

BASS COAST

SKATE PARK STRATEGY REVIEW

SEPTEMBER 2022

Draft for Council Review

PLACE

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INTRODUCTION

This report is a summary level review of the comprehensive Bass Coast Shire Skate Park Strategy 2018-2028 which was adopted by Council in 2018. Whilst it is a 'Skate Park' strategy, for the purposes of this report, 'skate' refers to all wheeled sports including skateboarding as well as free style BMX and scootering.

This report will therefore firstly provide a summary of key achievements from the main objectives of the original strategy since adoption, then it will outline any new trends with skate park provision since the original strategy was adopted, particularly given the recent success of the Tokyo Olympics. With skateboarding and BMX now being an olympic sport, now more than ever is it important to ensure the most appropriate skateparks are deliverved in the best locations to benefit the community as a whole.

It has been prepared in response to some challenges in finding an appropriate location for a regional scale skate park originally mooted for San Remo.The review will also outline a recommendation for the level of skate park that should be considered for installation at Grayden's Reserve in Newhaven and review the original hierarchical model for skate provision across the Shire.

BACKGROUND

The original Bass Coast Skate Park Strategy was prepared in 2018 and is a comprehensive document with extensive community engagement that shaped the direction for skate provision across the Shire over the next 10 years.

The vision for the original Bass Coast Skate Park Strategy forms part of the overall goal:

'To create a Shire where young people have a range of recreation options to keep them socially connected and physically active.'

The original strategy essentially aimed to outline:

- How community needs can best be met.
- What classification of facility should be provided.
- Where the most appropriate locations are.

Of the above, this report will specifically look at how the strategy has been rolled out and how the communities needs have been met. It will also look in detail at the classification of the facilities in the strategy given the challenges in finding an appropriate location for a regional scale skate park and will consider alternative locations for skate and free-style BMX provision moving forward.



ORIGINAL IMPLEMENTATION STRATEGY

The original strategy looked at a number of staged priorities and the table below lists these and confirms which have been achieved, which have not been completed and what the main issues and priorities are moving forward.

PRIORITY	NEW WORKS	RENEWAL WORKS	COMPLETED	COMMENTS
SHORT TERM (2018-2020)	San Remo/Newhaven Site Selection and Design Works		PARTIALLY	*The site selection and design works were undertaken at two sites (San Remo foreshore and Graydens Reserve, Newhaven) but due to issues with available space, neither site was deemed suitable for a regional scale facility.*
	Corinella New Small local/incidental facility		✓	*The design work was undertaken in 2018 and the facility was built in 2019.*
	Grantville New small local/incidental facility		✓	*The design work was undertaken in 2018 and the facility was built in 2019.*
		Major renewal to Cowes local facility	✓	*The design work was undertaken in 2018 and the facility was built in 2019.*
		Wonthaggi Phase 1 minor renewal	✓	*Minor works undertaken to existing Wonthaggi skate park*
		Inverloch Phase 1 minor renewal	✓	*Minor works undertaken to existing Inverloch skate park*
MEDIUM TERM (2020-23)	San Remo/Newhaven New regional Facility construction		✗	*Given no site suitable, construction for regional facility not undertaken*
	Kilcunda New Local Facility		✓	*Kilcunda design completed and funding secured. Awaiting construction in 2022-23 financial year.*
LONG TERM (2023-26)	Grantville Phase 2: new small local facility		NOT YET DUE TO LONG TERM ITEM	
	Wonthaggi Phase 2 New expansion to District Facility	Inverloch Phase 2 Major Renewal to Local Facility	NOT YET DUE TO LONG TERM ITEM	
	Newhaven: New amenity provision		NOT YET DUE TO LONG TERM ITEM	

DISCUSSION

The above table summarises the existing strategy implementation objectives and overall, Council has been very proactive and succesful in implementing many of the short term and medium-term priorities. The Corinella and Grantville smaller incidental skateparks have been designed and built successfully, as has the Cowes local facility which has been a great success. The main priority that has not been delivered is the Regional skate park designated for San Remo/Newhaven. This is primarily due to the lack of available appropriate public open space at the location highlighted within the original strategy.

San Remo foreshore was recommended as the preferred location for a regional facility however after more comprehensive site assessment work including survey and service location information, it was deemed unsuitable to cater for a large scale skate park. Following an internal review by Council officers of a number of other sites, Grayden's Reserve in Newhaven was then chosen to be assessed in detail for a regional facility. This local park contains a mini ramp and basketball half court and was therefore deemed a possible appropriate site for a facility of this scale.

Following some initial design work and broad scale community engagement to test what could be implemented on site, Council reviewed the feedback in detail and it was deemed inappropriate for a regional scale skate park. The project was therefore put on hold until this Skate Park Strategy review was completed to determine a way forward for additional skate park infrastructure for the Shire, in particular whether a regional scale skate park should be constructed and where it should be located.

The following chapters assess whether a regional skate park is the best model moving forward and what adjustments can be made to the original Skate Park Strategy to outline a way forward to construct new facilities in the future

DISTRIBUTION MODEL REVIEW

INTRODUCTION

The original Skate Park Strategy looks at a hierarchical model that includes local, district and a regional facility. It is explained within the strategy that the hierarchal model is based primarily on other similar distribution approaches which have been used in a number of Councils. An example of this model is the City of Frankston Skate Strategy, which led to the development of a central regional facility with supporting facilities such as Langwarrin, Seaford and Sandfield Reserve Skate Parks. They also highlight that each municipality is different in terms of its overall scale, transport connections, population distribution and level of services and infrastructure. Therefore, the distribution of facilities should tie in with these considerations.

Whilst outwardly having a single large regional facility is a valid approach with many councils, given the unique geographical and population distribution of Bass Coast Shire, the following distribution model review has been prepared that looks at a different approach to skate provision for the Shire.

REVIEWING A REGIONAL FACILITY

The Bass Coast Shire Regional skate park site selection and design process has proven a significant challenge. There was great difficulty in determining the best possible location for the facility. The location proposed in the strategy ultimately could not accommodate a regional skate park given significant services impacting on available space in both San Remo and Newhaven.

One of the key issues with the San Remo/Newhaven regional skate park was the model proposed. Generally, a hierarchical model of a central regional facility, complemented by smaller facilities has been adopted successfully by many councils across Australia as outlined above. This model works when the regional facility is accessible to all and the smaller facilities then provide localised opportunities to skate and ride.

Different councils though can have very different population and geographical distributions.

A large single regional Council like Albury City has one single population centre, whereas Bass Coast is a collection of regional towns that are spread across the shire with significant distance between each population. Different municipalities therefore require different models. The first major consideration of any skate park provision is looking at the unique geographical nature of the specific municipality.

The model changes significantly between Councils given significant public transport and access, the distribution of population and the clustering of like services and facilities. In summary, local government areas can be classified as follows;

METROPOLITAN

These are generally inner city municipalities with good public transport. (Eg: Yarra, Boroondara). In this instance, the recommended hierarchical model of provision focuses on a central regional facility and then is complimented with local spaces as applicable.

COUNTRY CENTRES

These are major townships servicing surrounding smaller rural neighborhoods (Eg: Albury, Ballarat, Shepparton etc). The recommended model is also for a single central regional facility with local facilities to compliment the main space as applicable.

SUBURBAN AREAS

These are outer city municipalities with significant urban development but more limited public transport. For the purposes of this study, Casey is considered as this type of municipality. It is generally recommended that 1-2 large regional facilities are located at a central space within the LGA with a series of smaller localised parks distributed across the suburbs.

TOWNSHIPS

These are outer metro and semi-rural municipalities such as the Shire of Yarra Ranges and Mornington Peninsula Shire where there are only a few major centralised population centres, with smaller townships making up the majority of the population. Bass Coast falls within this typology.

Whilst a traditional regional facility model works in Metropolitan, Country Centres and Suburban Areas, a municipality such as Bass Coast should consider a different model due to the distance between higher populated townships, creating access issues for younger cohorts. Both Yarra Ranges and Mornington Peninsula Shire have looked at a number of district facilities across their townships to service their population rather than a single centralised facility.

DISCUSSION

Fundamentally, looking at one large facility in a municipality that does not have a single large centralised population centre may not be the best approach moving forward. Given the distribution of the population and significant travel time between towns, putting in a single large major facility in one of the Shire's larger townships, would discriminate against the skaters/riders who live elsewhere in the Shire, who may have to travel up to 40 minutes to use the facility. Taking a similar approach to both the Shire of Yarra Ranges and Mornington Penisula Shire where there are smaller district facilities distributed across Bass Coast would ensure more skaters and riders can easily access facilities accordingly.

A NEW MODEL

The original strategy looks at a single regional facility in the San Remo/Cowes area, that whilst geographically is central, is not necessarily central with regard to population distribution. The following is a simple population review that looks at both overall population and youth population within the shire by townships.

PEOPLE AGED 12 TO 17 YEARS

Bass Coast Shire - Usual residence

	2016			2021			Change
Area	**Number**	**Total population**	**Percent %**	**Number**	**Total population**	**Percent %**	**2016 to 2021**
Cowes - Ventnor and District	363	6,286	5.8	474	8,319	5.7	2021
Inverloch - Pound Creek	333	5,45	6.1	430	6,524	6.6	+97
Newhaven - Cape Woolamai	160	2,110	7.6	193	2,841	6.8	+33
Phillip Island Balance	111	1,986	5.6	190	2.641	7.2	+78
Rural Balance	219	2,659	8.2	226	3,316	6.8	+7
San Remo	74	1,277	5.8	105	1,704	6.2	+31
Waterline (Westernport Townships)	204	3,955	5.2	279	5,166	5.4	+75
Wonthaggi - Cape Paterson, North Wonthaggi	652	9,122	7.1	638	10,272	6.2	-14
Bass Coast Shire	**2,089**	**32,815**	**6.4**	**2,529**	**40,800**	**6.2**	**+440**

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented in atlas.id by .id (informed decisions).

Whilst many skateboarders and free-style BMX riders are not aged between 12-17, the following table does provide a guide in terms of distribution across the Shire of an age bracket generally with the most participation in these activities. From the table it is clear that the distribution of young people is relatively consistent across the entire shire and there is not one large single higher population town. This confirms the township model detailed in the previous section, outlining that a single regional facility may not necessarily provide the greatest benefit to all skaters/riders across the shire.

Between 2022 and 2036, the population for Bass Coast Shire is forecast to increase by 9,774 persons (26.66% growth), at an average annual change of 1.67%. Of the main townships North Wonthaggi is estimated to grow the most. Whilst the original strategy highlighted San Remo as the location for a regional facility given its central geographic location, San Remo and Newhaven actually have far fewer young people than Cowes, Inverloch and Wonthaggi. Following the challenges in finding an appropriate location for a Regional skate park given the issues with existing major services and lack of appropriate public open space, there is a great opportunity to rethink the approach to facility provision within the shire and look at a new model. Particularly given the growing populations of Cowes and Wonthaggi. The following section outlines this in more detail

MULTIPLE SUB REGIONAL FACILITIES

Given there are two significant main clusters of population within Bass Coast, being Phillip Island and surrounds and the Wonthaggi/ Inverloch area, this strategy review recommends a new model be implemented that focuses on a major facility at each of these two population centres.

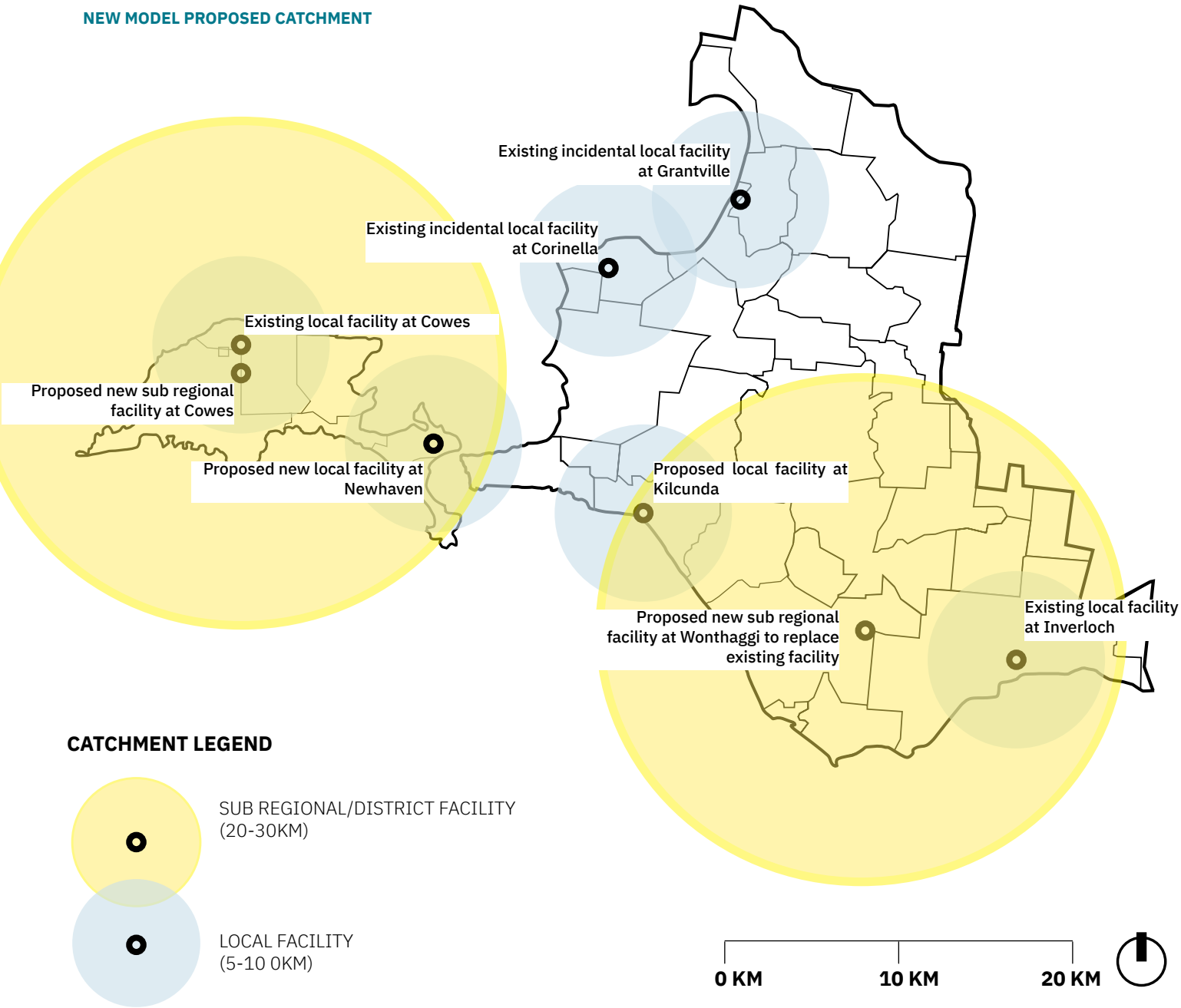
If a significant facility of a regional/sub regional scale is located at an appropriate site at the larger townships of Cowes and Wonthaggi, there will be an equitable distribution of major facilities at the two largest population centres within the Shire. Therefore all major population centres will be serviced by a major skate park with a maximum time of 10 to 15 mins to access. The added benefit of this approach is that these sub regional facilities may not necessarily need to be as significant in size, allowing greater opportunity for finding appropriate sites for their implementation. They also can complement each other and contain slightly different features whilst ensuring they both meet the requirements for each location. For the purposes of this review, a Sub Regional skate park sits somewhere between a district and regional facility definition from the original strategy. It can be summarised as follows;

SUB REGIONAL

- *Approximately 600-1000m2 +*
- *Strategically located to service a number of communities and provide diversity across the Shire.*
- *Located next to complimentary recreation.*
- *Potential for an iconic design and theme.*
- *Complex unique obstacles.*
- *Catering for skill development from beginner to advanced level.*
- *Capable of holding medium sized competitions + event opportunities.*
- *Amenity, spectator areas + landscape provision.*
- *Family friendly + further activation / recreation provision – bouldering, climbing, games, kick about, basketball.*
- *Caters to all styles of skate.*
- *Allows for night time usage.*

A NEW DISTRIBUTION MODEL

NEW MODEL PROPOSED CATCHMENT



DISCUSSION

The above map shows a proposed new model where there are now two sub regional or larger district facilities. It is based primarily on the original strategy however has removed the single shire wide regional facility. In its place is a proposed sub regional facility in Cowes that provides a catchment across the Island and San Remo. There is also a new sub regional facility in Wonthaggi that includes a catchment to Kilcunda and Inverloch. Finally there is also a new local facility being proposed at Grayden's Reserve at Newhaven to serve the local community. This approach now ensures there are skateparks either in or closer to all the major population centres within Bass Coast Shire. The Grantville and Corinella communities still have their local facilities to use or have the choice of traveling a similar distance to either of the Sub Regional facilities.

NEW IMPLEMENTATION STRATEGY

This new suggested implementation strategy has slightly adjusted the original objectives in light of the recommended approach of two Sub Regional Skateparks at Cowes and Wonthaggi. It is outlined as follows;

PRIORITY	NEW WORKS	RENEWAL WORKS	COM-PLETED	SKATE TYPE	COMMENTS
COMPLETED WORKS (2018-2022)	Corinella New Small local/inci-dental facility		✓	*Mini ramp and basic street elements*	*The design work was undertaken in 2018 and the facility was built in 2019.*
	Grantville New small local/inci-dental facility		✓	*basic street elements*	*The design work was undertaken in 2018 and the facility was built in 2019.*
		Major renewal to Cowes local facility	✓	*Street based skate park*	*The design work was undertaken in 2018 and the facility was built in 2019.*
SHORT TERM (2022-24)	Kilcunda New Local Facility		CONSTRUC-TION TO BE UNDERT	*Enclosed intermediate bowl*	*Kilcunda design completed and funding secured. Awaiting construction in 2022-23 financial year.*
		Design of Wonthaggi Sub Regional skate park		*Suggested street focus with some transition elements*	*Given current condition of Wonthaggi existing facility and that renewal works have not been undertaken this is a high priority to progress with design of this space, particularly also given recent Cowes local skate park renewal.*
		Design of Newhaven Local Facility Renewal		*Suggested mini ramp and basic street elements*	*Following consultation at Newhaven regarding the regional skate park, there was significant community interest for a local level skate park rather than regional facility at this location. Potential to look at prioritis-ing a new local skate park at this location.*
MEDIUM TERM (2024-26)		Construction of Wonthaggi Sub Regional skate park			*Prioritise the construction of this new park given delays following cancelling San Remo/Newhaven Regional skate park.*
		Design and Con-struction of Cow-es Sub regional skate park	NOT YET DUE TO ME-DIUM TERM ITEM	*Suggested competition level bowls & transition with with some street-elements*	*Following completion of Wonthaggi Sub Regional skate park, focus should be on implementing Cowes facility.*
		Inverloch Phase 2 Major Renewal to Local Facility	NOT YET DUE TO ME-DIUM TERM ITEM		*Once sub regional skateparks are complete, consider upgrade to Inverloch local facility.*

DISCUSSION

The above revised implementation strategy looks at two new sub regional skateparks at both Wonthaggi and Cowes, with Wonthaggi being the most pressing priority given the condition of the existing skate park. By upgrading and enhancing the existing facility, Council can resolve the current issues with its age and condition whilst also delivering a much-needed larger facility to service the regional centre of Bass Coast. As part of the engagement undertaken for the Newhaven Regional skate park, there was a lot of community support for a local scale facility at Grayden's Reserve. Therefore, it is recommended that a local skate park be constructed at Grayden's Reseve in the short term.

Following the implementation of the above, this strategic review then suggests a new Sub Regional skate park for Cowes being the next priority. Given a more street focussed local skate park was implemented at Cowes, there is a need expressed by a number of the Skate Stakeholders for a more transition focussed skate park in this region. Given the original design for the Regional skate park at San Remo also focussed on competition level bowls, there is a need for this type of facility to be implemented on Phillip Island.

The next section highlights the possible locations of the two sub regional skateparks after discussions with Council Officers and onsite assessments.

NEW SUB REGIONAL SKATE PARK **AT WONTHAGGI**



Image not to scale.
NOTE not same scale as Cowes

DISCUSSION

The above image is of the proposed aquatic Centre at Wonthaggi Recreation Reserve. There is space available at the existing skate park to consider expanding the footprint to create a new Sub Regional skate park. Given that the skate park has a long history at the site and is part of a larger recreation precinct, as well as having a number of local schools within walking distance of the site, it is considered an appropriate location for a new Sub Regional skate park.

The design shown is indicative only, but focuses on more of a street facility to reflect the key features of the existing facility and provide a large skate park that has more park features for competitions and events. There is an opportunity for minor transition elements that could include a bowl or mini ramp however given the new bowl being installed in Kilcunda which is relatively close, these may not be required.

- *Approximately 600-1000m2+*
- *Strategically located to service a number of communities and provide diversity across the Shire.*
- *Located next to complimentary recreation.*
- *Potential for an iconic design and theme.*
- *Complex unique obstacles.*
- *Catering for skill development from beginner to advanced level.*
- *Capable of holding medium sized competitions + event opportunities.*
- *Amenity, spectator areas + landscape provision.*
- *Family friendly + further activation / recreation provision – bouldering, climbing, games, kick about, basketball.*
- *Caters to all styles of skate but focus on street/park style given Kilcunda bowl*
- *Allows for night time usage.*

NEW SUB REGIONAL SKATE PARK **AT COWES**



DISCUSSION

The above image is of the proposed new aquatic centre at the Cowes 'Old Carnival Site'. Council has newly acquired the land and there is space available to the South of the proposed new aquatic centre to include a Sub Regional scale. Given it is on Phillip Island Road which is the main road into Cowes, sits adjacent to a proposed recreation reserve and is situated on the residential outskirts of Cowes, and is both close to other future recreation facilities and close to the Cowes township, it is considered a good location for a Sub Regional skate park.

The design shown is indicative only, but focuses on more of a Bowl facility to reflect the key features suggested as part of the San Remo consultation and provide a large skate park that has more bowl features for competitions and events to complement the existing street skate park at Cowes.

- *Approximately 600-1000m2+*
- *Strategically located to service a number of communities and provide diversity across the Shire.*
- *Located next to complimentary recreation.*
- *Potential for an iconic design and theme.*
- *Complex unique obstacles.*
- *Catering for skill development from beginner to advanced level.*
- *Capable of holding medium sized competitions + event opportunities.*
- *Amenity, spectator areas + landscape provision.*
- *Family friendly + further activation / recreation provision – bouldering, climbing, games, kick about, basketball.*
- *Caters to all styles of skate but focus on competition level bowls and transition to complement local park facility already at Cowes*
- *Allows for night time usage.*

E Petitions, Joint Letters, Deputations and Correspondence

E.1 Petition - Pump Track for Cape Woolamai

File No:	**CM22/533**
Division:	**Business Transformation**
Council Plan Strategic Objective:	**Leading for our Community** Demonstrating leadership through good governance, transparency and accountability

A Petition containing 74 written signatures and 735 electronic has been received. The petition reads:

Please sign to let the Bass Coast Shire know that a pump track would be a great addition to our community!
What is a pump track? A pump track is an asphalt circuit of rollers, banked turns and features designed for bicycles, scooters, skateboards and even wheelchairs. Riders can generate momentum by up and down body movements or 'pumping'. Pump Tracks are fun and beneficial for people of all ages and abilities!

Section 55.2 of the Bass Coast Shire Council Governance Rules states that:

"Unless Council resolves to deal with it earlier, no motion (other than a motion to receive the same) may be made on any petition, joint letter or other like application until a future Ordinary Council meeting after that at which it has been presented."

Recommendation

1. **That the petition, Pump Track for Cape Woolamai be received and lie on the table with a report to be presented no later than the December 2022 Council Meeting.**
2. **That the head petitioner be advised of Council's decision.**

Attachments

AT-1	***CONFIDENTIAL*** - Petition - Pump Track for Cape Woolamai part 1 signatures	21 Pages
AT-2	***CONFIDENTIAL*** - Petition - Pump Track for Cape Woolamai part 2 reasons	9 Pages

Council Decision

Moved: Cr. Rochelle Halstead / Seconded: Cr. Bruce Kent

That the recommendation be adopted.

CARRIED