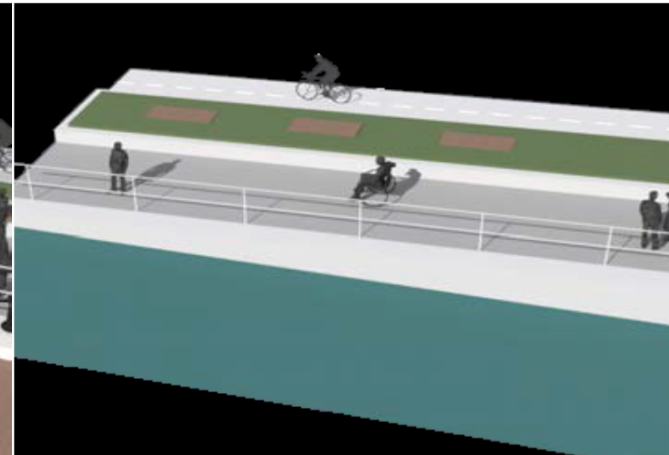
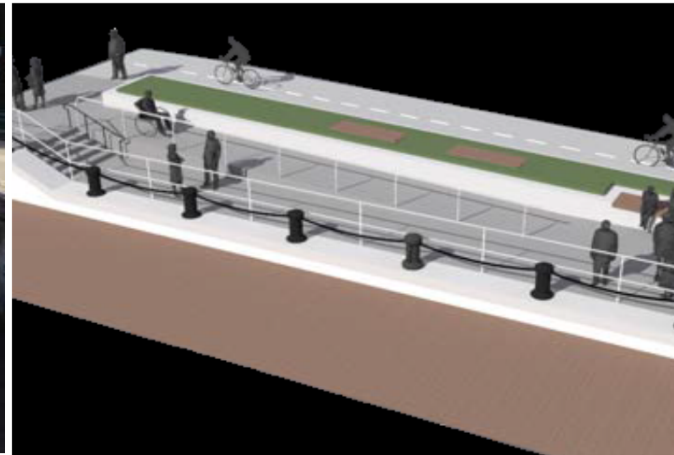


Beacon Cove Assessment



**Option 1
Minimal Intervention**

**Option 2
Over Existing Build**

**Option 3
Complete Rebuild**

	Option 1 Minimal Intervention	Option 2 Over Existing Build	Option 3 Complete Rebuild
Cost	Handrails \$XXXX (2016/17) Swallow Street Interface \$XXXX(17/18) Total \$XXX,000 ✓✓✓	Promenard rebuild near (Station Pier) \$375,000 Beacon Vista Ramp \$594,000 Promenard rebuild near (Princes Pier) \$1,503,000 Total \$2,472,000 (2019/29) ✓	Promenard rebuild near (Station Pier) \$1,155,000 Beacon Vista \$3,873,000 Swallow Street Interface \$1,024,000 Total \$6,052,000 (2019/29)
Continuous accessible path	✓✓ A continuous path is achieved along a shared path but not from the front of the promenade for wheelchairs	✓✓✓ A continuous accessible path is achieved via separated pedestrian and cyclist ramps.	✓✓✓ A continuous path of travel is achieved within the promenade
DDA compliance	✓ The majority of the promenade with exception of small stair cases connecting to the shared path as the handrails would create an obstacle and the shared path would not meet Austroad 6A national standards.	✓	✓
Quality design outcome	✓ No change to current design for paths, Swallow Street and Western Stairs are a new design	✓ A redesign using with consideration to existing infrastructure.	✓✓✓ Rebuilding the length of the promenade allows for the complete design to be implemented and be consistant with existing promenade materials and furniture.
Longevity	✓✓ Dependent on existing infrastructure	✓✓ Swallow Street and Princes Pier would have a design life of 30-50 years. Promenard redesign near Station Pier is not a long term solution. Beacon Vista would be compromised with inundation due to climate change	✓✓✓ This section would be completely new and it would have a minimum design life of 30-50years
Constructibility	✓✓✓	✓✓	✓
Risk	✓✓ Non compliant bike path and wheelchair mixing	✓✓ Subject to engineering, new materials and existing materials limitations	✓ Subject to engineering, new materials and existing materials limitations
Rating	14	12	12

Other

Swallow Street Raise and Build \$1,024,000 (2019-29). Subject to concrete condition testing. Western Stairs Intervention \$1,153,000 (2019-29) Subject to engineering and redesign to match asset life and climate impacts.