



# CONCEPT DESIGN PACKAGE

WAGIN PUMP TRACK CONCEPT - REV A  
WAGIN ACTION GROUP



# DESIGN VISION

## GIANT RAM PARK, WAGIN



### VISION

*Create a pump track that engages with all users to encourage skill progression, social interaction and fitness. A safe and engaging environment for the community. A valuable asset for recreation to a broad range of users.*

### DESIGN NOTES

Common Ground Trails have been engaged by the Wagin Action Group to develop a concept design for a local scale pump track/ mountain bike facility to be located in Giant Ram Park, Wagin

The site has a number of existing play spaces and is well serviced by existing parking including toilets and barbecue/ picnic facilities and is well suited to the addition of a pump track. Established existing trees are a key feature of the park and also a constraint to developing a pump track as no large clear spaces currently exist.

The area defined for the pump track also has some existing man made land form/ mounding with non functional granite water features.

In order to get enough space for a pump track to be constructed it is proposed that a portion of one of the mounds be removed along with four smaller trees.

Granite rocks removed from the existing water feature is proposed to be reused for batter retaining and as aesthetic features.

The pump track is proposed to be finished in asphalt to allow for all wheel sports use. Asphalt also provides a long lasting low maintenance facility.



# CONCEPT PLAN WAGIN PUMP TRACK



## LEGEND-FINISHES

-  Asphalt-shaped riding surface
-  Asphalt-flat platform
-  Native planting and mulch to internal islands.
-  In-situ concrete paving
-  Drainage Pit

## LEGEND-TRACK

1. Future/ optional viewing platform and shelter
2. Primary track Entry/Exit
3. Typical berm
4. Elevated platform
5. Optional advanced jump line
6. Typical roller feature
7. Typical hipped roller
8. Rock retaining
9. Future MTB skills trail entry / exit



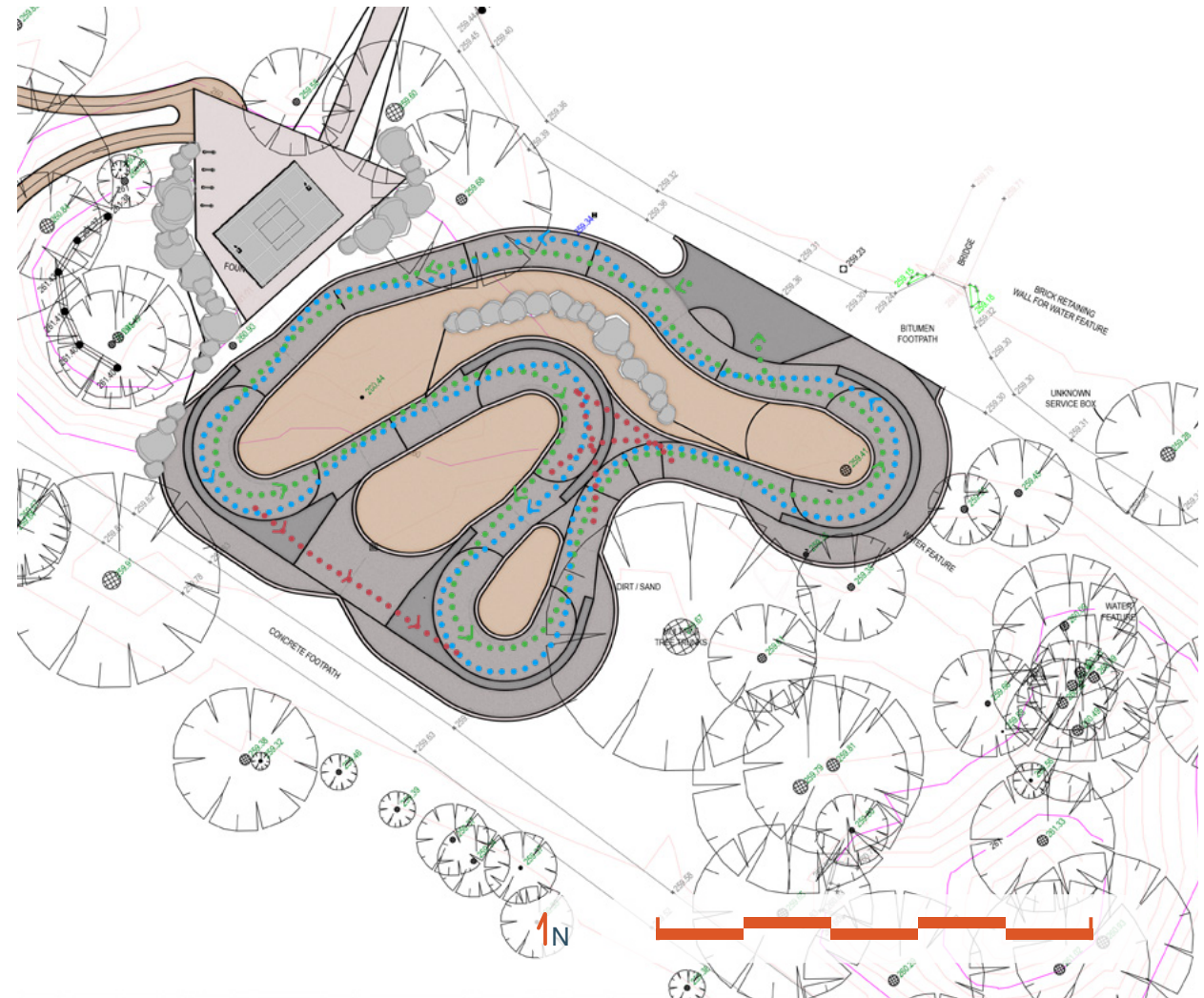
# USER EXPERIENCE

## WAGIN PUMP TRACK

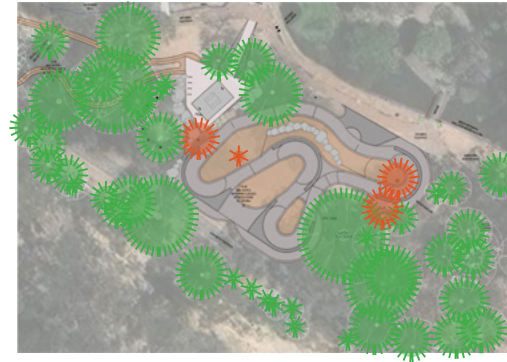


- This layout has a clear defined loop that is suitable to all users including beginner users.
- Optional creative lines provide features suitable for intermediate and advanced users.
- Features including rollers, hip rollers tabletops, berms and transfer options.
- For the advanced rider there is an optional jump line.
- Reversing the direction of the rider on the loop also opens up further dynamic use.
- The primary platform access is at ground level and provides connection to the surrounding path network.
- Features are designed to be ridden by all skill levels and user groups, all can be either rolled over or jumped.
- Berms are 0.8-1.0m high and at 4-5m radius
- Feature heights range from 400mm to 1200mm

- Beginner Line
- Intermediate Line
- Advanced Line



# DESIGN DIAGRAMS WAGIN PUMP TRACK



## CONNECTIVITY

- 1 User access to the pump track is via the main asphalt path running through Giant Ram Park. The path connection extends to all parking areas and both ends of the park.
- 2 A flat asphalt hardstand joins to the path and the track loop at the path level.
- 3 The second parallel path through the park does not have direct access into the pump track.
- 4 The access path to the entry of the pump track is DDA compliant.
- 5 The Future/ optional viewing area has an accessible grade path connecting to the existing paths adjacent.

## EXISTING VEGETATION

- 1 The pump track site is fairly constrained by existing trees.
- 2 In order to allow the building of a reasonable size track 4 smaller size trees are proposed to be removed.
- 3 All trees proposed for removal are not trees identified as protected based on the site meeting.

## DRAINAGE STRATEGY

- 1 The proposed design is fairly flat and will require a drainage system for the internal islands to prevent pooling.
- 2 Geo technical analysis of the site will be required prior to detail design stage to determine if soak wells will be suitable for the internal track drainage or if a pit and pipe solution will be required. Pit and pipe would be connected to a headwall outlet in the adjacent drainage swale.

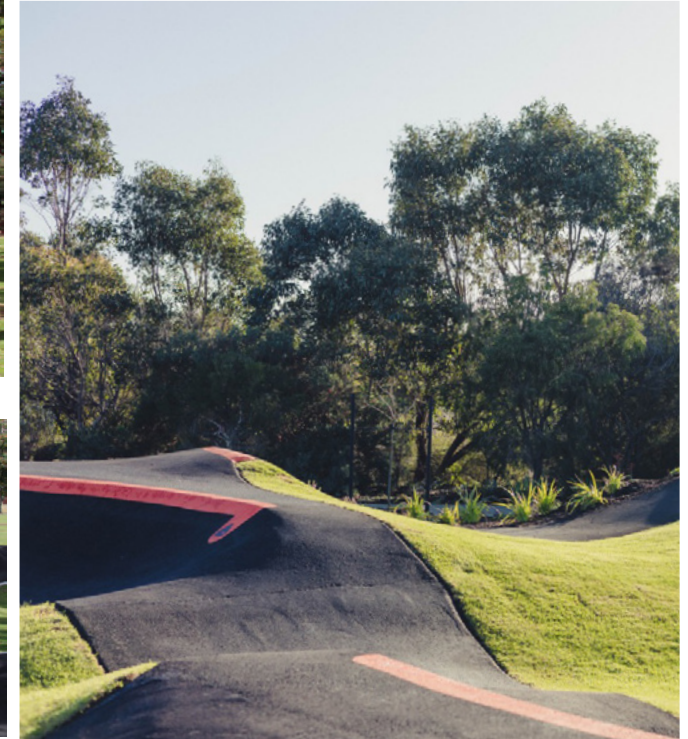
## PASSIVE SURVEILLANCE - VIEWING

- 1 The pump track has fairly good passive surveillance from the two paths running to the outside but there are some limitations from the number of existing trees.
- 2 The future/ optional viewing area would allow spectators an elevated view and clearer outlook over the whole track.
- 3 The track entry point for users will allow them to see the position of other users on the track but not the whole track surface.

# PRECEDENT IMAGERY WAGIN PUMP TRACK



BUILT WORKS, 2020-2025  
COMMON GROUND TRAILS





**PROJECT:** Wagin Pump Track  
**ESTIMATE TYPE:** Opinion of Probable Costs

**Date** 20/01/2026  
**Revision** A  
**Based Upon** Final Concept Design

Note, Opinion of cost is based on concept level information. All selections and specifications to be resolved during Detailed Design. Some price variance will occur

ITEM	NOTES	UNIT	QTY	RATE	TOTAL
<b>REPORTS &amp; DESIGN</b>					
Design Consultancy	<i>Bike Specialist, Drainage &amp; Landscape Design</i>	Percentage	\$ 350,000.00	5.50%	\$ 19,250.00
Site Investigations	<i>Underground Service Location</i>		NA		
Engineering Certification		Item	1	\$ 3,500.00	\$ 3,500.00
<b>Subtotal</b>					<b>\$ 22,750.00</b>
<b>CONSTRUCTION - PRELIMINARIES</b>					
General Requirements	<i>Site establishment, fencing, temp amenities, indirect management staff, environmental controls. Waste/ recycling, overhead costs.</i>	Percentage	\$ 248,700.00	12.00%	\$ 29,844.00
Location Allowance	<i>Accommodation, Travel &amp; Statutory Allowances</i>	Percentage	\$ 248,700.00	7.60%	\$ 18,901.20
Mobilisation & Demobilisation	<i>Includes main contractors only, local subcontractors covered in individual rates.</i>	Item	1	\$ 12,500.00	\$ 12,500.00
HSEQ Compliance	<i>Management plans, ITPs and compaction testing</i>	Item	1	\$ 4,500.00	\$ 4,500.00
<b>Subtotal</b>					<b>\$ 65,745.20</b>
<b>CONSTRUCTION - SITE WORKS &amp; DRAINAGE</b>					
Site Access & Protection					
Clear & Grub Site		By Client	1500	NA	
Minor Earthworks, Site Clearance, Tree Removal		By Client	1500	NA	
Drainage		Item	1	\$ 20,000.00	\$ 20,000.00
<b>Subtotal</b>					<b>\$ 20,000.00</b>
<b>1) CONSTRUCTION - BIKE FACILITIES</b>					
Pump Track	<i>Pump Track Construction, subgrade, shaping and compaction</i>	Sqm	342	\$ 400.00	\$ 136,800.00
Pump Track	<i>Asphalt Surfacing</i>	Sqm	342	\$ 200.00	\$ 68,400.00
Pump Track	<i>Feature Line Marking</i>	Item	1	\$ 3,500.00	\$ 3,500.00
<b>Subtotal</b>					<b>\$ 208,700.00</b>
<b>CONSTRUCTION - ANCILLARIES</b>					
Signage		Budget	1	\$ 3,000.00	\$ 3,000.00
<b>Subtotal</b>					<b>\$ 3,000.00</b>
<b>2) PROJECT ALLOWANCES</b>					
Project Contingency	<i>10% of construction costs. Includes provision for futureproofing services once requirements are established (Note Figure not included in Project Total)</i>	Percentage	\$ 297,445.20	10.00%	\$ 29,744.52
Cost Escalation	<i>4% PA (Note Figure not included in Project Total)</i>	Percentage PA	\$ 297,445.20	4.00%	\$ 11,897.81
Statutory Fees & Charges	<i>0.40%</i>				
<b>Project Total (Excluding GST)</b>					<b>\$ 320,195.20</b>
<b>GST</b>					<b>\$ 32,019.52</b>
<b>Project Total (Including GST)</b>					<b>\$ 352,214.72</b>
<b>3) RECOMMENDED ADDITIONAL ITEMS</b>					
Concrete viewing area and access path	<i>In situ concrete on compacted subgrade.</i>	m2	95	\$ 120.00	\$ 11,400.00
Shade Structure	<i>6x4m Steel, including footings and instalation</i>	Item	1	\$ 35,000.00	\$ 35,000.00
Bike racks	<i>Stainless steel, loop style</i>	Item	4	\$ 600.00	\$ 2,400.00
Bin Enclosure	<i>Surface mounted, steel, powdercoat</i>	Item	1	\$ 4,500.00	\$ 4,500.00
Seating	<i>Surface mounted aluminium and timber</i>	Item	2	\$ 3,000.00	\$ 6,000.00
<b>Subtotal</b>					<b>\$ 59,300.00</b>

**NOTES**

- 01 This is an opinion of probable costs only, all components of which are based on currently available industry rates and are subject to escalation in construction, labour and material costs.
- 02 At concept design stage, we recommend a design contingency which is presented in the 'Low' & 'High' totals - this percentage can be reduced as the design is developed and details are resolved further.
- 03 Costs may vary greatly based on selections and site conditions - we have allowed a indicative budget rates with details to be confirmed during later design stages.
- 04 Preliminaries are based on a percentage of the construction total.

**GENERAL EXCLUSIONS**

- Expert site assessments including flora, fauna, fire, hygiene, traffic or Aboriginal cultural heritage studies
- Upgrades of existing services (such as switchboards)
- Hazardous materials or acid sulphate soils
- Hard digging or extensive rock excavation
- Traffic management crews or road closures

- 1) This line item could be reduced to approx \$300 per sqm if between the Shire and WAGS we could deliver to the site 850T/500m3 of good quality gravel/road base. Common ground has allowed a provisional rate of \$40 per tonne realising a saving of 34k
- 2) 10% contingency and 4% cost escalation not included in Project Total
- 3) Additional items not included in Project total



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