

# MANDURAH FEASIBILITY STUDY

CITY OF MANDURAH  
SKATE & BMX FACILITIES -  
FEASIBILITY STUDY  
04/09/15 // PROJECT 1409

***“Concerns about undesirable social behaviour often underlie opposition to skate parks and youth spaces in cities and suburbs. However... pro-social behaviours are far more commonly observed than anti-social behaviour. Skate park location, planning, and engagement of young people in the design can minimise many perceived problems. More broadly, the visible presence of skate parks and other youth amenity in our neighbourhoods, towns and cities, powerfully signals to young people that they too are welcome and a part of local place identity.”***

**Dispelling Stereotypes... Skateparks as a Setting for Pro-Social Behaviour among Young People - 2014**

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**PREPARED BY //**



**IN ASSOCIATION WITH //**



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# 01 PROJECT BACKGROUND //

## EXECUTIVE SUMMARY

### INTRODUCTION

The City of Mandurah, located approx. 72km south of Perth, is one of the fastest growing cities in Australia. As such the need to assess and plan future facilities for the region are of upmost importance, in particular for youth and recreation focused spaces.

In 2012, the City developed the City of Mandurah Skate and BMX Strategy 2012-2022, which recognised the popularity of wheeled sports, and the need to develop new 'Medium' Level Skate Facilities in Dawesville and Lakelands, in order to satisfy the predicted growth in local young demographics. The strategy also recommended the expansion of the existing Falcon Skatepark.

In April 2014, Enlocus were engaged by the City of Mandurah to conduct a feasibility study to focus on the key recommendations of the Strategy. This included identifying appropriate sites in Lakelands and Dawesville for future facilities, the development of preliminary design concepts and estimates of probable cost, as well as a development plan for their implementation.

### FACILITY TYPOLOGY

In order to appropriately evaluate the selected Strategy sites in Dawesville and Lakelands for the provision of new Skate facilities, guidelines needed to be established which determined the different facility types and the key requirements / principles which comprise them. These also took into account the inherent social/user value of the facility, its function, opportunity, impact, diversity and how it services the community and its young people.

The proposed facility typologies were LOW, MEDIUM AND HIGH.

### PROPOSED SITES

Following an in-depth site and context analysis, the following sites were selected on which to locate the proposed facilities:  
LAKELANDS: Banksiadale Gate, Lakelands Central  
DAWESVILLE: Old Coast Rd, Dawesville

Both sites scored highly in providing an easily accessible site, that would encourage passive surveillance opportunities, link into existing or proposed community facilities and provide ample space for appropriately scaled facilities.



## PROPOSED FACILITIES



### 1. UPGRADE TO FALCON SKATEPARK

3 Flame Street Falcon WA

#### MAIN FEATURES:

- \* MEDIUM LEVEL DISTRICT FACILITY
- \* surface rectification works
- \* expansion including open bowl and modern street course
- \* informal seating, social opportunities
- \* lighting and shade structures

#### ESTIMATE OF PROBABLE COST 2015:

\$488, 533 (ex GST)

#### DEVELOPMENT PRIORITY:

First. Contract Documentation and Construction to be completed 2017/2017

#### RESOURCES:

Funding option *Lotterywest* 2015/2016



### 2. LAKELANDS YOUTH PLAZA

Banksiadale Gate, Lakelands Central WA

#### MAIN FEATURES:

- \* MEDIUM - HIGH LEVEL DISTRICT FACILITY
- \* youth oriented plaza
- \* competition level enclosed bowl
- \* terraced skate plaza to link to youth building
- \* lighting and shade structures
- \* speakers, projection, wifi

#### ESTIMATE OF PROBABLE COST 2015:

\$1, 136, 519 (ex GST)

#### DEVELOPMENT PRIORITY:

Second. Contract Documentation and Construction to be completed 2018/2019

#### RESOURCES:

Funding option *Lotterywest* 2017/2018



### 3. DAWESVILLE SKATEPARK

Old Coast Rd, Dawesville WA

#### MAIN FEATURES:

- \* MEDIUM LEVEL DISTRICT FACILITY
- \* pathway connection linking 2 existing primary schools
- \* flow style course
- \* open bowl section
- \* banks, rails and a kicker to kicker
- \* shade structures and lighting

#### ESTIMATE OF PROBABLE COST 2015:

\$642, 659 (ex GST)

#### DEVELOPMENT PRIORITY:

Third. Contract Documentation and Construction to be completed 2020/2021

#### RESOURCES:

Funding option *Lotterywest* 2019/2020

## PROJECT INTRODUCTION

The City of Mandurah is located 72km south of Perth in the Peel region. The City of Mandurah is long and narrow with 144kms of pristine coastline, waterways, canals and the Peel Harvey Estuary. The region currently has a population of 113,531 and is growing at a collective rate of 4.5% annually. As one of the fastest growing cities in Australia, Mandurah now has a population of 80,683 residents having grown by 18.3% since 2006 and is expected to grow to 98,407 by 2021.

Previously known as a retirement town, Mandurah now has over 16,000 young people based on the last Australian Bureau of Statistics (ABS) Census conducted in 2011. A demographic analysis of Mandurah over the next 10 year period identifies key areas of growth in the population of young people between the ages of 5 and 25 years. By 2021, 23% of Mandurah's population will be young people, most of which will be residing in Greenfields/Parklands, Halls Head, Lakelands or south of the Dawesville Cut. This will be largely due to the movement of young families into and around Mandurah as new suburbs develop. The largest increase in young people is predicted to take place in Lakelands where much of the community hub is still under development.

The ABS indicates that youth participation in activities such as skating, rollerblading and scootering now outnumber participation in traditional sports, with an estimated 21% of young people skating in 2009. A West Australian study, 'Trends in Physical Activity 2008' found that a higher proportion of children participated in non-formal physical activity than formal activity.

To make a comparison with local participation rates, Mandurah currently has a population of approximately 16,000 young people and a 2010 Youth Consultation report prepared by the Department of Sport and Recreation indicates that 13.1% of young people in the Peel Region ride a BMX or skateboard. These statistics do not include the micro scooter which has become extremely popular with younger children in recent years.

It is from this clear rise in popularity and strong demographic growth of young people in the Mandurah region that led to the development of the City of Mandurah Skate & BMX Strategy 2012-2022 to provide sound justification for the development of future skate and BMX facilities in Mandurah.

## WHAT HAS HAPPENED SO FAR...

The City of Mandurah Skate & BMX Strategy 2012-2022 was developed to provide a strategic, long term plan for the development of skate and BMX facilities in Mandurah.

There were a number of outcomes identified and recommendations made. Some of the key outcomes of the strategy were to develop new 'Medium' Level Skate Facilities in Dawesville and Lakelands to satisfy the growth in local young demographics and to cater for the increasing popularity of skate and BMX. The expansion of Falcon Skatepark to include a broader range of skate components and complementary infrastructure was also identified in the strategy.

In April 2014 Enlocus was engaged by the City of Mandurah to conduct a Feasibility Study to focus on the key recommendations from the Strategy, identify an appropriate site in Lakelands and Dawesville to develop a new 'Medium' Level Skate Facility, present a proposed design for each site and a concept for the upgrade of Falcon Skatepark, along with indicative cost estimates and a business case for their implementation.

The following feasibility study documents these strategic outcomes for future development.



# 02 FACILITY TYPOLOGY //

## INTRODUCTION

To appropriately evaluate the selected Strategy sites in Dawesville and Lakelands for the provision of new Skate facilities, a guideline needs to be established which determines the different facility types and the key requirements / principles which comprise them.

Five levels within a hierarchy of facility provision are used to determine the Public Open Space classifications in the City of Mandurah, based on the 'Liveable Neighbourhoods' hierarchy. The assignment of hierarchical levels within Public Open Space is determined by catchment size (geographical area), level of use, POS scale(sqm) and significance. Below is an outline of facility classifications:

**Regional Open Space** - Services the City of Mandurah and surrounding regions.

**District Park** - Notionally serving 3 neighbourhoods. 600m - 1km walk from most dwellings. Located between neighbourhoods.

**Neighbourhood Park** - Serving 600 - 800 dwellings and a maximum of 400m walk from most dwellings.

**Local Park** - Located within neighbourhoods. Approximately 150m - 300m walking distance to all dwellings.

**Community Purpose Site** - Located within 1,500 - 1,800 dwellings, preferably located near town centres.

This classification system primarily considers scale, catchment and distribution. Initially, it is effective in evaluating existing facilities or sites for the provision of future facilities, however it is less effective in outlining inherent community value.

For the purpose of improved evaluation of existing facilities, proposed sites or outlining the requirements for future skate facilities, a more detailed classification needs to be considered, one that outlines the inherent social/user value of the facility, its function, opportunity, impact, diversity and how it services the community and its young people.

The following diagram [pages 8-9] can be used to provide a more detailed evaluation of existing facilities or to assist in outlining the key requirements for the successful provision of valued Skate & Youth facilities. The diagram classifies facilities into three major categories of value low, medium or high.

The following document will thus refer to the following classification breakdown.

MEDIUM LEVEL	DISTRICT FACILITY
REFERS TO THE INHERENT VALUE OF THE FACILITY BASED ON THE FOLLOWING DIAGRAM (PAGES 8-9)	REFERS TO THE SCALE, CATCHMENT AND DISTRIBUTION OF THE FACILITY BASED ON THE 'LIVEABLE NEIGHBOURHOODS' HIERARCHY.

## EXAMPLE FACILITY TYPOLOGIES

To provide a clear representation of the different typologies, the following example facilities have been included.

### LOW LEVEL LOCAL FACILITY...

**Mosman Park, WA.** Offers a limited beginner - intermediate range of skate and scooter only elements, with no other complementary infrastructure.





## MEDIUM LEVEL DISTRICT FACILITY...

**Exmouth Skatepark, WA.** Offers an adequate beginner - intermediate range of skate, scooter and bmx elements. It also provides all weather shelter structures, floodlighting, integrated social and seating spaces, a drink fountain, electrical capacity for events, and entry signage. This facility meets the needs of skate, scooter and bmx users and offers a great range of complementary infrastructure to create a well rounded community space.



## MEDIUM - HIGH LEVEL DISTRICT FACILITY...

**Armadale Skate Park, WA.** Is ideally located in the town centre precinct of Armadale, adjacent to the City of Armadale Council Offices and Armadale Shopping Centre. The park incorporates an adequate beginner - intermediate range of skate, scooter and bmx elements. It also provides a unique digital screen, speakers, floodlighting, atmospheric LED lighting, integrated play terrain, social and seating spaces, a drink fountain, electrical capacity for events, and entry signage. This facility meets the needs of skate, scooter and bmx users and offers a diverse range of complementary infrastructure to create an engaging and inclusive community space.



## MEDIUM - HIGH LEVEL REGIONAL FACILITY...

**Esplanade Youth Plaza, WA.** Is adequately located within Esplanade Park, adjacent to the Fremantle Fishing Boat Harbour entertainment district. The park incorporates substantial beginner - advanced range of skate, scooter and bmx elements. It also provides floodlighting, climbing structures, a parkour course, table tennis, a shade structure, limited seating and social spaces, a drink fountain, electrical access for events, and entry signage. This facility provides a diverse and unique skate, scooter and bmx experiences and offers a diverse range of activities, but a limited range of complementary infrastructure considering its size and catchment.



# LOW

## LOCATION & VISIBILITY

Limited visibility within the community.  
Incidental locations, often camouflaged within the urban fabric.



## SCALE & ACTIVITY

Typically limited in offering a range of elements, activity and skill.  
0-200 sq / m

## TRANSPORT

Access to public transport, cycle and pedestrian networks.

# MEDIUM

## SETBACKS

50m minimum residential setback.

## LOCATION & VISIBILITY

Site located on a highly visible activated frontage within the community.

## SCALE & ACTIVITY

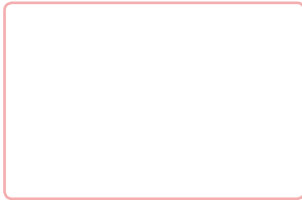
Various integrated skate, bmx and scooter elements.

Caters for the progression of beginners - intermediate skill levels.

Integration of (typically one) other youth and community recreation activity.

Limited range of activity for young people and the community outside of skate bmx and scootering.

400-1000 sq / m



## LIGHTING

General floodlighting to improve safety and facilitate after school and work use.

## SOCIAL SPACE

Spacial & component configuration to facilitate engagement, interaction, expression, exhibition and adolescent identity.

## SHELTER

An expressive bespoke all weather shelter.

## EMERGENCY ACCESS

Vehicle & stretcher access.

## SIGNAGE

Safety & Entry

# HIGH

## LOCATION & VISIBILITY

Site located on a highly visible activated frontage within a community town centre. Directly adjacent to or integrated with commercial, entertainment and youth precincts.

## H2O

Access to drinkable water.

## WASTE

Access to waste receptacles

## PARKING

Access to adequate parking.

## TOILETS

Walkable distance

## TRANSPORT

Dedicated public transport stop and access.

Integrated cycle and pedestrian networks connecting the greater community.

## SETBACKS

100m minimum residential setback



## SCALE & ACTIVITY

Various integrated skate, bmx and scooter elements and styles.

Caters for the progression of beginners - intermediate - advanced skill levels.

Introduces multiple unique skate components / opportunities with local, national and international appeal.

Integration of multiple recreation activities for young people and the broader community. Boulderling (rock climbing), parkour, dancing, sports courts and strength & agility structures.

Offers a diverse range of physical activity for young people and the community outside of skate, bmx and scootering.

1000 - 2500 sq / m

## SOCIAL SPACES

Large areas of spacial & component configuration designed to facilitate engagement, interaction, expression, exhibition and adolescent identity.

## LIGHTING

Vibrant, expressive, animated lighting and digital projection.

Digital projection as a medium for multimedia expression and a local curriculum extension. Creating an inter-generational space.

## PERFORMANCE & EVENTS

Opportunities and infrastructure for intimate and larger scale performance and events. Spill out areas, exterior speakers, power connections, stages and temporary vehicle access.

## SERVICES

Close access or integrated youth related services and support. Counselling, Mentoring Clinics & Workshops.

## SIGNAGE

Illuminated and robust bespoke safety and entry signage integrated within the space.

## TOILETS

Dedicated public toilet facilities.

## WASTE

Multiple points of waste disposal throughout site.

Integration with council recycling programs.

## H2O

Multiple points of drinkable water.

## REFRESHMENTS

Close proximity to local food and beverage facilities.

## EMERGENCY ACCESS

Vehicle & stretcher access to all areas.

Dedicated first aid station and facilities.

## PARKING

Adequate parking facilities dedicated to the facility.

Vehicle drop-off area.

## SHELTER

Multiple iconic, robust, expressive bespoke all weather structures.

Integrated lighting, digital projection and exhibition components.

Offering unique and diverse opportunities for occupation and expression.

## EXHIBITION

Opportunities for exhibition and integration with curriculum.

Multiple forms of representation of exhibition from graffiti and artwork, to digital projection, sculpture and venues for dance and music.

Opportunities to exhibit educational workshops.

# 03 EXISTING SKATE & BMX //

## INTRODUCTION

To further understand what is required in Lakelands and Dawesville an evaluation of the greater Mandurah municipality and its existing skate and BMX facilities has been conducted using the Facility Typology Diagram. It's important that the future provision of skate and BMX facilities in Mandurah consider what the region already offers and focuses on further diversifying user experiences and services while encouraging broader community engagement.

*For skatepark location within Mandurah please refer to the diagram depicted on page 5.*

## BILL BOWLER SKATE & BMX PARK

Located on the Western Foreshore across from Mandurah Town Centre it is considered the Peel Region's premier skate facility. The medium level regional facility caters for beginner, intermediate to advanced skill levels and offers a variety of street style elements, banks, transitions, rails, ledges and a fun box. The skatepark includes complementary infrastructure such as lighting, a drink fountain, three shelter structures and close access to parking and toilets.

The physical condition of the skatepark however is classified as poor and requires immediate rectification works.

1 Pinjarra Road Mandurah WA 6210 Australia



## FALCON SKATE & BMX PARK

Caters for beginner to intermediate skill level skate and BMX riders in the southern end of the City. It is classified as a low - medium level district facility. This skatepark is approximately 300m<sup>2</sup>, and features a 5ft mini-ramp section which hips with transition on one side, and a 3ft high banked hip on the other. These hips lead to an open area which features a curved two tier ledge and two flat bars.

The physical condition of the skatepark is 'Good' however the skatepark does not provide lighting, shelter or a strong variety of skate components. It is also easily overcrowded due to its size.

3 Flame Street Falcon WA 6210 Australia



## DUVERNY PARK ACTIVITY ZONE

The City of Mandurah's newest beginner to intermediate skill level skate and BMX facility. It is classified as a low - medium level local facility and contains a rider designed BMX dirt jump area and a small street skate area alongside a basketball court. The park offers a very limited range of skate components namely a few ledges and two rails, however it does provide lighting, a drink fountain, power access for events and is in close proximity to play structures.

The physical condition of the skatepark is 'Good' but does require some immediate rectification works.

221-239 Wanjeep Street Coodanup WA 6210 Australia



## MILGAR RESERVE BMX TRACK

The Milgar BMX track is Mandurah's only formal BMX racing track. The track was a project developed between the City of Mandurah and the Peel BMX Club and is classified as a low level district facility.

The facility caters for intermediate to advanced bmx riding only and provides no other complementary infrastructure apart from parking and toilets in the vicinity.

The physical condition of the track is 'Good' but does require some immediate rectification works.

91A Park Road Mandurah WA 6210 Australia



## LAVENDER BMX TRACK

Is a small BMX track offering jumps for beginner skill levels. It is classified as a low level local facility. The facility suffers from poor drainage, poor visibility and doesn't provide lighting, a drink fountain, shelter or any other related infrastructure apart from a small playground and one bench.

The physical condition of the track is 'poor' and requires some immediate rectification works.

42 Templetonia Promenade Halls Head WA 6210 Australia



## SUMMARY

When the distribution of all existing facilities is considered it is easy to understand the immediate need for future provision in Lakelands and Dawesville, with a clear clustering of facilities around central Mandurah. The strength and inherent value of Billy Bowler and Falcon Skateparks can be associated with their strong site positioning along activated frontages and clear community visibility. Both spaces provide a standard range of skate experiences and components, however both would benefit from expansion and the inclusion of more unique, iconic components that cater for a broader range of skate and BMX styles. Currently no existing facilities in the Mandurah region cater for 'bowl' or 'plaza' skating which should be addressed in the provision of future facilities. The other facilities located at Milgar and Lavender offer no skate inclusions and very little complementary infrastructure, while Duverny offers a range of recreation opportunities and infrastructure with some skate function. All of these spaces predominantly cater for BMX riding on dirt tracks.

The site selection process and the future design of new facilities in Lakelands and Dawesville should consider the clear gap in existing facilities with the need for bowl and plaza styles, and focus on building a broader range of supporting infrastructure to engage young people and the community in a highly visible and activated location.

*“...now we have a strong understanding of what facilities exist in Mandurah and what makes a valued skate and youth space... we can now begin an informed site evaluation process, site inspection and outline a well considered design proposal...”*

# 04 SITE EVALUATION MATRIX //

## INTRODUCTION

The following Site Evaluation Matrix is a key assessment tool when determining the most suitable location for the future provision of skate and BMX facilities in the City of Mandurah. Each criteria has been developed by Enlocus from years of professional experience advancing the field of skate and youth spaces, along with reference to supporting industry documents, most notably Sports and Recreation Victoria's Skatepark Guide (2001) and the soon to be publicly released Skateboarding Australia Skatepark Facility Guide.

This matrix will evaluate the six sites previously selected in the City of Mandurah Skate & BMX Strategy 2012-2022 and rank the sites in order of suitability. Each criteria has been reviewed by the City of Mandurah, and considers not only the existing condition but future planning as many of the sites are currently being developed. The following is a brief description of each category.

**Availability, Scale & Capability** evaluates the sites potential to accommodate the required facility footprint, whether it is compatible with existing planning and zoning requirements, and if the surrounding context can facilitate potential future expansion. This is the first critical step in evaluation, and ensures the proposed facility has the potential to expand and adapt to future needs.

The **Technical** criteria evaluates the existing civil infrastructure, its proximity to the proposed facility, constraints and implications on existing drainage and earthworks.

**Access, Context & Amenities** consider a broader evaluation

of the site. Reviewing potential catchment, proximity to public infrastructure, and connectivity to modes of transport. This is critical as most young people rely on public transport and cycle networks to circulate throughout the City of Mandurah. These categories also evaluate the sites relationship to commercial and youth related facilities, to ensure the proposed site is in a desirable and social location where young people want to be, increasing inherent value through co-location.

**Safety & Observation** initially evaluates the sites perceived sense of safety through passive surveillance opportunities created by a prominent, activated location. It also evaluates safety in terms of emergency accessibility, proximity, safe egress, and the opportunity for prospect and refuge. This category is critical in displacing the traditional 'back of house' locations many skate and youth spaces have previously been subject to and instead places importance on providing young people with open, safe and welcoming sites for all ages, as well as instilling and encouraging a level of confidence and independence.

It's also important that accessibility by **Maintenance** staff is considered to ensure a clean and cost effective maintenance program which can be regularly managed by Council for the Community. Maintaining a clean facility is critical in improving safety but also communicating the value of a place and can instil a sense of worth amongst the majority of users.

**Impact & Proximity** evaluates the proposed sites potential

environmental and land use implications, as well as assessing possible noise and light spill issues that can occur with these facilities. It is critical that the proposed facility has the opportunity to gain community support, through an environmentally aware development that also considers its neighbours.

\* It should be noted that the following Site Evaluation Matrix considers the successful implementation of all relevant development plans, as many of the considered sites are currently under development but are earmarked for substantial infrastructure investment. These developments are considered to be completed within a similar time frame to the proposed skate and youth facilities and have therefore been included in the Site Evaluation Matrix.



**01 AVAILABILITY //**

IS THE SITE CONSISTENT WITH EXISTING STRATEGIES, ZONING AND OWNERSHIP?

WILL THE REMAINING AREAS OF THE SITE BE PUBLICLY ACCESSIBLE ONCE THE FACILITY IS DEVELOPED.

**02 SCALE & CAPABILITIES //**

CAN THE PROPOSED SITE CONTAIN THE REQUIRED AREA FOR A DISTRICT SKATE & YOUTH FACILITY TYPE [400-1000SQM GUIDE ONLY]

IF DEVELOPED, COULD THE SITE ACCOMMODATE FUTURE FACILITY EXPANSION.

IS THE PROPOSED SITE CAPABLE OF CATERING FOR THE VARIOUS SKATEPARK TYPES AND DIVERSITY OF ELEMENTS [I.E. BOWL, STREET, TRANSITIONS, VERT RAMP, PLAZA AND REQUIRED BATTERS / EMBANKMENTS]

CAN THE PROPOSED SITE PROVIDE OPPORTUNITIES FOR 'LEGITIMATE PERIPHERAL PARTICIPATION' [PHYSICAL & VISUAL CONNECTION TO REFUGE AREAS, SEATING, AND PLAY SPACES]

DOES THE SITE HAVE THE ABILITY TO HOST LARGER CROWDS DURING PROGRAMMED EVENTS, COMPETITIONS AND PEAK PERIODS [I.E. .... SERVICE REQUIREMENTS & ASSOCIATED TEMPORARY INFRASTRUCTURE LIKE FOOD TRUCKS, LIVE MUSIC/ DJ, TOILETS AND MARQUIS ETC]

IS THE PROPOSED SITE FREE FROM EXISTING CONSTRAINTS OF LAND USE, RIGHT OF WAY, COVENANTS, EASEMENTS, SERVICE ACCESS REQUIREMENTS [SUBTERRANEAN OR OVERHEAD CABLING, OPTICS, TELECOMMUNICATIONS, POWER, WATER, SEWAGE & GAS]

**03 TECHNICAL //**

DOES THE PROPOSED SITE SUGGEST MINIMAL DRAINAGE IMPLICATIONS [LOCATION OF LPD, PIT INVERT LEVELS, CROSSFALL AND EXISTING SITE CATCHMENT]

SITE 1: MADORA BAY PROPOSED REGIONAL BEACH [PARCEL NUMBER UNKNOWN]	SITE 2: BANKSIDALE GATE, LAKELANDS CENTRAL PRECINCT [PARCEL NUMBER 58935]	SITE 3: LAKE VALLEY DRIVE, LAKELANDS EAST PRECINCT [PARCEL NUMBER 58935]	SITE 4: MOORA CLOSE, DAWESVILLE [PARCEL NUMBER UNKNOWN]	SITE 5: DAWESVILLE COMMUNITY CENTRE, DAWESVILLE [PARCEL NUMBER UNKNOWN]	SITE 6: JERRAMUNGUP GREEN, DAWESVILLE [PARCEL NUMBER 48677]	SITE 7: 23 MELROS BEACH ROAD, DAWESVILLE [PARCEL NUMBER 41827]	SITE 8: 2 WESTBURY WAY, DAWESVILLE [PARCEL NUMBER 42108]	SITE 9: ESTUARY RD, DAWESVILLE [PARCEL NUMBER UNKNOWN]	COMMENTS //
SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	SCORE	
3	4	3	4	5	3	3	3	4	
4	5	5	5	4	5	5	5	5	
4	4	3	5	3	4	5	5	4	
4	5	2	5	1	2	5	3	3	
2	4	1	4	3	4	4	4	4	
4	5	3	5	3	4	5	4	3	
5	5	1	5	2	3	5	3	3	
4	4	3	4	4	2	1	4	3	
3	4	2	4	4	4	3	4	3	

	SITE 1: MADIRA BAY PROPOSED REGIONAL BEACH [PARCEL NUMBER UNKNOWN]	SITE 2: BANKSIDALE GATE, LAKELANDS CENTRAL PRECINCT [PARCEL NUMBER 58935]	SITE 3: LAKE VALLEY DRIVE, LAKELANDS EAST PRECINCT [PARCEL NUMBER 58935]	SITE 4: MOORA CLOSE, DAWESVILLE [PARCEL NUMBER UNKNOWN]	SITE 5: DAWESVILLE COMMUNITY CENTRE, DAWESVILLE [PARCEL NUMBER UNKNOWN]	SITE 6: JERRAMUNGUP GREEN, DAWESVILLE [PARCEL NUMBER 48577]	SITE 7: 23 MELROS BEACH ROAD, DAWESVILLE [PARCEL NUMBER 41827]	SITE 8: 2 WESTBURY WAY, DAWESVILLE [PARCEL NUMBER 42108]	SITE 9: ESTUARY RD, DAWESVILLE [PARCEL NUMBER UNKNOWN]	COMMENTS //
DOES THE GEOTECHNICAL CLASSIFICATION & SOIL BARRING CAPACITY OF THE PROPOSED SITE SUGGEST MINIMAL CONSTRUCTION AND ENGINEERING IMPLICATIONS.	0	0	0	0	0	0	0	0	0	GEOTECHNICAL CLASSIFICATION OF ALL SITES UNKNOWN AT THIS STAGE.
DOES THE EXISTING SITE TYPOGRAPHY AND TERRAIN REQUIRE MINIMAL EARTHWORKS AND STRUCTURAL RETENTION IMPLICATIONS.	2	3	1	4	3	3	4	4	3	
DOES THE PROPOSED SITE HAVE EASY ACCESS TO ELECTRICITY, DRINKING WATER, SEWAGE, DIGITAL TELECOMMUNICATIONS [INTERNET].	4	4	2	4	5	3	3	3	4	
<b>04 ACCESS //</b>										
IS THE SITE BEST LOCATED FOR CATCHMENT OF POTENTIAL USERS.	3	5	2	5	5	3	2	2	3	
IS THE PROPOSED SITE IN CLOSE PROXIMITY TO PUBLIC TRANSPORT [ACCEPTABLE WALKABLE DISTANCE IS 500M]	3	5	2	5	5	2	2	4	4	
ARE THERE ACCESSIBLE CONNECTIONS BETWEEN PUBLIC TRANSPORT AND THE PROPOSED SITE [PATHWAYS, RAMPS]	3	5	3	5	5	3	1	4	3	
IS THE PROPOSED SITE IN CLOSE PROXIMITY TO PRINCIPAL BIKE ROUTES AND PEDESTRIAN PATHWAYS THAT CONNECT WITH THE BROADER COMMUNITY.	4	4	3	5	3	3	1	3	2	
DOES THE SITE HAVE ADEQUATE PARKING FOR THE PROPOSED FACILITY	3	3	1	5	5	1	1	3	3	
DOES THE SITE HAVE A CLEARLY DEFINED DROP OFF AREA [A TRAFFIC MANAGEMENT STUDY MAY BE REQUIRED TO DETERMINE PARKING AND CIRCULATION REQUIREMENTS FOR THE PROPOSED FACILITY]	4	3	3	5	5	3	1	3	3	
<b>05 CONTEXT &amp; AMENITIES //</b>										
ARE THERE ASSOCIATED AMENITIES SUCH AS PUBLIC TELEPHONES, TOILETS, DRINKABLE WATER, ALL WEATHER STRUCTURES, WIFI.	3	4	1	3	5	1	2	1	4	
IS THE SITE IN CLOSE PROXIMITY TO COMMERCIAL FACILITIES & PRECINCTS [FOOD & BEVERAGE].	4	5	2	2	5	3	1	2	3	
IS THE SITE IN CLOSE PROXIMITY TO LOCAL YOUTH BUILDINGS / SERVICES AND RELATED PROGRAMS	2	4	2	4	5	3	2	2	2	
DOES THE SITE HAVE AN EXISTING RITUAL OF YOUTH SOCIAL INTERACTION, AND IS IT A SPACE WHERE YOUNG PEOPLE WANT TO BE.	3	4	1	5	5	2	2	2	2	

	SITE 1: MADORA BAY PROPOSED REGIONAL BEACH [PARCEL NUMBER UNKNOWN] SCORE	SITE 2: BANKSIDALE GATE, LAKELANDS CENTRAL PRECINCT [PARCEL NUMBER 58935] SCORE	SITE 3: LAKE VALLEY DRIVE, LAKELANDS EAST PRECINCT [PARCEL NUMBER 58935] SCORE	SITE 4: MOORA CLOSE, DAWESVILLE [PARCEL NUMBER UNKNOWN] SCORE	SITE 5: DAWESVILLE COMMUNITY CENTRE, DAWESVILLE [PARCEL NUMBER UNKNOWN] SCORE	SITE 6: JERRAMUNGUP GREEN, DAWESVILLE [PARCEL NUMBER 48577] SCORE	SITE 7: 23 MELROS BEACH ROAD, DAWESVILLE [PARCEL NUMBER 41827] SCORE	SITE 8: 2 WESTBURY WAY, DAWESVILLE [PARCEL NUMBER 42108] SCORE	SITE 9: ESTUARY RD, DAWESVILLE [PARCEL NUMBER UNKNOWN] SCORE	COMMENTS //
DOES THE PROPOSED SITE HAVE ANY RELATIONSHIP TO ADJACENT COMMUNITY FOCAL POINTS [COMMUNITY CENTRE, MENS SHED, LIBRARY, SCHOOLS AND OTHER SPORTS AND RECREATIONAL FACILITIES]	4	5	1	5	5	3	1	1	2	
<b>06 SAFETY &amp; OBSERVATION //</b>										
IS THE PROPOSED SITE PROMINENT [LOCATED ON AN ACTIVATED FRONTAGE] AND DOES IT MAXIMISE THE POTENTIAL FOR NATURAL SURVEILLANCE [IMPROVING PERCEIVED SAFETY]	4	5	4	5	4	2	2	3	2	
CAN THE PROPOSED SITE ADEQUATELY FACILITATE EMERGENCY VEHICLE ACCESS [FIRE AND AMBULANCE]	4	5	4	5	5	4	4	5	4	
IS THE PROPOSED SITE IN CLOSE PROXIMITY TO POLICE SERVICES OR SCHEDULED POLICE AND SECURITY SURVEILLANCE ROUTES.	1	2	1	2	4	1	1	1	1	CLOSEST POLICE STATION IS LOCATED IN MANDURAH TOWN CENTRE.
DOES THE PROPOSED SITE ALLOW FOR SAFE PASSAGE, AND AVOID USERS NEGOTIATING BUSY INTERSECTIONS AND ROADS TO GAIN ACCESS.	4	3	3	5	3	3	3	3	3	
IS THE PROPOSED SITE AND SURROUNDING ACCESS ILLUMINATED.	3	5	2	4	5	3	2	3	3	
CAN THE PROPOSED SITE FACILITATE MULTIPLE POINTS OF ENTRY [SAFE EGRESS]	4	4	2	5	4	4	3	3	3	
"PROSPECT AND REFUGE" DOES THE PROPOSED SITE PROVIDE PEOPLE WITH THE CAPACITY TO OBSERVE (PROSPECT) WITHOUT BEING SEEN (REFUGE) [IS THE SITE LOCATED WHERE YOUNG PEOPLE WILL FEEL COMFORTABLE AND SAFE]	4	4	3	5	4	4	4	4	3	
<b>07 MAINTENANCE</b>										
DOES THE SITE HAVE EASY ACCESS FOR REGULAR MAINTENANCE AND INSPECTION.	5	5	4	5	5	4	4	4	4	
<b>08 IMPACT //</b>										
CAN THE PROPOSED FACILITY CAUSE MINIMAL DISPLACEMENT OF EXISTING LAND USE.	3	4	4	4	5	2	3	4	4	
WILL IMPLEMENTATION OF THE PROPOSED FACILITY CAUSE MINIMAL ENVIRONMENTAL & ECOSYSTEM IMPACT [GRASSLANDS, SHRUBLANDS, WOODLANDS, FORESTS AND WETLANDS]	3	4	2	2	5	3	1	4	3	

WILL THE PROPOSED SITE MINIMISE LIGHT AND NOISE INTRUSIONS TO THE SURROUNDING NEIGHBOURHOOD [50M MIN ADEQUATE DISTANCE]

ARE THERE EXISTING BARRIERS TO NEGATE VEHICLE ILLUMINATION AFTER HOURS.

DOES THE SITE HAVE THE POTENTIAL TO PROVIDE NATURAL NOISE ATTENUATION [GROUNDING & VEGETATION]

PAGE 20

## SITE EVALUATION MATRIX OUTCOMES //

As part of the selection process the site evaluation matrix is conducted in two stages. The first being an independent site evaluation conducted by Enlocus and the later including an internal review by City of Mandurah Staff and validation of results. This ensures the evaluation process is free from subjective opinion.

The site evaluation process of the three sites in Lakelands yielded a clear result, the Banksiadale Gate P.O.S. Site should be selected and developed for a future Medium Level District Skate and BMX Facility. The success of this site relies on the commitment and completion of the adjacent Lakelands Town Centre and High School to reach its full potential as a valued community facility.

The six sites evaluated in Dawesville resulted in Moora Close P.O.S. being selected. However Dawesville Community Centre site also scored well but based on the availability of space and poor connection to eastern Dawesville meant it was not suited for a Medium Level District Skate and BMX Facility, although there may be the opportunity to develop the site as a low level facility in the future. Located between two existing schools the Moora Close P.O.S. site will be well connected and highly visible ensuring the greatest opportunity to develop a valued community facility.



# 05 SITE ANALYSIS // LAKELANDS

## INTRODUCTION

In North Mandurah, Lakelands is estimated to have over 2000 young people by 2021. This will account for 31% of the population in that area and is significantly higher than the population of young people in other northern suburbs (San Remo & Madora Bay), although closely followed by Meadow Springs (25%). Due to the proposed population density of young people in Lakelands, it is considered the most suitable location for a north Mandurah facility.

The adjacent three sites were considered in the previous Site Evaluation Matrix, with Site 02 proving the most suitable for development.

## SITE 02 // BANKSIADALE GATE P.O.S.

Although currently under development, the public open space (P.O.S.) on Banksiadale Gate holds the greatest potential for the development of a future skate and bmx facility in Lakelands. The facility will be highly visible, and located along an activated frontage within a sporting and recreation precinct. It will have the opportunity to connect with other youth services infrastructure, namely the Lakelands Public High School and Community / Youth Building. Other complementary infrastructure includes the adjacent Lakelands Town Centre and proposed pedestrian and transport connections linking the northern suburbs to this area. This location holds the greatest opportunity to develop a valued community skate and bmx facility in the north of Mandurah.







# 06 LAKELANDS CONCEPT //

## DESIGN DESCRIPTION

The Lakelands Skate and BMX Facility is designed as an extension of the formalized landscape associated with the proposed adjacent Lakelands Town Centre. This extension will create an open and inviting plaza; a familiar environment that the whole community will feel comfortable engaging with. It also represents a unique opportunity for the City of Mandurah to have the first youth orientated plaza in Western Australia and capture a popular movement in the skate and bmx scene.

Pending approval, the Facility can be also closely integrated with the proposed Lakelands High School and Community/ Youth Building. This integration will provide teachers, community and youth officers with the opportunity to engage with young people in an approachable, social environment.

This MEDIUM - HIGH LEVEL DISTRICT Facility will include a competition level enclosed bowl, terraced skate elements that link to the proposed community/youth building, whilst offering seating and spaces for events, competitions and demonstrations. The inclusion of lighting, unique shelters, outdoor speakers, digital projection and wifi capabilities will elevate this youth precinct to the very heart of the proposed Lakelands Town Centre.





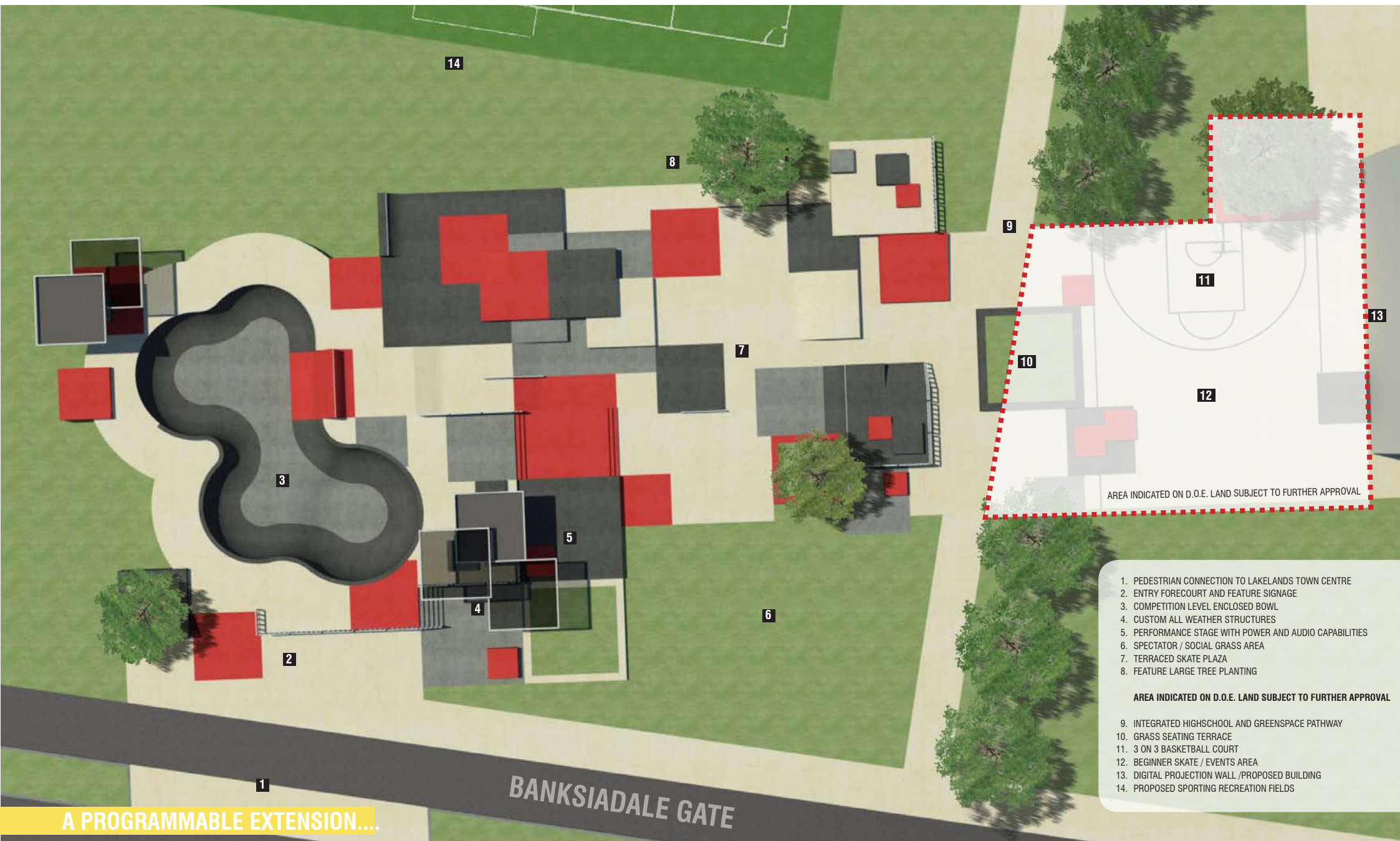




WOULD BE THE FIRST.... ENCLOSED BOWL IN MANDURAH  
...AND YOUTH / SKATE ORIENTATED PLAZA IN W.A.







1. PEDESTRIAN CONNECTION TO LAKELANDS TOWN CENTRE
2. ENTRY FORECOURT AND FEATURE SIGNAGE
3. COMPETITION LEVEL ENCLOSED BOWL
4. CUSTOM ALL WEATHER STRUCTURES
5. PERFORMANCE STAGE WITH POWER AND AUDIO CAPABILITIES
6. SPECTATOR / SOCIAL GRASS AREA
7. TERRACED SKATE PLAZA
8. FEATURE LARGE TREE PLANTING

AREA INDICATED ON D.O.E. LAND SUBJECT TO FURTHER APPROVAL

9. INTEGRATED HIGHSCHOOL AND GREENSPACE PATHWAY
10. GRASS SEATING TERRACE
11. 3 ON 3 BASKETBALL COURT
12. BEGINNER SKATE / EVENTS AREA
13. DIGITAL PROJECTION WALL / PROPOSED BUILDING
14. PROPOSED SPORTING RECREATION FIELDS

A PROGRAMMABLE EXTENSION....

OF THE PROPOSED ADJACENT HIGH SCHOOL AND COMMUNITY DEVELOPMENT.....



# 07 SITE ANALYSIS // DAWESVILLE

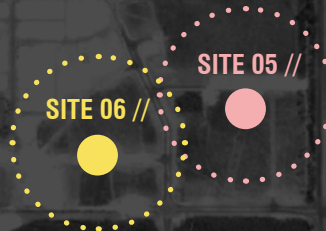
## INTRODUCTION

In the Southern suburbs of Mandurah, Dawesville is estimated to have almost 2,500 young people by 2021 and a 2009 deputation to Council, that requested youth facilities in the area, is a testament to this growth.

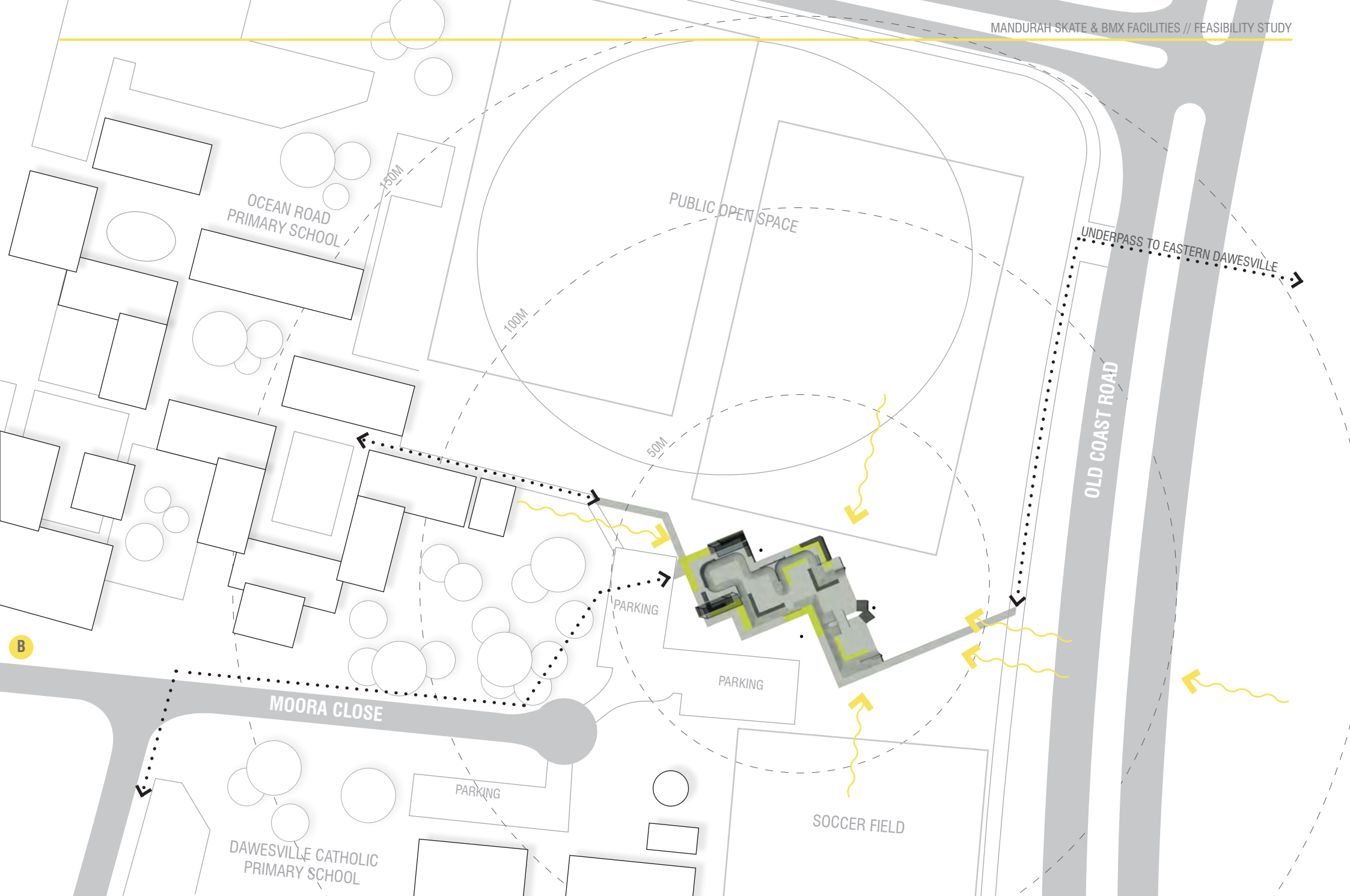
The adjacent six sites were considered in the previous Site Evaluation Matrix, with Site 04 proving the most suitable for development.

## SITE 04 // MOORA CLOSE P.O.S.

The proposed expansion and development of the P.O.S. at the end of Moora Close holds the greatest potential for the development of a future skate and bmx facility in Dawesville. The facility will be highly visible, well connected and located along Old Coast Road within the adjacent school precinct. It will have the opportunity to engage with other youth services and recreation infrastructure, namely Ocean Rd Primary School and Dawesville Catholic Primary School. Other complementary infrastructure will include the proposed Florida Shopping Centre and existing Old Coast Road pedestrian underpass and transport connections linking eastern Dawesville to this area. This location holds the greatest opportunity to develop a valued community skate and bmx facility in the south of Mandurah.









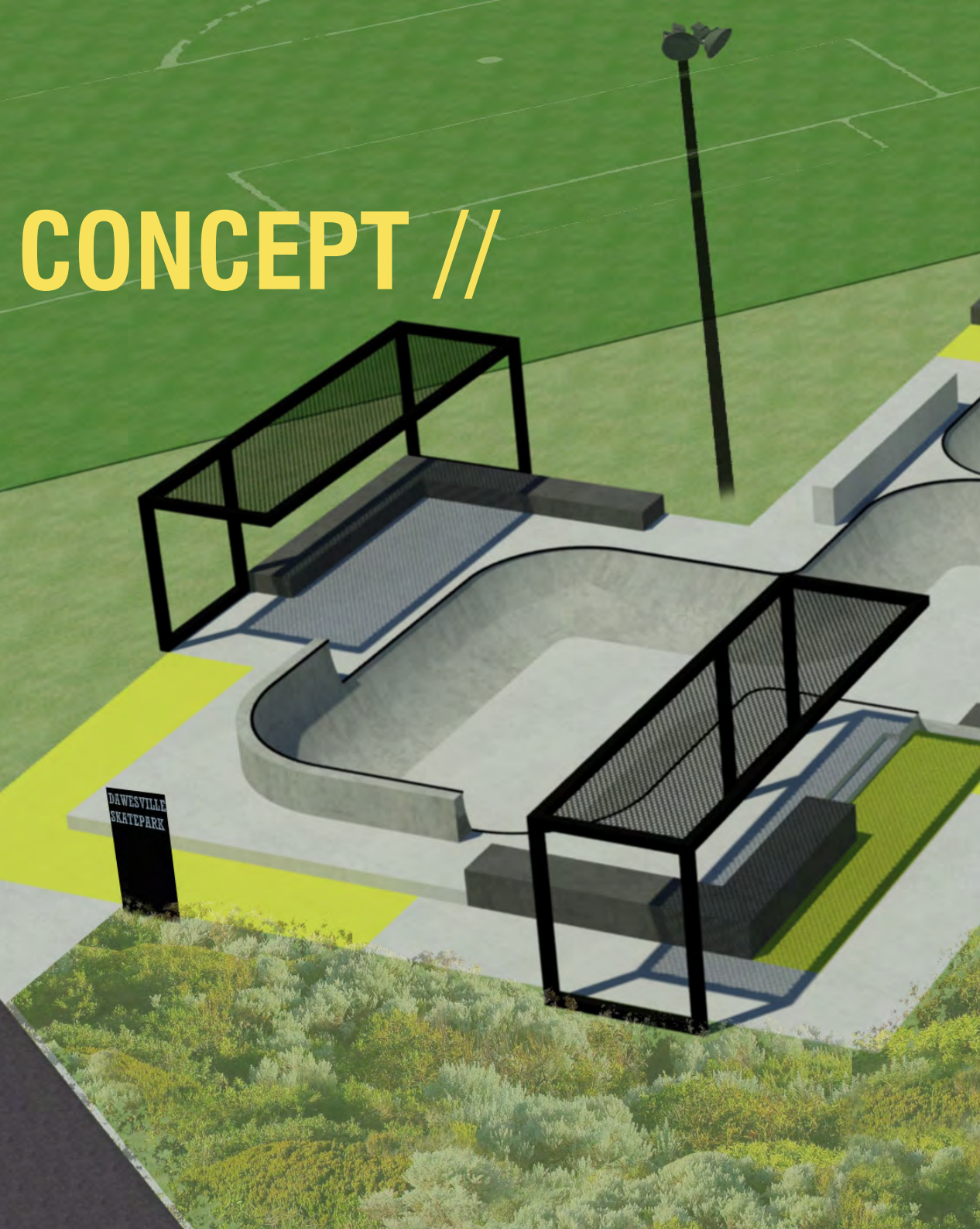
# 08 DAWESVILLE CONCEPT //

## DESIGN DESCRIPTION

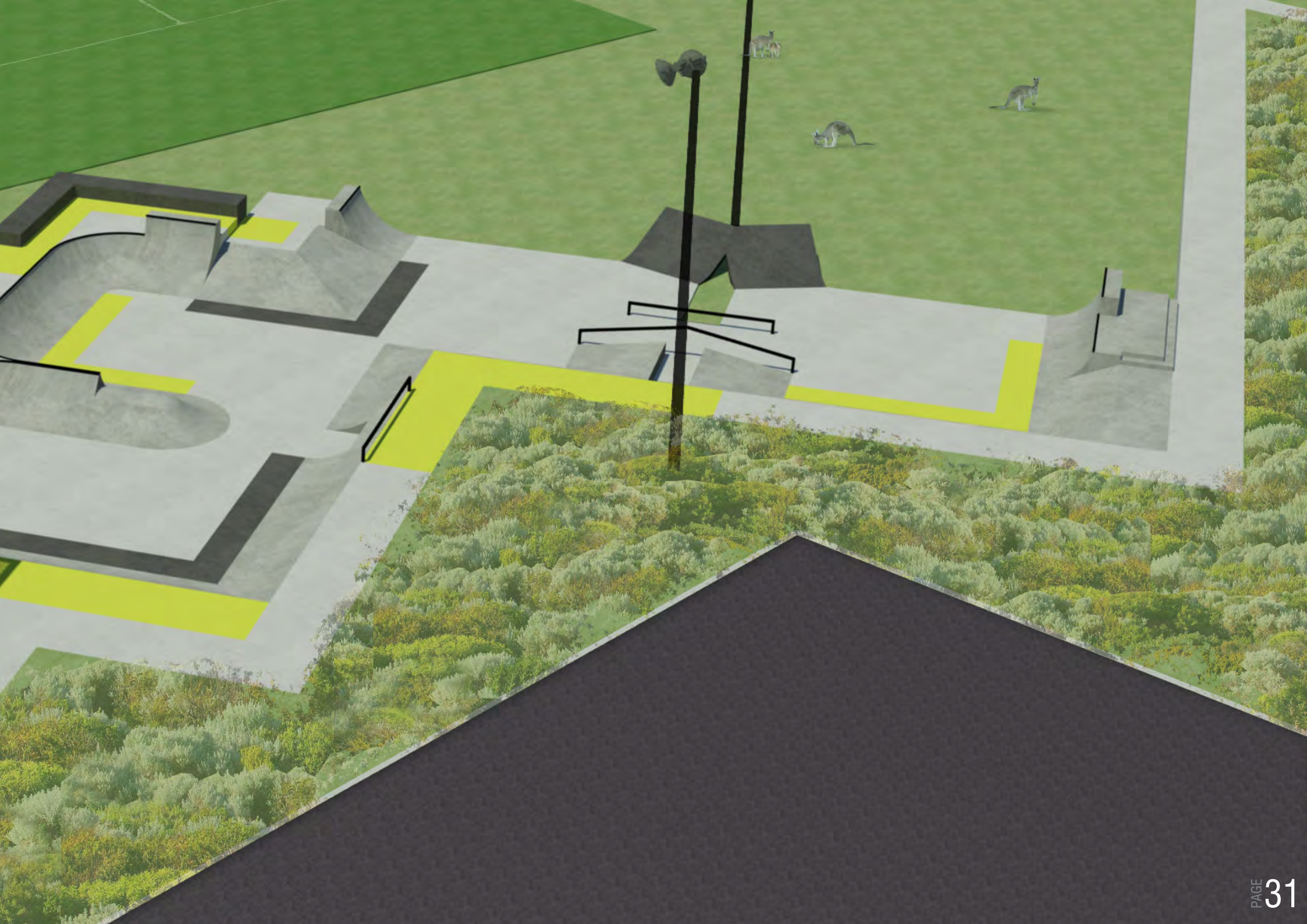
One of the key design components of the Dawesville Skate and BMX Facility is the proposed pathway connection from the eastern Dawesville underpass to the adjacent two primary schools. This pathway establishes the proposed Facility as an important meeting space and social destination on the journey to and from school, creating a place for expression and identity in local youth.

While encouraging local young people to exercise by skating, scootering or riding to school, the Facility's location between two primary schools also offers a very unique curriculum opportunity as these recreation activities are rapidly growing in popularity.

This MEDIUM LEVEL DISTRICT Facility will include a flow style street course, that includes an open bowl section, banks, rails and a kicker targeted towards beginner and intermediate skill levels. The two shade structures also provide social opportunities and engagement with the adjacent sporting recreation fields. Lighting will ensure a safe and secure facility, with the option of extending the skatepark's hours of operation.







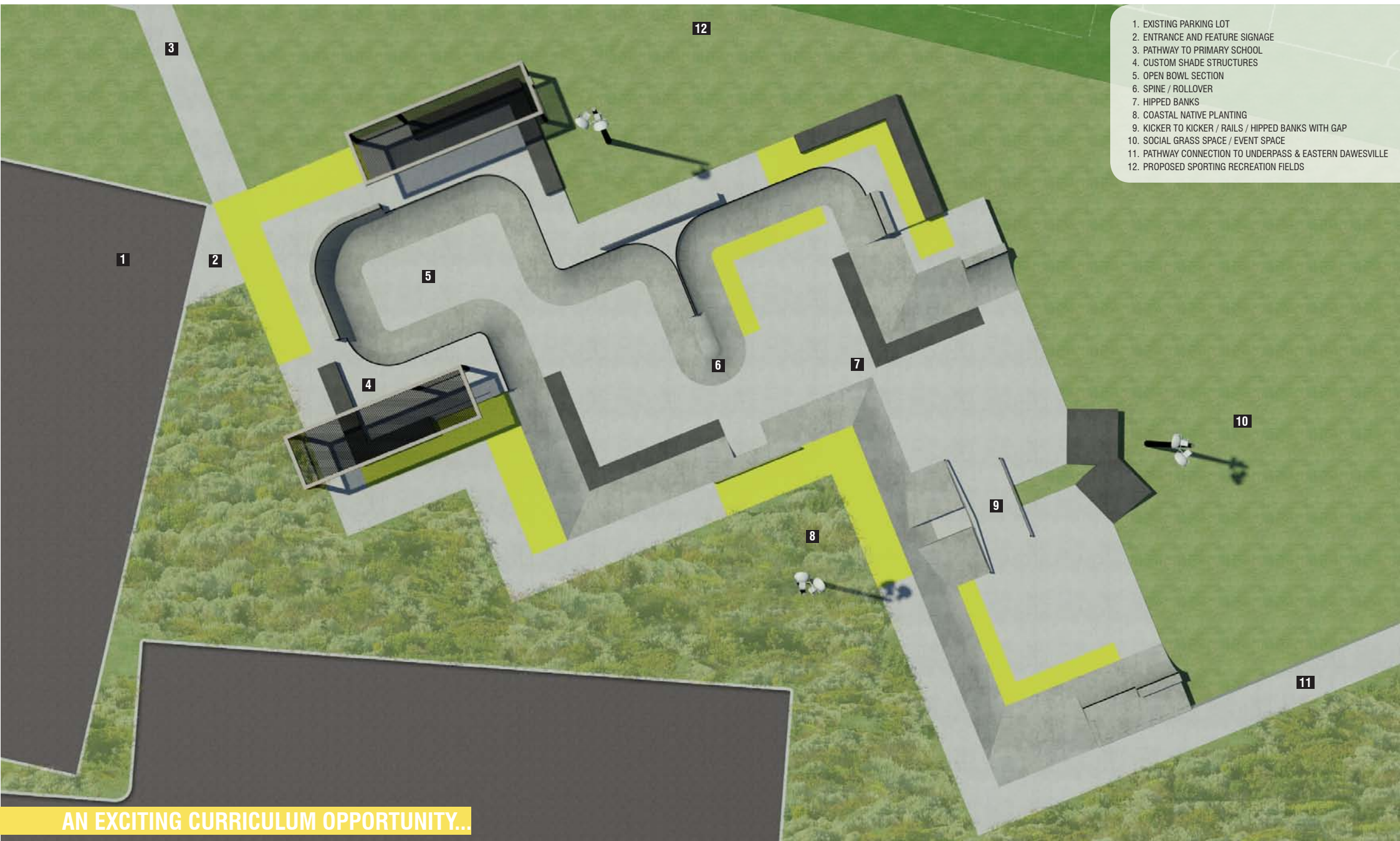


## IMPROVING THE JOURNEY...

...AND ENCOURAGING YOUNG PEOPLE TO GET ACTIVE AND RIDE / SKATE TO SCHOOL







1. EXISTING PARKING LOT
2. ENTRANCE AND FEATURE SIGNAGE
3. PATHWAY TO PRIMARY SCHOOL
4. CUSTOM SHADE STRUCTURES
5. OPEN BOWL SECTION
6. SPINE / ROLLOVER
7. HIPPED BANKS
8. COASTAL NATIVE PLANTING
9. KICKER TO KICKER / RAILS / HIPPED BANKS WITH GAP
10. SOCIAL GRASS SPACE / EVENT SPACE
11. PATHWAY CONNECTION TO UNDERPASS & EASTERN DAWESVILLE
12. PROPOSED SPORTING RECREATION FIELDS

AN EXCITING CURRICULUM OPPORTUNITY...

AT A BEGINNER - INTERMEDIATE FACILITY



# 09 SITE INSPECTION // FALCON

## INTRODUCTION

One of the key recommendations outlined in the City of Mandurah Skate and BMX Strategy (2012-2022) was the upgrade of Falcon Skatepark. This recommendation acknowledges the many voices of consultation and the stages of public comment conducted by the City of Mandurah. It also responds to the growing concerns regarding the overcrowding that can occur at Falcon Skatepark, which will continue to rise accordingly with the growth of youth demographics and skateboarding. The expansion of Falcon Skatepark to facilitate a broader range of skate opportunities and complementary infrastructure is critical in meeting the growing needs of the Mandurah community.

To ensure a valued expansion is developed, the city of Mandurah requested a site inspection of Falcon Skatepark. The following inspection was conducted in May 2014 by Enlocus. It identifies and outlines the current condition of the skatepark, potential hazards, functionality, opportunities and constraints for future expansion.

The main focus of the inspection was to look at problem areas and offer solutions to assist in the expansion design and guide Council's decision making process.

This inspection is not a substitute for a risk assessment. If required, a fully qualified risk assessor should be engaged for this purpose.

## SKATEPARK DESCRIPTION

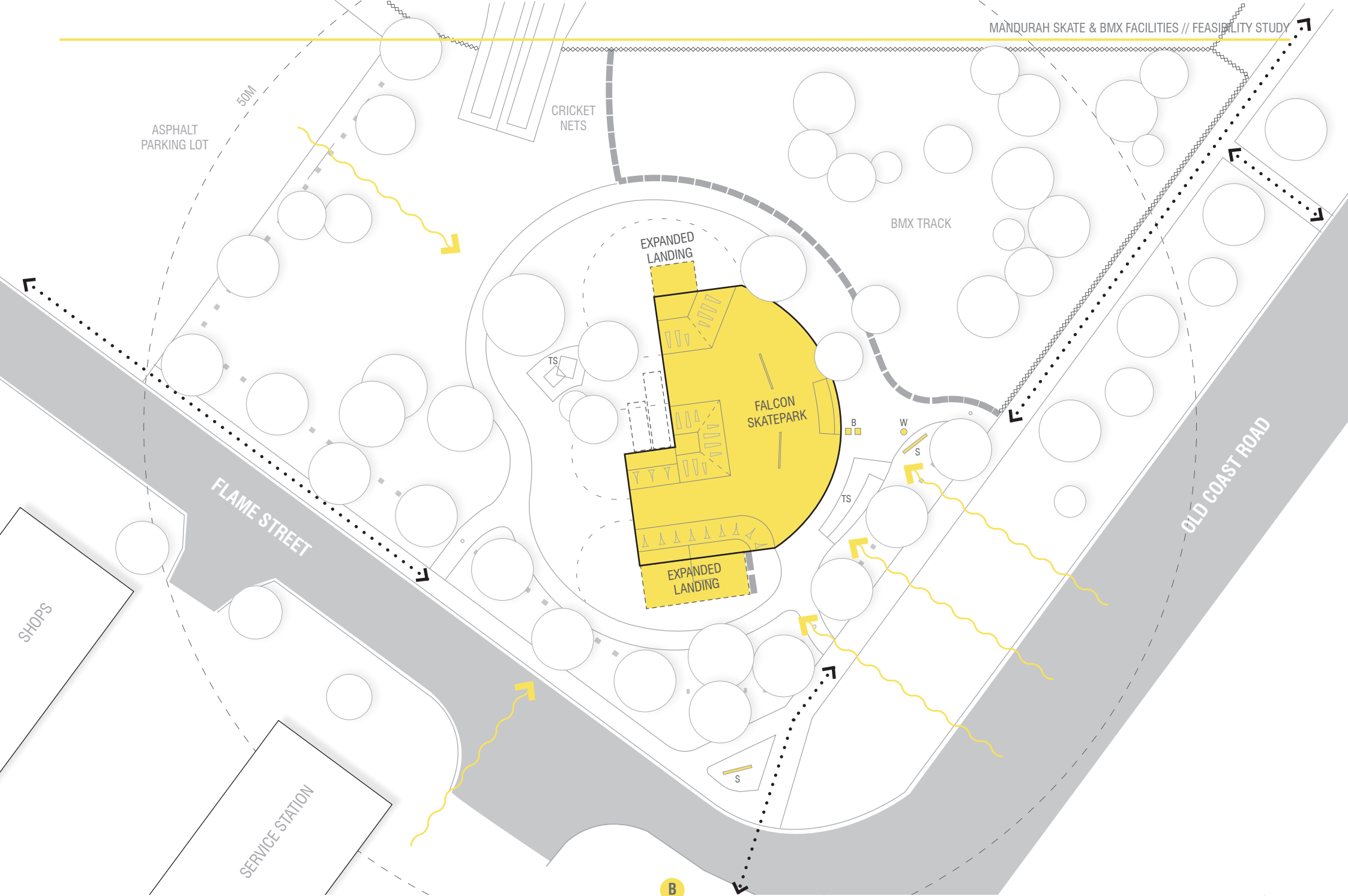
Falcon Skatepark is located in the south eastern corner of Falcon reserve, approximately 8kms south of Mandurah Town Centre just off Old Coast Road. The skatepark was built in 2003 for an original construction value of approximately \$50,000. In 2012 a number of small additions and maintenance was conducted by the Australian Lions Foundation and other local contractors, to improve the occupancy of landings (top of banks and transitions) and remove graffiti. An adjacent BMX track was also added to expand the facilities user group.

Located within Falcon Reserve the skatepark has close access to other recreational activities, namely cricket nets, football / cricket oval, sporting club house, tennis, basketball courts, and a recently opened playground. The skatepark also has toilets, change rooms, commercial facilities and a bus stop in close proximity. Adjacent to the site is a dedicated bike path connecting neighbourhoods from both the north and south. However accessing the skatepark from the east is difficult as pedestrians have to negotiate crossing the busy Old Coast Road.

The skatepark is approximately 300 square meters and is considered a low - medium level district facility (refer to section 2). The skatepark adheres to the 'street' style of skating and is comprised of a 5ft mini-ramp section which hips with a transition on one side and a 3ft high banked hip on the other. These hipped banks lead to an open area which features a curved two tier ledge and two flat bars. The skatepark is very popular with local users and frequently experiences periods of overcrowding.



FALCON SKATE  
& BMX PARK //





## FUNCTIONAL REVIEW

Assessing function is subjective, however Enlocus exercises professional judgement to look objectively at the skatepark. This section deals with the function of the skatepark and covers items such as:

**SKATEPARK STYLE, OVERALL DESIGN, ELEMENT DESIGN, ELEMENT VARIETY, CONSTRUCTION TOLERANCES, FALL HEIGHTS, HAZARDS, SKATE EXPERIENCE, LOCATION, AND ITS AMENITIES.**

Falcon is a very compact street style skatepark, and in some respects suffers from too many elements. Some of the scale and location of elements also make it difficult to fluidly circulate. Despite that the 5ft mini ramp is very popular, highlighted by the major signs of ad hoc modification to expand the usability. This popularity with both skaters and bmx riders was evident by the six skaters on site during the inspection and two BMX riders post inspection.

The skatepark only offers one style of skating experience, thus limiting its appeal, and opportunity to progress technique and skill. The skate elements difficulty and compact layout indicates that this skatepark is best suited for intermediate and above skill levels.

Visibility and casual surveillance from the adjacent roads, car park and shops are all very good. However the skatepark has limited seating, and contains one water fountain, two bins and two outdated and damaged entry / safety signs. The space has no lighting, shelter structures, electrical access or adequate social and community spaces.







ELEMENT DESIGN: THE 5FT MINI RAMP IS ONE OF THE MOST USED ELEMENTS IN THE SPACE. THE ADJACENT FLAT BANK AND TRANSITION HIP ADD FURTHER VERSATILITY AND FUNCTION TO THE MINI RAMP.



ELEMENT DESIGN: THE HEIGHT AND ANGLE OF THE HIPPED BANK IS TOO HIGH FOR THE SIZE OF THE SPACE AND FOR THE SUCCESSFUL CONNECTION TO OTHER ELEMENTS.



ELEMENT DESIGN: THE APPROACH AND POSITION OF THE FLAT RAILS FROM OTHER ELEMENTS MAKE IT A DIFFICULT ELEMENT TO FLUIDLY ENGAGE WITH.



ELEMENT DESIGN: THE APPROACH AND POSITION OF THE TWO TIER LEDGE FROM OTHER ELEMENTS MAKE IT A DIFFICULT ELEMENT TO FLUIDLY ENGAGE WITH.



FALL HEIGHTS: THE ADDITIONAL WORKS TO THE LANDING HAVE CREATED A 800MM FALL HEIGHT WHICH IS CONCERNING CONSIDERING THE STEEP BATTER TO THE CONCRETE PATH BELOW.

#### HAZARD: IMMEDIATE ACTION REQUIRED



HAZARDS: BLACK RUBBER MATS HAVE BEEN LAID DOWN ON THE EMBANKMENT BEHIND THE MINI RAMP TO INCREASE USER FUNCTION (BMX). IT IS UNSTABLE, SLIPPERY AND VERY UNEVEN. IMMEDIATE ACTION IS RECOMMENDED.



HAZARD: IMMEDIATE ACTION REQUIRED



HAZARDS: LARGE CONCRETE SEPARATION (50MM) RESTRICTS USER FUNCTION (SKATE & SCOOTER) AND POSES A SERIOUS HAZARD. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THIS ISSUE.

HAZARD: IMMEDIATE ACTION REQUIRED



AMENITIES: THERE ARE ADEQUATE RUBBISH BINS LOCATED WITHIN THE SKATEPARK. HOWEVER THEY ARE TOO CLOSE AND THUS RESTRICT FUNCTION AND FORM A POTENTIAL HAZARD. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THIS ISSUE.



AMENITIES: A RECENTLY ADDED WATER FOUNTAIN IS LOCATED WITHIN THE SKATEPARK. HOWEVER NO DRAINAGE HAS BEEN PROVIDED, CAUSING MINOR POOLING AND EROSION.



AMENITIES: THERE ARE TWO ENTRY SIGNS, BOTH ARE IN POOR CONDITION AND ARE VERY DATED. IT IS RECOMMENDED THEY ARE REPLACED.



AMENITIES: THERE ARE TWO RULES OF USE SIGNS, BOTH ARE IN POOR CONDITION AND ARE VERY DATED. IT IS RECOMMENDED THEY ARE REPLACED.



AMENITIES: DIRECTLY ADJACENT TO THE SKATEPARK IS A LARGE SPLIT LEVEL SEATING TERRACE. IT IS IN A DESIRABLE LOCATION HOWEVER IT DOESN'T HAVE WEATHER PROTECTION.





**AMENITIES:** SET BACK FROM THE SKATEPARK IS A SMALL SPLIT LEVEL SEATING TERRACE. IT IS POORLY LOCATED, DAMAGED AND DOESN'T HAVE ANY WEATHER PROTECTION.



**VISIBILITY:** THE SURROUNDING AREA IS WELL MAINTAINED & CLEARED TO ENSURE A HIGH LEVEL OF VISIBILITY AND SURVEILLANCE CAN BE ACHIEVED. A CONTINUED MAINTENANCE AND CLEARING PROGRAM WILL BE REQUIRED TO ENSURE ONGOING VISIBILITY.



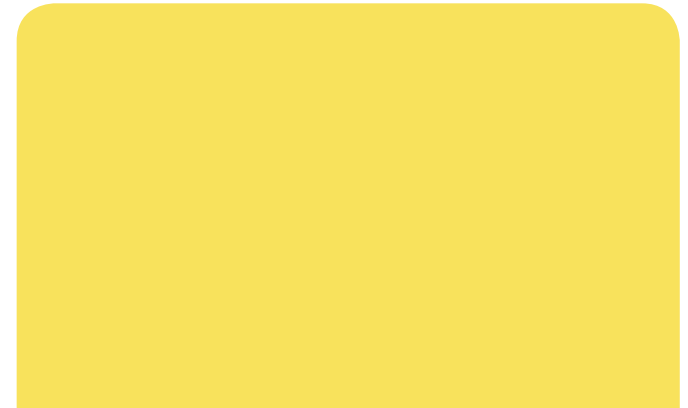
**ACCESS:** TO ACCESS THE SITE FROM THE EAST, VISITORS MUST NEGOTIATE THE BUSY OLD COAST RD. HOWEVER THERE IS A DEDICATED PEDESTRIAN CROSSING AND PATHWAY THAT CONNECTS TO THE SKATEPARK.



**LOCATION:** THERE ARE BUS STOPS LOCATED WITHIN 20M OF THE SKATEPARK, CONNECTING THE NORTH AND SOUTH OF MANDURAH TO THE FACILITY ALONG OLD COAST RD. THIS IS AN EXCELLENT AMENITY CONSIDERING MOST YOUNG PEOPLE RELY ON PUBLIC TRANSPORT.



**LOCATION:** THERE IS ADEQUATE PARKING IN CLOSE PROXIMITY TO THE FACILITY. HOWEVER THE SKATEPARK WOULD BENEFIT FROM A MORE DIRECT PATHWAY FROM THE PARKING.



## CONDITION REVIEW

Given that skateparks are relatively new in terms of construction (the oldest surviving ones date back to the late 1970's) it is difficult to determine how long skateparks that are built to today's standards of construction will last. We can only assess skateparks on their current appearance and to begin, we need to establish a set of guidelines for rating the skatepark condition and estimating its end of life.

**EXCELLENT:** The skatepark has been recently constructed and shows little to no signs of wear and tear. Regular maintenance is required to maintain its performance. [END OF LIFE ESTIMATE 20 YEARS]

**VERY GOOD:** The skatepark is a few years old and shows some minor wear and tear. Regular maintenance is required to maintain its performance. Minor repairs / upgrades / improvements should be considered at this time for future planning (funding / design / construction). [END OF LIFE ESTIMATE 15 YEARS]

**GOOD:** The skatepark is beginning to age and shows a noticeable level of wear and tear. An increase in the level of regular maintenance is required to maintain its performance. Minor repairs / upgrades / improvements should be implemented at this time (funding / design / construction). [END OF LIFE ESTIMATE 10 YEARS]

**POOR:** The skatepark is old and shows a high level of wear and tear. It requires a high level of maintenance and major works will be required to bring the condition to an acceptable level. A plan for skatepark repairs / redevelopment / demolition / replacement should be in place and ready for action.[END OF LIFE ESTIMATE 5 YEARS]

**HAZARD:** The skatepark has major issues affecting the safety of users. Extremely worn surfaces / damage / structural failure / dangerous elements / drainage issues / etc. [IMMEDIATE ACTION REQUIRED]

These are by no means absolute, but will be a good indication of the skateparks likely life span. This section also deals with the physical condition of the skatepark and covers such items such as:

**HAZARDS, GRAFFITI, CHIPS AND CRACKS, SURFACE FINISHES, DAMAGE (WEAR AND TEAR), DAMAGE (MALICIOUS), STRUCTURAL FAILURE, DIFFERENTIAL SETTLEMENT, RUST AND CORROSION, EROSION, DRAINAGE ISSUES, LITTER & DEBRIS.**

The supporting photos and descriptions outline the specifics of our inspection. Based on these, and our site visit, the skatepark condition has been rated as:

**GOOD**

\*While we have defined the end of life estimate for the condition of the skatepark, it cannot be separated from the functional assessment. For example; the skatepark may be in good condition but the layout and design of elements is poor or outdated - The skatepark may not actually meet the needs of modern day users.



GRAFFITI: THERE ARE SOME SMALL LOCATIONS OF GRAFFITI BUT OVERALL THE SKATEPARK IS VERY CLEAN, IT IS UNCLEAR IF THIS IS A REFLECTION OF RESPECT FOR THE SPACE OR BECAUSE OF FREQUENT COUNCIL MAINTENANCE.



CHIPS AND CRACKS: THERE ARE A FEW LOCATIONS OF MINOR CHIPS AND CRACKS, HOWEVER THESE CURRENTLY DO NOT APPEAR TO EFFECT FUNCTION, STRUCTURAL INTEGRITY OR SAFETY. BUT ALL CHIPS AND CRACKS SHOULD BE CONTINUALLY INSPECTED.





**CHIPS AND CRACKS:** THERE ARE A FEW LOCATIONS OF MINOR CHIPS AND CRACKS, HOWEVER THESE CURRENTLY DO NOT APPEAR TO EFFECT FUNCTION, STRUCTURAL INTEGRITY OR SAFETY. BUT ALL CHIPS AND CRACKS SHOULD BE CONTINUALLY INSPECTED.



**SURFACE FINISH:** THE OVERALL SURFACE FINISH OF THE SKATEPARK IS VERY GOOD, DESPITE A FEW MINOR AREAS OF POOLING AND CRACKING.



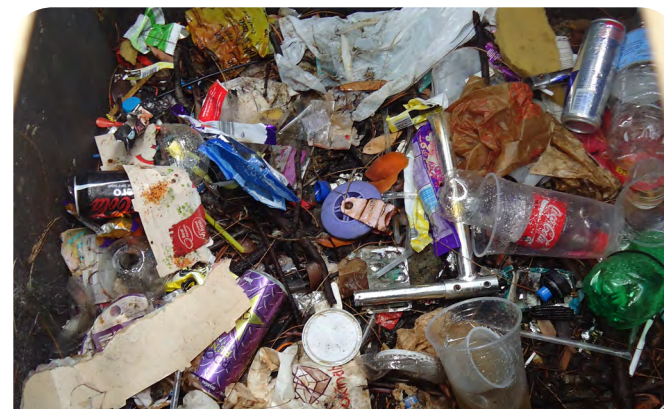
**DAMAGE (MALICIOUS):** TIMBER SLATS HAVE BEEN PULLED FREE FROM THE SEATING TERRACE. SOME OF THE REMAINING SLATS ARE LOOSE OR SPILT. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THE DAMAGE.



**CHIPS AND CRACKS:** IT APPEARS THE SEATING TERRACE IS ALSO BEING USED AS A SKATE ELEMENT. IT HAS SUFFERED SOME INCIDENTAL DAMAGE AND IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THE EXPOSED GAP.



**DAMAGE (INCIDENTAL):** CHIPPING HAS OCCURRED ALONG THE TOP OF THE MINI RAMP LANDING WHERE THE COPING DOES NOT EXTEND TO THE EDGE. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.



**LITTER AND DEBRIS:** WITH THE TIMBER SLATS MISSING FROM THE SEATING TERRACE, LITTER AND DEBRIS IS NOW BEING DUMPED INSIDE. IMMEDIATE ACTION IS RECOMMENDED TO REMOVE THE RUBBISH AND REPAIR THE SEATING TERRACE.





CORROSION: CRACKS ARE APPARENT ON ONE CORNER OF THE TWO TIER LEDGE ALONG THE WELD LINES CAUSED BY CORROSION. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.



HAZARD: IMMEDIATE ACTION REQUIRED

DIFFERENTIAL SETTLEMENT: LARGE GAPS IN BETWEEN ADJACENT CONCRETE SURFACES MAKES IT VERY DANGEROUS FOR SKATE AND SCOOTER USERS TO TRANSITION OVER. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THIS ISSUE.



HAZARD: IMMEDIATE ACTION REQUIRED

DIFFERENTIAL SETTLEMENT: LARGE GAPS IN BETWEEN ADJACENT CONCRETE SURFACES MAKES IT VERY DANGEROUS FOR SKATE AND SCOOTER USERS TO TRANSITION OVER. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THIS ISSUE.



CORROSION: IS APPARENT ON THE CHS COPPING AT THE MINI RAMP ENDS. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.



HAZARD: IMMEDIATE ACTION REQUIRED

DIFFERENTIAL SETTLEMENT: VERTICAL SEPARATION BETWEEN ADJACENT CONCRETE SURFACES MAKES IT VERY DANGEROUS FOR SKATE AND SCOOTER USERS TO TRANSITION OVER. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THIS ISSUE.



EROSION: THERE ARE LARGE SECTIONS WHERE FOOT TRAFFIC IS CAUSING THE EROSION OF THE EMBANKMENT INCREASING FALL HEIGHTS AND POTENTIALLY UNDERMINING THE CONCRETE & LIMESTONE. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.





**EROSION:** THERE ARE LARGE SECTIONS WHERE FOOT TRAFFIC IS CAUSING THE EROSION OF THE EMBANKMENT INCREASING FALL HEIGHTS AND POTENTIALLY UNDERMINING THE CONCRETE. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.



**DRAINAGE:** SOME LOCALISED POOLING ON THE TWO TIER LEDGE IS PRESENT, HOWEVER THE OVERALL SKATEPARK HAS ADEQUATE DRAINAGE.



**EROSION:** THERE ARE LARGE SECTIONS WHERE FOOT TRAFFIC IS CAUSING THE EROSION OF THE EMBANKMENT INCREASING FALL HEIGHTS AND POTENTIALLY UNDERMINING THE CONCRETE. IT REQUIRES REPAIR TO ENSURE NO FURTHER DAMAGE IS CAUSED.

#### HAZARD: IMMEDIATE ACTION REQUIRED



**HAZARDS:** USERS HAVE ADDED RUBBER MATS TO IMPROVE FUNCTIONALITY, HOWEVER IT IS UNEVEN, SLIPPERY AND THERE ARE LARGE SECTIONS OF SEPARATION BETWEEN THE PLATFORM. IMMEDIATE ACTION IS RECOMMENDED TO RECTIFY THESE ISSUES.

## INSPECTION SUMMARY

Falcon Skatepark is a very popular facility in the Mandurah region, as its one of two spaces offering skate, scooter and BMX elements. This popularity is difficult for the space to manage as it's only 300 square meters and the scale and location of elements can make it difficult to fluidly circulate. With so many users of different skill levels wanting to use the space, collisions and conflicts can arise. The skatepark also only offers a very traditional style of rider experience, and would benefit from a broader range of elements that appeal to different technical styles, like the inclusion of a bowl section.

The location, connectivity and visibility of Falcon Skatepark to transport, bike paths, adjacent roads, car park and shops are all very good. However the skatepark has no lighting, shelter structures, electrical access or adequate social and community spaces which should all be addressed in any future expansion. These findings were also echoed by a teenage skater on site, *"Lighting would be sick....oh and we want to learn to skate bowls...so a bowl would be good!"*

The overall physical condition of the skatepark is good, however it is beginning to age and show a noticeable level of wear and tear. An increase in the level of regular maintenance is required to maintain its performance and minor repairs / upgrades / improvements should be implemented at this time (funding / design / construction).

The design and cost of these minor repairs / upgrades / and improvements for Falcon Skatepark will be covered in the later sections of this feasibility study.



# 10 FALCON CONCEPT //

## DESIGN DESCRIPTION

The expansion design for Falcon Skatepark is first and foremost about broadening the functional versatility of the facility and providing users with the opportunity to further develop their skills. The proposed upgrade to Falcon Skatepark will elevate the facility to a **MEDIUM LEVEL DISTRICT FACILITY**. It will include minor surface rectification works, the expansion of the active terrain including a open bowl section and modern street course. It will also provide informal seating and social opportunities, lighting to extend the hours of use and a sculptural shade structure... an iconic new symbol for Mandurah youth, and a clear message of value from the surrounding community.

The facility is designed to encourage chance encounters between young people and the community as the peripheral pathways become integrated with the facility. Visitors and users are also encouraged through vibrant and playful opportunities to traverse and occupy the space, building a unique identity and creating a new Falcon Skatepark where everyone wants to be!





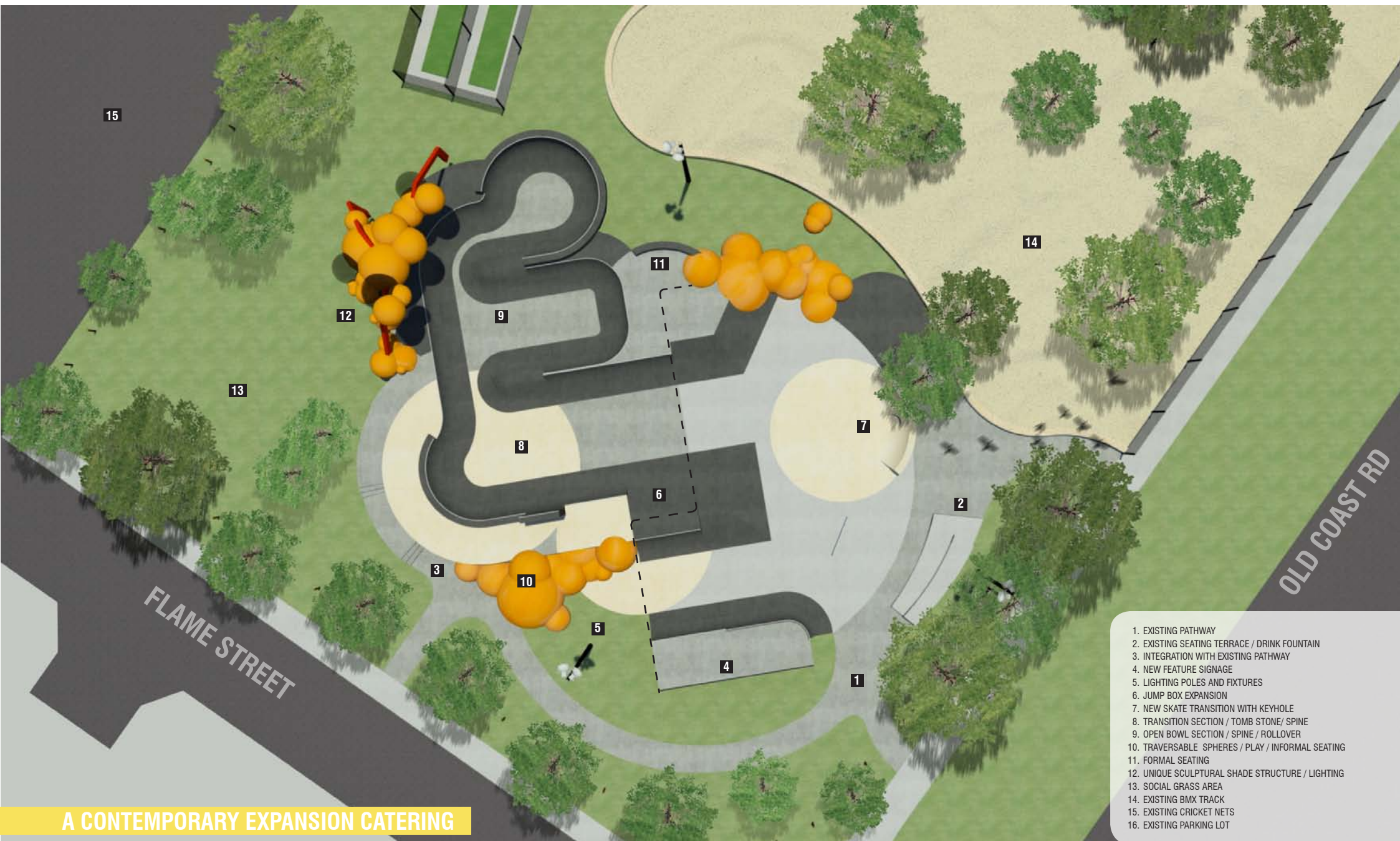


## A STRIKING NEW IDENTITY FOR FALCON SKATEPARK

...A PLACE WHERE YOUNG PEOPLE WILL WANT TO MEET AND SOCIALIZE







A CONTEMPORARY EXPANSION CATERING

FOR EVERYONE IN THE COMMUNITY.....

1. EXISTING PATHWAY
2. EXISTING SEATING TERRACE / DRINK FOUNTAIN
3. INTEGRATION WITH EXISTING PATHWAY
4. NEW FEATURE SIGNAGE
5. LIGHTING POLES AND FIXTURES
6. JUMP BOX EXPANSION
7. NEW SKATE TRANSITION WITH KEYHOLE
8. TRANSITION SECTION / TOMB STONE/ SPINE
9. OPEN BOWL SECTION / SPINE / ROLLOVER
10. TRAVERSABLE SPHERES / PLAY / INFORMAL SEATING
11. FORMAL SEATING
12. UNIQUE SCULPTURAL SHADE STRUCTURE / LIGHTING
13. SOCIAL GRASS AREA
14. EXISTING BMX TRACK
15. EXISTING CRICKET NETS
16. EXISTING PARKING LOT

# 11 ESTIMATE OF PROBABLE COSTS //

## LAKELANDS YOUTH PLAZA

Note: This estimate is based on currently available industry prices. Skatepark construction is a specialised trade and costs are prone to fluctuation.

Allow 5% cost escalation for construction costs, per year from 2015 onwards.

Facility Construction Total [2015]	\$1, 136, 519
Facility Construction Total [2016]	\$1, 193, 345
Facility Construction Total [2017]	\$1, 250, 171

Allow 10-15% of construction value for design consultancy fees. Scope of fees to include, concept development, community engagement, construction documentation and engineering certification.

### FACILITY CONSTRUCTION

ITEM	DESCRIPTION	UNIT	QTY	TOTAL (EX GST)
1	<b>Preliminaries</b>			
*	Includes insurance, temporary fence, site establishment, temporary power, sundries, mobilisation, temporary wc, OH&S, bins for clean up	item	1	\$19,200
2	<b>Demolition</b>			
*	Removal of existing vegetation, clearing and grubbing, setting aside of existing top soil.	item	1	\$14,400
3	<b>Earthworks</b>			
*	Excavation, stockpiling, shaping of existing fill (only) to achieve final levels and batters.	cu.m	200	\$35,364
4	<b>Steelwork</b>			
*	50 nom. bore galvanised CHS coping	l.m	35	
*	75x75x5 'Duragal' Angle	l.m	70	
*	Rolling of CHS	l.m	21	
*	1050H Balustrade and cast in support plates.	l.m	40	
*	Steel guide to form base of transitions	l.m	71	
*	Fabrication and Installation of Steel Skate Rails	item	3	
*	Transport and Freight	item	3	\$41,772
5	<b>Concrete works</b>			
*	Typical 100-150mm thick skatepark surface including 50mm crusher dust base, formwork, reinforcement, pumps/sprays, sundries & 'Duro-Seal Clear' penetrative sealant	sq.m	1250	
*	Edge beams	l.m	200	
*	RC Blocks and upstand end walls	cu.m	65	
*	150W RC walls and footings	cu.m	90	
*	Pool Coping for bowl	l.m	21	
*	Supply and application of concrete colour oxide and required penetrative sealant	sq.m	800	\$621,526
6	<b>Drainage works</b>			
*	150 dia UPVC pipe connected to nearest pit	l.m	255	
*	Skate specific pit lids	item	6	\$31,860

<b>7</b>	<b>Soft landscape works</b>			
*	Supply and Installation of Native Coastal planting including topsoil	each	75	
*	Grass Turf Rolled to all battered and disturbed areas	m2	500	<b>\$21,255</b>
<b>8</b>	<b>Hard landscape works</b>			
*	Concrete Basketball Surface - coloured, including half court basketball line markings	item	1	
*	Concrete path	m2	280	<b>\$46,600</b>
<b>9</b>	<b>Furniture works</b>			
*	Basketball Ring - including supply, delivery, footings and installation	item	1	
*	Bespoke Entry/Conditions of use signage- including fabrication, footing	item	1	
*	Drinking Fountain- supply install and connection, including drainage	item	1	
*	Bespoke M/S seats- including fabrication, install and fixings	item	9	
*	Bin Enclosure - including footing and install	item	4	<b>\$70,820</b>
<b>10</b>	<b>Steel Shelters</b>			
*	Custom Shade Structure - including fabrication, footing and install	item	2	<b>\$79,200</b>
<b>ESTIMATE OF PROBABLE COSTS (EX GST)</b>				<b>\$981,997</b>

**Exclusions**

- \* Enlocus Design Fees
- \* Goods & Services Tax (GST)
- \* Geotechnical Report
- \* Feature Site Survey

**ADDITIONAL WORKS**

ITEM	DESCRIPTION	UNIT	QTY	TOTAL (EX GST)
<b>1</b>	<b>Lighting and Electrical</b>			
*	Exterior LED Lighting. Overhead Powder Coated Surface Mounted Poles and Fixtures. Allow for, RC Concrete Footings, all Cabling, Wiring, Conduit, Distribution Board and Connection to Power Supply.	item	1	
*	240v exterior grade power outlets. Allow for, all cabling, wiring and connection to power supply	item	1	<b>\$97,600</b>
<b>2</b>	<b>Audio Visual</b>			
*	Performance / event infrastructure - 3 phase power supply to stage and event spaces. Allow for, all cabling, wiring and connection to power supply .	item	1	
*	Digital projector - lumen levels to meet area requirements. Connection to power supply and source device. Including projector enclosure post fabrication, install and RC footing.	item	1	<b>\$40,002</b>
<b>3</b>	<b>Wi-Fi</b>			
*	Wireless access point. Hardware and configuration. Installation to include mounting of AP and head end hardware. Maintenance and support. Service supplied by Council.	item	1	<b>\$16,920</b>

**ADDITIONAL WORKS - ESTIMATE OF PROBABLE COSTS (EX GST)****\$154,522****LAKELANDS YOUTH PLAZA GRAND TOTAL -ESTIMATE OF PROBABLE COSTS (EX GST)****\$1,136,519**



DAWESVILLE SKATE & BMX FACILITY

Note: This estimate is based on currently available industry prices. Skatepark construction is a specialised trade and costs are prone to fluctuation.

Allow 5% cost escalation for construction costs, per year from 2015 onwards.

Facility Construction Total [2015]	\$642,659
Facility Construction Total [2016]	\$674, 792
Facility Construction Total [2017]	\$706, 925

Allow 10-15% of construction value for design consultancy fees. Scope of fees to include, concept development, community engagement, construction documentation and engineering certification.

FACILITY CONSTRUCTION

ITEM	DESCRIPTION	UNIT	QTY	TOTAL (EX GST)
1	<b>Preliminaries</b>			
*	Includes insurance, temporary fence, site establishment, temporary power, sundries, mobilisation, temporary wc, OH&S, bins for clean up	item	1	\$13,200
2	<b>Demolition</b>			
*	Removal of existing vegetation, clearing and grubbing, setting aside of existing top soil.	item	1	\$11,520
3	<b>Earthworks</b>			
*	Excavation, stockpiling, shaping of existing fill (only) to achieve final levels and batters.	cu.m	300	\$29,009
4	<b>Steelwork</b>			
*	50 nom. bore galvanised CHS coping	l.m	71	
*	75x75x5 'Duragal' Angle	l.m	35	
*	Rolling of CHS	l.m	23	
*	Steel guide to form base of transitions	l.m	85	
*	Fabrication and Installation of Steel Skate Rails and Keyhole Plate	item	1	
*	Transport	item	1	\$15,450
5	<b>Concrete works</b>			
*	Typical 100-150mm thick skatepark surface including 50mm crusher dust base, formwork, reinforcement, pumps/sprays, sundries & 'Duro-Seel Clear' penetrative sealant	sq.m	800	
*	Edge beams	l.m	167	
*	Supply and application of concrete colour oxide and required penetrative sealant	sq.m	151	\$354,696
6	<b>Drainage works</b>			

*	150 dia UPVC pipe connected to nearest pit	l.m	125	
*	Skate specific pit lids	item	4	<b>\$16,380</b>
<b>7</b>	<b>Soft landscape works</b>			
*	Supply and Installation of Native Coastal planting including topsoil	each	450	
*	Grass Turf Rolled to all battered and disturbed areas	m2	500	<b>\$26,100</b>
<b>8</b>	<b>Hard landscape works</b>			
*	Concrete path	m2	325	<b>\$30,875</b>
<b>9</b>	<b>Furniture works</b>			
*	Bespoke Entry/Conditions of use signage- including fabrication, footing	item	2	
*	Drinking Fountain- supply install and connection, including drainage	item	1	
*	Bespoke M/S seats- including fabrication, install and fixings	item	3	
*	Bin Enclosure - including footing and install	item	1	<b>\$34,550</b>
<b>10</b>	<b>Steel Shelters</b>			
*	Custom Shade Structure - including fabrication, footing and install	item	2	<b>\$63,600</b>
<b>11</b>	<b>Lighting and Electrical</b>			
*	Exterior LED Lighting. Overhead Powder Coated Surface Mounted Poles and Fixtures. Allow for, RC Concrete Footings, all Cabling, Wiring, Conduit, Distribution Board and Connection to Power Supply.	item	1	
*	240v exterior grade power outlets. Allow for, all cabling, wiring and connection to power supply	item	1	<b>\$47,280</b>

<b>DAWESVILLE SKATE &amp; BMX FACILITY - ESTIMATE OF PROBABLE COSTS (EX GST)</b>	<b>\$642,659</b>
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**Exclusions**

- \* Enlocus Design Fees
- \* Goods & Services Tax (GST)
- \* Geotechnical Report
- \* Feature Site Survey

FALCON SKATEPARK EXPANSION

Note: This estimate is based on currently available industry prices. Skatepark construction is a specialised trade and costs are prone to fluctuation.

Allow 5% cost escalation for construction costs, per year from 2015 onwards.

Facility Construction Total [2015]	\$488,533
Facility Construction Total [2016]	\$512,960
Facility Construction Total [2017]	\$537,386

Allow 10-15% of construction value for design consultancy fees. Scope of fees to include, concept development, community engagement, construction documentation and engineering certification.

FACILITY CONSTRUCTION

ITEM	DESCRIPTION	UNIT	QTY	TOTAL (EX GST)
1	Preliminaries			
*	Includes insurance, temporary fence, site establishment, temporary power, sundries, mobilisation, temporary wc, OH&S, bins for clean up	item	1	\$14,400
2	Demolition			
*	Removal of existing vegetation, clearing and grubbing, setting aside of existing top soil.	item	1	\$11,040
3	Earthworks			
*	Excavation, stockpiling, shaping of existing fill (only) to achieve final levels and batters.	cu.m	275	\$33,032
4	Steelwork			
*	50 nom. bore galvanised CHS coping	l.m	90	
*	75x75x5 'Duragal' Angle	l.m	25	
*	Rolling of CHS	l.m	70	
*	1050H Balustrade and cast in support plates.	l.m	30	
*	Steel guide to form base of transitions	l.m	98	
*	Transport and Freight	item	4	\$31,368
5	Concrete works			
*	Typical 100-150mm thick skatepark surface including 50mm crusher dust base, formwork, reinforcement, pumps/sprays, sundries & 'Duro-Seal Clear' penetrative sealant	sq.m	550	
*	Rectification works to existing concrete skatepark	item	1	
*	Edge beams	l.m	80	
*	RC Blocks and upstand end walls	cu.m	15	
*	150W RC walls and footings	cu.m	22	
*	Supply and application of concrete colour oxide and required penetrative sealant	sq.m	300	\$245,708
6	Drainage works			
*	150 dia UPVC pipe connected to nearest pit	l.m	125	
*	Skate specific pit lids	item	3	\$15,660



<b>7</b>	<b>Soft landscape works</b>			
*	Grass Turf Rolled to all battered and disturbed areas	m2	500	<b>\$8,100</b>
<b>8</b>	<b>Hard landscape works</b>			
*	Concrete path	m2	75	<b>\$7,125</b>
<b>9</b>	<b>Furniture works</b>			
*	Bespoke Entry/Conditions of use signage- including fabrication, footing	item	1	
*	Bespoke RC and rubber seats- including fabrication and install	item	1	
*	Bin Enclosure - including footing and install	item	1	<b>\$62,100</b>
<b>10</b>	<b>Steel Shelters</b>			
*	Sculptural Shade Structure - including fabrication, footing and install	item	1	<b>\$60,000</b>
<b>11</b>	<b>Lighting and Electrical</b>			
*	Exterior LED Lighting. Overhead Powder Coated Surface Mounted Poles and Fixtures. Allow for, RC Concrete Footings, all Cabling, Wiring, Conduit, Distribution Board and Connection to Power Supply.	item	1	
*	240v exterior grade power outlets. Allow for, all cabling, wiring and connection to power supply	item	1	<b>\$55,560</b>

<b>FALCON SKATEPARK EXPANSION - ESTIMATE OF PROBABLE COSTS (EX GST)</b>	<b>\$488,533</b>
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**Exclusions**

- \* Enlocus Design Fees
- \* Goods & Services Tax (GST)
- \* Geotechnical Report
- \* Feature Site Survey

# PART TWO // DEVELOPMENT PLAN



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# 01 MANDURAH PROPOSAL //

## FROM CONCEPT DESIGN TO A BUILT REALITY

The purpose of the Mandurah Skate and BMX Facilities Development Plan is to further demonstrate the rigorous analysis undertaken for the proposed Mandurah Skate and BMX Facilities and to justify future investment in these critical community assets. This will be done by demonstrating the strategic alignment of the proposed facilities, evaluating the social benefits, financial and economic implications, environmental impacts of the developments, outlining funding avenues and recognising and mitigating any risks associated with the development of such facilities.

Ultimately the Development Plan will be used in conjunction with the Feasibility Study to apply for funding to ensure the concept designs manifest as built realities, functioning as dynamic and vibrant facilities for the Mandurah Community and greater Peel Region.

## PROPOSED MANDURAH SKATE & BMX FACILITIES SUMMARY

The need to provide facilities and services for young people within our communities that demonstrate their legitimate place in society as well as encourage a healthy mental and physical lifestyle has been recognised at a national, state and local level.

The City of Mandurah Skate & BMX Strategy 2012-2022 was developed to provide a strategic, long term plan for the development of skate and BMX facilities in Mandurah.

There were a number of outcomes identified and recommendations made. Some of the key outcomes of the strategy were to develop new 'Medium' Level Skate and BMX Facilities in Dawesville and Lakelands to satisfy the growth in local young demographics and to cater for the increasing popularity of skate and BMX. The expansion of Falcon Skatepark to include a broader range of skate components and complementary infrastructure was also identified in the strategy.

In April 2014 Enlocus was engaged by the City of Mandurah to conduct a Feasibility Study to focus on the key recommendations from the Strategy, identify an appropriate site in Lakelands and Dawesville and to develop new 'Medium' Level Skate and BMX Facilities, present a proposed design for each site and a concept for the upgrade of Falcon Skatepark, along with indicative cost estimates and a business case for their implementation.

The Mandurah Skate and BMX Facilities are set to include:

- **Lakelands Youth Plaza**, the new flagship facility for North Mandurah. This MEDIUM - HIGH LEVEL DISTRICT facility will include a competition level feature bowl, and terraced skate plaza that links back to and activates the proposed community/youth building, whilst offering seating and spaces for events, competitions and demonstrations. Unique shelters and feature lighting will elevate this youth precinct to the very heart of the proposed adjacent Lakelands Town Centre.
- **Dawesville Skate & BMX Facility**, is a MEDIUM LEVEL DISTRICT flow style street course, that includes an open bowl section, banks, rails and a kicker to kicker, linking the East Dawesville Community to the Ocean Rd Primary School. Supporting amenities include custom shelters and coastal planting.
- **Facility Upgrade to the existing Falcon Skatepark**, including minor surface rectification works, the expansion of the active terrain including an open bowl section and street course to appeal to a wider range of rider/skater styles, a shelter, lighting and connection paths creating a new Falcon Skatepark where everyone wants to be!



# 02 STRATEGIC ALIGNMENT //

## INTRODUCTION

A review of the City of Mandurah and SbA (Skateboarding Australia) strategic policies was undertaken to establish a local context for the provision of community and youth focused facilities. It is critical to identify and demonstrate how the Mandurah Skate and BMX Facilities embody the strategic direction of the Mandurah City Council, and how such a space provides social and recreational benefits on a broader scale to the Mandurah Community.

## OUR VISION

A PLACE WHERE **OUR COMMUNITY IS PROUD, INSPIRED, INCLUSIVE AND INNOVATIVE** WHERE **WE RESPECT OUR CONNECTIONS TO THE PAST AND CREATE A GREAT FUTURE**

## THE COMMUNITY'S VIEW

A HISTORIC AND BEAUTIFUL PLACE KNOWN BEST FOR ITS WATERWAYS AND BEACHES; MANDURAH IS UNDERGOING A TRANSFORMATION FROM A SLEEPY FISHING TOWN TO SOPHISTICATED CITY, MANDURAH HAS A HIGH LEVEL OF COMMUNITY INVOLVEMENT, PARTICULARLY IN THE AREAS OF SPORTS AND RECREATION.

Strategic Community Plan, City of Mandurah 2013-2033

## STRATEGIC COMMUNITY PLAN 2013-2033

The City of Mandurah 20 Year Strategic Community Plan was developed following extensive community consultation and planning, and outlines a long term strategy for Mandurah that links the Community's aspirations with the Council's vision and goals.

In particular, a range of community priorities were identified and categorised under 5 key areas. The Mandurah Skate and BMX Facilities directly align with the key focus areas of **SOCIAL** and **IDENTITY**, which look to create a safe and secure community that engages its young people, providing recreational and entertainment experiences that will see the area become a unique destination for residents and visitors alike.

The Mandurah Skate and BMX Facilities are a direct example of the development of facilities that provide entertainment and social experiences for young people, that will in turn inject new life into the city. Such facilities are also critical in the positive development of youth culture and adolescent identity, and will promote greater community interaction that defines the Mandurah Community.





## CORPORATE BUSINESS PLAN 2014-2017

Following the ratification of the Strategic Community Plan 2013-2033, the Corporate Business Plan was developed to enact the key objectives, strategically planning the intended deliverables for the next 4 years.

As with the Strategic Community Plan, the action items and their subsequent capital investments have been grouped under the 5 key community priority areas. Although there is not a specific reference to the development of a specific skatepark or rectification works, the Plan again reinforces Council's commitment to improving opportunities and youth focused facilities in order to engage with and retain young people.

In particular, under the key area of SOCIAL, action items include the development of a Youth Development Strategy, and a strategy to guide the future provision of active recreation space in the City of Mandurah. Both of these strategies will further demonstrate the strategic alignment of the City in regards to skate/youth space facilities and further strengthen the City's position to seek further funding both at State and National level to deliver these critical facilities that celebrate and empower the young people of Mandurah, whilst reconnecting them back to the greater Mandurah Community.

## STATE SPORTING ASSOCIATION: SbA, SKATEBOARDING AUSTRALIA

SbA (Skateboarding Australia), is a national organisation that promotes the growth and development of Skateboarding in Australia. Within the organisation there are state managers that oversee the running of events, programs, clinics and facility activation.

The Mandurah Skate and BMX Facilities align with Skateboarding Australia's vision of enhancing the **POSITIVE, CREATIVE AND UNIQUE LIFESTYLE of skateboarding culture**, by creating spaces where locals can become involved in skateboarding, but also connect socially with other users.

Due to the unstructured nature of recreation activities such as skateboarding, BMX and scootering, skateboarding is currently the only activity that has a formalised sporting association overseeing it. As such, although the strategic alignment of Mandurah's Skate and BMX Facilities with SbA's core vision and mission has been referenced, the City of Mandurah also acknowledges these spaces will facilitate skateboarding and also BMX and scooter users.

# 03 DEVELOPMENT EVALUATION //

## SOCIAL BENEFITS

With young people spending greater amounts of time in public spaces due to their dependence on free, easily accessible services and facilities, such spaces have become critical sites for skill sharing, learning and social development.

Youth orientated public spaces that have been activated and are in a prominent location, not only validate and legitimise young people within their community, but also have a number of social benefits for the users and broader population, as explained through urban design theory and demonstrated by built examples.

Recently, Professor Lisa Wood from the University of Western Australia undertook a local study to gather empirical data regarding the benefits of skate facilities and found that pro social behaviours such as co-operation, learning from others, socialising with friends, respecting others, taking turns, teaching and helping were much more likely to occur rather than anti social behaviour //1//.

In conjunction with social benefits for individual users, such facilities also provide the opportunity for chance encounters between young people and the broader community, creating greater cohesion and inclusion as well as the development of local place identity //1//.

//1// Wood, Lisa (2011) Dispelling Stereotypes...Skate Parks as a Setting for Pro- Social Behaviour among Young People, Centre for the Built Environment and Health, School of Population Health, The University of Western Australia, Perth Australia

## BENEFITS FOR THE MANDURAH COMMUNITY

The Mandurah Skate and BMX Facilities presents a truly exciting opportunity to develop dynamic, youth focused facilities at the very heart of their communities, by enhancing the existing skate facility at Falcon Park, integrating the Dawesville Facility into the adjacent school and recreational facilities, and elevating the Lakelands Facility as the heart of this earmarked youth precinct; the centre piece of the proposed new town centre. With the sites selected to maximise accessibility to the facilities, this will ensure they are activated by skate, bmx and scooter riders but also the greater community.

There are also additional opportunities to run workshops, events and demonstrations that allow for skill development, encourage new participants to the action sports and provide local opportunities for mentoring, coaching and volunteering. Organisations such as SbA (Skateboarding Australia) are able to assist in the organisation and set up of such events.

There are also a number of specific youth community groups and organisations that could utilise the experiences on offer at the proposed Mandurah Skate Facilities including:

- Mandurah Youth Development Team
- Ocean Rd Primary School
- Dawesville Catholic Primary School
- Lakelands Public High School
- Users of the Lakelands Community/Youth building (proposed)



## FINANCIAL IMPLICATIONS

As outlined in Part One Section 11 Estimate of Probable Costs // the anticipated design and construction budgets for the Mandurah Skate and BMX Facilities are (2015):

- Falcon Upgrade: \$488,533 ex GST
- Lakelands Skatepark: \$1,136,519 ex GST
- Dawesville Skatepark: \$642, 659 ex GST

The City of Mandurah will propose in the upcoming Budget funds to complete the Mandurah Skate and BMX Facilities. The remaining funds required will look to be sourced from Funding Pathways such as outlined in the following section 11 Funding Pathways. The construction and development of the project may be split into several stages to accommodate funding opportunities and restrictions.

## ECONOMIC IMPACT

Although not directly creating an additional stream of revenue for the City of Mandurah or surrounding local communities, due to the very nature of these spaces being a free, public community facility, there are a number of economic impacts of such facilities for the Mandurah Community.

On a broader strategic level, with the City's vision to increase opportunities for young people in the region, including education, employment and recreation, the Mandurah Skate and BMX Facilities will provide additional capacity for the City to support the social and recreational needs for young people, particularly with the potential of retention and future growth in this demographic.

As the largest regional City in Western Australia, together with the accessibility of the Perth-Mandurah Railway, and the opening of the Perth-Bunbury Highway, an activated and iconic facility located within Mandurah such as the Lakelands facility will draw visitors from the district and greater Perth region. The activation of these facilities through community events, workshops and demonstrations will additionally encourage greater participation from the Mandurah Community, and also encourage visitors from outside the region, in turn having a positive impact on local businesses for example the proposed town centre adjacent to the Lakelands Facility, across Banksiadale Gate.

## ENVIRONMENTAL CONSIDERATIONS

With the **ENVIRONMENT** one of the 5 key focus areas established in the City of Mandurah Strategic Community Plan, highlighting that the Mandurah community consider the natural environment as one of their proudest and most important features of the City, it is critical to assess the proposed Mandurah Skate and BMX Facilities in terms of their environmental impact.

This has been taken into consideration in a number of ways throughout the Feasibility Study process. Initially, the recommended sites within the Skate Strategy were assessed based on their Environmental Impact as part of the Site Assessment Matrix including: impact on existing environments and ecosystems and removal of significant trees. Therefore, the finalised sites for which concept designs have been developed for, have been chosen due to their suitability in minimising environmental impact on site.

It is to be noted that the Dawesville site will require the clearing of existing bushland and coastal vegetation, however some vegetation can be reinstated as part of landscape works, and clearing can only occur when vegetation is not classed as significant. All Facilities will also specify the use of native and locally sourced vegetation and plant material, and consider water sensitive criteria. An area to be further developed during the contract documentation phase for the facilities.

# 04 DEVELOPMENT PRIORITY //

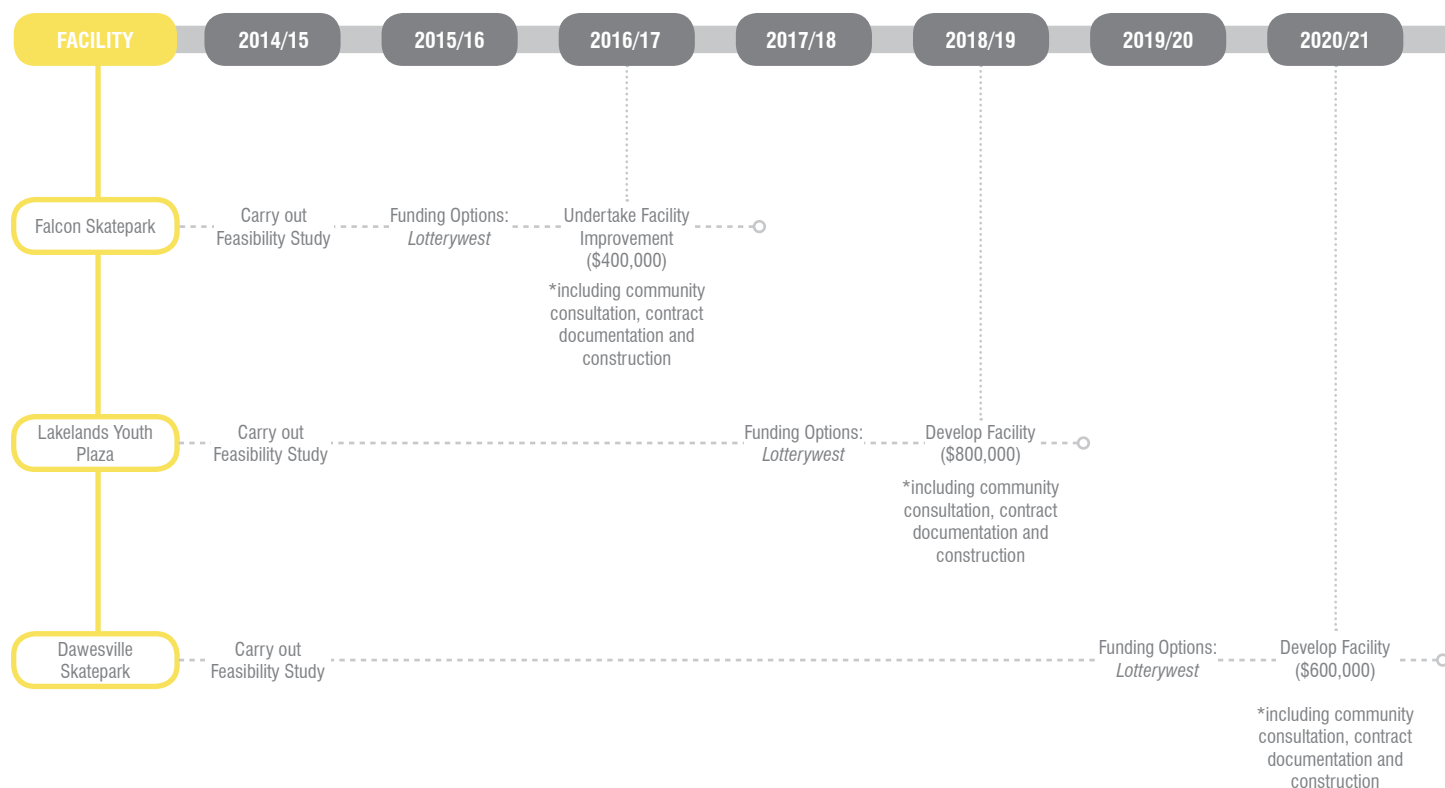
## RECOMMENDED FACILITY IMPLEMENTATION

Based on the site and contextual analysis, design visions for each of the skateparks, as well as the predicted growth patterns within the City of Mandurah, the following development timeline is recommended for the successful implementation of these facilities.

Importantly, the adjacent development timeline also takes into account the need to appropriately plan and allocate resources for these critical community developments, in particular the application for additional funding from *Lotterywest*.

The following development priorities are recommended:

1. The rectification of Falcon Skatepark - *upgrading an existing facility and setting the benchmark for future facility provision in Mandurah*
2. The development of the Lakelands Youth Plaza - *addressing the predicted large density of young people in North Mandurah, and creating an iconic youth focused facility for Mandurah*
3. The development of the Dawesville Skatepark - *addressing the predicted growth in the population of young people in Southern Mandurah, whilst offering a different style of skate terrain in contrast to the other facilities on offer in Mandurah*



# 05 FUNDING PATHWAYS //

## SUPPORTING THE COMMUNITY

With the vision for the Mandurah Skate and BMX Facilities to deliver high recreational value for the Mandurah Community, underscored by social capacity with infrastructure for events and competitions, it is critical the project budgets are set with these aspirations in mind. The overall availability of capital funds will impact on the time frame and the final capacity and scope of the Mandurah Skate Facility projects.

Together, with the contributions of the City of Mandurah, it is anticipated that a number of funding pathways will be explored to fulfil this vision. Currently there are several major funding opportunities for community facilities within Western Australia that encompass community spaces and recreational facilities with various strata of funding available. A summary of available opportunities are outlined on the following page.







## COMMUNITY SPACES GRANT Lotterywest

### Description:

The community spaces grant looks to support non for profit and local government authorities in delivering facilities that encourage the community to come together, interact and participate.

### Funding Opportunities:

- No set amounts have been listed

### Time Frame:

Applications can be made at any time

### More information:

<http://www.lotterywest.wa.gov.au/grants/grant-types/community-spaces>



## CRSFF PROGRAM Department of Sports and Recreation WA

### Description:

The program aims to increase participation in sport and recreation, through supporting the development of sustainable, quality, well-designed community infrastructure.

### Funding Opportunities:

There are 3 levels of funding available:

- Small Grants \$2,500-\$50,000
- Annual Grants \$50,000-\$166,666
- Forward Planning Grants \$166,667-\$4,000,000

### Time Frame:

Applications can be made at any time

### More information:

<http://www.dsr.wa.gov.au/types-of-csrff-grants>



## LOCAL INDUSTRY SUPPORT

### Description:

There are opportunities to engage with local industries for fund raising or sponsorship, in turn their contributions can be recognised in the new facility through signage, a unique skate element or an annual skate event.

One such example of local industry support could be the opportunity to continue the successful partnership with Alcoa, already a strong supporter of the Mandurah Community.



## LOCAL SPONSORSHIP AND FUND RAISING

### Description:

There are also opportunities to engage with local businesses and community groups to seek fund raising or sponsorship, in particular for specific elements within the project for example seats or shelters or for future events.

# 06 CONSULTATION & ENGAGEMENT //

Consultation plays a critical role in the development of any Skate and Youth Space, and needs to be carefully managed and planned. A genuine Community Engagement process explores opportunities and identifies priorities and values, building pride and ambition from within the Community. Enlocus strongly believes in a face to face consultation process, in order to build relationships and ensure all conversations are heard, including those on the fringe. A proactive consultation and engagement process, from project inception to facility activation and beyond, ensures awareness and appreciation of each community and its requirements. It is essential to spend time with focus groups and individuals whose valuable opinions will shape the future success of their space.

Through a genuine consultation and engagement process the selected and endorsed Mandurah Skate & BMX sites will become truly unique, valued and highly resolved community and youth assets.

## CONSULTATION METHODOLOGY

It's important to establish a methodology for consultation, to ensure a collective outcome is achieved. Enlocus typically utilises a four stage consultation process. However every community is unique, so each stage of consultation must be adaptable, and provide variety in engagement methods, ensuring all voices are heard.



*A genuine consultation and engagement process excites and inspires the Community*

## STAGE 01 // GETTING TO KNOW THE COMMUNITY

A genuine consultation process begins with an in depth analysis of the local community prior to an initial consultation workshop, including a review of;

- local issues and requirements
- planning and strategic documents
- knowledge of existing local skate and youth infrastructure (site visit)

This analysis of data will assist with understanding context, direction, demand and demographics for *'Starting the Conversation'* a pre-design consultation workshop.

## GET THE WORD OUT!

It's important at this early stage to notify the public about the project, its location and intention, ensuring awareness and participation. Through Social media, Council news feeds, media releases, letter drops, posters at existing facilities and local newspapers, interested parties and individuals should be invited to 'sign up' for consultation workshops. A dedicated project Facebook page will build interest and excitement, creating a platform for continued discussion and information throughout the project.

## FORMATION OF CONSULTATION GROUPS

Throughout the 'sign up' process and launch of the dedicated Facebook page, Council can begin to collate and reach out to all the interested individuals, to form the 'User' group, and organisations, residents and businesses to form the 'Stakeholder' group. All passionate and dedicated local young people regardless of their interests, ages and skills are encouraged to participate to ensure an inclusive space is developed. The User group where possible should include local and state representatives of the appropriate skateboarding and rider associations.

By separately conducting each Workshop with the User and Stakeholder groups, this provides a forum in which participants can confidently speak openly and freely about their views, ideas and concerns, leaving the role of any mediation to Enlocus and the client.



An example of a project specific Facebook page for South Hedland Youth Space



## STAGE 02 // STARTING THE CONVERSATION

'Starting the Conversation' is a pre design consultation workshop consisting of;

### Initial Digital Presentation

- Introducing the Project Team, consisting of the client and consultant.
- Informing the User and Stakeholder groups about what's happened so far, Social media feedback, the project brief, program, and development process.
- It also an opportunity for the Consultant to present and discuss contemporary precedents and potential capabilities of community inclusive skate and youth spaces. In particular, the presentation should highlight the importance of integrating elements of social, exhibition, performance, art, recreation and activation within youth and skate spaces. This conversation is focused on inspiring the groups, and ease any preconceived ideas about these types of spaces.

### Survey and Data Collection

- Collecting information in relation to users, age, interests, habits, gender, and skill level with the purpose of understanding the groups existing requirements. This will also assist in determining the type of facility proposed, frequency of use and demographic of participants.
- Reviewing and discussing existing local facilities to ensure the proposed facility is site responsive and unique whilst complementing the existing facilities on offer.



*Starting the Conversation workshop with a local skate user group*

### Group Discussion & Image Polling

- This initiates a process of decision making, discussion, recording of any concerns, requirements, ideas and preferences, with the ultimate purpose of determining a clear design direction and consensus.

### Staying in Touch, a Final Presentation

- Ensuring both groups understand the importance of continuing the conversation, through project specific Social media. This emphasises that everyone is included in the design process, and that the consultation process doesn't end once the workshop is complete.

It's important that the workshop is conducted locally and close to the proposed development, either at the proposed site or an existing facility, skatepark or youth space, somewhere open and inviting. This also creates an opportunity to observe the groups natural site response, occupation and habits. Enlocus are committed to ensuring everyone has the chance to be heard, including those on the fringe who may find the consultation environment challenging or confronting.

**WHAT DO YOU PREFER? (TICK)**

TRADITIONAL ☐ OR SCULPTURAL ☐

STREET & PLAZA ☐ OR BOWL & TRANSITIONS ☐

FLOW ☐ OR LEVELS ☐

**WHAT STANDS OUT AT CALLAN PARK**

SANDSTONE HERITAGE BRICKS & PAT  
FIG TREES THE HARBOUR  
BLONDE BRICKS OPEN GRASS SPACES

**ANY OTHER THOUGHTS? (HAND WRITE)**

**MY CALLAN PARK**

NAME \_\_\_\_\_ AGE \_\_\_\_\_ GENDER \_\_\_\_\_ CONTACT DETAILS (EMAIL OR PHONE NUMBER) \_\_\_\_\_

WHERE ARE YOU FROM? (SUBURB) \_\_\_\_\_

**HOW DO YOU ROLL? (CIRCLE)**

SKATE BMX SCOOTER INLINE I DON'T

**WHY DO YOU ROLL? (CIRCLE)**

TO GET SWEATY (FITNESS) TO HANG OUT WITH FRIENDS  
TO EXPRESS MYSELF TO BE DIFFERENT TO BE ALONE JUST FOR KICKS!  
FOR A RELEASE! I LOVE THE RUSH TO SHOW OFF MY MAD SKILLS  
TO ESCAPE TO BE CHALLENGED TO MEET NEW PEEPS TO SWITCH OFF

**WHAT TIME DO YOU MOST LIKELY ROLL? (CIRCLE)**

DAY EVENING NIGHT

**WHEN DO YOU ROLL? (TICK)**

DURING THE WEEK OR ON THE WEEKEND

**WHAT LOCAL SPOTS DO YOU LIKE TO HIT?...AND WHY? (HAND WRITE)**

CANNONBALL LEDGE MARTIN PLACE  
PRUTENDIAL DOUBLE SET STAIRS COOK AND PHILLIP  
DARLING HARBOUR BRICK BANKS  
OLYMPIC PARK

Examples of workshop material and community surveys

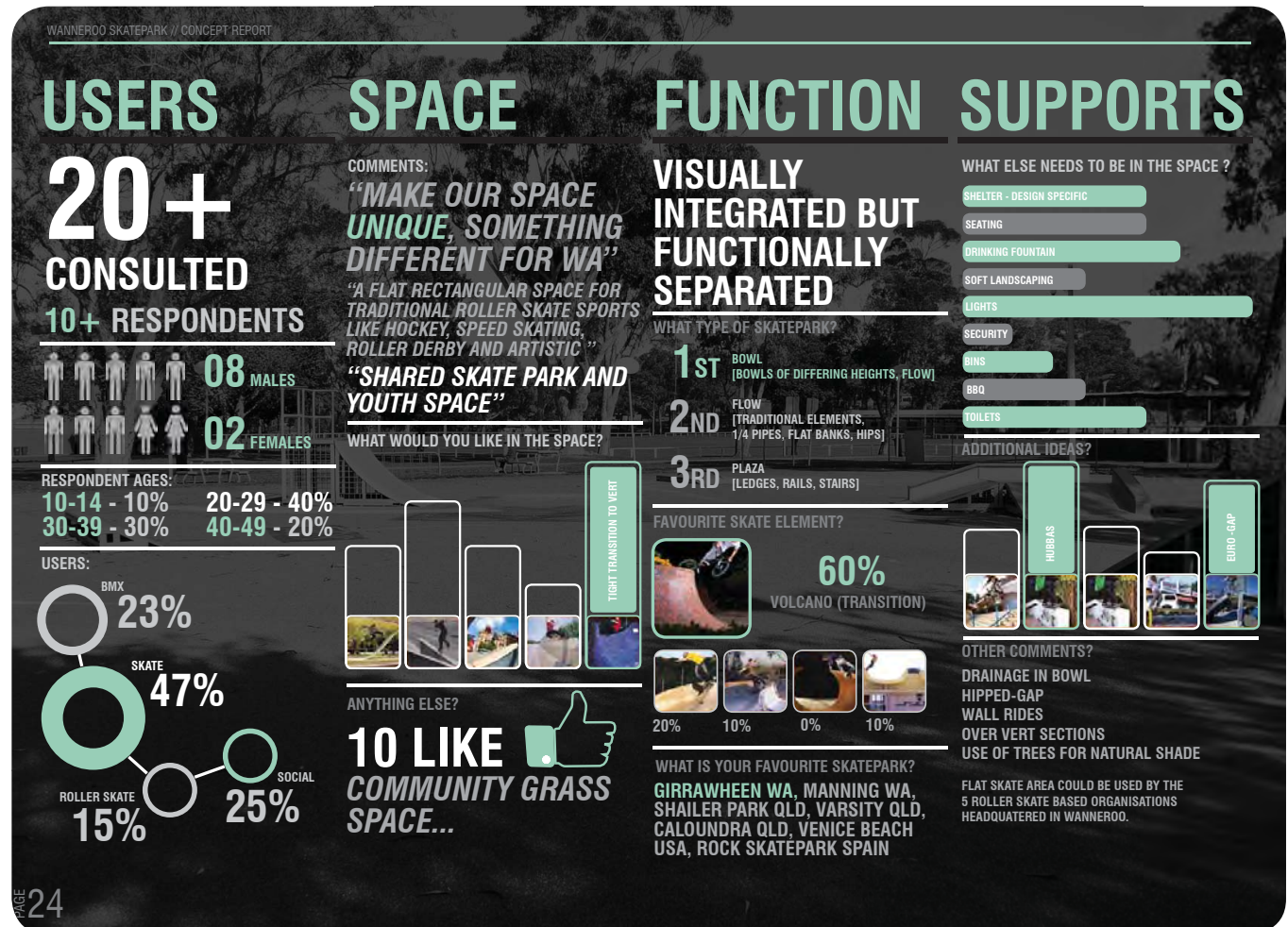


## FEEDBACK

Part of continuing the consultation conversation is ensuring everyone remains informed and engaged. Enlocus focuses on providing captivating feedback and analysis material gathered from the pre design workshop, demonstrating support for the design direction.

## DESIGN DEVELOPMENT

Using the information gathered from Stage 01 and 02, Enlocus will then prepare a concept design, with general arrangement and detail plans, 3d visualizations, technical information, and estimates of probable cost. This concept will then be presented back to the User and Stakeholder groups for refinement at the following design workshop.



Infographic summary of key consultation outcomes



## STAGE 03 // HAVE YOUR SAY

'Have your Say' is a design consultation workshop consisting of;

### Initial Digital Presentation

- Reviewing all feedback material and subsequent consultation conversations, which provided the catalyst for design direction.
- Presentation of the concept, themes, plans, visualisations, technical site requirements, access and visibility etc. A complete walk through of the proposed space, highlighting skate function and opportunities for social, exhibition, performance, art, recreation and alternate activation.

### Group Discussion & Sketch Review

- Initiating a process of decision making and concept review, providing an opportunity to discuss and record any concerns, requirements, alterations, further ideas and preferences. By sketching and commenting on plans, visualizations and diagrams, all individuals have the final say in determining what is documented for construction.

### Final Presentation

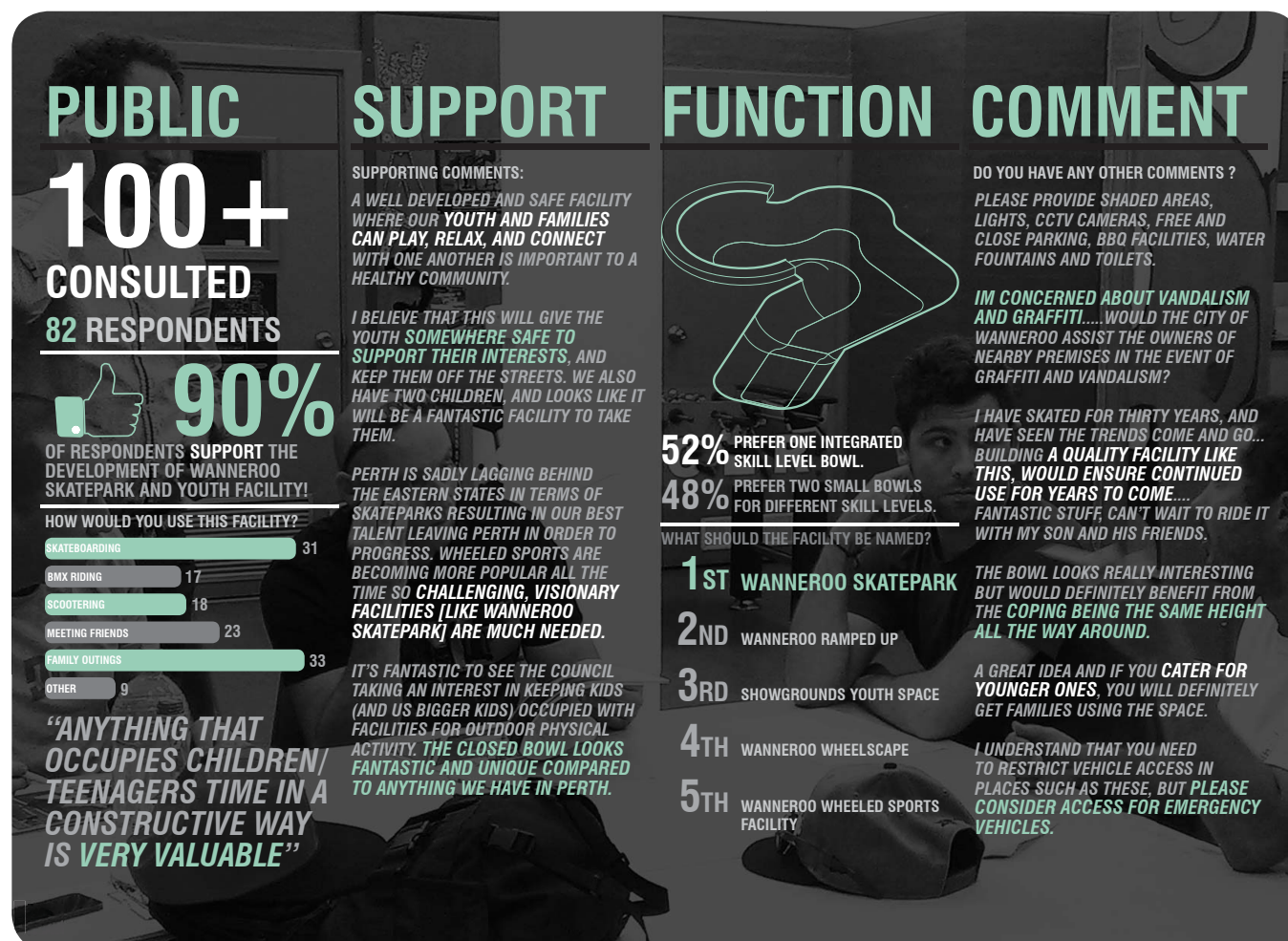
- A clear articulation of the workshop findings and the changes required to reach consensus, this will then inform the documentation process and the built outcome.



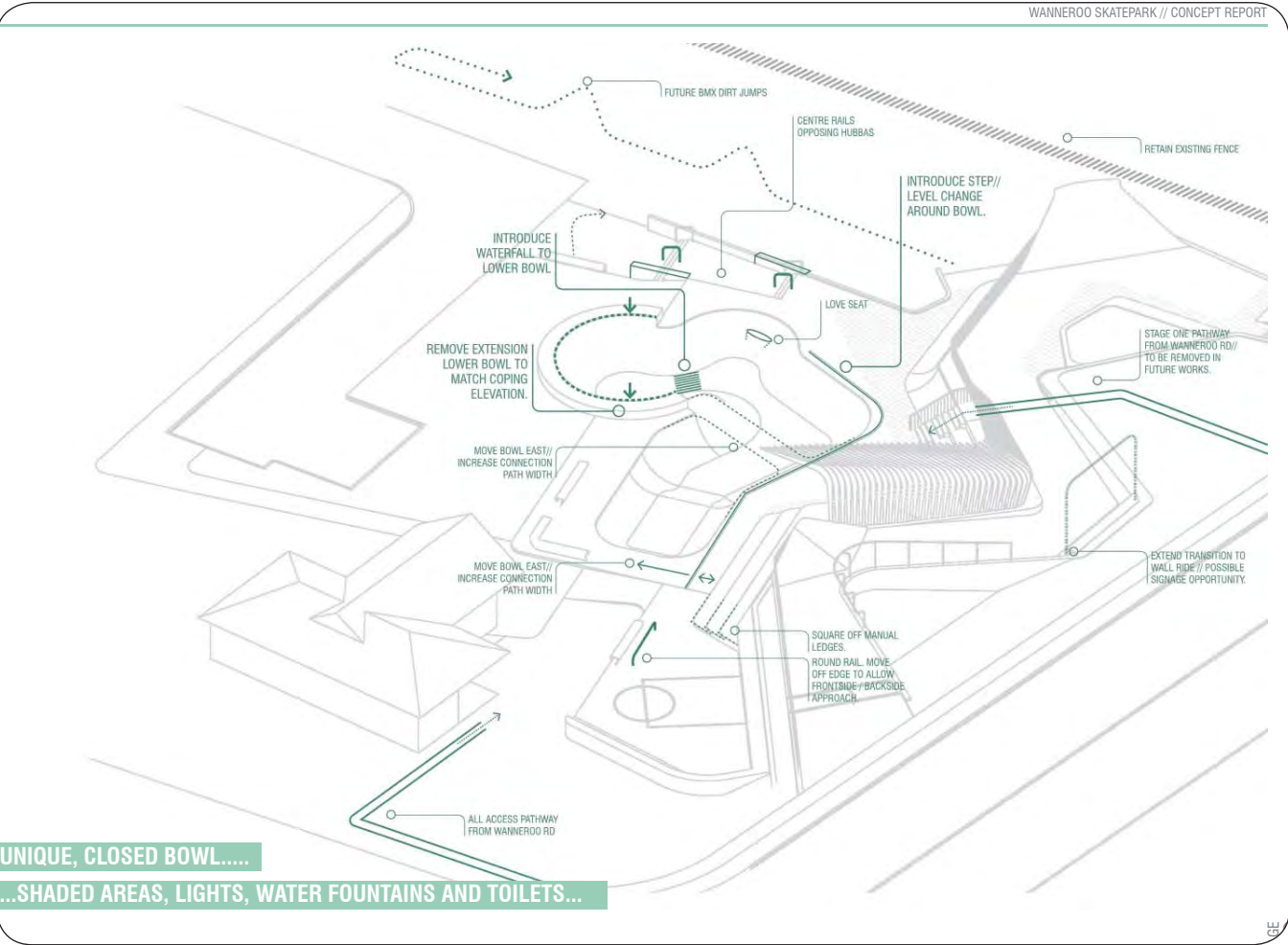
Group review of the concept design during a "Have your Say" workshop

## FEEDBACK

Following on from the 'Have your say' workshop discussions, the public should be re-engaged, and have the opportunity to comment on the User and Stakeholder driven concept. This feedback will be summarized and issued to Council. This ensures all facets of the community remain informed and engaged with the project.



Ongoing use of infographics to summarise Community feedback



**STAGE 04 //**  
**PUBLIC COMMENT**

Posting of the proposed concept on public forums, council websites, social media provides an opportunity to further discuss and record any concerns, requirements, alterations, further ideas and preferences. A genuine review of these comments will ensure broader project support and value.

**DESIGN DOCUMENTATION**

Using the information gathered from stage 03 and 04, Enlocus will then prepare documentation of the resolved concept design in preparation for construction. Throughout this process, Enlocus are committed to continually engaging with leading members from the User and Stakeholder groups, ensuring all elements of the design are refined with consideration to the future participants of the facility

*Ensuring consultation feedback is legible and graphically captivating will ensure the Community remains engaged and understanding of the consultation process*



# 07 RISK ANALYSIS//

## INTRODUCTION

A comprehensive risk analysis of the Mandurah Skate and BMX facilities has been undertaken to identify potential risks throughout various stages of the project.

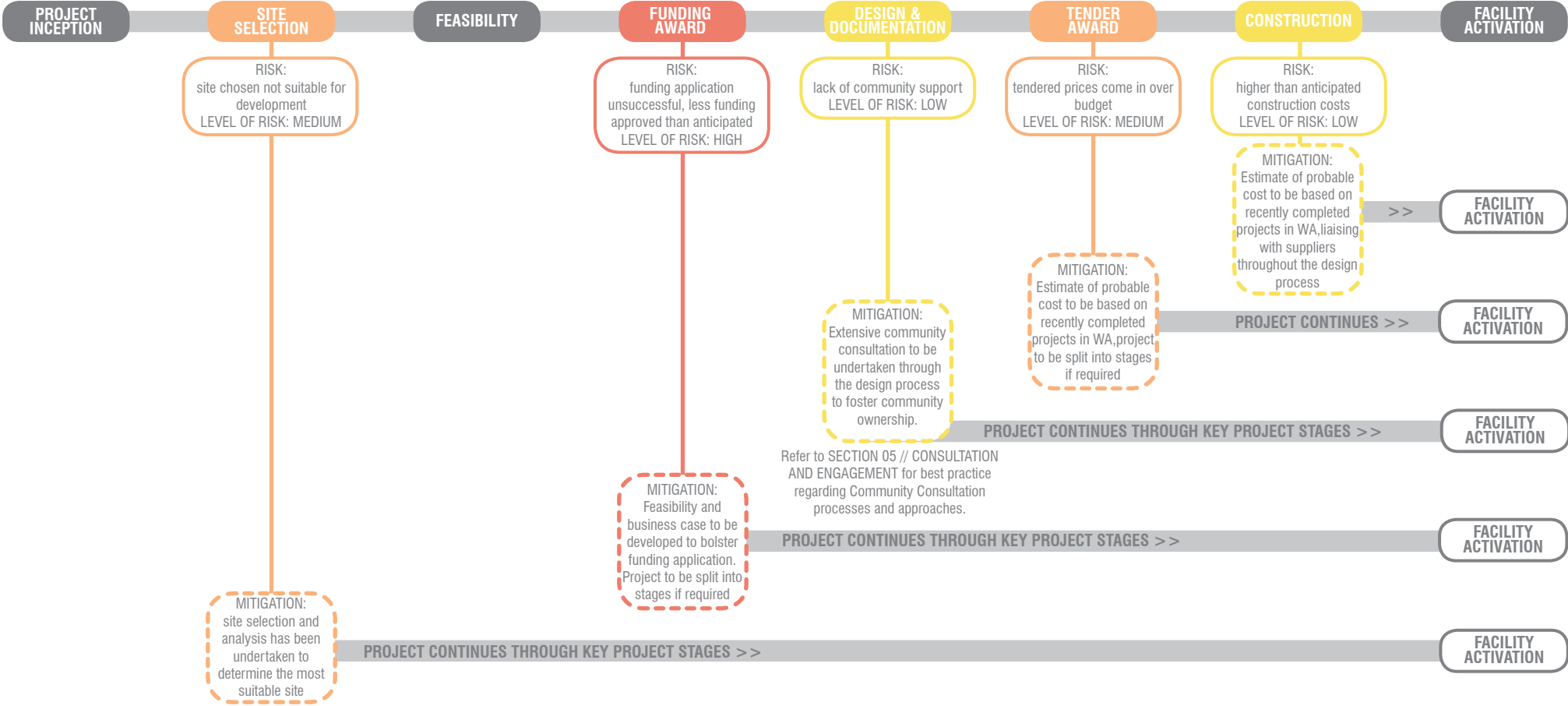
To determine whether a risk is categorised as LOW, MEDIUM, OR HIGH, the IMPACT of the risk is multiplied by the PROBABILITY of the event occurring (see adjacent diagram). This then forms the basis of the risk analysis matrix, the key outcomes of which are outlined on the following page.

## RISK AND MITIGATION

The following page outlines potential risks to the successful completion and utilisation of the Mandurah Skate and BMX Facilities during project inception, design and construction. The determined level of risk is based on the impact and probability of the event occurring and as such the mitigation strategy has been devised to minimise the event occurring or reducing its subsequent severity. This analysis demonstrates the typical key project stages, but also recognises that although there are risks associated with any community investment, there are a number of measures in place to ensure the facility will still be completed.

PROBABILITY //					IMPACT //
RARE	UNLIKELY	POSSIBLE	LIKELY	VERY LIKELY	
LOW					
		MEDIUM			
				HIGH	
					TRIVIAL: very small impact, rectified by normal process.
					MINOR: easily remedied, with some effort objectives can still be achieved.
					MODERATE: some objectives affected, considerable effort to rectify.
					MAJOR: most objectives threatened or one severely affected.
					EXTREME: most objectives may not be achieved or are severely affected.

KEY PROJECT STAGES



# 08 PROPOSAL RECOMMENDATIONS //

Mandurah is a City proud of its young people, their achievements and contributions to the Community. With the City of Mandurah's vision for an innovative and inclusive community, the Mandurah Skate and BMX Facilities Feasibility Study has demonstrated that the investment in such spaces is strategically aligned and supports this vision.

As demonstrated by the City of Mandurah Skate & BMX Strategy 2012- 2022, and reinforced by the community profile and site assessment process, the need has been established for community facilities that engage the young people of Mandurah, by providing the opportunity for skate, bmx and scooter function, but also a space for social interaction, learning and expression. Additionally these facilities are for the whole of Mandurah to engage with and connect to the young people of the Community.

In order to meet this need, the following facilities have been proposed (in order of development priority):

**1. UPGRADE THE EXISTING *FALCON* SKATEPARK** 2016/2017

**2. DEVELOPMENT OF THE *LAKELANDS* YOUTH PLAZA** 2018/2019

**3. DEVELOPMENT OF THE *DAWESVILLE* SKATEPARK** 2020/2021

**A PLACE WHERE OUR COMMUNITY IS PROUD,  
INSPIRED, INCLUSIVE AND INNOVATIVE WHERE WE  
RESPECT OUR CONNECTIONS TO THE PAST AND  
CREATE A GREAT FUTURE**

Strategic Community Plan, City of Mandurah 2013-2033





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