

9.3 MOUNT HAWTHORN YOUTH SKATE SPACE REVISED LOCATION

- Attachments:**
1. **Mount Hawthorn Youth Skate Space - Revised Location Plan**
 2. **Mount Hawthorn Youth Skate Space - Alternate Locations Map**
 3. **Britannia Rd Reserve North West - Amended Development Plan**

RECOMMENDATION:**That Council:****1. NOTES:**

- 1.1 **the findings and advice on the previously endorsed location; and**
- 1.2 **that Administration will inform and engage the local community in relation to the new location; and**

2. ENDORSES the:

- 2.1 **revised location at Attachment 1 for the purpose of varying the current project contract; and**
- 2.2 **revised Britannia Rd Reserve North West Development Plan at Attachment 3.**

PURPOSE OF REPORT:

To seek Council's endorsement of a revised location for the Mount Hawthorn Youth Skate Space within Britannia Reserve (**Attachment 1**) and subsequently alter the current Design and Construct contract (PP249/2023).

BACKGROUND:

In 2021, the City were successful in receiving \$200,000 funding through a State Government Election Commitment to deliver a new skate/scooter park in or surrounding Mount Hawthorn.

The 'potential youth skate space' was initially referenced in the Britannia North West Reserve Development Plan with an indicative location on Britannia West reserve to the west of the cricket nets subject to undertaking a site selection process for the project.

In July 2021, the Mount Hawthorn Skate Working Group (working group) was established to collaborate and progress the planning of the Mount Hawthorn Youth Skate Space (skate space) project. The working group consists of Council Members, representatives from Administration and key stakeholders representing the Mount Hawthorn youth and the local skate community.

The working group and preliminary community consultation identified a location adjacent to the existing pump track as the preferred site for the skate space and supported the development of the draft Mount Hawthorn Youth Skate Space Concept Plan (concept plan). The elements within the concept plan were designed to cater towards younger children and entry-level skaters. All elements are under 1 metre high from the current surface level which is deemed appropriate for young children to safely use and assists with integrating the skate space into the existing landscape. The entire skate space is approximately 350 square metres which is considered a local level facility.

Council at its meeting 18 October 2022 approved the draft concept plan to be advertised for community consultation. Community engagement took place between 19 October to 9 November 2022 where the identified site received strong community support (90 percent).

Council at its meeting 13 December 2022 endorsed the concept plan at the preferred location (**Attachment 2 Location 3**) enabling Administration to proceed with the procurement process to appoint a supplier to finalise the design and construct the skate space.

A Request for Tender (RFT) PP249/2023 Mount Hawthorn Youth Skate Space (Design and Construct) was advertised between 15 April 2023 and 1 May 2023. The tender package included the endorsed Concept Plan, Estimated Works and Materials Schedule and Geotechnical Investigation Report.

Council at its meeting 16 May 2023 accepted the tender submission and awarded the Design and Construct contract (the contract) to Skate Sculpture.

The tender contract was prepared and signed 29 May 2023 to formally commence the contract activities.

DETAILS:

Following acceptance of the contract, Skate Sculpture engaged an engineering consultant to prepare the structural drawings and costings based on the endorsed concept plan and Geotechnical Report findings. This structural design and costings were considerably delayed due to unfavourable market conditions and were provided to the City on 5 October 2023.

The engineering consultant classified the endorsed location as 'a Class P site' and subsequently recommended that a pile system and thickening of the slab underlay would be required to minimise the risk of subsoil movement. As the additional design requirements exceeded well beyond the expected scope and capacity of the initial tender construction package, the working group and the Skate Sculpture identified alternative locations to deliver skate space to be delivered within the allocated budget.

Two appropriate locations that aligned with the endorsed concept plan and the outcomes of community consultation on the project to date were identified in **Attachment 2**:

- Northwest corner of Britannia Reserve (Location 1); and
- Adjacent the central sporting clubroom and playground (Location 2).

The working group met on the 13 October 2023 to discuss the proposed locations identified in **Attachment 2** and considered both as being appropriate to accommodate the skate space.

Geotechnical investigations classified Location 2 as a 'Class P site' and recommended that piling systems and thickening of the slab underlay would be required as per the original endorsed location adjacent to the pump track. This would result in significant additional cost which beyond the scope of the approved project and budget.

Geotechnical investigations classified Location 1 as a 'Class A site' and the project could be delivered in accordance with the accepted tender submission and approved scope.

Based on the geotechnical investigations and associated costs, it is proposed to proceed with Location 1 being the site at the northwest corner of Britannia Reserve.

The revised layout as referenced in **Attachment 1**, is an interpretive footprint of how the skate space would be located, subject to detailed design. However, it emphasises the scale and ability for this location to suitably accommodate the skate space.

The overall design retains all the initial Concept Plan features including the shade structure and picnic tables, grass embankments to integrate the skate space into the landscape and additional greening to provide buffer zones from the car park and Principal Shared Path. It also retains all existing trees in the area.

The skate space would be approximately 50 metres from the closest residential dwelling, which is considered suitable for a local level facility. The closest residential dwellings also face east-west and do not directly front the skate space location proposed. Noise impact will also be reduced due to the ambient noise of the Mitchell Freeway immediately to the west. The revised location is within close proximity to the proposed Litis Stadium change rooms, for which a tender was approved by Council at its meeting 21 November 2023. The change rooms will include public toilets and would be suitably located for access by users of the future skate park providing a much greater amenity outcome than the previous location.

During the detailed design phase, further options will be explored to suitably connect the site with nearby amenities including the soon to be constructed Litis Stadium change rooms and the wider reserve. Given the condition of the nearby basketball ring, development in this location provides an opportunity to renew this asset concurrently with the construction of the skate space to promote various other recreational activities in this area of the reserve.

The North West Britannia Development Plan endorsed by Council 16 November 2021 has been updated (**Attachment 3**) to reflect the proposed skate park location and reflect other recent decisions of Council including the approval of a lease for Telecommunication Infrastructure at the 4 April 2023 Council Meeting.

It is anticipated that construction of the skate space would be completed by 30 June 2024.

Election Commitment Funding

The funding deadline is currently the 31 December 2023, Administration would seek an extension to 30 June 2024 to align with the current proposed option.

PP249/2023 Mount Hawthorn Youth Skate Space - Design and Construct Contract

If the alternate location is endorsed, Administration would then vary the current contract conditions relating to the location of works and practical completion date in accordance with Local Government Regulations and Contract Law.

CONSULTATION/ADVERTISING:

Administration would inform all previous Mount Hawthorn Youth Skate Space respondents of the revised location and engage with the immediate residents prior to progressing detailed design.

LEGAL/POLICY:

Nil.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the new location for the skate space.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

Connected and Healthy Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

Our community facilities and spaces are well known and well used.

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Innovative and Accountable

We engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

PUBLIC HEALTH IMPLICATIONS:

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

Increased mental health and wellbeing

Increased physical activity

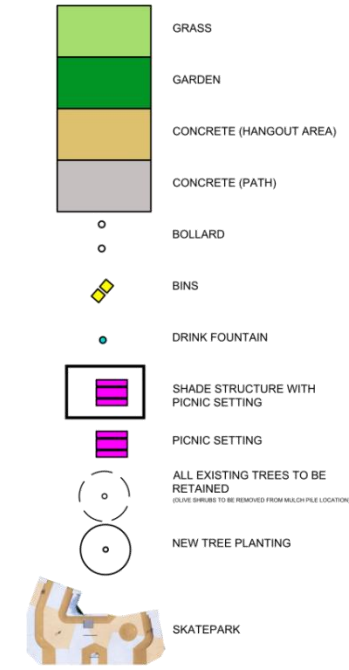
FINANCIAL/BUDGET IMPLICATIONS:

The total cost provided by Skate Sculpture is \$315,776 ex GST, with the skate space component funded by a State Election commitment of \$200,000. The revised cost estimate provided by Skate Sculpture in locating the skate space at this location remains within the current project budget.

COMMENTS:

It is recommended that Council endorse the revised location for the skate space based on the community support for a skate space at Britannia Reserve and its size and scale being suitable for the intended site as a local level facility.

The skate space will be another complementary asset to Britannia Reserve without impacting the various activities it currently provides to the local and surrounding community. It will provide further activation and passive surveillance to this corner of the reserve, which is important given the shortage of public open space and recreational amenities in Mount Hawthorn as referenced in the Public Open Space Strategy.



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			SITE PLAN						

Mount Hawthorn Youth Skate Space
Alternative Locations Map, Britannia Reserve



Location 1:
(Revised location Proposed)
Northwest corner of Britannia Reserve

Location 2:
Adjacent the central sporting clubroom and playground

Location 3:
Previously endorsed location
- 13 December 2023 OMC

Location 1



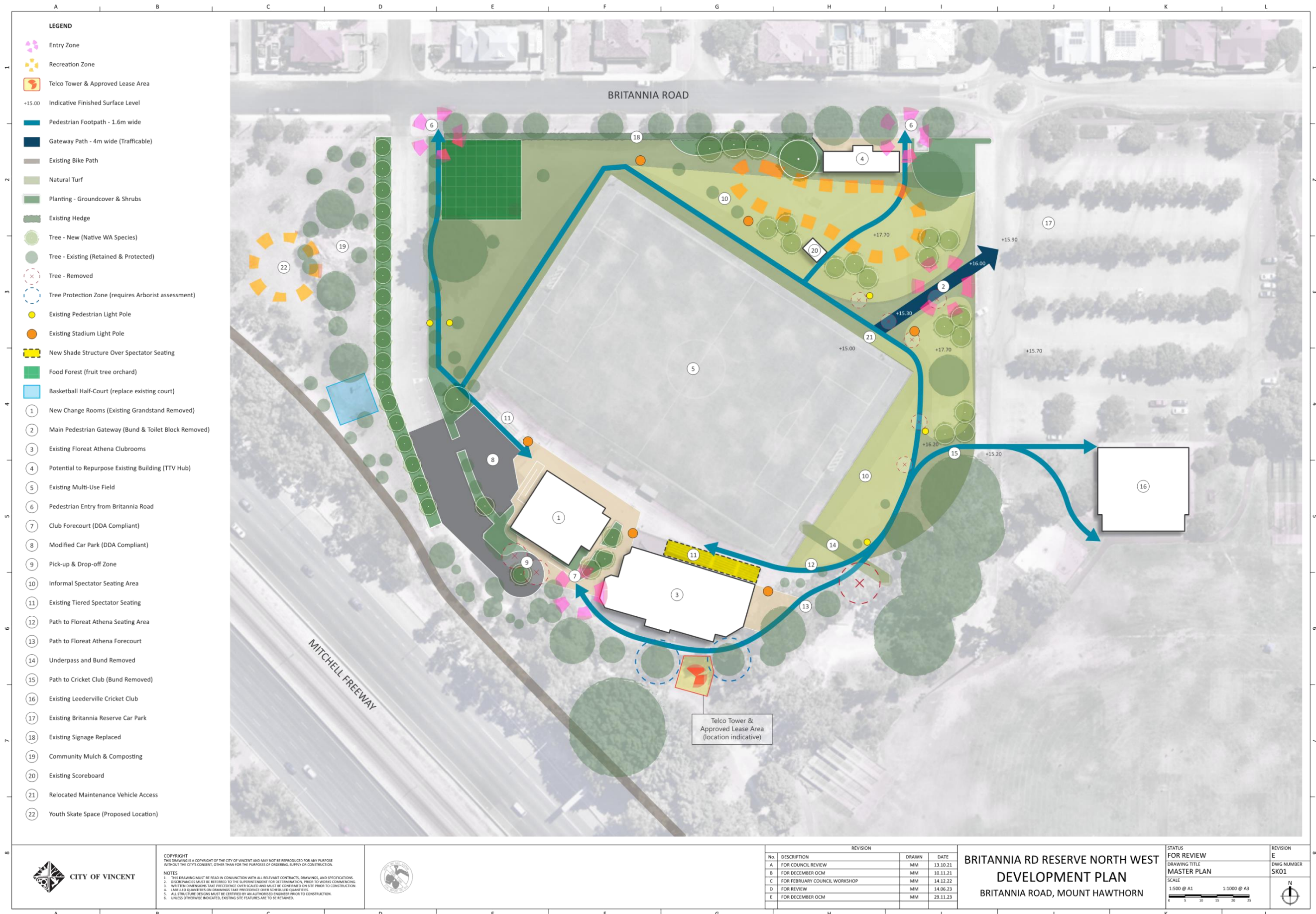
Location 2



Location 3



*All locations are indicative only



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5. ALL STRUCTURE DESIGN MUST BE CERTIFIED BY AN AUTHORIZED ENGINEER PRIOR TO CONSTRUCTION.
6. UNLESS OTHERWISE INDICATED, EXISTING SITE FEATURES ARE TO BE RETAINED.



No.	DESCRIPTION	DRAWN	DATE
A	FOR COUNCIL REVIEW	MM	13.10.21
B	FOR DECEMBER OCM	MM	10.11.21
C	FOR FEBRUARY COUNCIL WORKSHOP	MM	14.12.22
D	FOR REVIEW	MM	14.06.23
E	FOR DECEMBER OCM	MM	29.11.23

**BRITANNIA RD RESERVE NORTH WEST
DEVELOPMENT PLAN**
BRITANNIA ROAD, MOUNT HAWTHORN

STATUS	REVISION
FOR REVIEW	E
DRAWING TITLE	DWG NUMBER
MASTER PLAN	SK01
SCALE	
1:500 @ A1	1:1000 @ A3

