



# **NORTH LAKES SKATEPARK UPGRADE**

**FINAL CONCEPT REPORT**

**MORETON BAY REGIONAL COUNCIL**

**MAY 2021**

**CONVIC**





## PREPARED BY

**CONVIC**

## FOR



## QUALITY INFORMATION

PROJECT NAME NORTH LAKES SKATE PARK UPGRADE  
PROJECT NO. 20058  
PREPARED BY Angus Ianni  
REVIEWED BY Bryce Hinton

## ACKNOWLEDGEMENTS

CONVIC Pty Ltd. Acknowledge the contributions of all those who participated in the pre-design consultation of the North Lakes Skatepark Upgrade, including the Moreton Bay Regional Council staff and residents, community groups and other stakeholders who responded to the various opportunities for input and/or who provided advice and information where required.

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## REVISION HISTORY

REVISION	REVISION DATE	DETAILS	AUTHORISED	
			NAME / POSITION	SIGNATURE
A	12.03.2021	FIRST ISSUE	BRYCE HINTON / DESIGN MANAGER	
B	25.05.2021	TACO ADDED BACK INTO DESIGN	BRYCE HINTON / DESIGN MANAGER	

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# 01

## INTRODUCTION

### INTRODUCTION

Moreton Bay Regional Council are proposing to upgrade the existing North Lakes Skatepark as part of their Skatepark and BMX Facilities Strategy. Council project staff undertook a region wide skate and BMX park audit to assess the active recreation infrastructure available within the Moreton Bay Region. As part of the audit it was determined that the existing facility has significant condition, functionality and safety issues affecting the overall effectiveness for end users.

Council have engaged Convic to undertake a concept design for the upgrade of the existing North Lakes Skatepark. As part of the design process Convic have been assisting council to determine a design brief for the facility which considers the current state of the existing facility, the community's aspirations for this facility, the surrounding network of similar active recreation facilities, council's Skatepark and BMX Facilities Strategy and a realistic and achievable budget for the project.

### BACKGROUND INFORMATION

The following pages of this report outline the background information considered to develop a design brief for the project. This information includes:

- Previously prepared reports, strategies and planning policies undertaken by the Moreton Bay Regional Council
- Community Consultation Feedback Summary
- Existing Facility Review
- Site Analysis
- Existing Regional Skatepark Context
- Site Analysis
- Budget Guide





# 02

## BACKGROUND INFORMATION COMMUNITY CONSULTATION SUMMARY

**THE NORTH LAKES SKATEPARK UPGRADE WILL BE PROVIDE A CONTEMPORARY SKATEPARK THAT PROVIDES OPPORTUNITIES FOR THE LOCAL COMMUNITY TO LEAD ACTIVE AND HEALTHY LIFESTYLES.**

**THE NEW SKATE PARK SPACE WILL PROVIDE THE NORTH LAKES COMMUNITY WITH A FACILITY THAT CATERS TOWARDS THE YOUTH OF ALL SKILL LEVELS APPEALING TO YOUNG PEOPLE INTERESTED IN ALTERNATIVE ACTIVE RECREATION.**

**THE FACILITY WILL PROVIDE ADDITIONAL PUBLIC OPEN SPACE CONTRIBUTING TO A VIBRANT AND MORE LIVEABLE COMMUNITY.**

### CONSULTATION SUMMARY

The pre-design consultation outcomes have been summarised to inform a community driven design brief for the North Lakes Skatepark Upgrade. The information collected from the online survey has informed this brief. These are outlined thematically and will be used as the foundation for the development of the concept design.

#### TARGET USER GROUP

The community feedback has highlighted skateboarders as the majority of users. It will however, cater to all user groups including those participating in BMXing, scooter, roller skating and all other active wheeled sport disciplines, as well as those non-active participants looking to spectate and enjoy the public space.

#### SKILL LEVEL PROVISION

There was a relatively even spread of abilities within the consultation. Many respondents suggested the existing skate park is too small and they would like to see more obstacles catered to beginner and intermediate riders. It is key to provide for skill progression within the facility while allowing for beginner users and future generations to learn and continue ongoing progression and for advanced users to continue to be challenged and remain interested. The design will aim to provide obstacles for all ability levels.

#### SKATE TYPOLOGY

A clear preference for a mixed facility of street and transition style elements was indicated by the majority of participants. The design will look to work in conjunction with the features found at surrounding facilities to help form a complimentary skate park network throughout the Moreton Bay region.

#### SKATE VISION

The majority of riders favour a combination of street, flowy transition and traditional style. The facility design will aim to respond to community desires, offering a variety of features that cater to all styles of riding. With flowing transition and a beginner to intermediate street section being incorporated as a key design consideration.

Standout features highlighted by the community were rails, bowl, half pipe and pump track. Furthermore, an interest in future competitions and learn to ride workshops was also highlighted as desirable. The space must consider connecting elements suitable for the provision of such events.

#### USER + SPECTATOR AMENITIES

To ensure a central community space that can be used by a variety of different user groups, the facility will offer a number of social opportunities. The provision for areas of refuge and shade throughout the day is to be considered, whether purpose built or looking to utilise natural shade. Many highlighted the need for lighting and drinking fountains. This will be considered when developing the concept design.

#### ICONIC ELEMENTS + LOCAL IDENTITY

To celebrate the Moreton Bay Region and give the park its own identity the design should reflect the contextual setting in which the space sits. An example of this was the suggestion of incorporating the theme of Swan's and Lake Eden which form a part of the local area's natural landscape character. Theming will be further tested during the concept phase of the project, as this will form a cultural identity for the space and provide local riders with a sense of ownership of the space.



# BACKGROUND INFORMATION

## EXISTING FACILITY

### EXISTING FACILITY

This section summarises the key findings of the condition and function of the existing North Lakes Skatepark and provides Convic's recommendations on what to do with the existing facility.

### SKATE PARK AUDIT

In 2019 Moreton Bay Regional Council undertook a skate park audit to determine the condition and functional value of the existing North Lakes Skatepark. This audit was thorough and provides a good summary of the condition and function of the existing facility.

The outcome of the audit found that the condition of the existing skate park was 'Fair' due to the degraded condition including cracking, poor surfaces and uneven, open and degraded expansion joint.

The function of the skate park is rated as 'Fair', with many design issues present within the facility. There are a number of unusable spaces located within the park that greatly diminishes its functionality.

The report recommends 'Repair & Expansion - Potential new areas for expansion of a tiered streetscape addition, connecting the footpath to the current asset.



Existing skatepark is dated and has limited functionality.



Existing slabs has surface cracking, degraded concrete edges and corners, uneven, open and degraded expansion joints.

### COMMUNITY FEEDBACK

The community was asked their opinion of the existing skate park during the online consultation period. A large number of participants contributed with their thoughts on the condition and function of the facility. The common themes outlined by the community included:

- Condition of the concrete is poor with the deteriorated concrete surface causing significant grazing of skin to anyone who falls.
- Significant cracking of concrete and inadequate repairs are present throughout the facility.
- The existing skatepark is too small in size and contains a lack of obstacles.
- The overall design of the facility is dated and the existing obstacles are pre-fabricated and arranged in a manner which limits function and flow.
- Existing supporting amenities i.e. shelter, shade, seating and lighting are inadequate and do not make for an inviting or welcoming facility for the wider community.



# BACKGROUND INFORMATION

## EXISTING FACILITY

### SUMMARY OF FINDINGS

Convic have reviewed the skate park audits, community feedback and have carried out a desktop review to determine the following recommendations.

The existing facility has condition issues throughout the skatepark which results in serious safety hazards to end users. Major condition issues in need of significant repair or removal include, deteriorated concrete surfaces, significant cracking, deteriorated construction joints, chipping and degraded concrete edges to the perimeter of the skatepark.

The functionality of the facility is not only limited by the fair condition but also the dated design and build quality issues. The current size and condition of the facility is limiting its ability to hold multiple active users. Design changes are required to meet the demands of current and future users providing a space that is contemporary and meets their active recreation needs. This can be undertaken by addressing current defects and improving skate-ability or flow between features and obstacles.

Functionality issues include uneven, open and degraded expansion joint, ramp profiles are built inconsistently and obstacle designs are outdated. Overall the facility does not provide adequate opportunities for beginner users and a park of this scale and location should cater to this skill level.

Amenity of the facility is limited, insufficient shaded seating is provided, the space is uninviting and lighting is inadequate for safe nighttime use. Overall the wider community feel the facility is under whelming, does not provide a space that is enjoyable to be within and is not considered 'family friendly'.

### RECOMMENDATIONS

The existing slabs structural condition is 'good' however the surface is 'poor' with repair work require. Additionally, the condition of existing ramps is 'poor'. Convic recommend that council demolish the existing ramps and create a contemporary street/plaza style facility which meets the needs of current and future skate park trends.

The community expressed the importance of retaining or replacing the existing spine. Special consideration should be given to providing users a similar obstacle allowing for a similar riding opportunity that the existing spine currently delivers.

To ensure that the extension is complimentary to the existing facility it is recommended that additional ammenities in the form of a shade structure are provided in the delivery of the new facility.



Concrete surface is deteriorated causing safety hazard. Poor surface limits functionality to skateboard wheels.



Significant uneven, open and degraded expansion joint. Creates major safety hazard and on going maintenance.



Amenity is limited and facility is uninviting to the wider community.



# BACKGROUND INFORMATION

## SURROUNDING SKATEPARK CONTEXT

### SURROUNDING SKATEPARK CONTEXT

Reviewing existing skatepark facilities in the surrounding region helps develop the typology of obstacles that should be provided in the proposed facility. This review not only identifies possible gaps in provision within the local skatepark network, it also highlights what provision is already available. It is important to minimise the doubling up of available infrastructure which will create a facility unique to the region.

There are many existing skatepark facilities within the Moreton Bay Regional Council municipality, however many of them are of a poor condition and functionality. The following map highlights the key facilities within the region that are of a higher quality and have been considered within the surrounding skatepark context analysis.





# BACKGROUND INFORMATION

## SURROUNDING SKATE PARK CONTEXT

### SURROUNDING SKATEPARK CONTEXT

The existing skatepark analysis showed that there are a variety of new and old parks within the region. Many of the older parks have been left with little maintenance allowing them to weather and deteriorate in quality. There are a number of facilities that have been built in the last five years that are of high quality and meet current skatepark trends for functionality.

The skateparks included within this contextual analysis provide a variety of use for different riders and different skill levels. There are a mixture of large and small facilities with transition and street style layouts. The analysis has highlighted that there is a high percentage of street style parks with some more advanced transition opportunities.

With this in mind the proposed North Lakes Skatepark Upgrade will be designed to integrate into the surrounding skatepark network. Responding to the findings of this analysis will enable the facility to become a destination for the end users within the broader region while still catering to the existing skatepark users.

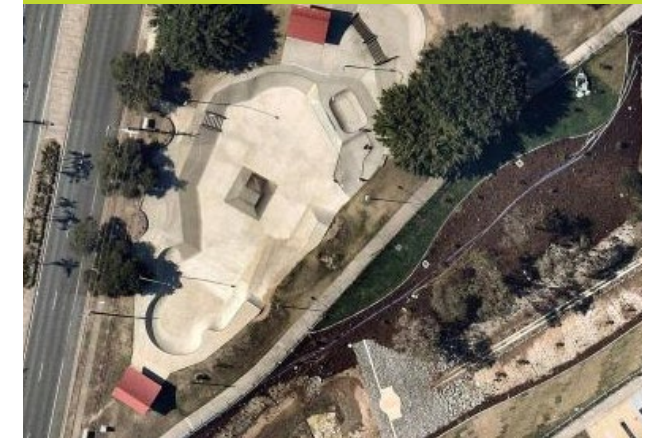
1. NARANGBA SKATEPARK



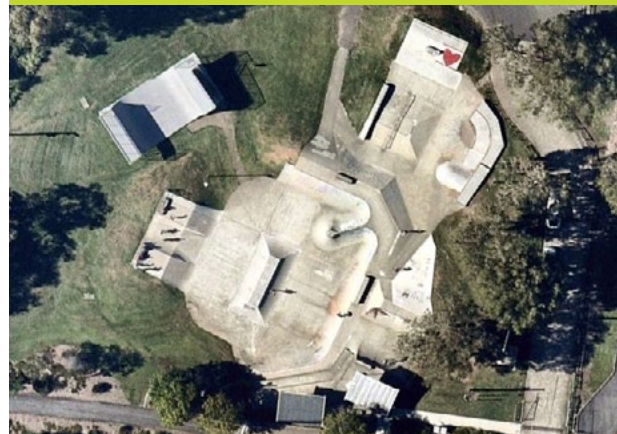
2. DECEPTION BAY SKATEPARK



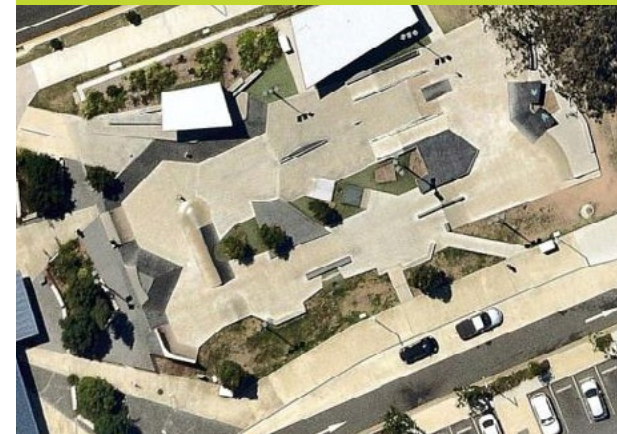
3. REDCLIFFE SKATEPARK



4. MORAYFIELD SKATEPARK



5. BRACKEN RIDGE SKATEPARK



6. STAFFORD SKATEPARK



7. ALBANY CREEK SKATEPARK



8. FERNY GROVE SKATEPARK



9. BARINGA SKATE PLAZA





# BACKGROUND INFORMATION

## SITE ANALYSIS

### SITE ANALYSIS



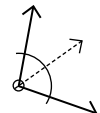
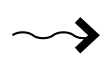




The site is located within Aurora Boulevard Park and within close proximity to further active recreational opportunities.

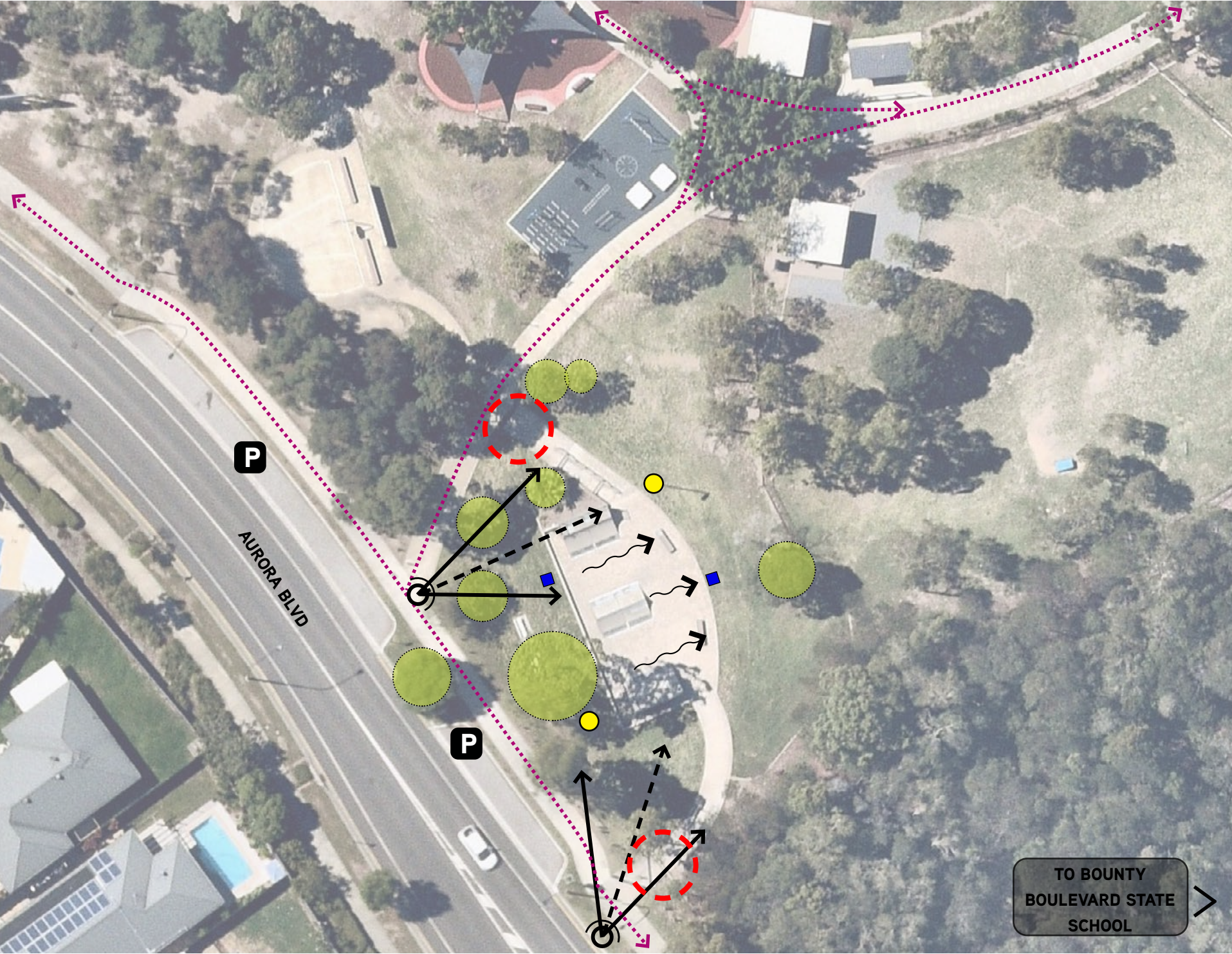
The site has a direct pedestrian link to Bounty Boulevard State School to the east and is accessed from existing car parking along Aurora Boulevard as well a car park which lies to the north.

CPTED principals should be considered in the design to promote passive and natural surveillance for the space to discourage anti-social behaviours.

The site features several mature trees which are required to be retained. Furthermore, the design should work with existing stormwater services and retain as much of the existing slab as possible.

#### LEGEND

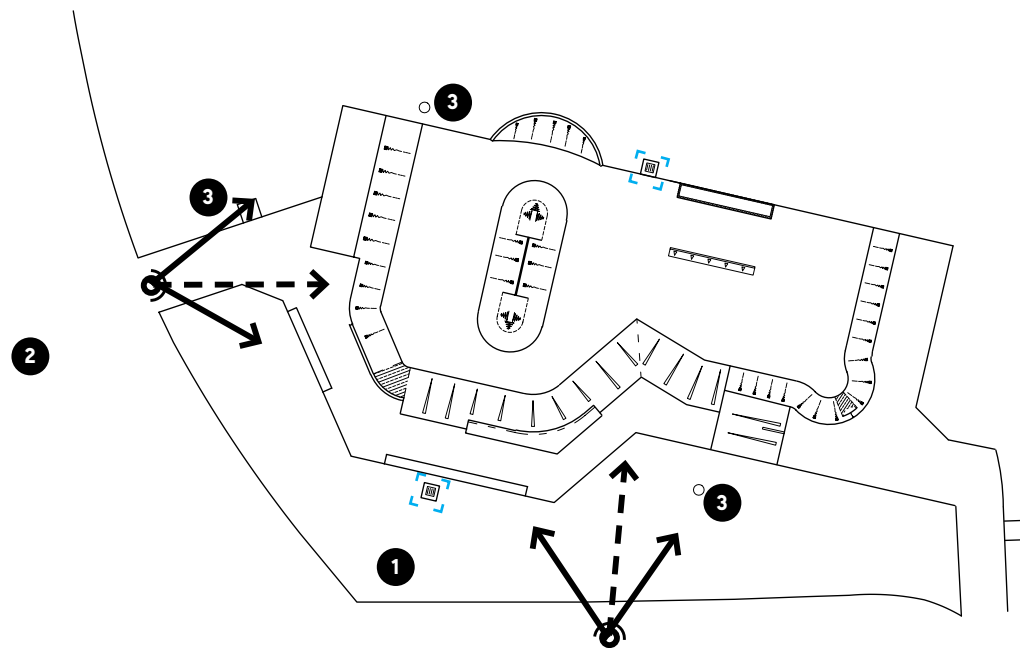
-  PEDESTRIAN CONNECTIONS
-  SKATEPARK ENTRY NODES
-  EXTERNAL VIEWS
-  TOPOGRAPHY AND WATER FLOW
-  EXISTING TREES
-  CAR PARKING
-  STORM WATER PIT
-  LIGHTING





# 03

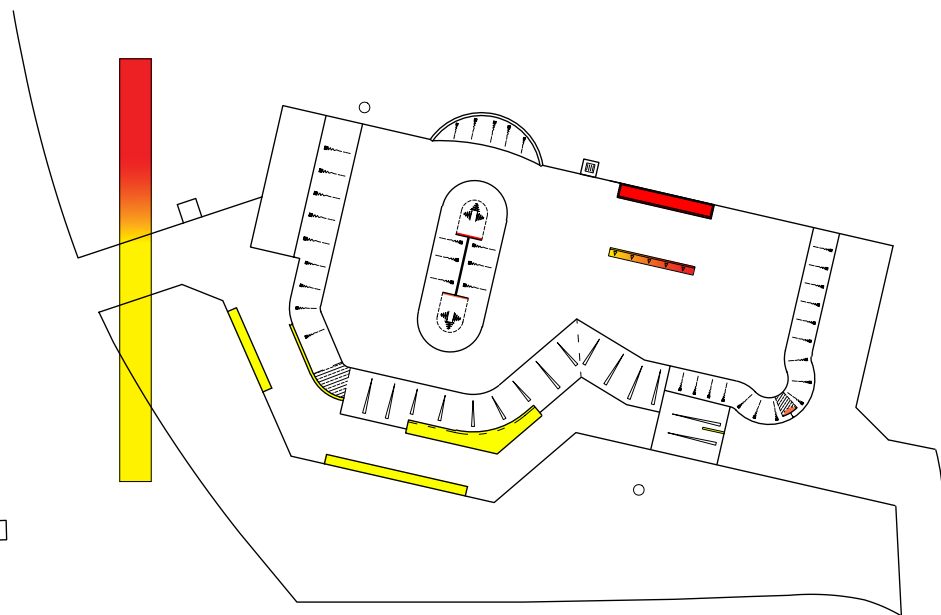
## CONCEPTUAL DEVELOPMENT LAYOUT



### EXISTING SITE FEATURES + CPTED

There are several existing mature trees and stormwater pits **1** that are required to be retained within the site. Combining the retention of these site features with the surrounding active recreation **2** and existing amenities **3** has defined a boundary for the proposed facility to work within.

Views in and across the site are encouraged by placing a seating zone to the north of the site **4** creating a highly visible refuge area. Further landscaping **5** around the facility will provide informal shade opportunities

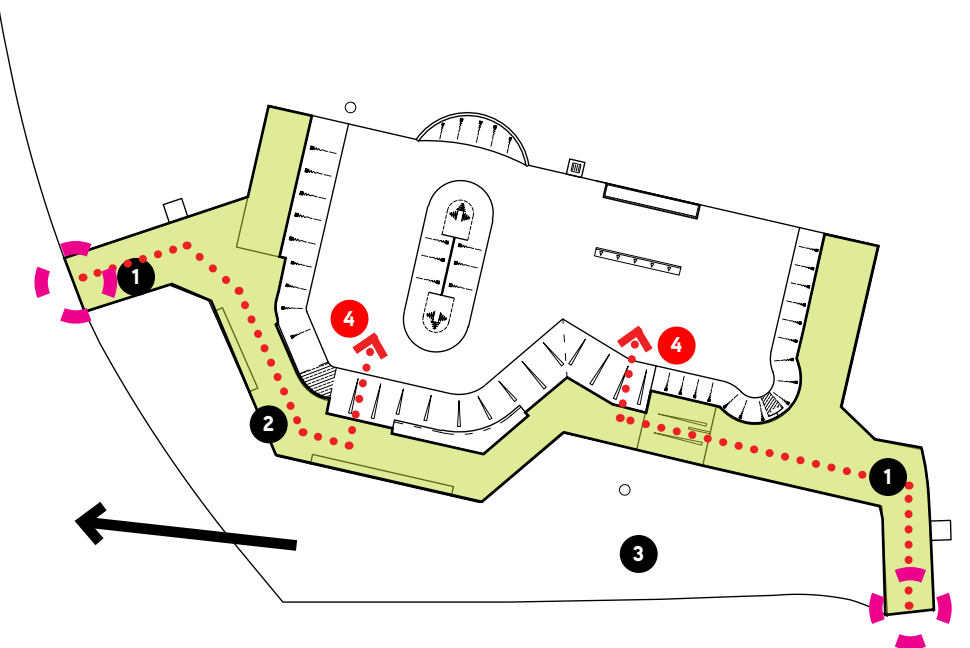


### THEMING

The design process explores the unique colours and patterns which the bird takes on. The inclusion of feature paint to the vertical surfaces, seating and skate obstacles creates a recognisable identity for the whole facility which will become iconic to North Lakes and this facility.

The proposed colour palette will form links to the Glossy Black Cockatoo. Resulting in a facility that aims to create a vibrant and fun youth space with a unique character.

Painted surfaces express a gradient from the south to the northern portion of site as visible in the colorings of the Glossy Black Cockatoo's tail.



### ACCESS + SPECTATOR ZONES

To make the facility safe, accessible and enjoyable for the wider community to use, refuge areas and access has been considered to ensure non-active users can spectate and safely reach the refuge/ social interaction space. The proposed footpaths **1** will be refurbished enabling them to be DDA compliant. Long concrete block seating to the southern side **2** allows for clear internal views for spectators.

To support the refuge area, circulation pathways **3** have been included promoting connections to the social interaction space and with the key entry nodes of the site.

An access route **4** has been included to the base of the skatepark to allow safe access for emergency services or maintenance staff if required.



# CONCEPTUAL DEVELOPMENT

## THEMING

### THEMING

During the online community consultation many respondents suggested that investigation into the native flora and fauna could inform the development of facility theming to form stronger connections to the local contextual setting.

The theming for the facility has been derived from the Glossy Black Cockatoo which is the smallest of the Australian Black-Cockatoos and predominantly live on Southern Moreton Bay Islands. They are also seen feeding occasionally on the mainland. The design draws inspiration from the patterns and colours found within the bird.

The design process explores the unique colours and patterns which the bird takes on. The inclusion of feature paint to the vertical surfaces, seating and skate obstacles creates a recognisable identity for the whole facility which will become iconic to North Lakes and this facility.

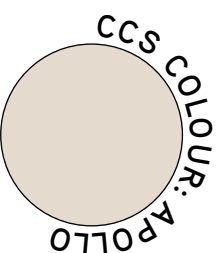
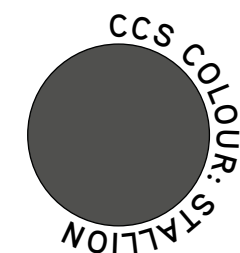
The proposed colour palette will form links to the Glossy Black Cockatoo. Resulting in a facility that aims to create a vibrant and fun youth space with a unique character.

The adjacent imagery shows different features of the Glossy Black Cockatoo that has influenced the creation of design principles for the North Lakes Skatepark Upgrade.



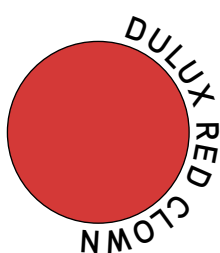
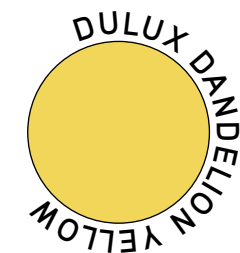
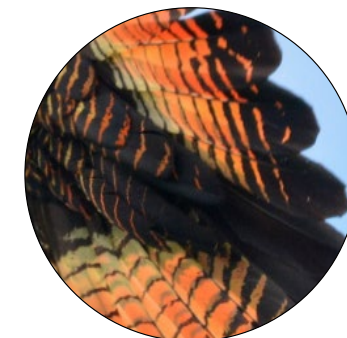
### HEAD

#### CONCRETE COLOURS



### TAIL

#### FEATURE PAINT





# 04

## CONCEPT DESIGN 3D OVERVIEW



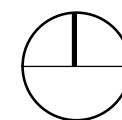
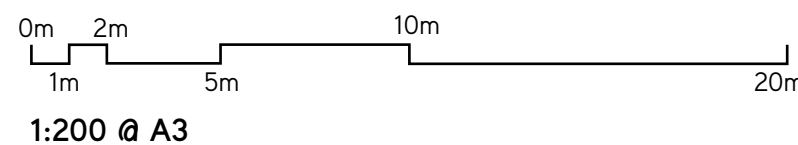
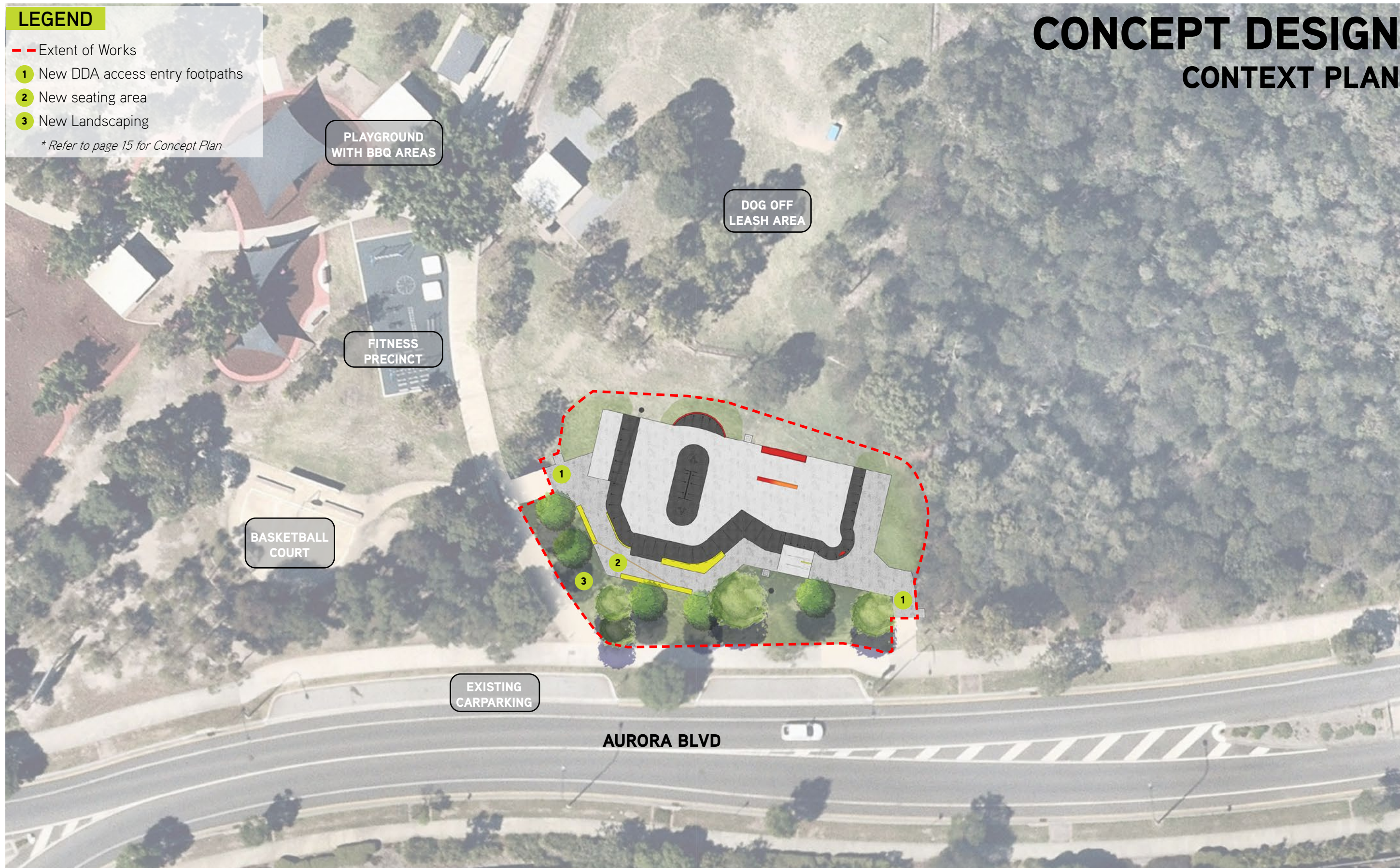


# LEGEND

- - Extent of Works
  - 1 New DDA access entry footpaths
  - 2 New seating area
  - 3 New Landscaping
- \* Refer to page 15 for Concept Plan*

# CONCEPT DESIGN

## CONTEXT PLAN



# CONVIC

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**PROJECT**  
NORTH LAKES  
SKATE PARK UPGRADE

**TITLE**  
CONTEXT PLAN

**DATE**  
19.02.2021

**REVISION**  
A



LEGEND

SKATE PARK WORKS

- 1 1200H Quarterpipe
- 2 350H Ledge
- 3 Feature Rail
- 4 900H Quarterpipe
- 5 900H Pocket with Love Seat
- 6 Rainbow Rail
- 7 750H Hip
- 8 Spine 600H with Moguls
- 9 7500H Bank to kerb
- 10 7500H Quarterpipe to kerb

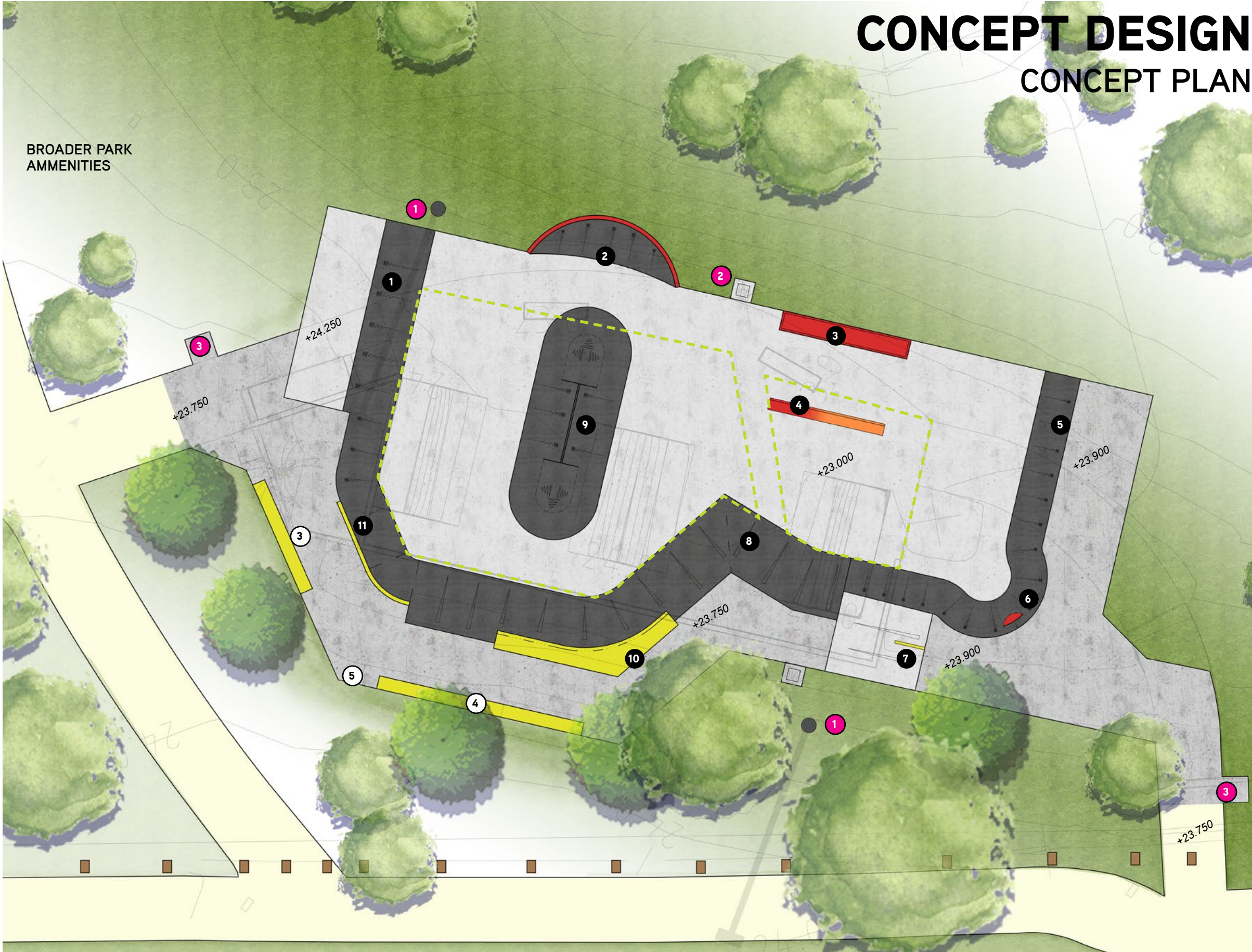
AMENITY FEATURES

- 1 Existing Lighting:
- 2 Existing Drainage Pit
- 3 Existing bins relocated
- 4 Seating node  
Spectator seating nodes are situated at key locations throughout the facility for users to get the best view of the action.
- 5 Drinking Fountain

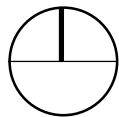
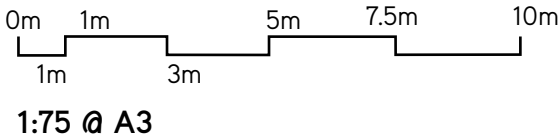
Existing slab to be repaired and retained.

Proposed New Tree

Existing Tree



CLIENT



CONVIC

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Convic.com

**PROJECT**  
NORTH LAKES  
SKATE PARK UPGRADE  
**TITLE**  
CONCEPT PLAN

**DATE**  
12.03.2021  
**REVISION**  
A



# CONCEPT DESIGN

## 3D VIEW - EAST ENTRY





# CONCEPT DESIGN

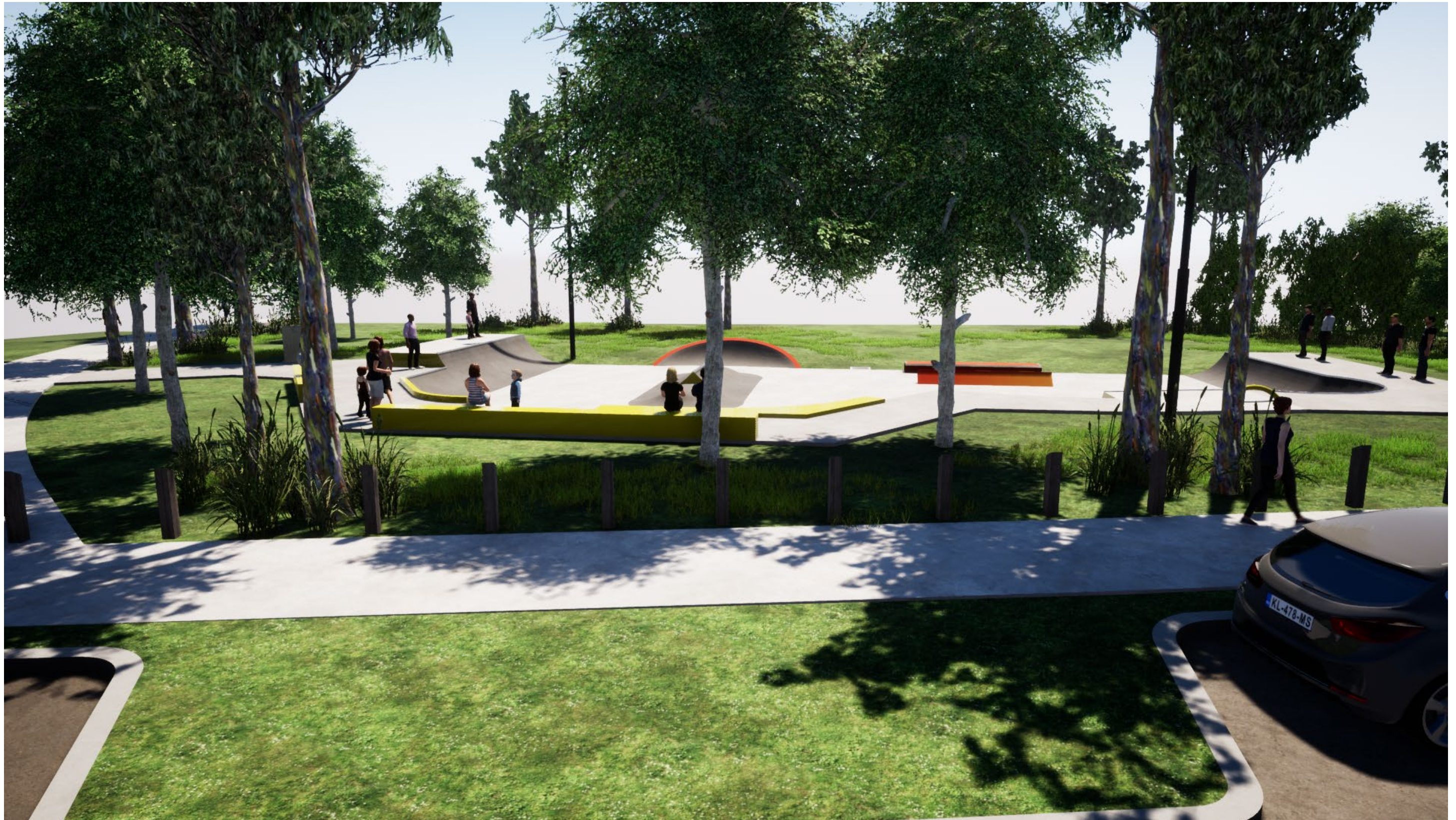
## 3D VIEW - WEST ENTRY





# CONCEPT DESIGN

## 3D VIEW - STREET

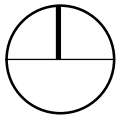
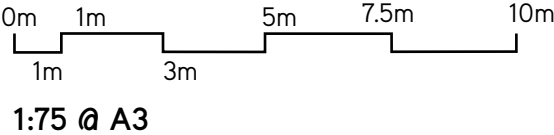
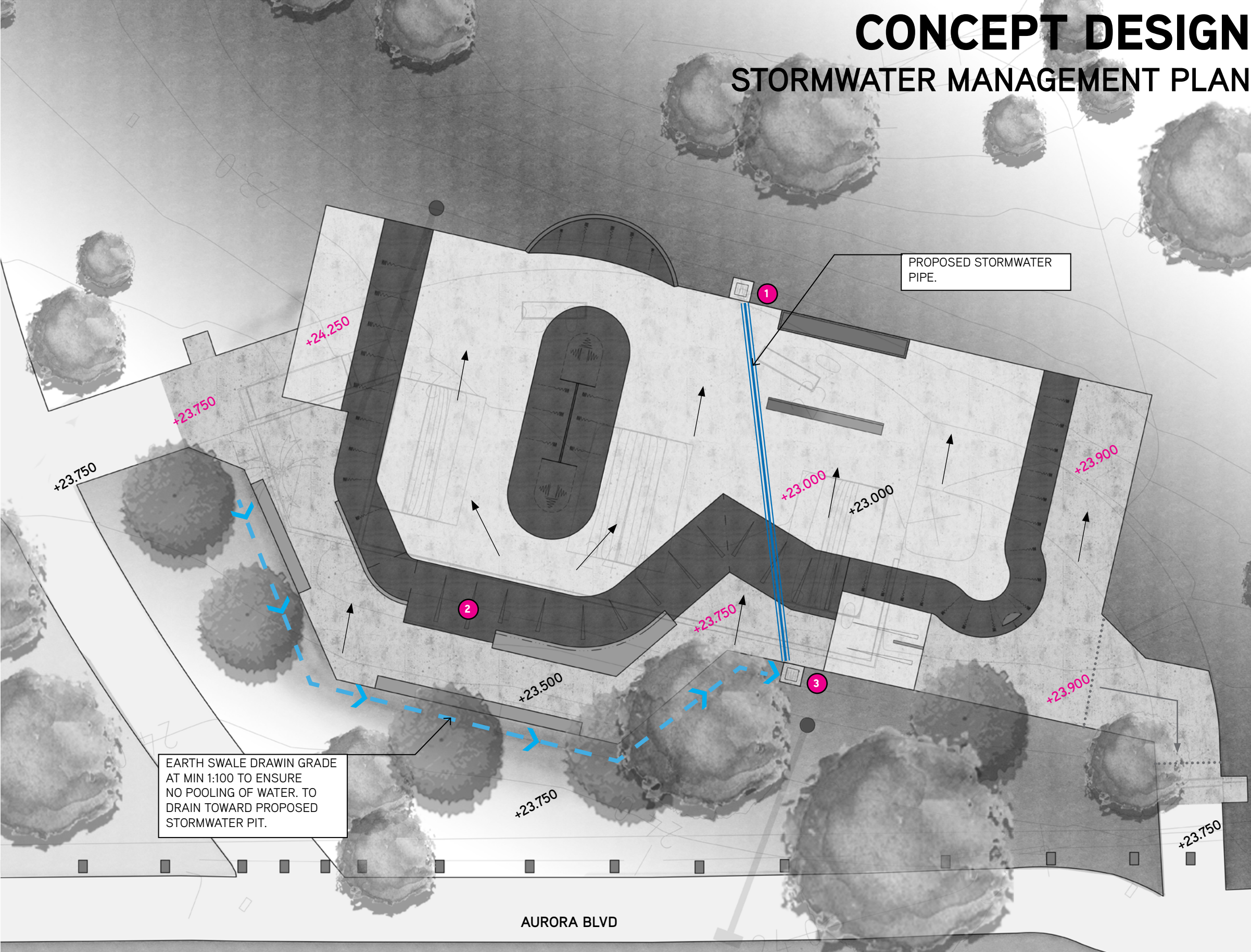




LEGEND  
STORMWATER

- 1 Existing Pit - Retained
  - 2 Existing Pit Removed
  - 3 Proposed Pit - Proposed
- +23.500 Existing Level
- +23.000 Proposed Proposed Level

CONCEPT DESIGN  
STORMWATER MANAGEMENT PLAN



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PROJECT  
NORTH LAKES  
SKATE PARK UPGRADE  
TITLE  
STORMWATER PLAN

DATE  
12.03.2021  
REVISION  
A



# 05

## PALETTES SKATE FEATURES

### SKATE FEATURE PRECEDENTS

1. Taco
2. Spine with Mogul
3. Rainbow Rail
4. Quarter with Kerb
5. Bank with Kerb
6. Feature Rail





# 06

## MOVING FORWARD

### NEXT STEPS

Upon approval of the final concept design and reporting, Convic will assist council in creating a comprehensive design brief for undertaking the detailed design phase of works. This brief will be tailored to ensure that a specialist facility is documented, being specific to the proposed site and taking into account the unique opportunities and constraints as highlighted within the concept phases of the project.

### DETAILED DESIGN

The detailed design phase of the project can be considered as part of a 'Design and Construct' contract or as a separate scope of works. This work must be carried out by a skate park specialist to ensure the integrity and functionality of the concept design is retained.

Key considerations of this phase of work include:

- Taking on board community consultation feedback and incorporating it in a functional way within the design.
- Design development of the skate obstacles to ensure functionality.
- Undertaking a 'Design Risk Assessment' ensuring any safety risks are minimised to a sufficient level throughout the design process.
- Structural engineering
- Construction documentation and technical specifications for the project works.

### CONSTRUCTION

The construction phase of the project can be considered as part of a 'Design and Construct' contract or as a separated from the detailed design scope of works. This work must be carried out by a skate park specialist to ensure the integrity and functionality of the concept design is retained and a safe, functional and high quality facility is delivered.

The engagement of a subtilely experienced contractor will provide the Moreton Bay Regional Council and community with a space that is fit for purpose, has longevity and is built to using the correct construction methodologies.



# CONVIC

**CREATE COMMUNITY**

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