

McCallum Skate and Scoot Feasibility

Background

The iconic river foreshore area that is called Taylor Reserve and McCallum Park is within the Swan and Canning River Protection Act (2006). As such it is subject to a number of additional layers and conditions not present in other locations.

In 2014 the Town of Victoria Park embarked on the development of a Foreshore Management Plan which is a requirement on the Town with the legislation. It set out the broader objectives for all river foreshore including McCallum Park.

Once this was adopted, the Town then embarked on a more specific Masterplan for the Taylor Reserve and McCallum Park area. This document was adopted in 2017 and has since guided the Town's development within the McCallum Park zones.

Detailed views on the objectives set for these areas are contained in Figures 1 and Figure 2

Within that Masterplan document the area immediately around the present Active Area project site was to look at a number of additional "all ages" components. This included a range of assets to truly have a destination for all ages and activation for McCallum Park.

Concept Design

In 2020 the Town of Victoria Park proceeded with the development of a Concept Design for the Active area, in which as a result of extensive consultation the concept included an adjunct Kid Scoot and Skate area to the river side of the existing Ficus trees. The key features of the Masterplan were adopted with an ongoing focus on skate and pump track activities, but not so focussed on the other areas.

The Town then advanced the Concept Plans into a detailed design, but it upon review it appears was limited to the area bounded by Canning Highway and the ring of ficus trees and as such the previously identified Scoot and Skate element for the junior age groups was not part of the current design.

Analysis

In researching the Scoot and Skate element there is a definite trend into the integration with other pump tracks, with a beginner circuit within the varying ability levels within a pump track. Examples are provided with some accompanying photographs.

Generally there is a component to the contemporary skate and scooter sites whereby the junior elements are addressed through a number of design elements, some of which are already incorporated into the design as it stands. These include:

- Low and gentle lines through the pump track
- An expansive skate plaza with areas of less complex obstacles and clear distances to avoid collisions.
- There is a path network of concrete paths that is suitable for skate and scoot activity

A number of areas have progressed with the current design which is that the Skate plaza provides opportunity for all age skate and scooters, similar to some other examples, but does have potential for those junior beginners to be in more advanced users, so the analysis would show the gap is a juniors area. Numerous examples are contained as attachments.

Site layout

Given the current design is well advanced and that the target age group is the junior age groups it is intended to look to a separate area not shared with more advanced riders which would be served with gentle track bumps and features. Ideally it is also with easy visibility and shade for parents, as well as combining with other flat areas for general scooting.

The site layout has extensive fig trees which pose a slipping hazard and maintenance issue with any dropped fruit. The team reviewed possible sites but have excluded any areas beneath the canopy.

The area closer to the river, as shown in the Concept Design impacts a proposed drainage swale, but more importantly is subject to a further design to carefully layout the next stage of the McCallum Park Masterplan. Ideally this is preserved to allow a fully integrated Natureplay and the potential for the Mindeera Spring daylighting.

The proposed option, which looks entirely achievable, is around the N-E area near the basketball courts which is preserved due to a Water Corporation access point.

The analysis of the site and appreciative of future design in the area flagged previously as Natureplay (the subject of a grant application) the recommendation is a track located near the basketball courts which will:

- be specific to junior users,
- Does not impact other key features to be submitted in the DBCA approval
- Does not impact the ability to enhance with additional features in future “all ages” stages
- Has great visibility from the proposed shaded tables for parents
- Links with the basketball courts which can provide additional areas for practice if they are not being fully utilised (as the fencing will be only behind each hoop)



Indicative Costing

A meeting was held with the current designers, Emerge and Associates, and the various options analysed. With design and specifications, plus something that has a degree of interest for users in the form of gentle undulations and features, plus interconnecting pathways, the indicative cost is an upper end of \$50,000.

This costing can be further refined if the option presented is endorsed by Council noting that the scope is not currently within the project costings and will require a municipal capital budget.

The scope can be delivered in parallel or separately at any time as it is a discrete area that does not preclude the construction of the overall Active Area, but ideally the best case would be to minimise an additional procurement and mobilisation of a contractor through incorporation into the current design and tender documents due to go out in May 2024.

Attachment 1 - Other Examples – Perth Metro

The Banksia Grove Skate Park has been built with everybody in mind, from toddlers to teens – there is even plenty of seating for parents to sit back and relax while watching their kids play! Located at Grandis Park in Banksia Grove, the new skate park has already proved to be extremely popular with local kids, their friends and families.



🏠 Banjine Road, Koongamia, City Of Swan



Found within the Lloyd Penn Park, the playground named after local resident and former councillor Margaret Holland is a little gem in the Midland area. The new play equipment, plus a pump track and half-court basketball (with netball net too), makes this a brilliant spot to bring the bike or ball.



Kids just love a skate park, though some of the larger spots can be teeming with older and faster kids. The brilliant Madox Playground and Pumptrack in Forrestdale has a smaller bowl than you'd usually find at a skate park – perfect for beginners – as well as a great little playground. The playground features a rope climbing frame, scooter/bike track, a sand fall toddler play area, as well as really unique features like a foosball table, painted balancing logs and a treasure hunt.

Allure North Park is the latest playground in the Calleya Estate, Treeby and it does not disappoint.

The main attraction is the Junior BMX Pump Track that is enjoyed by BMX riders, general bike riders, skateboarders and those on scooters!



My 8yr old tested out the track on her bicycle and gave it the big thumbs up!

The newly completed Lions Park is a race track/road inspired park. It is only a small park but if you have a little one who is learning to scoot or ride this would be a good park to practice at. My little girl is scooter crazy at the moment so she really enjoyed herself.



Children of all ages are welcome to use the park but if you have younger children you need to be aware that the park is primarily designed for the older kids so they may find it a little overwhelming when it's busy. Best to take them along during the week when the big kids are in school.



Don't forget to pack your scooters and skateboards too as there is an awesome skatepark equipped with slopes and ramps.



16.0 KEY AREA - ACTIVITY HUB 'FAMILY PLAY'

Transitioning from the beach zone, there is an area of open grass that provides a small buffer before a stand of mature ficus. The ficus provide an opportunity for a nature playground area that is deeply shaded by the trees and well protected from the sun. It is anticipated that this area caters for toddlers to young children.

The design allows for a deck seating area that overlooks the nature play area as well as the various other activities in the area inclusive of the beach. Moving southeast of the tree-line, the design provides a play area that caters for primary through high school. The space provides a range of play opportunities and is a mixture of depressions and mounding intersected by an undulating path network. The undulating play area is designed as a mix of turf, soft-fall, planting, totems and trees providing a varied landscape of discovery and imaginative play.

This area is designed to be a visually exciting space that can be enjoyed as much by the parents as the children playing within the space.

FAMILY PLAY - DETAIL PLAN



SECTION FF



CHARACTER IMAGES



17.0 KEY AREA - ACTIVITY HUB 'ALL AGES PLAY'

South of the mounded play area, there is a passive shaded grove with a variety of seating areas. This space reflects the geometry of the nearby mounding however the topography is flat with areas of trees and pockets of planting. This area has the dual function of providing rest and respite as well as a buffer to the more active all-ages play areas.

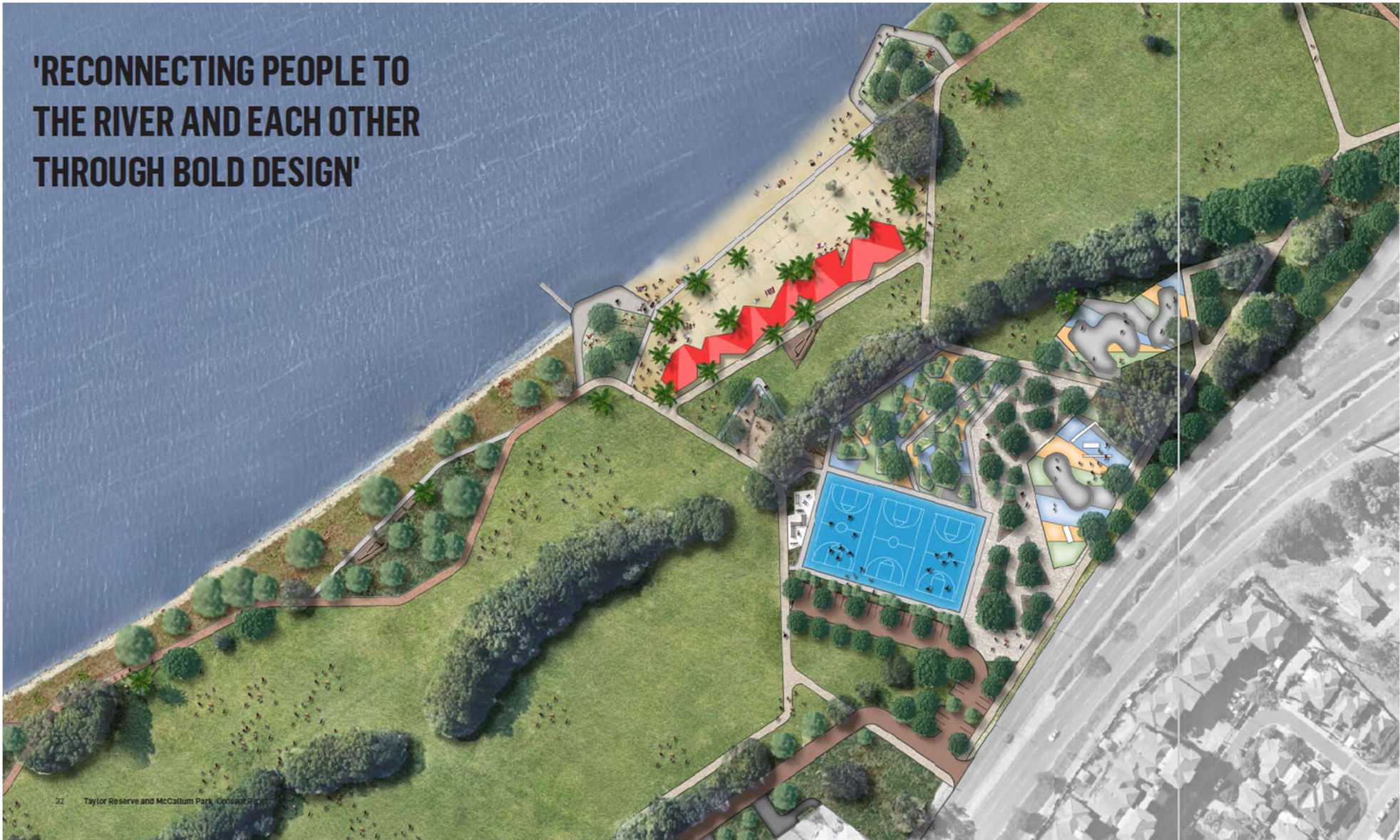
Active spaces within the all ages play area include the existing hard-courts, the extension of the existing skate park the development of a BMX track intersecting the courts and a series of outdoor gym areas. Additionally, the design provides a range of other benefits including:

- Shaded seating nodes overlook amenity spaces for rest and supervision.
- The gentle mounding of these areas will also increase visual interest in the areas.
- The high visibility of this area and the fact that it is part of an all ages node will also help deter anti-social behaviour making the site fit for all ages.

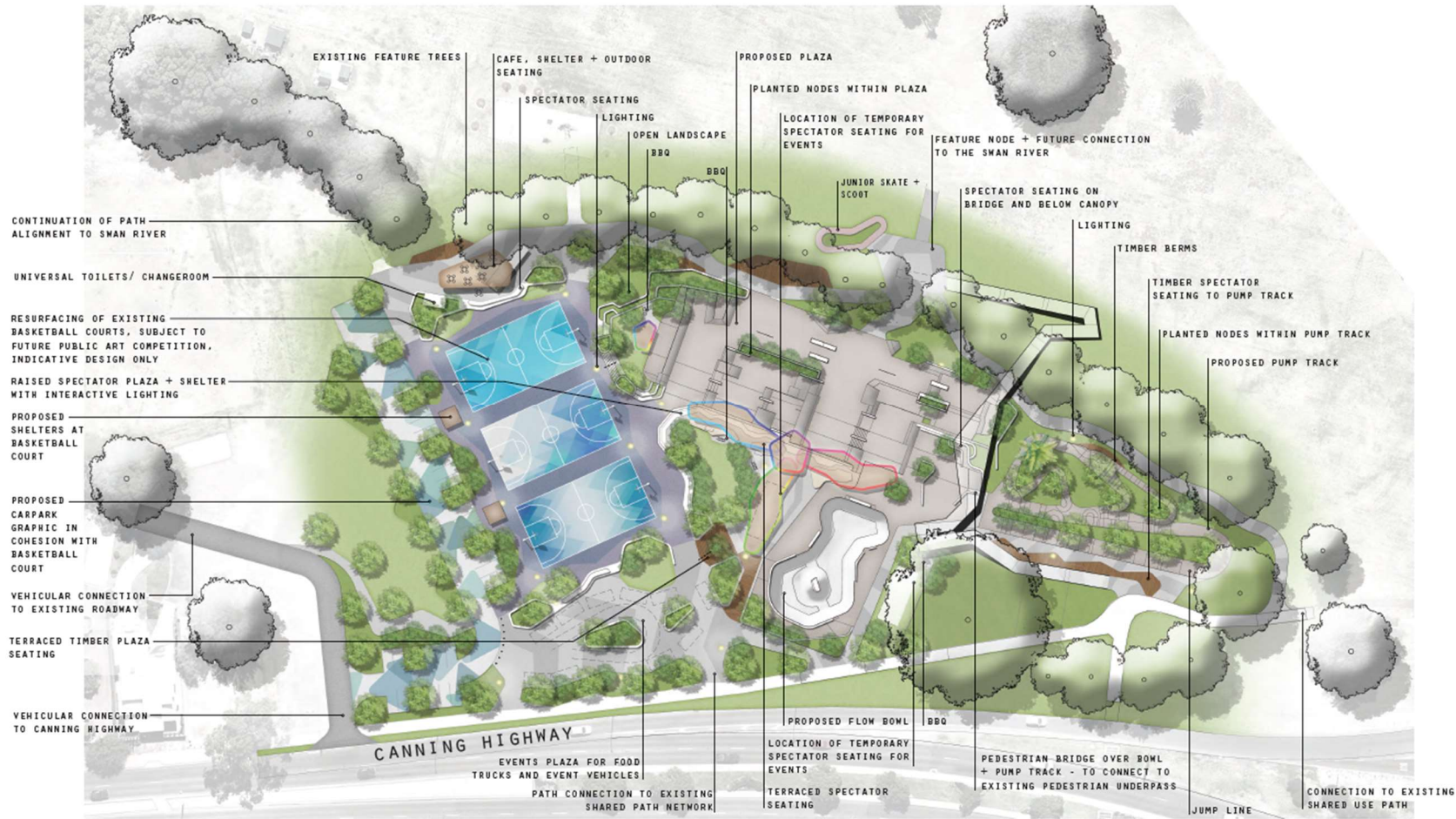
SITE ZOOM PLAN



**'RECONNECTING PEOPLE TO
THE RIVER AND EACH OTHER
THROUGH BOLD DESIGN'**



Attachment 3 – Concept Design



MCCALLUM PARK
ACTIVE AREA FINAL CONCEPT MASTERPLAN

DWG: TOMP_02
REV: 6
DATE: MAY 2020
SCALE: 1:400 @ A1

emerge ASSOCIATES

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