CESSNOCK LGA SKATE PARKS AUDIT REPORT

MAY 2020

CESSNOCK CITY COUNCIL

CONVIC

QUALITY INFORMATION

DOCUMENT: **CESSNOCK LGA SKATE PARKS AUDIT REPORT**

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REVISION HISTORY

REVISION	REVISION DATE	DETAILS	AUTHORISED	
			NAME / POSITION	SIGNATURE
A	22/05/19	DRAFT ISSUE	JULIUS TURANYIK / CEO	
B	12/06/19	FINAL ISSUE	JULIUS TURANYIK / CEO	
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PREPARED BY

CONVIC

FOR

CESSNOCK CITY COUNCIL

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01 INTRODUCTION

OVERVIEW

In May 2019, CONVIC undertook an assessment of the Cessnock LGA skate facilities for Cessnock City Council. The assessed facilities referred to in this report are the following:

- Greta Skatepark
- Kurri Kurri Skatepark
- Cessnock Skatepark

This report provides a condition and function assessment of the existing Cessnock LGA facilities. It details and documents the review process for the existing facilities and their landscape context, setting and amenities. It serves to inform decisions with regards to Cessnock City Council's future development and ongoing maintenance.

The purpose of this report is to consider the quality of the assets at the facilities and make recommendations in regards to rectification and redevelopment works.

This report can be used as a precursor to the development of an operational and budgeting plan for the Cessnock City Council to secure funds for maintenance, repairs, and redevelopments. At a broader level, this report will address the immediate and future demand for ongoing regular maintenance and associated budgeting.

EXECUTIVE SUMMARY

There are three local level youth action wheeled sports facilities in the Cessnock LGA that service people living in the region.

While current usage statistics are unknown, it is understood that the facilities remain popular, and are regularly utilised by both the local and broader community of their respective towns, while also attracting users from further afar.

Due to weathering, antiquated building techniques, general wear and insufficient maintenance, the quality of the facilities has deteriorated, resulting in a number of safety issues. A number of these issues have been previously repaired to an unacceptable standard, however urgent and major repairs are required across the facilites. There are a number of high risk safety items that need to be addressed immediately to alleviate any risk of harm to users.

A number of the facilities in their current state have some obstacles and features that are of functional value, however the designs are dated and do not cater to modern skate styles, nor a wide range of skill levels. The facilities typically cater to intermediate users of all disciplines of wheeled sports, however there is no provision for beginner level users.

The facilities are typically located away from roads and set back in the reserve, obstructing natural and passive views into the area while giving the facilities a "back of house" feel. Access to many of the facilities is limited, while there are limited amenities, shade provision, and little to no seating.

A comprehensive skate strategy for Cessnock LGA would highlight skill level and functional gaps in the provision of action wheeled facilities across the entire region. It is Convic's recommendation to consider engaging a skilled skatepark design consultant to prepare a skate strategy for the council.

The report provides options for the rectification and/or redevelopment of the existing facilities to ensure that their community value is extended to its maximum potential, and will continue providing for the wider youth community of the area.

Recommendations in this report take in to consideration available Council funding as well as skatepark projects in the current pipeline.

01 INTRODUCTION

LOCATION

The skate parks audit reviewed the condition and function of three different youth facilities in the Cessnock LGA region:

Greta Skatepark
Cnr Nelson St & New England Hwy, Greta

Kurri Kurri Skatepark
Margaret Johns Park, Kurri Kurri

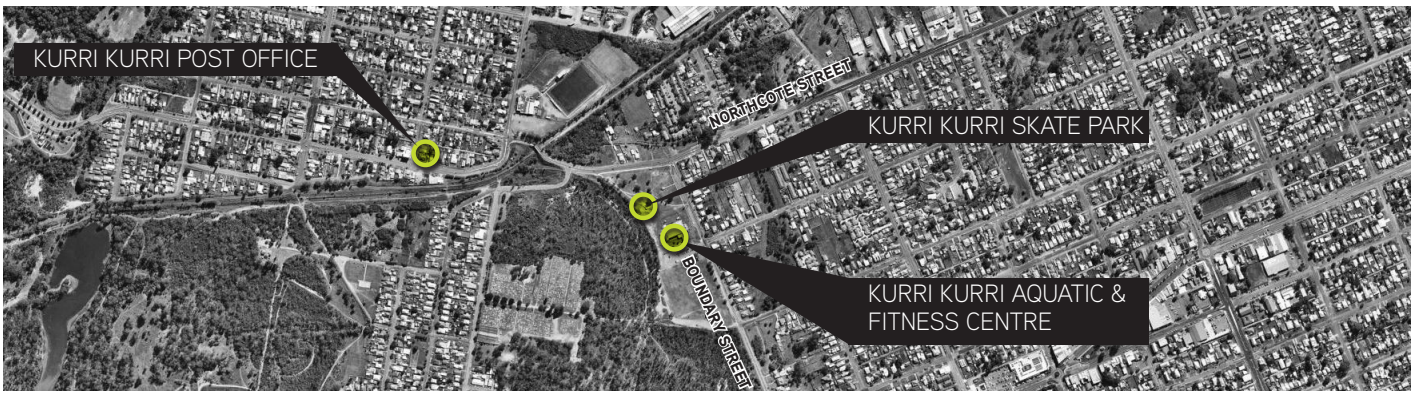
Cessnock Skatepark
Victoria St, Cessnock

HISTORY

The global popularity of wheeled sports is a trend that is reflected in Australia. A statistical overview from the Australian Bureau of Statistics shows from 2009 to 2012 skate and other wheeled sports have much higher rates of participation than structured or organised sports. Wheeled sport has shown a 9% increase in popularity for boys, and a 12% increase for girls over the three years. *(ABS , Children's Participation in Cultural and Leisure Activities, Australia, 2012 - Australia)*

This information highlights the importance of providing functional facilities for youth, as well as the importance of maintenance and upkeep to ensure facilities are used to their maximum capability

CONTEXT PLANS



02 ASSESSMENT CRITERIA

OVERVIEW

The three facilities have been assessed and rated based on the two key criteria of; CONDITION and FUNCTION. Both of these identified criteria assess the usability and quality of a facility. These criteria are co-dependent and as such make up a 50/50 split with respect to the final assessment evaluation and score.

A facility's function and condition are intrinsically related. If the facility's condition is poor this inherently impacts on function. Alternatively, a facility can be in excellent condition, however, the overall layout and design may be poor or outdated and may not actually meet the needs of users.

FACILITY RANKING SYSTEM

The facility is rated to describe its current CONDITION and FUNCTION in accordance with the following ranking system;

CONDITION

RATING 1 - EXCELLENT (SCORE 5/5)
An asset in excellent overall condition with no visible signs of deterioration. (approximately 100% of life remaining)

RATING 2 - GOOD (SCORE 4/5)
An asset in good overall condition but with some early stages of deterioration evident, but the deterioration is still minor in nature and causing no serviceability problems. (approximately 75% of life remaining)

RATING 3 - FAIR (SCORE 3/5)
An asset in fair overall condition where deterioration would be obvious and there would be some serviceability loss. (approximately 50% of life remaining)

RATING 4 - POOR (SCORE 2/5)
An asset in poor condition with severe serviceability problems and needing rehabilitation immediately. There is a risk to the community if the facility is to remain un-repaired and in service. (approximately 25% of life remaining)

RATING 5 - FAILED (SCORE 1/5)
An asset that has failed, is no longer serviceable and should not remain in service. There is an extreme risk in leaving the asset in service. (0% life remaining)

FUNCTION

RATING 1 - EXCELLENT (SCORE 5/5)
Design and layout suitable for intended use, adequate on-site amenities.

RATING 2 - GOOD (SCORE 4/5)
Majority of design and layout suitable, however minor improvements necessary. Moderate on-site amenities.

RATING 3 - FAIR (SCORE 3/5)
Some design and layout suitable, however considerable improvements necessary. Minimal on-site amenities.

RATING 4 - POOR (SCORE 2/5)
Extensive design and layout flaws with major improvements necessary. Minimal on-site amenities.

RATING 5 - FAILED (SCORE 1/5)
No function. No on-site amenities

CONDITION ASSESSMENT CRITERIA

The Condition Assessment determines the current state of a facility. This does not consider the design of the facility, only its physical condition.

The condition assessment criteria of the skate facility has been broken down into two categories:

FEATURES AND OBSTACLES
This includes:

- Coping and rail connections and installation.
- Steel including damage, rust and corrosion.
- Skateable surfaces including chips, cracks, and concrete surface quality.
- Sharp or extruding edges.
- Concrete joints, saw cuts, and connections
- Drainage and pooling issues,
- Graffiti and vandalism to surfaces,

LANDSCAPE
This includes surrounding landscape condition:

- Deteriorating vegetation or leaf litter / seed pods dropping on skateable surface.
- Drainage and pooling issues.
- Amenity condition: seats, rubbish bins and shelter etc.
- Litter and debris, graffiti and vandalism.
- Soil erosion and spillage.

FUNCTION ASSESSMENT CRITERIA

The Function Assessment determines how the facility is used by participants and observers.

The function assessment criteria of the skate facility has been broken down into three categories:

SKATE FUNCTION
This includes:

- Flow and general layout
- Distance between features
- Features and obstacles

OVERALL DESIGN & LAYOUT
This includes:

- Provision for skill levels.
- Style of facility (street, transition, combination).
- Acceptable waiting areas.
- Variety.
- Comparison with current skate trends.
- Fall heights and safety standards.

LANDSCAPE & AMENITY
This includes:

- Access, footpaths, car parking etc.
- Surveillance.
- Amenities e.g.. bins, shade, drinking fountains, toilets.
- Lighting
- Recreational provision
- Local youth context, theming and vibrancy.

03 GRETA SKATE PARK

OVERVIEW

The Greta Skate Park is a local level facility in the township of Greta, NSW. The facility is located adjacent to the local sporting fields, and consists of a combination of concrete ramps, pre fabricated features, and a small mini ramp.

The facility is located away from the road, and is obstructed from natural surveillance by buildings, fencing, and the existing topography of the surrounding park. There is no connecting pathway infrastructure, and vehicle access is via a dirt track that leads to a dirt parking area. There are no on site amenities.

The facility is predominately a transition style facility, and caters mostly to intermediate riders with limited provision for beginner skill levels.

GRETA SKATE PARK

03 GRETA SKATE PARK

CONDITION ASSESSMENT ITEMS LEGEND

MINOR CRACKING
Concrete surface cracks that require crack injection.

MAJOR CRACKING
Concrete surface cracks that require chasing and filling.

SURFACE CHIPPING
Concrete surface chips that require chasing and filling.

DIFFERENTIAL SETTLEMENT
Concrete slabs have shifted vertically resulting in edges.

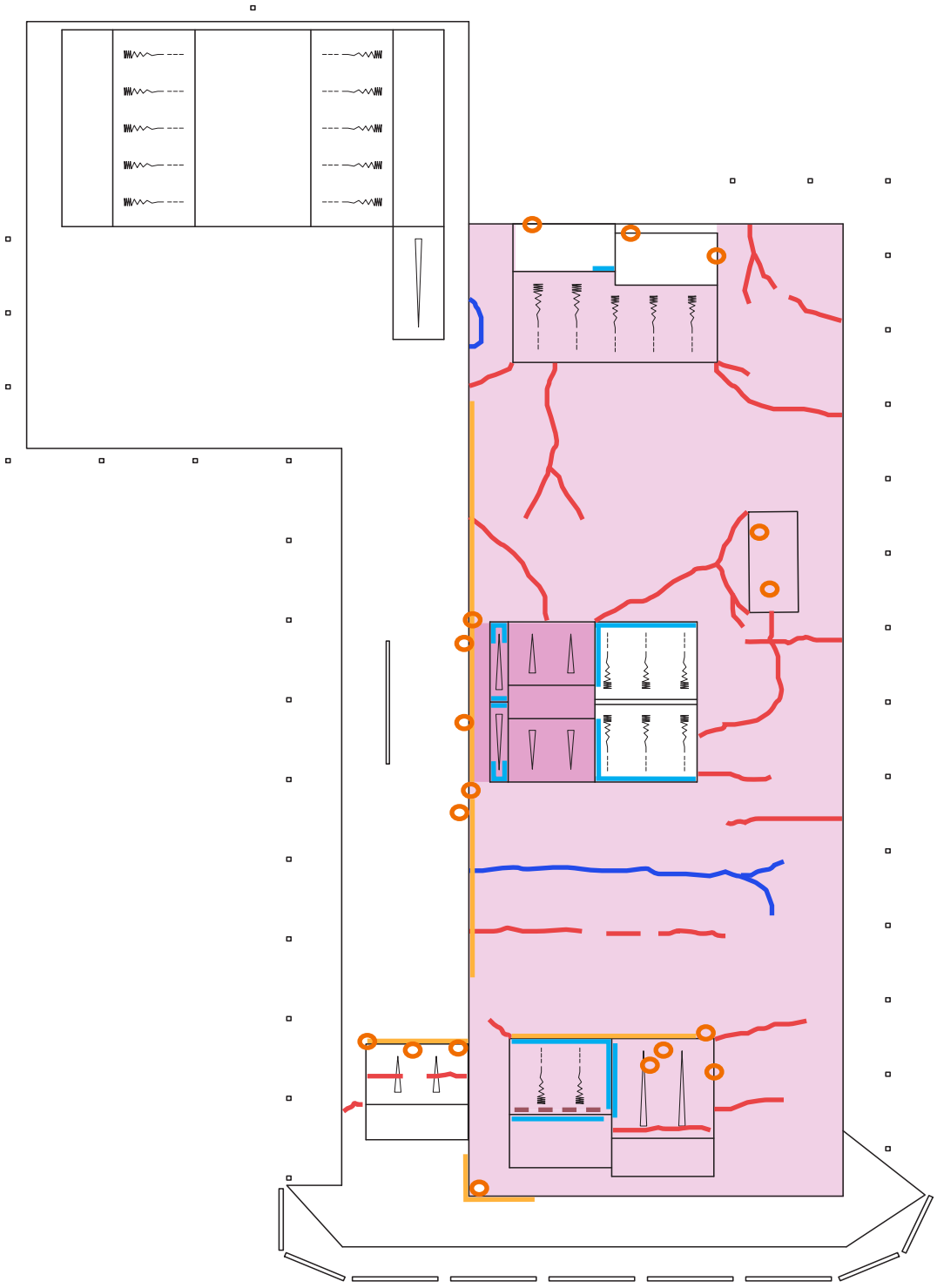
CONCRETE TO SKATE STEEL JOIN
Deterioration of concrete around steel skate elements.

COPING TOLERANCE
Coping to concrete offsets incorrect on platform and transition face

ROUGH SKATE SURFACE AREA
Concrete surface has deteriorated from use or weathering over time.

03 GRETA SKATE PARK

CONDITION ASSESSMENT REFERENCE PLAN



03 GRETA SKATE PARK

CONDITION ASSESSMENT - MINOR CRACKING



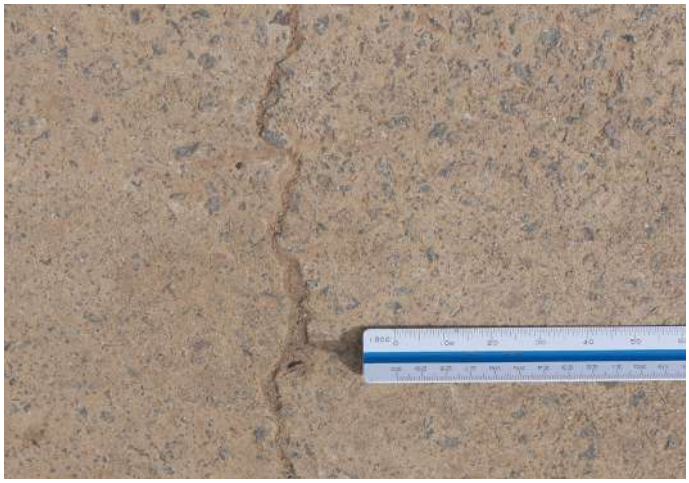



MINOR CRACKING:
The concrete slabs are showing signs of minor cracking in a number of locations across the facility. This cracking could be due to earth movement, or general deterioration due to the age of the concrete. While currently minor, if left unaddressed the cracking has the potential to develop further, resulting in major cracking, or leading to an uneven skate surface that is prone to chipping.

RISK RATING: LOW

03 GRETA SKATE PARK

CONDITION ASSESSMENT - MAJOR CRACKING



MAJOR CRACKING:
There are some incidence of major cracking in a number of locations across the facility. Major cracks present a hazard on the skate area where the smaller wheels of scooters and skateboards can become lodged in the cracks while the user is travelling at speed, consequently throwing the rider off their vehicle. Unexpectedly being thrown while travelling at speed has the potential to result in serious harm to the user.

RISK RATING: HIGH

03 GRETA SKATE PARK

CONDITION ASSESSMENT - SURFACE CHIPPING

SURFACE CHIPPING:

The concrete slabs have a number of areas suffering from surface chipping. Chipping is the result of wear and tear from general use, and is common in parks of this age. Surface chipping presents a hazard on the skate area where the smaller wheels of scooters and skateboards can become lodged while the user is travelling at speed, consequently throwing the rider off their vehicle. Unexpectedly being thrown while travelling at speed has the potential to result in serious harm to the user.

RISK RATING: HIGH

03 GRETA SKATE PARK

CONDITION ASSESSMENT - DIFFERENTIAL SETTLEMENT

DIFFERENTIAL SETTLEMENT:

Differential settlement occurs where a slab has shifted either horizontally or vertically, independent of the adjacent slabs. This results in an edge at the abutment of the two slabs, and presents an opportunity for scooter or skateboard wheels to catch on the edge. Differential settlement in this case has occurred along the connection between the original slab and the new slab, as well as at the base of the features in the southern end of the facility. These locations are where users are travelling at speed, and as such the potential for harm to users is high.

RISK RATING: HIGH

03 GRETA SKATE PARK

CONDITION ASSESSMENT - CONCRETE TO SKATE STEEL JOIN






CONCRETE TO SKATE STEEL JOIN:

The construction method of a number of the features across the facility has seen a combination of both metal and steel used. Due in part to both the age of the facility as well as quality of construction, there are a number of metal edges and gaps across the facility, largely located in or around faces of transition. Transitions are areas where users are travelling at high speeds, and the edges and gaps in these areas present opportunities for smaller skateboard and scooter wheels to become lodged, subsequently throwing riders from their vehicles.

RISK RATING: HIGH

03 GRETA SKATE PARK

CONDITION ASSESSMENT - COPING TOLERANCE

COPING TOLERANCE:

The coping offsets around the facility are not in line with modern practices. Typically, coping should sit 10mm above ramp platforms, and sit proud 8mm off ramp transition faces. These standard offsets dimensions are set to encourage coping tricks, and to allow smooth use of the transition ramps. Across most of the facility, the coping sits close to flush with the platform level, while transition offsets vary from 3mm to approximately 5mm. This inconsistency across the facility doesn't promote user confidence in the terrain of the features.

RISK RATING: HIGH

03 GRETA SKATE PARK

CONDITION ASSESSMENT - ROUGH SKATE SURFACE AREA






ROUGH SKATE SURFACE AREA:

In a number of locations, the skate slab has become extremely weathered and worn, substantially exposing the aggregate in the concrete. Furthermore, there are locations where repairs and patches to the slab have been undertaken, which are in turn degrading. It is imperative that skate surfaces are smooth, as rough areas result in a bumpy and jarring sensation when ridden over, while also presenting an abrasive surface that can cause harm when a user comes into contact. This is a high priority item and should be addressed immediately

RISK RATING: HIGH

03 GRETA SKATE PARK

FUNCTION ASSESSMENT

MISSING SAFETY SIGNAGE

The panel for the safety signage is currently missing. Safety signs contain essential information such as emergency numbers, locations of emergency services, and the address of the facility. It is critical to have this information readily available in the case of an emergency. This should be rectified immediately.

RISK RATING: LOW

FALL HEIGHT ISSUE ON MINI RAMP

A section of the ramp platform sits greater than 900mm above the base slab. If a user was to fall in this location they would be prone to sustaining potentially serious injuries. The fall height issue should be rectified immediately.

RISK RATING: HIGH

03 GRETA SKATE PARK

NON EXISTENT CONNECTIVITY / DESIRE LINES

The facility is located away from the road and has no connecting pathways, forcing users to walk a considerable distance across a field to access the park. Connectivity to existing pedestrian paths further encourages users to visit the facility, and prevents dirt being tracked across the concrete slab.

RISK RATING: LOW

DEBRIS AND RUBBISH BUILD UP

There are several instances of rubbish and debris strewn across the skate surface. Items on the skate surface can jam wheels of skateboards and scooters, throwing the rider off their vehicle. Further, rubbish across the facility then encourages users to dispose of their rubbish in a similar fashion. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: HIGH

03 GRETA SKATE PARK

FALL HEIGHT ISSUE ON QUARTER PIPE

A section of the ramp platform sits greater than 900mm above the base slab. If a user was to fall in this location they would be prone to sustaining potentially serious injuries. The fall height issue should be rectified immediately.

RISK RATING: HIGH

FLAT RAIL BASE PLATES

The base plates for the flat rail are surface mounted, and as such are in the path of skateboard and scooter wheels. This affects functionality of the rail as the base plates alter the approach of the rail for users, while also acting as potential wheel stops.

RISK RATING: LOW

03 GRETA SKATE PARK

NON EXISTENT AMENITIES

The facility is located centrally in a large park, and there is no provision of general amenities such as rubbish bins, drinking fountains, refuge seating, or rain / shade shelter.

RISK RATING: LOW

POORLY CONSTRUCTED FABRICATED FEATURES

The pre fabricated features in the park are poorly made and contain a number of sharp rusted metal edges at the panel joints. These features pose a risk to user safety.

RISK RATING: LOW

03 GRETA SKATE PARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

FEATURES AND OBSTACLES

- The concrete surface is extremely weathered in most areas of the facility, with substantial cracking, chipping and differential settlement.
- The base slab of the pre-extension park is extremely weathered, to the point where the aggregate is now exposed.
- There is differential settlement occurring between the new slab and the old slab.
- The coping is not installed to acceptable tolerances.

LANDSCAPE

- There is erosion present around the perimeter of the facility.
- The skate surface is littered with debris, rubbish, and broken glass.
- No drainage or pooling issues were noted on the day of inspection.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The facility functions reasonably well as a local level facility.

OVERALL DESIGN & LAYOUT

- The facility caters for intermediate riders, and there is limited allowance for beginners.
- There are limited refuge areas for users.
- The facility has a limited variety of features, and as such doesn't promote user skill progression.
- There are instances across the facility of unsafe fall heights.

LANDSCAPE & AMENITY

- The facility has informal on site car parking.
- The facility is set back from the road, with no connecting pathways.
- The facility is located in the centre of the park, with a back of house feel.
- There is no DDA access to the facility.
- There is no toilet facility,
- The facility has no bins, drinking fountain, or shade shelter.
- The facility has no seating.
- The safety signage upon entry to the facility is missing.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:

RATING 4 - POOR (SCORE 2/5)

Assuming condition repair works are undertaken, including regular and scheduled maintenance, we estimate the facility has approximately 25% of life remaining (approximately 5 years).

FUNCTION

The facility has been given a function rating of:

RATING 4 - POOR (SCORE 2/5)

OVERALL

The key findings of the skate facility assessment has identified the facility has achieved a 'POOR' rating for condition and a 'POOR' rating for function, and as such is not achieving its full potential.

The facility has been given an overall rating of:

RATING 4/10 - POOR.

Several items need to be addressed to bring the facility up to an 'EXCELLENT' rating. Reassessment of the design to improve both the function and condition of the facility will be required to achieve this. The following 'FUTURE DIRECTION' section of this report provides different options on how to achieve the best possible rating.

FUTURE DIRECTION

The following options have been prepared with respect to repair and redevelopment works.

These options aim to improve the safety, condition and function of the facility to varying levels.

To allow flexibility with the facility's development the options have been provided to work with varying budgets and time frames, to suit availability of funding and council objectives.

All approaches should consider a level of community engagement to ensure community acceptance.

The facility's condition will require ongoing observation, appraisal and maintenance to provide a high level of condition and function and to ensure the lifetime of the facility is maximised.

03 GRETA SKATE PARK

OPTION 1

REPAIRS OF HIGH PRIORITY FINDINGS ONLY

This option addresses the rectification of condition items only. The refurbishment can be carried out at different levels depending on the desired lifespan that is required of the facility.

This option is a short term solution to fix high priority safety hazards. These works, in conjunction with regular maintenance, are deemed as the minimum required works to ensure the facility can fulfil its remaining life. This option does not address functional issues, however will extend the life span of the facility for a further 5 years.

ORDER OF PROBABLE COSTS

The order of probable costs to undertake the repair of condition items is as follows:

PRELIMINARIES: $5,000 - $10,000

CRACKS AND CHIPS: $10,000 - $15,000

DIFFERENTIAL SETTLEMENT: $5,000 - $10,000

SURFACES / GRIND AND SEAL: $15,000 - $20,000

COPING / STEEL REPAIRS: $20,000 - $30,000

FALL HEIGHT HAZARD: $10,000 - $15,000

$65,000 - $100,000

Total cost is exclusive of GST.

ORDER OF WORKS

GRETA SKATE FACILITY

Date of inspection: 01/05/18	**Condition Rating:** 4 - POOR	**Name of Inspector:** Alex Boyd
Site Address: Cnr Nelson St & New England Hwy, Greta. NSW, 2334	**Reserve Name:** Greta Skate Park	

ITEM DESCRIPTION	CAUSE OF DEFECT	PRIORITY OF WORKS	REQUIRED ACTION	RECOMMENDED MONITORING REQUIREMENTS
HIGH PRIORITY ITEMS				
MAJOR CRACKING	HAZARD DETERIORATION AGE	HIGH	CHASE OUT CRACK, CLEAN RECESS, FILL WITH MULTI-PURPOSE EPOXY ADHESIVE REPAIR PASTE, AND SAND BACK SMOOTH TO EXISTING SURFACE LEVELS.	6 MONTHLY
SURFACE CHIPPING	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CHIPPED EDGE, CLEAN OF ALL DEBRIS AND DUST, FILL WITH MULTI PURPOSE ADHESIVE REPAIR PASTE, AND SAND BACK SMOOTH TO EXISTING SURFACE LEVELS.	6 MONTHLY
DIFFERENTIAL SETTLEMENT	HAZARD	HIGH	GRIND BACK CONCRETE SURFACE OF HIGHER SIDE OF SLAB TO SMOOTH AND TAPERED FINISH, ALLOWING SURFACE TO SMOOTHLY GRADE BETWEEN LEVELS.	6 MONTHS
CONCRETE TO SKATE STEEL JOIN	HAZARD DETERIORATION AGE	HIGH	REMOVE METAL COMPONENTS, REINSTATE SURFACE PROFILE WITH REINSTATEMENT MORTAR, STRIKE OFF LEVEL WITH SURROUNDING CONCRETE SURFACE, STEEL TROWEL FINISH. REPLACE COPING IN LOCATIONS WHERE RUSTED AND DETERIORATED.	6 MONTHLY
COPING TOLERANCE	INCORRECT CONSTRUCTION	HIGH	SAW CUT AND DEMOLISH PLATFORM AND TRANSITION SLAB 200mm EITHER SIDE OF COPING. INSTALL NEW ROLLED COPING TO ACCEPTABLE TOLERANCES AND TIE INTO EXISTING SLABS. POUR NEW CONCRETE TO COPING, ENSURING TRANSITION RADII AND STANDARD ACCEPTABLE OFFSETS ARE MAINTAINED.	6 MONTHLY
ROUGH SKATE SURFACE AREA	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CONCRETE SLABS TO REMOVE ROUGH SURFACE, ENSURE GRINDED AREAS ARE FEATHERED EVENLY TO MEET SURROUNDING SURFACE LEVELS TO ENSURE NO KINKS OR BUMPS IN RIDING SURFACE.	6 MONTHLY
FALL HEIGHT ISSUE ON RAMP AND QUARTER PIPE	HAZARD	HIGH	MINI RAMP: CONSTRUCT A STEP BELOW THE MINI RAMPTO ACT AS BOTH A STEP TO THE PLATFORM, AND TO PREVENT FALLS. QUARTER PIPE: EXTEND BALUSTRADING TO EDGE OF PLATFORM.	6 MONTHLY
DEBRIS AND RUBBISH BUILD UP	HAZARD	HIGH	INSTALL RUBBISH BINS, AND ADOPT A REGULAR MAINTENANCE PLAN TO ENSURE THAT ALL SKATE SURFACES ARE FREE FROM RUBBISH, AND PROPERLY REMOVED FROM SITE.	DAILY
LOW PRIORITY ITEMS				
MINOR CRACKING	DETERIORATION AGE	LOW	SPECIALIST CRACK INJECTION REPAIRS.	6 MONTHLY
MISSING SAFETY SIGNAGE	HAZARD	LOW	REPLACE SIGN	6 MONTHLY
FLAT RAIL BASE PLATES	HAZARD	LOW	REMOVE RAIL FROM CONCRETE SURFACE AND MINIMISE BASE PLATE WIDTH. RESET RAIL TO CONCRETE SURFACE.	6 MONTHLY

03 GRETA SKATE PARK

OPTION 2 (RECOMMENDED)

CONSTRUCTION OF A NEW LOCAL LEVEL FACILITY

This option involves the demolition of the existing facility, and the construction of a new modern, local level youth precinct. The new facility would introduce modern style skate features to the skate park, while also catering to various user skill levels.

Landscape conditions would be considered, such as introducing seating, shade shelters, improved pedestrian access, and repositioning the skate park closer to the road.

Different levels of these works are possible and are to be explored when a defined budget is in place. The works should focus on providing for a wider range of user types and skill levels. New layout and design options should be developed further with community and client engagement.

ORDER OF PROBABLE COSTS

The order of probable costs to undertake the demolition of the existing facility, and design and construction of a new district level facility is as follows:

DESIGN:

GEOTECHNICAL ASSESSMENT, SITE SURVEY, DESIGN, AND ENGINEERING:
$30,000 - $40,000

CONSTRUCTION:

DEMOLITION OF EXISTING PARK:
$10,000 - $20,000

CONSTRUCTION OF NEW FACILITY:
$300,000 - $400,000

$340,000 - $460,000

Total cost is exclusive of GST.

04 KURRI KURRI SKATE PARK

OVERVIEW

The Kurri Kurri Skate Park local level facility in the township of Kurri Kurri, NSW. The facility was expanded in 2012 to include a transition style facility adjacent to an existing snake run. The facility is located in Margaret Johns Park, adjacent to the Kurri Kurri Aquatic and Fitness Centre.

The facility is located a distance away from the main road, in a rear corner of the park, giving the facility a “back of house” feel. Natural surveillance into the facility is limited due to distance from the main road, as well as trees blocking views into the area. Transport links are good with a bus stop close by, and there is ample off street parking along the side road.

The facility is a transition style facility, and also features an outdated snake run that is nearing its end of life. The facility caters mostly to intermediate to advanced riders, with limited provision for beginner skill levels.

KURRI KURRI SKATE PARK

04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT ITEMS LEGEND

MINOR CRACKING
Concrete surface cracks that require crack injection.

MAJOR CRACKING
Concrete surface cracks that require chasing and filling.

SURFACE CHIPPING
Concrete surface chips that require chasing and filling.

DIFFERENTIAL SETTLEMENT
Concrete slabs have shifted vertically resulting in edges.

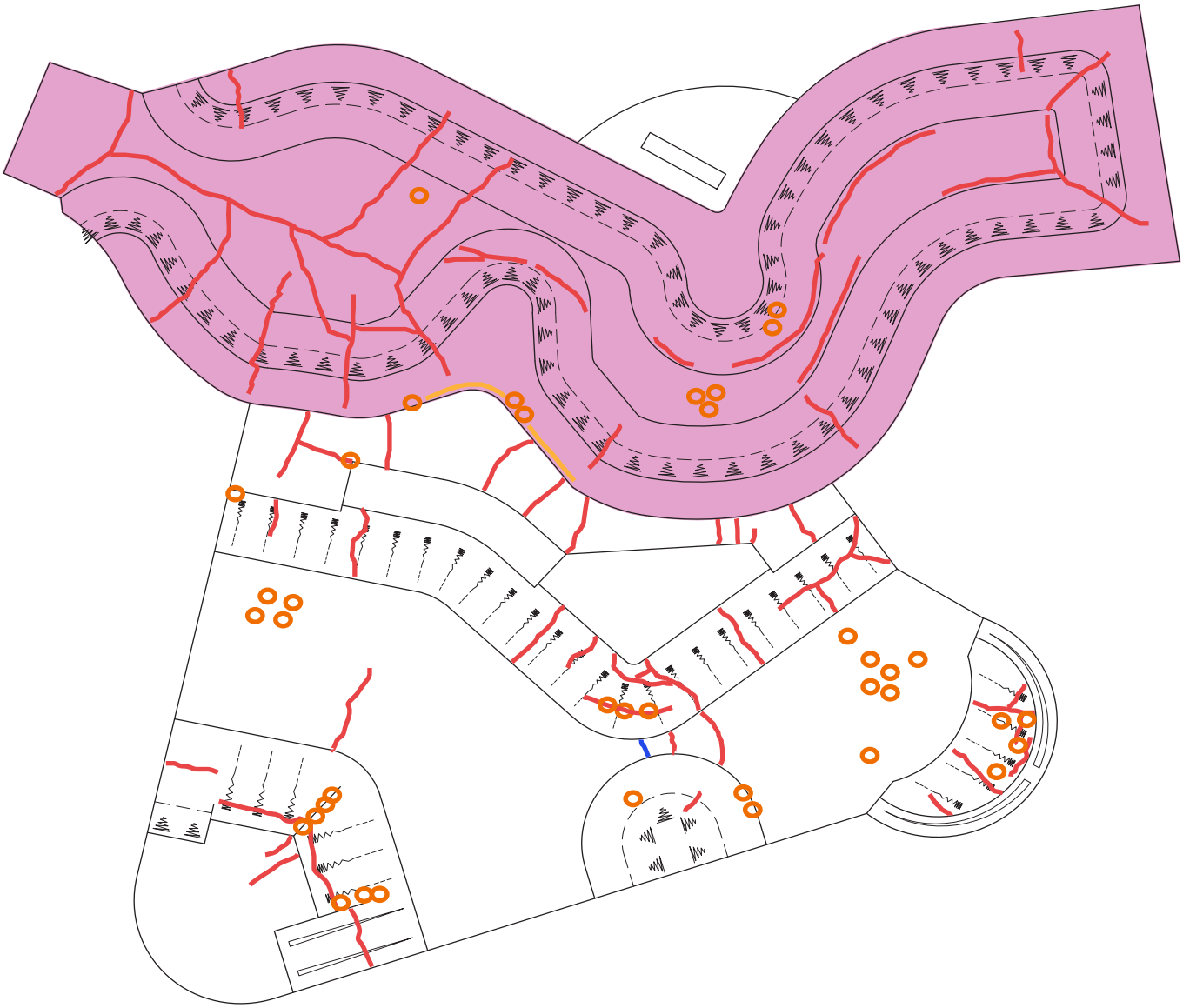
CONCRETE TO SKATE STEEL JOIN
Deterioration of concrete around steel skate elements.

COPING TOLERANCE
Coping to concrete offsets incorrect on platform and transition face

ROUGH SKATE SURFACE AREA
Concrete surface has deteriorated from use or weathering over time.

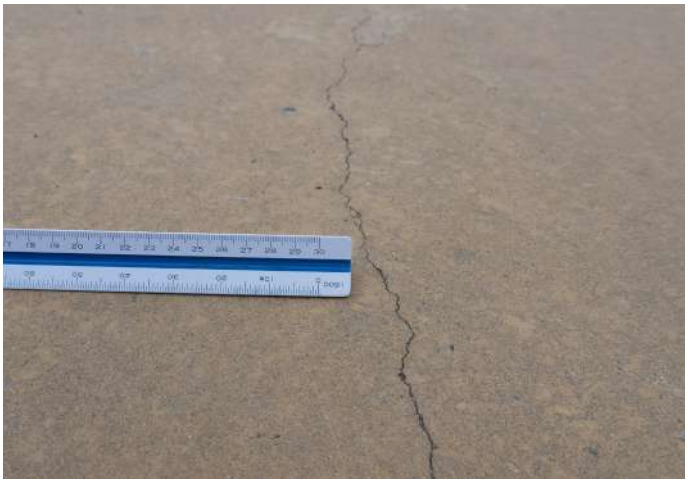
04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT REFERENCE PLAN

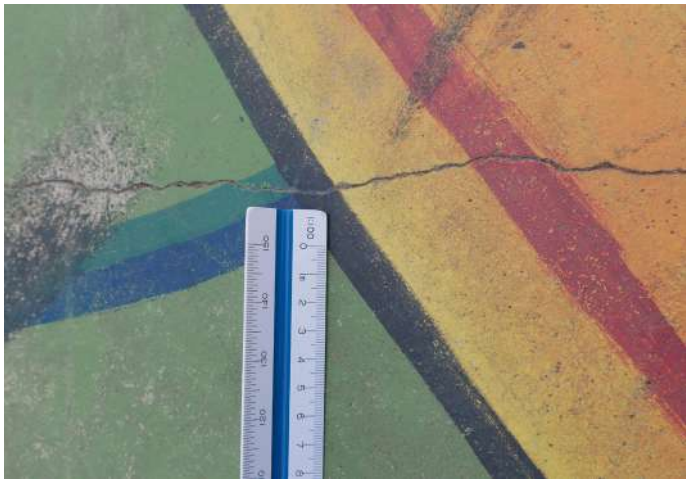


04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT - MINOR CRACKING





MINOR CRACKING:
The concrete slabs are showing signs of minor cracking in a number of locations across the facility. This cracking could be due to earth movement, or general deterioration due to the age of the concrete. While currently minor, if left unaddressed the cracking has the potential to develop further, resulting in major cracking, or leading to an uneven skate surface that is prone to chipping.

RISK RATING: LOW

04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT - MAJOR CRACKING

MAJOR CRACKING:
There are some incidence of major cracking across the facility. Major cracks present a hazard on the skate area where the smaller wheels of scooters and skateboards can become lodged in the cracks while the user is travelling at speed, consequently throwing the rider off their vehicle. Unexpectedly being thrown while travelling at speed has the potential to result in serious harm to the user.

RISK RATING: HIGH

04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT - SURFACE CHIPPING

SURFACE CHIPPING:
The concrete slabs have a number of areas suffering from surface chipping. Chipping is the result of wear and tear from general use, and is common in parks of this age. Surface chipping presents a hazard on the skate area where the smaller wheels of scooters and skateboards can become lodged while the user is travelling at speed, consequently throwing the rider off their vehicle. Unexpectedly being thrown while travelling at speed has the potential to result in serious harm to the user.

RISK RATING: HIGH

04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT - DIFFERENTIAL SETTLEMENT

DIFFERENTIAL SETTLEMENT:

Differential settlement occurs where a slab has shifted either horizontally or vertically, independent of the adjacent slabs. This results in an edge at the abutment of the two slabs, and presents an opportunity for scooter or skateboard wheels to catch on the edge. Differential settlement in this case has occurred along the connection between the original slab and the new slab, as well as at the base of the features in the southern end of the facility. These locations are where users are travelling at speed, and as such the potential for harm to users is high.

RISK RATING: HIGH

04 KURRI KURRI SKATE PARK

CONDITION ASSESSMENT - ROUGH SKATE SURFACE AREA






ROUGH SKATE SURFACE AREA:

In a number of locations, the snake run slab has become weathered and worn, exposing the aggregate in the concrete. Furthermore, there are instances of large clumps of concrete across the surface of the snake run. It is imperative that skate surfaces are smooth, as rough areas result in a bumpy and jarring sensation when ridden over, while also presenting an abrasive surface that can cause harm when a user comes into contact. Rough surfaces also affect the speed that a rider is able to travel across the surface of the concrete. This is a high priority item and should be addressed immediately

RISK RATING: HIGH

04 KURRI KURRI SKATE PARK

FUNCTION ASSESSMENT

VANDALISED SAFETY SIGNAGE

The panel for the safety signage is currently heavily vandalised. Safety signs contain essential information such as emergency numbers, locations of emergency services, and the address of the facility. It is critical to have this information readily available in the case of an emergency. This should be rectified immediately.

RISK RATING: LOW

EROSION OF BATTERS

The battering adjacent to a number of features is becoming heavily eroded, and the resulting dirt is spilling onto the skate surface. Dirt and debris on skate surfaces presents a hazard due to the surface becoming slippery, increasing the likelihood of users sliding out on their boards, scooters, or bikes. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: LOW

04 KURRI KURRI SKATE PARK

LIMITED CONNECTIVITY / DESIRE LINES

The facility is located away from the road and has just one connecting pathway, linking the southern side of the facility to Northcote Street. Users approaching from the Northern side are deviating from the concrete pathway and walking up the grass bank to access the facility. This encourages dirt and debris to become strewn across the skate surface.

RISK RATING: LOW

DIRT AND DEBRIS ON SKATE SURFACE

There are several instances of rubbish and debris strewn across the skate surface. Items on the skate surface can jam wheels of skateboards and scooters, throwing the rider off their vehicle. Further, rubbish across the facility then encourages users to dispose of their rubbish in a similar fashion. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: LOW

04 KURRI KURRI SKATE PARK

EROSION AROUND REFUGE AREA

Erosion is present on the batters adjacent to the refuge area. The surrounding earth has subsided in this location, creating a tripping hazard for pedestrians travelling up the hill and onto the skate surface. The presence of dirt encourages dirt and debris to become strewn across the skate surface

RISK RATING: LOW

04 KURRI KURRI SKATE PARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

FEATURES AND OBSTACLES

- The concrete surface is worn in most areas of the snake run, with substantial cracking, chipping and differential settlement.
- There is evidence of surface chipping in the base slab of the new extension.
- The entire snake run is heavily worn, with extensive aggregate present in the surface.
- The transition faces of the snake run do not have consistent radii, and there are instances of bulging.
- The skate surface of the new extension has been extensively painted.

LANDSCAPE

- Vegetation from the adjacent tress falls onto the skate surface of the snake run.
- No drainage or pooling issues were noted on the day of inspection.
- The concrete seats around the facility are heavily chipped.
- Litter is present across the facility, predominantly in the snake run.
- Dirt from the surrounding batters is spilling on to the skate surface.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The new section of the facility functions adequately, however the snake run is outdated and in disrepair.

OVERALL DESIGN & LAYOUT

- There is little to no allowance for beginners.
- The facility is heavily transition focused, and does not cater to street style riders.
- There is limited variety across the facility.

LANDSCAPE & AMENITY

- The facility has on site car parking.
- The facility is located at the back of the park, with a back of house feel.
- There is no DDA access to the facility.
- The facility has bins, a drinking fountain and a small shelter.
- The facility has limited seating.
- Safety signage is vandalised.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:

RATING 4 - POOR (SCORE 2/5)

The condition rating is heavily influenced by the condition of the snake run Assuming condition repair works are undertaken, including regular and scheduled maintenance, we estimate the facility has approximately 25% of life remaining (approximately 5 years).

FUNCTION

The facility has been given a function rating of:

RATING 4 - POOR (SCORE 2/5)

OVERALL

The key findings of the skate facility assessment has identified the facility has achieved a 'POOR' rating for condition and a 'POOR' rating for function, and as such is not achieving its full potential.

The facility has been given an overall rating of:

RATING 4/10 - POOR.

The function rating is heavily influenced by the function of the snake run. Several items need to be addressed to bring the facility up to an 'EXCELLENT' rating. Reassessment of the design to improve both the function and condition of the facility will be required to achieve this. The following 'FUTURE DIRECTION' section of this report provides different options on how to achieve the best possible rating.

FUTURE DIRECTION

The following options have been prepared with respect to repair and redevelopment works.

These options aim to improve the safety, condition and function of the facility to varying levels.

To allow flexibility with the facility's development the options have been provided to work with varying budgets and time frames, to suit availability of funding and council objectives.

All approaches should consider a level of community engagement to ensure community acceptance.

The facility's condition will require ongoing observation, appraisal

04 KURRI KURRI SKATE PARK

OPTION 1

REPAIRS OF HIGH PRIORITY FINDINGS ONLY

This option addresses the rectification of condition items only. The refurbishment can be carried out at different levels depending on the desired lifespan that is required of the facility.

This option is a short term solution to fix high priority safety hazards. These works, in conjunction with regular maintenance, are deemed as the minimum required works to ensure the facility can fulfil its remaining life. This option does not address functional issues, however will extend the life span of the facility for a further 5 years.

ORDER OF PROBABLE COSTS

The order of probable costs to undertake the repair of condition items is as follows:

PRELIMINARIES: $5,000 - $10,000

CRACKS AND CHIPS: $15,000 - $20,000

DIFFERENTIAL SETTLEMENT: $5,000 - $10,000

SURFACES / GRIND AND SEAL: $30,000 - $40,000

$55,000 - $80,000

Total cost is exclusive of GST.

ORDER OF WORKS

KURRI KURRI SKATE FACILITY

Date of inspection: 01/05/18	**Condition Rating:** 4 - POOR	**Name of Inspector:** Alex Boyd
Site Address: Margaret Johns Park, Kurri Kurri. NSW, 2327	**Reserve Name:** Kurri Kurri Skate Park	

ITEM DESCRIPTION	CAUSE OF DEFECT	PRIORITY OF WORKS	REQUIRED ACTION	RECOMMENDED MONITORING REQUIREMENTS
HIGH PRIORITY ITEMS				
MAJOR CRACKING	HAZARD DETERIORATION AGE	HIGH	CHASE OUT CRACK, CLEAN RECESS, FILL WITH MULTI-PURPOSE EPOXY ADHESIVE REPAIR PASTE, AND SAND BACK SMOOTH TO EXISTING SURFACE LEVELS.	6 MONTHLY
SURFACE CHIPPING	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CHIPPED EDGE, CLEAN OF ALL DEBRIS AND DUST, FILL WITH MULTI PURPOSE ADHESIVE REPAIR PASTE, AND SAND BACK SMOOTH TO EXISTING SURFACE LEVELS.	6 MONTHLY
DIFFERENTIAL SETTLEMENT	HAZARD	HIGH	GRIND BACK CONCRETE SURFACE OF HIGHER SIDE OF SLAB TO SMOOTH AND TAPERED FINISH, ALLOWING SURFACE TO SMOOTHLY GRADE BETWEEN LEVELS.	6 MONTHS
ROUGH SKATE SURFACE AREA	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CONCRETE SLABS TO REMOVE ROUGH SURFACE, ENSURE GRINDED AREAS ARE FEATHERED EVENLY TO MEET SURROUNDING SURFACE LEVELS TO ENSURE NO KINKS OR BUMPS IN RIDING SURFACE.	6 MONTHLY
LOW PRIORITY ITEMS				
MINOR CRACKING	DETERIORATION AGE	LOW	SPECIALIST CRACK INJECTION REPAIRS.	6 MONTHLY
VANDALISED SAFETY SIGNAGE	HAZARD	LOW	REMOVE GRAFFITI FROM SIGN AND REINSTALL.	6 MONTHLY
EROSION OF BATTERS	HAZARD	LOW	REMOVE DIRT AND DEBRIS FROM SKATE SURFACE. REVEGETATE BATTERS WITH NEW TOPSOIL AND TURFING, AND ALLOW TO PROPOGATE.	6 MONTHLY
DIRT AND DEBRIS ON SKATE SURFACE	HAZARD	LOW	REMOVE DIRT AND DEBRIS FROM SKATE SURFACE. ENSURE REGULAR MAINTENANCE OCCURS.	WEEKLY

04 KURRI KURRI SKATE PARK

OPTION 2 (RECOMMENDED)

CONSTRUCTION OF A STREET STYLE EXTENSION

This option involves the demolition of the existing snake run, and the construction of a new street focused section adjacent to the facility. The new extension would introduce street style skate features to the skate park, while also catering to various user skill levels.

Different levels of these works are possible and are to be explored when a defined budget is in place. The works should focus on providing for a wider range of user types and skill levels. New layout and design options should be developed further with community and client engagement.

ORDER OF PROBABLE COSTS

The order of probable costs to undertake the demolition of the existing facility, and design and construction of a new district level facility is as follows:

DESIGN:

GEOTECHNICAL ASSESSMENT, SITE SURVEY, DESIGN, AND ENGINEERING:
$30,000 - $40,000

CONSTRUCTION:

DEMOLITION OF EXISTING SNAKE RUN:
$10,000 - $20,000

REPAIRS TO EXISTING SKATE PARK:
$55,000 - $80,000

CONSTRUCTION OF NEW FACILITY:
$200,000 - $300,000

$295,000 - $440,000

Total cost is exclusive of GST.

05 CESSNOCK SKATE PARK

OVERVIEW

The Cessnock Skate Park is a local level facility in the township of Cessnock, NSW. The facility is located on Victoria Street, approximately a 15 minute walk from the centre of town.

The facility is located a distance from the road, with limited accessibility due to no connecting paths. Desire lines across the grassed areas indicate the direction users take to access the facility. The distance from the road also means there is limited passive surveillance into the site.

The facility is predominantly a transition style facility, with a limited provision for street style riders. The sizing of the obstacles and features caters for intermediate riders, with no provision for beginner skill levels.

CESSNOCK SKATE PARK

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT ITEMS LEGEND

MINOR CRACKING
Concrete surface cracks that require crack injection.

MAJOR CRACKING
Concrete surface cracks that require chasing and filling.

SURFACE CHIPPING
Concrete surface chips that require chasing and filling.

DIFFERENTIAL SETTLEMENT
Concrete slabs have shifted vertically resulting in edges.

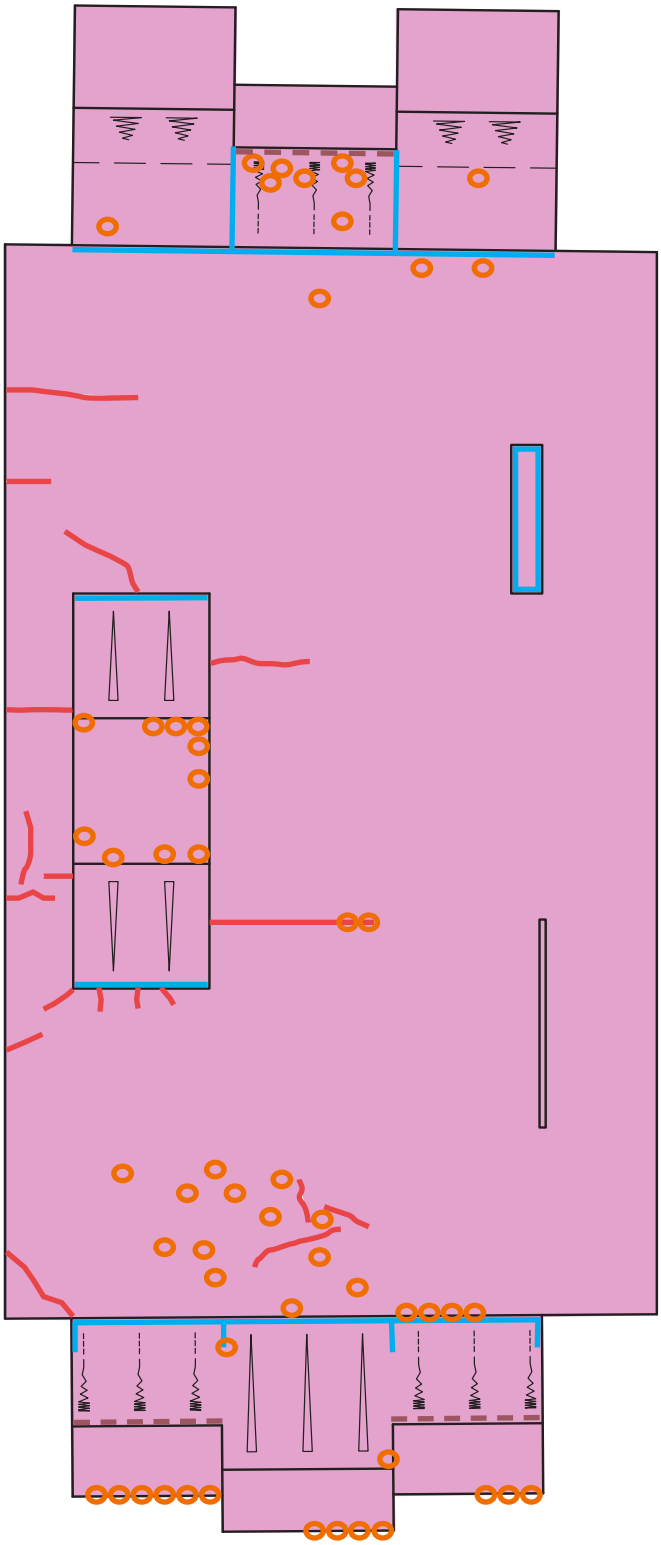
CONCRETE TO SKATE STEEL JOIN
Deterioration of concrete around steel skate elements.

COPING TOLERANCE
Coping to concrete offsets incorrect on platform and transition face

ROUGH SKATE SURFACE AREA
Concrete surface has deteriorated from use or weathering over time.

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT REFERENCE PLAN



05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT - MINOR CRACKING

MINOR CRACKING:
The concrete slabs are showing signs of minor cracking in a number of locations across the facility. This cracking could be due to earth movement, incorrect construction techniques employed during the initial build, or general deterioration due to the age of the concrete.
While currently minor, if left unaddressed the cracking has the potential to develop further, resulting in major cracking, or leading to an uneven skate surface that is prone to chipping.

RISK RATING: LOW

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT - SURFACE CHIPPING

SURFACE CHIPPING:
The concrete slabs have a number of areas suffering from surface chipping. Chipping is the result of wear and tear from general use, and is common in parks of this age. Surface chipping presents a hazard on the skate area where the smaller wheels of scooters and skateboards can become lodged while the user is travelling at speed, consequently throwing the rider off their vehicle. Unexpectedly being thrown while travelling at speed has the potential to result in serious harm to the user.

RISK RATING: HIGH

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT - CONCRETE TO SKATE STEEL JOIN






CONCRETE TO SKATE STEEL JOIN:

The construction method of a number of the features across the facility has seen a combination of both metal and steel used. Due in part to both the age of the facility as well as quality of construction, there are a number of metal edges and gaps across the facility, largely located in or around faces of transition. Transitions are areas where users are travelling at high speeds, and the edges and gaps in these areas present opportunities for smaller skateboard and scooter wheels to become lodged, subsequently throwing riders from their vehicles.

RISK RATING: HIGH

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT - COPING TOLERANCE

COPING TOLERANCE:

The coping offsets around the facility are not in line with modern practices. Typically, coping should sit 10mm above ramp platforms, and sit proud 8mm off ramp transition faces. These standard offsets dimensions are set to encourage coping tricks, and to allow smooth use of the transition ramps. Across most of the facility, the coping sits close to flush with the platform level, while transition offsets vary from 3mm to approximately 5mm. This inconsistency across the facility doesn't promote user confidence in the terrain of the features.

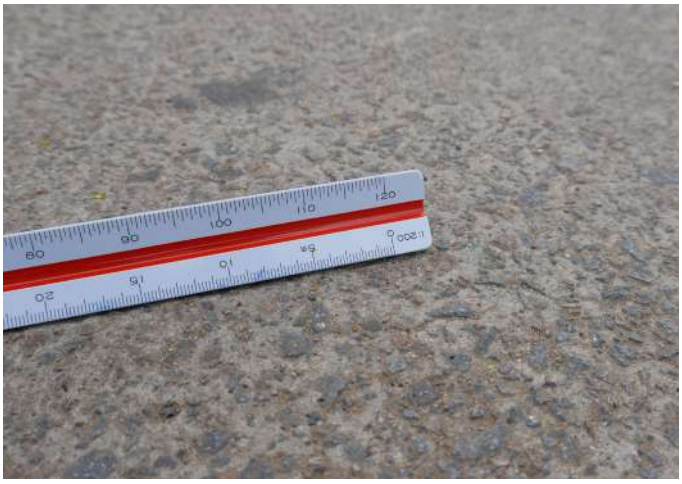
RISK RATING: HIGH

05 CESSNOCK SKATE PARK

CONDITION ASSESSMENT - ROUGH SKATE SURFACE AREA





ROUGH SKATE SURFACE AREA:

In a number of locations, the skate slab has become weathered and worn, exposing the aggregate in the concrete. Furthermore, there are locations where repairs and patches to the slab have been undertaken, which are in turn degrading. It is imperative that skate surfaces are smooth, as rough areas result in a bumpy and jarring sensation when ridden over, while also presenting an abrasive surface that can cause harm when a user comes into contact. This is a high priority item and should be addressed immediately

RISK RATING: HIGH

05 CESSNOCK SKATE PARK

FUNCTION ASSESSMENT

EROSION OF BATTERS

The battering adjacent to a number of features is becoming heavily eroded, and the resulting dirt is spilling onto the skate surface. Dirt and debris on skate surfaces presents a hazard due to the surface becoming slippery, increasing the likelihood of users sliding out on their boards, scooters, or bikes. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: LOW

EROSION OF BATTERS

The battering adjacent to a number of features is becoming heavily eroded, and the resulting dirt is spilling onto the skate surface. Dirt and debris on skate surfaces presents a hazard due to the surface becoming slippery, increasing the likelihood of users sliding out on their boards, scooters, or bikes. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: LOW

05 CESSNOCK SKATE PARK

FALL HEIGHT ISSUE

A section of the ramp platform sits greater than 900mm above the base slab. If a user was to fall in this location they would be prone to sustaining potentially serious injuries. The fall height issue should be rectified immediately.

RISK RATING: HIGH

NON EXISTENT CONNECTIVITY / DESIRE LINES

The facility is located away from the road and has no connecting pathways, forcing users to walk a considerable distance across a field to access the park. Connectivity to existing pedestrian paths further encourages users to visit the facility, and prevents dirt being tracked across the concrete slab.

RISK RATING: LOW

05 CESSNOCK SKATE PARK

NON EXISTENT CONNECTION PATHS / DESIRE LINES

See previous page.

RISK RATING: LOW

LITTER PRESENT AROUND SITE

There are several instances of rubbish and debris strewn across the area around the facility. Rubbish across the facility encourages users to dispose of their rubbish in a similar fashion. It is important to regularly maintain the facility and ensure all surfaces are kept free of debris and dirt.

RISK RATING: LOW

05 CESSNOCK SKATE PARK

KEY CONDITION FINDINGS

In summary, the key condition findings are:

FEATURES AND OBSTACLES

- The concrete surface is worn in most areas of the facility, with substantial cracking, chipping and differential settlement.
- The coping is not installed to acceptable tolerances.
- There are several incidents of concrete chipping away from metal components, resulting in sharp edges.
- No drainage or pooling issues were noted on the day of inspection.

LANDSCAPE

- There is erosion present around the perimeter of the facility, and dirt from the surrounding batters is spilling onto the skate surface.
- No drainage or pooling issues were noted on the day of inspection.
- Litter is strewn across the facility.

KEY FUNCTION FINDINGS

In summary, the key function findings are:

SKATE FUNCTION

- The facility has limited functionality, and only caters for intermediate riders.

OVERALL DESIGN & LAYOUT

- The design is outdated and not in line with modern skate trends.
- There is no allowance for beginners.
- There are limited flow lines around the facility, directly affecting the potential user capacity. Users tend to travel along two main flow lines.
- There are limited refuge areas for users.
- There are instances across the facility of unsafe fall heights.

LANDSCAPE & AMENITY

- The facility has limited road side car parking.
- There is limited amenity across the facility, with no provision of seating, shade shelter, or bins.
- The facility is located away from the road, with a back of house feel.
- There is no DDA access to the facility.
- There is no toilet facility.
- The facility has one drinking fountain.
- The facility has limited seating.
- There is no safety signage upon entry to the facility.

OVERVIEW OF KEY FINDINGS

Based on the key condition and function findings, the ratings in accordance with the Facility Ranking System are as follows:

CONDITION

The facility has been given a condition rating of:

RATING 4 - POOR (SCORE 2/5)

Assuming condition repair works are undertaken, including regular and scheduled maintenance, we estimate the facility has approximately 25% of life remaining (approximately 5 years).

FUNCTION

The facility has been given a function rating of:

RATING 4 - POOR (SCORE 2/5)

OVERALL

The key findings of the skate facility assessment has identified the facility has achieved a 'POOR' rating for condition and a 'POOR' rating for function, and as such is not achieving its full potential.

The facility has been given an overall rating of:

RATING 4/10 - POOR.

Several items need to be addressed to bring the facility up to an 'EXCELLENT' rating. Reassessment of the design to improve both the function and condition of the facility will be required to achieve this. The following 'FUTURE DIRECTION' section of this report provides different options on how to achieve the best possible rating.

FUTURE DIRECTION

The following option has been prepared with respect to repair and redevelopment works.

This option aims to improve the safety, condition and function of the facility to varying levels.

All approaches should consider a level of community engagement to ensure community acceptance.

The facility's condition will require ongoing observation, appraisal and maintenance to provide a high level of condition and function and to ensure the lifetime of the facility is maximised.

05 CESSNOCK SKATE PARK

PROPOSED WORKS

REPAIRS OF HIGH PRIORITY FINDINGS ONLY

This option addresses the rectification of condition items only. The refurbishment can be carried out at different levels depending on the desired lifespan that is required of the facility.

This option is a short term solution to fix high priority safety hazards. These works, in conjunction with regular maintenance, are deemed as the minimum required works to ensure the facility can fulfil its remaining life. This option does not address functional issues, however will extend the life span of the facility for a further 5 years.

ORDER OF PROBABLE COSTS

The order of probable costs to undertake the repair of condition items is as follows:

PRELIMINARIES: $5,000 - $10,000
CRACKS AND CHIPS: $10,000 - $15,000
SURFACES / GRIND AND SEAL: $20,000 - $30,000
COPING / STEEL REPAIRS: $25,000 - $35,000
FALL HEIGHT HAZARD: $5,000 - $10,000

$65,000 - $100,000

Total cost is exclusive of GST.

ORDER OF WORKS

CESSNOCK SKATE FACILITY

Date of inspection: 01/05/18	**Condition Rating:** 4 - POOR	**Name of Inspector:** Alex Boyd
Site Address: Victoria St, Cessnock, NSW, 2325	**Reserve Name:** Cessnock Skate Park	

ITEM DESCRIPTION	CAUSE OF DEFECT	PRIORITY OF WORKS	REQUIRED ACTION	RECOMMENDED MONITORING REQUIREMENTS
HIGH PRIORITY ITEMS				
SURFACE CHIPPING	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CHIPPED EDGE, CLEAN OF ALL DEBRIS AND DUST, FILL WITH MULTI PURPOSE ADHESIVE REPAIR PASTE, AND SAND BACK SMOOTH TO EXISTING SURFACE LEVELS.	6 MONTHLY
CONCRETE TO SKATE STEEL JOIN	HAZARD DETERIORATION AGE	HIGH	REMOVE METAL COMPONENTS, REINSTATE SURFACE PROFILE WITH REINSTATEMENT MORTAR, STRIKE OFF LEVEL WITH SURROUNDING CONCRETE SURFACE, STEEL TROWEL FINISH. REPLACE COPING IN LOCATIONS WHERE RUSTED AND DETERIORATED.	6 MONTHLY
COPING TOLERANCE	INCORRECT CONSTRUCTION	HIGH	SAW CUT AND DEMOLISH PLATFORM AND TRANSITION SLAB 200mm EITHER SIDE OF COPING. INSTALL NEW ROLLED COPING TO ACCEPTABLE TOLERANCES AND TIE INTO EXISTING SLABS. POUR NEW CONCRETE TO COPING, ENSURING TRANSITION RADII AND STANDARD ACCEPTABLE OFFSETS ARE MAINTAINED.	6 MONTHLY
ROUGH SKATE SURFACE AREA	HAZARD DETERIORATION AGE	HIGH	GRIND BACK CONCRETE SLABS TO REMOVE ROUGH SURFACE, ENSURE GRINDED AREAS ARE FEATHERED EVENLY TO MEET SURROUNDING SURFACE LEVELS TO ENSURE NO KINKS OR BUMPS IN RIDING SURFACE.	6 MONTHLY
FALL HEIGHT ISSUE	HAZARD DETERIORATION AGE	HIGH	INSTALL A SMALL CONCRETE WALL PERPENDICULAR TO THE AFFECTED RAMPS. BACKFILL AND BATTER AROUND PLATFORM UNTIL PLATFORM HEIGHT IS OUTSIDE OF FALL HEIGHT RESTRICTIONS.	6 MONTHLY
LOW PRIORITY ITEMS				
MINOR CRACKING	DETERIORATION AGE	LOW	SPECIALIST CRACK INJECTION REPAIRS.	6 MONTHLY
EROSION OF BATTERS	HAZARD	LOW	REMOVE DIRT AND DEBRIS FROM SKATE SURFACE. REVEGETATE BATTERS WITH NEW TOPSOIL AND TURFING, AND ALLOW TO PROPOGATE.	6 MONTHLY
LITTER PRESENT AROUND SITE	DETERIORATION	LOW	REMOVE LITTER FROM SITE. INSTALL BIN ENCLOSURE. ENSURE REGULAR MAINTENANCE OCCURS.	WEEKLY

06 SUMMARY

ONGOING ACTIONS

Once a skate facility is in place, it is key to understand the ongoing upkeep required to maintain these spaces to a level of safe and functional condition.

All facilities require ongoing maintenance to upkeep them and have them functioning safely. With this in mind, it is estimated that facilities designed and constructed to best practice principles, meeting the required tolerances and specifications of current industry standards, will have a functional life of approximately 20 years before major repairs, renovation or renewal is needed.

The following provides an insight into the level of ongoing maintenance required.

0-10 YEARS

Maintenance should be regular and of a minor nature.

10-15 YEARS

Maintenance will increase in frequency and scale.

15-20 YEARS

Maintenance will require a high level of care.

Over time, the facility will be exposed to user wear and tear, environmental impacts and natural weathering. These factors impact the concrete, steel, timber, surface treatments, painting and other components that form a facility.

It may be difficult to rate older facilities in this way as they may not have been designed and constructed to the appropriate quality.

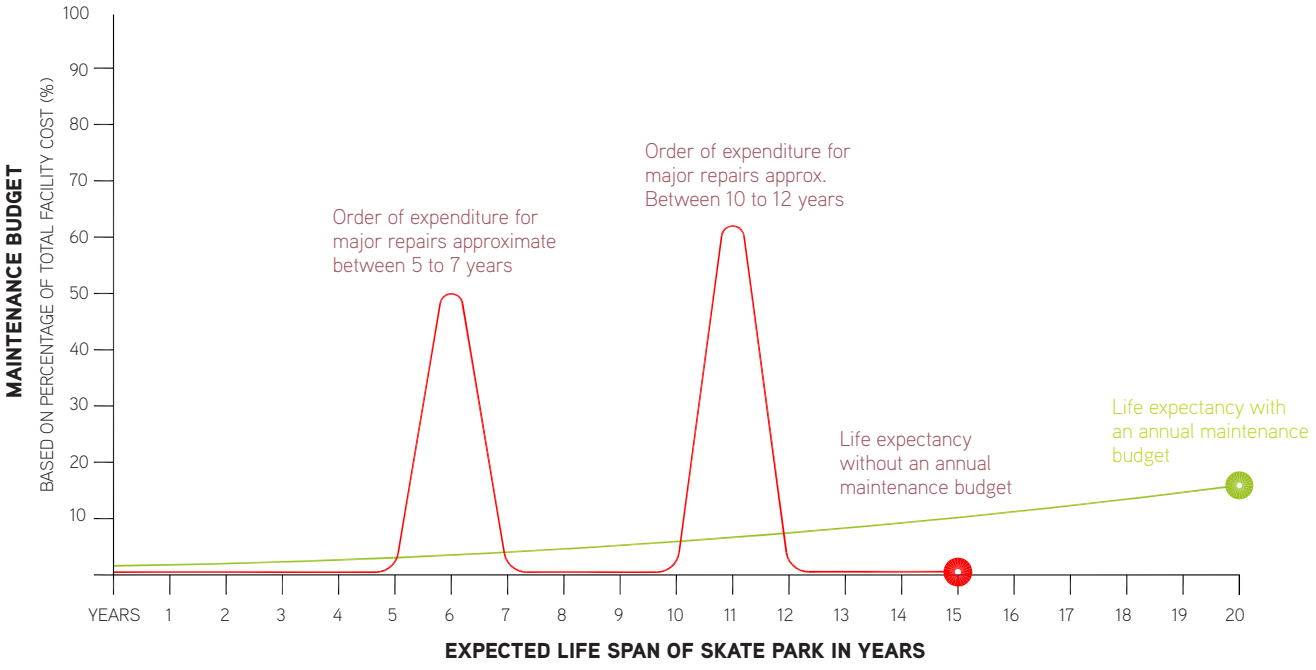
Maintenance of these facilities is also extremely important for the function to remain relevant and safe, and to prolong the life of the facility. The Royal Society for the Prevention of Accidents suggests that annual maintenance budgets for action wheeled sports facilities should be 10% of facility value/build cost.

The development of a maintenance manual specific to the facility, including a maintenance schedule is key and will provide clear directions and objectives for the upkeep of each of the facilities.

Facilities need to be effectively maintained and developed in order to cater for these newly emerging skate styles, allow for progressive challenge and for skill development of users within the facility.

MAINTENANCE SCHEDULING

For the longevity of a facility and its upkeep, regular ongoing maintenance should be budgeted for and undertaken. The table below demonstrates the cost expense of not regularly maintaining a facility and the impact on life-span.



07 APPENDICES

STANDARDS + GUIDELINES

At present, there are no Australian Standards or formal industry standards that exist for skate and BMX facility design, construction, maintenance and management. There are several guidelines developed by various organisations on the design and construction of action wheeled sports facilities. These guidelines are useful for providing general knowledge about these facilities, but they are not regulatory or absolute.

The Skate Facility Guide (2001) by Sport and Recreation Victoria states; "....this Skate Facility Guide is intended as a general reference source.....".

CONVIC, through industry and professional experience, judgement and expertise in facility design and construction, ensure appropriate standards and guidelines are used to minimise risk and increase safety within facilities.

Specific to the sport of skating; some elements do not conform to Australian standards for access and fall heights. The Australian Standards are referred to where a risk is identified at the interface between skate elements and pedestrian/viewing areas. This may be within or at the periphery of the facility.

For example, a 1000mm high drop could be designed as a feature of a facility that skaters would perform tricks over. This is acceptable, given the context. However, if the platform of a quarter pipe is 1000mm high and has an uninterrupted fall to the ground; the handrail and balustrade requirements of the Building Code may still apply and be adopted,

Standards and Guidelines that have been referred to in compiling this document include:

- Sport and Recreation Victoria - "The Skate Facility Guide"
- Sport and Recreation Victoria - "Sport and Recreation - Access for All"
- Building Code of Australia 2008
- AS 4685.1 - 2004: Playground Equipment - General Safety Requirements and Test Methods
- AS 4486.1 - 1997: Playgrounds and Playground Equipment - Development, Installation, Inspection, Maintenance and Operation
- Department for Community development - "Urban Design Guidelines for Creating Youth Friendly Spaces"
- Design Standards for Urban Infrastructure Part 15: Playgrounds and Playground Equipment
- The Royal Society for the Prevention of Accidents - Play Safety Information Sheet No: 27 - Skateboarding Safety and Play Safety: Skateboarding: Skate park Maintenance Costs
- British Standard BS EN 14974:2006 - Facilities for Users of Roller Sports Equipment - Safety Requirements and Test Methods

A facility assessment is an important step in reducing risk, however, risk management as per AS 4360 - 2004: "Risk Management" and HB 246 - 2004: "Guidelines for Managing Risk in Sport and Recreation" is beyond the scope of this document. All Australian standards and guidelines should be reviewed in addition to this document by a suitable qualified Risk Manager for Council.

The scope of this document does not include an assessment of the facility's compliance with the Disability Discrimination Act.

TERMINOLOGY

A brief explanation of terms used in this document:

FACILITY - Relates to a space that caters to action wheeled sports activities including skateboard, BMX, scooter, in-line skate, roller skates and sports modified wheelchairs.

TRICKS - A specific action or move utilising the element of use that relates to a set performance in the flow of movement on the features or components of the facility.

GRIND - A trick performed by a rider where they are to slide along a section of coping or concrete ledge without the use of their wheels.

HAZARD - Any item posing an immediate risk to the safety of participants.

ACTIVE USER - Someone who is actually riding the facility on a skateboard/BMX/scooter or similar.

INACTIVE USER - Someone who is part of the session, but is waiting for their turn when the active user is finished.

OBSERVER - Someone who is watching the activity on the facility.

PARTICIPANT - Someone who may be an active user, an inactive user or observer at the facility.

DISCLAIMER

CONVIC, it's employees, agents, directors and other entities shall not be liable for any loss, damage, claim or costs that may arise from any damage or injury of any kind whatsoever in relation to this document or the maintenance and use of skate and BMX facilities generally.

While all due care and consideration has been undertaken in the preparation of this document, CONVIC do advise that all recommendations, actions and information provided in this document is based upon our experience in the field of skate and BMX facility design and construction.

CONVIC and its employees are not qualified to provide legal, medical, financial or risk management advice. Suitably qualified experts in these fields should be consulted to provide further information.

All cost estimates are provided as a guide only. Confirmation of approach is to be established through consultation with Council and the community.

The estimates are based on currently available industry prices. Facility construction is a specialised trade and CONVIC have based costs on recently tendered projects. This is an estimate of probable costs only, all components of which are subject to design complexity, escalation in construction, labour and material costs.

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