

CITY OF PORT PHILLIP REPORT

STRATEGY AND POLICY REVIEW COMMITTEE

7 NOVEMBER 2005

POLICY AND PLANNING

A6 **ST KILDA SKATE PARK**

LOCATION/ADDRESS:

RESPONSIBLE EXECUTIVE DIRECTOR: **SALLY CALDER, EXECUTIVE DIRECTOR
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FILE NO.: **76/04/35-02**

ATTACHMENTS: **1. ST KILDA SKATE PARK REFERENCE
GROUP INDEPENDENT CHAIRPERSON
FINAL REPORT**
**2. SUMMARY DESIGN AND
MANAGEMENT PLAN RESPONSE -
LUNA PARK AND ALBERT PARK
RESERVE SITES**
3. LUNA PARK CONCEPT PLAN
**4. ALBERT PARK RESERVE - FITZROY
STREET CONCEPT PLAN**
**5 .MANAGEMENT AND MAINTENANCE
RESOURCE PLAN**

1. KEY ISSUES

- 1.1. To outline the process undertaken by Officers to determine the most appropriate site for a Skate Park in St Kilda.
- 1.2. To advise Council of the findings of the detailed investigative analysis that occurred at the Albert Park Reserve, Fitzroy Street site and the Luna Park site to identify the most appropriate site to develop a Skate Park facility in St Kilda.
- 1.3. The independent chairperson appointed by Council has recommended that Albert Park Reserve, Fitzroy Street is the most suitable site to develop the St Kilda Skate Park.

2. CONTEXT

2.1. Council has been actively pursuing the development of a skate park in St Kilda for six years.

2.2. Council last formally addressed the St Kilda Skate Park at an Ordinary Meeting of Council on the 22 November 2004. The resolution of that meeting was:

Council reaffirmed commitment to the establishment of a local skate facility in St Kilda.

Council noted that detailed investigation of the number of sites within St Kilda over the past six years has identified that six sites are unreasonably constrained when site assessed against criteria including;

- *Context including Council's broader policy context;*
- *User benefits including skatability, cater of different age and abilities, accessibility to transport and other amenities;*
- *Safety, landscape, amenity and social impacts;*

Council noted that two other sites namely Albert Park Reserve, Fitzroy Street Precinct and the Luna Park site remain as possible sites.

Council required officers to undertake a process for further consultation including a St Kilda Skate Park Reference Group.

Council requested a detailed feasibility study assessment in relation to a St Kilda Skate Park addressing size, layout, management, research of similar examples, and detailed design option within available budget.

Council required Officers present a further report in the first half of 2005 outlining the results of the detailed consultation and feasibility study and preferred design for the St Kilda Skate Park.

Officers advise the new Council of the history of this matter and sites previously considered.

Shakespeare Grove – upper and lower end be assessed against the sport and recreation criteria and that new sites only be identified should none of the short listed sites be feasible.

2.3. Convic Design was appointed to conduct the Design and Detailed Analysis St Kilda Skate Park.

2.4. The project involved three stages which were;

- Investigative Analysis – investigation and assessment of existing site conditions, preparation of a site analysis exploring opportunities and constraints.
- Consultation – identify residential amenity issues, management and operational issues, and skating opportunities and user amenities.

**STRATEGY AND POLICY REVIEW COMMITTEE
7 NOVEMBER 2005**

- Design Development – development of one design option at Luna Park and Albert Park Reserve, Fitzroy Street.
- 2.5. A St Kilda Skate Park Reference group was established, to advise Council officers on the design and development of skate park options at the sites of Luna Park (Shakespeare Grove) and Albert Park Reserve - Fitzroy Street.
- 2.6. The reference group comprised Independent Chairperson - Ms Jan King, St Kilda Police - Mr. John Hauer, Fitzroy Street Traders - Mr. Donald Blanksby, St Kilda Park Primary School - Ms Sarah Stephen, St Kilda Sports Club - Ms Catherine Holden, Parks Community Association - Mr. John Addie, Friends of Luna Park - Ms Julia Murray, Parks Victoria - Mr. James Brincat, St Kilda Youth Service - Mr. Lachlan McDonald, Young Person Mr. Harry Connor, Acland Street Traders -Mr. David Carruthers, Fitzroy Street Park Users Association - Mr. Paul Yates
- 2.7. The reference group met during July, August, September and October. The reference group was required to:
- Contribute ideas to the project from a range of perspectives and experiences across the community.
 - Participate in the preparation of the 'design and management criteria' for development of a skate park on each of the two proposed sites, which includes design and management criteria that will seek to:
 - Encourage and promote appropriate use of the skate park by a range of users
 - Enhance the amenity of the streetscape
 - Minimise neighborhood impact (if any)
 - Promote safety on the site for users, visitors and neighbors
 - Encourage sustainable means of accessing the site.
 - Involve key stakeholders, residents and community groups through public consultation to identify and address issues and concerns.
 - In considering the criteria, provide advice to Council staff on the development options for the skate park at each of the two sites.
 - In considering the criteria, provide advice to Council staff on appropriate management models for the skate park at each site.
 - In considering the criteria, provide design parameters for construction within Council's allocated budget.
- 2.8. The independent chairperson was required to provide a report and advice to Council on the outcomes of the reference group process and final design options for each site and provide a recommendation to Council based on the performance of each site against the criteria
- 2.9. Shakespeare Grove upper and lower end was assessed against the sport and recreation criteria and did not pass.

3. PROPOSAL

- 3.1. The proposal is to
 - 3.1.1. Accept the recommendation of the Independent Chairperson of the St Kilda Skate Park reference group, that the Albert Park Reserve Fitzroy Street site is the most appropriate site to build a skate park.
 - 3.1.2. Accept that the Luna Park site has issues that cannot be addressed through design or management that have considerable safety concerns for users.
 - 3.1.3. Develop the necessary agreements with Park Victoria, for the development and management of the St Kilda Skate Facility at Albert Park Reserve – Fitzroy St.
 - 3.1.4. Recognise that an ongoing management plan is critical to the success of a skate facility and ensure that an appropriate management plan and funds are allocated to ensure the successful delivery and management of the St Kilda Skate Park.
 - 3.1.5. Recognise that the development of a skate park facility at the Albert Park Reserve, Fitzroy Street site cannot be considered in isolation from the surrounding area, and that appropriate landscaping and works should be undertaken by Parks Victoria to improve this area of the park.

4. OPTIONS

- 4.1. Council could determine that the Albert Park Reserve Fitzroy Street site is the most appropriate site to build a skate park
- 4.2. Council could determine that the Luna Park Site is the most appropriate site to build the St Kilda Skate Park.
- 4.3. Council could determine that neither site is suitable for the development of a Skate Park and request that additional sites be investigated for developing a Skate Park.
- 4.4. Council could determine that given the lengthy process and number of sites considered for the development of a skate park in St Kilda that it is not possible to build a skate facility within St Kilda.

5. POLICY IMPLICATIONS

- 5.1. A skate park for St Kilda has been a Council policy position for some seven years.
- 5.2. A St Kilda Skate Park project has been listed in the Council Plan and the Council Capital Works Program for 4 years.
- 5.3. The Open Space Strategy 2005 (Draft)
This strategy identifies opportunities for more low key and competition sport and diversifying open space opportunities. A key principle is that available open space should facilitate people of all ages actively participating in social

and physical activities. The strategy highlights opportunities to increase the viability of sports by providing and enhancing community access to foundation level sport. Foundation level sport includes skate facilities.

To meet community expectations and in order to be cost effective it is determined that open space across the city needs to provide for a diversity of uses. This report calls for play areas in particular to become more diversified suggesting that they need to “be located in viable, higher use areas rather than scattered [or in] less attractive environments without adequate monitoring and maintenance.” The proposed Fitzroy Street site is an ideal location under this guideline as the proposed skate facility would be located amongst a diversity of other uses situated in a broader park environment.

5.4. City of Port Phillip - Youth Development Framework (2004)

The Youth Development framework advances the premise that the “whole of community” is fundamental to the healthy development of young people through nurturing an environment for active participation, cultural expression, youthful experimentation, friendships and growth. It uses an asset building framework that focuses on key developmental areas that are fundamental elements in developing resilient and healthy young people. It focuses on looking at what is needed rather than what is wrong. Building a skate park and siting it at Fitzroy Street supports the developmental assets that encourage;

- **Social competencies** by providing opportunities for young people to be involved in planning and decision making, developing interpersonal skills, cultural understanding, resistance skills and peaceful conflict resolution. Providing young people to be involved in the process to date has encouraged this and ensuring that young people are involved in the management of the skate park will further encourage this.
- **Positive identity** by siting the skate facility in an environment that connects young people to the community, it can create a sense of belonging, a skate facility can also assist with developing self esteem

5.5. Future Directions Plan (Draft) – Albert Park Reserve

The recommendation in this report is not inconsistent with the Draft Future Directions Plan for Albert Park Reserve.

This plan refers to the development of facilities that are consistent with the use of the park. It is Parks Victoria’s advice that a facility that encourages easily accessible physical activity for young people is an important objective for Parks Victoria in the management of Albert Park Reserve.

5.6. Council Report – Siting of St Kilda Skate Park (November 2003)

As a consequence of this proposal the following changes should be noted to the assessment that occurred in November 2004. The report in November 2004 utilised an assessment of sites involving a two-step process using Sport & Recreation Victoria Skate Facility Guide (2001) Location and Siting Criteria. Sites that were short listed from this were then assessed against City of Port Phillip criteria.

At this time the Fitzroy Street site was assessed as being adequate distance from residential dwellings, the siting has since changed since this assessment. The site location now at the corner of Lakeside Drive and Fitzroy Street places the facility within 100m of residential properties. It should be noted that this would not have changed the outcome of the original assessment process.

6. SUSTAINABILITY IMPLICATIONS

Social

Council has a commitment to building a healthy and inclusive city with equitable access, to services and resources. The Fitzroy street site is consistent with Council's intent to promote connections by providing a facility in a location that provides an opportunity to integrate with the local community. Locating the facility in a visible location with good levels of natural surveillance facilitate a safe environment for both users and general public. Social, health and fitness benefits are derived from participating in skating, providing a skate facility in a safe environment will encourage participation in a healthy physical activity.

Albert Park Reserve has minimal free recreational activities within the Park for young people. Siting a skate par here is consistent with Parks Victoria's vision to encourage and provide facilities for young people within the park. Providing a skate facility results in a free recreational facility for young people that provides for a healthy physical activity.

Economic

The development of a skate park at the Fitzroy Street site is not likely to have much economic benefit, however there may be some economic benefits to the adjacent shops and services.

Environmental

The Fitzroy Street site is close to public transport and bicycle paths, providing accessible and sustainable transport options. The development of a skate park at Fitzroy Street would result in a decrease in net green space, however it would not result in a net loss of open space. It would provide a facility for young people that meets their needs and is located in a space that would be safe for young people and children.

Cultural

St Kilda is well known as a community that accommodates the interests of, and celebrates young people. The development of a skate park is consistent with St Kilda continuing to support diversity of interests and people, by providing a facility that supports young people and children.

City of Port Phillip, and particularly St Kilda is known culturally for its contribution to the range of arts, sport and cultural pursuits, particularly those pursuits consistent with the popular culture of young people.

**STRATEGY AND POLICY REVIEW COMMITTEE
7 NOVEMBER 2005**

In the last 6 years Sport and Recreation Victoria has provided funding for 71 Skate Facilities across Victoria, which highlights its cultural popularity as a young persons activity.

7. RESOURCE IMPLICATIONS

- 7.1. Council has made an allocation of \$230,000 for a St Kilda Skate Park in the Capital Works Program. The construction cost of the proposed facility at the Albert Park Reserve, Fitzroy Street site (including surrounds and landscaping) is estimated at \$380,000. This costing incorporates the landscaping that is required to address many of the criteria that was developed through the St Kilda Skate Park Reference Group.
- 7.2. Council has made application to Sport and Recreation Victoria through the major facilities funding program for \$105,000. Should Council be successful these funds will not be available to Council until July 1 2006.
- 7.3. The proposal and implementation of the Final Draft Management and Maintenance Plan requires an annual operating contribution of \$50,000. This includes all maintenance and the proposal to extend or develop a service agreement with a Youth Service provider to deliver programs and/or provide support to young people at the skate facility.
- 7.4. Should Council support the recommendation, Council will need to refer the balance of funds required to the 2006 / 07 Capital Works Budget process for consideration in order to develop a facility that meets the criteria established by the Reference Group process (as per attachment 2).

8. INTERNAL CONSULTATION

- 8.1. An internal reference group has supported the progress of this project. This group consisted of:
 - Youth Officer,
 - Service Coordinator Strategic Planning,
 - Coordinator Community and Health Development,
 - Communications,
 - Project Coordinator Parks and Open Spaces.
- 8.2. Other internal consultation has included,
 - Coordinator Sustainable Transport, Coordinator,
 - Neighborhood Coordinator Planning,
 - Building and Community Health,
 - Neighborhood Coordinator St Kilda,
 - Senior Project Officer City Strategy,
 - Foreshore Coordinator,
 - Sport, Leisure and Recreation Community Development Officer,
 - Youth and Recreation Coordinator.

**STRATEGY AND POLICY REVIEW COMMITTEE
7 NOVEMBER 2005**

9. EXTERNAL CONSULTATION

- 9.1. Broad Community Consultation was conducted at onsite marquees at Luna Park site on the 13th August and the Albert Park Reserve site on the 20th August
- 9.2. The community feedback has included; 123 forms from onsite marquee consultations; 16 on line forms through Council's web site; approximately 25 letters and emails.
- 9.3. The St Kilda Skate Park Reference group included representatives from St Kilda Park Primary School, St Kilda Youth Services, Acland Street Traders, St Kilda Sports Club, Parks Victoria, Albert Parks Community Association, Fitzroy Street Park Users Association
- 9.4. Additional consultation meetings were also held with occurred with St Kilda Park Primary School School Council, Parks Victoria, Fitzroy Street Body Corporate Representatives and Fitzroy St Trader Representatives.

10. IMPLEMENTATION

- 10.1. Should Council accept the proposal then the implementation of the proposal will include:
 - Development of Construction, Use and Management Agreements with Parks Victoria.
 - Application for Planning Approval.
 - Development of Construction Specifications and undertaking of Tender Process for construction of the Skate Facility.
- 10.2. It is anticipated that the processes involved and the expenditure requirements of Sport and Recreation Victoria funding (assuming it is successful) would result in construction of the skate facility not beginning until July / August 2006 with completion approximately 8 weeks later.
- 10.3. Following that the regime of maintenance and management would be implemented.

11. CONCLUSION

- 11.1. The community consultative process involving broad community consultation, Reference Group and Skate User Group has not resulted in consensus on the preferred location for a skate park in St Kilda.
- 11.2. The application of designs against the criteria objectively compiled during the process has resulted in the Independent Chairperson recommending Albert Park Reserve – Fitzroy St as the preferred site, subject to the final designs and management plans being implemented. (refer to attachments 4 and 5).
- 11.3. The officers conclusion is that this site is consistent with both City of Port Phillip and Parks Victoria policy objectives.

**STRATEGY AND POLICY REVIEW COMMITTEE
7 NOVEMBER 2005**

12. COMMUNICATION

- 12.1. Skating now rivals – and in some cases passes – participation levels for many of our traditional sports such as AFL and Cricket. (*Park and Leisure Australia – Forum November 2005*).
- 12.2. Council has embarked on an independently chaired community consultation process in order to determine the best location for a skate park in St Kilda.
- 12.3. The outcome is that the independent chairperson has recommended proceeding with the establishment of skate park at the Albert Park Reserve – Fitzroy St location.

13. RECOMMENDATION

- 13.1. That the Council notes the process of assessment was thorough and balanced in establishing and addressing the design and management criteria, which was developed in conjunction with the St Kilda Skate Park Reference Group and Skate User Group.
- 13.2. The Council notes that neither sites were without constraints.
- 13.3. That the Council notes that both sites were assessed against the design and development criteria developed by the St Kilda Skate Park reference group.
- 13.4. That the Council endorses the recommendations of the Independent Chairperson's final report, November 2005 (Attachment 1), being that the Albert Park Reserve – Fitzroy St is the most appropriate site to develop St Kilda Skate Park, subject to:
 - 13.4.1. Providing necessary resources to implement the proposed maintenance and management plans including supervision.
 - 13.4.2. Monitoring the facility particularly within the first 12 months is imperative to ensure that any issues are identified early and that appropriate action is taken.
 - 13.4.3. That the skate park development is not considered in isolation of the surrounding parkland and that Parks Victoria address further landscaping at this end of the park in addition to that contained in the proposed design.
 - 13.4.4. Council developing a consultative mechanism with key stakeholders, including the School Council and residents to review the facility on an ongoing basis
- 13.5. That the Council notes the resource implications and refers both the operational and capital budget allocations to the 2006/07 Council budget process.

**STRATEGY AND POLICY REVIEW COMMITTEE
7 NOVEMBER 2005**

- 13.6. That the Council extends its appreciation and thanks to the members of the St Kilda Skate Park Community Reference Group and independent chairperson for their diligence and contribution to the process.