

MAJOR PROJECT – Business Case

Project Name	Outdoor Youth Recreation Facilities – Percy Doyle Reserve
Project Sponsor	Director Planning and Community Development
Project Manager	Senior Project Officer
Joondalup 2022 Key Theme	Community Wellbeing
HP Records	02056

EXECUTIVE SUMMARY

This business case has been prepared in accordance with the City of Joondalup Project Management Framework to evaluate the feasibility of and determine justification for the City to proceed with outdoor youth recreation facilities at Percy Doyle Reserve.

The business case responds to Council's resolution at its meeting held on 16 February 2021 (CJ018-02/21 refers) to request the Chief Executive Officer to initiate the development of a business case for the provision of a dedicated skate and/or BMX facility at Percy Doyle Reserve.

The business case has been informed by:

- Identification of project objectives
- Detailed options evaluation against project objectives, informed by community consultation
- Financial evaluation
- Risk assessment

Project objectives are:

1. **Scope:** a dedicated skate facility is delivered in response to critical gap in infrastructure in the southern part of City
2. **User & Community Satisfaction:** location and type of facility meets the needs of users and surrounding residents.
3. **Utilisation:** the dedicated skate park will be highly used
4. **Financial:** recurring financial impacts of the new facilities are affordable
5. **Environment:** facility design and construction maintains local environmental values

The recommended scope of works for the business case arose from a comprehensive options evaluation, informed by community consultation, which culminated in a quantitative multi-criteria assessment of six potential facility arrangement options and the option of "do nothing". The business case does not make an outright recommendation on a preferred option from those evaluated. The evaluation of facility options identifies a functional scope of works to be delivered through future detailed design. The six facility arrangement options included skate and/or BMX facilities, as specified in Council's resolution, in addition to required incidental facilities and optional complementary facilities to determine what scale of facilities would be most appropriate and feasible for the site.

Scope items and capital cost indications for the six facility options are shown in Table 1.

Table 1: Indicative capital estimates for Outdoor Youth Recreation Facilities at Percy Doyle Reserve

Facility allowance	Option 1 Community Youth Playscape	Option 2 Integrated Youth and Community Recreation Precinct	Option 3 Youth Recreation Precinct	Option 4 Youth Ride Zone	Option 5 Community and Youth Ride and Play Precinct	Option 6 Signature Skate Hub
Recreation facilities	\$1,020,900	\$1,392,800	\$1,368,800	\$1,647,600	\$1,929,600	\$799,500
Skate facilities	\$516,500	\$707,000	\$799,500	\$643,500	\$799,500	\$799,500
BMX facilities	n/a	\$118,000	\$318,300	\$436,300	\$436,300	n/a
Basketball facilities*	\$125,000	\$125,000	\$211,000	\$125,000	\$211,000	n/a
Complementary play facilities*	\$379,400	\$442,800	\$40,000	\$442,800	\$482,800	n/a
Project and site costs	\$628,000	\$815,800	\$869,700	\$815,800	\$899,700	\$750,900
Design, preliminaries, project management	\$384,900	\$506,800	\$570,700	\$506,800	\$570,700	\$451,900
Demolition, earthworks, services relocation and installation	\$243,100	\$309,000	\$299,000	\$309,000	\$329,000	\$299,000
Required incidental amenities	\$1,264,200	\$1,358,600	\$1,761,800	\$1,361,200	\$1,950,500	\$1,701,200
Landscaping	\$468,900	\$416,300	\$522,200	\$416,300	\$522,200	\$620,200
Public art contribution	\$27,400	\$35,300	\$39,600	\$37,900	\$47,300	\$32,200
Parkland amenities	\$384,400	\$492,300	\$665,300	\$492,300	\$846,300	\$665,300
Parking, lighting, signage	\$111,600	\$142,800	\$262,800	\$142,800	\$262,800	\$111,600
CCTV	\$271,900	\$271,900	\$271,900	\$271,900	\$271,900	\$271,900
Contingency	\$582,600	\$713,400	\$800,000	\$764,900	\$955,900	\$650,300
Total	\$3,495,700	\$4,280,600	\$4,800,300	\$4,589,500	\$5,735,700	\$3,901,900

Note these capital estimates are indications only, developed by application of facility cost assumptions as included in the financial evaluation.

* Optional, complementary recreation facilities not listed in initial Council resolution.

The major contributor to the full project cost for all options relates to broader site and amenity costs required to establish skate facilities specifically within Percy Doyle as instructed by Council's resolution. The subject site is not currently supported by existing parkland amenities and infrastructure, therefore requires provision of facilities and works beyond outdoor youth recreation facilities to establish a safe, activated space, including:

- Site surveys and preparation – the selected site requires services relocation, services connection, earthworks, etc.
- Amenities such as toilets, shelters, seats, BBQs are essential to ensure facilities cater for casual patrons i.e. parents, spectators – the selected site does not currently include any amenities
- Additional infrastructure is vital such as parking, lighting, CCTV, and landscaping – the selected site does not currently include any of the necessary infrastructure
- Additional facilities are recommended (natureplay, multi-purpose playing court) to ensure that the site caters not just for skateboard users so as to maintain a functional, safe place

- Additional project management resources to provide the required capacity to deliver the project in the context of the City's other project commitments and delivery of the capital works program

As shown in Table 1, the cost uplift associated with the inclusion of optional, complementary recreation facilities not listed in the Council resolution with options ranging from \$251,000 for the option with least cost, up to \$693,800 for the options with greatest cost. For all options including optional, complementary facilities, the inclusion of such facilities reflects less than 15% of the capital estimates.

The multi-criteria options evaluation indicated two preferred options for future outdoor youth recreation facilities at Percy Doyle Reserve, being:

- Option 5 Youth Ride and Play Precinct
- Option 2 Integrated Youth and Community Recreation Space

Common to the two preferred options is a design approach that provides diverse facilities suitable for young people, families, visitors, riders, and non-riders, indicating that facilities in addition to those contemplated by the Council resolution, including basketball and natureplay, are appropriate and desirable at the site.

The estimated financial impacts modelled for the two preferred options are:

- Option 5: \$5.7m with an overall 20-year cost of over \$13m (including depreciation), corresponding to an operating cost per ratepayer per year of \$7.18 including depreciation and \$3.70 excluding depreciation
- Option 2: \$4.3m with an overall 20-year cost of over \$9.6m (including depreciation), corresponding to an operating cost per ratepayer per year of \$5.19 including depreciation and \$2.71 excluding depreciation

The modelled financial impacts are consistent with the benchmark of Bina Parkland, Balga, in the City of Stirling which reflects a contemporary hub of outdoor youth facilities, including skate, BMX, and playground facilities.

Based upon the two preferred options, the recommended functional design outcome for facilities at Percy Doyle Reserve, informed by community consultation and this options evaluation, is a suitably sized skate park, suited for beginners to advanced users, which is co-located with incidental and complementary facilities that provide an inclusive, welcoming, and activated space that encourages active surveillance by the diverse people in the area.

The scope of facilities, and rationale for their inclusion, aligned with this functional design outcome is shown in Table 2.

Table 2: Recommended Scope of Facilities at Percy Doyle Reserve

Facility type	Rationale for inclusion
Skate park with bowl	Meet need for dedicated skate facility in southern suburbs as identified in <i>Outdoor Youth Recreation Strategy</i>
Multi-purpose court	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Natureplay and climbing frames	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Barbecue and hang out spaces	Required incidental facility for skate facilities
Spectator spaces and seating	Required incidental facility for skate facilities
CCTV, lighting, toilets, etc	Required incidental facility for skate facilities
Potential BMX facilities (pump and/or jumps)	<p>Alleviate potential conflict between skateboards and bikes on skate facility; provide safe place for ride sports.</p> <p>Note: facilities are not proposed to meet district demand for BMX and should therefore be sized and designed accordingly</p>

The recommended scope of works reflects the current vacant nature of the site, and therefore includes facilities to establish an activated parkland which would anchor the future skate facility. The range of facilities within the recommended scope of works acknowledges that, to provide safe, activated places for young people, skate facilities should not be isolated from other forms of community play. As part of establishing a parkland context for the skate facility, the recommended scope provides facilities for other community members, including families and seniors, which not currently provided within Percy Doyle Reserve.

The recommended scope is consistent with similar, contemporary play and skate spaces delivered by local governments in Western Australia, including:

- Bina Parkland, City of Stirling
- Briggs Park, Shire of Serpentine Jarrahdale Shire
- Veterans Memorial Park, City of Rockingham
- Wellington Square, City of Perth
- Mills Park, City of Gosnells

The recommended scope, with the exception of potential small-scale BMX facilities, is consistent with the general functionality of open spaces in the City of Joondalup which host existing skate parks. This includes:

- MacNaughton Park, Kinross, which includes a skate facility, children’s playspace, car parking, basketball, barbecue, picnic facilities, oval and clubroom amenities; and

- Mirror Park, Ocean Reef, which includes a skate facility, a playspace, car parking, oval and amenities.

It is noted that the design of MacNaughton Park and Mirror Park skate parks reflect trends in skate from the time of their construction and facilities at Percy Doyle would have a more contemporary design. However, the functionality of the parks within which they are located is not substantially different from what would be delivered by the recommended scope of works.

In summary, the options evaluation identifies that a nominal capital budget range of \$4 million to \$5.7 million should be sufficient to deliver facilities that meet the project objectives; the financial evaluation identifies that the operating costs associated with an investment of that magnitude are within the financial capacity of the City.

Detailed design, including community consultation, will confirm the specific nature of facilities provided at the site. The project is recommended to be feasible and for approval on the basis that:

- This project should not be seen as a precedent for other skate park facilities in the City, and the facilities framework of the *Outdoor Youth Recreation Strategy* should guide future provision, in particular the need for incidental (local, small, multi-purpose) facilities across the City
- The project would provide facilities in response to a critical gap in skate facilities for young people in the southern suburbs identified in the *Outdoor Youth Recreation Strategy*
- The project delivers a community parkland and play/picnic space within Percy Doyle Reserve, therefore the investment provides value for all community members, not just young people who would utilize the skate and any BMX components. This includes local families and seniors who would use the complementary play, picnic, barbecue, path and seating facilities.
- The option of “do nothing” was least preferred in a multi-criteria evaluation of options, indicating that the project is feasible when considering and balancing social, economic, and environmental objectives
- Grant funding will be sought to contribute to capital costs

CONTENTS

1	INTRODUCTION AND BACKGROUND.....	1
1.1	Purpose of paper	1
1.2	Project Management Framework	1
1.3	Project Background.....	1
2	PROJECT PHILOSOPHY AND PARAMETERS	3
2.1	Strategic Community Plan.....	3
2.2	Outdoor Youth Recreation Strategy	3
2.3	Vision and Purpose of Project.....	4
2.4	Quantified project objectives	5
3	SITE SUITABILITY	7
3.1	Site conditions	7
3.2	Compliance with site zoning.....	8
3.3	Compliance with site suitability criteria	9
4	OPTIONS AND SCOPE.....	12
4.1	Options shortlisted	12
4.2	Options scope.....	12
5	FINANCIAL EVALUATION.....	14
5.1	Financial evaluation report / disclaimer	14
5.2	Source of data	14
5.3	Key financial assumptions.....	14
5.4	Capital costs excluding escalation	14
5.5	Project management costs.....	15
5.6	Funding.....	16
5.7	Maintenance assumptions	16
5.8	Depreciation estimate	16
5.9	Operating impacts steady state.....	17
5.10	Total 20-year cash flows	17
5.11	Risks and opportunities list	18
5.12	Strategic Financial Plan (SFP)	18
5.13	Affordability of Percy Doyle Skate Park.....	18
5.14	Grant funding for other locations	19
6	PREFERRED OPTIONS AND RECOMMENDED SCOPE.....	20
6.1	Option evaluation.....	20
6.2	Recommend scope for facilities	20
7	RISK ASSESSMENT	25
7.1	Risk Evaluation	25
7.2	Risk treatment.....	26

8	NEXT STAGES.....	29
8.1	Key milestones	29
8.2	Disclaimer	29
	APPENDICES.....	30

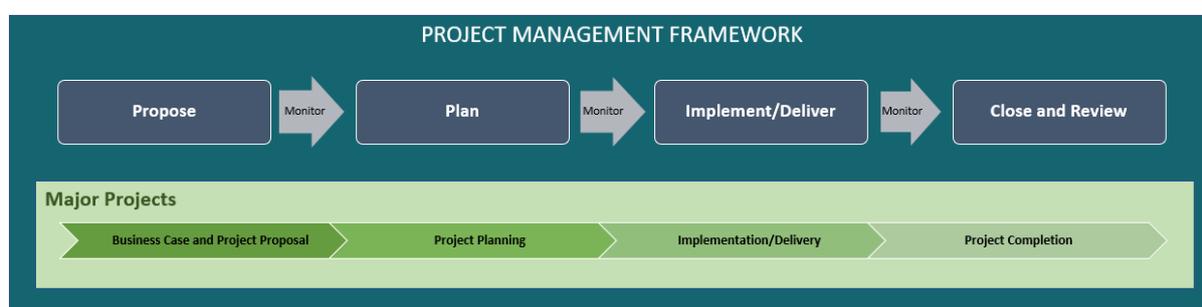
1 INTRODUCTION AND BACKGROUND

1.1 Purpose of paper

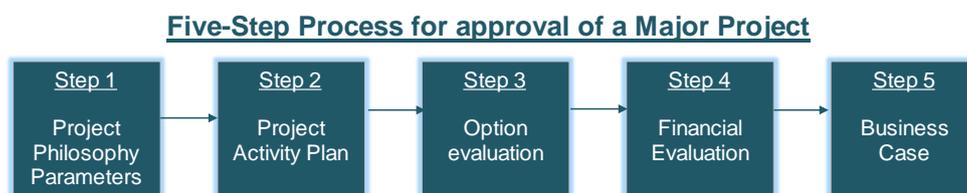
This report is a business case and intended to evaluate the feasibility of and determine justification for the City to proceed with outdoor youth recreation facilities at Percy Doyle Reserve.

1.2 Project Management Framework

The City uses a standard project methodology for managing projects, the Project Management Framework, which has different requirements for each type of project. This project is deemed to be a Major Project, which has the following four phases. The project is currently within the first phase, “Propose”.



There are five standard steps within the “Propose” phase, these are listed below. This business case incorporates all five steps and provides the required feasibility assessment to enable approval of the project.



1.3 Project Background

At its meeting held on 16 August 2016 (C46-08/16 refers), Council resolved to request the Chief Executive Officer to provide a report on the provision of a skate park within the Percy Doyle Reserve to provide a recreational facility for youth of the district.

At its meeting held on 16 May 2017 (CJ067-05/17 refers), Council resolved:

- not to proceed with the planning and development of a skate facility at Percy Doyle Reserve at that time;
- request the Chief Executive Officer to initiate the development of a BMX, Skate and Outdoor Youth Recreation Strategy for the City of Joondalup;
- consider Percy Doyle Reserve as a potential site for a future facility as part of the development of such a strategy

- to list for consideration in the draft 2017/2018 budget an amount of \$55,000 for consultancy and \$5,000 for community consultation to enable development of the strategy.

Various consultant reports were commissioned to provide background information, analysis and technical inputs to inform the development of the strategy. This included:

- A technical report by Convic reporting on community consultation undertaken regarding skate, BMX and other forms of outdoor youth recreation, the current condition and use of existing facilities in the City, and suitability of various sites across the City of Joondalup for future facilities
- A secondary report on the condition of Kinross skate park by Skate Sculpture; and
- Additional condition reports of the City's existing BMX facilities by Common Ground.

The technical and consultation reports provided by consultants were used to inform the development of the City of Joondalup Outdoor Youth Recreation Strategy, which focusses on meeting the outdoor recreation needs of young people in the City of Joondalup.

The strategy was adopted by Council in February 2021 (CJ017-02/21 refers).

The strategy (and associated implementation plan) include priority implementation actions to "provide new/upgraded facilities to meet demonstrated demand", including preparation of a business case for a dedicated skate facility in the southern area of the City.

Following adoption of the strategy, Council resolved to progress a business case for a facility at Percy Doyle Reserve to address the critical infrastructure need for a dedicated skate facility to serve the southern suburbs of the City. The direction by Council to investigate the provision of a skate park and BMX track at Percy Doyle Reserve is in alignment with the strategic direction for outdoor youth facilities as set out in the Strategy.

This business case considers six design options for skate/BMX facilities at Percy Doyle Reserve and provides evaluation outcomes for each option based on service delivery to cater for community demand and provides financial modelling associated with each option.

2 PROJECT PHILOSOPHY AND PARAMETERS

2.1 Strategic Community Plan

Two of the key themes of the City's Strategic Plan (Joondalup 2022) are to provide for a quality urban environment and community wellbeing within the City of Joondalup. These themes set out specific objectives to provide urban and green spaces which are attractive, well-utilised and enrich the lives of the community, as well as facilities which are of the highest quality and reflect the needs of the community now, and into the future. Specific initiatives set out to achieve these objectives include the following:

- Employ quality and enduring infrastructure designs that encourage high utilisation and increased outdoor activity.
- Adopt consistent principles in the management and provision of urban community infrastructure.
- Support a long-term approach to significant facility upgrades and improvements.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City Services.

The direction from council to investigate the development of outdoor youth recreation facilities at Percy Doyle Reserve is in alignment with the initiatives set out in Joondalup 2022 given it aims to provide an important piece of community infrastructure which is consistent with the City's adopted long-term approach for facility provision outlined in the *Outdoor Youth Recreation Strategy*. The project would also provide facilities which are of a high quality and will have high utilisation to further achieve the objectives set out in Joondalup 2022.

2.2 Outdoor Youth Recreation Strategy

Youth outdoor recreation facilities, including skate and BMX/bike facilities, are recognised as an important aspect of community. To meet community needs and be successful, safe, fun, and vibrant, it is critical that youth outdoor recreation facilities are located and designed to respond to the key users of the facilities and their associated needs and requirements.

The City's *Outdoor Youth Recreation Strategy* establishes a strategic approach to meet defined community needs, through establishing a facilities framework and identifying key implementation actions for the provision, scale and location of outdoor youth facility delivery in the City.

The facilities framework stipulates a hierarchy of related facilities to provide suitable, accessible outdoor youth facilities that align with the needs of participants. This includes the definition of regional, dedicated and incidental scale facilities.

Incidental facilities: Multi-purpose, shared facilities designed for multiple user groups (e.g. skate, scooter and BMX) integrated into existing recreation hubs and open spaces. These facilities meet local needs associated with fun, fitness and social interaction. They also provide an entry point to outdoor recreation styles and complement more specialised facilities within dedicated facilities.

Dedicated facilities: Specialist facilities designed for a particular user group (e.g. skate, scooter or BMX). These facilities meet district needs associated with skills development, sport and competition. Dedicated facilities are capable of meeting the needs of a larger,

district catchment area, and should be located to maximise their accessibility to their surrounding district.

Regional facilities: Destination facilities.

The *Outdoor Youth Recreation Strategy* identifies existing critical infrastructure gaps where the City's provision of facilities is not aligned with the facilities framework, including:

- Access to dedicated skate facilities in the southern area of the City to enable skills development and competition, particularly for those suburbs outside the catchments of the Mirror Park and Carine Skate Parks.
- Locally accessible, multi-purpose incidental facilities across the entirety of the City, targeted to entry level and social participation in all recreation styles, that enable fun, fitness and social interaction.
- Access to dedicated BMX facilities in the northern, central and coastal areas of the City to enable skills development and competition.

The project for outdoor youth recreation facilities at Percy Doyle addresses the need identified in the *Outdoor Youth Recreation Strategy* for a dedicated facility to provide specialised skate facilities in the southern area of the City. The location at Percy Doyle Reserve will also contribute to the broader function of the reserve to cater to the demand of a district catchment area in alignment with the framework hierarchy and potential sites identified in the key implementation actions of the strategy. The inclusion of BMX and complementary facilities as part of the project will also contribute to the identified lack of BMX facilities in the coastal suburbs of the City, noting that dedicated BMX facilities are lesser of a critical gap, as skate facilities provide more opportunity for shared use (on the basis that scooters and bikes can use skate parks, however skateboards and scooters cannot be used on specialist BMX facilities).

A dedicated facility within Percy Doyle Reserve will enable the latent and residual community need in the City to be met through incidental facilities developed at existing recreation hubs and open spaces in accordance with the strategy.

One of the key recommendations of the *Outdoor Youth Recreation Strategy* is to evaluate locations for the placement of several low-cost "incidental" facilities within existing parks. These "incidental" facilities could cost less than \$1m for three to five facilities because they only need to be added on to existing parks, which already have other infrastructure (site services, parking, etc.). The request evaluated in this report for a pre-defined location at Percy Doyle is therefore quite different to the spread of multiple incidental facilities in several locations.

This business case will focus only on the request to evaluate the options for a skate park at Percy Doyle Reserve and will not compare to the costs/options of incidental facilities elsewhere, as these other opportunities will be addressed in future business cases.

2.3 Vision and Purpose of Project

The vision for the project is to provide outdoor youth recreation facilities at Percy Doyle Reserve which services a demonstrated community demand and broad range of ride styles and skill levels while providing a safe shared space for all members of the community as identified by consultation feedback.

The purpose of this project is to provide:

1. Outdoor youth facilities which reflect community demand and expectations.

2. Facilities where capital cost and maintenance costs are proportionate to the social benefit delivered.
3. A safe facility which works within the broader Percy Doyle Reserve site.

The City's Outdoor Youth Recreation Strategy outlines a demonstrated need for dedicated skate facilities in the southern part of the City. In response to this, at its meeting held on 16 February 2021 (CJ018-02/21 refers), Council resolved to request the Chief Executive Officer to initiate the development of a business case for the provision of a dedicated skate and/or BMX facility at Percy Doyle Reserve. This project is therefore in response to this resolution.

2.4 Quantified project objectives

Quantified project objectives enable options to be evaluated and provide the success criteria by which the project should be measured in future stages and after completion.

The quantified project objectives have been considered against the triple bottom line factors of social, environment and economy. Table 3 lists the objectives; these encapsulate the requirements of the Project Philosophy and Parameters.

Table 3: Project objectives

Objective	Success Criteria	Measurement
Social 1. Scope A dedicated skate facility is delivered in response to critical gap in infrastructure in the southern part of City	A site and recommended scope is identified, budgeted and constructed	All works completed by 2024 at the latest
2. User & Community Satisfaction Location and type of facility meets the needs of users and surrounding residents.	Compliance with site suitability criteria from Outdoor Youth Recreation Strategy AND Facility types align with user preference trends indicated by consultation outcomes	1) Business case: - Evaluation against site suitability criteria - Evaluation of facility options with user preference trends and requirements, informed by consultation outcomes 2) Post Implementation: Review within 1 year of completed works will include a community and user survey. This will take account of all key aspects of facility that is fit for purpose (safety, access, services, etc.)

Objective	Success Criteria	Measurement
<p>3. Utilisation</p> <p>The dedicated skate park will be highly used</p>	<p>Utilisation of the facility is maintained following opening.</p>	<p>Post Implementation Review within 1 year will include a measure of utilisation, reviewing:</p> <ul style="list-style-type: none"> - Attendance at events/skate clinics - Regular monitoring by youth workers - CCTV monitoring
<p>4. Financial</p> <p>Recurring financial impacts of the new facilities are affordable</p>	<p>The City's Strategic Financial Plan (SFP) will be able to achieve a positive operating result within ten years.</p>	<p>Measured using the City's Financial System. The calculation of the operating results will include:</p> <ul style="list-style-type: none"> o Operating Income (nil) o Operating expenses required to operate and maintain the infrastructure o Depreciation o Interest on Borrowings or interest foregone on Reserves used to construct facility
<p>5. Environment</p> <p>Facility design and construction maintains local environmental values</p>	<p>Environmental impact of facility.</p>	<p>Number of trees impacted by design.</p> <p>Stormwater managed on site</p>

3 SITE SUITABILITY

3.1 Site conditions

The preferred site for skate and/or BMX facilities within Percy Doyle is the old tennis courts site on Ron Chamberlain Drive; shown on Figure 1. Site photographs are shown in Figure 2.



Figure 1: Subject site within Percy Doyle Reserve



Figure 2: Site photographs

The site is mostly cleared, with existing topography providing opportunity for designing facilities without need for excavating limestone caprock. The site is located in close proximity to other recreation and community facilities including:

- Duncraig Library
- Duncraig Recreation Centre
- Mildenhall
- Duncraig Community Centre

3.2 Compliance with site zoning

Metropolitan Region Scheme: Urban Zone

Local Planning Scheme: 'Civic and Community' & 'Public Open Space' Reserves

Objectives for these local reserves are as follows:

Civic and Community:

- To provide for a range of community facilities which are compatible with surrounding development.
- To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.

Public Open Space:

- To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005* s.152.
- To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.

Outdoor youth recreation facilities at the site are consistent with the current local reservation of the site.

In accordance with Section 6 of the *Planning and Development Act 2005*, nothing in the Act interferes with the right of the local government to undertake, construct or provide any public work. As such no formal development approval would be required.

3.3 Compliance with site suitability criteria

The *Outdoor Youth Recreation Strategy* identifies critical locational and site requirements applicable to dedicated facilities so that facilities of that function are successful, safe, fun and vibrant for young people. Facilities considered by this business case are consistent with the definition of dedicated facilities described by the *Outdoor Youth Recreation Strategy*, therefore the feasibility requires compliance with the locational and site criteria. Table 4 provides an evaluation of the site against the locational and site criteria.

Table 4: Compliance with site suitability criteria

Criterion	Compliance	Comment
Access to public transport	Complies	Public transport access is available via accessible bus stops of Warwick Road and Marmion Avenue. The site is serviced by the 423, 441, and 442 bus services, connecting the site to: <ul style="list-style-type: none">• City of Joondalup suburbs of Sorrento, Marmion, Craigie, Woodvale, Kingsley, Kallaroo, Hillarys, Duncraig, Warwick, and Padbury• Hillarys Boat Harbour• Warwick Station• Whitfords Station
Safe pedestrian and cycle links	Complies	<p>Pedestrian and cycle access is existing to the site, with safe access through an underpass across Marmion Avenue, signalised crossing across Warwick Road, with an additional formal pedestrian crossing across Warwick Road north of the site.</p> <p>The site within Percy Doyle Reserve is located central to its catchment and residential surrounds, making it safely and efficiently accessible by walking and cycling.</p>

Criterion	Compliance	Comment
Safe drop off zone and adequate car parking	Potential to comply	<p>The local access function of adjacent roads (Ron Chamberlain Drive and the Duncraig Library Access) is appropriate for the inclusion of safe drop off bays and additional car parking, as shown in the facility options (see subsequent sections).</p> <p>Existing car parking within Percy Doyle Reserve is available and accessible to the north of the site, with opportunity for shared use of parking within Percy Doyle for its varied recreation functions. Consideration of whether additional parking may require construction within Percy Doyle is considered as part of the project risk assessment.</p> <p>Compliance with this criterion has cost implications, discussed further in the Financial Evaluation.</p>
Visually prominent from roads and active public spaces	Complies	<p>The site is visually prominent from active public spaces within Percy Doyle Reserve, including the many users of other facilities including Duncraig Library, the Undercroft Bridge Club, Recreation Centre, sporting facilities accessed via Ron Chamberlain Drive and users of Mildenhall and Duncraig Community Centre which are immediately adjacent to the site of the facilities.</p> <p>The site is visible from public roads within Percy Doyle, including Ron Chamberlain Drive which connects Beddi Road to Warwick Road. However, the site is not visually prominent from high volume public roads.</p>
Good natural and passive surveillance	Complies	<p>The site maintains natural surveillance, with all frontages of the site being publicly accessible and visible from within Percy Doyle Reserve, which is an active community area. The site is bound by public road to the north, west and eastern boundaries, and public facilities to the south boundary.</p>
Effective access for emergency services	Complies	<p>The local access function of adjacent roads (Ron Chamberlain Drive and the Duncraig Library Access) is appropriate for the inclusion of safe drop off bays which provide effective access for emergency services.</p>
Associated amenities such as public toilets, water, shelter and shade	Potential to comply	<p>Associated amenities are not available at the site, however there is sufficient space to provide required amenities.</p> <p>Compliance with this criterion has cost implications, discussed further in the Financial Evaluation.</p>
Close to retail outlets selling food and drink	Complies	<p>The site is located in reasonable proximity to two nearby local centres, both approximately 600 metres from the subject site reflecting a walk of less than ten minutes:</p> <ul style="list-style-type: none"> • Duncraig Village Shopping Centre, Burragah Way • Duncraig Shopping Centre, Marri Road
Maintain a minimum buffer of 50 metres from residential property boundaries	Complies	<p>The nearest residential property boundary is greater than 100 metres from the edge of the subject site.</p>

Criterion	Compliance	Comment
A place where young people want to be or adjacent to where they currently congregate	Complies	The site is located within Percy Doyle, which is an existing hub of sporting activities utilised by young people and other community members. In particular, the adjacent Duncraig Recreation Centre has a focus on basketball programs for young people and the Duncraig Library also includes dedicated spaces for young people.
Close proximity to existing shopping centres, community facilities or schools	Complies	The site is located within Percy Doyle Reserve, which is an existing hub of community and recreational facilities, and is in close proximity (less than ten minute walk) to two existing shopping centres.
Within or adjacent to a major activity hubs and attractors, including facilities for other user groups (e.g. playgrounds)	Complies	The site is located within Percy Doyle Reserve, which is an existing hub of community and recreational facilities, including tennis, basketball, soccer, T Ball and Football, in addition to the opportunities for Duncraig Library to continue and grow youth programming.
In suburbs where users have identified demand through consultation processes	Complies	<p>Community consultation in 2018 undertaken to inform the development of the <i>Outdoor Youth Recreation Strategy</i> identified Duncraig as a preferred location for new skate spaces amongst participants.</p> <p>Community consultation in 2021 undertaken as part of the business case further indicates demand for skate and BMX facilities in this locality.</p>
Complement, and do not duplicate, other suitable and available outdoor recreational facilities	Complies	<p>Nearby outdoor recreational facilities include:</p> <ul style="list-style-type: none"> • Carine Skate Park • Galston Park BMX track <p>These facilities are not sufficient to meet current need with respect to their capacity or design. The design of Carine Skate Park is not consistent with contemporary trends for skate, and its useability is impacted by congestion at the facility. The design and function of the Galston Park BMX track is a beginner track, with limited functionality for the full age and skills range of young people and does not meet need for intermediate users or enable skills progression.</p> <p>Facilities at Percy Doyle, therefore, are not considered to duplicate existing facilities in the locality.</p>

4 OPTIONS AND SCOPE

4.1 Options shortlisted

The initial evaluation considered the most appropriate location within Percy Doyle Reserve for outdoor youth facilities, taking account of optimum site factors e.g. noise. The project then referred to facilities throughout the Perth metropolitan area, feedback from the community and prepared a large list of options – these were evaluated using multi-criteria assessment to arrive at a shortlist of three options for concept design as listed below:

- Option 1 - Community Youth Playscape
- Option 2 - Integrated Youth and Community Recreation Precinct
- Option 3 - Youth Recreation Precinct

Options 1 to 3 are provided in Appendix 1.

These three options were then submitted for concept design and costings, and then used as the basis of community consultation. The community consultation exercise then resulted in several other ideas being proposed by the community which the project felt were important to evaluate with the business case, the new options proposed by the community are:

- Option 4 - Youth Ride Zone
- Option 5 – Community and Youth Ride / Play Precinct
- Option 6 - Signature Skate Hub

Options 4 to 6 are provided in Appendix 2.

The 'options evaluation and shortlisting report' (Appendix 5) details the approach taken to develop and shortlist options; the final ranking of options is provided in Section 6 of this business case.

4.2 Options scope

The scope of the six options is summarised in Table 5. The key differences and issues between the options are:

- Skate park – all options have a skate park; this is first and foremost a skate park project
- BMX track or BMX pumps – option 1 and option 6 have no BMX track or BMX pump
- BMX – some options only have either a BMX track (option 3) or a BMX pump (option 2)
- BMX track AND BMX pump – option 4 and option 5 have both
- Basketball / Netball court – all options except option 6 have a court. Options 3 and 5 have a full court and options 1,2 and 4 have a half court only.
- Nature play – options 3 and 6 do not have this feature
- Amenities (BBQ, shelters, seats, etc.) – all options have additional amenities to a varying degree
- CCTV – all options have detailed CCTV considerations.

Table 5: Options and scope

Scope of each option	Options prepared by City			Additional options from Community		
	Option1 Community Youth Playscape	Option2 Integrated Youth & Community Recreation Precinct	Option3 Youth Recreation Precinct	Option4 Youth Ride Zone	Option5 Community & Youth Ride / Play Precinct	Option6 Signature Skate Hub
<u>Initial works</u>						
1 Design and preliminaries	✓	✓	✓	✓	✓	✓
2 Demolition and earthworks	✓	✓	✓	✓	✓	✓
<u>Core facilities</u>						
3 Skate Plaza	✓	✓	✓	✓	✓	✓
4 BMX track			✓	✓	✓	
5 BMX jumps		✓		✓	✓	
6 Half court	✓	✓		✓		
7 Full court			✓		✓	
8 Natureplay	✓	✓		✓	✓	
9 Climbing frame			✓		✓	
<u>Landscaping in facilities</u>						
10 Hard landscaping	✓	✓	✓	✓	✓	✓
11 Soft landscaping	✓	✓	✓	✓	✓	✓
<u>Other amenities and infrastructure</u>						
12 Amenities	✓	✓	✓	✓	✓	✓
13 Parking, lighting, signage	✓	✓	✓	✓	✓	✓
14 CCTV	✓	✓	✓	✓	✓	✓
15 Landscaping residual space	✓	✓	✓	✓	✓	✓
<u>Other</u>						
16 Services	✓	✓	✓	✓	✓	✓
17 Public art contribution	✓	✓	✓	✓	✓	✓
18 City contingency	✓	✓	✓	✓	✓	✓

5 FINANCIAL EVALUATION

5.1 Financial evaluation report / disclaimer

A separate financial evaluation report has been prepared, the key elements only are summarised in this business case. This report does not contend that the financial projections will come to pass exactly as stated but are merely intended to give an early indication. The projections are best estimates at this point in time but there is a level of risk and uncertainty in all the projections. The actual costs and income will vary, due to the following:

- Detailed design and specification (only concept design has been prepared so far);
- Capital replacement estimates;
- Tender;
- Economic factors and escalation

5.2 Source of data

The key source documents/data in the financial evaluation are:

- Concept design – which has been used to prepare indicative cost estimates by “Common Ground”
- Operating expenses - percentage applied to the capital costs
- Depreciation - percentage applied to the capital costs

5.3 Key financial assumptions

Table 6 lists some of the other key assumptions within the financial model:

Table 6: Key financial assumptions

	Assumption	Value	Comments
1	Construction completed	December 2023	<ul style="list-style-type: none"> ○ The analysis assumes that the facility is constructed by December 2023 ○ This timescale is merely an assumption for the financial model and is subject to the preparation of a detailed project schedule
2	Term of evaluation	20 Years	<ul style="list-style-type: none"> ○ The analysis evaluates the cash flows over a 20-year operating period. ○ The long timeframe is necessary to ensure that the long-term implications are fully considered, and ensures that capital renewal expenditure can be included in the evaluation
3	Escalation– Assumptions	Draft SFP 2021	The 2021 SFP, as presented to Council in July 2021, includes the most up-to-date escalation assumptions. These have been incorporated into the Projects Financial Evaluation Model and applied to future recurring costs.

5.4 Capital costs excluding escalation

Table 7 summarises the total one-off costs to establish each option. Most values are sourced from Opinion of Cost provided by design consultants whilst the City has added a 20% contingency as the project is still at an early stage and detailed design is yet to be undertaken.

Table 7: Capital Costs Estimate

Analysis by sub-total	Capital Costs Estimate					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Totals						
01) Design and preliminaries	\$384.9	\$506.8	\$570.7	\$506.8	\$570.7	\$451.9
02) Demolition and earthworks	\$93.1	\$159.0	\$149.0	\$159.0	\$149.0	\$149.0
03) Skate Plaza	\$516.5	\$707.0	\$799.5	\$643.5	\$799.5	\$799.5
04) BMX track			\$318.3	\$318.3	\$318.3	
05) BMX jumps		\$118.0		\$118.0	\$118.0	
06) Half court	\$125.0	\$125.0		\$125.0		
07) Full court			\$211.0		\$211.0	
08) Natureplay	\$379.4	\$442.8		\$442.8	\$442.8	
09) Climbing frame			\$40.0		\$40.0	
10) Hard landscaping	\$184.1	\$204.5	\$293.7	\$204.5	\$293.7	\$293.7
11) Soft landscaping	\$50.9	\$37.5	\$77.0	\$37.5	\$77.0	\$77.0
12) Amenities	\$384.4	\$492.3	\$665.3	\$492.3	\$846.3	\$665.3
13) Parking, lighting, signage	\$111.6	\$142.8	\$262.8	\$142.8	\$262.8	\$111.6
14) CCTV	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9
15) Landscaping residual space	\$233.8	\$174.3	\$151.5	\$174.3	\$151.5	\$249.5
16) Services	\$150.0	\$150.0	\$150.0	\$150.0	\$180.0	\$150.0
17) Public art contribution	\$27.4	\$35.3	\$39.6	\$37.9	\$47.3	\$32.2
18) City contingency	\$582.6	\$713.4	\$800.0	\$764.9	\$955.9	\$650.3
Capital costs total	\$3,495.5	\$4,280.6	\$4,800.2	\$4,589.3	\$5,735.6	\$3,901.9

The estimated capital costs for each option are much higher than just the skate park element due to:

- Site preparation – the selected site requires services, demolition, etc.
- Additional facilities are proposed (BMX, court) to ensure that the site caters not just for skateboard users
- Amenities such as shelters, seats, BBQs are deemed essential to ensure it caters for casual patrons such as parents or spectators
- Additional infrastructure is vital such as parking, lighting and landscaping

5.5 Project management costs

The City has insufficient internal resources to implement this project and would require short-term project management costs, estimated to be \$150k in total.

5.6 Funding

The funding assumptions are assumed to be:

- Percy Doyle Infrastructure Reserve
- Grants 50% of capital cost (not yet confirmed)
- Remainder from Strategic Asset Reserve

Table 8 summarises the assumptions and lost earnings on reserve. Note that the one-off costs include escalation.

Table 8: Funding assumptions and net establishment costs

Funding Assumptions and Net Establishment Cost		Option1	Option2	Option3	Option4	Option5	Option6
		Community Youth Playscape	Integrated Youth & Community Recreation	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
1 One-off Costs	\$000s	(\$3,801)	(\$4,620)	(\$5,163)	(\$4,944)	(\$6,143)	(\$4,225)
2 Percy Doyle Infrastructure Reserve	\$000s	\$425	\$425	\$425	\$425	\$425	\$425
3 Grants 50% of capital cost	\$000s	\$1,748	\$2,140	\$2,400	\$2,295	\$2,868	\$1,951
4 Net Funding Required	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
5 Interest earnings lost using reserve	\$000s	(\$86)	(\$108)	(\$123)	(\$117)	(\$150)	(\$97)
6 Establishment Cost	\$000s	(\$1,714)	(\$2,163)	(\$2,461)	(\$2,341)	(\$3,000)	(\$1,946)

5.7 Maintenance assumptions

The City has evaluated each component and applied a percentage estimate based on existing data, and internal reviews. Data has also been obtained from the City of Stirling for Bina Parkland, Balga (which is a comparable facility to benchmark against) which has an overall maintenance cost of 5% per year. Table 9 summarises the overall maintenance estimate for each option and indicates an estimated maintenance cost of over 4% for each option.

Table 9: Annual maintenance assumptions

	Annual Maintenance Estimate					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Maintenance annual estimate	\$149.6	\$178.6	\$204.4	\$196.4	\$243.7	\$168.3
Maintenance as % of Capital Cost	4.3%	4.2%	4.3%	4.3%	4.2%	4.3%

5.8 Depreciation estimate

Table 10 summarises the estimated annual depreciation / capital replacement cost for each option per year in today's dollars, with a range of between 3.4% to 3.8%. Note that Bina Parkland, Balga has estimated depreciation costs of \$255k per year for a \$6m facility, which is 4.2%.

Table 10: Depreciation estimates

	Depreciation per year					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Depreciation per year	\$133.4	\$163.7	\$172.0	\$181.4	\$229.5	\$134.1
Depreciation as % of Capital	3.8%	3.8%	3.6%	4.0%	4.0%	3.4%

5.9 Operating impacts steady state

Table 11 summarises the operating impacts in today’s dollars. The impacts range from \$283k per year for Option 1 to \$473k per year for Option 5. The range of impacts are affected mostly by the one-off capital costs which is used to estimate the maintenance depreciation impacts. The table also gives an indication of the impacts per ratepayer per year:

Table 11: Operating impacts steady state

Operating Impacts Steady State excluding escalation		<u>Option1</u>	<u>Option2</u>	<u>Option3</u>	<u>Option4</u>	<u>Option5</u>	<u>Option6</u>
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
Operating Income	\$000s						
Operating Expenses							
Operating Cash Expenses	\$000s	(\$150)	(\$179)	(\$204)	(\$196)	(\$244)	(\$168)
Depreciation	\$000s	(\$133)	(\$164)	(\$172)	(\$181)	(\$229)	(\$134)
Operating Expenses Total	\$000s	(\$283)	(\$342)	(\$376)	(\$378)	(\$473)	(\$302)
Operating Surplus / (Deficit)	\$000s	(\$283)	(\$342)	(\$376)	(\$378)	(\$473)	(\$302)
Impact per Ratepayer per year							
including depreciation	\$	(\$4.30)	(\$5.19)	(\$5.71)	(\$5.73)	(\$7.18)	(\$4.59)
excluding depreciation	\$	(\$2.27)	(\$2.71)	(\$3.10)	(\$2.98)	(\$3.70)	(\$2.55)

5.10 Total 20-year cash flows

Table 12 is the overall 20 year cashflow. Evaluating over such a long period ensures that the long-term impacts including capital renewals can be evaluated. The table below includes all of the impacts described in in the previous sections (capital costs, funding, capital renewals, operating assumptions and escalation). The table shows that the overall 20 year cost ranges to approximately \$8m (option 1) to over \$13m for option 5.

Table 12: 20 year cashflow summary

Cashflow Summary Total including inflation		Option1	Option2	Option3	Option4	Option5	Option6
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
<u>Establishment</u>							
One-off Costs	\$000s	(\$3,801)	(\$4,620)	(\$5,163)	(\$4,944)	(\$6,143)	(\$4,225)
Grants and Reserves	\$000s	\$2,173	\$2,565	\$2,825	\$2,720	\$3,293	\$2,376
Net Funding Required	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
Reserves	\$000s	\$1,628	\$2,055	\$2,338	\$2,224	\$2,850	\$1,849
Repayments	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
Interest earnings lost using reserve	\$000s	(\$86)	(\$108)	(\$123)	(\$117)	(\$150)	(\$97)
Establishment Cost	\$000s	(\$1,714)	(\$2,163)	(\$2,461)	(\$2,341)	(\$3,000)	(\$1,946)
<u>Recurring Impacts</u>							
Operating Cash Expenses	\$000s	(\$3,282)	(\$3,918)	(\$4,486)	(\$4,310)	(\$5,347)	(\$3,693)
Operating Income	\$000s						
Asset Replacement / Depreciation	\$000s	(\$2,927)	(\$3,591)	(\$3,773)	(\$3,979)	(\$5,035)	(\$2,941)
Recurring Impacts Total	\$000s	(\$6,210)	(\$7,509)	(\$8,259)	(\$8,290)	(\$10,382)	(\$6,635)
Cash Surplus/(Deficit) - Cumulative	\$000s	(\$7,924)	(\$9,672)	(\$10,720)	(\$10,631)	(\$13,382)	(\$8,581)

5.11 Risks and opportunities list

The key financial risks and opportunities are:

- Capital costs could increase due to market conditions, detailed design or escalation more than anticipated. Likewise there is a potential for reduced capital costs (e.g. competitive tender process)
- Grant funding not available
- Useful life of assets is less or more than estimated
- Higher or lower maintenance costs
- Income opportunities e.g. Café / Kiosk. However the income opportunity would be small and only have a very small impact on the recurring costs of each of the skate park options.

5.12 Strategic Financial Plan (SFP)

The Percy Doyle Skate Park is not yet included in the SFP. It is one of a number of major projects that is being evaluated and subject to a business case. Council endorsement of the business case is the appropriate gateway to include the project in the SFP.

5.13 Affordability of Percy Doyle Skate Park

The draft SFP 2021 shows that the City currently has an operating deficit but should be able to address this within the next 10 years. The existing operating deficit is not a major cause for concern because the City does not need to spend as much on renewal as the depreciation expense, but the deficit is not sustainable.

Ideally, the City would not consider adding any new major project to the SFP that worsens the deficit so in isolation the projected deficit of Percy Doyle Skate Park may at first appear not to be affordable. However, there are a few mitigating factors to consider in determining the affordability of Percy Doyle Skate Park:

- SFP – the City has a 10-year plan for improvement of the operating results. The implementation of the Percy Doyle Skate Park project would not significantly inhibit the projected improvement in the operating results.

- The City does not have a strict guideline for only approving projects with a positive financial impact and nor should it, the overall impacts have to be considered – the social benefits will be significant.
- The *Outdoor Youth Recreation Strategy* identifies provision of dedicated skate facilities to service the southern suburbs of the City as a critical gap in infrastructure.
- Overall pipeline of major projects – the City needs to consider the overall pipeline of projects, some of which will of course have negative financial impacts, but many others have positive impacts (Sorrento Surf Life Club redevelopment, Burns Beach Café / Restaurant, closure of Resource Recovery Facility now implemented, Craigie Leisure Centre refurbishments phase 1.
- The City has an abundance of reserves and needs to make better use of these to achieve the desired outcomes of the Strategic Community Plan.
- Duncraig Leisure Centre now being leased is saving \$170k per year so in terms of the north western corner of Percy Doyle Reserve that is a consideration (although the \$170k saving is already reflected in the SFP).
- The *Outdoor Youth Recreation Strategy* establishes a facilities framework that encourages a network of multi-purpose, facilities to meet local needs, complemented by dedicated skate or BMX/bike facilities at the district level. Providing contemporary, specialist facilities at a scale consistent with demand will address the currently identified gap in provision of dedicated skate facilities. This will enable the City to focus future investment into local scale, shared use facilities (defined as incidental facilities in the *Outdoor Youth Recreation Strategy*) to meet remaining need for outdoor youth recreation facilities in a way that is financially sustainable. In line with the *Outdoor Youth Recreation Strategy*, the provision of the facility would satisfy the identified need in the southern part of the City would not recommend replicating this level of facility in multiple locations across the City, and the indicative magnitude of cost is appropriate in that context.

5.14 Grant funding for other facilities

As indicated above, the approval of the Percy Doyle Skate Park should ideally not be used as a precedent for the level/scale of facilities elsewhere in the City. In the event potential grant funding opportunities for other facilities arise the City should evaluate that location in accordance with the *Outdoor Youth Recreation Strategy*, and not automatically assume that the availability of grants will lead to a new facility. Indeed it should be noted that grant funds themselves make up a very small part of the overall whole-of-life cost.

6 PREFERRED OPTIONS AND RECOMMENDED SCOPE

6.1 Option evaluation

A project needs to be evaluated against all of the project objectives, not just the financials.

A full evaluation of all options, in addition to the option of “do nothing”, is provided in the Options Evaluation and Shortlisting Report (Appendix 5).

The options evaluation approach identified and evaluated both site location and facility arrangement options for outdoor youth facilities within Percy Doyle Reserve. The evaluation included a stage of community consultation to inform the evaluation against project objectives; community consultation outcomes are reported in the Community Consultation Report (Appendix 3).

The options evaluation utilised multi-criteria assessment that measured each option against indicators for each project objective. Scores were normalised, weighted, and ranks to identify the options that performed best and least against the project objectives. Table 13 presents the weighted scores and final rank of all options; the Options Evaluation and Shortlisting Report provides a description of how weighted scores were developed.

Table 13: Weighted score and final options ranking from multi-criteria assessment

Criteria	Indicator (metric)	Weight	Weighted scores						
			Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	20%	0.20	0.09	0.06	0.04	0.04	0.00	0.08
Social - site meets needs of users and residents	Score against site suitability factors developed from community feedback	21%	0.00	0.14	0.18	0.14	0.14	0.21	0.07
Social - facilities will be utilised	Score against facility suitability factors developed from community feedback	44%	0.00	0.22	0.37	0.37	0.18	0.44	0.22
Environment - facilities maintain local environmental values	Number of trees affected (#)	15%	0.15	0.04	0.04	0.00	0.04	0.00	0.00
Total weighted score			0.35	0.48	0.64	0.55	0.40	0.65	0.37
Ranking			7	4	2	3	5	1	6

The multi-criteria assessment indicates two preferred options for future outdoor youth recreation facilities at Percy Doyle Reserve:

- Option 5 – Community and Youth Ride / Play Precinct
- Option 2 - Integrated Youth and Community Recreation Space

Common to these two preferred options is a design approach that provides diverse facilities suitable for young people, families, visitors, riders, and non-riders.

The “do nothing” option is least preferred, indicating that the project is feasible when considering social, economic, and environmental objectives.

6.2 Recommend scope for facilities

Based upon the two preferred options, the recommended functional design outcome for facilities at Percy Doyle Reserve, informed by community consultation and this options evaluation, is a suitably sized skate park, suited for beginners to advanced users, which is co-

located with incidental and complementary facilities that provide an inclusive, welcoming, and activated space that encourages active surveillance by the diverse people in the area.

The scope of facilities, and rationale for their inclusion, aligned with this functional design outcome is shown in Table 14.

Table 14: Recommended scope of facilities

Facility type	Rationale for inclusion
Skate park with bowl	Meet need for dedicated skate facility in southern suburbs as identified in <i>Outdoor Youth Recreation Strategy</i>
Multi-purpose court	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Playspace (recommended natureplay) and climbing frames	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Barbecue and picnic spaces	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Spectator spaces and seating	Required incidental facility for skate facilities
CCTV, lighting, toilets, etc	Required incidental facility for skate facilities
Potential BMX facilities (pump and/or jumps)	Alleviate potential conflict between skateboards and bikes on skate facility; provide safe place for ride sports.
Landscaping and pathways	Required due to vacant nature of site

It is noted that consultation outcomes demonstrated demand for BMX facilities; this is aligned with a need identified in the City's *Outdoor Youth Recreation Strategy* for a dedicated BMX facility. Separate to the business case for skate facilities at Percy Doyle Reserve, at its meeting held on 16 February 2021, Council requested a business case for a combined BMX and mountain bike hub in the Whitfords locality (CJ018-02/21 refers). This separate business case responds to the need for a dedicated BMX facility as identified by the *Outdoor Youth Recreation Strategy* therefore any BMX facilities included at Percy Doyle Reserve are not for the purpose of meeting district demands, and should therefore be sized and designed accordingly.

The recommended scope of works reflects the current vacant nature of the site, and therefore includes facilities to establish an activated parkland which would anchor the future skate facility. The range of facilities within the recommended scope of works acknowledges that, to provide safe, activated places for young people, skate facilities should not be isolated from other forms of community play. As part of establishing a parkland context for the skate facility,

the recommended scope provides facilities for other community members, including families and seniors, which not currently provided within Percy Doyle Reserve.

The recommended scope is consistent with the scale and range of similar, contemporary play and skate spaces delivered by local governments in Western Australia, shown in Table 15.

Table 15: Comparable facilities in other local government areas

Location	Aerial showing facilities
<p>Bina Parkland, City of Stirling.</p> <p>Facilities include:</p> <ul style="list-style-type: none"> • Skate plaza • BMX tracks • Multi-court • Climbing/freestyle exercise frames • Natureplay • Barbecue and picnic areas • Toilets 	
<p>Briggs Park, Shire of Serpentine-Jarrahdale</p> <p>Facilities include:</p> <ul style="list-style-type: none"> • Skate plaza • Children's playspace • Basketball halfcourt • Club rooms and oval • Youth centre • BMX club track 	

Location	Aerial showing facilities
<p>Veterans Memorial Park, City of Rockingham</p> <p>Facilities include:</p> <ul style="list-style-type: none"> • Skate plaza • Children's playspace • Barbecue and picnic facilities • Basketball • Memorial and historical war pieces 	
<p>Wellington Square, City of Perth</p> <p>Facilities include:</p> <ul style="list-style-type: none"> • Skate plaza (small) • BMX pump track (small) • Large playspace • Water play • Multi-courts • Barbecue and picnic areas 	
<p>Mills Park, City of Gosnells</p> <p>Facilities include:</p> <ul style="list-style-type: none"> • Skate plaza • Natureplay • Basketball courts • Barbecue and picnic facilities • Active sporting (soccer, ovals, tennis, club rooms and cafe) 	

The recommended scope, with the exception of potential small-scale BMX facilities, is consistent with the general functionality of open spaces in the City of Joondalup which host existing skate parks. This includes:

- MacNaughton Park, Kinross, which includes a skate facility, children's playspace, car parking, basketball, barbecue, picnic facilities, oval and clubroom amenities; and
- Mirror Park, Ocean Reef, which includes a skate facility, a playspace, car parking, oval and amenities.



Figure 3: Kinross Skate Park at MacNaughton Park (top) and Ocean Reef Skate Park at Mirror Park (bottom) are complemented by pre-existing recreation and play facilities on the site

It is noted that the design of MacNaughton Park and Mirror Park skate parks reflect trends in skate from the time of their construction and facilities at Percy Doyle would have a more contemporary design. However, the functionality of the parks within which they are located is not substantially different from what would be delivered by the recommended scope of works.

7 RISK ASSESSMENT

7.1 Risk Evaluation

An assessment of project risks was undertaken in accordance with the City's Risk Management Policy and Framework. This included identification, analysis, and evaluation of project risks within a risk workshop, attended by internal steering group and facilitated by the City's Risk and Business Continuity Advisor.

The risk assessment was informed by community consultation outcomes; where concerns were raised by participants, these were an input to the risk identification.

Table 16 provides a summary of the risk assessment and determined level of risk for identified events.

Table 16: Evaluated risks associated with recommended scope of works

Risk	Risk level
Insufficient site capacity of Percy Doyle to accommodate facilities.	HIGH
Budget requirements for preferred option not supported	MEDIUM
Facilities do not meet stakeholder expectations	MEDIUM
Project not supported	MEDIUM
Impact of Percy Doyle Masterplan	MEDIUM
Insufficient project team resources to deliver	MEDIUM
Anti-social activities occur	MEDIUM
Noise emissions from skate facility reduce operating hours and useability	MEDIUM

7.2 Risk treatment

A high-risk level was identified for the risk event of ‘insufficient site capacity of Percy Doyle to accommodate facilities’. Contributing factors to this classification were the likelihood of financial and reputational impacts should the project result in traffic and parking issues for the broader site, impacting on the use of, and community satisfaction with, existing and new facilities at Percy Doyle Reserve.

In accordance with the City’s Risk Management Framework, identified project risks with a risk level of “high” are not acceptable and require action to manage. Table 17 describes recommended controls to mitigate the risk.

High risks

Table 17: High risks requiring action to manage

Risk	Inherent Risk	Controls	Control Effectiveness	Residual Risk
Insufficient site capacity of Percy Doyle to accommodate facilities	High	Traffic and Parking study to be undertaken for Percy Doyle to identify if additional parking is required to manage the cumulative parking impact, and budget accordingly.	Effective	Medium

Contributing factors to this classification are the likelihood of financial and reputational impacts should the project result in traffic and parking issues for the broader site, impacting on the use of, and community satisfaction with, existing and new facilities at Percy Doyle Reserve.

The business case recommends that a traffic and parking study is to be undertaken for Percy Doyle to identify if additional parking is required to manage the cumulative parking impact, and budget accordingly to effectively reduce the risk to an acceptable level.

Medium risks

Whilst a risk level of “high” was not identified for the risk events of ‘anti-social behaviour’ and ‘noise emissions from skate facility impact its useability’, these risks arose from community consultation. Table 18 describes existing controls to mitigate these medium risks.

Table 18: Medium risks identified in community consultation and existing risk controls

Risk	Inherent Risk	Existing Controls	Control Effectiveness	Residual Risk
Anti-social activities occur	Medium	Preferred option includes complementary facilities to activate the space, and provide active and passive surveillance	Effective	Low/Medium

		through the facility being used by families and other community members, in addition to young people. This will dissuade those looking to engage in anti-social behaviour from doing so in a highly activated, visible location. Providing engaging facilities for young people and a hub for youth outreach services supports reducing general anti-social behaviour by young people.		
Noise emissions from skate facility reduce operating hours and useability	Medium	Maintains sufficient (>80m) separation from nearest residences. Noise modelling to be undertaken to inform detailed design of facilities, with materials and design requirements for noise mitigation and minimisation.	Effective	Low/Medium

Antisocial activities

Anti-social activities (including graffiti and vandalism of the site as the most likely behaviours that might be anticipated) is identified as a medium risk.

The risk evaluation supports inclusion of facilities in addition to Council's resolution, including basketball, natureplay, and picnic areas, as attracting a diversity of users and families to the space as controls to reduce the risk of anti-social activity at the site.

Noise emissions

With respect to noise emissions, assigned noise levels set out in the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) become more restrictive in the evening and overnight (ie. after 7.00pm) and are therefore more difficult to achieve compliance with.

The site identified within Percy Doyle Reserve, when compared at a general level to other open spaces in the southern suburbs of the City, provides the greatest opportunity to provide skate facilities that meet evening assigned noise levels without relying on imposing operating hour restrictions to comply.

Site characteristics that assist the site's compliance with the evening assigned noise levels include:

- Substantial separation distance to the east (a minimum distance of over 100 metres to the nearest dwelling)
- Major roads along the western and northern boundary, which increase the assigned noise levels relevant to the site
- Buildings along the southern portion of the site which support intercepting noise emissions
- Strong visual separation from dwellings, reducing perception of noise impacts

The risk of non-compliance is dependent on the nature of the skating activity and the size/age of the skater.

When users traverse (transition riding, skating bowls and banks), there is an associated noise of wheels rolling over concrete. Irrespective of skate size/age, emissions associated with traversing at the site are not anticipated to present risk of exceeding the assigned noise levels between 7pm and 10pm. Based on current usage trends, this is the predominant ride activity anticipated to occur at the facility.

Activities that pose a greater risk of non-compliance relate to:

- "Grinding" on rails and features
- Skateboard clangs, as a result of a participant falling off a board from height when performing or attempting a trick

Noise associated with grinding on rails can be addressed through design, for example with solid rails reducing the emissions, and a design that minimises the number of noisy features if required.

In order to manage this risk, the concept design phase will be underpinned by consideration of noise, with a design requirement anticipating operating hours to 10.00pm. Acoustic consultants will be engaged as part of the concept design process to design features in line with those operating hours, with modelling undertaken to assess performance against the Noise Regulations and make recommendations commensurate with the facility location within a significant, regional sporting precinct.

8 NEXT STAGES

8.1 Key milestones

An indicative project schedule has been prepared for the project.

The Gantt chart below summarises the key milestones for the project. This will be subject to ongoing review once the project delivery approach is confirmed as part of project planning in the next project phase.

Table 19: Indicative project schedule

Milestone	22-23	23-24	24-25
Council endorsement to proceed to concept design and list funding in 2022-23 budget			
Site background studies (e.g. site survey)			
Concept design tender process			
Preparation of concept design, including acoustic modelling, traffic study and detailed costings			
Community consultation on concept design			
Council endorsement of concept design and list funding in CWP			
Tender for detailed design and construct			
Council appointment of contractor			
Detailed design			
Construction phase			
Facility opening			

8.2 Disclaimer

This report does not contend that the financial projections will come to pass exactly as stated but are intended to give sufficient justification for the project to proceed to a more detailed stage. The projections are best estimates at this point in time but there is a level of risk and uncertainty in all the projections. The actual costs and income will vary, due to the following:

- Site and geotechnical survey
- Concept design and confirmation of facility design
- Drainage design and earthworking requirements
- Outcomes of Percy Doyle traffic and parking investigations
- Escalations in materials and construction costs
- Confirmation in maintenance requirements

The financial projections will be updated at each stage of the project so that the confidence of the assumptions improves. At this early stage in the project, the financial estimates have a great deal of uncertainty.

APPENDICES

Appendix 1 – Schematic Options for Outdoor Youth Facilities

Appendix 2 – Additional Schematic Options following Community Consultation

Appendix 3 - Consultation Outcomes Report

Appendix 4 – Financial Evaluation

Appendix 5 - Options evaluation and shortlisting report

Appendix 1 – Schematic Options for Outdoor Youth Facilities

Appendix 2 – Additional Schematic Options following Community Consultation

Appendix 3 - Consultation Outcomes Report

Appendix 4 – Financial Evaluation

Appendix 5 - Options evaluation and shortlisting report

LEGEND

- 1** ASPHALT PUMP TRACK
CATERING TO BEG/INT/ADV
USERS
- 2** SKATE OPEN FLOW
- 3** SKATE BOWL (INTERMEDIATE)
- 4** INTERMEDIATE JUMP LINE
- 5** BEGINNER JUMP LINE
- 6** JUMP RETURN LINE
- 7** NATUREPLAY
- 8** HALF MULTI-PURPOSE COURT
- 9** HANG OUT NODES
- 10** SHELTER
- 11** TOILETS
- 12** ONSTREET PARALLEL PARKING
- 13** DROP OFF/PICK UP BAYS
- 14** EXISTING INFRASTRUCTURE
- 15** BBQ/PICNIC AREA
- 16** REALIGN JUMP LINE TO
INCORPORATE ADDITIONAL
JUMPS



This option was developed by a local young person, and is based on "Integrated Youth & Community Recreation space" layout prepared by Common Ground and Skate Sculpture (shown behind).

"I've done a bit of a rough sketch of what the optimum youth facilities would look like at Percy Doyle - mainly incorporating a pump track and less skatepark because honestly the pump/jump tracks will get more used than the skatepark as the sport continues to grow."

Youth Ride Zone
Schematic Layout (illustrative only – subject to design)

LEGEND

- 1** SKATE PLAZA
- 2** SKATE OPEN FLOW
- 3** SKATE BOWL (ADVANCED)
- 4** ASPHALT PUMP TRACK CATERING TO BEG/INT USERS
- 5** BEG/INT JUMP LINE
- 6** INT/ADV JUMP
- 7** JUMP RETURN LINE
- 8** FULL MULTI-PURPOSE COURT
- 9** NATUREPLAY
- 10** INTERMEDIATE CLIMBING FRAMES/PARKOUR TRAINING
- 11** PICNIC/BBQ SPACE
- 12** HANG OUT/ SPECTATOR/ SEATING AREAS
- 13** UNSTRUCTURED HANG OUT/ SPECTATOR SPACES
- 14** TOILETS
- 15** DROP OFF/PICK UP BAYS
- 16** ON-STREET ANGLE PARKING
- 17** EXISTING INFRASTRUCTURE

This option is based on "Youth Recreation Plaza" layout prepared by Common Ground and Skate Sculpture (shown behind).

Informed by the range of facilities preferred by participants in community consultation, this option creates an activated, inclusive space for a diversity of ride and play.

With additional seating and spectator areas, and multiple picnic/BBQ spaces, the precinct meets the needs of young people for ride sports, whilst creating places for families to play, and community members to meet.



Youth Ride and Play Precinct
Schematic Layout (illustrative only – subject to design)



LEGEND

- 1** SKATE PLAZA
- 2** SKATE OPEN FLOW
- 3** SKATE BOWL (ADVANCED)
- 4** PICNIC/BBQ SPACE
- 5** HANG OUT/ SPECTATOR/ SEATING AREAS
- 6** UNSTRUCTURED HANG OUT/ SPECTATOR SPACES
- 7** TOILETS
- 8** DROP OFF/PICK UP BAYS
- 9** ON-STREET ANGLE PARKING
- 10** EXISTING INFRASTRUCTURE

“Whatever is provided it must be first and foremost a significant skateboard park facility.”

“The City of Joondalup aspires to be a Global City. I’m not sure what that means but I imagine a top of the range skatepark would assist in reaching that goal.”

“Other ancillary facilities should be directed towards supporting and enhancing the skateboard park facility and not redirect monies from the provision of a “signature” facility.”

“The business case should be confined to considering a top of the range skateboard facility”

“Including those incidental facilities will increase the cost and possibly drive a decision to reduce the quality of the facility”

This option is based on “Youth Recreation Plaza” layout prepared by Common Ground and Skate Sculpture (shown behind).

Signature Skate Park

Schematic Layout (illustrative only – subject to design)



COMMUNITY CONSULTATION OUTCOMES REPORT

Percy Doyle Outdoor Youth Recreation
Facilities

Executive Summary

The City of Joondalup asked local residents and young people to share their feedback on facility options for young people at Percy Doyle Reserve. The purpose of seeking feedback was to inform a business case that is investigating the feasibility of outdoor youth facilities at that location, in particular the options evaluation stage of the business case.



Feedback provided through the varied feedback opportunities related to advantages and disadvantages of different facility types, general commentary about site constraints and impacts, and level of importance of decision-making factors.

In response to community feedback, the project team:

- Developed three additional options to consider as part of the options evaluation within the business case
- Developed criteria in response to key themes raised in feedback, and used these criteria to evaluate the options
- Used community feedback to score the options against the criteria developed and “weight” the relative importance of evaluation criteria, enabling the preferred options considered in the business case to respond to community feedback
- Whilst commentary indicating lack of support for any youth facilities at the site was a minor component of overall feedback, concerns raised by participants were used as inputs to the risk assessment component of the business case.

Contents

Executive Summary	2
Contents	3
Introduction	4
Participation	5
Outcomes	10
Appendix 1 Feedback Received.....	16

Introduction

PROJECT PURPOSE

The community consultation process was undertaken to inform the development of a business case for skate and/or BMX facilities at Percy Doyle Reserve. The project responds to the decision of Council in February 2021 to prepare a business case, following the adoption of the City of Joondalup Outdoor Youth Recreation Strategy which identified that there is a lack of suitable facilities for young people in the southern suburbs of the City, in particular skate facilities.

The project identified that the options evaluation component of the business case was a stage within which stakeholder feedback could be used to directly inform the business case project, therefore involving community perspectives as a core part of determining and evaluating the feasibility of future facilities.

CONSULTATION PURPOSE

To facilitate stakeholder input to the options evaluation component of the business case, three spatial facility arrangement options were developed to illustrate what skate, BMX, basketball, and other facilities for young people at Percy Doyle Reserve could look like to inform the feasibility study.

The consultation process sought feedback on the benefits and disadvantages of the three options and the relative importance of decision-making factors, with feedback used as a direct input to the options evaluation report of the business case.

In line with the purpose of the consultation process being to seek feedback on benefits and disadvantages of various options to inform their evaluation, the project did not seek to gain a representative measure of support or opposition to any options. In line with the purpose, the consultation process elicited qualitative feedback, with the options evaluation being informed by the content, rather than frequency, of feedback collected.

Participation

TARGET STAKEHOLDERS

The consultation process was established to directly engage community stakeholders likely to be affected by any future facilities, including:

- Residents in close proximity to the potential site
- Young people who are the target demographic for use of any facilities
- Clubs and organisations that use facilities within Percy Doyle Reserve

Whilst the consultation process was targeted to these stakeholders, it was not designed to be exclusive and consultation activities were open to any person interested in the project.

Targeted stakeholder groups were invited and encouraged to participate in the consultation process, which occurred from 13 August 2021 to 9 September 2021, by way of:



650 letters sent to residents and ratepayers of properties within 400 metres of the subject site



22 direct emails sent to clubs and community organisations that use facilities within Percy Doyle Reserve, and the Sorrento Marmion Dun Craig Residents and Progress Association



Contact with youth networks through youth social media accounts, and engagement with young people as part of the City's youth outreach program.



Digital project information available on the City's primary website, Y-lounge website, and Social Pinpoint Digital engagement platform.

PARTICIPATION

Participation by local residents and young people was encouraged through the online Social Pinpoint digital engagement platform and in person at drop-in consultation sessions; clubs and community organisations were invited to meet directly with the project team. Some stakeholders also chose to provide comment via email or written submission. Comments on the City's youth social media platforms were also recorded as feedback. All comments made by participants are provided in Appendix 1; the table includes commentary about how each individual comment informed the development of the business case.



The online social pinpoint consultation platform facilitated participation through dropping comments directly on concept plans, and a short survey with three questions:

- Which of the following best represents your interest in the project?
- What should be the two most important considerations for Council when making decisions on outdoor youth recreation facilities at Percy Doyle Reserve?
- Any other comments

Results to survey questions are provided in following sections. All comments provided through concept plan comments or survey responses are reported in Appendix 1.

The drop in consultation sessions provided feedback activities that mimicked the online engagement platform, with posters seeking feedback on the three options, a “poster poll” relating to decision making considerations, and self-selection of post it notes and sticky dots to capture the interest of participants.

Concept 1

"A space for young people from the surrounding areas to come together and play, that is inclusive of families and friends. It opens up Percy Doyle Reserve to non-organised recreation and play. Amenities and facilities are focused on providing for locals to enjoy social interaction and play, whilst meeting the identified community need for skate facilities in the southern suburbs of the City."

LEGEND

- 1 SKATE PLAZA
- 2 SKATE OPEN FLOW BOWL
- 3 HALF MULTI-PURPOSE COURT
- 4 NATURE PLAY
- 5 HANG OUT NODES
- 6 SHELTER
- 7 TOILETS
- 8 5 x ON-STREET PARALLEL PARKING
- 9 DROP OFF/PICK UP BAYS
- 10 EXISTING INFRASTRUCTURE
- 11 NATUREPLAY VOGUE STEPS

EXISTING PATH
PROPOSED PATH
PROPOSED WALL
PICNIC TABLE
SITTING PLATFORM
SITTING BENCH
WALL BEAT

Concept 2

"This option provides for the outdoor recreation needs of youth, whilst inviting community and family in to be a part of the experience and culture. Focused on people from surrounding suburbs, but potentially attracting from further afield in the City, skate facilities are designed for skills development from beginners to advanced and district level competitions. Ancillary facilities focus on unstructured play for a diversity of age groups to welcome families."

LEGEND

- 1 SKATE PLAZA
- 2 SKATE OPEN FLOW
- 3 SKATE BOWL (INTERMEDIATE)
- 4 INTERMEDIATE DIRT JUMP LINE
- 5 BEGINNER DIRT JUMP LINE
- 6 DIRT JUMP RETURN LINE
- 7 NATURE PLAY
- 8 HALF MULTI-PURPOSE COURT
- 9 HANG OUT NODES
- 10 SHELTER
- 11 TOILETS
- 12 5 x ON-STREET PARALLEL PARKING
- 13 DROP OFF/PICK UP BAYS
- 14 EXISTING INFRASTRUCTURE

EXISTING PATH
PROPOSED PATH

Concept 3

"A dedicated precinct focused on a variety of outdoor recreation activities for young people. Likely to attract people from the surrounding suburbs and further afield, skate and BMX facilities are designed for skills development from beginners to advanced, district level competitions. Facilities accommodate other ancillary sports (basketball, etc) with some space for unstructured play."

LEGEND

- 1 SKATE PLAZA
- 2 SKATE OPEN FLOW
- 3 SKATE BOWL (ADVANCED)
- 4 ASPHALT PUMP TRACK CATERING TO BEGINNERS/ADV USERS
- 5 CLIMBING FRAMES AND/OR EXERCISE STATIONS
- 6 FULL MULTI-PURPOSE COURT
- 7 HANG OUT NODES
- 8 SHELTER
- 9 TOILETS
- 10 16 x ON-STREET ANGLE PARKING
- 11 DROP OFF/PICK UP BAYS
- 12 EXISTING INFRASTRUCTURE

EXISTING PATH
PROPOSED PATH
PROPOSED WALL
PICNIC TABLE
SITTING PLATFORM

Above – social pinpoint comments, colour coded as something I like (green) something I don't like (red) and neutral (blue)



Above – posters with post it notes and sticky dots at in person consultation sessions reflected the online participation activities

The consultation approach employed qualitative tools and facilitated feedback in a diversity of ways to promote participation by diverse target audiences. This approach therefore did not collect consistent demographic data regarding participation. As the feedback was not intended to be used to quantify levels of support or non-support for particular options, instead deliberately focussed on gaining qualitative feedback to inform technical evaluation process, this is not considered a limiting factor for the project.

However, some data collected, when considered holistically alongside anecdotal observations from the in-person session, gives a broad indication of the location and interests of participants in the consultation process. Overall, the majority of feedback was provided by targeted stakeholder groups, being local residents and young people who use skate facilities.

Online and in person feedback activities regarding importance of decision-making factors allowed participants to self-nominate their project interest through a specific question in the online survey or use of a colour-coded sticky dot that responded to various interest categories. This data was only collected for feedback on decision-making factors; feedback on options via comment did not collect this data and not all participants provided their preferences for criteria weighting. This response data is illustrated in Figure 1, and shows that the majority of participants in this task consider themselves local residents.

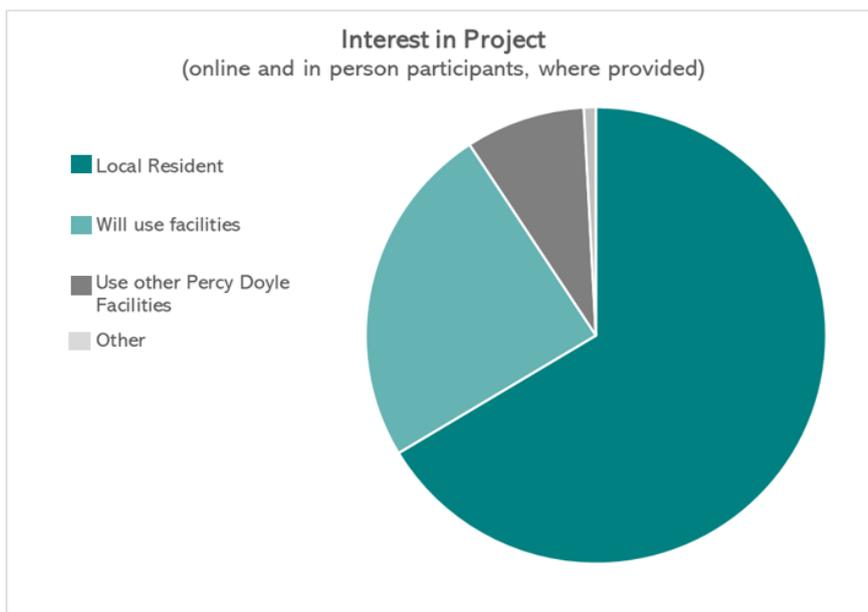


Figure 1 - Self-nominated interest in project

Notably, although the attendance at drop-in sessions was observed to be dominated by families and young people who identified they would use the facilities, many of these participants self-identified as a local resident through colour selection.

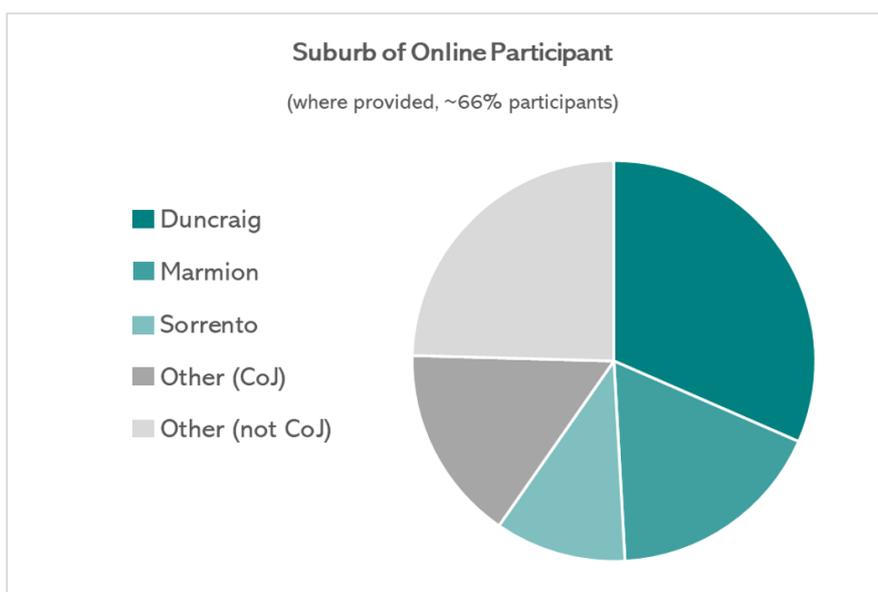


Figure 2 - Resident suburb of online participants

Figure 2 illustrates the suburb of online (social pinpoint) participants, where participants chose to provide that information. Approximately 66 percent of participants provided this; with 34 percent of online participants electing to remain anonymous in providing their feedback. Whilst organic activity through social and skate networks on social media platforms resulted in the project being promoted across the greater Perth region, online participation was still dominated by local perspectives, including both residents and future users of facilities.

Place of residence data was not collected from those who participated at the drop-in sessions in line with their informal and conversational structure. Anecdotally, those attending sessions at Duncraig Library were typically local residents, having received a direct letter about the project. Those engaged at Ocean Reef Skate Park reflect the wider geographic catchment of users of skate facilities – expected to be from across all suburbs of the local area.

Outcomes

Feedback summary

All individual comments made by participants are provided in Appendix 1; the table also notes how each individual comment was used to inform the business case.

The consultation methodology elicited qualitative feedback; the review of all comments identified some common themes which are presented in Figure 3, and discussed below as a summary of the qualitative commentary.



Figure 3 - Common themes arising from qualitative feedback received; size of speech bubbles broadly visualise the quantity of comments relating to each theme, however the visualisation is not to scale

WE NEED FACILITIES FOR YOUNG PEOPLE

Many comments articulated that there is an existing lack of facilities for young people (10 years and older), and indicated that any projects that would provide such facilities would have a key benefit in giving young people something to do. Commentary associated with this theme identified that providing engaging equipment and spaces for youth can benefit the whole community, and provides healthy socialisation activities for young people. Several comments expressed excitement at the potential for outdoor youth facilities in the area. Beyond the direct benefit to participants in ride sports, participants also identified that spectators, including older people, would enjoy being exposed to ride sports of skate and BMX.

Alongside comments supporting facilities providing in the locality generally, some participants specifically identified that the site was suitable as it reflects a community hub with adjacent community activities and maintains a buffer to residential areas. Comments also identified that exposure of the site to visitors of surrounding facilities justifies provision of a high quality facility for ride sports.

Because the intention of the consultation process was to evoke feedback that would inform the technical evaluation process, the numbers of participants who supported the project was not sought or recorded, despite positive response to the project being an identified theme of feedback.

WE LIKE/WANT CERTAIN FACILITIES BECAUSE...

The majority of commentary related to demand and preference for various facilities to be provided as part of outdoor youth facilities at Percy Doyle Reserve. This feedback was in the form of participants liking/supporting facilities within options, or conversely suggesting facility gaps in options.

Where feedback indicated desire for a specific facility type, this was captured and is presented in the word cloud below, giving an indication of participant demand for particular ride styles and facilities. Feedback was strongly influenced by strong discussion regarding distinct preferences for dirt jumps or pump tracks (see discussion below), whereas commentary regarding skate tended to be less specific to particular ride styles. All three options included facilities applicable to all skate styles therefore debate between skate styles was not a theme of feedback, although overall demand for skate facilities was a notable theme. Overall, feedback from participants indicates that future potential users want a diversity of ride styles and complementary facilities to be provided as part of outdoor youth facilities at the site, with strong demand for both skate and BMX facilities.

There was further detailed commentary arising from this theme of feedback; this is captured in the next report section “How community feedback was used”.

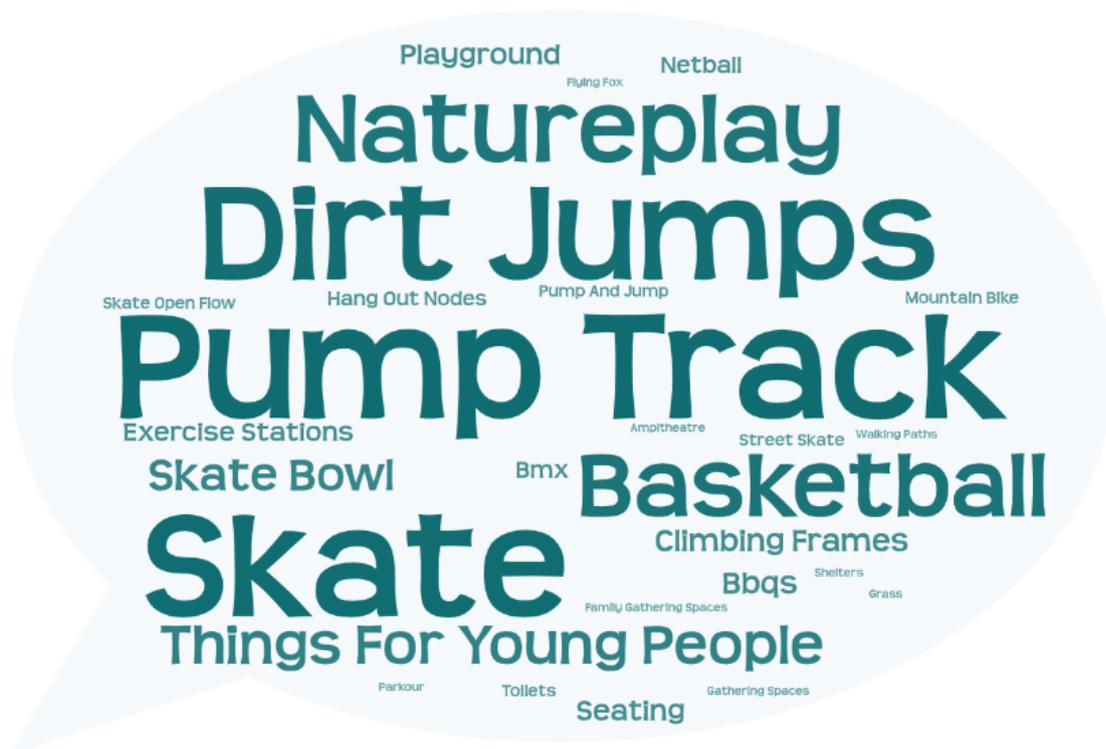


Figure 4 - Word cloud illustrating demand for facility types indicated by community feedback

JUMPS VERSUS PUMPS – WE NEED FACILITIES FOR BIKES

Whilst provision of skate facilities are a key focus for outdoor youth facilities at Percy Doyle Reserve, significant commentary arose regarding facilities for BMX users. Many comments raised safety concerns due to potential for conflict and congestion on skate facilities if BMX facilities are not provided.

The commentary demonstrated a split in demand between dirt jumps, a BMX experience not commonly provided elsewhere, or a pump track, which is more multi-purpose providing for beginner and skills progression, as well as being suitable for scooters.

CONCERNS

Appendix 1 lists all comments recorded from the consultation process, 30 of the 432 individually recorded comments raised some level of concern regarding outdoor youth facilities at Percy Doyle Reserve. It should be noted that individual participants made multiple comments on the project, therefore the number of comments does not reflect the number of individuals who may have objections to the project. Because the intention of the consultation process was to evoke feedback that would inform the technical evaluation process, the numbers of participants who objected to or supported the project was not sought or recorded. However, comments regarding concerns were a minor component of the overall feedback on the project.

Despite being a minor component of the feedback, concerns have been recorded, and are summarised in Figure 4.



Figure 5 - Word cloud illustrating concerns raised in community feedback

FOCUS SCOPE ON SIGNATURE SKATE FACILITY

The importance of providing a signature, contemporary skate facility at a scale that meets need was a strong theme captured by demand analysis above. A minor component of the feedback, but raised by more than one participant, was the potential concern that options including other facilities (basketball, BMX, and play equipment) which expand the scope of the project beyond a signature skate facility would increase the cost, and therefore may jeopardise the quality of skate facilities provided. This commentary recommended including only incidental facilities that support a significant skate facility as the principal activity on the site.

OTHER COMMENTS

Other themes raised by multiple participants included:

- Recommended inclusion of a kiosk, café or coffee window as part of the project.
- Recommendation that facilities consider and do not replicate other facilities nearby, in particular Carine Skate Park and the existing BMX track at Galston Park.

How community feedback was used

Community feedback was an input to two key elements of the business case:

- Options evaluation and shortlisting
- Risk assessment

ADDITIONAL OPTIONS FOR THE EVALUATION

Community feedback identified potential for additional options to be considered by the business case in addition to the three initially shortlisted options. In response to feedback, three additional options were developed and evaluated (see options evaluation report). These were:

- Option 4, which was developed and submitted by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay.
- Option 5, which modified the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
- Option 6, which retained the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities in response to comments that the development should focus on signature skate facilities and not incorporate additional scope that might make the project unviable.

EVALUATION FACTORS – SUITABILITY OF FACILITIES

A diversity of comments were made about the benefits and disadvantages of each of the three options. The content of these comments was collated to identify and articulate the key, overall expectations of participants for facilities that meet the need of community and young people. These key expectations for future facilities, developed from comments listed in Appendix X, were directly used in the options evaluation to rank the 6 options, alongside the option of “do nothing”.

The evaluation factors developed in response to comments made by participants, which summarise the key attributes, are:

- Facilities should be suitable for all ages, ride styles and skill levels.
- Facilities should allow for and encourage skills progression.
- Layout and design of facilities should manage potential for conflict between different users (considering multiple ride styles and experience levels)
- Facilities should provide an inclusive, engaging and fun space for everyone through the design of ride facilities and provision of complementary facilities (gathering spaces, spectator spaces, dedicated spaces for teenagers, things for non-riders, family spaces)
- Facilities should be aligned with demonstrated need and local, unmet demand, including being sized to meet demand to manage congestion and the type of facilities (including incidental and complementary facilities) being aligned with and not superfluous to community need.
- The layout and design of facilities should provide a safe place for people, encouraging surveillance by attracting a diversity of users and spectators to the space in addition to providing CCTV and lighting.

EVALUATION FACTORS – COMPATIBILITY WITH THE SITE

A diversity of comments were made about how the options suit the context and constraints of the site. The content of these comments was collated to identify and articulate the key, overall expectations of participants for facilities that are compatible with their site context. These key

expectations have been directly used in the options evaluation to rank the 6 options, alongside the option of “do nothing”.

The evaluation factors developed in response to comments made by participants, which summarise the key attributes, are:

- Site capacity
 - Scale and intensity of development is aligned with current capacity of Percy Doyle Reserve (e.g. parking and traffic)
- General integration into the space and Percy Doyle Reserve
 - Nature and scale of facilities are aligned with the regional recreation function of Percy Doyle Reserve.
 - The type of facilities provided complement other activities within Percy Doyle to support a community hub, including facilities for other user groups.
 - The design and scale of facilities suit the scale of the space available (avoids deadspace).
- Managing risk of anti-social behaviour (site surveillance)
 - Site design and layout maintains visual corridors to provide surveillance from surrounding roads and external public spaces.
 - Type of facilities provide opportunity for active surveillance by spectators, participants, and passers by.
 - Facility design avoids dead space where antisocial behaviour could happen.

IMPORTANCE OF DECISION-MAKING FACTORS

Feedback was sought on the most important considerations for decision making, through both online participation activity and at in person consultation sessions. Responses to this question, shown in Figure 6, were used as an input to weighting criteria in the evaluation of options (see options evaluation report), and indicate that suitability of the facilities is viewed by participants as the most important factor, followed by suitability of the location. Cost and environmental impact were viewed as less important.

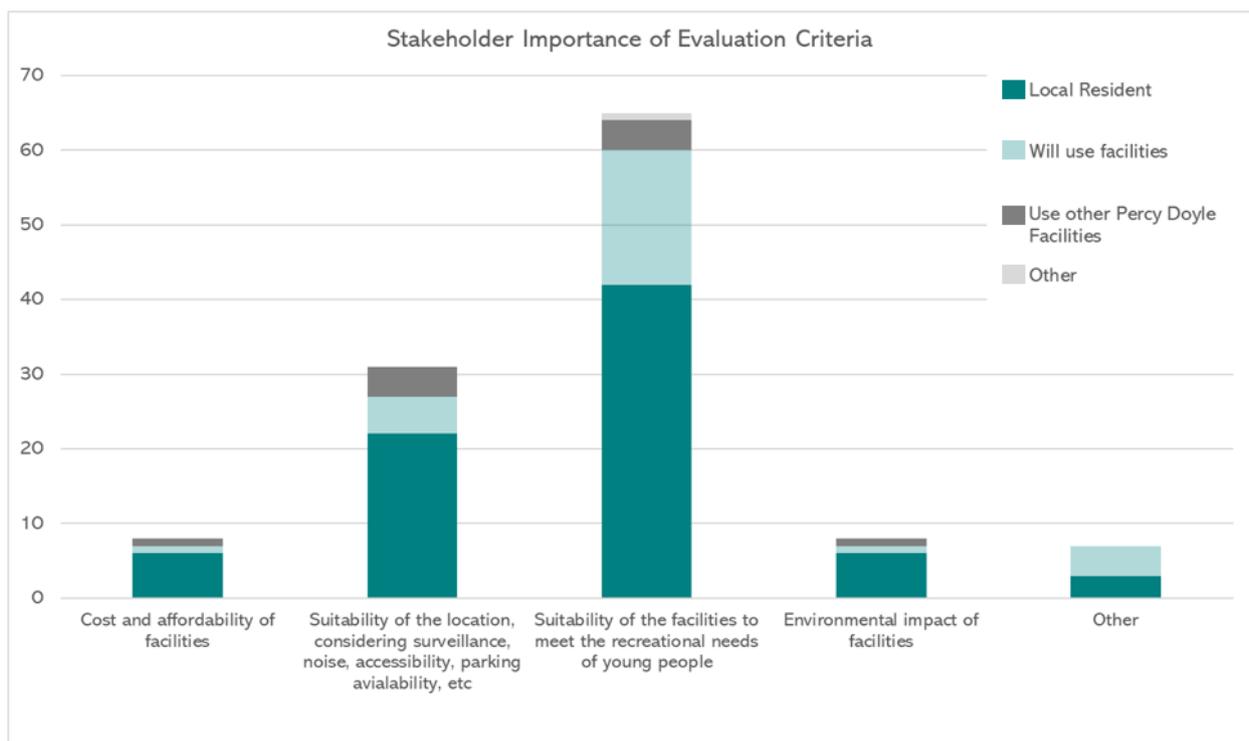


Figure 6 – Level of stakeholder importance of decision-making considerations

DETAILED DESIGN CONSIDERATIONS

Comments that relate to detailed design considerations have been captured, and will be considered as part of the detailed design should the business case recommend design and construction of facilities. This includes, for example, comments recommending against mulch in proximity to skate facilities and maintaining access through the subject area to storage sheds currently used by community groups.

PROJECT CONCERNS AND RISK ASSESSMENT

Being common to all options and identifying potential risks for consideration of facilities in this locations, concerns raised in community feedback were a direct input to the risk assessment component of the business case. Bringing risks and concerns raised by participants into the risk assessment enables these risks to be fully considered and reported to decision-makers as part of the business case.

Appendix 1 Feedback Received

Comment	Source	How this comment informed the business case
Skatepark please!	social media comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Definitely skatepark!	social media comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Considering the Wanneroo Council has upwards of 10 skateparks I'd say City of Joondalup is behind the eight ball! With only Mirror skatepark built in the last 20 years there should be more considered and promptly	social media comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
How about a skate park in Joondalup?	social media comment	<ul style="list-style-type: none"> Captured and reported as "other" comment in the outcomes report
I have a 10 year old son and there is a lack of facilities and playgrounds for older kids/tweens. We have to travel 30 mins drive to get to the bigger playgrounds in other areas. We really want more facilities and bigger/older playgrounds for bigger kids please!!!	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Percy Doyle is away from close residents so this is perfect to add this level of infrastructure, but make sure you cater for all key groups, don't leave out elements which can really target girls and teenage girls who would not necessarily use a skate park or basketball court! Also, commercialise the area with the location of a coffee shop/cafe to cater to the crowds and users	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured and reported as "other" comment in the outcomes report (coffee shop)
We believe this is a brilliant and much needed addition to the area. We have young children and the first 2 proposals would be ideal for them from now and tge next 20 years!!!!	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
A park like this captures the interest of preteens to young adults, there are plenty of playgrounds for babies and toddlers but not much for there next stage in life and opens kids	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
to start healthy outside sports especially if they are not interested in the mainstream sports		informed the scoring of options against developed criteria.
I prefer concept 3. I think if a skatepark is built in this community ensure it is budgeted for appropriately and built to a high quality to ensure future proofing of the quality of the facility. There is a huge skatepark community in the northern suburbs of Perth and this should be considered when planning the size of the skate park and the facilities. I think a skatepark with a street course, bowl and pump truck would be sufficient to meet the levels of demand currently and in the future as skateboarding, bmx and scootering continue to grow in popularity in the community. This facility will be used by a wide age range, from children approximatly 4-5 years old through to adults aged 50+. Please ensure this facility is built with the huge demand levels in mind. Thankyou.	Survey open comment	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I would love to see this area further developed and accommodating these sports.	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
There is no mention of lighting and CCTV camera surveillance in the displayed plan. These facilities will be needed to counter anti-social behaviour , asset protection and possible issues arising that may involve insurance or criminal/ civil investigations. Also what is the future of the dirt track at Galston Park ? Have any surveys been conducted to establish local demand for these facilities. If I recall there were basket ball courts previously on this site thta were demolished and grassed over about a decade ago. Also has consideration been given to the impact of parking allocated for the Library and the Sorrento Tennis and Bowling Clubs on weekends.	Survey open comment	<ul style="list-style-type: none"> CCTV and lighting costs included in the scope of works costed for all options in the financial analysis. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Contributed to evaluation criteria regarding what makes facilities compatible with the site, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.

Comment	Source	How this comment informed the business case
I really think concept 2 or 3 are perfect as they are perfect in size for the amount of people that will come and use it, as a rate payer, I would rather pay for something that caters for the future in size rather than have to petition later on to increase the size.	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Concept #3 is best!	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Concept 2 is the best	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
It's a fantastic idea and should be implemented as soon as possible for our kids and teenagers.	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
Check out the Dwellingup pump track of an example the the kids love and is very well used.	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Look at areas like Wellington Square park in East Perth, we don't have anything for the older youth in this area and all the other facilities for the young ones is aging. This needs to happen asap, it has been under consideration for years.	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
this proposed development is too close to retirement villages and nursing homes. Surely the noise and there is bound to be anti social behavior be it by only a few makes this proposal inappropriate for this area.	Survey open comment	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Contributed to evaluation criteria regarding what makes facilities compatible with the site, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Beddi Road is too busy now, especially with the roadside parking for Trinity Village and Armana Village. Near misses occur at the Yandina/Beddi Rd intersection almost on a daily basis. All Cars are forced to give way to oncoming traffic. Some obviously do not heed this requirement in order to make the roads safer. Beddi Road will also have more traffic down to	Survey open comment	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Contributed to evaluation criteria regarding what makes facilities compatible with the site, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Concerns raised are presented and discussed in outcomes report, and comments have been

Comment	Source	How this comment informed the business case
<p>McDonalds, Subway and Liquor Barons Bottle Shop at Duncraig Village Shopping Centre located on Burregah Way. We support activities for kids and young adults (18+). Also fear opportune vandalism may occur at the other local facilities surrounding the proposed facilities..</p>		<p>used as an input to the risk assessment component of the business case.</p>
<p>Definitely do the dirt jump option. There's a tonne of pump tracks in Perth now and skating is less popular these days. People are getting more into bikes - the skate park near us only ever has bikes on it.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Two main comments (1) we should ABSOLUTELY be considering a cafe in all options and (2) concept for this area should also take into account surrounding buildings/spaces. Extremely underutilised area with run-down buildings and too much inactive land. Plan needs to talk to the future of the broader POS between Marmion/Warwick/Chessel/Beddi. Happy to put my hand up and join any kind of working committee/steering group.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Captured and reported as "other" comment in the outcomes report
<p>I do not support this idea</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Captured and reported as part of "project concerns" in the outcomes report
<p>Love the idea of a skate park and pump track that can cater for young kids and teenagers it's important that different age groups can use the facilities</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Really love concept one as it appeals to all age groups.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>I have a 10 year old son who enjoys the bmx pump and jump facility in Kingsley and the state park at Scarborough. To have a pump and jump / skate park on our doorstep would be very beneficial. Although Garston Park has a bmx track it's for smaller kids and doesn't have adequate parking facilities. Toilets and a</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured and reported as "other" comment in the outcomes report (coffee window suggestion) • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.

Comment	Source	How this comment informed the business case
coffee window would be awesome!		<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Providing engaging equipment and spaces for youth will benefit the whole community.	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Great initiative	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
Have been looking forward to something like this for the area in such a long time! Souch dead space not being used in this area! So glad something is finally happening for the kids!	Survey open comment	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
C.O.J should prioritise infrastructure upgrades towards enclosed Dog Parks as there are a lot more local residents with dogs rather than skateboards/bikes. Currently there isn't any enclosed dog parks in the entire area, whereas Stirling and other shires have numerous. I therefore object to the skate park and urge the city to prioritise spending on Enclosed Dog Parks	Survey open comment	<ul style="list-style-type: none"> Captured and reported as "other" comment in the outcomes report
There are so many options available for younger children in the area, this is important for our youth. Option 3 is the best option as it caters for upper primary and high school students. The basketball court will allow kids to play against each other, especially for those who don't skate, gives them an activity near the rest of their peers.	Survey open comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
If you are going to do basketball it should only be a small thing and there is are courts at Duncraig Primary and Poynter and Granadilla has a hoop anyway so it seems a waste. Also the are lots of other play parks but hardly any skate parks so I would just have it all as skate park.	Survey open comment	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
<p>I support the provision of these facilities, and the site is a good on because it is away from homes where noise could be a factor. I only ask that when you put out drawings for comment, you ensure that the plans are accurate. I submitted comments and got Council feedback on the new lighting project at Percy Doyle. The plans circulated were not accurate, and my comments where therefore at cross purposes to what was really intended, and I am ending up with a great big light tower right in the middle of my view.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities in the outcomes report • Captured and reported as “other” comment in the outcomes report
<p>Young people in Duncraig are lacking facilities such as this. A great initiative</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities in the outcomes report • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>Please ensure there is adequate lighting, security etc to stop it attracting the wrong type people late at night.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. • Contributed to evaluation criteria regarding what makes facilities compatible with the site, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. • Lighting and CCTV are included in the costed scope of works for all options.
<p>Young people need something to do that's off devices and outdoors.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities in the outcomes report • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Great idea, I prefer concept 2 or 3 and utilising the entire space - especially stuff for older children as there are already playgrounds for younger children</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
<p>Given how close the skate park is at Carine Glades (2km) I see little value in the addition of a skate park in this location. This area would be incredible for a pump track and nature play area, and given the proximity to the library, would be utilised best by younger families and groups. I skate often, however would personally prefer to see the pump track and nature play take priority over a skate park/bowl at this location.</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. • An "Option 4" was prepared by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay. In line with the theme of this comment, this additional option was brought in to the evaluation and considered as part of the business case.
<p>Just do it!! The kids need it. I think best to have the skate park, pump track and nature play!</p>	<p>Survey open comment</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
<p>Why adding a basketball court while there is one indoor 20m away ?</p>	<p>Concept 1 - social pinpoint</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Optimizing noise buffer with vegetation</p>	<p>Concept 1 - social pinpoint</p>	<ul style="list-style-type: none"> • Noise concerns are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. It is noted that vegetation buffers can assist with perception of noise, however of themselves do not provide a strong noise buffer.
<p>Younger kids might feel left behind with this option. Why not optimizing empty space with traditional playground for the youngest ?</p>	<p>Concept 1 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Nature play is a nice idea as long as it does not become a dog without leach exercising area. Would love also to see more traditional playground stuff included like a couple of swings for instance.</p>	<p>Concept 1 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
If public transport enters in the access strategy, an additional bus bay is a must.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Insufficient lighting and surveillance from the western side of the facilities.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Hang out nodes.....sound good. Plenty of rubbish bins would help.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Brilliant idea to involve young families	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Needs to include Netball ring. No where else is there public access to a netball ring outside of schools. The indoor facilities are not available free to girls to come and play. As per consultation on other community areas, you agreed to ensure netball would be catered for in any other community facilities - don't go back on your word!	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Love the idea of a nature play area with bbqs for families to utilise.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Kids love basketball	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
They are many things that could be added to the street section. A small hip like at carine. 2 foot quarter pipe to learn tricks or a 2 foot mini ramp because everyone finds them fun. And even a small 1 foot shallow ramp for beginners to learn to ride mini without worrying about rocking and having to valence on the coping. They should also be a little and	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
big spine included to learn how to ride them since they aren't many in Perth.		
I think this is a great idea, however security and safety would have to be closely monitored with CCTV or police/security/ranger presence 24/7 to ensure no anti-social behaviour, illegal behaviour and that older children do not discourage the younger children from playing there due to their behaviour. Litter would also be an issue and this area would need tidying daily.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • CCTV and lighting costs included in the scope of works costed for all options in the financial analysis. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Bowls are good to get some more intermediate users away from the main open flow where beginners are learning but if I had to have a choice would prefer more open flow area	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Comment was used to develop evaluation criteria regarding what makes facilities suitable for future users (managing conflict between users of different experience levels).
I think the positioning of the toilets needs to be carefully considered so they don't become a hangout area or used for other purposes than ablutions.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Skate park in every scenario is not ideal and potentially physically dangerous and may attract the wrong people.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Absolutely agree. There are many large bowls in Perth now and they are vastly underused compared to the street sections of the park. Conversely, there are few high-quality street parks. Look at the kind of stuff they were skating in the Olympics, that is what a world-class, modern street park looks like (obviously smaller or downsized obstacles need to be included too for beginners).	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
This concept does not maximize the full potential of this area still available for use. This conceptual design is better suited for another smaller footprint as it will be a wasted investment that is not maximized.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
needs some biking areas too. Some jumps perhaps	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Another water bubbler is needed. one is not enough to cover all one end to another	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Skate park area - big tick. But no good ONLY having a skate park. From my regular visits to pump tracks and skate parks, both need to be catered for, but I'd say more kids could benefit from the bitumen pump track rather than skate park alone, as bikes make a mess of a skate park, but scooters and skateboards can still enjoy the smooth bitumen of a pump track. Proposal 2 or 3 cater for the whole community better than Proposal 1.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Please provide shade over the hangout as it is well used in summer and this is often not thought of.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
suggest consulting with other local shires on what worked and what didnt work on their designs. Suggest Margaret River and Carnarvon shires. One thing that did NOT work was putting mulch as groundcover RIGHT next to skate areas - bad idea as lots of cleaning and debris all over the skate park and cant be used then becomes a poor behavior area that is eventually unused.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
The wrong kind of people like Australian gold medal Olympian Keegan Palmer. Honestly, this kind of comment comes up every time a skate park is proposed and is time and time again proved to be false. Skateparks bring people together in an environment that is fun for people of all races, genders and ages. All you need is something to ride. The vast majority of users are friendly and welcoming. If the park is well lit and well designed	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
it will be busy and antisocial behaviour will be nonexistent.		
Great to provide a facility already adopted and utilised in other Councils	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Enough net ball facilities in the adjacent building.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Not sure what "Nature Play" means but I like the idea of a place for the kids to experience running through an area with play items spread between the bushes and hiding spots etc.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
This sloped land would suit a Amphitheatre and the trees for shade would be excellent.	Concept 1 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Perth needs more progression in the jumps available instead of the current gap between beginner and advanced.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Having different lines for beginners through to advanced is a good safe option.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I hope this option can deter the rogue constructions and destruction in the Star Swamp and around existing parks. I understand the need for a safe jump area.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Shelters is a great idea. Would love to see similar shelters like at Mullaaloo Tom Simpson	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
Nature play is a nice idea as long as it does not become a dog without leach exercising area. Would love to see more traditional playground stuff included in this option.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Jump line for sure!!	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
There are a lot of pump tracks around, so a dirt jump track is a great idea	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Jump line would be awesome! Can you put in 3 lines? green, blue, black.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Perth needs a better progression in jumps all in one park.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump tracks are great for a range of users. Only a limited few will use the jumps. The bigger the pump track and the more lines the better. Kids will ride it thousands of times so make it as large as possible.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Needs to include Netball ring. No where else is there public access to a netball ring outside of schools. The indoor facilities are not available free to girls to come and play. As per consultation on other community areas, you agreed to ensure netball would be catered for in any other community facilities - don't go back on your word!	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Netball ring included in costed scope of works for each option with hardstand component.
I like this idea for a slightly different approach to the other areas.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
Good range areas for varying expertise levels	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Expand skate park if possible to allow for all age skaters	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
dirt jump track definitely needed in the area. Great for older kids.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I prefer the idea of a pump track rather than bmx jumps just to cater for smaller kids	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Love the idea of nature play for the kids as there isn't a huge amount in the area. With so many young families this would be utilised and bring a real mix of family and older kids for the skate park	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
The nature play may be a good meeting spot for mother's (parent) groups so I am all for this	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I've been taking my kids to skate parks for years but we've never had one close. This will be awesome	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I like this, concept 2, best of the 3 provided . It caters for a larger range of activities and skill levels . I think the inclusion of dirt jumps will set it apart from other parks that only provide a pump track and will therefore attract users from a wider range .	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
No dirt bikes area please	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Comment indicated demand and preferences for facility types.
Love the idea of bmx jumps. Could you do a bmx pump track and jumps? To cater for younger to older bike riders	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
No skate bowl please	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Comment indicated demand and preferences for facility types.
I agree. It will cover more age ranges and people. Most kids can ride.. but not all can skate	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
BMX track is great but prefer pump tracks are great as they get used from all levels of users, bmx, scooters and even skateboarders. The Kingsley version has a bit of both and that one get's a lot of use. Can you have the beginner and return line asphalt pump style with the advanced line dirt with the larger jumps, aka Kingsley?	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Jump track is directional and less confusion and accidents	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Love it!	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Yes please!	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Nature Play - essential. Good opportunity to leverage and improve existing scrubland. Focus should be on a smaller well designed, shaded and built out area vs trying to take on too much space for this kind of concept - which then delivers a half baked outcome with a couple of random logs in it.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Great idea kids love this	Concept 2 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
<p>Skate park is a must, and it must have range from beginners to advanced skill levels. It will be used by scooters, skateboards and rollerbladers.</p> <p>But without a pump track, you will end up with adults bringing their little kids on bikes to the skate park, and this is always a bad idea.</p> <p>For this reason I vote for Proposal 3, which covers both skaters and bike riders, and keeps them safely separated.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>"Dirt jumps" does not mean "motorbike/dirt bike", it means jumps made of compacted dirt, rather than bitumen jumps. Still made for bicycles only, not motorbikes.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> This comment is a clarification on a different comment on the public consultation platform; not captured for analysis purposes.
<p>Then why not proposal 3? Pump track for kids of all ages, as many do not jump. Skate park for skateboards and scooters. And if the pump track is well designed, advanced riders can still get air time. Shepherds Bush Park in Kingsley caters well for both in the one space.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>I wish this had been here years ago.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
<p>This design has a beginner line though which caters for small kids and gives these kids the potential to expand on their skills. They can also pump around section 2 which is basically a pump track.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Hopefully there will be seating here. I know that residents in the aged care facility would like somewhere close to walk to and enjoy the outdoors, but they need seats.</p>	<p>Concept 2 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
This looks like fun! :)	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Awesome idea for my kids. We need to get them away from devices and screens. This will help kids socialise in a healthy way.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured and reported as benefit of providing facilities in the outcomes report
Whats a skate park without a skate bowl! great idea! :)	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Nothing like some 3 on 3 halfcourt :)	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
My Kids will prefer the Jump track as this will mix it up a bit more,	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
This is a great idea because it will attract riders from all over perth and make it more accessible for people to ride jumps. I have to ride over 20 minutes to Kinglsey jump track for something like this.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Its also a great way to young kids to progress their biking skills and become more confident on the bike.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
This is such a great idea!! as there is a beginner jump line and an intermediate it is perfect for all ages. Its going to be a great way to get my 3 year old nephew to progress his jumping skills and be a more confident rider.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
My children are 4 and 5 and really want the jumping runs.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
I love the idea of nature play! looks great	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
This does cater for smaller kids. it has a beginner line that will allow them to expand their skills.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
This option ticks all the boxes	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
the dirt jump line is a great way for mountain bikers and dirt jumpers to hone their skills without traveling 45 minutes just to go ride some of their favourite trails. a dirt jump line will also help the council from repairing local parks that kids have made dirt jumps in.a designated dirt jump line would be perfect.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
You should put a pump track in here instead of a basketball court. That way everyone is happy.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
<p>Jump line will be greatly appreciated by teens and adults, but no pump track means the Council will cut out a huge amount of young kids, and non-jumping riders of all ages.</p> <p>Ideally, a bitumen pump track would be combined with a jump line, somewhat like Shepherds Bush Park in Kingsley. That has a wide Green area for youngsters, even little kids can ride the Blue jump line safely, and there's a Red jump line for advanced riders. All in the same space, safely separated.</p>	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Dirt jumps are good to help kids progress on bikes, less likely to attract bad attention like other ideas	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Nature play will be great for younger kids	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
there is already a BMX track further down Warwick road	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Parking....so necessary for safe entry exit of the park facilities.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
There are courts inside the adjacent buildings	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Not sure why you wouldn't want a skate bowl, and not explaining why.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Make the skate park cover more of this area, larger skate parks allow for all levels of skaters as there is enough space to make beginners feel comfortable and enough space for the advanced to do their thing.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
There is, but these are not always publicly accessible. It's handy to have them there so that parents can watch their kids if another kid wants to use the BMX.	Concept 2 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
There is nothing to entertain very young children in this option	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and

Comment	Source	How this comment informed the business case
		spectator/seating areas) that participants indicated strong demand for.
Nice to add more parking spots in this option	Concept 3 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
This pump track is not really appealing. Why not revamping the existing one at Galston park instead of creating an average one here ?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump track at Galston park might need a refurbishment instead of creating a new one here ?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump track is great, however ideally a few jump track lines would be incorporated to maximise the fun and progression of the area.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Exercise stations ! What a great way to get all ages - junior and senior active in the same spot. Great idea. All the seniors in the area will also benefit from this.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Flood lights would be amazing for after hours use.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Lighting included in scope of works for cost indications and financial modelling for all options. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
As a skater myself, I would love a small staircase at the park to jump and grind down.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
Perhaps also bbqs to allow families to bring thier children for the day and make a half day / day trip of the facility?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
There are basketball indoor courts literally 20m away. Why adding this to all options ?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Please consider adding more vegetation to act as as noise buffer.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Noise concerns are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. It is noted that vegetation buffers can assist with perception of noise, however of themselves do not provide a strong noise buffer.
Needs to include Netball court markings. No where else is there public access to a netball ring outside of schools. The indoor facilities are not available free to girls to come and play. As per consultation on other community areas, you agreed to ensure netball would be catered for in any other community facilities - don't go back on your word!	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Netball ring included in costed scope of works for each option with hardstand component.
I'm a keen skater (38 yrs) and would love any new facility. I love skating bowls, but feel like there would be room for some smaller bowls in Perth in general. New bowls don't have to be huge. I think a max depth of 8 foot will lead to the most use. If it does go ahead, thanks in advance to the ratepayers :)	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
My kids favourite, climbing frames. Bonus if fitness equipment comes there too for adults	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I like the pump track because there aren't many pump tracks nearby	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Community exercise area would be wonderful.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
<p>This needs to be intermediate. not advanced. there isn't too many intermediate bowls around.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Concept 3 seems to be the best option. The sealed track allows kids with scooters, bikes etc to use the track.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>I really like number 2 and 3 only because they're a bowl involved. They're another skatepark near them, but it doesn't involve a bowl and would be a great chance to put a bowl so people like me don't have to drive far for a bowl. The smallest drop in for the bowl should be 4 or 5ft tall for beginners learning bowl and should have a deep that can be 10 or 12ft for the more advanced so then other people can use the bowl. It should also have many un-even ground to help build up speed for the beginners.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Big negative to the exercise stations, they get such minimal usage. Climbing frames can be good, depending on what you have in mind. Not sure why there isn't a nature play with this concept, why switch that out?</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>This concept is great. It is so important to have multiple options for the teenagers in the area. The basketball court will provide an additional activity for those kids who do not skate or bmx. Concept 3 truly caters for the youth, concept 1 and 2 with the adventure play areas are catering for the younger kids as well, I believe we have enough facilities in the area for the younger age</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
group and needs something exclusively for teenagers.		
This concept is excellent. However CCTV/security would have to be considered to ensure the space is being used safely by all ages and legally.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • CCTV costs included in the scope of works costed for all options in the financial analysis.
More bbqs and family gathering spaces would be ideal	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Love the concept of the asphalt pump track as there is limited number of similar facilities in the area. This would be a very important aspect to include	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump tracks are great as they get used from all levels of users, bmx, scooters and even skateboarders	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Lots of great options, with plaza and open flow. Pump track is awesome. Adding the bowl should probably be the last option for maximizing total usage but it does attract more older/intermediate users which has to be helpful. This concept provides optimal skate, scoot & bmx options.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
There is way too many pump tracks around at the moment. A jump track would be a lot better seeing as there is hardly any around and they are good for all ages not just kids.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
To add to this, lighting needs to be a priority. Having the area well lit at night allows more individuals to use the park and discourages antisocial behaviour at night	Concept 3 - social pinpoint	<ul style="list-style-type: none"> • Lighting and CCTV costs included in the scope of works costed for all options in the financial analysis. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Skate park elements that cater to beginners up to experts allow the space to be used by all ages and skill levels. Younger kids tend to come first thing in the morning with their parents, teenagers wake up around 10-12 on weekends and head down or go after school	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Asphalt pump track is an absolute MUST to maximise community engagement. The best/safest tracks have a wide green line that younger riders can enjoy, while keeping them safely away from the bigger kids and adults on the faster more challenging blue and red lines. Young slower riders MUST be given a safe space away from the bigger faster kids, as often parents don't understand the speed differences involved as they themselves don't ride.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump tracks are great. Adds another element other than skating.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Why are we not looking at an opportunity to incorporate a cafe?</p> <p>This should absolutely be considered as part of all Concepts. Provides passive surveillance, could be on leasehold to ensure CoJ retains ownership, rental income could be put back into maintenance of park/rec areas ect ect. Think Stickybeaks at Kings park on a smaller scale or Hobart St cafe North Perth - HUGELY popular with mothers groups; cafe and a small secure play area for kids.</p>	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Captured and reported as "other" comment in the outcomes report
It is such a good idea to have a skate park and some kind of bmx/pump track in this area. We live in Hillary's and until my 4 year old son got in to skateboarding and bmx-img I was unaware how little there was	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured and reported as benefit of providing facilities in the outcomes report

Comment	Source	How this comment informed the business case
<p>in this area for him to engage in his passion. Everyone we have met at skateparks has been encouraging, polite, helpful and all the kids take turns. What a fantastic way to encourage inclusiveness and exercise amongst our young people</p>		
<p>I tend to agree, a facility like this will attract kids from 3-18+ riding bikes and scooters and skateboards, which will likely make it LESS attractive for adults wishing to exercise outdoors. Use the space for more play stuff for really little kids, which keeps them off the pump track for their own safety.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
<p>This is excellent for older/adult skaters, as the rest of the proposal will cater for the younger/newer ones</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>I'd love to see this court option on each concept</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
<p>The skate park needs to be big to be effective.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Pump track - solid concept. Caters to a range of users and age groups. Also a point of difference.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>I like this option because it is more for the older kids and there wont be young kids in the nature play getting in the way.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Underutilised area - expand dirt track into here	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria.
More water bubblers needed pls - always forgotten	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
I think a suitable number of parking bays is essential to developing this area to ensure use of the entire area is maximised by the community	Concept 3 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Shade over ALL hang out nodes as no shade while they are waiting - always missing at other skate parks	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Plenty of pump tracks around not enough jump tracks	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump track is definitely needed and will appeal to a wider demographic. Excellent	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Im not sure the pump track caters for all ages. they can get boring very quickly. There also seems like alot of unused space. can you not make the most of the area and expand the skatepark and jump track?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
<p>Would prefer a nature play and seats. Can then be used by another younger age group and the older residents from the aged care facility on Beddi Road. Attracting adults to the park will also help deter anti social behaviour.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>Unerutilised space - expand skating area into there</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>No Mulch pls near skate areas as a lot debris</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Removing the basketball court would allow the pump track and jump track. You could even add some drops and rock gardens like they have at Dianella.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Skate and pump tracks will be the big draw card. Nothing like it in the surrounding suburbs</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>two water bubblers are needed. One near the basketball court and one near the pump or skate park.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Do we really need a basketball court? you should dedicated this extra area to more jumps.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
<p>there's plenty of parking, plus many people will come via bike, skateboard, scooter or walking.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
<p>Concept 3 is the best option. The space needs to be maximized to the fullest. The mix of basketball, nature play, bike/scooter pump tracks and skate park is great as it attracts people of all ages. Maybe incorporate some thinks like a parkour section through the trees. A great example is the newly redeveloped Wellington Square park in East Perth. They have courts, slides, parkour, skate park, pump track, smooth paths all around it for riding/walking/wheelchairs etc, toilets, shady picnic spots.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. • Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria.
<p>Too many pump tracks around and try only cater for younger kids, a jump track is suited for all ages and they can be easily done by kids while older people can also enjoy them.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>There definately should be a basketball court. There is a lack of them in the area and basketball is a very popular sport. The kids can play together, not only kids, we were just at the newly renovated Wellington Square park in East Perth on the weekend, they have one and a half basketball courts. Full of kids mixing and adults. It was wonderful. They were brightly painted too which was great.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>Definitely like this concept the most as it seems to utilize the space the best. I think improvements can be made though. Would like to see the adventure playground incorporated into this space as well. Allows park to be used by more age groups and families with different aged kids.</p>	<p>Concept 3 - social pinpoint</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
There are other parks and areas not far fro here that provide these facilities	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Full court option is a no brainer - will help deal with multiple age groups playing at the same time. Even game vs shoot around scenarios minimizing waiting around for "my turn"	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Definately plenty of parcking essential - even more than suggested. Will allow people from around the entire CoJ and further to enjoy.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differeing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Parking is essential and the area will be used for drivers who take the younger kids to the inexperienced skaters or rolling wheels type play	Concept 3 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differeing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Here's a thought - roof top basketball court over the existing carpark to the south of the Duncraig Rec Centre? Ramp access for food vendors, opportunity for private function hire. Caged for safety, also lending to good advertising opportunity to western side addressing Marmion Avenue. This would also provide sheltered parking for the playgroup and training groups operating out of the Recreation Centre. This would allow more to happen to the proposed greater development area, fitting more in!	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
A Good idea...parking on the same side of the park would be useful.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differeing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Agree with many comments - no mulch please next to stake areas. Perhaps rubberised ground cover if safety needs to be considered next to the area?	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
Great concept - this large format is best to use the entire area. Suggest shade sails be across the skate areas, bowls, pump track as well as hang out nodes and shelter areas.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities compatible with site conditions, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
As before, enough courts next door. What about an Amphitheatre? This would open this area up for small gatherings for all local participation.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Agree strongly with pump track concept.	Concept 3 - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
We need more facilities for tweens/older kids. I drive 30 mins away to access the bigger playgrounds for my 10 year old son. Would love something close by!!	initial view - social pinpoint	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Carparking is the key concern for residents of nearby retirement village; concern is that seniors will not be able to park at and therefore access Duncraig Library and other facilities.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Some residents of nearby retirement village are worried about noise impacts.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Concern about increased traffic along Beddi Road, which is already a busy road.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.

Comment	Source	How this comment informed the business case
Query if the skatepark could be located elsewhere where it won't impact on car parking, or if more parking could be put in somewhere.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
If I was 80 years younger I'd be loving this.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
Concerned about increased anti-social activity within Keppell Park, as people accessing future facilities from west of Marmion Avenue will use the pedestrian underpass that connects to Keppell Park. Keppell Park has no lighting, and is affected already by graffiti, and does not have strong passive surveillance.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Percy Doyle Reserve is not an ideal location as the residential surrounds do not offer good surveillance.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Contributed to evaluation criteria regarding what makes facilities compatible with the site, and informed the scoring of options against developed criteria with particular reference to safety and surveillance. Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Lack confidence that issues around the site suitability have been addressed before making a decision for facilities to be located here.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Concerned about the lack of car parking available.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.

Comment	Source	How this comment informed the business case
Concern that surrounding assets and houses may be vandalised.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
CCTV does not address safety.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Should be a noise and vibration study to confirm impacts on nearby residents.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
It is a suitable site for facilities, as it reflects a really good community hub. Youth facilities here link in to Rocky Bay, the retirement villages, child care, Duncraig Edible Garden and puts community into the area.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report
Concern that including bike facilities will increase cyclists on surrounding footpaths, with hazards to pedestrians, in particular residents of nearby retirement villages. Suggest that signs for cyclists to take care could be provided on surrounding cycle paths.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Concern that 18-24 year olds using the facilities may lead to increased drug use, litter, and vandalism.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Previous basketball courts on the site were little used. Tennis courts got a lot of use, as not everyone wants to be part of a tennis club. Questionable if suggested facilities will be used, as there are a lot of older and aged care people in the immediate area.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Carine Skate Park attracts social problems	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Understand that something needs to go there, but prefer something suited to demographic of people who live in the immediate areas. Can something be incorporated for older residents?	Discussion notes; drop in consultation	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Agree that younger people need things to do.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities in the outcomes report
Shaded seats around the area with wind protection should be provided; wind affects older people.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Suggest including an abseiling wall or climbing wall, or a small flying fox.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Query if public liability would be an issue	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Comments have been used as an input to the risk assessment component of the business case.
Option 1 is the preferred proposal; it provides everything that is needed.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Comments regarding Galston Park, with concerns that proposals here may impact on that park due to their BMX track. A survey was done in October 2020 which suggested safety gence, mini bike track, seating and tree planting. Strong preference for the existing BMX track to be community maintained rather than converted to a formal facility. Do not support expansion of facilities, including toilets, at Galston Park as this would create more and more increases of facilities at the park, changing it from a local park to more intensely used facility.	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Captured and reported as “other” comment in the outcomes report
Recommend skate park at Peniston Oval, Greenwood	Discussion notes; drop in consultation	<ul style="list-style-type: none"> • Captured and reported as “other” comment in the outcomes report
Main concern of Duncraig Edible Garden is perceived increase in vandalism. Current vandalism/plant theft is low, and not attributed to young people. To combat this, recommend CCTV in front and to the side of the Duncraig Library.	Discussion notes; stakeholder meeting	<ul style="list-style-type: none"> • Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Duncraig Edible Garden require access via the subject area to a shed where equipment is stored. Option 1 would maintain this access. Options 2 and 3 would cause issues.	Discussion notes; stakeholder meeting	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
If a family oriented option is progressed, this could expose Duncraig Edible Garden to local families and encourage community participation.	Discussion notes; stakeholder meeting	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
The group would like to consider expansion of the edible garden within the precinct.	Discussion notes; stakeholder meeting	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Like the idea of natureplay. Great idea for kids and to have different age groups.	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
This is our favourite; no way that noise and too many cyclists and irresponsible users will impact people.	Post it comment - Concept 1	<ul style="list-style-type: none"> Concerns regarding noise and cyclists raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Very cool. All of it.	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Water for wildlife	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Nature playground. You can play with nature.	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
It's good that it's not all concrete	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Amazing nature play!	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Facilities cater for families with children of varied ages. This is currently not available in the area.	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Won't be as much traffic (including cycle traffic)	Post it comment - Concept 1	<ul style="list-style-type: none"> Concerns regarding traffic are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Ideally there would be different ability level lines - green, blue, and a black	Post it comment - Concept 1	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Will there be a gated area for nature play - safety	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
More toilets use	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Gradient not really steep	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Natureplay - signs to say no scootering/BMX & skate	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
More bench and shade	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
More natureplay	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Not a fan of this one. No bike facility would see kids on the skate park which is dangerous	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Skate parks are to common and every plan has a large sized skate park	Post it comment - Concept 1	<ul style="list-style-type: none"> An "Option 4" was prepared by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay. In line with the theme of this comment, this additional option was brought in to the evaluation and considered as part of the business case. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Shelters should cover more than just tables. Have more shade sails.	Post it comment - Concept 1	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
1 half court may not be enough/ No basketball courts in the surrounding area.	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
BBQs need BIG shelters. This comment is relevant to all concepts and parks.	Post it comment - all concepts	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Provide ACROD bays in carpark north of site. Applies to all concepts.	Post it comment - all concepts	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Bigger basketball court	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.

Comment	Source	How this comment informed the business case
Lack of facilities for very young children (swings & traditional playground)	Post it comment - Concept 1	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Too small. Not big enough for the amount of people that would use it. Would gladly pay for #2 or #3.	Post it comment - Concept 1	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Comment for all: have a kiosk	Post it comment - all concepts	<ul style="list-style-type: none"> Captured and reported as “other” comment in the outcomes report
1 half court may not be enough/ No basketball courts in the surrounding area.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
BMX track at Galston - upgrading that means BMX won't be needed	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Some grass to use	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Climbing Frame - Exercise Areas. Include please.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Would sttracting bikes cause congestion on the skate park.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Lots of lawn area (good for birthday, picnics, etc)	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Toilets. Drink Fountains. No mountain bikes on skate park	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Would need more drop off/pick up bays.	Post it comment - Concept 2	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Both pump & jump track	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Jump line only would put off families with young kids on bikes, leading to more traffic in the skate park	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Asphalt for surface for ike track - heat and injury concerns	Post it comment - Concept 2	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Dirt/gravel for the BMX track	Post it comment - Concept 2	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Lack of facilities for very young children	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Need more spectator area around for spectators and for people to sit and rest (common to all)	Post it comment - all concepts	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Medium size bowl 4-6ft Small & big areas	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Why not improving pump track at Galston Park instead of packing facilities here?	Post it comment - Concept 2	<ul style="list-style-type: none"> In response to this theme, an additional option was developed to include only skate infrastructure, without BMX or complementary facilities, and evaluated as part of the business case. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Bike facilities may increase irresponsible cycle traffic on surrounding pathways	Post it comment - Concept 2	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
The nature, the climbing parts and frames	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
All of it. Natureplay and climbing the most	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Keep dirt track	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Dirt jumps	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
BMX track	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Like that I can ride it	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
Like the nature play, barbecue & toilets	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Love this plan for families, young people	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Great for older/better riders	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Mountain bike track	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
More activities is great	Post it comment - Concept 2	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I like how they put dirt jumps without the council wrecking them and they get built properly instead of kids building them.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Parking bays in this design is a good idea	Post it comment - Concept 2	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Dirt jumps	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I like this because it has dirt jumps	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
There is more room to skate. You also get more space. You get fit from skating and YOU HAVE FUN.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Pump track in a more natural design	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
The dirt jumps	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Use concrete or asphalt take-offs and dirt landings to cater for BMXs	Post it comment - Concept 2	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Jump track is a more accessible to people who live around Duncraig, as the closest jump track is in Kngsley which is a 20 minute ride	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Incorporation of different sized jumps to cater for young kids and teens and adults	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Could you get rid of skatepark in concept 2 and 3 and: put in large pump track e.g. dwellingup, have longer jump lines. Commonground is building Albany I believe, something like that would be great.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. An "Option 4" was prepared by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay. In line with the theme of this comment, this additional option was brought in to the evaluation and considered as part of the business case.
Need different jump lines spread out to avoid small kids on scooters running across tracks which is how most accidents happen.	Post it comment - Concept 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
For the jump lines - have asphalt lips with clay landings, - features such as wooden wallrides & whale tails would be great	Post it comment - Concept 2	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
- Yes Include pump track that flows all the way around - Look at Dwellingup as a minimum	Post it comment - Concept 2 and 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Jump line - make it a minimum of 5 jumps. It does all need to be on the hill if its built well.	Post it comment - Concept 2	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Whatever the feature (e.g. pump track or jump line) be mindful of blending small kids & big kids/adults (accidents tend to happen due to this)	Post it comment - Concept 2 and 3	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Jump line - Create a jump line = minimum of 5 jumps (more if possible). - A/B/C line (Black/Blue/Green). Make sure it flows. Add cool features. Surface? Asphalt.	Post it comment - Concept 2	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Yes Option 3 - less street skate more jump line.	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • An "Option 4" was prepared by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay. In line with the theme of this comment, this additional option was brought in to the evaluation and considered as part of the business case.
Good stuff - build it.	Post it comment - Concept 2 and 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Like the beginner stage of pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and

Comment	Source	How this comment informed the business case
		informed the scoring of options against developed criteria.
Keep nature play area (Option 3)	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Include climbing frame	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Dirt jumps	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Love the pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Pump track & Jumps Full court & Bowls (concept 3)	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I like the bowl shape	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Pump track Something different	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Like how different area for different skill abilities	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
Can the basketball court have netball rings?	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Need a giant skatepark with a quarter to bank, spine and bowl	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Ensure dirt jump track meet youth expectations. Could prevent unsafe - homemade - ramps in Star Swamp and elsewhere	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
I like the B Ball Court and big bowl	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I like the pump track a BB Court	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Big size	Post it comment - Concept 3	<ul style="list-style-type: none"> Comment was used to develop evaluation criteria regarding what makes facilities suitable for future users (being sized to meet demand).
Pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I love it how theres options for bikes and scooters and skaters so its not so packed with people	Post it comment - Concept 3	<ul style="list-style-type: none"> Comment was used to develop evaluation criteria regarding what makes facilities suitable for future users (suitable for range of ride styles, being sized to meet demand).
Bike burms and jumps for mtb	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Options 1 and 2 have no basketball court so seem a giant waste of ratepayers money	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.

Comment	Source	How this comment informed the business case
I like the idea of having different areas for different age groups e.g. pump track for 6-12ish	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Footpaths for pedestrians are good	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Drop off bays is good	Post it comment - Concept 3	<ul style="list-style-type: none"> The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
I like the idea of pump and jump so you can have either a flow run or a fun jump line	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Like all of it	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Option 3 is the best for me! But we need a tiny dirt track	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
-so cool - love the different stuff - soft fall yay - O nature	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I love the bowl and the parking places so it is easier to get in there	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
The pump track and the B ball court are really cool	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Maybe a pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Make pump track smaller so can have dirt track!	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Full size court is an advantage	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Pump track is great	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Pump track is a good idea so little kids are entertained	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Lvoe pump track & idea of having new skate park instead of more playgrounds. X Bigger shelter 4 summer ü basketball court	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Ramps for beginners	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
Inclusion of exercise station; Angled parking	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Age restricted areas to keep all safe	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Love the full size basketball court and the parking. I love the skate & the BMX track and will use it	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Full court basketball	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
I love the bowl and the nautre play and the parking and the basketball court	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Spend some funding on expanding Mirror Park	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Keen on a pump track, bowl. Lots of shady trees and a full B-ball court	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Love the nature play etc. Open to all ages.	Post it comment - Option 2	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Large playground to keep the little kids off the tracks. It will be safer for everyone that way.	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Bigger will result in less crowds	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Separate area for young kids learning to skate	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Like Kingsley bike track - would like bigger as it is super busy	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I think a pump track will cater for more age/skill groups than a jump line. A hybrid pump/jump like Kingsley would be great (skate stuff looks great)	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Really need a separated play area for little kids to keep them off the bike/skate facilities for safety. Nature play looks great for this.	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Concept looks great. Ideally concept 3 would incorporate 2-3 jump track lines to maximise the fun.	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Utilise current building for other services e.g. café, training in BB court com centre	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured and reported as “other” comment in the outcomes report
Integrate natureplay into this concept!	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
Pump track and bowl	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
BMX track Mountain bike track	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Table tops	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
People could go two ways on the pump track	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
I love the bowl	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
It would be great if climbing frames have flying foxes between them	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
I like the pump track and the bowl	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Have down rails	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
More space for beginners	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Smaller basketball courts	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Mulch is purposeless make something you can ride on	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Prefer the natureplay. Prefer bringing families here, too	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to new Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Multipurpose court has basically no purpose	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.

Comment	Source	How this comment informed the business case
Question parking along busy road	Post it comment - Concept 3	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Why adding a basketball court while there is already a club indoor - 50m away?	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Attracting people for competitions etc from outside the area will be to the detriment of younger families & will need increased parking and facilities (our rates)	Post it comment - Concept 3	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case. The evaluation of all options assumed that each would have maximum parking on site, rather than differing levels as per advertised concepts. Should facilities be feasible, the detailed design process should explore maximising parking provided on site, irrespective of whichever option is preferred.
Traffic impacts on Beddi Rd due to increased demand to fast food. Already busy.	Post it comment - Concept 3	<ul style="list-style-type: none"> Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
More play equipment needed	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Designated areas for ages group	Post it comment - Concept 3	<ul style="list-style-type: none"> Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
More turf area, though different places in park e.g. pump - BB courts	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Very built up/structured landscaping. More green please.	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
More BBQ facilities	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Central strip down median area raised areas	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Cover over bowl to allow skating in rain	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
It takes up room in part of the City which can be used for better course	Post it comment - Concept 3	<ul style="list-style-type: none"> Captured and reported as “other” comment in the outcomes report
Difficult to handle age groups - possible for more anti-social behaviour	Post it comment - Concept 3	<ul style="list-style-type: none"> Concerns regarding anti-social behaviour ere presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.
Prefer not to have bike facility - potential impact on skate users & congestion	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
Exercise stations are good.	Post it comment - Concept 3	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
As to the parks, I really like the #2 & #3 options as the bigger parks will cater for the amount of people that will use the area, I know for a fact people will travel far if the park is a good one, we are off every weekend skating new parks, and if they are good we go back all the time.	Email comment	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.

Comment	Source	How this comment informed the business case
<p>A few things if I can, please avoid mulching gardens around the skate park, kids will throw the bark and sticks onto and in the bowl, guaranteed, even when you're skating it, it happens all the time at banksia grove, and the more you tell them to stop, the more they do it, every time I go to parks with mulch etc, I have to use my blower, broom and dust pan, which I always carry for this reason. Also same with rocks or stones or pea gravel around the park and in car parks, ie Bina park has rocks or big blue metal stones, they also end up on the park, maybe plant wise you could use hardy ground covers, (baby sunrise I think it's called) that will keep the soils healthy and native shrubbery 🌿</p>	<p>Email comment</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>Also with the rails, as the park will cater for beginners to advanced, maybe if some rails could get made smaller so kids and adults can learn slides on smaller rails and build up to higher ollies to the bigger/higher rails, it will help greatly with their progression and or have some painted curbs around the sides of the park, like bibra lake park has and Kwinana, however the only mistake there is it's only on directional, if they the rails also were built both ways for goofy riders and regular riders.</p>	<p>Email comment</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>I've done a bit of a rough sketch of what the optimum youth facilities would look like at Percy Doyle - mainly incorporating a pump track and less skatepark because honestly the pump/jump tracks will get more used than the skatepark as the sport continues to grow.</p>	<p>Email comment</p>	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. This "Option 4" was brought in to the evaluation and considered as part of the business case.
<p>The legacy group who use Millendon hall for meetings have no issues with the proposed skate park. Our meetings are held during the day and won't affect us. We have a break in January so again not a problem. Our club appreciates having the use of the hall.</p>	<p>Email comment</p>	<ul style="list-style-type: none"> Captured and reported as "other" comment in the outcomes report
<p>I am writing to submit my support for the skate Board Park at Percy Doyle.</p>	<p>Email comment</p>	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities in the outcomes report

Comment	Source	How this comment informed the business case
<p>In other Councils these skate board parks are extremely popular and well utilised and offer an energetic safe environment and outlet for children of all ages.</p>		
<p>I have read through the entire submission from the Marmion Sorrento Duncraig ratepayers Assoc inc. and I concur with all that is there in. Thank you for the opportunity to submit.</p>	<p>Email comment</p>	<ul style="list-style-type: none"> • Captured as per responses to this particular submission.
<p>My wife and I visit the area of the subject site frequently and I am very pleased that there is some hope of recreational development on it after several years of being vacant. I am not sure how a business case applies to recreational facilities that will be provided by the City for free use by the public. If financial/budgetary aspects are considered, my view is that the best skateboard facility serving youngsters of all ages and abilities that money can buy should be provided irrespective of the cost. It could produce an Olympic champion.</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>I believe the business case should be confined to considering a top of the range skateboard facility. (The Minutes of item CJ018-02/21 record that there is no short term identified demand for BMX facilities of this type in the southern part of the City.)</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.
<p>I am concerned that the 3 options proposed by the City for consideration include facilities that were not intended in Council's resolution. Including those incidental facilities will increase the cost and possibly drive a decision to reduce the quality of the facility that was approved by Council to be the subject of the business case.</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> • Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.

Comment	Source	How this comment informed the business case
<p>The City of Joondalup aspires to be a Global City. I'm not sure what that means but I imagine a top of the range skatepark would assist in reaching that goal.</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.
<p>Although a skateboard facility would generally be used by younger people, older people would appreciate observing younger people of all abilities enjoying outdoor exercise and maybe bring their children or grandchildren to do the same. The site at Percy Doyle Reserve is adjacent to and has exposure to visitors to the Duncraig library, the Duncraig Leisure Centre, the Undercroft Bridge Club, Mildenhall and the Community Centre. That exposure is also an argument for a high quality facility.</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities at the location in the outcomes report
<p>Except for obviously necessary incidental facilities, namely a toilet, the other facilities shown in the 3 options, nice though they may be, have not been considered by council and should be the subject of a separate proposal after they are considered by the Elected Members. That would be the correct process and may result in a better outcome. E.G. the space dedicated to basketball could be used for other facilities that are not available for the public at 4 nearby schools and in the Duncraig Leisure Centre right next door, as basketball courts are.</p>	<p>Written Submission – private resident</p>	<ul style="list-style-type: none"> Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.

Comment	Source	How this comment informed the business case
<p>The Association congratulates the Council on the resolution passed regarding the Report CJ018-02/21 PROPOSALS FOR SKATE, BMX AND MOUNTAIN BIKE FACILITIES IN THE CITY OF JOONDALUP.</p> <p>It notes in particular clause 3.1</p> <p>3 REQUESTS the Chief Executive Officer to initiate development of two separate formal, detailed business cases for the provision of:</p> <p>3.1 a dedicated skate and/or BMX facility at Percy Doyle Reserve;</p> <p>It also notes in particular clause 5</p> <p>5 AGREES to list for consideration funds in the 2021-22 draft budget to fund the balance of the estimated consultancy costs to assist in the preparation of the business cases mentioned in Parts 3.1</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> Background information noted.
<p>The Association supports a skateboard park facility at least consistent with the principles described in Dedicated facilities. It believes that given Percy Doyle reserve is a regional reserve that there is a very valid case for establishing a facility consistent with a Regional facility category. (EDIT - Submission provided table with excerpt from the City's Outdoor Youth Recreation Strategy; this has not been replicated here)</p> <p>As Percy Doyle is the only Regional Park in the City of Joondalup the skateboard park ought to be consistent with this standing and as such be a facility of significance.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities at the location in the outcomes report
<p>The Association strongly supports the concept of establishing a skateboard park within the Percy Doyle Reserve precinct. It considers that the portion of Lot 14077 currently being considered as a potentially location as a suitable site.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> Captured and reported as benefit of providing facilities at the location in the outcomes report

Comment	Source	How this comment informed the business case
<p>The Association believes that the facility will meet community needs and that it will be successful, safe, fun, and vibrant. Done properly it will be an outdoor youth recreation facilities located and designed to respond to the key users of the facilities and their associated needs and requirements. A facility at this location certainly meets the following criteria:</p> <ul style="list-style-type: none"> • Access to public transport • Safe pedestrian and cycle links • Safe drop off zone and adequate car parking • Visually prominent from roads and active public spaces • Good natural and passive surveillance • Effective access for emergency services • Close to retail outlets selling food and drink • Maintain a minimum buffer of 50 metres from residential property boundaries • A place where young people want to be or adjacent to where they currently congregate • Within or adjacent to a major activity hubs and attractors, including facilities for other user groups (e.g. playgrounds) <ul style="list-style-type: none"> • In suburbs where users have identified demand through consultation processes • Complement, and do not duplicate, other suitable and available outdoor recreational facilities. 	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities at the location in the outcomes report
<p>The Association believes that the suggested site, as per the existing public consultation, more than adequately meets and satisfies the following criteria listed above.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities at the location in the outcomes report
<p>With regards to the Weakness, p142, listed in report CJ018-02/21 the Association makes the following comments (EDIT - these were provided in a table; wording is retained however presented as list here)</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.

Comment	Source	How this comment informed the business case
<p>Officer's Weakness: No supporting infrastructure on site. Association comment: This may well be the case with any site.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Warwick train station is approximately 3.5km away. Association Comment: The site is adjacent to two high frequency bus routes. Marmion Avenue and Warwick Road</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Isolated from other youth-focused activities and facilities. Association Comment: There are already numerous youth sporting activities and facilities: tennis, basketball, soccer, T Ball and Football to list just a few</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Within 2.5km of Carine Skate Park. Association Comment: The Carine Skate park is so crowded that it's not accessible.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Considerable funding required to transform site into an attractive place for young people. Association Comment: Any facility is going to require considerable funding regardless of where it is placed</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Toilet waste capacity. Association Comment: This may well be the case elsewhere. The existing sewerage infrastructure may actually be an asset to be capitalised on</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Potentially significant site costs if excavation is required. Association Comment: The "moth balled" Master Plan proposed underground parking on this site so this really lacks veracity and credibility</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.

Comment	Source	How this comment informed the business case
<p>Officer's Weakness: Available land is not visually prominent from external roads, impacting surveillance.</p> <p>Association Comment: Neither is the Carine Skatepark. This site is clearly visible by the many users of the other facilities eg the library, the undercroft bridge club, Leisure centre and the other sporting facilities accessed via the Ron Chamberlin Drive</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Weakness: Site conditions may limit design of facility, limiting its use.</p> <p>Association Comment: This assertion is applicable to any site and as such may not have any relevance at all. The association based on its research believes that there is sufficient land to utilise for a significant skatepark. The actual natural contours may well be an asset to be exploited in the design and construction of the skatepark</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>With regards to the Threats, p142, listed in the report CJ018-02/21 the Association makes the following comments (EDIT - these were provided in a table; wording is retained however presented as list here)</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Threat: Could impact long term master planning and redevelopment of Percy Doyle Reserve. The date in the current 20-year financial plan for financing the Percy Doyle Masterplan is 2035-2036.</p> <p>Association Comment: On this basis nothing could go on happening until 2035/2036 which is the timing shown in the current 20-year financial plan and it could well be later. This current proposal could be the catalyst for actually truly making Percy Doyle reserve into a real regional park.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Threat: No other recreational facilities nearby will increase ongoing operational costs for the City for example toilets, shelter.</p> <p>Association Comment: There are in fact a multiplicity of existing Coj facilities so this is a fallacious threat</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.

Comment	Source	How this comment informed the business case
<p>Officer's Threat: No short term identified demand for BMX facilities of this type in the southern part of the City.</p> <p>Association Comment: The very nature of Youth recreation may well be the reason why this hasn't been quantified but it doesn't mean it doesn't exist. The need for the skatepark itself is undeniable.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>Officer's Threat: Removes funding opportunity for development of other youth facilities in another location that could be identified as being a higher priority.</p> <p>Association Comment: This again seems like an argument for doing nothing "just in case..." something better may turn up. At this moment in time this current proposal is the matter to be dealt with and it ought to be dealt with now.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a SWOT analysis of Percy Doyle presented to Council prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.
<p>This position of the Association is supported by the City's own studies on this project. Quoting from C86 -09/20</p> <p>CITY OF JOONDALUP - MINUTES OF MEETING OF COUNCIL - 15.09.2020 page 183</p> <p>"The recent City of Joondalup BMX, Skate and Outdoor Youth Recreation Strategy dated July 2020 in the summary states that:</p> <p>In relation to demographics the report states that: "The City of Joondalup's overall resident population is 160,507 (2017); the total number of youth is 44,906. This means that youth represent 27.7% of the overall City of Joondalup population, making them a large portion of the community that cannot be overlooked. It is estimated that a total of 21% of youth participate in skateboarding and BMX activities across Australia. Duncraig has the highest population of youth residents, with 4,427 youth."</p> <p>The report identified Percy Doyle Reserve as the preferred location with a rating of 91% throughout the City of Joondalup's District.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Commentary relates to a Notice of Motion prior to Council's decision to prepare the business case for facilities at Percy Doyle Reserve. These comments relate to broader site selection which is beyond the scope of the business case.

Comment	Source	How this comment informed the business case
<p>1. It is the opinion of the Association that whatever is provided it must be first and foremost a significant skateboard park facility.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.
<p>2. This must be the principle need and should not be reduced in scope in order to meet other ancillary activities.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria.
<p>3. Other ancillary facilities should be directed towards supporting and enhancing the skateboard park facility and not redirect monies from the provision of a "signature" facility.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Contributed to new Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities. This additional option was evaluated by the business case.
<p>4. With regards to a skateboard park itself the following are offered for consideration</p> <p>4.1 Provision of shade clothe to as much of the skatepark as is feasibly possible.</p> <p>4.2. Adjoining gathering areas ought to be also shade protected</p> <p>4.3. The suggest additional associated provisions such as lighting, seating, BBQ, toilets are all supported</p> <p>4.4. If a woodchip BMX track were to be included then a suitable fencing barrier ought to be included in order to stop leakage of debris across onto and into the skateboard park areas. The concept plans, open for consultation, show such an option on the southern side of the skatepark. Given the prevailing southerly winds this may be a most inappropriate location for a woodchip mulch surface track type of facility</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities. • Contributed to evaluation criteria regarding what makes facilities suitable for future users, and informed the scoring of options against developed criteria. • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.

Comment	Source	How this comment informed the business case
<p>The Association wonders how the Consultation process via the above link are assessed and quantified for each of the various concepts 1, 2 and 3 using the “Drag to Comment “process? How does one assess the preference / non-preference for each of the three concepts and the various elements of each? The number of Green, Blue and Red icon faces has little relevance. The more features the more there is to drop and icon face on. Then there is the process of assessing the significance of the comments associated with each icon face.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Responded to in outcomes report and description of how comments have informed the business case.
<p>The Association would like to see in the planning of the skateboard park research identifying “best practice” and community input from the users.</p>	<p>Written Submission - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
<p>Our Committee and members have no objections to these plans and support their development. However we do not wish to be part of the planning process so will not send delegates to the meeting on August 26th. Thanking you for keeping us informed,</p>	<p>Email comment</p>	<ul style="list-style-type: none"> • Captured and reported as benefit of providing facilities at the location in the outcomes report
<p>Nearby Carine Skate Park is overused and congested. Kids don't tend to go there because it's crowded</p>	<p>Stakeholder meeting notes - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>In relation to Option 3 – is a climbing wall included in Section 5 area (Climbing frames and/or exercise stations).</p>	<p>Stakeholder meeting notes - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
<p>Concerns have been raised of vandalism to the community garden located outside of the library and graffiti.</p>	<p>Stakeholder meeting notes - Marmion Sorrento Duncraig Progress and Ratepayers Association</p>	<ul style="list-style-type: none"> • Concerns raised are presented and discussed in outcomes report, and comments have been used as an input to the risk assessment component of the business case.

Comment	Source	How this comment informed the business case
Site suitability and meeting of needs should be two most important considerations	Stakeholder meeting notes - Marmion Sorrento Duncraig Progress and Ratepayers Association	<ul style="list-style-type: none"> Informed weighting of criteria in the options evaluation.
Support for Option 3 (Youth Recreation Plaza) which could provide more activation for the area	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Comment was used to indicate demand for particular facility types within relevant option; this informed the scoring of options against relevant criteria regarding demand for facilities.
There is a need for an upgrade to the playground located at the back of the leisure centre and this could form part of the youth plaza, with wayfinders/signage indicating location of play area. This would reduce the need of a nature play area in the main plaza area, with potential for CCSRA to pay for the natureplay associated with the leisure centre.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Captured and reported as “other” comment in the outcomes report
CCSRA will be proposing a small coffee kiosk as part of the leased area to the City of Joondalup, which would complement facilities.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Captured and reported as “other” comment in the outcomes report
Option 3 preferred as it provides full court basketball, for which there is demand demonstrated by basketball programs run within Duncraig Leisure Centre by CCSRA.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Design concepts – colour schemes needed, better connection/integration with the playground and youth plaza. Signage and pathways needed.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
Discussion on parking located at the back of the leisure centre and whether it is still required.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Captured as a detailed design consideration, to be considered as part of the detailed design phase should the business case recommend facilities are feasible.
CoC advised that events such as basketball competitions could be held with sausage sizzles organised, utilizing the BBQs located within the plaza area.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> Indicated demand for particular facility types; this informed the scoring of options against relevant criteria regarding demand for facilities.
Queried how the City will deal with possible antisocial behaviour. CCSRA offered the use of their Street Chaplin’s and	Stakeholder meeting notes - Churches of Christ Sport and	<ul style="list-style-type: none"> Concern of anti-social behaviour are presented and discussed in outcomes report, and comments have been used as an input to the

Comment	Source	How this comment informed the business case
Youth workers and that the two organisations could work together.	Recreation Association	risk assessment component of the business case.
Most important considerations should be considering youth, integration, and environment.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> <li data-bbox="831 349 1385 407">• Informed weighting of criteria in the options evaluation.
Cost would be considered the lowest. CCSRA could possibly provide investment into the project – willing to work with the City to make this project happen.	Stakeholder meeting notes - Churches of Christ Sport and Recreation Association	<ul style="list-style-type: none"> <li data-bbox="831 535 1385 593">• Informed weighting of criteria in the options evaluation.

*Percy Doyle Skate Park
Financial evaluation 2022*

Project Name	Percy Doyle Skate Park
Report	Financial evaluation (2022)
Project Sponsor	Director Planning and Community Development
Project Manager	Senior Project Officer
Joondalup 2022 Key Theme	Community Wellbeing – Quality facilities.
HP Records	INT21/45297

VERSION CONTROL

	Date	Author	Details
1	20 Oct 2021	SFA	First draft to project team
2	22 Oct 2021	SFA	Update following discussions/emails with PM
3	25 Oct 2021	SFA	Landscaping on spare areas updated
4	27 Oct 2021	SFA	Potential for phasing of preferring option
5	05 Nov 2021	SFA	Update following discussion with PM 04 Nov
6	22 Nov 2021	SFA	Update following team meeting 22 nd Nov
7	30 Nov 2021	SFA	Update following review with DCS 30 th Nov
8	31 Jan 2022	SFA	Comments added to refer to Outdoor Youth Recreation Strategy
9	09 Feb 2022	SFA	Minor enhancement to the funding assumptions (4.3)
10	21 Feb 2022	DPCD	Changes from DPCD
11	02 Mar 2022	SFA	Changes after strategy session
12	15 Mar 2022	SFA	50% Grant assumption, escalation on capital costs and revised phasing

*Percy Doyle Skate Park
Financial evaluation 2022*

CONTENTS

1.	Introduction and Background	4
1.1	Purpose of paper	4
1.2	Outdoor Youth Recreation Strategy & Incidental Facilities	4
1.3	Disclaimer	4
1.4	Financial Evaluation.....	4
2	Source of Data, Options and Key Assumptions.....	6
2.1	Source of data	6
2.2	Options shortlisted	6
2.3	Options scope.....	6
2.4	Key financial assumptions.....	7
	ESTABLISHMENT PHASE	8
3	One-off Costs.....	8
3.1	Capital costs excluding escalation	8
3.2	Project management costs.....	8
3.3	Escalation	9
3.4	Phasing of costs	9
4	Funding.....	10
4.1	Percy Doyle Infrastructure Reserve	10
4.2	Grants.....	10
4.3	Remaining funding from Strategic Asset Reserve	10
	RECURRING IMPACTS	11
5	Maintenance	11
5.1	Maintenance assumptions	11
5.2	Maintenance estimates	11
6	Depreciation / Capital Replacement.....	12
6.1	Depreciation assumptions.....	12
6.2	Depreciation estimate	12
	SUMMARY IMPACTS.....	13
7	Summary Financials	13
7.1	Operating impacts steady state.....	13
7.2	Total 20-year cash flows	13
7.3	Cumulative cash flows	14
8	Risks, Opportunities and Sensitivity Analysis	15
8.1	Risks and opportunities list	15

*Percy Doyle Skate Park
Financial evaluation 2022*

8.2	Phasing of project	15
8.3	Outdoor Youth Recreation Strategy	16
9	Comparatives.....	17
9.1	Bina Parkland, Balga	17
9.2	Existing skate parks and BMX tracks	17
9.3	Other comparisons.....	18
10	Summary	19
10.1	Strategic Financial Plan (SFP)	19
10.2	Overall cost commentary	19
10.3	Affordability of Percy Doyle Skate Park.....	19
10.4	Enhancements Required to Future Financial Evaluation / Business Case	20
APPENDICES.....		21
Appendix 1 – Capital costs by component by option.....		22
Appendix 2 – Maintenance assumptions by component		25
Appendix 3 – Depreciation assumptions by component.....		28

INTRODUCTION

1. INTRODUCTION AND BACKGROUND

1.1 Purpose of paper

This report is prepared in support of the Business Case being prepared in 2021 for the proposed skate park at Percy Doyle Reserve, as requested by Council February 2021 (*item CJ018-02/21 refers*). This report will not make an outright recommendation to the preferred option, this will be done within the business case.

1.2 Outdoor Youth Recreation Strategy & Incidental Facilities

At the February 2021 Council Meeting Council also endorsed the Outdoor Youth Recreation Strategy (*item CJ017-02/21 refers*). One of the key recommendations of the Strategy is to evaluate locations for the placement of several low-cost “incidental” facilities within existing parks. These “incidental” facilities could cost less than \$1m for three to five facilities because they only need to be added on to existing parks, which already have other infrastructure (site services, parking, etc.).

The strategy also recommended a dedicated skate park in the southern part of the City which this project would address.

This financial evaluation report, and the business case, will focus only on the request to evaluate the options for a skate park at Percy Doyle Skate Park and will not compare to the costs/options of incidental facilities elsewhere, these other opportunities will be addressed in future business cases.

1.3 Disclaimer

This report does not contend that the financial projections will come to pass exactly as stated but are merely intended to give an early indication. The projections are best estimates at this point in time but there is a level of risk and uncertainty in all the projections. The actual costs and income will vary, due to the following:

- Detailed design and specification (only concept design has been prepared so far);
- Capital replacement estimates;
- Tender;
- Economic factors and escalation

The financial projections will be updated at each key stage of the project so that the confidence of the assumptions improves. At this early stage in the project, the financial estimates have a great deal of uncertainty.

1.4 Financial Evaluation

- Data - There is a wide range of financial data referred to in this document. Data will either be shown in Dollars (\$), thousands ('\$000s') or where necessary in millions (\$m), depending on the size of the values being referred to. All financial tables will be clearly labelled to designate the format.
- Whole of life costs - The City applies a whole-of-life approach to all projects and uses a wide number of tools to ensure it is financially sustainable both now and in the future. The

*Percy Doyle Skate Park
Financial evaluation 2022*

ongoing operational impacts are assessed as much as the one-off costs; indeed the recurring impacts are more important than the initial establishment costs.

- Escalation - each section will initially review all the assumptions in today's dollars (2020). However, all values will then be escalated to take account of inflation so that the overall costs over a 20-year period can be assessed.
- Model - the financials are summarised using the City's Project Financial Evaluation Model (Detailed), (01 July 2021).

2 SOURCE OF DATA, OPTIONS AND KEY ASSUMPTIONS

2.1 Source of data

The key source documents/data in the financial evaluation are:

- Concept design – which has been used to prepare indicative cost estimates by “Common Ground”.
- Operating expenses - percentage applied to the capital costs
- Depreciation - percentage applied to the capital costs

All values used in the model will be explained in this report.

2.2 Options shortlisted

The initial evaluation considered the most appropriate location at Percy Doyle Reserve for a skate park, taking account of optimum site factors e.g. noise. The project then referred to facilities throughout the Perth metropolitan area, feedback from the community and prepared a large list of options – these were evaluated using multi-criteria assessment to arrive at a shortlist of three options for concept design as listed below:

- Option 1 - Community Youth Playscape
- Option 2 - Integrated Youth & Community Recreation Precinct
- Option 3 - Youth Recreation Precinct

These three options were then submitted for concept design and costings, and then used as the basis of community consultation. The community consultation exercise then resulted in several other ideas being proposed by the community which the project felt were important to evaluate with the business case, the new options proposed by the community are:

- Option 4 - Youth Ride Zone
- Option 5 - Community & Youth Ride / Play Precinct
- Option 6 - Signature Skate Hub

A separate report will be prepared by the project to explain in more detail the processes above.

2.3 Options scope

The scope of the six options is summarised in the table below. The key differences and issues between the options are:

- Skate park – all options have a skate park; this is first and foremost a skate park project
- BMX track or BMX pumps – option 1 and option 6 have no BMX track or BMX pump
- BMX – some options only have either a BMX track (option 3) or a BMX pump (option 2)
- BMX track AND BMX pump – option 4 and option 5 have both
- Basketball / Netball court – all options except option 6 have a court. Options 3 and 5 have a full court and options 1,2 and 4 have a half court only.
- Nature play – options 3 and 6 do not have this feature
- Amenities (BBQ, shelters, seats, etc.) – all options have additional amenities to a varying degree
- CCTV – all options have detailed CCTV considerations.

*Percy Doyle Skate Park
Financial evaluation 2022*

Scope of each option	<u>Options prepared by City</u>			<u>Additional options from Community</u>		
	<i>Option1</i>	<i>Option2</i>	<i>Option3</i>	<i>Option4</i>	<i>Option5</i>	<i>Option6</i>
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
<u>Initial works</u>						
1 Design and preliminaries	✓	✓	✓	✓	✓	✓
2 Demolition and earthworks	✓	✓	✓	✓	✓	✓
<u>Core facilities</u>						
3 Skate Plaza	✓	✓	✓	✓	✓	✓
4 BMX track			✓	✓	✓	
5 BMX jumps		✓		✓	✓	
6 Half court	✓	✓		✓		
7 Full court			✓		✓	
8 Natureplay	✓	✓		✓	✓	
9 Climbing frame			✓		✓	
<u>Landscaping in facilities</u>						
10 Hard landscaping	✓	✓	✓	✓	✓	✓
11 Soft landscaping	✓	✓	✓	✓	✓	✓
<u>Other amenities and infrastructure</u>						
12 Amenities	✓	✓	✓	✓	✓	✓
13 Parking, lighting, signage	✓	✓	✓	✓	✓	✓
14 CCTV	✓	✓	✓	✓	✓	✓
15 Landscaping residual space	✓	✓	✓	✓	✓	✓
<u>Other</u>						
16 Services	✓	✓	✓	✓	✓	✓
17 Public art contribution	✓	✓	✓	✓	✓	✓
18 City contingency	✓	✓	✓	✓	✓	✓

2.4 Key financial assumptions

The table below lists some of the other key assumptions within the financial model:

	Assumption	Value	Comments
1	Construction completed	2024-25	<ul style="list-style-type: none"> ○ The analysis assumes that the facility is completed during 2024/25 ○ This timescale is an assumption for the financial model and is subject to the preparation of a detailed project schedule
2	Term of evaluation	20 Years	<ul style="list-style-type: none"> ○ The analysis evaluates the cash flows over a 20-year operating period. ○ The long timeframe is necessary to ensure that the long-term implications are fully considered, and ensures that capital renewal expenditure can be included in the evaluation
3	Escalation– Assumptions	Draft SFP 2021	The 2021 SFP, as presented to Council in July 2021, includes the most up-to-date escalation assumptions. These have been incorporated into the Projects Financial Evaluation Model and applied to future recurring costs.

ESTABLISHMENT PHASE

3 ONE-OFF COSTS

3.1 Capital costs excluding escalation

The table below summarise the total one-off capital costs to establish each option. The key issues and source of the estimates are as follows:

- Options 1 to 3 – most lines are supported by concept design and QS estimate. Options 4 to 6 as proposed by the community are based on an internal city estimate by referring to options 1 to 3. So, for Options 5 and 6 the Skate Plaza (line 3) is based on Option 3
- Lines 1 to 14 are based on QS Costing and Lines 15 to 18 are city estimates
- Line 18 contingency is based on 20% contingency. This is a very high contingency but deemed necessary due to the uncertainty of this project. Every effort has been made by the project team to consider all potential cost items not initially part of the concept design such as CCTV, connection to services, landscaping of residual space around the plaza. However, the City has never built this type of facility before and there is a high risk that as the project moves from concept design to detailed design other costs or requirements are added. An internal critique of the design has identified that there may be further amenities required which has also contributed to the high contingency factor.

Appendix 1 provides a detailed breakdown by component of the capital costs.

Analysis by sub-total	Capital Costs Estimate					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Totals						
01) Design and preliminaries	\$384.9	\$506.8	\$570.7	\$506.8	\$570.7	\$451.9
02) Demolition and earthworks	\$93.1	\$159.0	\$149.0	\$159.0	\$149.0	\$149.0
03) Skate Plaza	\$516.5	\$707.0	\$799.5	\$643.5	\$799.5	\$799.5
04) BMX track			\$318.3	\$318.3	\$318.3	
05) BMX jumps		\$118.0		\$118.0	\$118.0	
06) Half court	\$125.0	\$125.0		\$125.0		
07) Full court			\$211.0		\$211.0	
08) Natureplay	\$379.4	\$442.8		\$442.8	\$442.8	
09) Climbing frame			\$40.0		\$40.0	
10) Hard landscaping	\$184.1	\$204.5	\$293.7	\$204.5	\$293.7	\$293.7
11) Soft landscaping	\$50.9	\$37.5	\$77.0	\$37.5	\$77.0	\$77.0
12) Amenities	\$384.4	\$492.3	\$665.3	\$492.3	\$846.3	\$665.3
13) Parking, lighting, signage	\$111.6	\$142.8	\$262.8	\$142.8	\$262.8	\$111.6
14) CCTV	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9
15) Landscaping residual space	\$233.8	\$174.3	\$151.5	\$174.3	\$151.5	\$249.5
16) Services	\$150.0	\$150.0	\$150.0	\$150.0	\$180.0	\$150.0
17) Public art contribution	\$27.4	\$35.3	\$39.6	\$37.9	\$47.3	\$32.2
18) City contingency	\$582.6	\$713.4	\$800.0	\$764.9	\$955.9	\$650.3
Totals \$	\$3,495.5	\$4,280.6	\$4,800.2	\$4,589.3	\$5,735.6	\$3,901.9

3.2 Project management costs

The City has insufficient internal resources to implement this project and would require short-term project management costs, estimated to be \$150k in total.

*Percy Doyle Skate Park
Financial evaluation 2022*

3.3 Phasing of costs

As mentioned earlier the financial model has assumed completion during 2024-25. Indicative phasing assumptions have been applied to each item, based on the table below.

Phasing of Project Costs	2021-22	2022-23	2023-24	2024-25	Total
Preliminaries & Design		100%			100%
Demolition and earthworks			75%	25%	100%
Services relocation			75%	25%	100%
Core facilities			50%	50%	100%
Other amenities and infrastructure			50%	50%	100%
Landscaping			50%	50%	100%
Contingency			50%	50%	100%

3.4 Escalated Capital Costs

CPI has been added to the capital costs. The escalated values are listed in the table below. Note that the escalated values are carried into the next section on funding.

One-off Costs Overall Totals		<u>Option1</u>	<u>Option2</u>	<u>Option3</u>	<u>Option4</u>	<u>Option5</u>	<u>Option6</u>
		Community Youth Playscape	Integrated Youth & Community Recreation	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
Excluding Escalation	\$000s	(\$3,646)	(\$4,431)	(\$4,950)	(\$4,739)	(\$5,886)	(\$4,052)
% Escalation Factor	%	104%	104%	104%	104%	104%	104%
Including Escalation	\$000s	(\$3,801)	(\$4,620)	(\$5,163)	(\$4,944)	(\$6,143)	(\$4,225)

4 FUNDING

4.1 Percy Doyle Infrastructure Reserve

In 2021 the City established a new reserve with transfers to go into the reserve based on the estimated savings of having Duncraig Leisure Centre leased to the Churches of Christ, a saving of \$170k per year. So for the first year, 2020/21, where there is a 50% benefit a transfer of \$85k into the reserve was made and for subsequent years it is assumed that \$170k can be transferred in. As the model has assumed construction costs up to 2023/24, it is assumed that this reserve will have 2.5 years of savings and \$425k to contribute to the project.

4.2 Grants

At this early stage in the project no approach has been made to any external grant body. However it is known that comparable projects in other local governments, most notably Bina Parkland within the City of Stirling (completed in 2019) have been successful in obtaining approximately 50% grant funding. The financial model has therefore also assumed 50% grant funding for the Percy Doyle Skate Park, this is merely an indicative assumption. The model assumes that the 50% grant is based on capital costs in today's dollars.

4.3 Remaining funding from Strategic Asset Reserve

Once the assumed grant funding and Percy Doyle Infrastructure Reserve have been factored into the model, there is still a net cost for the City to fund. Where a major project requires some further funding from the City, this should ideally be sourced from reserves. Reference has been made to the projected balance of the Strategic Asset Reserve within the Strategic Financial Plan to confirm that there is sufficient capacity to support the remaining cost. The use of the Strategic Asset Reserve will incur a loss of earnings on the reserve fund so this expense is included in the financial evaluation – this has been calculated by applying the cost of borrowings that the City would otherwise have to pay WA Treasury for a fixed interest loan. The table below summarises the overall assumed funding of the project and the overall net establishment costs.

Funding Assumptions and Net Establishment Cost		Option1	Option2	Option3	Option4	Option5	Option6
		Community Youth Playscape	Integrated Youth & Community Recreation	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
1 One-off Costs	\$000s	(\$3,801)	(\$4,620)	(\$5,163)	(\$4,944)	(\$6,143)	(\$4,225)
2 Percy Doyle Infrastructure Reserve	\$000s	\$425	\$425	\$425	\$425	\$425	\$425
3 Grants 50% of capital cost	\$000s	\$1,748	\$2,140	\$2,400	\$2,295	\$2,868	\$1,951
4 Net Funding Required	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
5 Interest earnings lost using reserve	\$000s	(\$86)	(\$108)	(\$123)	(\$117)	(\$150)	(\$97)
6 Establishment Cost	\$000s	(\$1,714)	(\$2,163)	(\$2,461)	(\$2,341)	(\$3,000)	(\$1,946)

RECURRING IMPACTS

5 MAINTENANCE

5.1 Maintenance assumptions

The City has evaluated each component listed in appendix 1 and applied an estimated maintenance assumption. The maintenance assumptions are listed in appendix 2. These assumptions are based on:

- Existing city maintenance data were available
- Best estimates
- Internal reviews
- Comparison to other facilities, most notably Bina Parkland which has an overall maintenance cost of 5% per year

There are some items which are assumed to be one-off and not require any ongoing maintenance e.g. earthworks.

5.2 Maintenance estimates

The table below summarises the overall maintenance estimate for each option and by each sub-total in today's dollars. This indicates an estimated maintenance cost of over 4% for each option, this is less than the 5% for Bina Parkland as there are some items (e.g. CCTV operations) which are not considered incremental to the Percy Doyle Skate Park. Note that Bina Parkland has estimated maintenance costs of \$300k per year for a \$6.1m facility.

Analysis by sub-total	Annual Maintenance Estimate					
	Community Youth Playscape	integrated Community Youth & Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
Totals						
01) Design and preliminaries						
02) Demolition and earthworks						
03) Skate Plaza	\$25.8	\$35.4	\$40.0	\$32.2	\$40.0	\$40.0
04) BMX track			\$15.9	\$15.9	\$15.9	
05) BMX jumps		\$5.9		\$5.9	\$5.9	
06) Half court	\$3.8	\$3.8		\$3.8		
07) Full court			\$6.3		\$6.3	
08) Natureplay	\$10.5	\$12.2		\$12.2	\$12.2	
09) Climbing frame			\$1.2		\$1.2	
10) Hard landscaping	\$1.8	\$2.0	\$2.9	\$2.0	\$2.9	\$2.9
11) Soft landscaping	\$2.5	\$1.9	\$3.9	\$1.9	\$3.9	\$3.9
12) Amenities	\$12.2	\$15.8	\$20.3	\$15.8	\$25.8	\$20.3
13) Parking, lighting, signage	\$3.1	\$4.6	\$10.6	\$4.6	\$10.6	\$3.1
14) CCTV	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2
15) Landscaping residual space	\$23.4	\$17.4	\$15.2	\$17.4	\$15.2	\$25.0
16) Services						
17) Public art contribution						
18) City contingency	\$58.3	\$71.3	\$80.0	\$76.5	\$95.6	\$65.0
Totals \$	\$149.6	\$178.6	\$204.4	\$196.4	\$243.7	\$168.3
Maintenance as % of Capital Cost	4.3%	4.2%	4.3%	4.3%	4.2%	4.3%

*Percy Doyle Skate Park
Financial evaluation 2022*

6 DEPRECIATION / CAPITAL REPLACEMENT

6.1 Depreciation assumptions

The financial model assumes that the cash required for capital replacement is consistent with depreciation i.e. a sinking fund approach. This is consistent with the City's management of renewal of infrastructure and the Asset Renewal Reserve and consistent with previous evaluations.

Each of the components in appendix 1 has been separately evaluated with reference to existing city data and internal reviews. A prudent approach has been taken with most items and assumed that the usage of the infrastructure would be high and therefore the useful life may be lower than the standards applied elsewhere in the City.

6.2 Depreciation estimate

The table below summarises the estimated annual depreciation / capital replacement cost for each option per year in today's dollars, with a range of between 3.4% to 3.8%. Note that Bina Parkland has estimated depreciation costs of \$255k per year for a \$6m facility, which is 4.2%.

Analysis by sub-total	Depreciation per year					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
01) Design and preliminaries						
02) Demolition and earthworks						
03) Skate Plaza	\$25.4	\$34.5	\$38.8	\$31.2	\$38.8	\$38.8
04) BMX track			\$18.4	\$18.4	\$18.4	
05) BMX jumps		\$5.9		\$5.9	\$5.9	
06) Half court	\$3.1	\$3.1		\$3.1		
07) Full court			\$5.3		\$5.3	
08) Natureplay	\$30.6	\$35.7		\$35.7	\$35.7	
09) Climbing frame			\$4.0		\$4.0	
10) Hard landscaping	\$6.1	\$6.8	\$9.8	\$6.8	\$9.8	\$9.8
11) Soft landscaping	\$0.4		\$0.3		\$0.3	\$0.3
12) Amenities	\$16.3	\$20.3	\$29.8	\$20.3	\$37.9	\$29.8
13) Parking, lighting, signage	\$3.3	\$4.6	\$9.4	\$4.6	\$9.4	\$3.3
14) CCTV	\$11.3	\$11.3	\$11.3	\$11.3	\$11.3	\$11.3
15) Landscaping residual space	\$7.8	\$5.8	\$5.1	\$5.8	\$5.1	\$8.3
16) Services						
17) Public art contribution						
18) City contingency	\$29.1	\$35.7	\$40.0	\$38.2	\$47.8	\$32.5
Totals \$	\$133.4	\$163.7	\$172.0	\$181.4	\$229.5	\$134.1
Depreciation as % of CRC	3.8%	3.8%	3.6%	4.0%	4.0%	3.4%

SUMMARY IMPACTS

7 SUMMARY FINANCIALS

7.1 Operating impacts steady state

The table below summarises the operating impacts in today's dollars. The impacts range from \$283k per year for Option 1 to \$473k per year for Option 5. The range of impacts are of course affected mostly by the one-off capital costs which is used to estimate the maintenance depreciation impacts. The table also gives an indication of the impacts per ratepayer per year and the potential increase in rates to support the costs.

Operating Impacts Steady State excluding escalation		Option1	Option2	Option3	Option4	Option5	Option6
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
Operating Income	\$000s						
<u>Operating Expenses</u>							
Operating Cash Expenses	\$000s	(\$150)	(\$179)	(\$204)	(\$196)	(\$244)	(\$168)
Depreciation	\$000s	(\$133)	(\$164)	(\$172)	(\$181)	(\$229)	(\$134)
Operating Expenses Total	\$000s	(\$283)	(\$342)	(\$376)	(\$378)	(\$473)	(\$302)
Operating Surplus / (Deficit)	\$000s	(\$283)	(\$342)	(\$376)	(\$378)	(\$473)	(\$302)
<u>Impact per Ratepayer per year</u>							
including depreciation	\$	(\$4.30)	(\$5.19)	(\$5.71)	(\$5.73)	(\$7.18)	(\$4.59)
excluding depreciation	\$	(\$2.27)	(\$2.71)	(\$3.10)	(\$2.98)	(\$3.70)	(\$2.55)

7.2 Total 20-year cash flows

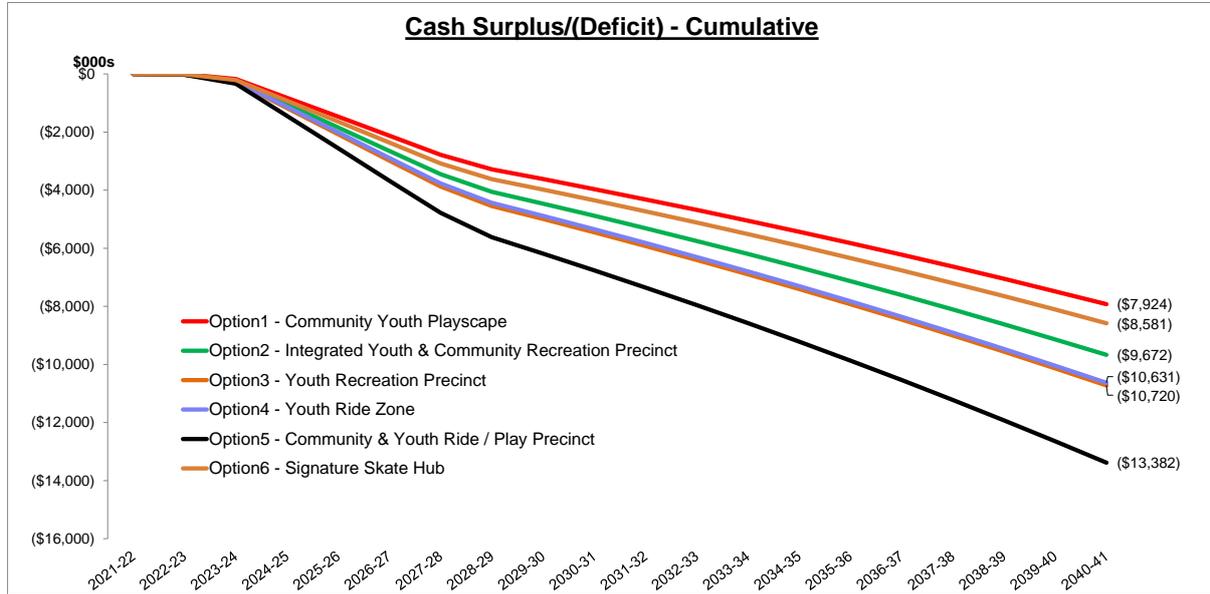
The table below is the overall 20 year cashflow, by evaluating over such a long period ensures that the long-term impacts including capital renewals can be evaluated. The table below includes all of the impacts described in the previous sections (capital costs, funding, capital renewals, operating assumptions and escalation). The table shows that the overall 20 year cost ranges from almost \$8m for option 1 to over \$13m for Option 5.

Cashflow Summary Total including inflation		Option1	Option2	Option3	Option4	Option5	Option6
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
<u>Establishment</u>							
One-off Costs	\$000s	(\$3,801)	(\$4,620)	(\$5,163)	(\$4,944)	(\$6,143)	(\$4,225)
Grants and Reserves	\$000s	\$2,173	\$2,565	\$2,825	\$2,720	\$3,293	\$2,376
Net Funding Required	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
Reserves	\$000s	\$1,628	\$2,055	\$2,338	\$2,224	\$2,850	\$1,849
Repayments	\$000s	(\$1,628)	(\$2,055)	(\$2,338)	(\$2,224)	(\$2,850)	(\$1,849)
Interest earnings lost using reserve	\$000s	(\$86)	(\$108)	(\$123)	(\$117)	(\$150)	(\$97)
Establishment Cost	\$000s	(\$1,714)	(\$2,163)	(\$2,461)	(\$2,341)	(\$3,000)	(\$1,946)
<u>Recurring Impacts</u>							
Operating Cash Expenses	\$000s	(\$3,282)	(\$3,918)	(\$4,486)	(\$4,310)	(\$5,347)	(\$3,693)
Operating Income	\$000s						
Asset Replacement / Depreciation	\$000s	(\$2,927)	(\$3,591)	(\$3,773)	(\$3,979)	(\$5,035)	(\$2,941)
Recurring Impacts Total	\$000s	(\$6,210)	(\$7,509)	(\$8,259)	(\$8,290)	(\$10,382)	(\$6,635)
Cash Surplus/(Deficit) - Cumulative	\$000s	(\$7,924)	(\$9,672)	(\$10,720)	(\$10,631)	(\$13,382)	(\$8,581)

*Percy Doyle Skate Park
Financial evaluation 2022*

7.3 Cumulative cash flows

The graph below shows the cash flows on a cumulative basis for each of the options. The cash flows for the first five years include the cost of repaying to the reserve and therefore the changes are steeper for each option.



8 RISKS, OPPORTUNITIES AND SENSITIVITY ANALYSIS

8.1 Risks and opportunities list

The key financial risks and opportunities are:

- Capital costs could increase due to market conditions, detailed design or escalation more than anticipated. Likewise there is a potential for reduced capital costs e.g. competitive tender process.
- Parking study may result in additional costs being identified for the area
- Grant funding not available
- Useful life of assets is less or more than estimated
- Higher or lower maintenance costs
- Income opportunities e.g. Café / Kiosk. However the income opportunity would be small and only have a very small impact on the recurring costs of each of the skate park options.
- Percy Doyle Skate Park is approved and is seen as a precedent for the costs or project developed elsewhere.

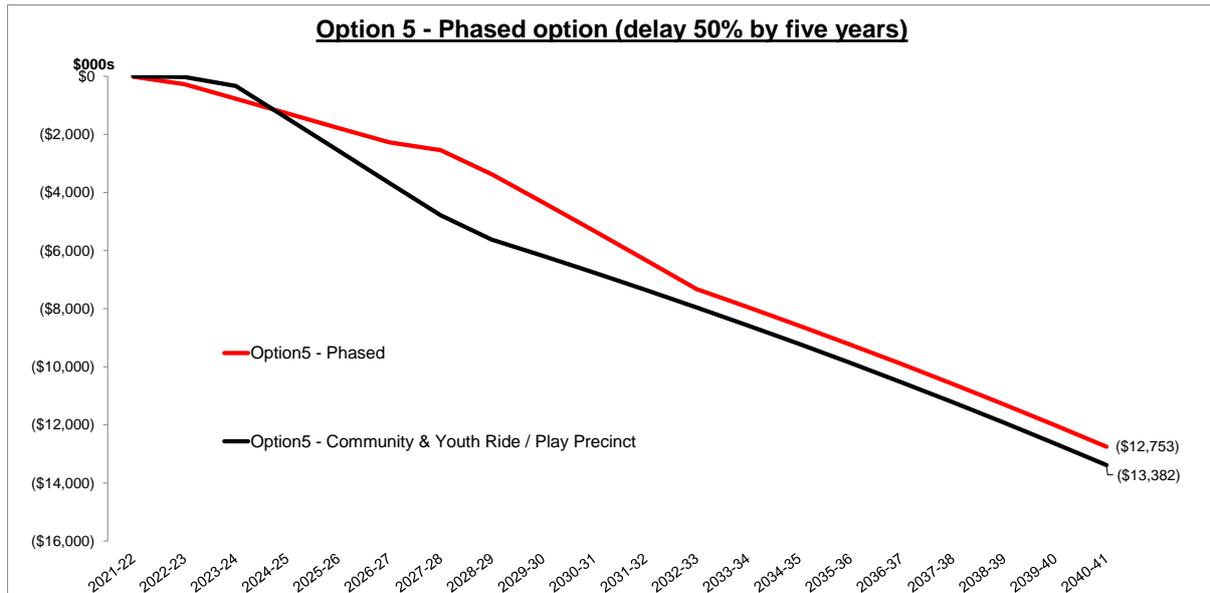
8.2 Phasing of project

If the preferred option is deemed too expensive to do all in one go, both in terms of the one-off capital costs and the recurring impacts, consideration could be given to phasing the development. The project is initially, first and foremost, a Skate Park project so perhaps the skate park element only could be to implement first and then consideration given to the other elements over a number of years. This could help to build up the usage and operation of the facility in small steps and could also help further evaluate that the need for the ancillary items is necessary. The other benefit of phasing is that the maintenance costs would be progressively increased.

From a financial perspective though, phasing is normally only considered necessary if an organisation has to manage cash carefully to avoid short-term issues (e.g. borrowing) or has cash deficits, this is not the case with the City. Indeed for organisations such as the City that has adequate cash reserves and a recurring operating cash surplus it would normally be financially preferable to implement all costs in one go if the intent was to implement all items eventually anyway, this avoids the risk of further escalation costs.

For illustrative purposes only a separate version of the financial model for Option 5 has been prepared which delays 50% of the capital costs by five years. The graph below shows the overall cumulative cash impacts of the phased option versus the option 5 implemented as shown earlier in one go.

*Percy Doyle Skate Park
Financial evaluation 2022*



8.3 Outdoor Youth Recreation Strategy

The project for outdoor youth recreation facilities at Percy Doyle addresses the need identified in the *Outdoor Youth Recreation Strategy* for a dedicated facility to provide specialised skate facilities in the southern area of the City. The location at Percy Doyle Reserve will also contribute to the broader function of the reserve to cater to the demand of a district catchment area in alignment with the framework hierarchy and potential sites identified in the key implementation actions of the strategy.

The inclusion of BMX and complementary facilities as part of the project will also contribute to the identified lack of BMX facilities in the coastal suburbs of the City, noting that dedicated BMX facilities are lesser of a critical gap, as skate facilities provide more opportunity for shared use (on the basis that scooters and bikes can use skate parks, however skateboards and scooters cannot be used on specialist BMX facilities).

A dedicated facility within Percy Doyle Reserve will enable the latent and residual community need in the City to be met through incidental facilities developed at existing recreation hubs and open spaces in accordance with the strategy.

One of the key recommendations of the *Outdoor Youth Recreation Strategy* is to evaluate locations for the placement of several low-cost “incidental” facilities within existing parks.

These “incidental” facilities could cost less than \$1m for three to five facilities because they only need to be added on to existing parks, which already have other infrastructure (site services, parking, etc.). The request evaluated in this report for a pre-defined location at Percy Doyle is therefore quite different to the spread of multiple incidental facilities in several locations.

*Percy Doyle Skate Park
Financial evaluation 2022*

9 COMPARATIVES

9.1 Bina Parkland, Balga

The Bina Parkland facility at Princess Wallington Reserve, Balga in the City of Stirling is a useful comparison. This facility is multi-purpose (skate, BMX, basketball) and has many similarities to several of the City options but not 100% identical. The capital costs of the facility was \$6.1m just a few years ago. The recurring costs are estimated at:

- Maintenance \$305k per year, see further details below
- Depreciation \$255k per year
- Total of \$560k

So the overall recurring costs are estimated to be \$87k more than the most expensive Percy Doyle option of \$473k for Option 5. This is a useful comparison as it indicates that the city estimates appear to be within a reasonable tolerance, but as mentioned already the options are different.

**Princess Wallington Community Parkland
Annual Maintenance Cost Estimate Summary**

Facility	Task	Annual additional staff resources (Hours)	Annual Unit Cost
Skatepark	Service, cleaning, minor repairs and graffiti removal	170	\$23,000.00
Multicourt	Weekly inspections, graffiti removal, replacements and cleaning	28	\$3,000.00
Parkour	Inspection, litter removal, raking, cleaning services	117	\$11,700.00
BMX	Litter collection, hand and machine grading and shaping, drainage management, weeding, mulch rehabilitation	218	\$21,800.00
Community Market	Inspections, litter control, mowing, turf condition	52	\$6,760.00
Regional Playground	Inspections, softfall cleaning, litter control, path cleaning, repairs, shade sail maintenance	76	\$29,200.00
Landscape	Inspections, litter and weed control, path cleaning, garden maintenance,	600	\$64,500.00
Mowing and Turf Renovations	Lawn mowing and renovation	198	\$24,300.00
Irrigation	Operating and maintenance costs including power	100	\$13,000.00
Lighting	Flood lighting to skate park - power supply and service cost		\$4,000.00
Shelter and Seat Maintenance			\$2,500.00
Security	Community Safety and CCTV management	162	\$11,664.00
Public Toilets	Minor repairs, service and cleaning	52	\$14,038.00
Road and Car Park Maintenance	Inspection, line marking, sweeping and cleaning		\$13,600.00
General		614	\$61,400.00
Total		2387	\$304,462.00

9.2 Existing skate parks and BMX tracks

Data has been obtained of the maintenance costs at all of the City's existing facilities, see below. The average maintenance costs as a percentage of capital costs are an average of 2.5%. This is not an ideal comparison either for Percy Doyle Skate Park as the facility would be completely different to all of the facilities below, but at least indicates that the maintenance costs should be at least 2.5% for the proposed new facility. The following lists the City's existing BMX facilities:

- Christchurch Park BMX Track
- Galston Park BMX Track

*Percy Doyle Skate Park
Financial evaluation 2022*

- Haddington Park BMX Track
- Kanangra Park BMX Track
- Littorina Park BMX Track
- MacNaughton Park Skate Park
- Menteith Park BMX Track
- Mirror Park Skate Park
- Quarry Park Bushland BMX Track
- Triton Park BMX Track
- Candlewood Park BMX Track
- Shepherds Bush Park Bike Pump Track

9.3 Other comparisons

The table below summarises the annual costs per year for other large sporting facilities in the City, this includes both the park area and the building(s) themselves. As per earlier paragraphs, this table is not intended to be a direct comparison but just other information to consider. Whilst most of the locations listed below cost less than the proposed Percy Doyle Skate Park, it is worth noting the totality of all the locations i.e. there is an abundance of facilities provided for structured sports, but not for unstructured youth facilities.

Comparatives		<u>Annual costs</u>		
		Maintenance	Depreciation	Total
Percy Doyle Skate Park option 5	\$000s	\$244	\$229	\$473
Bina Parkland	\$000s	\$305	\$255	\$560
Mirror Park	\$000s	\$88	\$28	\$116
Percy Doyle existing facilities, excl. Library	\$000s	\$285	\$230	\$515
MacDonald Park / Fleur Frame Pavillion	\$000s	\$212	\$120	\$332
Chichester Park	\$000s	\$142	\$35	\$177
Heathridge park	\$000s	\$198	\$202	\$400
MacNoughton Park	\$000s	\$115	\$48	\$163

10 SUMMARY

10.1 Strategic Financial Plan (SFP)

The Percy Doyle Skate Park is not yet included in the SFP. It is one of a number of major projects that is being evaluated and subject to a business case. Once the business case has been endorsed by Council this is the appropriate gateway to include in the SFP. It would be proposed that this project is included in the 2022 SFP, together with the target for grant funding.

10.2 Overall cost commentary

As mentioned at the beginning of the report, this report will not make a recommendation, this will be done as part of the business case. However it is worth commenting on the costs of the highest cost option, the Community & Youth Ride / Play precinct (option 5). The estimated capital costs are \$5.7m and the overall 20-year cost is over \$13m. The skate park element (which this project is intended to be first and foremost) is only \$0.8m so how is the overall cost seven times as much? The key issues are:

- Site preparation – the selected site requires services, demolition, etc.
- Additional facilities are proposed (BMX, court) to ensure that the site caters not just for skateboard users
- Amenities such as shelters, seats, BBQs are deemed essential to ensure it caters for casual patrons i.e. parents
- Additional infrastructure is vital such as parking, lighting and landscaping

10.3 Affordability of Percy Doyle Skate Park

The draft SFP 2021 shows that the City currently has an operating deficit but should be able to address this within the next 10 years. The existing operating deficit is not a major cause for concern because the City does not need to spend as much on renewal as the depreciation expense, but the deficit is not sustainable.

In an ideal world the City would not consider adding any new major project to the SFP that worsens the deficit so in isolation the projected deficit of Percy Doyle Skate Park may at first appear not to be affordable. However there are a few mitigating factors to consider in determining the affordability of Percy Doyle Skate Park:

- Financial capacity - City has financial capacity for the project because it is in a strong cash position. Firstly there are adequate reserves to afford the net establishment cost and secondly the City has a positive operating cashflow each year..
- SFP – the City has a 10-year plan for improvement of the operating results. The implementation of the Percy Doyle Skate Park project would not significantly inhibit the projected improvement in the operating results.
- Percy Doyle Skate Park is recognised as a one-off and not a precedent for the level/scale of skate parks to be provided in the rest of the City's *Outdoor Youth Recreation Strategy* will enable the City to focus future investment into local scale, shared use facilities (defined as incidental facilities in the *Outdoor Youth Recreation Strategy*) to meet remaining need for outdoor youth recreation facilities in a way that is financially sustainable.
- The city does not have a strict guideline for only approving projects with a positive impact and nor should it, the overall impacts have to be considered – the social and economic benefits will be significant.

*Percy Doyle Skate Park
Financial evaluation 2022*

- Duncraig Leisure Centre now being leased is saving \$170k per year so in terms of the north western corner of Percy Doyle Reserve that is a consideration (although the \$170k saving is already reflected in the SFP).
- Grant funding is assumed in this financial model and should be included in the SFP as a target. However the project is still deemed to be affordable if grant funding is not able to be secured.

10.4 Enhancements Required to Future Financial Evaluation / Business Case

This report is an initial financial evaluation only, there is more work required to improve the robustness of the financials as the project progresses. Future enhancements required to the assumptions and analysis are:

- Commercial opportunity explored - Retail needs analysis
- Detailed design and detailed Quantity Surveyor costings
- Maintenance costs and useful life assumptions explored in more detail with other local governments.
- External grant opportunities will need to be investigated further

APPENDICES

*Percy Doyle Skate Park
Financial evaluation 2022*

Appendix 1 – Capital costs by component by option

Analysis by component	Capital Costs Estimate					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
01) Design and preliminaries						
1 Landscape	\$100.0	\$130.0	\$160.0	\$130.0	\$160.0	\$126.7
2 Irrigation	\$15.0	\$15.0	\$30.0	\$15.0	\$30.0	\$23.8
3 Skate	\$42.0	\$60.0	\$64.0	\$60.0	\$64.0	\$50.7
4 Jump park		\$10.0		\$10.0		
5 Pumptrack		\$35.0	\$26.0	\$35.0	\$26.0	\$20.6
6 Play consultant	\$30.0					
7 Site Survey	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$4.0
8 Arboriculture Visual Tree Assessment Re	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$4.0
9 Temporary Fencing	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$4.0
10 Prelims, administration and OHS	\$182.9	\$241.8	\$275.7	\$241.8	\$275.7	\$218.3
Total 01) Design and preliminaries	\$384.9	\$506.8	\$570.7	\$506.8	\$570.7	\$451.9
02) Demolition and earthworks						
11 Site strip and disposal	\$10.8	\$12.0	\$14.0	\$12.0	\$14.0	\$14.0
12 Path demolition and disposal	\$1.9	\$36.0	\$3.0	\$36.0	\$3.0	\$3.0
13 140m length fence removal and disposal	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
14 Earthworks including import of clean fill	\$70.0	\$100.0	\$120.0	\$100.0	\$120.0	\$120.0
15 Final trim	\$5.4	\$6.0	\$7.0	\$6.0	\$7.0	\$7.0
Total 02) Demolition and earthworks	\$93.1	\$159.0	\$149.0	\$159.0	\$149.0	\$149.0
03) Skate Plaza						
16 Transition	\$144.9	\$250.6	\$252.7	\$203.4	\$252.7	\$252.7
17 Banks	\$44.8	\$45.5	\$71.4	\$57.5	\$71.4	\$71.4
18 Flat slab and platform	\$194.6	\$243.2	\$270.4	\$217.6	\$270.4	\$270.4
19 Ledges	\$61.7	\$78.0	\$88.0	\$70.8	\$88.0	\$88.0
20 Edgewalls	\$29.6	\$39.0	\$43.5	\$35.0	\$43.5	\$43.5
21 Footings	\$6.0	\$7.5	\$9.0	\$7.2	\$9.0	\$9.0
22 Stairs	\$6.0	\$6.2	\$7.0	\$5.6	\$7.0	\$7.0
23 Steel Rails	\$14.0	\$7.0	\$17.5	\$14.1	\$17.5	\$17.5
24 Handrail / Balustrade						
25 Drainage	\$15.0	\$30.0	\$40.0	\$32.2	\$40.0	\$40.0
Total 03) Skate Plaza	\$516.5	\$707.0	\$799.5	\$643.5	\$799.5	\$799.5
04) BMX track						
26 Asphalt - flat stand			\$60.0	\$60.0	\$60.0	
27 Asphalt - various track shapes			\$185.0	\$185.0	\$185.0	
28 Artificial turf			\$57.0	\$57.0	\$57.0	
29 Limestone block retaining walls			\$16.3	\$16.3	\$16.3	
Total 04) BMX track			\$318.3	\$318.3	\$318.3	
05) BMX jumps						
30 Trail		\$40.0		\$40.0	\$40.0	
31 Import of material / shaping of jump mounds		\$60.0		\$60.0	\$60.0	
32 Timber and steel kicker ramps		\$6.0		\$6.0	\$6.0	
33 Loosely placed rockwork import/positioned		\$12.0		\$12.0	\$12.0	
Total 05) BMX jumps		\$118.0		\$118.0	\$118.0	

*Percy Doyle Skate Park
Financial evaluation 2022*

Analysis by component	Capital Costs Estimate					
	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Option1	Option2	Option3	Option4	Option5	Option6
	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
06) Half court						
34 Multicourt surface, painting and linemarking	\$111.0	\$111.0		\$111.0		
35 Netball tower & Boomerang unit for multicourt	\$14.0	\$14.0		\$14.0		
Total 06) Half court	\$125.0	\$125.0		\$125.0		
07) Full court						
36 Multicourt surface, painting and linemarking			\$183.0		\$183.0	
37 Netball tower & Boomerang unit for multicourt			\$28.0		\$28.0	
Total 07) Full court			\$211.0		\$211.0	
08) Natureplay						
38 Blocks, Logs and Prep	\$50.0	\$60.0		\$60.0	\$60.0	
39 Equipment	\$250.0	\$290.0		\$290.0	\$290.0	
40 Softfall surface finish - mulch	\$12.6	\$15.8		\$15.8	\$15.8	
41 Softfall surface finish - sand	\$18.0	\$20.3		\$20.3	\$20.3	
42 Garden area including topsoil, mulch, plants, trees and st	\$14.8	\$14.8		\$14.8	\$14.8	
43 Limestone Walls	\$34.0	\$42.0		\$42.0	\$42.0	
Total 08) Natureplay	\$379.4	\$442.8		\$442.8	\$442.8	
09) Climbing frame						
44 Exercise / climbing equipment			\$40.0		\$40.0	
Total 09) Climbing frame			\$40.0		\$40.0	
10) Hard landscaping						
45 Non-trafficable coloured concrete paths and pads	\$53.6	\$60.4	\$80.0	\$60.4	\$80.0	\$80.0
46 Trafficable coloured concrete paths and pads	\$15.6	\$9.6	\$19.2	\$9.6	\$19.2	\$19.2
47 Feature paving/concrete pads	\$72.3	\$75.0	\$54.0	\$75.0	\$54.0	\$54.0
48 Concrete Pram Ramp	\$0.6	\$0.6	\$0.9	\$0.6	\$0.9	\$0.9
49 Path tactiles to pram ramps	\$1.0	\$1.0	\$1.5	\$1.0	\$1.5	\$1.5
50 Concrete steps			\$20.0		\$20.0	\$20.0
51 Limestone block freestanding walls	\$8.0	\$8.0	\$14.0	\$8.0	\$14.0	\$14.0
52 Limestone block retaining walls	\$6.3	\$16.3	\$60.0	\$16.3	\$60.0	\$60.0
53 Concrete Edging	\$6.0	\$10.0	\$14.0	\$10.0	\$14.0	\$14.0
54 Anti-graffiti coating to all hard surfaces	\$20.8	\$23.6	\$30.1	\$23.6	\$30.1	\$30.1
Total 10) Hard landscaping	\$184.1	\$204.5	\$293.7	\$204.5	\$293.7	\$293.7
11) Soft landscaping						
55 Roll on turf	\$7.9		\$5.0		\$5.0	\$5.0
56 Mulch only	\$22.4	\$34.5	\$55.0	\$34.5	\$55.0	\$55.0
57 Turf irrigation	\$12.6		\$8.0		\$8.0	\$8.0
58 Irrigation mainline	\$5.0		\$5.0		\$5.0	\$5.0
59 45Lt minimum tree	\$3.0	\$3.0	\$4.0	\$3.0	\$4.0	\$4.0
Total 11) Soft landscaping	\$50.9	\$37.5	\$77.0	\$37.5	\$77.0	\$77.0

*Percy Doyle Skate Park
Financial evaluation 2022*

Analysis by component	Capital Costs Estimate						
		Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub	
		Option1	Option2	Option3	Option4	Option5	Option6
		\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
12) Amenities							
60 Toilet block	\$225.0	\$300.0	\$350.0	\$300.0	\$445.2	\$350.0	
61 Primary shelter	\$40.0	\$40.0	\$120.0	\$40.0	\$152.6	\$120.0	
62 Secondary shelter	\$20.0	\$40.0	\$40.0	\$40.0	\$50.9	\$40.0	
63 Picnic setting	\$18.0	\$21.6	\$18.0	\$21.6	\$22.9	\$18.0	
64 Platform seat	\$5.2	\$13.0	\$2.6	\$13.0	\$3.3	\$2.6	
65 Bench seat	\$13.5	\$6.0	\$3.0	\$6.0	\$3.8	\$3.0	
66 Wall seat	\$4.5	\$7.5	\$10.5	\$7.5	\$13.4	\$10.5	
67 BBQ	\$19.0	\$19.0	\$38.0	\$19.0	\$48.3	\$38.0	
68 Water bubbler	\$30.0	\$30.0	\$45.0	\$30.0	\$57.2	\$45.0	
69 Rubbish bin	\$2.0	\$4.0	\$6.0	\$4.0	\$7.6	\$6.0	
70 Handrail / Balustrade			\$21.0		\$26.7	\$21.0	
71 Removable steel path bollard	\$1.2	\$1.2	\$1.2	\$1.2	\$1.5	\$1.2	
72 600mm high timber park bollards	\$6.0	\$10.0	\$10.0	\$10.0	\$12.7	\$10.0	
Total 12) Amenities	\$384.4	\$492.3	\$665.3	\$492.3	\$846.3	\$665.3	
13) Parking, lighting, signage							
73 Additional parking, dropoff bays and signage	\$58.0	\$58.0	\$58.0	\$58.0	\$58.0	\$58.0	
74 Skate Park Lighting	\$50.0	\$80.0	\$200.0	\$80.0	\$200.0	\$50.0	
75 Signage for playground, skate park and jump park	\$3.6	\$4.8	\$4.8	\$4.8	\$4.8	\$3.6	
Total 13) Parking, lighting, signage	\$111.6	\$142.8	\$262.8	\$142.8	\$262.8	\$111.6	
14) CCTV							
76 Hinged CCTV Pole, 6m, Footings and Accessories	\$22.8	\$22.8	\$22.8	\$22.8	\$22.8	\$22.8	
77 PTZ CCTV IR Camera (1 per Pole) incl brackets	\$22.8	\$22.8	\$22.8	\$22.8	\$22.8	\$22.8	
78 Fixed CCTV IR Camera (3 per Pole) incl brackets	\$23.4	\$23.4	\$23.4	\$23.4	\$23.4	\$23.4	
79 Field Cabinets	\$11.7	\$11.7	\$11.7	\$11.7	\$11.7	\$11.7	
80 Field Network Switches incl SFP	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	
81 Duncraig Library Network Switch incl SFP	\$1.6	\$1.6	\$1.6	\$1.6	\$1.6	\$1.6	
82 Power Supplies and Field Cabinet Accessories	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	
83 Civil Works (Per Pole to Field Cabinet)	\$39.0	\$39.0	\$39.0	\$39.0	\$39.0	\$39.0	
84 Cabling Works (Per Pole to Field Cabinet)	\$26.0	\$26.0	\$26.0	\$26.0	\$26.0	\$26.0	
85 Civil & Cabling to Duncraig Library	\$26.0	\$26.0	\$26.0	\$26.0	\$26.0	\$26.0	
86 CCTV Recording Server	\$20.8	\$20.8	\$20.8	\$20.8	\$20.8	\$20.8	
87 Genetec Licensing (20x Cameras)	\$10.8	\$10.8	\$10.8	\$10.8	\$10.8	\$10.8	
88 FAT, Pre-configuration and site installation	\$32.5	\$32.5	\$32.5	\$32.5	\$32.5	\$32.5	
89 Configuration, Site Acceptance Testing, Handover	\$11.2	\$11.2	\$11.2	\$11.2	\$11.2	\$11.2	
90 Design, management, documentation, drawings and register	\$10.2	\$10.2	\$10.2	\$10.2	\$10.2	\$10.2	
91 Consumables, patch leads, connectors, Sundries etc.	\$6.5	\$6.5	\$6.5	\$6.5	\$6.5	\$6.5	
Total 14) CCTV	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9	\$271.9	
15) Landscaping residual space							
92 Irrigation set up	\$34.3	\$25.8	\$22.5	\$25.8	\$22.5	\$36.5	
93 General allowance	\$199.5	\$148.5	\$129.0	\$148.5	\$129.0	\$213.0	
Total 15) Landscaping residual space	\$233.8	\$174.3	\$151.5	\$174.3	\$151.5	\$249.5	
16) Services							
94 Relocation of library sub-main	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0	\$85.0	
95 New services to amenities	\$65.0	\$65.0	\$65.0	\$65.0	\$95.0	\$65.0	
Total 16) Services	\$150.0	\$150.0	\$150.0	\$150.0	\$180.0	\$150.0	
17) Public art contribution							
96 1% contribution	\$27.4	\$35.3	\$39.6	\$37.9	\$47.3	\$32.2	
Total 17) Public art contribution	\$27.4	\$35.3	\$39.6	\$37.9	\$47.3	\$32.2	
18) City contingency							
97 20% contingency	\$582.6	\$713.4	\$800.0	\$764.9	\$955.9	\$650.3	
Total 18) City contingency	\$582.6	\$713.4	\$800.0	\$764.9	\$955.9	\$650.3	

*Percy Doyle Skate Park
Financial evaluation 2022*

Appendix 2 – Maintenance assumptions by component

Analysis by component	Mtce % %	Annual Maintenance Estimate					
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
		Option1	Option2	Option3	Option4	Option5	Option6
		\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
01) Design and preliminaries							
1 Landscape							
2 Irrigation							
3 Skate							
4 Jump park							
5 Pumptrack							
6 Play consultant							
7 Site Survey							
8 Arboriculture Visual Tree Assessment Report for e							
9 Temporary Fencing							
10 Prelims, administration and OHS							
Total 01) Design and preliminaries							
02) Demolition and earthworks							
11 Site strip and disposal							
12 Path demolition and disposal							
13 140m length fence removal and disposal							
14 Earthworks including import of clean fill							
15 Final trim							
Total 02) Demolition and earthworks							
03) Skate Plaza							
16 Transition	5.0%	\$7.2	\$12.5	\$12.6	\$10.2	\$12.6	\$12.6
17 Banks	5.0%	\$2.2	\$2.3	\$3.6	\$2.9	\$3.6	\$3.6
18 Flat slab and platform	5.0%	\$9.7	\$12.2	\$13.5	\$10.9	\$13.5	\$13.5
19 Ledges	5.0%	\$3.1	\$3.9	\$4.4	\$3.5	\$4.4	\$4.4
20 Edgewalls	5.0%	\$1.5	\$2.0	\$2.2	\$1.8	\$2.2	\$2.2
21 Footings	5.0%	\$0.3	\$0.4	\$0.5	\$0.4	\$0.5	\$0.5
22 Stairs	5.0%	\$0.3	\$0.3	\$0.4	\$0.3	\$0.4	\$0.4
23 Steel Rails	5.0%	\$0.7	\$0.4	\$0.9	\$0.7	\$0.9	\$0.9
24 Handrail / Balustrade	5.0%						
25 Drainage	5.0%	\$0.8	\$1.5	\$2.0	\$1.6	\$2.0	\$2.0
Total 03) Skate Plaza		\$25.8	\$35.4	\$40.0	\$32.2	\$40.0	\$40.0
04) BMX track							
26 Asphalt - flat stand	5.0%			\$3.0	\$3.0	\$3.0	
27 Asphalt - various track shapes	5.0%			\$9.3	\$9.3	\$9.3	
28 Artificial turf	5.0%			\$2.9	\$2.9	\$2.9	
29 Limestone block retaining walls	5.0%			\$0.8	\$0.8	\$0.8	
Total 04) BMX track				\$15.9	\$15.9	\$15.9	
05) BMX jumps							
30 Trail	5.0%		\$2.0		\$2.0	\$2.0	
31 Import of material / shaping of jump moun	5.0%		\$3.0		\$3.0	\$3.0	
32 Timber and steel kicker ramps	5.0%		\$0.3		\$0.3	\$0.3	
33 Loosely placed rockwork import/positione	5.0%		\$0.6		\$0.6	\$0.6	
Total 05) BMX jumps			\$5.9		\$5.9	\$5.9	

*Percy Doyle Skate Park
Financial evaluation 2022*

Analysis by component	Mctce % %	Annual Maintenance Estimate					
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
		Option1	Option2	Option3	Option4	Option5	Option6
		\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
06) Half court							
34 Multicourt surface, painting and linemarki	3.0%	\$3.3	\$3.3		\$3.3		
35 Netball tower & Boomerang unit for multio	3.0%	\$0.4	\$0.4		\$0.4		
Total 06) Half court		\$3.8	\$3.8		\$3.8		
07) Full court							
36 Multicourt surface, painting and linemarki	3.0%			\$5.5		\$5.5	
37 Netball tower & Boomerang unit for multio	3.0%			\$0.8		\$0.8	
Total 07) Full court				\$6.3		\$6.3	
08) Natureplay							
38 Blocks, Logs and Prep	3.0%	\$1.5	\$1.8		\$1.8	\$1.8	
39 Equipment	3.0%	\$7.5	\$8.7		\$8.7	\$8.7	
40 Softfall surface finish - mulch	3.0%	\$0.4	\$0.5		\$0.5	\$0.5	
41 Softfall surface finish - sand	3.0%	\$0.5	\$0.6		\$0.6	\$0.6	
42 Garden area including topsoil, mulch, plan	3.0%	\$0.4	\$0.4		\$0.4	\$0.4	
43 Limestone Walls	0.5%	\$0.2	\$0.2		\$0.2	\$0.2	
Total 08) Natureplay		\$10.5	\$12.2		\$12.2	\$12.2	
09) Climbing frame							
44 Exercise / climbing equipment	3.0%			\$1.2		\$1.2	
Total 09) Climbing frame				\$1.2		\$1.2	
10) Hard landscaping							
45 Non-trafficable coloured concrete paths and	1.0%	\$0.5	\$0.6	\$0.8	\$0.6	\$0.8	\$0.8
46 Trafficable coloured concrete paths and p	1.0%	\$0.2	\$0.1	\$0.2	\$0.1	\$0.2	\$0.2
47 Feature paving/concrete pads	1.0%	\$0.7	\$0.8	\$0.5	\$0.8	\$0.5	\$0.5
48 Concrete Pram Ramp	1.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
49 Path tactiles to pram ramps	1.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
50 Concrete steps	1.0%			\$0.2		\$0.2	\$0.2
51 Limestone block freestanding walls	1.0%	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
52 Limestone block retaining walls	1.0%	\$0.1	\$0.2	\$0.6	\$0.2	\$0.6	\$0.6
53 Concrete Edging	1.0%	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
54 Anti-graffiti coating to all hard surfaces	1.0%	\$0.2	\$0.2	\$0.3	\$0.2	\$0.3	\$0.3
Total 10) Hard landscaping		\$1.8	\$2.0	\$2.9	\$2.0	\$2.9	\$2.9
11) Soft landscaping							
55 Roll on turf	5.0%	\$0.4		\$0.3		\$0.3	\$0.3
56 Mulch only	5.0%	\$1.1	\$1.7	\$2.8	\$1.7	\$2.8	\$2.8
57 Turf irrigation	5.0%	\$0.6		\$0.4		\$0.4	\$0.4
58 Irrigation mainline	5.0%	\$0.3		\$0.3		\$0.3	\$0.3
59 45Lt minimum tree	5.0%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
Total 11) Soft landscaping		\$2.5	\$1.9	\$3.9	\$1.9	\$3.9	\$3.9

*Percy Doyle Skate Park
Financial evaluation 2022*

Analysis by component	Mtce % %	Annual Maintenance Estimate					
		Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
		Option1	Option2	Option3	Option4	Option5	Option6
		\$'000s	\$'000s	\$'000s	\$'000s	\$'000s	\$'000s
12) Amenities							
60 Toilet block	4.0%	\$9.0	\$12.0	\$14.0	\$12.0	\$17.8	\$14.0
61 Primary shelter	2.0%	\$0.8	\$0.8	\$2.4	\$0.8	\$3.1	\$2.4
62 Secondary shelter	2.0%	\$0.4	\$0.8	\$0.8	\$0.8	\$1.0	\$0.8
63 Picnic setting	2.0%	\$0.4	\$0.4	\$0.4	\$0.4	\$0.5	\$0.4
64 Platform seat	2.0%	\$0.1	\$0.3	\$0.1	\$0.3	\$0.1	\$0.1
65 Bench seat	2.0%	\$0.3	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
66 Wall seat	2.0%	\$0.1	\$0.2	\$0.2	\$0.2	\$0.3	\$0.2
67 BBQ	2.0%	\$0.4	\$0.4	\$0.8	\$0.4	\$1.0	\$0.8
68 Water bubbler	2.0%	\$0.6	\$0.6	\$0.9	\$0.6	\$1.1	\$0.9
69 Rubbish bin	2.0%	\$0.0	\$0.1	\$0.1	\$0.1	\$0.2	\$0.1
70 Handrail / Balustrade	2.0%			\$0.4		\$0.5	\$0.4
71 Removable steel path bollard	2.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
72 600mm high timber park bollards	2.0%	\$0.1	\$0.2	\$0.2	\$0.2	\$0.3	\$0.2
Total 12) Amenities		\$12.2	\$15.8	\$20.3	\$15.8	\$25.8	\$20.3
13) Parking, lighting, signage							
73 Additional parking, dropoff bays and signage	1.0%	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6
74 Skate Park Lighting	5.0%	\$2.5	\$4.0	\$10.0	\$4.0	\$10.0	\$2.5
75 Signage for playground, skate park and junior	1.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Total 13) Parking, lighting, signage		\$3.1	\$4.6	\$10.6	\$4.6	\$10.6	\$3.1
14) CCTV							
76 Hinged CCTV Pole, 6m, Footings and Accessories	3.0%	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7
77 PTZ CCTV IR Camera (1 per Pole) incl bracket	3.0%	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7
78 Fixed CCTV IR Camera (3 per Pole) incl bracket	3.0%	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7	\$0.7
79 Field Cabinets	3.0%	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4
80 Field Network Switches incl SFP	3.0%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
81 Duncraig Library Network Switch incl SFP	3.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
82 Power Supplies and Field Cabinet Access	3.0%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
83 Civil Works (Per Pole to Field Cabinet)	3.0%	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2
84 Cabling Works (Per Pole to Field Cabinet)	3.0%	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8
85 Civil & Cabling to Duncraig Library	3.0%	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8	\$0.8
86 CCTV Recording Server	3.0%	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6
87 Genetec Licensing (20x Cameras)	3.0%	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
88 FAT, Pre-configuration and site installation	3.0%	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0	\$1.0
89 Configuration, Site Acceptance Testing, Handover	3.0%	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
90 Design, management, documentation, drawings	3.0%	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
91 Consumables, patch leads, connectors, splicing	3.0%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
Total 14) CCTV		\$8.2	\$8.2	\$8.2	\$8.2	\$8.2	\$8.2
15) Landscaping residual space							
92 Irrigation set up	10.0%	\$3.4	\$2.6	\$2.3	\$2.6	\$2.3	\$3.7
93 General allowance	10.0%	\$20.0	\$14.9	\$12.9	\$14.9	\$12.9	\$21.3
Total 15) Landscaping residual space		\$23.4	\$17.4	\$15.2	\$17.4	\$15.2	\$25.0
16) Services							
94 Relocation of library sub-main							
95 New services to amenities							
Total 16) Services							
17) Public art contribution							
96 1% contribution							
Total 17) Public art contribution							
18) City contingency							
97 20% contingency	10.0%	\$58.3	\$71.3	\$80.0	\$76.5	\$95.6	\$65.0
Total 18) City contingency		\$58.3	\$71.3	\$80.0	\$76.5	\$95.6	\$65.0

**Percy Doyle Skate Park
Financial evaluation 2022**

Appendix 3 – Depreciation assumptions by component

Analysis by component	Assumptions for Capital Replacement			Depreciation					
	Replaced	Life	Rate	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Y/N	Yrs	%	Option1	Option2	Option3	Option4	Option5	Option6
				\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
01) Design and preliminaries									
1 Landscape	No	n/a							
2 Irrigation	No	n/a							
3 Skate	No	n/a							
4 Jump park	No	n/a							
5 Pumptrack	No	n/a							
6 Play consultant	No	n/a							
7 Site Survey	No	n/a							
8 Arboriculture Visual Tree Assessment Report	No	n/a							
9 Temporary Fencing	No	n/a							
10 Prelims, administration and OHS	No	n/a							
Total 01) Design and preliminaries									
02) Demolition and earthworks									
11 Site strip and disposal	No	n/a							
12 Path demolition and disposal	No	n/a							
13 140m length fence removal and disposal	No	n/a							
14 Earthworks including import of clean fill	No	n/a							
15 Final trim	No	n/a							
Total 02) Demolition and earthworks									
03) Skate Plaza									
16 Transition	Yes	20	5.0%	\$7.2	\$12.5	\$12.6	\$10.2	\$12.6	\$12.6
17 Banks	Yes	20	5.0%	\$2.2	\$2.3	\$3.6	\$2.9	\$3.6	\$3.6
18 Flat slab and platform	Yes	20	5.0%	\$9.7	\$12.2	\$13.5	\$10.9	\$13.5	\$13.5
19 Ledges	Yes	20	5.0%	\$3.1	\$3.9	\$4.4	\$3.5	\$4.4	\$4.4
20 Edgewalls	Yes	20	5.0%	\$1.5	\$2.0	\$2.2	\$1.8	\$2.2	\$2.2
21 Footings	Yes	20	5.0%	\$0.3	\$0.4	\$0.5	\$0.4	\$0.5	\$0.5
22 Stairs	Yes	20	5.0%	\$0.3	\$0.3	\$0.4	\$0.3	\$0.4	\$0.4
23 Steel Rails	Yes	20	5.0%	\$0.7	\$0.4	\$0.9	\$0.7	\$0.9	\$0.9
24 Handrail / Balustrade	Yes	20	5.0%						
25 Drainage	Yes	50	2.0%	\$0.3	\$0.6	\$0.8	\$0.6	\$0.8	\$0.8
Total 03) Skate Plaza				\$25.4	\$34.5	\$38.8	\$31.2	\$38.8	\$38.8
04) BMX track									
26 Asphalt - flat stand	Yes	20	5.0%			\$3.0	\$3.0	\$3.0	
27 Asphalt - various track shapes	Yes	20	5.0%			\$9.3	\$9.3	\$9.3	
28 Artificial turf	Yes	10	10.0%			\$5.7	\$5.7	\$5.7	
29 Limestone block retaining walls	Yes	40	2.5%			\$0.4	\$0.4	\$0.4	
Total 04) BMX track						\$18.4	\$18.4	\$18.4	
05) BMX jumps									
30 Trail	Yes	20	5.0%		\$2.0		\$2.0	\$2.0	
31 Import of material / shaping of jump mounds	Yes	20	5.0%		\$3.0		\$3.0	\$3.0	
32 Timber and steel kicker ramps	Yes	20	5.0%		\$0.3		\$0.3	\$0.3	
33 Loosely placed rockwork import/positioned	Yes	20	5.0%		\$0.6		\$0.6	\$0.6	
Total 05) BMX jumps					\$5.9		\$5.9	\$5.9	

**Percy Doyle Skate Park
Financial evaluation 2022**

Analysis by component	Assumptions for Capital Replacement			Depreciation					
	Replaced	Life	Rate	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Y/N	Yrs	%	Option1	Option2	Option3	Option4	Option5	Option6
				\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
06) Half court									
34 Multicourt surface, painting and linemarking	Yes	40	2.5%	\$2.8	\$2.8		\$2.8		
35 Netball tower & Boomerang unit for multicourt	Yes	40	2.5%	\$0.4	\$0.4		\$0.4		
Total 06) Half court				\$3.1	\$3.1		\$3.1		
07) Full court									
36 Multicourt surface, painting and linemarking	Yes	40	2.5%			\$4.6		\$4.6	
37 Netball tower & Boomerang unit for multicourt	Yes	40	2.5%			\$0.7		\$0.7	
Total 07) Full court						\$5.3		\$5.3	
08) Natureplay									
38 Blocks, Logs and Prep	Yes	10	10.0%	\$5.0	\$6.0		\$6.0	\$6.0	
39 Equipment	Yes	10	10.0%	\$25.0	\$29.0		\$29.0	\$29.0	
40 Softfall surface finish - mulch	No	n/a							
41 Softfall surface finish - sand	No	n/a							
42 Garden area including topsoil, mulch, plants, t	No	n/a							
43 Limestone Walls	Yes	60	1.7%	\$0.6	\$0.7		\$0.7	\$0.7	
Total 08) Natureplay				\$30.6	\$35.7		\$35.7	\$35.7	
09) Climbing frame									
44 Exercise / climbing equipment	Urd	10	10.0%			\$4.0		\$4.0	
Total 09) Climbing frame						\$4.0		\$4.0	
10) Hard landscaping									
45 Non-trafficable coloured concrete paths and pads	Yes	30	3.3%	\$1.8	\$2.0	\$2.7	\$2.0	\$2.7	\$2.7
46 Trafficable coloured concrete paths and pads	Yes	30	3.3%	\$0.5	\$0.3	\$0.6	\$0.3	\$0.6	\$0.6
47 Feature paving/concrete pads	Yes	30	3.3%	\$2.4	\$2.5	\$1.8	\$2.5	\$1.8	\$1.8
48 Concrete Pram Ramp	Yes	30	3.3%	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
49 Path tactiles to pram ramps	Yes	30	3.3%	\$0.0	\$0.0	\$0.1	\$0.0	\$0.1	\$0.1
50 Concrete steps	Yes	30	3.3%			\$0.7		\$0.7	\$0.7
51 Limestone block freestanding walls	Yes	30	3.3%	\$0.3	\$0.3	\$0.5	\$0.3	\$0.5	\$0.5
52 Limestone block retaining walls	Yes	30	3.3%	\$0.2	\$0.5	\$2.0	\$0.5	\$2.0	\$2.0
53 Concrete Edging	Yes	30	3.3%	\$0.2	\$0.3	\$0.5	\$0.3	\$0.5	\$0.5
54 Anti-graffiti coating to all hard surfaces	Yes	30	3.3%	\$0.7	\$0.8	\$1.0	\$0.8	\$1.0	\$1.0
Total 10) Hard landscaping				\$6.1	\$6.8	\$9.8	\$6.8	\$9.8	\$9.8
11) Soft landscaping									
55 Roll on turf		n/a							
56 Mulch only		n/a							
57 Turf irrigation		30	3.3%	\$0.4		\$0.3		\$0.3	\$0.3
58 Irrigation mainline		n/a							
59 45Lt minimum tree		n/a							
Total 11) Soft landscaping				\$0.4		\$0.3		\$0.3	\$0.3

**Percy Doyle Skate Park
Financial evaluation 2022**

Analysis by component	Assumptions for Capital Replacement			Depreciation					
	Replaced	Life	Rate	Community Youth Playscape	Integrated Youth & Community Recreation Precinct	Youth Recreation Precinct	Youth Ride Zone	Community & Youth Ride / Play Precinct	Signature Skate Hub
	Y/N	Yrs	%	Option1	Option2	Option3	Option4	Option5	Option6
				\$000s	\$000s	\$000s	\$000s	\$000s	\$000s
12) Amenities									
60 Toilet block	Yes	40	2.5%	\$5.6	\$7.5	\$8.8	\$7.5	\$11.1	\$8.8
61 Primary shelter	Yes	15	6.7%	\$2.7	\$2.7	\$8.0	\$2.7	\$10.2	\$8.0
62 Secondary shelter	Yes	15	6.7%	\$1.3	\$2.7	\$2.7	\$2.7	\$3.4	\$2.7
63 Picnic setting	Yes	15	6.7%	\$1.2	\$1.4	\$1.2	\$1.4	\$1.5	\$1.2
64 Platform seat	Yes	15	6.7%	\$0.3	\$0.9	\$0.2	\$0.9	\$0.2	\$0.2
65 Bench seat	Yes	15	6.7%	\$0.9	\$0.4	\$0.2	\$0.4	\$0.3	\$0.2
66 Wall seat	Yes	15	6.7%	\$0.3	\$0.5	\$0.7	\$0.5	\$0.9	\$0.7
67 BBQ	Yes	15	6.7%	\$1.3	\$1.3	\$2.5	\$1.3	\$3.2	\$2.5
68 Water bubbler	Yes	15	6.7%	\$2.0	\$2.0	\$3.0	\$2.0	\$3.8	\$3.0
69 Rubbish bin	Yes	15	6.7%	\$0.1	\$0.3	\$0.4	\$0.3	\$0.5	\$0.4
70 Handrail / Balustrade	Yes	15	6.7%			\$1.4		\$1.8	\$1.4
71 Removable steel path bollard	Yes	15	6.7%	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1
72 600mm high timber park bollards	Yes	15	6.7%	\$0.4	\$0.7	\$0.7	\$0.7	\$0.8	\$0.7
Total 12) Amenities				\$16.3	\$20.3	\$29.8	\$20.3	\$37.9	\$29.8
13) Parking, lighting, signage									
73 Additional parking, dropoff bays and signage	Yes	50	2.0%	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2	\$1.2
74 Skate Park Lighting	Yes	25	4.0%	\$2.0	\$3.2	\$8.0	\$3.2	\$8.0	\$2.0
75 Signage for playground, skate park and jump p	Yes	20	5.0%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
Total 13) Parking, lighting, signage				\$3.3	\$4.6	\$9.4	\$4.6	\$9.4	\$3.3
14) CCTV									
76 Hinged CCTV Pole, 6m, Footings and Access	Yes	20	5.0%	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
77 PTZ CCTV IR Camera (1 per Pole) incl bracket	Yes	7	14.3%	\$3.3	\$3.3	\$3.3	\$3.3	\$3.3	\$3.3
78 Fixed CCTV IR Camera (3 per Pole) incl bracket	Yes	7	14.3%	\$3.3	\$3.3	\$3.3	\$3.3	\$3.3	\$3.3
79 Field Cabinets	Yes	20	5.0%	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6
80 Field Network Switches incl SFP	Yes	5	20.0%	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1	\$1.1
81 Duncraig Library Network Switch incl SFP	Yes	5	20.0%	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
82 Power Supplies and Field Cabinet Accessories	Yes	5	20.0%	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3
83 Civil Works (Per Pole to Field Cabinet)	Yes	n/a							
84 Cabling Works (Per Pole to Field Cabinet)	Yes	20	5.0%	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3
85 Civil & Cabling to Duncraig Library	Yes	n/a							
86 CCTV Recording Server	Yes	n/a							
87 Genetec Licensing (20x Cameras)	Yes	n/a							
88 FAT, Pre-configuration and site installation	Yes	n/a							
89 Configuration, Site Acceptance Testing, Handover	Yes	n/a							
90 Design, management, documentation, drawing	Yes	n/a							
91 Consumables, patch leads, connectors, Sundry	Yes	n/a							
Total 14) CCTV				\$11.3	\$11.3	\$11.3	\$11.3	\$11.3	\$11.3
15) Landscaping residual space									
92 Irrigation set up	Yes	30	3.3%	\$1.1	\$0.9	\$0.8	\$0.9	\$0.8	\$1.2
93 General allowance	Yes	30	3.3%	\$6.7	\$5.0	\$4.3	\$5.0	\$4.3	\$7.1
Total 15) Landscaping residual space				\$7.8	\$5.8	\$5.1	\$5.8	\$5.1	\$8.3
16) Services									
94 Relocation of library sub-main	No	n/a							
95 New services to amenities	No	n/a							
Total 16) Services									
17) Public art contribution									
96 1% contribution	No	n/a							
Total 17) Public art contribution									
18) City contingency									
97 20% contingency	Yes	20	5.0%	\$29.1	\$35.7	\$40.0	\$38.2	\$47.8	\$32.5
Total 18) City contingency				\$29.1	\$35.7	\$40.0	\$38.2	\$47.8	\$32.5

Percy Doyle Outdoor Youth Recreation Facilities

- Options evaluation and shortlisting -

Project Name	Percy Doyle Outdoor Youth Recreation Facilities
Project Sponsor	Director Planning and Community Development
Project Manager	Senior Project Officer
Joondalup 2022 Key Theme	Community Wellbeing
HP Records	02056

VERSION CONTROL

	Date	Author	Details
1	11/11/2021	SPO	Draft for Project Team Review
2	12/11/2021	SFA	Minor changes
3	23/11/2021	SPO	Complete report.
4	22/02/2022	SPO	Draft for Strategy Session

CONTENTS

1	Introduction / Background	3
1.1	Purpose of paper	3
1.2	Project Management Framework	3
1.3	Project Background.....	4
1.4	Disclaimer	5
2	Option Evaluation Process	6
2.1	Overview.....	6
2.2	Process - details	6
2.3	Project team.....	7
3	SITE LOCATION OPTIONS.....	8
3.1	Options	8
3.2	Evaluation.....	9
3.3	Preferred site location	10
4	FACILITY ARRANGEMENT OPTIONS.....	10
4.1	Initial options listing.....	10
4.2	Strategic multi-criteria evaluation and initial shortlist	12
5	COMMUNITY CONSULTATION INPUTS	13
6	MULTI-CRITERIA EVALUATION OF SHORTLIST	14
6.1	Criteria and indicators	14
6.2	Scoring	14
6.3	Weightings.....	16
6.4	Ranking of options	17
6.5	Sensitivity analysis.....	18
6.6	Preferred options	18
7	RECOMMENDED SCOPE.....	19

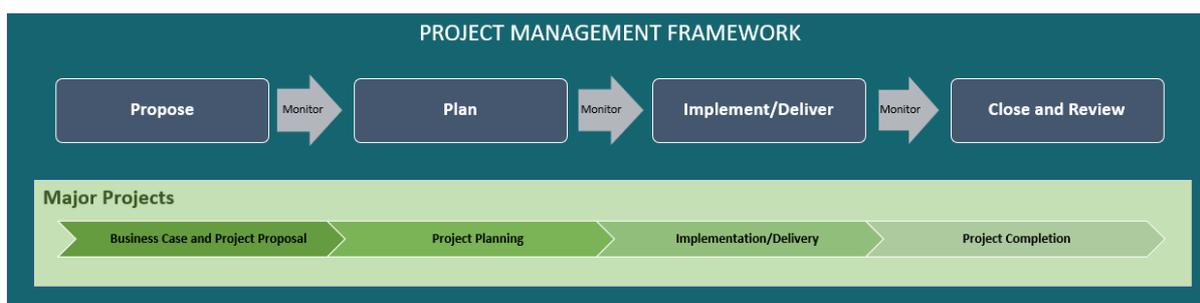
1 INTRODUCTION / BACKGROUND

1.1 Purpose of paper

The purpose of this paper is to document the process used to evaluate options and short list them for the business case for outdoor youth recreation facilities at Percy Doyle Reserve. This report does not make an outright recommendation for the development but, through consideration and community consultation on options, identifies a functional scope of works to be delivered through future detailed design.

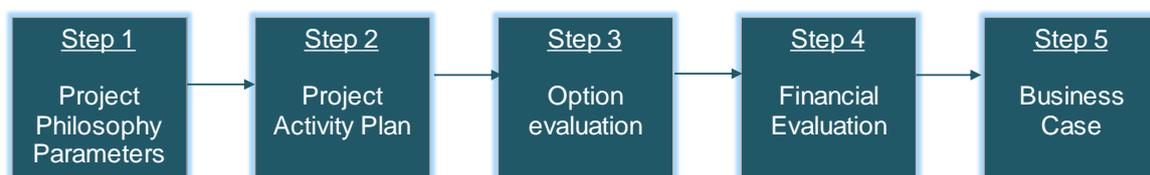
1.2 Project Management Framework.

The City uses a standard project methodology for managing projects, the Project Management Framework, which has different requirements for each type of project. This project is deemed to be a Major Project, which has the following four phases. The project is currently within the first phase, “Propose”.



There are five standard steps within the “Propose” phase, these are listed below. This report covers step 3, Option Evaluation.

Five-Step Process for approval of a Major Project



1.3 Project Background

At its meeting held on 16 August 2016 (C46-08/16 refers), Council resolved to request the Chief Executive Officer to provide a report on the provision of a skate park within the Percy Doyle Reserve to provide a recreational facility for youth of the district.

At its meeting held on 16 May 2017 (CJ067-05/17 refers), Council resolved:

- not to proceed with the planning and development of a skate facility at Percy Doyle Reserve at that time;
- request the Chief Executive Officer to initiate the development of a BMX, Skate and Outdoor Youth Recreation Strategy for the City of Joondalup;
- consider Percy Doyle Reserve as a potential site for a future facility as part of the development of such a strategy
- to list for consideration in the draft 2017/2018 budget an amount of \$55,000 for consultancy and \$5,000 for community consultation to enable development of the strategy.

Various consultant reports were commissioned to provide background information, analysis and technical inputs to inform the development of the strategy. This included:

- A technical report by Convic reporting on community consultation undertaken regarding skate, BMX and other forms of outdoor youth recreation, the current condition and use of existing facilities in the City, and suitability of various sites across the City of Joondalup for future facilities
- A secondary report on the condition of Kinross skate park by Skate Sculpture; and
- Additional condition reports of the City's existing BMX facilities by Common Ground.

The technical and consultation reports provided by consultants were used to inform the development of the City of Joondalup Outdoor Youth Recreation Strategy, which focuses on meeting the outdoor recreation needs of young people in the City of Joondalup.

The strategy was adopted by Council in February 2021.

The strategy (and associated implementation plan) include priority implementation actions to "provide new/upgraded facilities to meet demonstrated demand", including preparation of a business case for a dedicated skate facility in the southern area of the City.

Following adoption of the strategy, Council resolved to progress a business case for a facility at Percy Doyle Reserve to address the critical infrastructure need for a dedicated skate facility to serve the southern suburbs of the City.

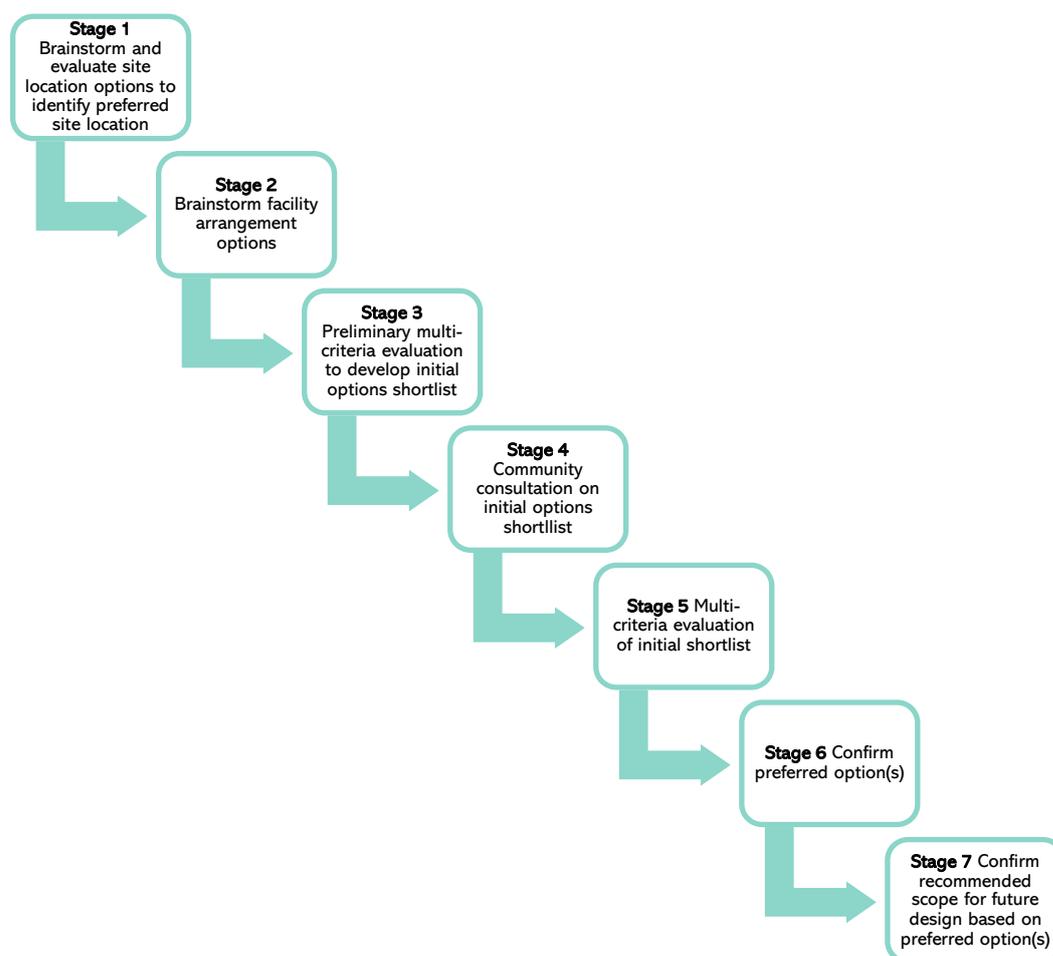
1.4 Disclaimer

The options evaluated by the project team have been considered based on the best available knowledge at this time. The exercise was conducted based on desktop analysis, existing information, opinion of cost on concept plans prepared and provided by facility design consultants, and community consultation.

2 OPTION EVALUATION PROCESS

2.1 Overview

The approach to develop and evaluate options is illustrated below; the approach utilised several stages that identified and evaluated both site location and facility arrangement options for outdoor youth facilities within Percy Doyle Reserve. The evaluation included a stage of community consultation to inform the evaluation against project objectives; community consultation outcomes are reported in the Community Consultation Report.



2.2 Process - details

Each stage is explained in more detail below; stages 1 to 3 were completed internally by the project team and stages 4 to 7 involved and were informed by community feedback.

Stage 1 Brainstorm and evaluate site location options to identify preferred site location

Utilised interrogation of aerial photography to identify all locations currently not utilised for other recreation purposes or facilities. The evaluation process to identify a preferred site location was based on elimination of least preferred options through a fatal flaws analysis. This considered aspects such as compatibility with surrounding land uses, size available, environmental constraints, and existing infrastructure.

Stage 2 Brainstorm facility arrangement options

Inspired and informed by case studies of outdoor youth facilities in other places, a brainstorm of facility arrangement options was undertaken to develop a long list of options for facilities. Review and discussion of the long list generated an understanding that, for the most part, options within the long list included minor variations on several functional facility options. These functional facility options were described to establish the initial options listing.

Stage 3 Preliminary multi-criteria evaluation to develop initial options shortlist

Using criteria that align with the project objectives, a strategic, preliminary multi-criteria evaluation compared the options, including “do nothing” against the project objectives, and identified the top three approaches as the basis for concept planning and community consultation.

Stage 4 Community consultation on initial options shortlist

Community feedback on the three options forming the initial options shortlist was invited from local residents, young people and clubs using facilities within Percy Doyle Reserve. Consultation outcomes were critical inputs to the subsequent multi-criteria evaluation.

Stage 5 Multi-criteria evaluation

Using criteria that align with the project objectives, a multi-criteria evaluation compared the options, including “do nothing”, and provided a quantifiable approach to ranking the options based on their consistency with the project objectives.

Stage 6 Confirm preferred options

Based on the ranking of options through the multi-criteria evaluation, the top two ranked options were confirmed as preferred.

Stage 7 Confirm recommended scope for future design based on preferred option(s)

Acknowledging that the purpose of the options for the business case is to [get words from FAQs here], a recommended scope for future design and an associated budget for the design and construction phase was developed.

2.3 Project team

The project team consisted of the following officers

- Senior Project Officer
- Senior Financial Analyst
- Team Leader Youth Services
- Youth Projects Officer

The Senior Project Officer is coordinating the project and preparing the preliminary business case.

The project team was supported by an Internal Steering Group comprised of the following officers:

- Manager Operations Services
- Manager Community Development and Libraries
- Senior Landscape Architect – Team Leader
- Coordinator Recreation Services
- Community Youth Worker

3 SITE LOCATION OPTIONS

3.1 Options

Potential site locations for outdoor youth recreation facilities within Percy Doyle Reserve identified by the evaluation process are shown in Figure 1. The identification of options explored all locations currently not utilised for other recreation purposes or facilities.



Figure 1: Potential site locations examined for outdoor youth recreation facilities within Percy Doyle Reserve

Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting



3.2 Evaluation

The fatal flaws analysis for site options is summarised in Table 1.

Table 1: Site Options Analysis Outcomes

Site option	Site attributes and constraints	Suitable?
North of Duncraig Library	Local natural area, with bushland.	No.
Adjacent to Warwick Road	Narrow site, with power infrastructure (power lines and poles) impacting on site design. Insufficient size for required amenities (including toilets) without imposing on carpark area. Costs of carpark relocation anticipated to be significant. Flat topography would limit inclusion of engaging facilities (e.g. skate bowl) without significant cost of excavating through limestone caprock.	Not preferred due to significant costs associated with limestone excavation and car park relocation.
Old tennis courts site	Mostly cleared, with existing topography providing opportunity for designing facilities without need for excavating limestone caprock. Library sub-main bisects site, and would require relocation which has cost impacts.	Yes, though has cost impacts as a result of need to relocate services.
Vacant space south of Recreation Centre	Cleared site. Close proximity to residences and poor surveillance from Marmion Avenue.	No.

3.3 Preferred site location

The preferred site, which has least site constraints and impact on residences, is the old tennis courts site on Ron Chamberlain Drive; the location is shown on Figure 1 and photographs of the site are shown below,



4 FACILITY ARRANGEMENT OPTIONS

4.1 Initial options listing

The initial options listing is described in Table 2, and included the following functional facility arrangements:

- Regional Youth Destination
- Community Youth Playscape
- Youth Recreation Plaza
- Integrated Youth and Community Recreation Space
- Local/incidental youth facilities
- Do nothing

Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting



Table 2: Initial Options Listing - Functional Facility Arrangements

	Regional Youth Destination	Community Youth Playscape	Youth Recreation Plaza	Integrated Youth and Community Recreation Space	Local/incidental Youth Facilities	Do Nothing
Recreation facilities						
Skate – street	✓ (large)	✓ (small)	✓ (large)	✓ (medium)	✓ (skate path)	
Skate – transition	✓ (large)	✓ (small)	✓ (large)	✓ (medium)		
BMX – pump track	✓		✓			
BMX – dirt jumps	✓			✓		
Full multi-purpose court	✓		✓			
Half multi-purpose court		✓	✓	✓		
Freestyle climbing/exercise frames	✓		✓			
Rock climbing	✓					
Nature play	✓	✓		✓		
Incidental amenities						
Shaded viewing areas	✓		✓	✓		
Lighting	✓	✓	✓	✓		
CCTV	✓	✓	✓	✓		
Shade	✓	✓	✓	✓	✓	
Seating	✓	✓	✓	✓	✓	
Toilets	✓	✓	✓	✓		
Water fountains	✓	✓	✓	✓	✓	
Barbecue	✓	✓	✓	✓		
Additional parking	✓		✓			

4.2 Strategic multi-criteria evaluation and initial shortlist

To get to shortlisted facility options, the “long list” of options were compared against each other to see which best responded to the project objectives.

This initial evaluation utilised a strategic multi-criteria evaluation, using indicators for each project objective to compare the options. Indicators were;

- Indicative magnitude of cost, based on facility case studies (financial)
- Suitability of facilities to meet identified community need, based on rating out of five (social)
- Environmental impacts: positive and negative (environmental)

Once options were independently scored against each indicator, the scores were normalised, then weighted. The normalisation process transforms the scores for different indicators (some of which are absolute numbers (e.g. an indication of capital costs) and some of which are ratings (e.g. rating out of 5 for facility meeting identified community need) into comparable data, allowing the MCA process to rate and rank the options.

Weighting the criteria allows the overall score to respond to how important the various criteria are to the decision. Environmental impacts had lesser weighting not because of the relative importance of the criterion, but because there was little difference between the options in terms of their environmental impact, therefore this factors was less helpful in differentiating between options. Being in the same location, site suitability rating was considered equal for all options, therefore carried no weight in comparing them.

Resulting weighted scores (Table 3) indicate how each option responded to the project objectives, compared to other options. Raw scores and scoring notes are provided in Appendix 1.

Table 3: Strategic multi-criteria evaluation of initial facility options, resulting in ranking of the preliminary options against each other

Criteria	Indicator (metric)	Weight	Weighted scores					
			Option 1 - Do Nothing	Option 2 - Regional Youth Destination	Option 3 - Youth Recreation Plaza	Option 4 - Integrated Youth and Community Recreation Space	Option 5 - Community Youth Playscape	Option 6 - Local (incidental) facility
Financial - facilities are affordable	Facilities order of magnitude indication (\$)	0.3	0.3	0	0.13	0.21	0.24	0.28
Social - location and type of facility meets needs of users and residents	Site suitability rating (%)	0	0	0	0	0	0	0
	Facility suitability rating (1-5)	0.5	0	0.5	0.5	0.5	0.3	0.1
Environment - facilities maintain local environmental values	Number of trees affected (#)	0.1	0.1	0	0.1	0.1	0.1	0.1
	Area of landscape provided (m2)	0.1	0	0.1	0.08	0.08	0.05	0.03
Total weighted score		1.0	0.40	0.60	0.81	0.89	0.65	0.54
Ranking			6	4	2	1	3	5

The shortlisted options were:

- Option 1 - Community Youth Playscape
- Option 2 - Integrated Youth and Community Recreation Space
- Option 3 - Youth Recreation Plaza

Schematic spatial concept plans were produced for the top three shortlisted options, to visualise these options for community consultation ahead of more detailed evaluation.

Concept plans are included in Appendix 1.

5 COMMUNITY CONSULTATION INPUTS

Local residents and young people were invited to share their feedback on shortlisted facility options in order for this feedback to inform the detailed evaluation of the shortlisted options. The consultation approach and outcomes are provided within the separate community consultation report.

Feedback provided through the varied feedback opportunities related to advantages and disadvantages of different facility types, general commentary about site constraints and impacts, and level of importance of decision-making factors.

In response to community feedback, the project team:

- Developed three additional options to consider as part of the options evaluation
- Developed criteria in response to key themes raised in feedback, and used these criteria to evaluate the options (discussed further in Section 6)
- Used community feedback to score the options against the criteria developed and “weight” the relative importance of evaluation criteria, enabling the preferred options considered in the business case to respond to community feedback (discussed further in Section 6)

The three additional options developed to consider as part of an expanded shortlist were:

- Option 4, prepared and submitted by a local young person, which reduces the extent of skate within Concept 2 to incorporate a pump track in addition to jumps and natureplay.
- Option 5, which modifies the popular Concept 3 to include additional facilities (natureplay, BMX jumps, additional BBQ and spectator/seating areas) that participants indicated strong demand for.
- Option 6, which retains the contemporary and engaging skate design of Concept 3 with essential spectator facilities, but removing all other recreation facilities to establish a signature skate park only.

The three additional options were presented as hand renders for reporting purposes, utilising the foundation option as the base to see how the initial option is modified into the new facility arrangement. These are provided in Appendix 2.

Unlike the initial options evaluation stage, which was undertaken independently by the project team and subject matter experts, the community consultation outcomes enabled the evaluation to be informed more specifically by perspectives and needs as expressed by the community. This resulted in facility arrangements initially not shortlisted (such as Regional Youth Destination which aligns with the new Option 5) being brought back into the evaluation. The nature of the evaluation was also informed by community expectations for future facilities rather than technical perspectives alone.

6 MULTI-CRITERIA EVALUATION OF SHORTLIST

6.1 Criteria and indicators

Criteria were developed to reflect the project objectives. Specific indicators were then developed to provide a metric against which each option could be measured to provide a quantifiable scoring method. Criteria and indicators are shown in Table 4.

Table 4: Criteria and indicators for multi-criteria evaluation

Criteria	Indicator (metric)
Financial - facilities are affordable	Modelled annual operational impact (\$)
Social - site meets needs of users and residents	Average score against site suitability factors developed from community feedback
Social - facilities will be utilised	Average score against facility suitability factors developed from community feedback
Environment - facilities maintain local environmental values	Number of trees affected (#)

6.2 Scoring

Raw scoring approach

Each option was scored utilising the defined indicator as the metric for each criterion. Raw scores are provided in Appendix 3.

- **Modelled annual operational impact (\$)** was taken from the financial evaluation, a separate report supporting the business case. This metric considers the whole of life affordability of each option, rather than only initial capital costs. The scoring assumed zero cost for the do nothing option, which disregards current maintenance requirements (mowing) of the space. However, the low maintenance associated with the currently undeveloped space is considered to have minimal impact on the overall scores.
- **Site suitability factors** were generated from community feedback, as reported in the separate community consultation report. Community feedback, relevant to site constraints and suitability, were collated into themes which were then articulated as factors (or expectations) for how facilities should respond to and integrate with the site. The resulting factors were further grouped as they related to key three aspects of site suitability:
 - Site capacity

- Scale and intensity of development is aligned with current capacity of Percy Doyle Reserve (e.g. parking and traffic)
- General integration into the available space and Percy Doyle Reserve
 - Nature and scale of facilities are aligned with the regional recreation function of Percy Doyle Reserve.
 - The type of facilities provided complement other activities within Percy Doyle to support a community hub, including facilities for other user groups.
 - The design and scale of facilities suit the scale of the space available.
- Managing risk of anti-social behaviour (surveillance of the site)
 - Site design and layout maintains visual corridors to provide surveillance from surrounding roads and external public spaces.
 - Type of facilities provide opportunity for active surveillance by spectators, participants, and passers by.
 - Facility design avoids dead space where antisocial behaviour could happen.

Each option was assigned a value along a scale (0-4) for how well it was considered to align with the derived site factors. An average value was developed for each of the three key aspects, and then an average of the three key aspects formed the final score for this indicator. The staged averaging approach enabled the scoring to account for a greater number of individual factors for some key aspects, which would bias the results and artificially weight the scoring against site capacity for which only one assessment factor was developed. This mitigated the influence of “double counting” on final scores.

- **Facility suitability factors** were generated from community feedback, as reported in the separate community consultation report. Community feedback, relevant to what makes facilities suitable for future users of the facility, were collated into themes which were then articulated as factors (or expectations) for how facilities should respond to and integrate with the site. The resulting factors were:
 - Facilities should be suitable for all ages, ride styles and skill levels.
 - Facilities should allow for and encourage skills progression.
 - Layout and design of facilities should manage potential for conflict between different users (considering multiple ride styles and experience levels)
 - Facilities should provide an inclusive, engaging and fun space for everyone through the design of ride facilities and provision of complementary facilities (gathering spaces, spectator spaces, dedicated spaces for teenagers, things for non-riders, family spaces)

- Facilities should be aligned with demonstrated need and local, unmet demand, including being sized to manage congestion and the type of facilities (including incidental and complementary facilities) being aligned with and not superfluous to community need.
- The layout and design of facilities should provide a safe place for people, encouraging surveillance by attracting a diversity of users and spectators to the space in addition to providing CCTV and lighting.

Each option was assigned a value along a scale (1-5) for how well it was considered to align with the derived facility suitability factors, with this judgement informed by community feedback on the suitability of facilities within the shortlisted options. An average value across all factors was developed for each option, mitigating the potential influence of “double counting” on final scores for the indicator.

- **Number of trees affected** was determined as the number of existing trees on the site that would require removal for construction of the facilities for each option. In response to community feedback regarding parking concerns, all options were assumed to have the maximum possible parking on site, which was displayed only for Option 3 and would impact on up to 3 existing trees. All options, therefore, were assumed to have that impact, whilst noting that detailed design would explore alternative parking designs that would maximise parking without requiring removal of trees for that purpose.

Normalised scores

The scores for each indicator were normalised, to make it possible to compare different types of measurements. The normalisation process involves adjusting the score values measured on different scales to a notionally common scale.

The normalisation process transforms the scores for different indicators (some of which are absolute numbers (e.g. an indication of annual operating costs) and some of which are ratings (e.g. average rating out of 5 for facility suitability) into comparable data, allowing the MCA process to rate and rank the options.

6.3 Weightings

Weighting the criteria allows the overall score to respond to how important the various criteria are to the decision.

Two sets of weightings were applied in the scoring, shown in Table 5:

- Directly from community consultation outcomes, translating the percentage of participants identifying an individual factor should be most important directly into the weighting of that criterion
- Adapted from community consultation outcomes, being informed by the consultation outcomes but reflecting that whilst factors such as cost were not identified as most important, they would likely still be considered of some importance. In adjusting the weightings, social objectives were identified as significantly more important by community feedback, therefore assigned a collective weighting that contributes to two thirds of the

Options evaluation and shortlisting

decision, and split between the two indicators (site and facility suitability) based on the proportion of the community importance for each. The financial and environmental objectives contribute the remaining one third, with cost given a slightly higher weighting in the analysis as there is lesser environmental difference between the options (1 tree). These adjusted weightings were considered the more appropriate to evaluate for ranking and shortlisting.

Table 5: Criteria weightings

Criteria	Indicator (metric)	Community importance weighting	Adjusted weighting
Financial - facilities are affordable	Modelled annual operational impact (\$)	7%	20%
Social - site meets needs of users and residents	Average score against site suitability factors developed from community feedback	28%	21%
Social - facilities will be utilised	Average score against facility suitability factors developed from community feedback	58%	44%
Environment - facilities maintain local environmental values	Number of trees affected (#)	7%	15%

6.4 Ranking of options

Tables 6 and 7 summarise the weighted scores and ranking for each option. Overall ranking of options was the same irrespective of weighting.

Table 6: Weighted scores and options ranking with community importance weighting

Criteria	Indicator (metric)	Weight	Weighted scores						
			Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	7%	0.07	0.03	0.02	0.01	0.01	0.00	0.03
Social - site meets needs of users and residents	Score against site suitability factors developed from community feedback	28%	0.00	0.19	0.23	0.19	0.19	0.28	0.09
Social - facilities will be utilised	Score against facility suitability factors developed from community feedback	58%	0.00	0.29	0.48	0.48	0.24	0.58	0.29
Environment - facilities maintain local environmental values	Number of trees affected (#)	7%	0.07	0.02	0.02	0.00	0.02	0.00	0.00
Total weighted score			0.14	0.52	0.75	0.68	0.46	0.86	0.41
Ranking			7	4	2	3	5	1	6

Percy Doyle Outdoor Youth Recreation Facilities

Options evaluation and shortlisting



Table 7: Weighted scores and options ranking with adjusted criteria weighting

Criteria	Indicator (metric)	Weight	Weighted scores						
			Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	20%	0.20	0.09	0.06	0.04	0.04	0.00	0.08
Social - site meets needs of users and residents	Score against site suitability factors developed from community feedback	21%	0.00	0.14	0.18	0.14	0.14	0.21	0.07
Social - facilities will be utilised	Score against facility suitability factors developed from community feedback	44%	0.00	0.22	0.37	0.37	0.18	0.44	0.22
Environment - facilities maintain local environmental values	Number of trees affected (#)	15%	0.15	0.04	0.04	0.00	0.04	0.00	0.00
Total weighted score			0.35	0.48	0.64	0.55	0.40	0.65	0.37
Ranking			7	4	2	3	5	1	6

6.5 Sensitivity analysis

Sensitivity analysis explored how robust the ranking of options is: to what extent the results of the multi-criteria evaluation are sensitive to changes in criteria weighting.

The sensitivity analysis approach assesses the robustness of the ranking by changing the proportional weightings of each criteria by $\pm 25\%$ in the first instance and then by $\pm 50\%$. This approach exposes the individual criteria that are most sensitive to changes in weighting and accordingly facilitates the narrowing of options to finalise the project decision. Sensitive analysis results are provided in Appendix 4.

When applying community importance weighting, the top 4 and lowest position rankings are robust to proportional changes in weighting, therefore not sensitive. The community importance weighting strongly indicates one preferred option: Option 5 Youth Ride and Play Precinct. The weighting also strongly indicates that “do nothing” is the least preferred option.

When applying the adjusted weighting, the ranking of the top two options becomes sensitive to changes in weight with the top ranking position switching between the top two options, suggesting that the evaluation cannot clearly differentiate between the performance of these two options against the project objectives. This indicates two preferred options: Option 5 Youth Ride and Play Precinct and Option 2 Integrated Youth and Community Recreation Space. Similar to the community importance weighting, whilst more sensitive to changes in weighting, the “do nothing” is not preferred.

6.6 Preferred options

The multi-criteria evaluation indicates two preferred options for future outdoor youth recreation facilities at Percy Doyle Reserve:

- Option 5 Youth Ride and Play Precinct
- Option 2 Integrated Youth and Community Recreation Space

Common to these two preferred options is a design approach that provides diverse facilities suitable for young people, families, visitors, riders, and non-riders.

The “do nothing” option is least preferred, indicating that the project is feasible when considering social, economic, and environmental objectives.

7 RECOMMENDED SCOPE

Based upon the two preferred options, the recommended functional design outcome for facilities at Percy Doyle Reserve, informed by community consultation and this options evaluation, is a suitably sized skate park, suited for beginners to advanced users, which is co-located with incidental and complementary facilities that provide an inclusive, welcoming, and activated space that encourages active surveillance by the diverse people in the area.

The scope of facilities, and rationale for their inclusion, aligned with this functional design outcome is shown in Table 8.

Table 8: Recommended Scope of Facilities

Facility type	Rationale for inclusion
Skate park with bowl	Meet need for dedicated skate facility in southern suburbs as identified in <i>Outdoor Youth Recreation Strategy</i>
Multi-purpose court	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Natureplay and climbing frames	Provide diverse, inclusive, activated space as recommended by options evaluation and risk assessment (greater surveillance)
Barbecue and hang out spaces	Required incidental facility for skate facilities
Spectator spaces and seating	Required incidental facility for skate facilities
CCTV, lighting, toilets, etc	Required incidental facility for skate facilities
Potential BMX facilities (pump and/or jumps)	Alleviate potential conflict between skateboards and bikes on skate facility; provide safe place for ride sports.

It is noted that consultation outcomes demonstrated demand for BMX facilities; this is aligned with a need identified in the City's *Outdoor Youth Recreation Strategy* for a dedicated BMX facility. Separate to the business case for skate facilities at Percy Doyle Reserve, at its meeting held on 16 February 2021, Council requested a business case for a combined BMX and mountain bike hub in the Whitfords locality (CJ018-02/21 refers). This separate business case responds to the need for a dedicated BMX facility as identified by the *Outdoor Youth Recreation Strategy* therefore any BMX facilities included at Percy Doyle Reserve are not for the purpose of meeting district demands, and should therefore be sized and designed accordingly.

Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting



**Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting**



Appendix 1 – Initial Concept Options

Appendix 2 – Additional Concept Options Following Consultation

Appendix 3 – Indicator Scoring for Options Evaluation

Initial options – strategic MCA raw scores

Criteria	Indicator (metric)	Raw data (metric measurement for relevant indicator)					
		Option 1 - Do Nothing	Option 2 - Regional Youth Destination	Option 3 - Youth Recreation Plaza	Option 4 - Integrated Youth and Community Recreation Space	Option 5 - Community Youth Playscape	Option 6 - Local (incidental) facility
Financial - facilities are affordable	Facilities order of magnitude indication (\$)	0	4119000	2280360	1224600	768600	235200
Social - location and type of facility meets needs of users and residents	Site suitability rating (%)	96	96	96	96	96	96
	Facility suitability rating (1-5)	1	5	5	4	3	2
Environment - facilities maintain local environmental values	Number of trees affected (#)	0	1	0	0	0	0
	Area of landscape provided (m2)	0	2200	1690	1200	1200	600

Scoring notes:

Facilities order of magnitude indication include indicative order of magnitude cost for facilities included in option; does not include site preparation, services, earthworks, and all anticipated design and construction costs.

Site suitability rating from background report by Convic Pty Ltd prepared for the *Outdoor Youth Recreation Strategy*.

Facility suitability rating is based on the following scale:

- 1 – Does not meet need identified in *Outdoor Youth Recreation Strategy*
- 2 – Contributes, but does not fully meet need identified in *Outdoor Youth Recreation Strategy*
- 3 – Meets need identified in *Outdoor Youth Recreation Strategy* to minimum standard
- 4 – Meets need identified in *Outdoor Youth Recreation Strategy* to reasonable extent
- 5 – Exceeds need identified in *Outdoor Youth Recreation Strategy*

Percy Doyle Outdoor Youth Recreation Facilities

Options evaluation and shortlisting



Detailed evaluation – site suitability scores

Site suitability							
	Do nothing	Option 1 - Community Youth Playscape	Option 2 - Integrated Youth and Community Recreation Precinct	Option 3 - Youth Recreation Plaza	Option 4 - Youth Ride Zone	Option 5 - Youth and Community Ride and Play Precinct	Option 6 - Signature Skate Hub
Average score	1.56	2.00	2.11	2.00	2.00	2.22	1.78
0 - absolutely not							
1 - does not really							
2 - somewhat							
3 - does							
4 - does very well							
Site capacity	4	2	1	1	1	0	1
Scale and intensity of development is aligned with current capacity of Percy Doyle Reserve (e.g. parking and traffic)	4	2	1	1	1	0	1
General integration into space and Percy Doyle	0	2	3	3	3	4	2
Nature and scale of facilities are aligned with the regional recreation function of Percy Doyle Reserve.	0	1	4	4	3	4	3
The type of facilities provided complement other activities within Percy Doyle to support a community hub, including facilities for other user groups.	0	3	3	3	3	4	3
The design and scale of facilities suit the scale of the space available	0	1	2	2	2	3	1
Managing risk of anti-social behaviour (site surveillance)	0.67	2.33	2.33	2.00	2.33	3.00	2.00
Site design and layout maintains visual corridors to provide surveillance from surrounding roads and external public spaces.	2	3	2	2	2	2	3
Type of facilities provide opportunity for active surveillance by spectators, participants, and passers by.	0	3	3	2	3	4	2
Facility design avoids "dead space" where antisocial behaviour could happen.	0	1	2	2	2	3	1

Detailed evaluation – facility suitability scores

Facility suitability							
	Do nothing	Option 1 - Community Youth Playscape	Option 2 - Integrated Youth and Community Recreation Precinct	Option 3 - Youth Recreation Plaza	Option 4 - Youth Ride Zone	Option 5 - Youth and Community Ride and Play Precinct	Option 6 - Signature Skate Hub
Average score	1.00	3.00	4.33	4.33	2.67	5.00	3.00
1 - absolutely not							
2 - does not really							
3 - somewhat							
4 - does							
5 - does very well							
Facilities should be suitable for all ages, ride styles and skill levels.	1	3	4	4	2	5	3
Facilities should allow for and encourage skills progression.	1	3	4	5	2	5	4
Layout and design of facilities should manage potential for conflict between different users (considering multiple ride styles and experience levels)	1	2	4	5	2	5	3
Facilities should provide an inclusive, engaging and fun space for everyone through the design of ride facilities and provision of complementary facilities (gathering spaces, spectator spaces, dedicated spaces for teenagers, things for non-riders, family spaces)	1	3	5	4	3	5	2
Facilities should be aligned with demonstrated need and local, unmet demand, including being sized to meet demand to manage congestion and the type of facilities (including incidental and complementary facilities) being aligned with and not superfluous to community need.	1	2	4	4	2	5	3
The layout and design of facilities should provide a safe place for people, encouraging surveillance by attracting a diversity of users and spectators to the space in addition to providing CCTV and lighting.	1	5	5	4	5	5	3

Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting



Detailed evaluation – raw scores

Criteria	Indicator (metric)	Raw data (metric measurement for relevant indicator)						
		Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	0	271000	340000	376000	376000	473000	286000
Social - site meets needs of users and residents	Score against site suitability factors developed from community feedback	1.56	2.00	2.11	2.00	2.00	2.22	1.78
Social - facilities will be utilised	Score against facility suitability factors developed from community feedback	1.00	3.00	4.33	4.33	2.67	5.00	3.00
Environment - facilities maintain local environmental values	Number of trees affected (#)	0	3	3	4	3	4	4

Percy Doyle Outdoor Youth Recreation Facilities
Options evaluation and shortlisting



Appendix 4 – sensitivity analysis

Community importance weighting

Criteria	Indicator (metric)	Original weighting	Original weighted scores						
			Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	0.07	0.07	0.03	0.02	0.01	0.01	0.00	0.03
Social - site meets needs of users and residents	Score against site suitability factors deve	0.28	0.00	0.19	0.23	0.19	0.19	0.28	0.09
Social - facilities will be utilised	Score against facility suitability factors de	0.58	0.00	0.29	0.48	0.48	0.24	0.58	0.29
Environment - facilities maintain local environmental values	Number of trees affected (#)	0.07	0.07	0.02	0.02	0.00	0.02	0.00	0.00
Total weighted score		1.0	0.14	0.52	0.75	0.68	0.46	0.86	0.41
Original ranking			7	4	2	3	5	1	6
Indicator 1 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 1 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 1 sensitivity	+50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 1 sensitivity	-50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	+50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	-50% sensitivity ranking		7	4	2	3	6	1	5
Indicator 3 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 3 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 3 sensitivity	+50% sensitivity ranking		7	4	2	3	6	1	5
Indicator 3 sensitivity	-50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 4 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 4 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 4 sensitivity	+50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 4 sensitivity	-50% sensitivity ranking		7	4	2	3	5	1	6

Percy Doyle Outdoor Youth Recreation Facilities

Options evaluation and shortlisting



Adjusted weighting

Criteria	Indicator (metric)	Original weighting	Original weighted scores						
			Do nothing	Community Youth Playscape	Integrated Youth and Community Recreation Space	Youth Recreation Plaza	Youth Ride Zone	Youth Ride and Play Precinct	Signature Skate Park
Financial - facilities are affordable	Modelled annual operational impact (\$)	0.20	0.20	0.09	0.06	0.04	0.04	0.00	0.08
Social - site meets needs of users and residents	Score against site suitability factors deve	0.21	0.00	0.14	0.18	0.14	0.14	0.21	0.07
Social - facilities will be utilised	Score against facility suitability factors de	0.44	0.00	0.22	0.37	0.37	0.18	0.44	0.22
Environment - facilities maintain local environmental values	Number of trees affected (#)	0.15	0.15	0.04	0.04	0.00	0.04	0.00	0.00
Total weighted score		1.0	0.35	0.48	0.64	0.55	0.40	0.65	0.37
Original ranking			7	4	2	3	5	1	6
Indicator 1 sensitivity	+25% sensitivity ranking		5	4	1	3	6	2	7
Indicator 1 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 1 sensitivity	+50% sensitivity ranking		5	4	1	3	6	2	7
Indicator 1 sensitivity	-50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	-25% sensitivity ranking		6	4	2	3	5	1	7
Indicator 2 sensitivity	+50% sensitivity ranking		7	4	2	3	5	1	6
Indicator 2 sensitivity	-50% sensitivity ranking		5	4	1	3	7	2	6
Indicator 3 sensitivity	+25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 3 sensitivity	-25% sensitivity ranking		5	4	1	3	6	2	7
Indicator 3 sensitivity	+50% sensitivity ranking		7	4	2	3	6	1	5
Indicator 3 sensitivity	-50% sensitivity ranking		3	4	1	5	6	2	7
Indicator 4 sensitivity	+25% sensitivity ranking		6	4	2	3	5	1	7
Indicator 4 sensitivity	-25% sensitivity ranking		7	4	2	3	5	1	6
Indicator 4 sensitivity	+50% sensitivity ranking		5	4	1	3	6	2	7
Indicator 4 sensitivity	-50% sensitivity ranking		7	4	2	3	5	1	6