING DUNES
- LESS BEACH AVAILABLE THROUGHOUT YEAR



KEY FEATURES

- MANAGED RETREAT OF KEY ACCESS
- RELOCATE AND IMPROVE ACCESS POINTS
- PROTECT AROUND EXISTING FACILITIES
- PROPOSED GSC REVELTMENT SIMILAR TO WATERMANS
- SOME UPPER ACTIVATION SPACE

PROS

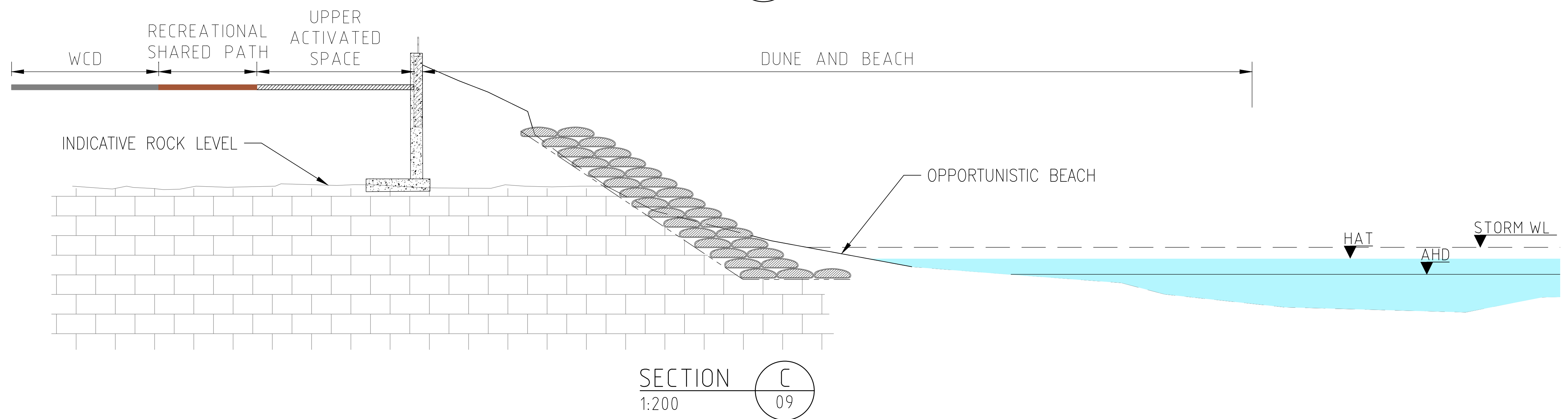
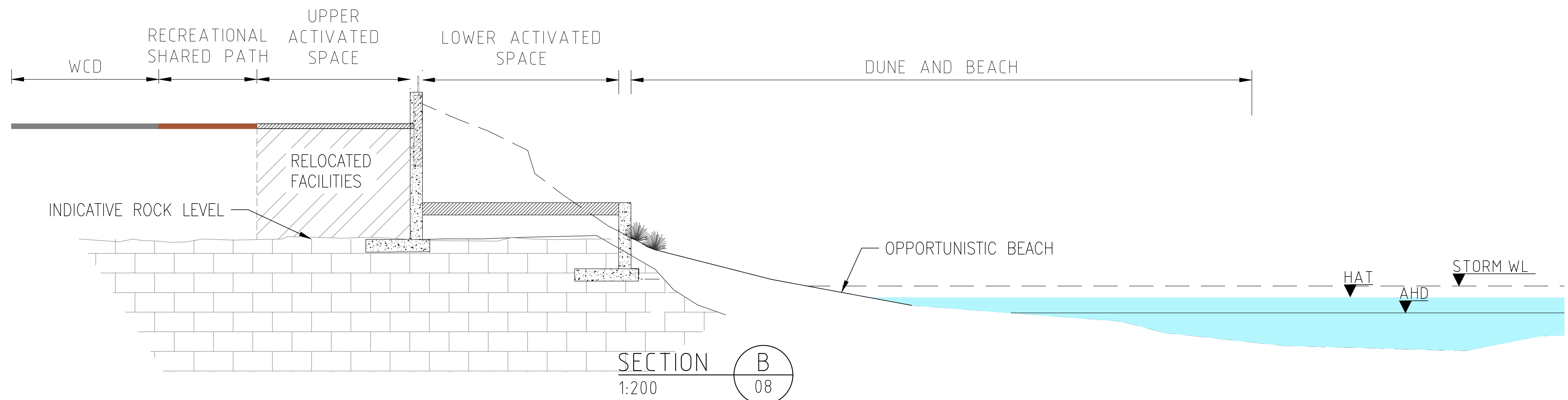
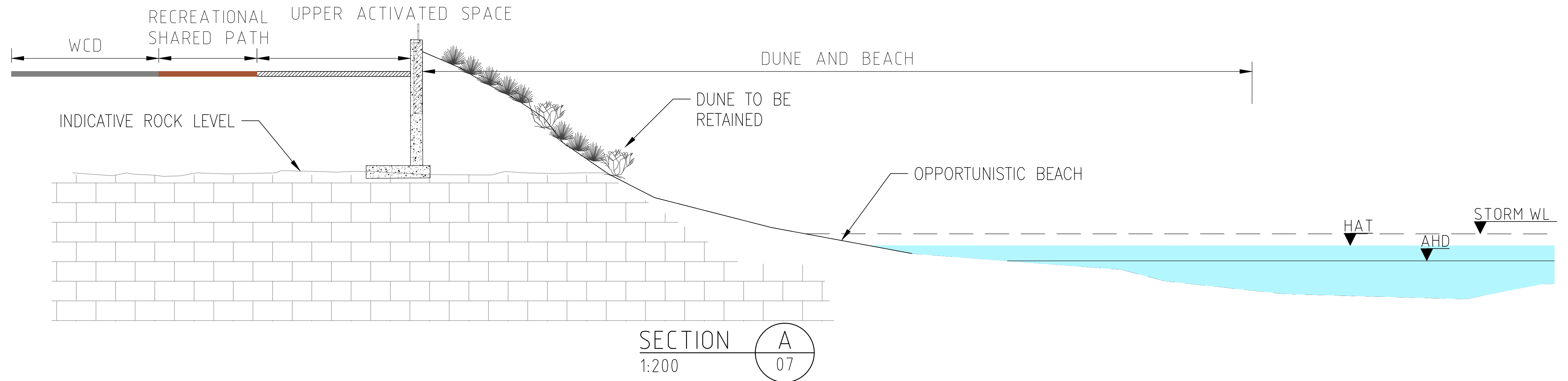
- IMPROVED ACCESS TO BEACH & WATER
- RETAINS LARGE NUMBER OF EXISTING ASSETS
- LOWEST COST COMPARATIVELY
- POSSIBILITY TO RE-ESTABLISH SOME DUNE OVER REVELTMENT

CONS

- LARGE CONSTRUCTION FOOTPRINT, LIKELY BEACH CLOSURE
- SHORT TO MEDIUM TERM SOLUTION ONLY (10-20YRS)
- REMOVES LARGE SECTIONS OF EXISTING DUNES
- LESS BEACH AVAILABLE THROUGHOUT YEAR
- NO DIRECT UNIVERSAL ACCESS LINK FROM CHANGE ROOMS TO BEACH

AT CORRECT SCALE THIS IS 100 mm

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