

ITEM NO.	C.17/1222	FILE REF.	500
SUBJECT	Greenbushes Youth Precinct Concept Design		
PROPONENT	Council		
OFFICER	Manager Community Services		
DATE OF REPORT	December 2022		

Attachment 10 Greenbushes Youth Precinct Concept Design Report 2022

OFFICER RECOMMENDATION

That Council;

1. *Adopt the Greenbushes Youth Precinct Concept Design Report 2022.*
2. *Having regard to funding timelines split the Greenbushes Youth Precinct project into two stages;*
 - a. *Stage 1 - the skate park, court, shelter and landscaping*
 - b. *Stage 2 - the pump track*
3. *Note the CEO will submit a Lotterywest funding application to cover the costs associated with the construction of Stage 2 of the Greenbushes Youth Precinct project.*
4. *Note the CEO will be calling tenders for the design of the whole project and construction of Stage 1 of the project.*

Summary/Purpose

These recommendations seek to progress the development of the Greenbushes Youth Precinct within the designated timeframe of current funding allocated to this project. This necessitates the staging of the project into two stages.

Background

Planning for redevelopment of the Greenbushes skate park and surrounds commenced in 2021.

Skate Sculpture were appointed to lead the community engagement process and Grow Greenbushes, Blackwood Youth Action, Greenbushes Community Resource Centre and Greenbushes Primary School were invited to become involved in the engagement process.

The initial community consultation was facilitated on 26 November 2021 and included two community engagement sessions to inform future planning for the Greenbushes Youth Precinct. The day commenced with a workshop at Greenbushes Primary School attended by students from Years 3-6. The engagement process was repeated after school at Thomson Park, adjacent to the proposed site. This session allowed Skate Sculpture to engage with a larger sector of the Greenbushes community including parents, business owners, Councillors, local residents and high school students.

In total, 48 people participated in the survey and design activities. Based on a points system, participants were asked to rank their top three youth elements to be included in the Greenbushes Youth Precinct, the resulting ranked findings were;

1. A skatepark (80 points)
2. A pump track (64 points)

3. Basketball court (40 points)
4. Parkour (23 points),
5. Water play (14 points)
6. A jump track (7 points)

Council formally adopted the Greenbushes Youth Precinct Community Consultation Report in February 2022. The report included a basic layout of the Greenbushes Youth Precinct that corresponded with the findings of community consultations, designated area and budget constraints.

A second community engagement was held on 10 November 2022 in Greenbushes to review the draft concept plan for the Greenbushes Youth Precinct. Skate Sculpture proprietor Mat de Koning led the consultation

At the most recent community consultation event held on 10 November 2022 it became apparent that there was a need to fine-tune several elements of the original draft design to meet community need.

These changes included:

- increasing the size of the shelter;
- investigate the benefits of relocating the shelter or including sections of wall to protect users from the rain and wind;
- consider an increased difficulty, dual path section of the pump track; and
- review the landscaping to include ground covers rather than lawn

Construction costs were then recalculated to include the changes (above), increasing the total budget beyond the original \$450,000 budget ceiling. As a result, Skate Sculpture were invited to present the concept design, community feedback and updated cost estimates to a Councillor workshop held on 5 December 2022. The purpose of the workshop was to request guidance from councillors on how to progress the project.

The feedback from councillors that attended was to seek additional project funding to increase the size, scope and overall appeal of the Greenbushes Youth Precinct. The proposed upgrade would require a total budget of \$600,000.

Officer Comment

To meet contractual obligations to federal funding bodies and provide time enough to seek external funding to cover the increased cost of the total project, a two-stage approach to construction is recommended.

Stage 1

This stage would include the detailed design of the entire youth precinct, plus construction of the skatepark, basketball court, shade shelter, paths and landscaping. Construction of this stage would be scheduled for completion before the end of June 2022, meeting the acquittal requirements of the federal funding agreement.

Stage 1 has an estimated budget of \$440,000 ex GST.

The projected timeline is:

January/February: RFQ released & awarded

March: Detailed design complete

April: Construction to commence.
June: Stage 1 construction complete.

Stage 2

This stage would include the construction of the pump track / jump track.

Stage 2 has an estimated budget of \$160,000 ex GST.

Council could choose to progress only Stage 1 of the project and not include the pump track. This would allow the project to be completed within the original budget and within the prescribed time-line without the need to seek external funding. There may be a reputational risk given the pump track was presented at the community consultation as part of the concept plan and was one of the most requested elements of the precinct during the initial consultation. The cost estimates had not been recalculated until after the second consultation (concept plan) therefore the increased funding was not taken into consideration at the concept plan consultation.

Initial discussions have been held with Lotterywest regarding potential funding of the project. An application can't be submitted until final concept plans (as per Attachment 10) have been endorsed by Council. Assuming the officer recommendation is endorsed this application will be submitted immediately. Noting that the average time period for Lotterywest to determine an application is 4-6 months, and the deadline for expenditure of Australian Government funding is 30 June 2023 it is apparent that the project needs to be staged. This will allow the Australian Government funding to be spent on Stage 1 before the funding acquittal deadline.

Statutory Environment - Not Applicable

Integrated Planning

- Strategic Community Plan
 - Outcome 1 A growing community that is diverse, welcoming and inclusive
 - Objective 1.1 Improve family and youth services and facilities to attract and retain families
 - Outcome 13 Proactive, visionary leaders who respond to community needs
 - Objective 13.1 Strengthen leadership and advocacy
- Corporate Business Plan
 - Objective 1.1 Improve family and youth services and facilities to attract and retain families
 - Action 1.1.1 Provide a Youth Services Delivery Statement describing the shire's roles and responsibilities in relation to youth services, facilities and events
 - Action 1.1.7 Provide engagement with local youth in Greenbushes on short term provision of a new skate ramp at Thompson Park and long-term further development of the Greenbushes Youth Precinct.
 - Action 13.1.2 Provide a strategic approach to seeking Government funding and support for Growth Strategy projects

- Long Term Financial Plan
The Long Term Financial Plan incorporates the expenditure identified under the Corporate Business Plan.
- Asset Management Plans - Not applicable
- Workforce Plan – Not Applicable

Policy Implications - Nil

Budget Implications

Council's 2022/23 budget contains an allocation of \$450,000 for this project made up of \$300,000 Australian Government funding (secured), \$125,000 Lotterywest funding (not yet secured) and \$25,000 Council funds. Recent discussions with an additional 3rd party funding source have tentatively identified possible additional funding of \$160,000.

Subject to Council endorsing the officer recommendation it is intended to run a Request for Tender process for the design of the whole project (Stages 1 and 2) and construction of Stage 1. By the time that tenders are assessed confirmation of 3rd party additional funding should be known.

Should Council endorse the recommendations of this report any budget amendments will be made to accurately reflect the project when the tender is awarded.

Whole of Life Accounting

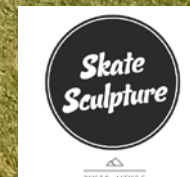
During the design stage of this project, an assessment of the maintenance requirements of the precinct will be undertaken to identify the ongoing whole of life cycle costings associated with maintenance and the required workforce implications.

Risk Management

The most significant current risk to this project is the funding shortfall if the 3rd party additional funding fails to materialise and/or the Lotterywest grant is unsuccessful. That would impact the delivery of Stage 2 works. With a deadline of 30 June 2023 to fully expend the \$300,000 Australian Government funding there is a need to progress the planning and procurement phases so that construction of Stage 1 can be completed by that date.

Voting Requirements - Simple Majority

GREENBUSHES YOUTH PRECINCT CONCEPT DESIGN REPORT 2022

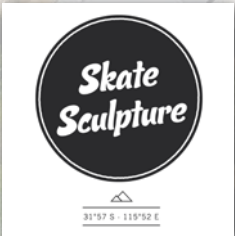


PROJECT NAME: GREENBUSHES YOUTH PRECINCT CONCEPT DESIGN
PROJECT NO: GRB303

PREPARED FOR:



PREPARED BY:



REVISIONS TABLE:

REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	15.12.2022	ISSUED FOR CLIENT REVIEW	MAT DE KONING	TIM YUEN

CONTENTS

PROJECT INTRODUCTION	03
SITE ANALYSIS	04
GEOTECHNICAL INVESTIGATION	05
COMMUNITY CONSULTATION STAGE ONE	06
SUMMARY OF CONSULTATION ONE RESULTS	12
FIRST DRAFT CONCEPT DESIGN LEGEND	13
FIRST DRAFT CONCEPT DESIGN DESCRIPTION	14
COMMUNITY CONSULTATION STAGE TWO	16
COMMUNITY FEEDBACK SUMMARY	19
REVISED CONCEPT DESIGN	20

PROJECT INTRODUCTION

In 2021, the Shire of Bridgetown-Greenbushes engaged West Australian based skatepark firm Skate Sculpture to facilitate a series of community engagement sessions. A subsequent report, based on the results of the community engagement, was compiled by Skate Sculpture to present to Council as a tool to help inform their decisions regarding the future Greenbushes Youth Precinct.

Through community advocacy and conversations between staff and Council, the project evolved from looking at the cost of replacing the existing Greenbushes half pipe, to reviewing the entire existing skatepark and surrounding area with the intention of creating a modern Youth Precinct that reflects the wishes of the Greenbushes community.

In 2022, the Shire of Bridgetown Greenbushes contracted Skate Sculpture to create a concept design with accompanying cost estimation for the Greenbushes Youth Precinct. In response to feedback from the 2021 community consultation, the design was to include a skatepark, pump track, basketball court, shade shelter and connecting footpaths with soft landscaping.



SITE ANALYSIS



Founded in 1889, the town of Greenbushes is located 250km south of Perth with a population of 362 according to the 2016 census. Greenbushes' two major industries are mining and timber milling with tourism and art galleries also a strong component of Greenbushes' industry.

The proposed site for the future youth precinct is located between Blackwood road and Jephson street and is currently home to the Greenbushes Town Hall, a war memorial, car park, existing skatepark, open green space, a gazebo with BBQ and a children's playground covered with shade sails. The park is less than 50m from the Greenbushes Primary school, which will see the facility well activated before and after school, 155m from the community garden, and 415m from the Greenbushes Discovery Centre where tourists will be encouraged to visit the youth precinct. There are various food stores and cafes along Blackwood Road, making it easily accessible for precinct users to walk, skate or ride for refreshments.

The proposed site is already a hot spot for community gatherings, and with its proximity to the school and local businesses, plus the large area of open space available for development, this is the ideal location for the future Greenbushes Youth Precinct.

Existing Skatepark: The existing skatepark sits 10m from the Town Hall and consists of six skate objects: A ledge, fun box, bank, flat rail, quarter pipe and steel halfpipe. The halfpipe has been fenced off, deemed a safety hazard due to excessive rust and large holes. A quarterpipe, made from a steel frame with a concrete face and a plastic toe, is also dangerous due to the excessively high lip at the toe of the ramp, which could halt skateboard wheels and dislodge the rider. The remaining four objects have outdated design and construction characteristics that limit the functionality and overall appeal of the facility. As a result, the existing skatepark is underutilised and holds little future value. It is recommended that the existing skatepark be demolished and removed to make way for a new and improved facility.

GEOTECHNICAL INVESTIGATION

In August 2022, Perth Geotechnics carried out a geotechnical investigation of the proposed site. The geotechnical investigation consisted of a desktop study, site investigation, site classification, drainage recommendation, earthworks recommendation, bearing capacity, geotechnical design parameters, site subsoil class assignment and earthquake hazard factor.

Key findings include:

- The site is covered by concrete, asphalt, grasses and a few rocks on the surface.
- Groundwater table was not observed at any of the boreholes up to the investigation depth of 1.7m below ground level. There is no record of groundwater depth found from the Dept. of water map.
- The site is covered by concrete, asphalt, grasses and few rocks on surface
- The site can be classified to 'S' site classification, by conducting following earthwork remediation measures at (Sec. 6.4.3). The characteristic of surface movement is consider $0 < Y_s \leq 15\text{mm}$ in accordance with the definitions provided in Australian Standard AS2870 -2011. The soil suction change of 2.5 m is considered in this case.
- Suitable materials for structural fill shall be a clean sand fill. The fill material at compaction should comprise sand that is free from oversized material (i.e. material $> 75\text{ mm}$ in any dimension), contains less than 5% fines (material passing 0.075 mm sieve), free from foreign material, organic material or other deleterious material. It should also be free from industrial waste, solid waste, or construction and demolition debris.



- The loose to medium dense states of the in-situ soils suggest that the materials should be excavatable with standard earthmoving equipment (e.g. 10 to 20 tonne excavator). Temporary excavation up to 1 m depth can be conducted with a maximum dry slope angle of 2H:1V.
- Onsite disposal of stormwater via soakwell is not appropriate for this site. We recommend to disposal of stormwater or roof runoff to offsite of the skate park or to the council drainage. The drainage system has to fulfil the requirements of Shire of Bridgetown-Greenbushes.

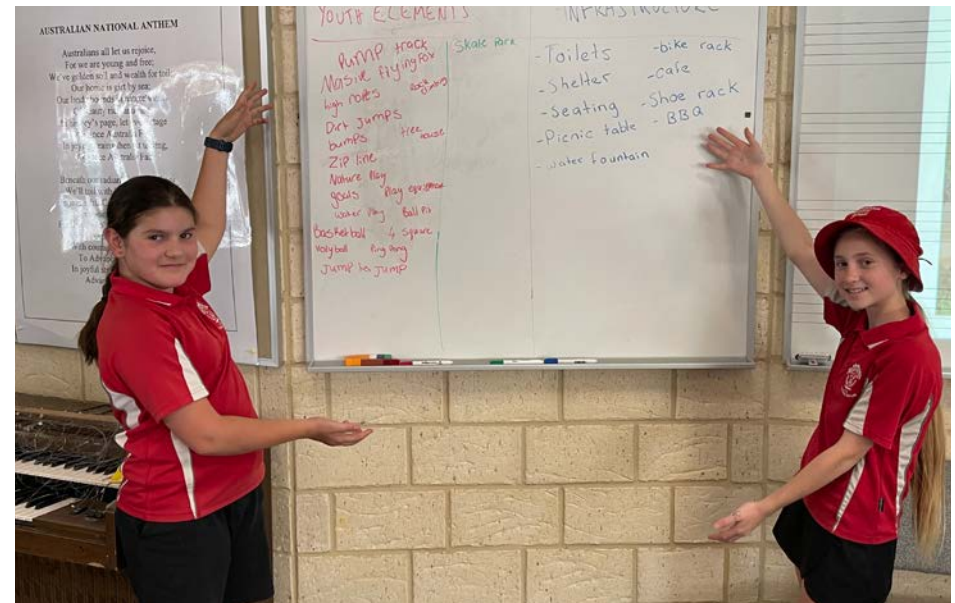
COMMUNITY CONSULTATION ONE

On the 26th of November 2021, Skate Sculpture staff Tim Yuen and Mat de Koning in collaboration with Shire of Bridgetown-Greenbushes Manager of Community Development Megan Richards, visited Greenbushes to conduct a site analysis and facilitate two community engagement sessions to inform future planning for the Greenbushes Youth Precinct. The day commenced with a workshop at Greenbushes Primary School attended by students from year's three to six.

After giving an overview of the project and informing participants how their involvement will help shape the future facility, students took part in a brainstorming activity where they called out the various attributes that make up a youth precinct. This included skate objects, youth elements and supporting infrastructure and were scribed in front of the class by two students.

The group then looked at the design of the Bridgetown Youth Precinct (pictured bottom right). Currently under construction and designed by Skate Sculpture and Common Ground. Once completed, the facility will include a small pump track, skate bowl, various street skating elements, shade structure with seating, basketball court and stage two parkour course, all complementing the existing Bridgetown Skatepark.

This review informed the participating students of the spatial parameters required when designing a youth precinct, and highlighted the attractions on offer in the neighbouring town of Bridgetown. (Continued on next page).



The Student were then encouraged to create their own designs of the Youth Precinct including their favourite elements on a 2D black and white aerial view of the proposed site. A catalogue of skate and non-skate based images were provided for inspiration and guidance. Once completed the students could present their designs to the other students and the Skate Sculpture design team.

The brief required students to include their top 2 youth elements, top 3 skate elements and top three infrastructure items. After deciding on their preferred elements and brainstorming potential spatial arrangements, each group applied their ideas to their design. This resulted in several youth precinct designs created by the students of Greenbushes Primary School.

Participants were then given a survey where they could register relevant statistics, nominate their personal design preferences, and express their closing thoughts to help shape the design of the Greenbushes Youth Precinct.

The engagement process was repeated after school at Thomson Park, adjacent to the proposed site. This session allowed Skate Sculpture to engage with a larger sector of the Greenbushes community including parents, business owners, Councillors, local residents and high school students who had returned from Bridgetown High School.

The event was supported by Grow Greenbushes and included a BBQ and free icy poles for all in attendance. The event was also covered by the local newspaper. In total, 48 people participated in the survey and design activities resulting in the following findings; See info-graphics



2021 CONSULTATION RESULTS

WE SPOKE TO

48 PARTICIPANTS



WHAT IS YOUR GENDER?

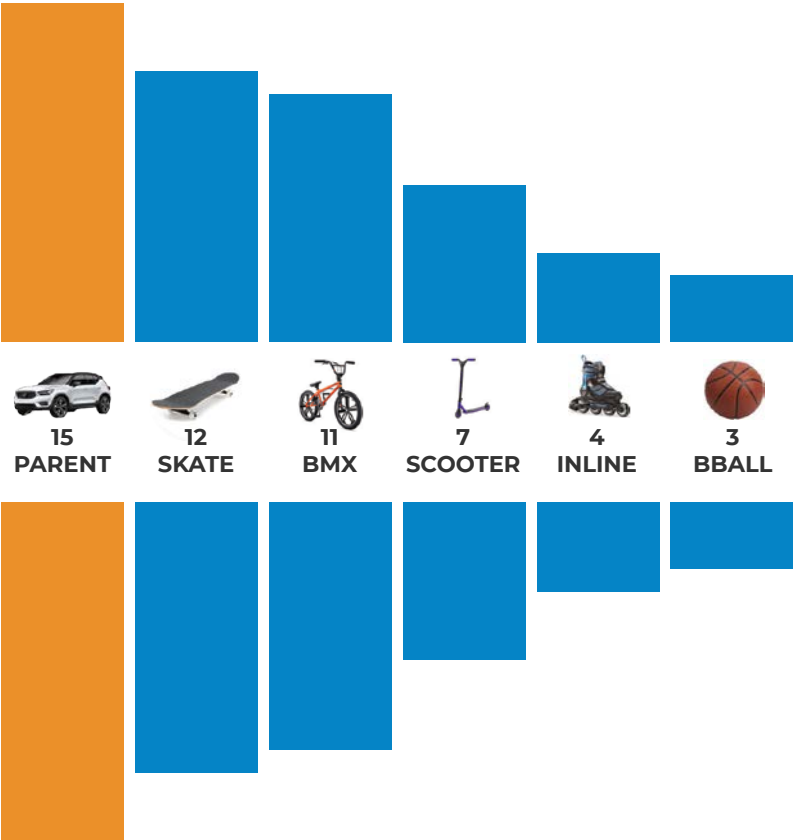
19
MALE

29
FEMALE

WHAT AGE GROUP ARE YOU IN?



HOW DO YOU ROLL?



MOST POPULAR YOUTH ELEMENTS

EACH PARTICIPANT ALLOTTED 6 POINTS

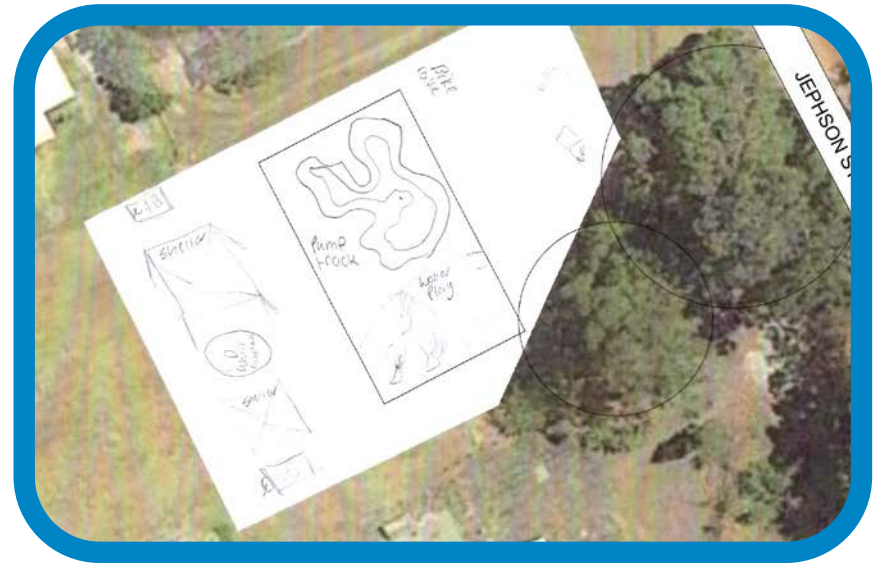
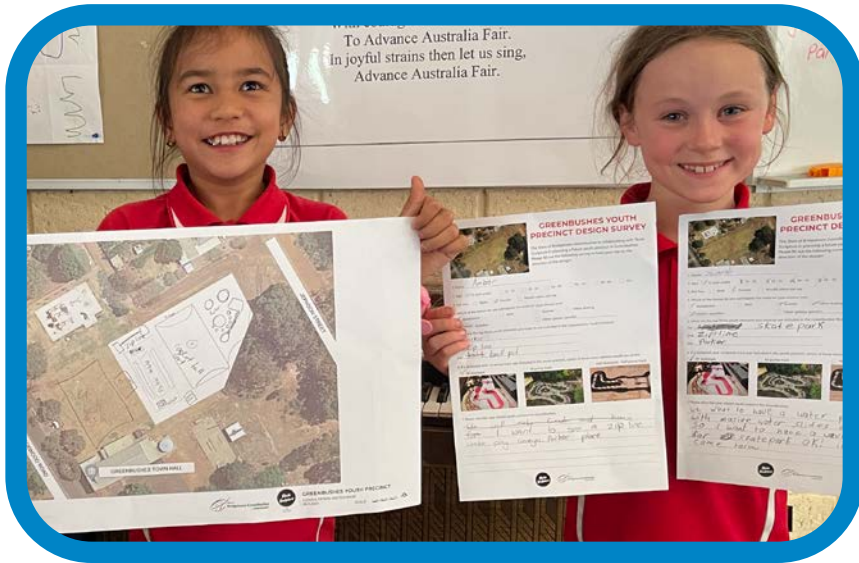


WHAT WOULD YOU PREFER?

EACH PARTICIPANT ALLOTTED 1 POINT



CONSULTATION RESULTS - COMMUNITY DESIGNS



CONSULTATION RESULTS - COMMUNITY COMMENTS



Please describe your dream youth precinct for Greenbushes:

- Somewhere for the children and their family to go. Plus bring more people to our community. - Susie
- Multiple aspects of skate, bike, basketball, jungle gym. - Brent
- Keep our kids happy, healthy and safe. - Granny Yohgu
- Greenscape, not too much fake shade & concrete everywhere. Access for all abilities. - Jazlyn
- A youth precinct made for a wide variety of ages & abilities. Considering younger children wanting to join in safely - Jillian
- I would really like to have a pump track that has big humps and bumps, plus water play. - Shenae
- I would like to see nature and trees incorporated into the park - Maddox
- Natural play area surrounded by pump track, upgraded skatepark with basketball court, water, sprinklers & SHADE - Tracie
- A place for young and old to hang out and get plenty of exercise - Vincent
- Lots of space for free skating, shade, seating for birthday parties with power supply, drink fountains, an area for younger siblings to learn to skate, a mural. - Jade
- Something for all ages, play ground and water-play, a track for all kind of wheels including wheel chairs. - Kelly
- Multi activity / trail hub. Greenbushes has a genuine opportunity to lay foundations, for a future hub with existing Bibulmun and Munda Biddi trails near by and MTB presence. These types of Hubs have lead to big economic benefits in other towns like Greenbushes. - Ryan
- I would like a hard obstacle course or parkour with rope to swing from to a platform. I would like it to be like a ninja warrior with gymnastics bar and platforms to jump from to other things. - Tessa

SUMMARY OF CONSULTATION ONE RESULTS

The design survey was undertaken by 60% female participants, 40% male, with the majority aged 12 and under. There was a fairly even number of participants in all other age categories, demonstrating a broad representation of Greenbushes community members.

Skateboarding was the most popular activity amongst participants closely followed by BMX riders, then scooter, in-line and basketball. 15% of participants were parents.

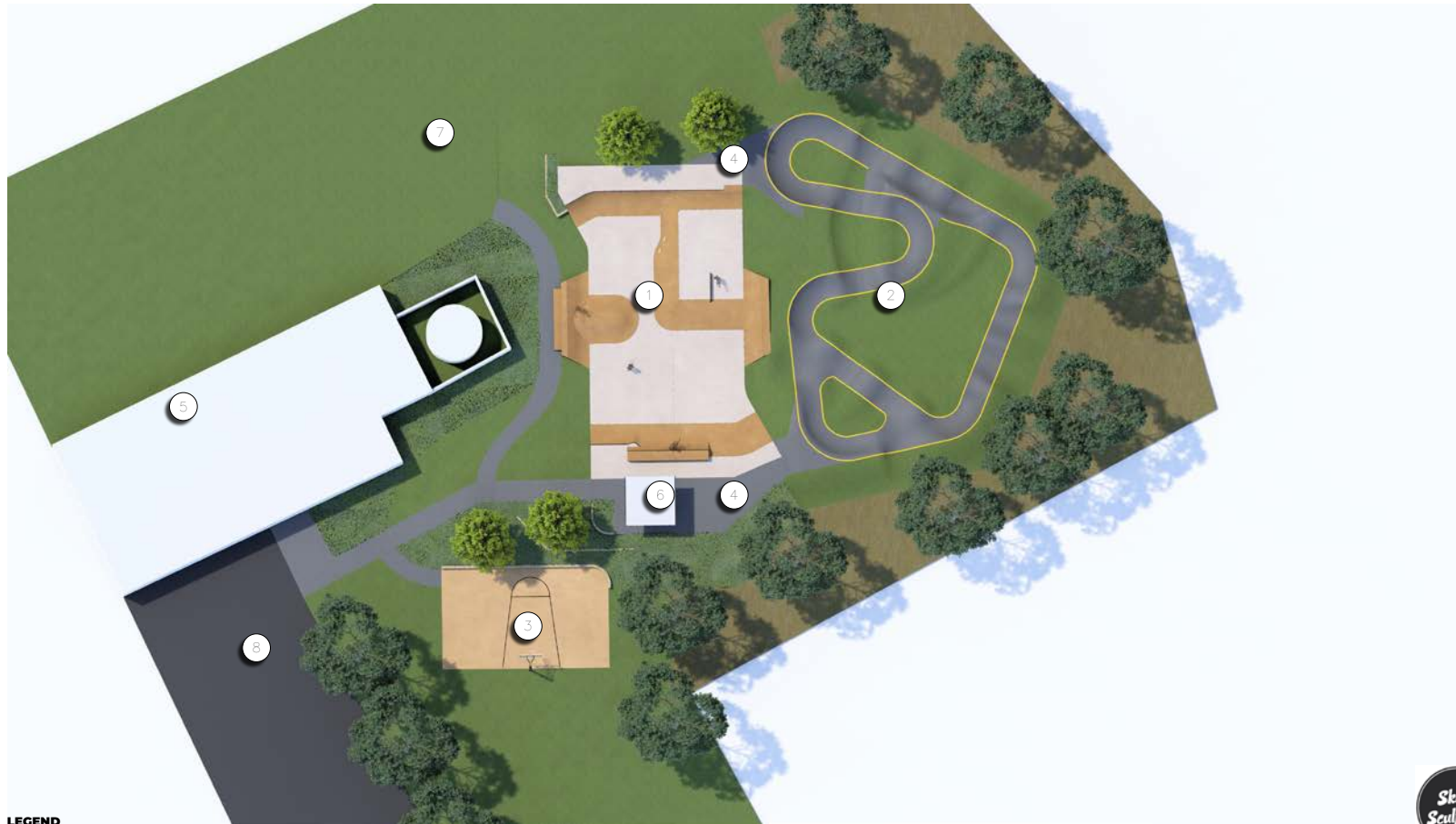
Based on a points system where participants were asked to rank their top three youth elements for Greenbushes, a skatepark was the clear winner at 80 points, closely followed by a pump track at 64 points. Basketball came in at 40 points. In 4th spot was parkour at 23 points, followed by water play at 14 points, and a jump track at 7 points.

When asked 'If a skatepark and / or pump track was included in the youth precinct, which of these three options would you prefer?' 50% of people nominated half skatepark / half pump track. 29% of people selected 'all pump track' with only 17% requesting 'all skatepark'. This result places more emphasis on the importance of a pump track, which is contradictory to the results of the previous question, and highlights the underlying demand for a pump track within the precinct.

The closing comments section demonstrated a desire for incorporating nature and providing ample shade for parents and riders alike. Some community members noted the need to cater for people of all ages and wanted the facility to attract more people to Greenbushes while providing a safe environment for young people. Many expressed a positive outlook on the social and physical opportunities this precinct will provide the people of Greenbushes.



FIRST DRAFT CONCEPT DESIGN LEGEND



LEGEND

- 1 SKATEPARK
- 2 PUMP TRACK
- 3 BASKETBALL COURT
- 4 SHARED HANGOUT LOCATION
- 5 TOWN HALL
- 6 SHELTER LOCATION
- 7 EXISTING GREEN SPACE
- 8 CAR PARK



▲ NORTH

GREENBUSHES YOUTH PRECINCT
CONCEPT MASTER PLAN

FIRST DRAFT CONCEPT DESIGN DESCRIPTION



Sitting at 380m², the Greenbushes Skatepark concept design paints a vision for a transition dominant flow park with a series of banks and quarter-pipes at the north, south, east and west ends to maximise lines and flow. At the north end of the skatepark, a 1400mm high transition wall with corner bend connects to a 600mm high island, creating a smaller 800mm high quarter-pipe for beginners learning how to drop-in. The coping then connects to a roll-in, allowing experienced riders to bypass the mini quarter pipe for increased speed.

The 600mm high island accommodates a 90-degree hip and out rail for street riders, plus a sideways transition wall, allowing transfers up and down the island. To the west of the island is an 850mm high slappy bank connected to a pump-bump for riders to maintain speed throughout the park.

The south end features a 1500mm high quarter pipe with mellow radius, connected to a 1050mm high quarter pipe on the west, and a 1050mm high street bank with corner blend on the east. This section provides transfer attractions, long coping for lengthy grinds and a street bank which serves as an ideal starting point to access to the island.

The skatepark is designed to complement the Bridgetown Skatepark by adding to the diversity of terrain on offer within the Shire of Bridgetown Greenbushes. The design caters to skate, scooter and bmx, presenting a selection of objects that will allow beginners to develop their skills while maintaining the interest of the more advanced riders.



The south-east skatepark platform serves as a starting point for the pump track, which offers a series of bumps and berms for riders to maintain momentum, challenge their ability to manoeuvre with speed and increase their physical endurance to ride longer and faster. The design is intended as an asphalt surface, accommodating skateboards, scooters, roller skates and bikes. The design can be ridden both clockwise and anticlockwise, with a joining section that allows riders to transfer mid run to change direction if the coast is clear.

At the southern end of the precinct is a quarter court basketball court with basketball and netball rings plus line markings on the court surface. The basketball court is connected by a path leading up to a 4X6m cantilever shade structure with a picnic table and chairs. This will be the central gathering spot for youth precinct users, providing a viewpoint to all three key components of the precinct.

The concept design maintains all existing trees, only requiring light soft landscaping surrounding the pump track and skatepark. The concrete uses a matching oxide on the skatepark and basketball court to visually connect the two attractions.

COMMUNITY CONSULTATION



On Thursday the 10th of November from 3pm-5pm, Skate Sculpture showcased the Greenbushes Youth Precinct concept design at the Greenbushes Community Hall. Torrential rains may have scared off some attendees, leaving a core group of highly invested community members with representation from local skaters, BMX riders, parents, residents, business owners, a councillor and several children under the age of ten.

Upon reviewing the concept design on site to gain a better sense of scale and placement, community members gave the following feedback;

- *Make a much bigger pump track, add a track for small kids and a skills bike track.*
- *Bigger jumps on the pump track*
- *Better Undercover Gazebo 5X5? So rain won't come in. Need lighting for evenings. Skills mountain bike bush track, native based natural materials would be amazing also.*
- *The seating area to tie into other park. The pump track to incorporate more with the natural environment and to have skills park using & saucing local supplies, using the natural contours.*
- *A 5 foot mini ramp undercover so it can be used all year round as there is nowhere else in the South West we can skate over winter. Lights please - pool coping.*
- *The open air gazebo probably needs to be more enclosed for the rain / wind as lots of people use this for kids parties.*
- *Add more nature to the bike path*
- *Sheltered seating is a must as it gets so windy and rainy. A small flat figure 8 for children 3+ near the seating area would be amazing.*
- *We need it because everything is dated.*





Existing Shelter



Polly Pave Jump Track



Asphalt Pump Track

The proposed shade shelter was considered too small by most in attendance, citing the need to accommodate larger numbers of spectators plus the ability to host parties and gatherings. An increase in size and additional picnic set was broadly requested.

Some parents expressed concern that the north facing cantilevered shelter will not protect spectators from the chilling winter winds and heavy rains. Some suggested having three walls similar to the existing shelter. However, this will limit visibility to sections of the youth precinct including the basketball court and parts of the pump track. The community has requested that shade shelter options including relocation and transparent walls be explored.

BMX riders noted the pump track had many similarities to the Bridgetown pump track, including the use of asphalt and a lack of jumps. Some parents enquired about the option of building with polly pave to give the facility a more earthy feel. Pros and cons of both asphalt and polly pave were discussed at the consultation including:

- Asphalt is a harder surface, accommodating a broader group of wheeled devices including skate, scooter, roller skates and BMX. Poly Pave is a softer surface mainly catering to BMX riders. For skateboarders to utilise poly pave, they generally need larger wheels to those used on a concrete skatepark.
- Asphalt is more expensive but requires less maintenance over a 20-year cycle.
- Polly Pave is a preferred option for creating large challenging jumps as it is more malleable to shape, more cost effective for the additional area required, and more forgiving on dislodged riders reducing injury.
- Polly pave has a more earthy feel and aesthetic.
- Polly pave will create a larger point of difference to the Bridgetown Pump Track.

The overarching pump track feedback requested 'a point of difference to the Bridgetown pump track' and 'the addition of challenging jumps while still ensuring the track can be completed by entry level riders'. Further investigation and consultation are required to reach a verdict on what material should be specified for the Greenbushes Pump / Jump Track.



Street ledges at Bridgetown Skatepark



Revised Design with Ochre Inspired Oxide



Space for mountain bike skills course

Parents of young children suggested a separate figure 8 path to give their kids somewhere to ride, away from the bigger kids. The lack of available space and budget plus the contours surrounding the shade shelter limit options of including a figure 8 track fit for young children. This is to be further reviewed in the detailed design.

The concrete oxide was briefly discussed with the idea of a more earthy tone such as Ochre suggested as a suitable match for Greenbushes.

A lack of simple street features in the skatepark was noted by skateboarders, with suggestions of adding a slappy curb, flat rail, or flat ledge. There are several ledges and rails already on offer in Bridgetown. The ability to flow throughout the Greenbushes skatepark is the concept design's appeal. Based on the available space and budget, the flow would be drastically limited with the addition of a flat ledge or rail. The community requested further review to try to locate a street item somewhere in the youth precinct.

Many made note that a mountain bike skills course is widely requested in Greenbushes, particularly amongst people working at the mine. The south-east corner of the lot provides an ideal space for a course of this nature, with a series of DIY (do it yourself) bike jumps already built throughout the space. A mountain bike skills course is beyond the scope of this concept design, however Greenbushes community members are further investigating options to make the course as a community driven project. Many objects typically found in skills courses can be sourced and built by community members. More information on mountain bike skill courses are available in the Appendix.

COMMUNITY FEEDBACK SUMMARY

The community feedback was collated and presented to the Shire of Bridgetown Greenbushes for consideration. Skate Sculpture then implemented select changes to the updated concept design including an increase of size to the shade shelter, additional picnic table and chairs and use of a more earthy ochre inspired colour. Other upgrade options were noted including the addition of jumps in the pump track.

Construction costs to adhere to community requests were then recalculated, increasing the total budget beyond the original \$450,000. As a result, Skate Sculpture were invited to present the concept design, community feedback and updated cost estimation to Shire of Bridgetown Greenbushes staff and councillors, followed by a question-and-answer session.

The presentation resulted in the Shire of Bridgetown Greenbushes nominating to seek additional funding to increase the size, scope and overall appeal of the Greenbushes Youth Precinct. The proposed upgrade would require a total budget of \$600,000.

To meet requirements of funding commitments, the shire is now considering the option of a two-stage construction approach.

Stage One would include the detailed design of the entire youth precinct, plus construction of the skatepark, basketball court, shade shelter, paths and landscaping. Construction would be scheduled for completion before the end of June 2022. Stage One has an estimated budget of \$440,000 ex GST.

Timeline:

January/February: RFQ released & Awarded

March: Detailed design complete

April: Construction to commence.

June: Stage One construction complete.

Stage Two would include the construction of the pump track / jump track. Stage Two has an estimated budget of \$160,000 ex GST.

Design Brief

Upon clarification of the final stage one budget, the design brief is expected to include:

Pump Track to have a minimum of two jumps with options for entry level riders to bypass the jumps and still complete the entire circuit. Material still to be determined.

Skatepark and basketball court to be built with an ochre inspired oxide.

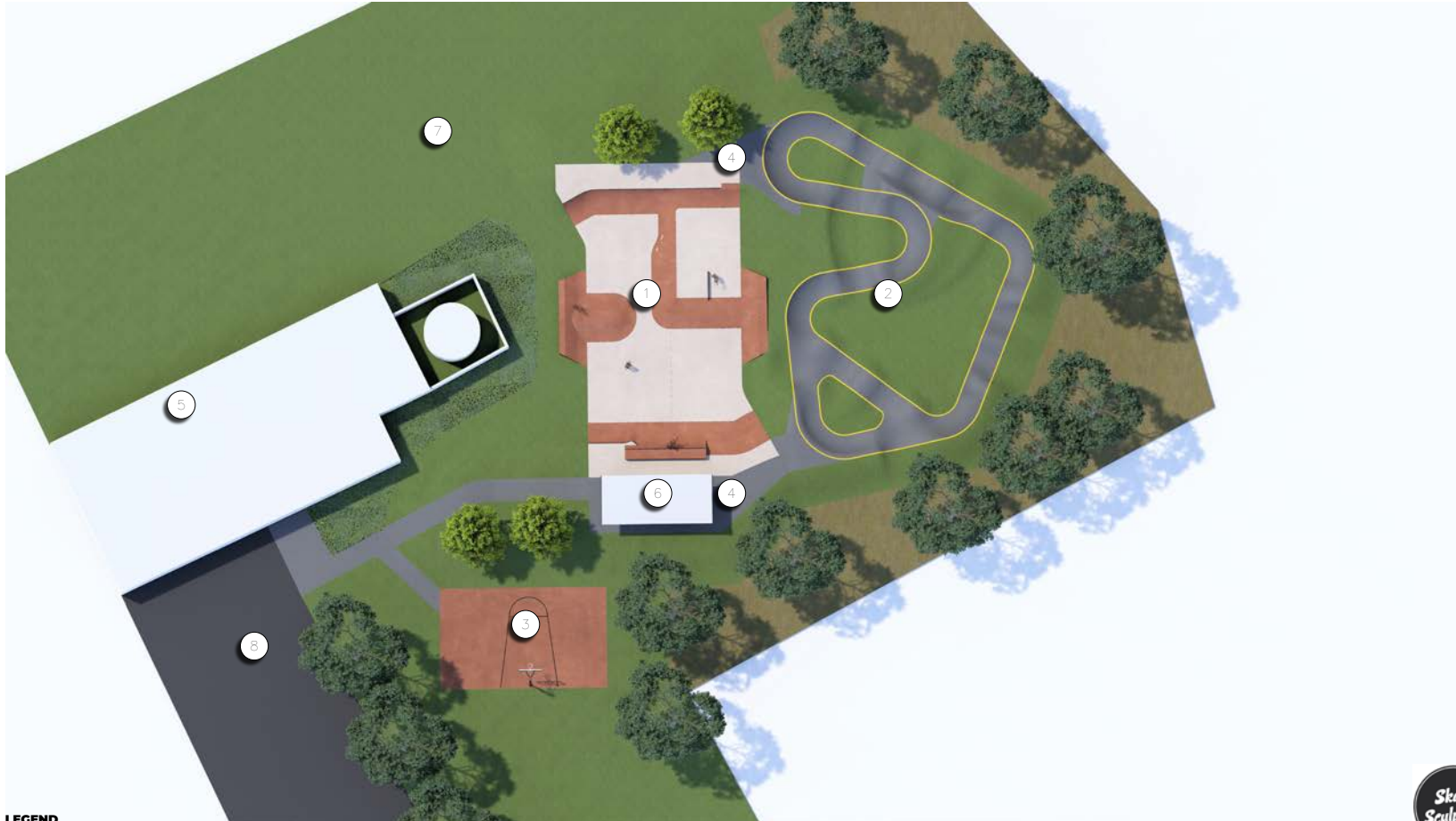
Shade structure to shelter two sets of tables and chairs with consideration to reducing wind and rain. Potential relocation of shade shelter to be investigated.

Skatepark to reflect the concept design with any requests for changes requiring written justification and cost implications.

Option of a separate path for beginners to be considered.

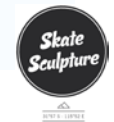


REVISED CONCEPT DESIGN



LEGEND

- 1 SKATEPARK
- 2 PUMP TRACK
- 3 BASKETBALL COURT
- 4 SHARED HANGOUT LOCATION
- 5 TOWN HALL
- 6 SHELTER LOCATION
- 7 EXISTING GREEN SPACE
- 8 CAR PARK



▲
NORTH

GREENBUSHES YOUTH PRECINCT
CONCEPT MASTER PLAN

