



## **ORDINARY MEETING OF COUNCIL**

**16 July 2020**

### **ATTACHMENTS PROVIDED UNDER SEPERATE COVER**

1. Attachment 13.07.20.01A - Compilation of Submissions
2. Attachment 13.07.20.01B - Draft Reserve 43158 Management Plan

### Brookton Reserve 43158 Management Plan

1	Jaz Locke	✓	
2	Graeme Mercer	✓	
3	Belinda Mitchell	✓	
4	Jo Walters	✓	
5	Janice Turrell	✓	
6	Gail Macnab	✓	Withdrawn
7	Lyn Pech	✓	
8	Lyn Bassett	✓	
9	Carol Bond	✓	
10	David Bond	✓	
11	Brad & Naomi Eyre	✓	
12	Joy Reiter	✓	
13	Christina Pech	✓	
14	Theresa Fancote	✓	Withdrawn
15	Niel Bartram	✓	
16	Kathryn Bassett	✓	
17	Judith Sudholz (x2)	✓ ✓	
18	Denise Strange	✓	
19	Beryl Carter	✓	
20	Kerry Toop & Graeme Stanley	✓	
21	Kristy Robertson	✓	
22	Neil and Julie Jefferson	✓	
23	Rosalie Pech Eva	✓	
24	Lyn Messenger	✓	
25	Seabrook Aboriginal Corporation	✓	
26	Jamie Banks & Lisa Johnson	✓	
27	Tim Lange	✓	
28	David Cliff	✓	
29	D & V Cliff	✓	
30	Thomas Crute	✓	
31	Gemma & Troy Bassett	✓	
32	Jan Eva	✓	
33	Kylie Freeman	✓	
34	Verity Trevenen	✓	
35	Dannielle Keatley	✓	
36	Susan Pike	✓	
37	Karry Fisher-Watts	✓ ✓	Withdrawn
38	Amy Eva	✓	



Integrated Planning and Reporting

Submission Form

Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Jaz Locke

Organisation/Company (if applicable): LockeMess Design/Brookton Tyres

Email:

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

I am very pleased with the plan and support it for all that it is doing to improve Brookton.

\*please see next page for 2.7 Future Use Civic Precinct - 1 suggestions

More info please:

Will the permanent residents of the caravan park also be relocating? And if so will they have a specific location within the new park?

Signature:

A handwritten signature in black ink, appearing to read "Jaz Locke", written over a horizontal line.

Date

8/6/20

Please attach additional comment if required.

## 2.7 Future Use Civic Precinct - 1

I am sure that it has been discussed already, nevertheless, it would be great to see the current Pavillion extended and utilise the current ablutions (whether that be to the south or to the west of the current pavilion)

instead of building a separate building/hall further off to the side , this would give parents the opportunity to have children to be completing activities within close quarters, instead of having to find someone else to watch smaller children in the playground.

or if there was a reasoning behind the positioning of the new building can you please share. thankyou



Received By  
Shire of Brookton

22 JUN 2020

File # ADM0704  
Officer CEO

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PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: GRAEMI MERCER

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

MENS SHED SHOULD BE LOCATED WITH INDUSTRIAL AREA NEAR WHITTINGTON ST  
SHIRE DEPOT SHOULD BE RELOCATED TO INDUSTRIAL AREA NEAR WHITTINGTON ST  
EXISTING CAR PARK IS FULL AT CURRENT TIME  
CFC AND HSE SHOULD BE LOCATED WITH BETTER SIGNAGE (MAIN  
YOUTH PRESENT AND AGED 2000 SHOULD NOT BE RELOCATED NEARS 155  
YOUTH PRESENT SHOULD BE THAT NOT A DISCRIMINATION SITE FOR TWO  
THE FUTURE BMX TRACKS SHOULD BE LOCATED WITH INDUSTRIAL AREA  
NEAR EXISTING BMX TRACK ON BODEY RD OR NEAR LAKES PLAZA  
AT THE SCHOOL, NATURE PLAYGROUND INCORPORATED INTO SOME PLAYGROUND  
IF SHIRE BUILDINGS THAT EXIST ARE UNDERUTILIZED AND BODILY MAINTENANCE ADDON  
MORE WONT HELP.

Signature: \_\_\_\_\_

Date 23-6-2020

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: **Belinda Mitchell**

Organisation/Company (if applicable):

Email:

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

1. Shire cannot maintain current buildings so why are you wasting money on more buildings to maintain.

2. Why an expensive barn style when a mezanine will not be part of the shed.

3. Why build chalets when the shire is not in the business of accommodation. Previous Shire rejected approval for accom units to be built behind pub.

4. Why another reception hall when existing is under utilised.

5. Current Pump track on Brookton hwy looks like rubbish tip. This should have been placed in the industrial section of town.

6. The caravan park could be moved to the current shire depot local for easy access to town centre and river. Depot moved to Industrial area.

7. Youth building, same as mens shed, why barn style when expensive and roof space not used.

I do agree a tourism building needs to be built. The train station needs to be repaired for tourist purpose only.

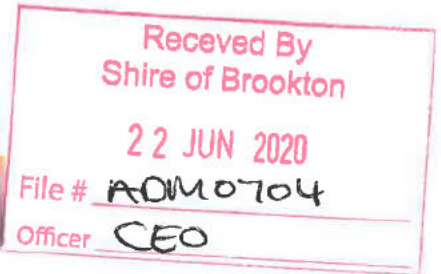
The public toilets opposite IGA need upgrading.

Signature: 

Date **23/06/2020**

Please attach additional comment if required.





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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Jo Walters

Organisation/Company (if applicable): \_\_\_\_\_

Email: [REDACTED]

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

attached

Signature: J. Walters Date 23.06.2020

Please attach additional comment if required.

# Review of Brookton Reserve Management Plan 2020 - 2040

I would like consideration of submissions of such importance be suitably timed not to clash with the agricultural busiest times of the year.

Precinct		Comments
1	Shire Admin	Good idea to allow space for expansion of administration building, suggestion consider north of existing, White Street
2	Men's shed/ Community garden	The indicative men's shed may be just a bit too much infrastructure "overload" with all the other infrastructure proposed for the area. The Community Garden is ok in this area, perhaps too much area, community groups whose numbers and interest could be challenged over time.
3	Aquatic centre	Good idea to relocate the entrance to White Street, install shaded tiered seating in pool area.
4	Caravan park/ short stay accom	Perhaps it would be ok to relocate the caravan park but the current location with bush setting is shaded, peaceful & has plenty of space for expansion, it doesn't actually move the caravan park very far from where it already is so don't understand why this should even be considered. As Brookton has a population of app 960, I do not believe we can maintain two caravan parks.
5	Sport and Rec	Add more change rooms to current building to better cater for female sports as should have been the case when the building was first constructed. Additional change rooms will provide flexibility for men's, women's & children's sports held on the same day and/or inter-town competitions. Fortunate we have enough space to allow for a future second sports field
6	Youth precinct	Good area for youth, with room for further development, youth need a "hangout area." For continuity success need managed structured events. Youth shed NOT placed near highway.
7	Future Use Civic Precinct 1	Looks like future multi-use hall would most likely replace current town Memorial Hall, the community need to be comfortable doing this.
8	Future Use Civic Precinct 2	
9	Health/Aged Care Accom	Is there a need for a senior citizen hall? It would be better to demolish the old bowling club building use the area for independent living units to be retained by the shire or sold into market. If a senior citizens hall is required by the aged care provider they can build it to service the need in a more appropriate location as part of any aged care expansion. Does the community want the independent units to be sold off to the aged care provider which looks like is being proposed? Any future expansion of the aged care Kalkarni should be looked at the vacant blocks south of the existing building & not north/west into the only natural bushland that is left to us & is the curlews mating & nesting place.

10	Tourism Arts and Cultural	Definitely make good use of our frontage exposure to the highway, it is the best we have going for Brookton, what does the shop" front" mean & how will it affect our local business? Does the historical society really want to relocate from the old police station museum? Add room for office rental.
Other Comments 1 Cannot see where adequate parking is allowed for in any precinct		
2 Like to see buffer of low growing native plants extended from precinct 4 to Bodey Street.		
3 Replace rusty fence from White street to Bodey street along Brookton Highway		
4 New entrance to sporting ground incorporating the existing memorial to Stan Wall		



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: JANICE TURRELL  
Organisation/Company (if applicable): BROOKTON LINE DANCERS  
Email: [REDACTED]

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Can't find any provisions for a hall or stage in Plan. So we would like to see the Memorial Hall maintained in a usable condition, example address fretting brickwork and general upkeep. The toilets require work.

P.L. O'Brien  
L. Ballard  
D. Walker  
M.J. Watson  
Peggy Skene  
Jenni Hastings  
L.M. O'Brien  
H. Hallington  
Margaret L. Loh

Signature: [Signature]

Date: 22/06/2020

Please attach additional comment if required.

J. N. O'Brien  
EB  
Lyn Peel.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Lyn Pech

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

1 The caravan park in its current location is often commented by travellers that they like and enjoy the location.

2 Adding a new cultural centre in front of the Aquatic centre would detract from the view of the pool and would be extremely close to the highway. What would happen in the future if the pool needed an upgrade?

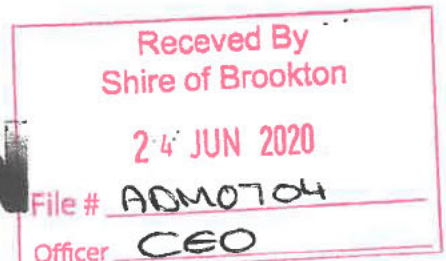
3 What would happen to the building that the CRC uses at the moment- very comfortable and central to the town, it is of good construction? The library should be located in that building using staff that know library procedure and a much larger area for books than the small area at the shire- totally unsuitable for children to enter and not welcoming as a library should be

4. Can we justify a new shed for the Girl Guides and the Youth Group? - I would doubt it. Why not wait for a population increase then consider in the future a building. At the moment there are plenty of building underutilised that are perfectly suitable.

Lyn Pech

20/6/20

Please attach additional comment if required.



5. The community garden is in an area of Brookton that has severe drainage problems, causing rising damp and water problems, a continual problem at the old tennis courts, with sewerage. By creating a garden, assuming it requires watering, would add a huge amount of water to this area.
6. A new multi-purpose reception hall is placed to the South of the Pavilion- What type of building is this going to be used for? There should be no consideration to destroying the Memorial Hall and replacing it with a tin Shed that will provide nothing more. Surely the Memorial hall and its history should be of absolute importance to the Shire, both for what it means and its desired location and its huge size. You could never replace a building with its strong characters of a wooden floor and stage, a massive kitchen area and the lessor hall alongside. Nothing has been spent on the Memorial Hall and the Shire has allowed this historic Building to fade away. Jump on board and rejuvenate the building and landscape the outside and make it look like it means something. Build a patio or Shade area and create an atmosphere for visual impact of this building. The lessor Hall could be used by other groups. The town Hall is the only building than can accommodate large numbers of people in Brookton.
7. The oval area appears to be completely clogged with new buildings, what happens in the future if we have a show or Motor Show or Large event at the oval area, would they be able to park?
8. The bike track that has appeared on the western side of the oval has had the trees knocked down and on entry to Brookton along the Highway looks like someone has dumped old tyres and ripped up gravel. This area now needs to be landscaped from the Highway entry to the town. The bike track is far too close to the Hway and should have been taken back from view about twenty meters.
9. This draft design concept has not been advertised in any way to the residence of Brookton, people do not know anything about this at all and closes Friday week, surely this is not acceptable for something that involves a complete remodelling of the towns facilities over the next ten years. The community response to something like this should require at least 80 percent public comment to gather the thoughts of everyone, particularly the younger generation.
10. We have many building in Brookton that are not used to their full potential, they could be managed more attractively. An older style building does not mean it is time to knock it down- many visitors love to see old building in their former glory. I can't imagine that Brookton will have a population explosion any time soon to make full use of these facilities.
- I would like to make a final comment that the Memorial Hall needs to be maintained and kept as it should be for future large functions and stage events.

LJ Peck Lyn Peck.



Integrated Planning and Reporting

## Submission Form

Received By  
Shire of Brookton

24 JUN 2020

File # ADM 0704

Officer CEO

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Lynne Bassett

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☒ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached pages of submission.

There is not enough room on this form.

Signature: \_\_\_\_\_

Date

23.6.2020

Please attach additional comment if required.

# **Submission Form**

## **Brookton Reserve 43158 Management Plan**

Submission from Lynne Bassett

What is the time frame for this Management Plan? On the front cover of the plan it refers to a 20 year plan and on page 2, 5 and 36 it is referred to as a 10 year plan.

### **2.1 Shire Administration Centre Precinct -**

I agree to the plan to set the eastern bowling rink aside for any future expansion.

### **2.2 Community Garden / Men's Shed Precinct -**

I don't agree with the future of this precinct. I can't see that building a new building for the Mens' Shed can be warranted with the very low numbers that are currently attending the Mens' shed. The site being used for a Community Garden is also questionable given that there was always problems with the septic system and drainage with the tennis club when they were using this site. Putting a garden area in will only increase the water usage and one would assume, create more drainage problems.

The former Tennis Clubhouse needs preserving for its' historical significance. It is the only stone building of this type that I can think of in the Brookton townsite. I stand to be corrected on this if there are others, but even if there are any others, I feel that this building has Heritage merit for our town.

**2.3 Aquatic Centre Precinct -** I agree that the ablution and change rooms are long overdue for an upgrade. I totally disagree that a new entry to the pool be via another (proposed) building on the north side of the present pool building.

### **2.4 Caravan Park / short stay accommodation Precinct -**

I disagree with the relocation of the caravan park. Visitors comment on the lovely peaceful location of the existing caravan park being next to sporting venues and a short walk to town and not right on the highway. The proposed new caravan park is right on the highway so would have more road traffic noise. The WB Eva Pavilion is utilised by some caravan clubs for gatherings which brings more tourists to our town. It is very convenient having the Pavilion right next door. To maintain two facilities if a new caravan park is built will just be another drain on the ratepayers of this Shire. Keep the caravan park where it is and upgrade it.

### **2.5 Sport and Recreation Precinct -**

I agree with more storage facilities for sporting clubs at the Oval.

### **2.6 Youth Precinct -**

Hopefully the new pump track will be utilised by the youth of our Shire but I do think that it could have been better positioned. It seems too close to the highway and looks an eyesore coming into town. I think it would have been better positioned a little further from the highway so some landscaping can be done to make it look more attractive. It currently looks a bit like a dumping area for tyres!

Does the small number of Girl Guides warrant a big new shed? There is no size on the proposed new shed but by the look of the 'indicative' youth building it is very large.

## **2.7 Future Use Civic Precinct (1) -**

Totally disagree with building a new hall. We have a beautiful historic Main and Lessor Hall (or it once used to be before it was allowed to fall into the current state of neglect by Council). Refurbish the existing hall and bring it back to its' former glory. It is a huge building with good stage area, good kitchen facilities and a Lessor Hall that could be utilised better. What is the trade off with the new building? A new 'tin shed'? If Council had listened to the community groups that use the WB Eva Pavilion before the new facility was built, we would have ended up with a more user friendly building than we currently have and there'd be no need to build another 'shed'. Council was very short sighted building the current WB Eva Pavilion the size it is. Community groups put a lot of time and effort into plans for what was needed by sporting groups that use this building and this advice was ignored. We now have a not so functional pavilion and Council is proposing to build another one! We do not need another hall, we already have one.

## **2.9 Health / Aged Care Accommodation Precinct -**

I don't agree to the selling off of the former Bowling Clubhouse. This should be retained and refurbished as a Senior Citizens Centre but ownership retained by our Community. Once all these assets are sold off, we have no say in what the area/buildings are used for and who can and can't use them. In years gone by, this building was not only utilised by the Bowling Club as a Clubhouse for members, but was also used as an informal Senior Citizens Centre. Older residents of our town used to gather and play carpet bowls and cards on days when it was not being used by the bowlers so converting it to a Senior Citizens Centre is nothing new but we need to retain ownership so we can control its future uses and availability.

I'm not in total agreeance to selling off the eastern side of the town oval (bush) for private enterprise. Again, once we have sold the asset we have no control over who gets to use it. There is vacant land that may be able to be purchased on the commercial market on the southern side of Kalkarni, as can be seen on the aerial photo and this should be explored before we sell off more community owned assets.

## **2.10 Tourism Arts and Cultural Precinct -**

I don't agree to building this. Apart from the fact that it would block the existing swimming pool, what do we need another building for?

- The CRC is located in a very accessible area in the main town centre – what becomes of this building if they were to move. An empty building in the main street is not attractive.
- Art and Craft are housed next to the Bendigo Bank. What becomes of this space if they move – another empty building in town
- Community meeting room x 1 – we have this already at the WB Eva Pavilion, we don't need another one
- The Historical Society is housed in an historical building. Make this area more user friendly for them
- If this new building goes ahead and access to the swimming pool is through it, who/what is going to monitor people coming and going
- Every group can't expect to have a building dedicated to them, make multiple use of the buildings we already have in this town and maintain them to a decent standard

This Reserve Management Plan appears to be a best kept secret. Many I have spoken to have not even heard about it. There seems to be a rush to push it through with only a 4 week community response timeframe. This is a major expenditure and remodelling for our Shire and I would have thought a mail-out informing every resident and ratepayer would have been a good idea to explain what the Council's plan is, and what will become of all the existing buildings that will become vacant. You only have to drive through most country towns to see what a street looks like with empty shops. Brookton would have to be one of the very few lucky ones that does not have empty shops in its' main street. It is not a welcoming sight for residents or tourists and as time goes by, these empty buildings fall further and further into a state of neglect because owners can't afford to maintain them if there is no rental income.

It seems to me that Council want to build all these new buildings and then they'll have an excuse to demolish our existing historical buildings ie the Town & Lessor Hall and the Railway Station building. I know that our Town & Lessor Hall and Railway station do not fall into this new precinct but you don't have to be that clever to work out what Council's plan appears to be. ie – knocking down our town hall and railway station. Correct me if I'm wrong.

If every old building was knocked down instead of maintaining them, there would be no history in this country. What if York and Beverley had decided that their town halls were old and got rid of them years ago? They are magnificent examples of architecture and history. I realise that our Halls are not in the same architectural league as York or Beverley's but they still hold significant history and sentiment.

These old buildings are OUR history. My family has lived in this district for over 100 years and I feel very sad that Council seems hell bent on destroying the visual history of our Shire. Most currently on Council and employees of the Shire are not descendants from the old pioneers of our district and possibly do not have the same attachment to our history. Pioneers of our district worked very hard in very hard times to scrape together the money to build our heritage buildings. The least we can do is preserve them and their history for generations to come. How is it that York and Beverley can maintain their significant heritage buildings and Brookton can't?

Where is all the money going to come from to build and maintain all these new facilities? Some may be grant money for the initial build but the bulk will fall onto the Ratepayers of this district. The population of Brookton is not exactly booming, in most instances I believe that most clubs and group numbers are in decline. Unless there is a major population explosion, the amount of buildings we have in our town caters for the current population.



Lynne Bassett  
0419 421070

24.6.2020



Integrated Planning and Reporting

Received By  
Shire of Brookton

24 JUN 2020

File # ADM0704

Officer CEO

## Submission Form

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: CAROL BOND

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☒ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

I REALLY THINK THAT WITH ALL THESE PROPOSED BUILDINGS  
SPREADING OUT AND FURTHER AWAY FROM THE CENTRE  
OF TOWN IT WILL REALLY CHANGE THE ATMOSPHERE  
OF OUR TOWN CENTRE WHICH CURRENTLY HAS SO MUCH  
GOING FOR IT. ESPECIALLY ONCE THE RAILWAY STATION  
IS FULLY RESTORED AS WELL AS THE MEMORIAL HALL.  
THE 2014 CONSERVATION & MANAGEMENT PLAN REPORTED THAT  
IT'S A VERY SPECIAL "HUB" INCLUDING THE HALL, SHIRE,  
HOTEL & R.C. CHURCH. SEE PGS 2 & 3 ATTACHED

Signature: C.N. Bond

Date 24/06/2020

We need to keep as much bush as possible especially the need to protect our Curlews which are on the endangered list . The Curlews have lived in the bush surrounding the oval for many , many years .The visual aspect of the bush is also very important to us and people visiting.

2.4 Fig 18 The caravan park is in the best place where it is & can always be extended to the south. Talking to visitors who use the park, love it, as it's surrounded by bush , close to the W.B.Eva pavilion for them to socialize, and have celebrations such as "Christmas in July". They enjoy the stroll into town across our well kept oval which is also a great place for children to play in safety.

It's an ideal setup for groups such as the Scripture Union group that come up every summer holidays to entertain the children and young adults of Brookton and surrounding districts, close to the caravan park. There is a dump point already at the park. \* Planners need to be very aware of the old palm tree situated south of the existing caravan park, which was the house site of the Collards, who owned and operated the Brookton Brickworks located nearby. The new bike track will be great for the children, as well as the new proposed "Nature Play Ground".

Having the proposed caravan by the pool with frontage onto the main highway will be very noisy with all the traffic, including large trucks travelling east and west. We have travelled 1,000's of kms all around Australia and always try to avoid parks on a main road. There needs to be plenty of room for drive-thru's.

2.6 Fig 34 Great to see that the proposed "Pump Track" has already been built . I'm sure that the surrounding bush will be tidied up so it is visually pleasing for people entering our town . Hopefully there will be signs put up that will tell people about this facility and that they are welcome to use it. I do hope that there will be toilet facilities up there open during the day, other wise it will look like a travelling truck stop, which is not a pretty sight, not to mention the health risks. Not so sure about another building being proposed to be built there when its also proposed that a large building is being proposed near the Community Garden and Mens Shed which could include the Guides & Youth Group.

2.7 Fig 45 The proposed plan to have another reception centre hall, south of the W.B.Eva pavilion, really amazes me. We have so many buildings in our great town that are more than able to cope with all that is needed.

With some innovative thinking and planning they will be able to be changed to make them grow into the future for what is perceived to be necessary.

The Memorial Hall really lends itself to have an extension on the north east side to incorporate the halls that are already there . The Shire's " Conservation and Management Plan " of 2014 speaks of the value of this building and also its importance and the good condition that it was in. Some annual maintenance would keep these buildings in the condition that they deserve to be kept in.

2.9 Fig 51 The expansion of Kalkarni would be more suitable going south than to spread into our valuable remnant bush land surrounding the oval . I am sure that with consultation with the owner of the land on the southern end of Kalkarni, this would be a far more suitable proposition. Spreading onto the land near the oval is again going to take away more land that will be used for parking , activities, displays , etc for when the next OTMS is held or other large shows that I am sure will be held in that area surrounding the football oval in the future .With football and other activities that are held on the oval it would be very noisy for the residents.

2.9 Fig 54. I strongly disagree with the proposal to build a large Tourism Arts and Cultural Centre in front of the swimming pool. The area along White St to the north of the shire council offices would be far more suitable with parking for the pool and the Tourism and Arts Centre combined.

The notes say that there will be designated arts/craft room x2 , does this mean that the Patchwork will be able to have a permanent home as the plan is to also make the current " BCI " building into a Snr Citizens Hall .If the Patchwork are given a room we would need a large space to house the equipment that we have purchased and to have a set up as we do now at the BCI building.

The proposal also indicates that the museum will be located there. I would much rather the museum remain where it is in the Old Police Station, especially as we are spending so much money there now, and it looks amazing. Maybe the members of the historical society could have special displays there at different times but they would have to be very well supervised at all times.

Thank you.    Regards, Carol Bond .



Integrated Planning and Reporting

Received By  
Shire of Brookton

24 JUN 2020

File # APM0704

Officer CEO

## Submission Form

### Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: David Bond

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☒ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

\*note : Bkt Res Plan indicates 2020-2040 = 20 years not 10yrs. 1.3 Adjoining Land - mentions

residential & farmland but NO mention of Hall on the East boundary & it's possible uses.

1.4 Purpose of the Plan- says instil social compatability: NO mention of existing Hall ;

1.5 Planning Context : Dot pt 3. 4 weeks submission period not enough time to consider all

aspects of plan; badly advertised; catered to tech savvy people, not to older generations.

Letter drop would have been far better. PDF form useless. 2.0 Precincts: Existing capacity& cond

of buildings: Were other nearby buildings bordering the reserve, & their capacity discussed?

Remnant vegetation MUST be retained at all cost where possible. Parking needs will be under

pressure all over reserve; problems for OTMS and large shows. Comments continue pgs2,3,&4

Signature:

D. L. Bond

Date

24 /06/ 2020

## 2.2 Community Garden/ Mens Shed .

No mention of Patchwork Group who are currently using Mens Shed . Where will be their location for the future and will they a similar space?

## 2.3 Existing Development Aquatic Centre Accessibility

Comment Dot point 3 : Entry taken through a future Tourism Arts and Cultural Centre:

What does this imply? Pool frontage and exposure blocked by a building? Parking issues?

Building would be very close to highway, thus noise and traffic pollution may be a problem.

## 2.4 Caravan Park/Short Stay Accommodation .

Have caravan clubs and individual visitors been asked if they prefer the existing park in preference to a park closer to traffic and other activity?

Caravan clubs use the pavilion and oval for meeting & socialising .

Many individual caravaners say how the existing location is a great location, and is peaceful but relatively close to town . Also they enjoy the short walk into town and back.

Drive through bays in new area seem very tight and unworkable. \* Needs research and feed back from successful parks.

Have the dimensions for the drive-through bays been determined and checked with other parks? \* Chalets will impact on hotels and B&B accommodation.

2.5 Sports & Rec Precinct :Will there be any open land left to hold Motor Shows; Machinery Shows; Cultural Shows? Are Sports Fields the only important part of a community? Many of our sporting clubs are suffering a decline in numbers and their existing buildings and amenities are under-utilised.

2.6 New Pump Loop Tracks are shown as proposed projects in this plan. Are they part of this draft plan, to have comment/ ideas input? Two of them look to be already built . They look to be good tracks , and hopefully will be used by many in the community. Just shows what can be done quickly if people are interested, and want to make it happen! Risk of accidents as a result of track designs and condition need to be thoroughly covered . No need for more youth buildings. So many under utilised buildings now. Nature playground fits well with existing Caravan Park (kids can play nearby).

2.7 The building of a Multi Use Reception Hall , south of the WB Eva pavilion, indicates that those drawing up this draft plan, feel that the Memorial Hall has no practical use or historical significance for the community. This has been accentuated by the Shire's total lack of maintenance and preservation of our historic buildings as valuable community assets and useful buildings. I am totally against the proposal of this planned hall.

The location of this hall is far away from the centre of town (see Pg4.), and I'm assuming, won't be as large as our existing halls. A far better solution would be to restore our historic halls to their former glory and find ways to increase their use. Our Hall is also there for emergencies, ie; Bushfire support/ accommodation/ food preparation, etc. What guarantee would we have that a new hall at the oval would be used any more than our existing hall?

2.8 Precinct -2 Leave this area for large shows . eg displays, sideshows, parking, etc.

2.9 Health /Aged Care This shows using up MORE of showgrounds space. Leave area for large shows, eg exhibits, demonstrations, equestrian, swap meets, etc.

\* Suggest buying vacant land for expansion South of Kalkarni .

2.10 Tourism Arts and cultural Precinct

This building would block view of swimming pool and increase likely parking issues. It would be close to highway, getting noise and road pollution issues. Do the CRC and the Historical Society want to shift from where they are now located ? I assume not?

I think this building is unnecessary and just another building to staff and maintain.

The Lesser Hall would be suited for some of these groups to use. (see map att pg4..) Rooms could be added to North side of Lesser Hall for more groups to use. It has public ablutions; large kitchen; it could also have demountable internal walls for future reconfiguration. The Lesser Hall is within close proximity to highway, and, with good signage, would be easy to access with good parking space.

\*Tourists really need to be attracted to main street . \* Use Railway Station for tourism, a VERY suitable place, along with Op Shop & Craft Shop.

3.0 General Access & Connectivity - Memorial Hall is just over the road from the Shire Admin and is passed when walking to town. It MUST be part of this overall plan!

GENERAL COMMENTS: I am very disappointed that the Memorial Halls (which are part of our town's history, and are such important and useful buildings), are not even mentioned or considered, even as they border the reserve that's being discussed! I feel that the deadline for submissions should be extended, as so much more research is needed to obtain factual information, eg; correct sizes of buildings and spaces within them; critical distances for drive through caravan bays. I feel there will be more under-utilisation of existing buildings eg, CWA, RSL, Uniting Church (Guides), Country Club, WB Eva Pavilion, Noongar hall in King St, Lesser Hall, Memorial Hall, Brookton Railway Station, CRC, Old Bowling Club, Old Police Station.



**Brookton Reserve 43158 Management Plan**

Received By  
Shire of Brookton

24 JUN 2020

File # ADM 0704

Officer CEO



## Integrated Planning and Reporting

### Submission Form

#### Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
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PO Box 42 Brookton WA 6306

or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: **Brad & Naomi Eyre**

Organisation/Company (if applicable):

Email:

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Like the idea for the caravan park at the old fire track and can understand the reason for the Tourism Arts & Cultural,

but still think the Tourism Arts and Craft should remain in the main street to accommodate existing businesses.

Don't believe we need a Multi-purpose Reception Building/ Hall. Already have the WB pav, town hall and Country Club.

Signature:

Date

**24.6.2020**

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Joy Reiter

Name: \_\_\_\_\_

Organisation/Company (if applicable): Brookton Community Inc. \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

On behalf of Brookton Community Inc. (BCI) we wish to express our support of the Reserve

Management Plan. We are excited to have BCI buildings and community spaces at the heart

of this project. We are looking forward to seeing how this area grows. It is especially important

to see spaces for all different ages and demographics represented. From our children and youth

to our seniors, it looks like Brookton is preparing for the future. We're looking forward to making

the community garden a place where everyone can gather, rest, engage and celebrate over the

years to come.

Signature: \_\_\_\_\_

Date June 22, 2020

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Christian Pech

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

2.6. YOUTH PRECINCT - could a better building than a shed be constructed as a youth building? I feel that Brookton will end up with a lot of Sheds instead of some decent long-lasting buildings that the town needs.

2.7. Civic Precinct - How much use is the new Hall going to get with the Pavillion & Existing Town Hall? Refurbishment of existing Town Hall instead of building a new one should be prioritised

Signature: \_\_\_\_\_

Date 24/6/2020



Integrated Planning and Reporting

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: NIEL BARTRAM

Organisation/Company (if applicable): Patchwork & ARTS & CRAFT

Email: \_\_\_\_\_

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

I Am interested in the project but hope the rooms will be large enough for all.

Signature:

Date 25-6-2020

Please attach additional comment if required.



Received By	Shire of Brookton
25 JUN 2020	
File #	AOM 0704
Officer	CEO.

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SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Kathryn Bassett

Organisation/Company (if applicable):

Email:

Please indicate your position: Support ☒ Object ☒ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

2.1 - Proposed development - refurbish council chambers & administration office;

We have historic buildings in town that require maintenance & attention ie Our Memorial Hall / Railway Station. Not part of the reserve management plan but buildings of significance.

2.2 - Community Garden / Mens Shed

Other groups may also benefit from this building, more general purpose, patchwork group have been sharing the current mens shed, girl guides may also be considered.

2.4 - Caravan Park/ Short Stay Accommodation

I feel that the current location is more appealing, quieter than being on the highway, WB Pavilion is also utilised and future development could extend South. Town centre being a short pleasant walk.

Not in favour of the proposed 4 x Chalet accommodation as I feel that this would impact on our current accommodation, that being our 2 x hotels & B&B.

2.5 - Sport & Recreation Precinct

Is the proposed area for a second sports field necessary? this is the area that we use for the OTMS & any other machinery days or agricultural events.

Signature:

Date

24/6/20

continued pg 2

Please attach additional comment if required.

## 2.6 Youth Precinct

Work already carried out on two tracks ? This appears to be a good area, hopefully can be utilised by all local youths, maintained & kept neat. A nature playground would be a practical addition beside.  
I don't think a youth building is required but maybe an ablution block built.

## 2.7 Future use Civic Precinct 1

Multi - use hall for all events you listed ????

It's a definite NO from me . Has our existing historical Memorial Hall been forgotten? Our Memorial Hall is in the 'heart' of our town..... it is in fact the 'Heart' of our town where all these functions you mentioned for the proposed Multi – use hall are already happening ! As indicated in my first comment in 2.1 this is where the focus should be, before all this new development is even considered.

## 2.8 Future use Civic Precinct 2

Just because it is vacant land why does development need to occur ? Again this is area that is used for events such as our OTMS & the like.

## 2.9 Health /Aged Care Accommodation

Kalkarni Aged Care Facility could expand on the South & not West as designated 9 on the Precinct plan Fig.3 as this nature reserve is the sanctuary of a group/flock of 'Curlews' that have inhabited this area for some years now. Our residents delight in seeing these birds, who, are far from shy and come up to the windows for some interaction with the residents during the day. So much so that the residents have adopted the name 'Curlews' when they represent the Aged Care games each year and have had special T shirts embossed with a picture of these birds.

## 2.10 Tourist Arts & Cultural Centre with Museum

Another building to maintain! I disagree with this proposal to be built in front of the swimming pool. The area designated for future development of the Council offices, West of existing offices could be the area for a tourist & Cultural centre.

I would like to see the museum located in the Old Police Station in the main street remain. This building has had some upgrade work done & is looking very fresh. I think this is a great location & another building with significant history.

Comments on closing – We have a town with so much history & character, we don't want to have this new proposed development detract from that. Please preserve what we already have. Please show regard for our town history by renovating and repairing our Memorial Hall & Railway Station.

Thank you

Kathy Bassett



Integrated Planning and Reporting

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Officer	CEO

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: SEAN - JUDITH SUDHOLZ

Organisation/Company (if applicable): BOI PATCHWORK & CRAFT GROUP

Email: [REDACTED]

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation. ON BEHALF OF ABOVE

OUR GROUP SUPPORTS THE PROPOSAL  
PROVIDED THE WORK SPACE WE ARE ALLOCATED  
IS LARGE /SUFFICIENT FOR OUR NEED WITH  
STORAGE FOR OUR SUPPLIES AND LONGARM  
QUILTING MACHINE

Signature: SECRETARY / TREASURER

Date 25-6-20

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: JUDITH SUDHOLTZ

Organisation/Company (if applicable): \_\_\_\_\_

Email: [REDACTED]

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

GREAT TO SEE SOME FUTURE PLANNING  
FOR OUR TOWN.

\* CRAFT/CULTURAL/TOURISM HUB - GREAT IDEA AS  
LONG AS THERE IS ENOUGH WORK SPACE FOR THE  
PATCHWORK GROUP AND STORAGE.

\* HEALTH AGED CARE - CONCERNED REGARDING THE  
CURLEW BREEDING AREA BETWEEN THE OVAL  
AND KALKARNI.

Signature: [Signature] Date 25-6-20.

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

**Name:** Denise STRANGE

**Organisation/Company (if applicable):** PATCHWORK GROUP

**Email:** \_\_\_\_\_

**Please indicate your position:** Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

As long as we have a large team to fill all  
our gear, which is quite a lot.

**Signature:** Denise V. Strange **Date** 25-6-20

Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: BERYL CARTER

Organisation/Company (if applicable): PATCHWORK

Email: [REDACTED]

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

AS LONG AS THE PATCHWORK ROOM IS  
BIG ENOUGH FOR WHAT WE WANT.

Signature: B. Carter Date: 25.6.20

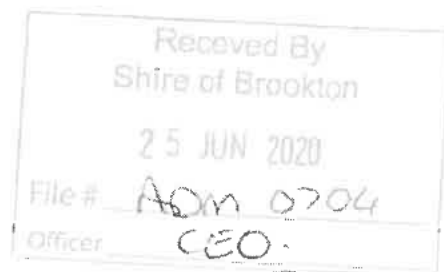
Please attach additional comment if required.



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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Kerry Toop & Graham Stanley

Organisation/Company (if applicable): The Brookton

Email: [REDACTED]

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

**Please see attached submission**

Signature: [Signature]

Date

25/06/2020

Please attach additional comment if required.

This submission discusses the Brookton Reserve 43158 Management Plan and how the plans align with the Shire of Brookton's earlier planning documents listed below.

1. Local Planning Strategy 2014
2. Age Friendly Community Plan
3. Next Generation BROOKTON Shire of Brookton's Corporate Business Plan < 2021

Within the Local Planning Strategy, the Shire of Brookton vision stated the following:

#### **1.0 VISION**

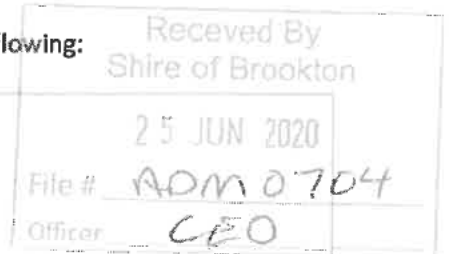
The Council's vision for the district is to:

"Support thriving, strong and sustainable communities and a diversified economy which are in harmony with productive agriculture and which value the natural environment, landscapes, heritage and culture."

The vision for the Shire of Brookton is:

"The vision for the Shire's future will centre on ensuring that the population, level of economic activity and services grow in a manner that retains the area's unique character and heritage values.

This will mean that we will need to invest resources into attracting aspirational businesses and residents, exploring alternative land development scenarios, forming strategic alliances and lobbying government agencies for additional funding and assistance.



As relatively new residents to the Shire, we would like to know what progress has occurred since the Local Planning Strategy 2014 was published and how the Brookton Reserve 43158 Management Plan will deliver on the strategies identified in the Local Planning Strategy, Corporate Business Plan, Age Friendly Community Plan and the Next Generation Brookton Book of Initiatives. We have attempted to locate information via your website that reports on the progress to date on the various projects identified in the documents named above but we were unable to source / locate the information.

We understand that individual concept plans will be submitted to the Shire for endorsement for each precinct and that the concept plans will build on the management plan and provide additional detail on implementation, management approach and maintenance programs. However, we believe that the Management Plan in its current form does not provide sufficient detail to allow members of the community to visualise the Shire's vision to become a well-recognised business and agricultural hub, a flourishing stop-over destination and a celebrated place to live.

A flourishing stop-over destination is a wonderful objective and would support the other elements of the Shire's vision. However a flourishing stop-over destination (facilitated by the construction of short term accommodation) should not cause the decline of existing businesses offering short term accommodation, employment and social opportunities for the community.

We are also concerned about the viability of the shopping precinct when various services are relocated. The CRC and the local history museum occupy premises within the shopping precinct. The CRC is located in an area that is front and centre and easily accessible to all community members. The relocation of the

CRC and other community groups could result in further segregation of services and impact on the usage of the CRC services and also leave the shopping precinct with 'gaps' and empty shop fronts.

### **Asset Management**

The Management Plan does not include any detail as to how the Shire of Brookton's new infrastructure assets will be managed. However, given the condition of existing assets (owned and leased) we are concerned that the new infrastructure will be built to the detriment of existing assets. We are unsure if the Shire has an asset management plan for existing infrastructure because we could not locate one on your website.

The Town Hall and the Railway buildings are in a sorry state. They are 'sentimental' buildings that tell many stories and they have been allowed to slowly deteriorate over many years. We believe that the buildings are recoverable and that the Shire should concentrate on renewing these buildings and celebrating their contribution to the community. It is our opinion and belief that the Shire should utilise what it already has and explore options for repurposing the buildings and bringing them back to their former glory. The long-lived nature of existing infrastructure assets and the proposed new infrastructure means that planning must be based on a full understanding of the total costs throughout the lifecycle of the Shire's existing and proposed buildings that have been identified in the Management Plan.

The Brookton Beverley Local Planning Strategy promotes the concepts of sustainability, place making and community stakeholder ownership. It also reflects the objectives identified in the WAPC 'Liveable Neighbourhoods' operational policy that guides sustainable development. The Local Planning Strategy (2014) endorsed the development of communities that are well connected and safe for pedestrians, cyclists and residents.

'Liveable neighbourhoods' cluster groups around activity centres to ensure that no-one is isolated. This is particularly important for our aged and young community members. The Shire's Management Plan does not take into account the needs of our aged or our youth. It does not 'cluster' the groups but instead isolates groups from each other and the main shopping precinct.

The shopping precinct should be encouraged to tell its story. The Shire has an opportunity to support the owners and encourage revitalisation of the buildings and the historic value they present.

### **Our comments and objections relate to Precincts 4, 6 & 9**

#### **Precinct 4**

##### **Caravan Park / Short Stay Accommodation Precinct**

**We strongly object to the Shire's proposal to include up to 10 short term accommodation units for workers.**

Graham and I purchased the Brookton Club Hotel two years ago and have worked tirelessly to renovate and restore the existing accommodation to a high standard. Our business has an excellent reputation for cleanliness, comfort, customer service and reliability. We believe that we are one of the aspirational business that the Shire of Brookton wanted to encourage. Jelocobine Farm is another.

We envisage opening a small bar serving craft beers, installing an in-house nano distillery and a café within the existing floor space. We want to share our vision with the Brookton community, surrounding town and tourists. Our 10 year plan includes building additional accommodation at the rear of the property that meet the needs of disabled persons and customers who want to experience high end accommodation within the town.

All of the above would encourage tourists to Brookton and assist the Shire to meet their vision of a flourishing stop-over destination. Many residents have described Brookton as a 'drive-thru' town. We believe that the Shire is well placed to work with and not against local businesses to develop tourist attractions that give tourists a reason to stop and stay in Brookton and not drive thru. Building short term chalets for workers is not facilitating tourism, it is facilitating accommodation for workers. Employers needing Accommodations should be responsible for the provision of suitable accommodation or and not rely on the Shire to support their accommodation need.

Our business will offer tourism opportunities that include annual high tea events, dinner parties on our balcony, cultural events that include guest musicians, Christmas in July, club functions and fun events that include murder mystery nights, jazz weekends, cooking classes and wedding packages. We will partner with other service providers to deliver tours, photographic opportunities (weddings) and real farm experiences.

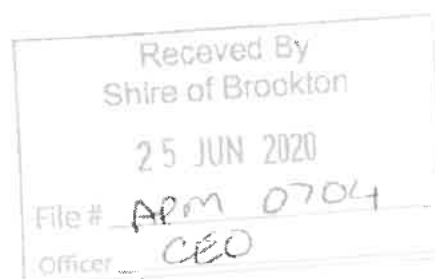
Tourists are our major customer segment and our accommodation is a major component of our business planning. If the Shire builds short term accommodation, the Bedford Arms, Gidanga House – B'n'B and our business 'The Brookton' will be financially disadvantaged.

We will seriously consider our long term commitment to Brookton if the Shire becomes a competitor. We pay rates, employ staff and contribute to the community through volunteering. The two hotels have a long history of bankruptcy. We want to turn that around! As ratepayers, we do not appreciate the added competition that the Shire would add to the mix. Roads, rubbish and rates are shire business. Short term worker's accommodation is not.

We do not have a problem with the Shire developing the caravan park. It is another asset that has been allowed to deteriorate. It is an embarrassment and should be revitalised. We think that the Shire should concentrate on turning the caravan park into an award winning facility that caravanners talk about. Build it and they will come – with their vans and tents.

It is the Shire's responsibility is to provide services to people and the community. It is not local government's role to build short term worker's accommodation that threatens the livelihood of existing businesses.

Short term accommodation is our bread and butter. It is our only income and pays for work to be done around the property. The building was neglected for decades and we are slowly transforming her room by room. We are committed to the town, the community and our building. However, we will not succeed if the Shire goes into direct competition with us.



## Precinct 6

### Youth Precinct

The placement of the Youth Precinct on the boundary also segregates and isolates the youth. Out of sight and out of mind creates opportunities for activities not in keeping with expected behaviours and could lead to anti-social behaviours. The location is also not within walking distance of the shopping precinct. Precincts that are activity based should be located within close proximity of each other. Consider locating the youth precinct alongside of the pool precinct. Build an activity hub that is accessible for all. Provide easy pedestrian access for our aged community and develop/rebuild the pool so it is modern, streamlined and welcoming. Don't just do a cosmetic fix. Katanning has built an adult park. It is a fabulous example of a 'can do' attitude and visitors to the town appreciate the park and the amenity it offers. The Shire could create an amazing space that is considerate of all demographics. Precinct 3 & 6 should be amalgamated to become a showcase activity area that is welcoming, designed with all demographics in mind and encourage tourists to stop, stay and enjoy.

## Precinct 9

### Health / Aged Care Accommodation Precinct

Placing the aged care accommodation in Precinct 9 does not ensure convenient access for pedestrians, particularly the aged within our community. Precinct 9 is not within easy walking distance to the Post Office, bank, hardware, café or local IGA store. All of the services are located on the other side of the railway line. This presents safety hazards for our aged as they have to cross a major highway and the railway line to reach the shopping precinct. This in itself is a deterrent for the aged and will not encourage walking as an activity or well-being. Locating the aged care accommodation next to Kalkarni may seem 'clever' but it could also be seen by some as the 'last stop' before their transition to Kalkarni (now owned and operated by Baptist Care) which is the 'last stop'.

The Shire's Age Friendly Community Plan states that "...that projected growth rates for the older population in regional WA are greater than for metropolitan areas and therefore there is a pressing need to address current issues and prepare for future demands". Consideration should be given to the placement of an aged care precinct that is located in close proximity to services, activities within easy access to those services. The Shire should consider developing connected footpaths that are easily traversed, increasing housing stock to meet the growing demands of ageing, indigenous population and older persons wanting to live in Brookton.

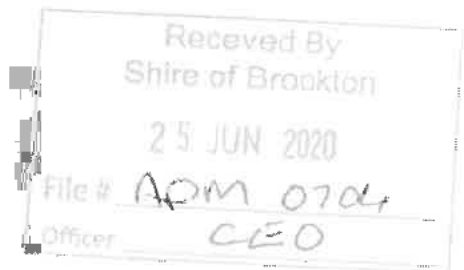
Why is the Shire considering an extension to Kalkarni Residential Aged Care facility when they no longer own the facility?

## Summary

The Management Plan is a good starting point. The Plan demonstrates that the Shire is looking to the future. However, we believe that the ideology behind the plan needs to be re-considered and further exploration of the area and the proposed precincts should be completed before the first sod of earth is turned. Consultation with specialists who understand planning and community connectivity should be employed to review the Plan and consult with the community before commencing any works.

Thank you for the opportunity to submit our thoughts and objections.

Kerry Toop & Graham Stanley  
24 Williams Street  
Brookton 6306  
[REDACTED]





Integrated Planning and Reporting

Received By Shire of Brookton	
25 JUN 2020	
File #	ADM 0704
Officer	CEO

**Submission Form**

**Brookton Reserve 43158 Management Plan**

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

**To:** The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

**SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN**

**Name:** Kristy Robertson

**Organisation/Company (if applicable):** \_\_\_\_\_

**Email:** [REDACTED]

**Please indicate your position:** Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

**See Attachment**

\_\_\_\_\_  
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**Signature:** 

**Date** 25/6/20

Agree with more aged care/independent living areas.

The pool area - I suggest instead of the game area maybe a water park for small kids? I can see the game pieces being vandalised and stolen and not really be used. Also better lawn/ synthetic turf around pool to reduce sand and grass in pool. Maybe some water slides? The blow up toys get used when we allowed to set them up however to me they are a disaster waiting to happen. Maybe slides a better idea? Maybe a water play area for little kids that cant swim. Definitely needs roof on change rooms, can we please have HOT showers, at the moment there is no hot water, not ideal when swimming lessons on in cold weather or for early morning swimming.



I don't see a need for a new hall. The money spent on building a new hall could be spent on renovating the existing hall and retain some history. And also how often is a hall actually used – can we justify building a new one??? I think we are well covered for function spaces for the size of our population. Pavilion, Existing Hall, Country Club. Its all well and good to build new spaces but if they aren't going to be used there is no point and just cost us money in maintenance.

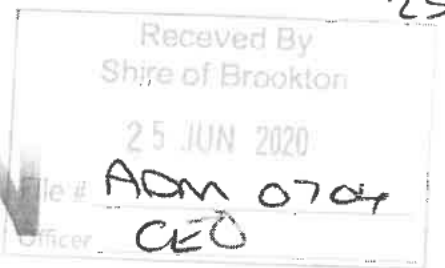
How many more staff will be at the shire in the future? Justify a larger building for a small shire and population?

New caravan park – Is it ideal to have the entry off the main highway? Wouldn't it be better to have the entry/exit onto the highway? New road to gravel standard? – why wouldn't you use bitumen when you will be building a new facility do it properly to begin with, a gravel entry will just make it look unfinished and a half completed job. Maintaining existing caravan park facilities for maybe once a year usage? Is this viable?

The 2 proposed sheds, one for the mens shed/garden and one for the youth – make sure each group can full lock their areas away from the other groups. As well all know things get 'borrowed' and never returned so they need their own lockable areas.

Tourism Arts and Cultural Precinct – great ideas to have CRC here for tourist info and caravan booking.

Received By	
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PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Rosalie Pech Eva

Organisation/Company (if applicable): Office of Regional Architecture

Email: [REDACTED]

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

PLEASE REFER ATTACHED...

Signature: RN Pech Eva

Date 24/06/2020.

Please attach additional comment if required.

## BROOKTON RESERVE 43158 MANAGEMENT PLAN 2020 – 2040

Thank you for the opportunity to comment on the Brookton Reserve 43158 Management Plan 2020-2040. I have read the detail of the Plan with great interest, from the viewpoint of a community-member and as built-environment professional of 25 years' experience standing. In principal I support the development of an overall vision for future use of the Reserve, and the layout, site location, relationships between, and proposed development nominated for, the 10 individual land-use Precincts within the Reserve. This plan must be benchmarked against the criteria put forward by the Brookton 20 in the Brookton Strategic Community Plan 2027.

With respect to the adequacy of community consultation for the Reserve Management Plan 2020-2040, the current process falls far short of the standard required for a local government to comprehensively and thoroughly canvas community opinion about its content. I would refer you to the Town of Narrogin Community Consultation Policy, which sets a suitable standard for community engagement, and sets out the huge variety of modes and approaches which can usefully be undertaken to truly gauge community sentiment towards an issue. (Attached: Town of Narrogin Community Engagement Policy)

With respect to the Brookton Reserve 43158 Management Plan 2020-2040, my comments and suggested amendments relate to the proposed buildings on Precincts 5, 9, & 10.:

### 5. Sport and Recreation Precinct

- *Multi-use hall with commercial kitchen and shaded alfresco - use for staged events, receptions, conventions, public meetings, assemblies, and other community gatherings, performing arts and movies, private functions, and funerals – by Shire.*

These functions duplicate those provided by the Brookton Memorial Hall complex, which is situated adjacent to and abutting the Reserve, and the existing WB Eva Pavilion on the Reserve, and therefore creates an unnecessary duplication of existing Buildings, which if effectively maintained and adapted can serve the community for years to come.

The Memorial Hall complex has apparently been neglected through lack of a timely and transparent use planning process, and its fabric is unsupported by appropriate maintenance & refurbishment to suit contemporary community needs, despite anecdotally widespread community affection for and support of its ongoing conservation and reuse. The current condition of the buildings and site represents a failure to adequately maintain the building fabric and surrounds, and to plan for its future redevelopment to serve changing community needs

The current and future use of the Memorial Hall complex asset should be interrogated, and extensive community consultation undertaken, by experienced built-environment practitioners with expertise in conservation and heritage building management, and subsequently adaptive reuse design with wide community consultation, should be undertaken. Dialogue about the future of the Memorial Hall complex needs to be happening concurrently with the Reserve Management Plan 2020-2040 as any speculation about relocating the traditional functions of the Memorial and Lesser Halls from a site which represents a major cultural heritage artefact for the Brookton community, should only occur with meaningful community consultation, lest failure to engage with the relevant issues results in demolition through neglect.

### 9. Health /Aged Care Accommodation Precinct

- *Refurbishment of Fmr. bowling club house to Senior Citizen Hall.*

I strongly support the adaptive reuse of the former Bowling Club as a Senior Citizens Club Rooms, and for its use to be integrated into the provision of the range of aged and elder care services which Brookton service providers currently provide. Anecdotally, I have heard comment from community members that they fear a 'ghettoization' of age appropriate accommodation (as opposed to dispersing it throughout the townsite), and the lack of walkability between the proposed location of aged accommodation and essential services like the Pharmacy, Bank, Hairdresser and Butchers shops. Future detailed planning should accommodate these concerns. The dangers associated with both children and the elderly crossing both Williams Street and the Brookton Highway have also been highlighted to me as cause for concern.

### 10. Tourism Arts and Cultural Precinct

- *The purpose of this Precinct is to cater for tourist information and guidance, production and sale of local arts and crafts, display of historical and cultural information, provision of community services and information, and future entry to Aquatic Centre.*

These functions are currently housed in the Brookton CRC (currently housed in premises in Robinson Road), Brookton Museum & Historical Society (currently housed in the Old Police Station), Brookton Arts & Crafts (currently housed adjacent the Bendigo Bank, formerly in the Old Railway Station before it was closed to public access after being allowed to fall into disrepair after many years of neglect), and a Tourist Information point, which Brookton currently does not have, but was previously housed in the Old Railway Station).

Relocation and colocation of these functions will leave several existing buildings in the town centre empty. Nothing reveals more vividly the decline of a small Wheatbelt town than empty neglected buildings in the main shopping street. The Reserve Management Plan 2020-2040 should address the need to require, as a condition of planning at time of Concept development, concurrent planning for the future proposed use, maintenance, and management of the donor/abandoned premises.

There is no doubt that co-location and resource sharing, including of premises has many benefits in small communities with limited resources, but due consideration should NOW, during this early visioning and planning stage, be given to the future of the buildings and facilities vacated by each of the respective entities. I request that the Shire of Brookton proactively circumvent any such decline of the Town Centre by, simultaneously with carrying out broad precinct planning, create a future vision for the Brookton Memorial Hall buildings and site, and the Old Railway Station Building and surrounds.

It is obvious, due to the detailed listing of building characteristics, rooms types and details, that the proposed building on the site has gone far past the early stage visioning that should define a Management Plan. I refer to the listed characteristics of the proposed building:

- *New purpose-built facility – by Shire - incorporates:*
  - *public entry doors x 2.*
  - *communal reception/shop front and CRC office.*
  - *designated arts/crafts rooms x 2.*
  - *community meeting rooms x 1.*
  - *large Heritage display rooms, work room and designated storage area.*
  - *limited external heritage display.*
  - *amenity rooms - kitchen/general store/cleaner's room.*
  - *public ablutions - disability standard.*
  - *designated access to Aquatic Centre facility.*
  - *external tourist signage and wall mural.*
  - *demountable internal walls for future reconfiguration.*

By the detail of the characteristics listed (2 public entry doors!), this building is much more than the broad-brush visioning and strategic framework that the management plan prologue claims. This level of detail is unsuited to the strategic nature of a Management Plan, being more suitable to a preliminary architectural Brief, which could only be arrived at after wide stakeholder consultation and community engagement. An appropriate level of stakeholder consultation, community engagement and consensus has not yet occurred, as anecdotally the Brookton Museum & Historical Society (currently housed in the Old Police Station) management committee and members are happy with their current accommodation, and fear for the future conservation of the Old Police Station complex if it were to be left unoccupied.

I hold the same fears for the Memorial Hall complex and the Old Railway Station, and would be keen to avoid this outcome by working proactively with the Shire of Brookton to build a better future for the Shire's culturally significant built heritage.

Rosalie Pech Eva  
Director & Registered Architect  
Office of Regional Architecture

24 July 2020

## 1.14 Community Engagement Policy

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### Statutory context

Local Government Act 1995 –

s.2.7 – adoption of policies

Integrated Planning and Reporting Guide and Framework

### Corporate context

Nil

### History

Adopted 25 September 2019

### Policy statement

This policy outlines the purpose, principles and approach to community engagement to be taken by the Shire of Narrogin when engaging communities and stakeholders.

The policy will be applied by all employees and consultants appointed by the Shire when engaging those affected by and interested in decisions to be made by the Shire.

#### 1. Purpose

The Shire of Narrogin is committed to providing opportunities for all members of the community to participate in civic decision-making processes.

The Shire recognises that the community is a source of knowledge and expertise, and this can be harnessed to help find solutions to local issues as well as complex Shire challenges.

Community engagement is a key part of our commitment to be a transparent and responsive organisation. Our objective is to make better decisions by giving a voice to communities and stakeholders on matters and topics that are of interest and important to them and to develop and encourage a culture which respects and welcomes community input.

#### 2. Principles

The Shire of Narrogin's approach to community engagement is guided by the following principles:

##### 2.1 We clearly communicate why we are engaging and the community's role in the engagement.

From the outset, we articulate the purpose of our engagement and what will happen as a result of any information gathered. We explain what level of influence the community, stakeholders and Council have on the decision to be made, and any associated limitations or constraints. We consider the requirements for each project and its level of potential impact on the community to determine the required level and timing of engagement. We provide all information necessary so participants can make informed choices.

##### 2.2 We carefully consider who to engage.

Before we begin engaging, we identify communities and stakeholders who are directly involved, or likely to be affected by the project. On major projects that set a direction or define a position for the Shire, we encourage broad community participation to ensure that a diverse range of views and ideas are expressed and considered. We also consider barriers that prevent or deter people from participating in engagement activities and consider ways to minimise them.

**2.3 We explain the process.**

We aim to be transparent, and make our decision-making process clear. We do this by explaining upfront the process to be undertaken, identifying where there is opportunity for the community and stakeholders to have input, and where the decision-points are.

Where possible, we build on the outcomes of previous engagement. If the engagement crosses over with a previous engagement process, we explain the outcomes, identify how they relate to the current process and why a new process is required.

**2.4 We carefully consider how to engage and ensure our processes, venues and information are accessible.**

We recognise people engage with civic life in different ways depending on a number of factors, such as age, background and ability. We aim to be responsive to this broad spectrum of needs, and ensure there are multiple engagement methods in various settings, to achieve appropriate community participation.

We ensure our engagement is accessible by providing information in clear and easy to understand formats, or is available in alternative formats on request. Our engagement events and venues are designed to be accessible whenever practical and achievable.

**2.5 We design our engagement to be engaging.**

The Shire of Narrogin is working to continuously improve how we engage, and design approaches that are creative, relevant and engaging. We are open to new and innovative engagement methodologies, and we are working on ways to tailor our approach to draw people into the process and maximise the reach and impact of our engagement.

**2.6 We complement our engagement with high quality communication.**

We provide clear, comprehensive and accessible information, written in plain English, to stakeholders throughout the engagement process. Information about our engagement is available at Have Your Say on our website (<https://www.narrogin.wa.gov.au/have-your-say.aspx>) and through the Shire's usual communication channels.

**2.7 We acknowledge contributions made during the engagement process and let participants know how their feedback was used in our decision-making.**

We are transparent with the community about how their participation was considered, by reporting back what we heard from contributors and how their input has been incorporated in decision making. We share the results of engagement through Have Your Say - (<https://www.narrogin.wa.gov.au/have-your-say.aspx>)

We also advise contributors when the matter is to be considered by Council so they may attend Ordinary Council Meetings if they wish.

**3. Approach****3.1 When we engage**

The Shire will engage with the community when:

- Council resolves formally to engage.
- A decision or plan will substantially impact the community and there is some part of the decision or plan that is negotiable.
- Stakeholders or the community have expressed an interest, or could be interested in a decision or plan where there is a range of potential outcomes.
- Community input can enhance decision-making, project outcomes or future opportunities.
- There is legislation, policy or an agreement requiring community engagement or consultation.

### 3.2 How we engage

The level of engagement will vary depending on the nature and complexity of the project or decision and will be guided by the Shire of Narrogin community engagement principles as set out above in Section 2 of this Policy.

Consideration is given to matters like community and stakeholder interest, political sensitivity, opportunities for partnerships, the level of impact, legislative requirements, time and resource and budget constraints. These considerations will guide how and when in the life of a project or decision community engagement may offer the greatest benefit.

Quality community engagement is well planned and executed, inclusive and accessible to all members of the community.

At times Council will engage the community on issues that are of importance or interest to a specific part of the community. In this instance, engagement will be targeted towards this group.

The Shire's engagement approach has four stages to ensure we deliver a consistent approach to engagement activities. This includes: a process of planning (developing an engagement plan); doing (preparing and engaging); reporting (analysing information and providing updates on the engagement) and evaluating (both the process and outcomes).

The purpose of the engagement and the type of input that will assist with the decision to be made, is reflected in the way community engagement is planned and reported. We carefully consider aspects of both qualitative input (such as trends and thoughts) and quantitative input (such as number of participants) when designing engagement methods and reporting back what we heard.

The following matrix is used to assist in determining the most suitable approach, relative to the likely 'level of impact' of a project, plan, service or action. As highlighted by this matrix, there are four levels of engagement: Inform, Consult, Involve, and Collaborate. More than one level of engagement is generally required, as there is likely to be movement back and forth through the different levels as the engagement is implemented, except in the case of projects or issues with only a low level of impact of a localised nature or if there is a statutory requirement to consult (see 3.4).

Expected level of impact	Criteria (one or more of the following)	Engagement approach generally taken	Level of engagement generally required	Examples of engagement methods the Shire may use
High – Shire wide	<p>High level of impact on all or a large part of the Shire of Narrogin.</p> <p>Any significant impact on attributes that are considered to be of high value to the whole of the Shire, such as the natural environment or heritage.</p> <p>Likely high level of interest across the Shire.</p> <p>Potential high impact on state or regional</p>	<p>Early engagement with community and stakeholders.</p> <p>Involves a broad range of stakeholders and community members.</p> <p>Utilises a variety of engagement methods to give people who want to contribute, the opportunity to do so.</p> <p>Updates are provided to interested stakeholders and local community.</p> <p>Engagement plan developed in collaboration with the relevant departments and approved by the Chief Executive Officer.</p>	<p>Inform</p> <p>Consult</p> <p>Involve</p> <p>Collaborate</p>	<p>Mail drop</p> <p>Media Releases</p> <p>Narrogin Narrative</p> <p>Website</p> <p>Email</p> <p>Social Media</p> <p>Direct contact with critical stakeholders</p> <p>Focus groups</p>

	Potential for some, although not significant, impact on state or regional strategies or directions.	<p>information available to the community.</p> <p>Uses a combination of face to face and online engagement methods to encourage broad participation at different levels.</p> <p>Feedback is collated and made available to all stakeholders.</p> <p>Updates are provided to interested stakeholders and local community.</p>		<p>Website</p> <p>Email</p> <p>Social Media</p> <p>Surveys</p> <p>Online tools on Have Your Say</p> <p>Face to face at engagement events</p> <p>Pop ups at community events and spaces</p> <p>Feedback and submission forms</p>
<b>Low - Local</b>	<p>Lower level of impact on a local area, small community or user group of a specific facility or service.</p> <p>Only a small change to a facility or service at the local level.</p> <p>Low interest at the local or user group level.</p>	<p>Approach consists of advising the community or stakeholders of a situation or proposal or informing of a decision or direction.</p> <p>Communication strategy that provides high quality, accessible information to those affected by and interested in the change or decision.</p> <p>Communication channels relevant to the target audience are used.</p>	Inform	<p>Mail drop</p> <p>Media Releases</p> <p>Narrogin Narrative</p> <p>Website</p> <p>Email</p> <p>Signage</p> <p>Social media Advertising</p>

### 3.3 When it is not effective or appropriate to engage

It is neither effective nor appropriate for the Shire to engage when:

- A final decision has already been made by council or another agency.
- Council cannot influence a decision by another agency or party.
- The decision to be made concerns a minor operational matter with minimal impact on the community or stakeholders.
- Implementing a project or decision that has already been subject to engagement.
- There is insufficient time due to legislative or legal constraints, or urgent safety issues to be addressed.

In these events, the Shire will inform stakeholders why the decision has been made.

### 3.4 Statutory engagement

In some instances, the Shire of Narrogin is legally required to consult with the community. In these cases, the Shire will treat the prescribed level of community engagement as the minimum standard.

	strategies or directions.	<p>Budget allocated to deliver community engagement.</p> <p>Process is evaluated to assess the quality and overall effectiveness of the engagement and assist the Shire's commitment to continually improve our engagement practice.</p>		<p>Workshops</p> <p>Working group</p> <p>Surveys</p> <p>Online tools on Have Your Say</p> <p>Face to face at engagement events</p> <p>Pop ups at community events and spaces</p> <p>Feedback and submission forms</p>
<b>High – Local</b>	<p>High level of impact on a local area, small community or user group(s) of a specific facility or service.</p> <p>Significant change to any facility or service to the local community.</p> <p>Potential for a high degree of community interest at the local level.</p>	<p>May range from seeking comment on a proposal to involving the community and stakeholders in discussion on proposed options.</p> <p>Comprehensive information is made available to the community to enable informed input.</p> <p>Uses a combination of face to face and online engagement methods to encourage broad participation at different levels.</p> <p>Feedback is collated and made available to all stakeholders.</p> <p>Updates are provided to interested stakeholders and local community.</p>	<p>Inform</p> <p>Consult</p> <p>Involve</p>	<p>Mail drop</p> <p>Media Releases</p> <p>Narrogin Narrative</p> <p>Surveys</p> <p>Online tools on Have Your Say</p> <p>Direct contact with critical stakeholders</p> <p>Face to face at engagement events</p> <p>Pop ups at community events and spaces</p> <p>Feedback and submission forms</p>
<b>Low – Shire wide</b>	<p>Lower level of impact across the Shire.</p> <p>Level of interest among various communities or stakeholder groups.</p>	<p>Approach may range from seeking comment on a proposal to involving the community and stakeholders in discussion and debate on proposed options.</p> <p>Ensures informed input through making comprehensive</p>	<p>Inform</p> <p>Consult</p> <p>Involve</p>	<p>Mail drop</p> <p>Media Releases</p> <p>Narrogin Narrative</p>

The most common instance of this is in relation to development applications and other planning proposals. For planning proposals, the Shire relies on its policies, adopted under the Planning and Development Act 2005, for guidance in regard to consultation and this will continue to be the basis on which the Shire engages with the community on planning matters.

Delivery of community engagement beyond legally required levels will depend on the decision to be made (or project or service to be delivered), the community's interest to participate, the need for Council to understand the community's view, and the opportunity for the community to influence the decision.

### 3.5 Holiday periods and other seasonal times

The Shire will not commence an engagement process between the last Council meeting of the calendar year and the first Council meeting of the new-year, unless there is a legal requirement, Council direction or other unavoidable necessity to do so.

An additional 14 days will be added to any engagement period that falls between 15 December and 15 January and 7 days before and 7 days after Easter Sunday.

The Shire will be cognisant of not commencing an engagement process where the primary identified stakeholders and communities would seasonally, or culturally, be less likely to make comment.

### Definitions and abbreviations

**Engagement** – The practice of actively bringing community voices into decisions that affect or interest them, using a range of methods.

**Consultation** – Seeking and receiving feedback or opinion, usually on a proposed plan or decision, e.g. seeking comment on a draft policy or concept.

**Community** – A general term for individuals and groups of people not part of an organised structure or group. They may be a community based on geography, or interest, or both, e.g. residents of Highbury, young people interested in skateboarding. The community is not restricted to ratepayers or residents of the Shire of Narrogin.

**Stakeholders** – People who are organised under the banner of a defined group or organisation, often providing representation to a broader group, e.g. Narrogin Chamber of Commerce, a local school or sporting group.

**Engagement tools/methods** – The things we use to activate community input, e.g. an invite for public comment, a workshop, an online survey, a community meeting.

**Level of engagement** – Refers to any one of five levels of engagement (inform, consult, involve, collaborate, empower) defined by the International Association of Public Participation (IAP2) Public Participation Spectrum to describe the community's role in any engagement programme. A complete description of the IAP2 Public Participation Spectrum can be found online at [www.iap2.org](http://www.iap2.org).

### Procedures

### Forms and Templates

– End of Policy

### Notes



Integrated Planning and Reporting

## Submission Form

24

Received By	Shire of Brookton
25 JUN 2020	
File #	ADM 0704
Officer	CEO

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: LYN MESSENGER

Organisation/Company (if applicable): OVER BURDENED RATE PAYER

Email: \_\_\_\_\_

Please indicate your position: Support ☒ *some of it* Object ☒ *some of it* Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

attached page.

Signature: L. Messenger Date 25-6-2020

Please attach additional comment if required.

# BROOKTON RESERVE 43158 SUBMISSION

- (1) No to (10) tourism and arts precinct, this area gets full of parking for swimming carnivals. I don't see anyone using the board game in Kalamunda. There is already a playground on the Memorial Park.
- (2) Leave the caravan <sup>PARK</sup> where it is now. It has a deeper buffer zone than the proposed site against road noise.
- (3) Proposed caravan site is a wet area---subsurface seepage from the under ground drain from west of the nursing home discharges there and the water plus rainfall from the Oval congregates there. The soil has a high moisture content all year. This is why fungus grew in the surface of the old tennis courts, warmth from the surface, moisture underneath. In 1962, a wet year (30 inches) the swimming pool was emptied for maintenance and it started to float. The subsurface seepage is still there, even in dry years. Also an underground fuel tank behind Cootes Motors floated out in that winter. This area is needed for the Old Time Motor Show parking.
- (4) The renovated Shire Office will need major work on it in about 20 years, depending on wet years. There are 3 shallow streams under it. There are signs already in the mortar. There is no damp course in the walls, I asked the builder---Spadacini from Northam about it.
- (5) The front wall of the Medical Centre and the paving at the main entrance to the Nursing home are showing signs of deterioration due to the water problem we have.
- (6) Build a larger shed etc at the present Museum, if needed, not in front of the swimming pool. Survey how much to be displayed.
- (7) Too many under utilized halls and club rooms in town and the need to be maintained by memberships. A Senior Citizens Centre like Narrogin has is not needed, just another burden on ratepayers.
- (8) Guides to use the old Bowling Club building and maybe in conjunction with the Mens Shed, if not practical, locate a suitable structure to be a part of the old Tennis Club to use its conveniences for Mens Shed needs.
- (9) Travelling around Australia, I notice a lot of caravan parks next to Main roads or railway lines and the noise is not desirable at all, I've stayed in them, it's a NO NO
- (10) The subsurface water and brick building damage has never been addressed in Brookton. The perception is it's a rising water problem and it comes from the river. I've asked the Senior Hydrologist in the Dept of Agriculture---WA Dr Richard George to show me where water runs uphill, I'm willing to learn. They have since stopped talking about it. It runs down hill by my observations.
- (11) We can have a big spend up now for a feel good feeling and BURDEN ratepayers with the maintenance costs and staff, which is getting out hand now.

A.J. Messenger

25-6-2020



Integrated Planning and Reporting

Submission Form

Received By Shire of Brookton	
25 JUN 2020	
File #	ADM 0704
Official	CEO

Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306

or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: \_\_\_\_\_

Organisation/Company (if applicable): Seabrook Aboriginal Corporation

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached letter

Thank you

Signature: [Signature] Date 24/6/2020

Please attach additional comment if required.



## SEABROOK ABORIGINAL CORPORATION

PO Box 207  
137 Robinson Road  
BROOKTON WA 6306

24/6/2020

**To : Shire of Brookton CEO**

**Re: Draft Reserve 43158 Management Plan 2020-2040**

All of us here at Seabrook would like to congratulate the Shire in producing such a Management Plan which looks toward the future for Brookton.

The Directors of Seabrook are excited about the prospect of the Plan and how the local Noongar culture and peoples of Brookton could be incorporated within the Plan going forward.

Following our meeting of the Directors today there was one concern raised, and that is the term "Reserve" in the title. Talking to our local Noongar's they are confused by that term as for them it refers to what they know as their Reserve at the end of White St. They expressed concern that the Plan may involve modifying or developing that area of land in some way. A suggested amendment from our Directors is to either remove the term "Reserve" in the title, or clearly distinguish between what the Seabrook members understand as a Reserve and what the Shire understands as a Reserve. We acknowledge the number 43518 immediately following the word Reserve does distinguish it for anyone who is familiar with town planning terms and explanations, however for the lay person perhaps an alternate way of describing the location could be used.

In addition to the discussion regarding the wording of the title of the document, the Directors turned their attention to how Seabrook, representing the Noongar community, could perhaps be more involved in a part of the Plan. One suggestion which was raised, is to initiate discussions with the Shire about Seabrook making a significant financial contribution to the development of some aspects of the Plan in exchange for a guaranteed percentage of Noongar employment as part of the business development. Specifically, to be involved with the planned Tourism Arts and Cultural Precinct as described in point 2.10 page 32. Seabrook are concerned about the future of the next generation of our young people coming through the community and would see the great benefits of some level of guaranteed training/employment for their future. Interest in Aboriginal heritage, Spiritual sites, stories, art and language is increasing as one generation grows into the next. Seabrook want to be a part of that and also find a way of providing for the young people in the town of Brookton. Obviously there would be a lot of details to work through if this idea was pursued, so at this stage we are just asking for a meeting with the Shire to initiate this discussion and explore the possibility of a mutually beneficial agreement.

Yours sincerely

Nicolette Whittington – office manager (on behalf of the Directors of Seabrook Aboriginal Corporation)



Integrated Planning and Reporting

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SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Jamie Banks & Lisa Johnson

Organisation/Company (if applicable): Bedford Arms Hotel

Email: [REDACTED]

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

See attached for additional comments

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Signature: J Banks Lisa Johnson Date 25/06/2020

Please attach additional comment if required.

In reference to precinct 2.4

Important points:

1. Brookton is a small rural town based predominately on agricultural business
2. We are very under serviced for both locals and tourists alike
3. Not enough research is being conducted or explained
4. We feel irresponsible spending of ratepayers money is not being considered carefully enough
5. Support growth and local business together.

We have both positive and negative opinions on aspects of this precinct plan.

We feel the Shire Of Brookton is wanting to implement some great things which we can support whilst also not considering the impact of some of their plans which we cannot support.

Our major objection is that to the investment of ratepayers money in upgrading the current caravan park to a new site and its offering of new onsite accomodation.

Brookton currently offers 3 privately invested businesses in The Brookton, Gidanga B&B and our own business in the Bedford Arms Hotel. Combined these 3 businesses offer 28 rooms for visitor, corporate clients and transit workers to the area of Brookton. The businesses are all offering very clean, comfortable and modern accomodation for guests to the area to enjoy and if the Shire Of Brookton was to sit with the three accomodation providers and understand the businesses struggles to obtain occupancy in our local area, the Shire Of Brookton would then sensibly reconsider their investment and reinvests the funds more sensibility in required avenues.

The Shire of Brookton putting further competition into our local business environment already saturated with accomodation is very unfair to the individuals that have brought private investment into town. We, as like other new local residents have purchased, built up and heavily invested in improving business and most importantly employ locally. We and the other businesses will find ourselves very disadvantaged should the shire become a major stakeholder in local accommodation options in implementing the caravan park onsite accomodation.

We provide accomodation to larger businesses in Brookton and appreciate their support & business in a small community. Such companies as CBH and Balco have been guests with us on occasions. These companies have major private investment in town and we know they are very supportive of our business and seeing local businesses stay alive in a town where there workforce live.

They also have investment in their own accomodation for their peak season and full time workforce. Something the ratepayers are not inconvenienced for.

The three accommodation providers to Brookton currently ensure Brookton has accommodation available and strive to make a local business and earn a living from. It makes no financial sense for the shire to use rate payers money and/or government grants to invest in different phases of a new caravan parks onsite accommodation and it would potentially run at a huge cost/loss for the rate payers. In the precinct plan it mentions that phase 1 would start with 3 onsite cabins which would be direct competition to the 3 other accommodation providers trying to build their business and have travellers stay in town and in our opinion this does not support local enterprise and private investment that is already here.

**Integrated Planning and Reporting**

**Submission Form**

**Brookton Reserve 43158 Management Plan**

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**SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN**

Name: Tim Lange

Organisation/Company (if applicable): \_\_\_\_\_

Email: Not Provided

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

I support the Reserve Management Plan in principle, but suggest some alterations.

1. Combining buildings would reduce maintenance/construction costs.

2. Place the Men's Shed/Community Garden, Community Tourism & Arts along with the Caravan Park Caretaker in one facility within the area surrounding the dam.

3. Reducing parking surrounding the pool area could create issues when events are held at pool.

4. I also suggest caravan parking to be drive through wherever possible as the elderley have a reluctance or are have an aversion to reversing vehicles.

Signature: Tim Lange phone call Date 25/06/2020

Please attach additional comment if required.



Received By Shire of Brookton	
26 JUN 2020	
File #	ADM0704
Officer	CEO

Integrated Planning and Reporting

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SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: David Cliff

Organisation/Company (if applicable): \_\_\_\_\_

Email:  \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

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Signature:  Digitally signed by David Cliff  
Date: 2020.06.25 19:23:58 +08'00' Date \_\_\_\_\_

Please attach additional comment if required.



Received By  
Shire of Brookton

26 JUN 2020

File # ADM0704

Officer CEO

## Integrated Planning and Reporting

### Submission Form

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: D & V Cliff

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

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Signature: \_\_\_\_\_

Digitally signed by Valerie Cliff  
Date: 2020.06.25 19:14:02 +08'00'

Date 25/6/20

Please attach additional comment if required.



## Integrated Planning and Reporting

### Submission Form

#### Brookton Reserve 43158 Management Plan

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#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Thomas Crute

Organisation/Company (if applicable): \_\_\_\_\_

Email: [REDACTED]

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

As a private citizen who has grown up in the town it is refreshing and amazing to see the proposed plans to improve facilities available to everyone who lives in the town or may just be passing through. The proposed plans for the aquatic facilities are much needed, as someone who has swam and worked there. Would suggest that the plant room at the deep end of the 25m pool could do with some work and improvement, this would make it safer for the pool operator as well as easier to work within it. Praise is needed for the proposed plans of the short stay accommodation/caravan park to be placed directly next to the aquatic facilities, this would make it so much more convenient for passing families to get to the aquatic centre and use the new proposed BBQ area and playground. The proposed pump/loop track for BMX riders is a good idea, perhaps the shire could consider a small skatepark as well, if possible. The proposed development of the purpose built facility, it's a perfect idea. It'll mean that area will become a cultural and recreational hub for community members and passing travellers. All in all, the proposed developments within the reserve are a good thing for the community. I commend council and the Shire of Brookton for the plan.

Signature: Thomas Crute Date: 25/06/2020

Please attach additional comment if required.



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SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Gemma and Troy Bassett

Organisation/Company (if applicable): \_\_\_\_\_

Email: [REDACTED]

Please indicate your position: Support ☐ Object ☐ Indifferent ☐ Suggest Amendment/s ☒

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached Word document with suggested amendments and comments

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Signature: Gemma Bassett Digitally signed by Gemma Bassett Date: 2020.06.25 10:35:05 +08'00' Date 25/06/2020

## Review of Brookton Reserve Management Plan 2020 – 2040

Gemma and Troy Bassett

Firstly, congratulations to all those involved in the research that must have gone into this draft management plan and putting together such a clear document with the collated information. A management plan with various precinct plans is a very worthwhile document opposed to ad hoc development.

Not only does a Precinct Plan provide the guidance for community members and future Shire Councillors, but no doubt this will be highly favourable with external funding applications. Breaking down the area into precincts enables a staged approach to occur with development, permitting flexibility to alter the plan / developments as the needs of the community change.

Please see our comments below regarding different precincts and some suggested amendments.

Precinct		Comments
1	Shire Admin	<p>Great idea to allow space for expansion of the administration building should it be required.</p> <p>Currently there is nothing in here for the <b>development of a library</b>, is this intended to be retained in the Shire office or will this move to a larger, purpose-built space?</p>
2	Mens shed/ Community garden	<p>There is a large area here for community groups whose numbers and interest could be challenged over time, especially with volunteers overseeing its management.</p> <p>With this in mind, are there community groups in place that have the capacity to continually maintain, and are aware that they will need to take ownership in the management of proposed building structure? (including the application to Grants) I agree, this is not something the shire should have to continually maintain.</p> <p>Has the location of the community garden considered utilising the railway reserve?</p>
3	Aquatic centre	<p>Relocation of the entrance to White street is a great idea.</p> <p>Some items for <b>further consideration</b>:</p> <ol style="list-style-type: none"><li>1. Could shaded tiered seating be included in the new additions?</li><li>2. Inclusion of a splash pad / large slide / something that is eye catching from the Highway be included? This not only benefit locals but has the added benefit of drawing tourists.</li><li>3. Has the relocation of the gym to the aquatic centre been considered? This would open the opportunity for hydrotherapy / rehabilitation that utilises the pool and the gym in the future, and supports the idea behind expanding the 'health / aged care accommodation' precinct with the development of a wellness hub. This also frees up space in the pavilion for redevelopment.</li></ol>
4	Caravan park/ short stay accom	<p>For this precinct to accommodate seasonal workforce from the area, I cannot see the value in relocating the caravan park to a location with a smaller footprint and restricted access / turning points, namely, how and where will the road trains get into the facility to use the amenities and either stay the night in the accommodation or in their vehicle.</p>

		<p>I see the relocation of the caravan park an added unnecessary cost, especially as the relocating really isn't that far away from the current location, that possibly hinders the future use of the space.</p> <p>The space could be used to extend the number of aged care facilities, expand the aquatic centre (gym / rehabilitation centre) and expand the tourist / cultural centre building and parking.</p> <p>Could the proposed Stage 1 development occur in the current location, (precinct 7)?</p> <p>I agree with the chalet units, this provides a different sort of accommodation for tourists than that which is currently offered in town.</p>
5	Sport and Rec	<p>To cater for further expansion of active support and recreational space, I strongly believe the pavilion needs to have modifications to the current layout and this should be included in the management plan</p> <p><b>Pavilion Changes</b> - The current changeroom structure does not support holding a mixed gender or aged sports event. For example, currently if football was to occur (with home and away teams or just two teams) there are no changerooms for females. Therefore, if a netball and football event / day were to occur, either the girls don't have access to showers, or 40-odd boys need to share the one change room.</p> <p>Can the management plan consider:</p> <ol style="list-style-type: none"> <li>1. Relocating the Gym to the aquatic centre (freeing space in the building),</li> <li>2. Build an additional change room/s</li> <li>3. Include a creche room / area.</li> </ol> <p>Keeping in consideration space for a future second sport field (such as hockey) enabling events to occur simultaneously in the future.</p> <p>Great idea having more storage for various sporting groups. Could these be 'separated' so different sporting groups are unable to access each other's storage.</p>
6	Youth precinct	<p>Wonderful to have something like this in town for our Youth. I think it is great there will be somewhere for the girl guides and the Noongar youth group. My only concern is that this is 'too far' away from spectators. I think youth would benefit from being able to 'show off' their skills to passers-by and additionally will add in the 'public policing' of the area with increased visibility.</p> <p>Would it be possible to <b>put the nature playground in the 'Future Use Civic Precinct – 2'</b> freeing up the current proposed location to be included as a Loop / Pump track. Adding visibility to the youth area.</p> <p><b>Playgroup</b> – would it be possible to include a facility to accommodate playgroup? It would be wonderful to have a location that enables a reduction in the packing away of toys and craft activities as is currently the practise with the hiring of the pavilion. Both neighbouring shires, Pingelly and Beverley, have been fortunate enough to accommodate playgroups in</p>

		such a space which makes for a more interactive playgroup session, less burden on parents and financially significantly reduced costs.
7	Future Use Civic Precinct 1	<p>I've mentioned above – I can't understand the benefits in relocating the caravan park. Is this for visual purposes?</p> <p>Is the intent that a multi-use hall will replace the current town hall?</p> <p>Opposed to having a separate building, could the pavilion be extended?</p>
8	Future Use Civic Precinct 2	Could there be an alteration in the plan for this location be utilized for the nature playground?
9	Health/Aged Care Accom	<p>Would be good to have area pencilled to expand the current health accommodation / aged care. Brookton's plan could be to move to provide more health and aged care, building our expansion models for the town based around this business strategy. Depending on the location of the caravan park, expansion could move within what is currently precinct 4.</p> <p>The senior citizens hall, is there a need for this? My concern is that this maybe another building for shire to maintain. The old bowling building maybe better to be demolished and the space utilised for more independent living units.</p> <p>Is the shire proposing the independent units to be sold off to the aged care provider?</p>
10	Tourism Arts and Cultural	<p>This is a fantastic idea. It would be wonderful to have a purpose built building to promote tourism and culture from within the area.</p> <p>Considerations for this building</p> <ol style="list-style-type: none"> <li>1. Who will be managing the building day to day? Is there an opportunity to utilise a current service (such as the CRC) to manage the building / visitors Monday-Friday?</li> <li>2. Is there an opportunity to build a library (books and toys) into this structure?</li> <li>3. Does this facility have direct access to the aquatic centre? If so, could this cause insurance concerns with the water body if people can access this at all times?</li> <li>4. What does proposed "shop" front mean, and how will it affect local business?</li> </ol> <p>Location consideration</p> <p>I can see the benefits of this building being in the current proposed location with great opportunity to capture tourists, but I do have concerns that this won't draw people to the main street (and subsequent businesses) in Brookton.</p> <p>Have other locations along Robinson Road been considered also?</p> <p>That said, if other locations have been considered and for the size and purpose of the building, Brookton hwy / white street maybe the best location.</p>

## Other Comments

- a. Have any precinct plans been drafted at this date? (Referenced 1.6 Page 6)
- b. *3 General Access and Connectivity (of this precinct plan)* → This is a great idea, not only will it link all the different precinct areas, adding additional walkways will encourage locals and tourists to navigate the areas and supports healthy living. It would be great if there is signage to the different precinct areas included in this.
- c. Is there a link between the current main shopping and business precinct to this Reserve Management Plan and Precinct proposal? I can't see one and I'm keen to see and understand how these link in together.
- d. I've mentioned this above, there are no mention of playgroup /early years learning facilities. Is this something that could be incorporated?
- e. Will there be an opportunity to see the various responses received to the draft management plan, and how / if the plan will be altered to incorporate some of these?

Thanks again to all those involved in putting together this draft management plan.

Kind Regards,

Gemma and Troy Bassett



Integrated Planning and Reporting

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SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Jan Eva (ES)

Organisation/Company (if applicable): Ratepayer + in Organisation

Email: [Redacted]

Please indicate your position: Support ☐ Object ☒ Indifferent ☐ Suggest Amendment/s ☒

Why were Public not given more time.  
Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Please see attached Document.  
Thankyou

Signature: [Signature] Date 25.6.2020

Please attach additional comment if required.

**To:** sp@brookton.wa.gov.au CRWalker@brookton.wa.gov.au  
CRFancote@brookton.wa.gov.au CRHartl@brookton.wa.gov.au  
CrMacnab@brookton.wa.gov.au CrLilly@brookton.wa.gov.au  
CrWatts@brookton.wa.gov.au  
**Subject:** Brookton reserve suubmission from Jan Eva

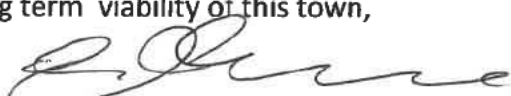
## Brookton Reserve 43158 Management Plan 2020 : comments from Jan EVA

1. It was a poor way of informing Public this plan was available for comment , the very same problem that came up with sale of Kalkarni . When will Council learn to be up front and save a lot of angst in the Community. I am extremely disappointed at the time frame asking for Public comment as many of us do not use face book so did not hear about this till almost too late and lack of information in the local paper alerting us to this as we are busy too , so sometimes miss things unless given clear prompts.
2. You called for comment but have already done a lot of damage to the Reserve 43158 environment where bike tracks have already been placed in the bush clearing out much of the vegetation that the Curlew birds lived in . I have not heard the birds at night since this damage was done and know that many tourists who visit the caravan park enjoyed watching the birds and also residents of Kalkarni - it made Brookton camping unique and birds were an attraction in the Caravan Park and for Community going to and from the oval . these birds are ;loyal and mate for life and stay in their patch .
3. Where does this new Management plan fit in with the Shire Strategic plan that was done relatively recently blowing a lot of money and had many Community meetings ? No evidence of that relationship in the paper work presented to us to comment on.
4. Shire business is not running chalets as we have Accommodation Business's that have plans to add to current accommodation. Without functioning Businesses the Town dies regardless of a pretty plan as they also provide work opportunities.
5. We will never stay at any caravan park bang up against a highway due to traffic noise making sleep impossible . We are only a block off the highway and traffic noise loud enough . We have a list of towns due to proximity to high way that we will not stop at around this State so do not join that list . The thin tree buffer will not only be a minimal noise buffer but could disappear if some time in the future the highway has to be widened to cope with increased traffic flow through the town.
6. As people are using larger caravans the need for more a than adequate drive through is needed as we have observed many dramas and they also want to book double sites as well reducing income as refuse to pay form the double block so then go bush and litter the country side free camping .

7. Be a guest at night at my home to listen to the traffic noise at night
8. The plan does not allow for the 5,000 people parking that come to the Old Time Motor Show once all the areas are taken up in the plan, also very limiting parking if a Hub is put in front of the Pool, blocking view of passing traffic as many take advantage of the Pool through summer – visitor = money spent in our town. Town hall parking space for big events needs to be considered
9. Why wasn't the Town hall complex included in this Plan as was the Shire Office as we use Oval and Halls in conjunction with OTMS, Fire evacuation center etc for the district and close to Shire Office so communications are rapid.
10. What Environmental study was completed for this plan?
11. Guess what! the Shire has turned again, as removed the Exhibition shed; now plan to see Fig 45, you want to build another but we have THE TOWN HALL COMPLEX THAT COULD BE RE-ENERGISED AS HAVE MANY OTHER TOWNS - CLOSER TO TOWN MAIN STREET. than the oval
12. REMEMBER TRAVELLING PUBLIC ONLY STOP ONCE IN A TOWN FOR A TOILET, COFFEE, LOTTERY TICKET, OPPORTUNITY & CRAFT SHOP AND MAYBE FOR a 15 minute to half hour driving break - ask any bloke who is going from A – B so make the main street good value by putting the chess board on lawn area in front of railway station so travelling kids let of steam & local children can be seen when using chess game - case in point is volley ball court by pool locked up so not used. Speaking from experience and comments made by travelling public to volunteers at the Op Shop when passing through town.
13. Community garden, a) who is paying for the water for this garden? Water is becoming a luxury! What happens if taps, hoses are stolen, taps left on as happens at St Mark's and other public buildings - all taps been removed there and people come and fill up water containers - have done this also at the Museum & CWA rooms
  - b) who is going to maintain it and as water costly most of us only grow veges' in winter? Surely not expecting the Ratepayers to pick up the Tab? Those who garden there should pay the water.
  - c) what happens to this mess when the few who may be interested are too busy dealing with own back yards or too old/frail?
  - d) like a lot of wonderful ideas it is the carry on effort when the current ideas people move on - it happens promise you.
  - e) most people/residents have their own gardens to manage.
14. Why do we need a new Civic Center at Oval when with some smart updating the town hall complex could be made more multi functional and user friendly.
15. Why make a Seniors hall at the old bowling club, - just revamp the current Hall toilets and refurbish the Lesser hall into a seniors space as close to Kalkarni and seniors cottages and units and locals as can then go across the road to that miserable bit of space that is not inviting at the Shire office for a Library. I am absolutely disappointed that Professional people in the Shire Office could not have found a way/negotiated to keep Library at the Community Resource center as that has been a very backward step as a library is bigger than any volunteer personality problem as it affects the Town/district education and much more.
16. If the Main & Lesser hall was made more inviting with technology as well it could be used for conferences.

17. How disappointing it was at John Hayden's funeral that the screen etc did not work - get some quality equipment fitted that can take being used by multiple users = very user friendly with clear instructions . This memorial service was a perfect example of the whole hall complex in full use as is the only space in town to take this size crowd
18. It appears that grant money is only for new builds – it is about time Shire and others stand up and say keeping original buildings in good working order and revamping to meet the needs rather than wait till they are in poor condition and push for funding to be used to improve existing infrastructure rather than new as eventually that will need repairs too . Case in point is the WB pavilion, new but many problems and even as built did not had enough hooks for all the football team in the change rooms - gained less space for all the \$'s spent .
19. Why isn't there a Public meeting for informed constructive debate on the Reserve 43158 Management Plan rather than this apparent rush job once again?
20. There has unfortunately been as limited time to do justice to our Submission .

In the interests of the long term viability of this town,  
Jan and Lindsay Eva





## Integrated Planning and Reporting

### Submission Form

#### Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: KYLIE FREEMAN

Organisation/Company (if applicable): SHIRE OF BROOKTON

Email: [REDACTED]

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

Please refer to attached comments

Signature: [Signature] Date 25-06-2020

Please attach additional comment if required.

**INTEGRATED PLANNING AND REPORTING**  
**BROOKTON RESERVE 43158 MANAGEMENT PLAN**  
**SUBMISSION – KYLIE FREEMAN (RESIDENT)**

**2.3 AQUATIC CENTRE PRECINCT**

My suggestion for consideration would be that the current Gymnasium be moved/incorporated into the Aquatic Centre, under the refurbishment plan. The reasoning behind this suggestion:

1. Management of the Aquatic Centre could manage the gymnasium. (I understand that it may be difficult to engage a contractor/employee as it is a position that only warrants say a six-month period).
2. Potential increase of membership for both the pool and the gymnasium by being in the same precinct. You could incorporate a glass wall looking out onto the pool. It may encourage gym users to utilise the pool after a workout. From very limited personal experience, after a gym work-out it was good to be able to finish off with a swim or spa.
3. Extended services/programs such as water aerobics may be offered which may lead to an increase in membership numbers also.
4. Adds a layer of protection/safety to gym users, as at present, the gym is unmanned and if someone was to have an accident, it may be hours before someone may be in attendance.

**2.4 CARAVAN PARK/SHORT STAY ACCOMMODATION PRECINCT**

I am in support of moving the existing caravan park to the proposed location. I believe that Brookton is ideally situated from Perth, not necessarily as a tourism destination but as a stop-over. Newbies to the caravanning world like to undertake a short trip for the first few times to learn about their van etc. and we are ideally placed. Irrespective of whether visitors stay a night or a couple of nights, it provides an opportunity for increased revenue for businesses and positive exposure for the Shire as a whole. Brookton is also ideally located for day trippers. Pull up at Brookton and do a day trip to Hyden (Wave Rock), Kulin (Waterpark) (Tin Horse Highway) etc.

I understand there may be some opposition from existing businesses that provide accommodation, however competition is healthy and:

1. Families with young children do not necessarily want to stay at a pub, where they are required to have multiple rooms or having to share a bathroom. In addition, there may be the issue of noise, as pubs host bands and other form. Religious beliefs can be a barrier for people staying at a pub.
2. Some travelers want a self-contained cabin etc, so they can prepare a meal, sit back in privacy and watch television, or to simply rest in a quiet area.
3. Not all existing accommodation is suitable for say families, as they may have to stay in more than one room, and or share bathrooms.
4. Not all means are provided at the existing locations, so families would be required to try and prepare something on a very small bench, or purchase food (which is not financially viable for some).
5. At this present time, the caravan lacks visual appeal to prospective visitors.

6. Being situated closer to “downtown” may be appealing to visitors. A shorter walk to the main street precinct.
7. The Aquatic Centre Manager could be engaged to be a caretaker of the caravan park. This would create a possible full-time position for the Manager, which could provide a larger “pool” of applicants, due to the position being full-time opposed to a six-month term.

## **2.5 SPORT AND RECREATIONAL PRECINCT**

If the gymnasium is moved from the pavilion to the aquatic precinct, as suggested in above comments:

1. The additional space at the pavilion could be utilised for other purposes. (I am aware that some community members are unhappy about the changerooms at the pavilion – for example if we were hosting football and netball at the same time, the men and women would need to share the changerooms. With some renovation, the existing gym space may be able to be converted into changerooms.

## **2.6 YOUTH PRECINCT**

Congratulations on the bike track. Even though I will not be using it personally (haha), I think it is a great investment for our younger people.

## **2.7 FUTURE USE CIVIC PRECINCT**

I fully support the creation of a purpose-built venue for community groups and or for multi-purpose usage.

I understand the passion certain members of the community feel in relation to the existing community buildings, particularly the town hall. However, I believe some are confused when referencing “Historical Value” to the venue. In its true sense, the town hall does not have Historical Value. However, the history contained within the walls is of great value, together with the memories from events held there. Even as a child, I can recall many happy memories at functions held at the Hall, from weddings, engagements, Choral Society shows, dances, quiz nights and birthday parties.

I would much rather see an investment in building a new all-purpose building, instead of sinking large amounts of money into the existing building to upgrade and maintain an old building.

Even though I grew up in the area and I have many memories from those times, it is still my strong desire to see the Shire of Brookton progress into the future. We can retain our emotional historical values with photographs or displays.

My family have chosen to return to Brookton and to make this our home. We are not landholders, nor are we ratepayers but this does not mean that we have no “value”. We contribute to the businesses in town, will belong to volunteer groups (in time) and promote Brookton in a positive way. To be dismissed by some of the old-time farming families is unfair and unjust. They have inherited their “right”, but we have chosen our rights to be here.

## **2.10 TOURISM ARTS AND CULTURAL PRECINCT**

I fully support the proposed development.

In summary, I would like to congratulate the Shire for the in-depth research they have undertaken in preparing this proposal. Rural towns, such as Brookton, cannot survive purely on agriculture any longer. We are ideally placed to encourage the development of tourism on many fronts and with the direction the Shire is proposing to take, this is a very positive initiative, that, if it comes to fruition, will assist in ensuring the longevity, vitality and validity of our Shire.

Thank you for the opportunity to submit my application.

Kind regards

Kylie Freeman



Integrated Planning and Reporting

Received By	Shire of Brookton
26 JUN 2020	
File #	AOM0704
Officer	CEO

### Submission Form

#### Brookton Reserve 43158 Management Plan

Draft Reserve Management Plan for the land bounded by White Street, Whittington Street, Bodey Street and Brookton Highway, and Council seeks to consider submissions from the Local Community.

To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Verity Trevenen

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

**Please see my comments in the attached document**

Signature: \_\_\_\_\_

Date

**25/6/2020**

Please attach additional comment if required.

The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306

**RE: Brookton Reserve 43158 Management Plan**

Thank you to all those involved in the development of the Brookton Reserve 43158 Management Plan. As a community member with a young family it is exciting to see future planning happening in the township of Brookton!

I would like to both offer my support as well as some suggestions to what is being proposed. On the whole, I like the delegation of the zones and their intended development. It will be nice to see some currently old and unappealing parts of town have a fresh new purpose. This will go a long way to improve the attractiveness of the town to commuters on the Brookton Hwy and hopefully appeal to tourists. I also like the idea of relocating the Caravan park. I feel the closer position to the centre of town will encourage people to venture into the main street and also increase use of our public facilities like the pool. The planned tourist precinct in this same area will be a great fit!

In terms of suggestions; I'd like to see this plan reflect Brookton and what makes our town unique and appealing. I believe this can be achieved by having a central theme underpinning all the proposed projects. The benefit will be that all development will visually flow together, as well as offer an exciting and unique experience for our community and visitors to the town. I would suggest using the slogan used on the new entrance signs "*Growing the future*". It lends itself to a few different interpretations that will fit with what the management plan proposes. With this in mind there are some important considerations:

- **Signage and access paths:** it would be great to see signage that is high quality and interactive in this precinct – and even better if it extended further and navigated people to the main street of town! Wayfinders can be really visually appealing, such a simple idea that has big impact. Having these be interactive and even educational would be an opportunity to incorporate the theme. Access paths that are well made and flow through the entire precinct and into the centre of town.
- **One design concept for all developments:** it's more visually appealing and will help with the area feeling like one space. How great would it be for the Caravan Park, Tourist Centre, Pool, Community Garden all to feel like one area that flowed together, as opposed to being group together but looking and feeling separate from one another.
- **Let's make it unique!** A nature playground – so great! Such a win for families in Brookton, and for travellers with kids! But, let's make it unique to Brookton. How can we incorporate the theme? Busselton has a ship, maybe we have a giant tractor? I don't know, but it's appealing to have something that represents our town, lets capitalise on our uniqueness! Same with the pool, a giant board game – awesome! How can we make it unique and reflect Brookton? Maybe the pieces are farm/native animals? Maybe the squares have fun facts about agriculture or our towns culture and history?

- **Advertise:** let's tell people what's on offer in our town on their drive in! billboards with photos of the pool, BMX track, nature playground, so people have made the decision they're going to stop in our town before they have arrived.

My final comment is around the New Tourism Arts and Cultural Building, I can't see any specific mention of having the Noongar Boodjar people of Brookton and their Arts, Culture, and History represented? Again, I think the theme "*Growing the future*" would fit really nicely here when it comes to cultural awareness within our town. I'm keen to see more specific details about what functions this building performs.

To me these are all critical elements that should be part of an initial plan. I think by having an overarching theme and packaging the plan all as one development - that flows together and represents our entire community - this plan can be something our town gets really excited about.

Thank you for your consideration!

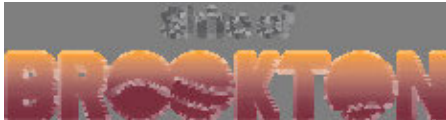
Warm regards,

Verity Trevenen

## Danni Chard

---

**From:** Ian D'Arcy  
**Sent:** Friday, 26 June 2020 4:29 PM  
**To:** Danni Chard  
**Subject:** FW: Submission for plans for Brookton.



**Ian D'Arcy**  
**Chief Executive Officer**

**t:** (08) 9642 1106 | **m:** 0427 421 032  
**e:** [ceo@brookton.wa.gov.au](mailto:ceo@brookton.wa.gov.au) | **w:** [www.brookton.wa.gov.au](http://www.brookton.wa.gov.au)  
**a:** 14 White St, Brookton WA 6306  
**p:** PO Box 42, Brookton WA 6306

-----Original Message-----

**From:** Dannielle Keatley [REDACTED]  
**Sent:** Friday, 26 June 2020 3:31 PM  
**To:** Administration Officer <[mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)>; Ian D'Arcy <[ceo@brookton.wa.gov.au](mailto:ceo@brookton.wa.gov.au)>  
**Subject:** Submission for plans for Brookton.

Hi,

I can't really see any negative aspects to the plans for Brookton.

I can only suggest a way to make these new areas 'flow' into our town centre.

Or could the machinery dealerships be positioned on the main Hwy. (more traffic viewing)

Then the crc/tourism down the Main Street to promote travellers down the main st.

I just feel our town doesn't flow with the traffic that comes down the Brookton hwy

But such excellent work so far!

A potty we couldn't click our fingers and it be all done and ready to use!! Hahah

Regards,  
Dannielle Keatley  
Sent from my iPhone

30

Received By
Shire of Brookton
29 JUN 2020
File# ADM0704
Officer CEO

Shire of Brookton – Integrated Planning and Reporting

Submission Form – Brookton Reserve 43158 Management Plan

To: The Chief Executive Officer, Shire of Brookton

Email: [majl@brookton.wa.gov.au](mailto:majl@brookton.wa.gov.au)

## SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

NAME: Susan Pike



My position is: OBJECT

As a private citizen and company rate payer in the Shire of Brookton I object to the submission period; being 4 weeks in June of which many are adhering to Covid19 restrictions by not meeting in groups; and how this significant Management Plan has been delivered to the community by electronic newsletter or/and reference in The Brookton Telegraph.

Community and personal engagement should be on various levels. Enlarged plans could have been displayed in the Town Hall, CRC, Shire Office or the Brookton District High School. This would provoke more responses especially if it were over a considered time and put in relation to all the other facilities that exist in the town site. If Refreshments were available the setting would be less intimidating and the community may engage in the Next Generation conversation with an open mind.

This plan has not indicated facilities currently in town which do, or/and could offer the same or more than what is in the Reserve43158 Management Plan. E.g. The Memorial Town Hall has a large capacity.

1.5 Council to review and determine the validity of submissions received. Shire Administration to modify the draft Management Plan as directed by Council.

I would like to see a public viewing and an unthreatening forum in which the public can view the enlarged plans showing realistic dimensions in particular for vehicle access and parking, before Council finally adopt the draft Management Plan.

### 2.10 What specific Arts and Crafts are in question?

Cultural arts and crafts could be included or expanded into the Railway Station precinct, the 4 hectare Reserve in the care, control and management of Seabrook Aboriginal Corporation or the Town Hall precinct.

The Railway Station is an excellent location steeped in history as well as being the centre soul of the town. Visitors and volunteers are close to everything in the town, the drawback is Saturday morning closing of most of the shops. The outcome of repairs to the Railway Station precinct has not been disclosed to the community that I am aware. This building could be purchased from the Public Transport Authority (PTA) similar to some other Shires, ref Hon Darren West MLC.

Another Tourism potential would be to co-operate or/and collaborate with Seabrook Aboriginal Corporation to make better use of their facilities which could create opportunities for expansion and to display more than the proposed site.

The Town Hall precinct should be maintained, repaired or expanded to include future cultural, sport, social, or as need arises. It should not have been left off this plan which Council intends to present to the Department of Lands for its records. The Town Hall is a considerable size under cover function area and lends itself to many options. By leaving off, the department could assume there is not a significant hall suitable for civic functions. Future Grants or Submissions may be approved on the information already prepared and lodged.

There are a number of other halls and buildings around town which have historic significance, used by organisations and require upkeep for example Old Police Station, CWA and RSL Halls, Church/religious halls (6), Noongar Hall in King Street, Lesser Hall, Memorial Hall, Railway Station, Old Bowling Club, WB Eva Pavilion, Community Club. This plan looks to replicate or does Council wish to move or co-locate some to Reserve 43158?

Existing planning has taken into account facilities as they are or were. Subsequent Council decisions change the concept. For example moving the Bowling Club out of town meant there was almost nil regular activity within walking distance to the aged care accommodation options in town. The community were given the opportunity to choose the location and the overwhelming factor was being closer to the bowling club.

The proposed Caravan Park Entry and short term accommodation does not appear to accommodate the large trucks that currently pull into the caravan park. It appears we are pushing the caravan park into a confined space and more detail would need to be shown. I imagine more caravan and camping space should be planned not less.

Parking for the swimming pool looks to be reduced. Parking for events like The Old Time Motor Show could be compromised see Future use yet to be determined on page 28 Figure 48.

Shire Office shows expansion into the old bowling green. It could be argued less space will be required as more staff are shared between Shires or in fact another generation of rate payers demand an amalgamation of Shires. Less filing space should be required as more records are stored in the cloud. With expansion the Town Hall precinct could accommodate offices, perhaps the CRC! The library could be returned to the CRC.

Reference to Health/Aged Care Accommodation Precinct 2.9

I don't understand Council thinking in proposed development of the Kalkarni Residential Aged Care facility considering it does not now own the facility. The proposed area has remnant bushland which serves as a buffer between the oval and the facility as well as outlook for those rooms with a westerly aspect. There are water drainage issues in this area which I feel will discharge into the proposed caravan site.

While I commend Council on undertaking the Management Plan approach I object to the timeframe for public comment and no cost analysis, budgets or proposed consultants attached unless I have not been able to find them.

The overall plan looks cramped rather than an 'open country feel'.



Integrated Planning and Reporting

## Submission Form

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To: The Chief Executive Officer  
Shire of Brookton  
PO Box 42 Brookton WA 6306 or email [mail@brookton.wa.gov.au](mailto:mail@brookton.wa.gov.au)

#### SUBMISSION ON DRAFT RESERVE MANAGEMENT PLAN

Name: Amy Eva

Organisation/Company (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_

Please indicate your position: Support ☒ Object ☐ Indifferent ☐ Suggest Amendment/s ☐

Please state your interests, concerns, objections, support or suggested amendments, whether as a private citizen, or on behalf of a company or other organisation.

**Please see attached.**

Signature:  Date 25 JUNE 2020

Please attach additional comment if required.

## **Submission Form - Brookton Reserve 43158 Management Plan**

The Management Plan encourages connectivity between areas within the precinct and the wider community for example school, REED, Independent living units and Kalkarni residents.

Our Brookton Townsite takes very little time to walk/drive to the main street, pickup lunch, paper, and head on up to the community garden/oval for sports, CRC etc. I believe we need to look at our townsite as bigger and better than just the main street.

Shared sheds with like groups will provide our local volunteer groups with a 'home' that can be repurposed should the groups needs change. Opting for a shed instead of building will minimize costs by also providing value to our community. Shared interest groups also minimize concerns and paperwork, in today's world with the requirements for Working with Children Cards, Insurance etc.

- Men's Shed/Community Garden – shared interest and an opportunity to work together.
- Youth Group/ Girl Guides – shared interest and an opportunity to work together.

### **Tourism Arts and Cultural Precinct**

- Shared Volunteer pool by combining the CRC, Museum, Patchwork Ladies and Arts & Crafts all in one location we mitigate the decreasing volunteer pool. With an opportunity to have longer opening hours.
- Visitors to our town can access information, increased foot traffic for all the groups in one location.
- Ease of visibility on the highway and parking for caravans to attract people passing through.

### **Caravan Park – Short Term Accommodation**

We have an opportunity to upgrade our caravan park with Grants that would encourage people to stay, spend money and explore our community. The proposed location of the caravan park encourages people to wander across to the proposed Tourism Arts and Cultural Precinct with ease of access to the pool and community garden.

As a local who has had to engage contractors for landscaping, pool installation we have had to provide accommodation as the owner of the business did not want his staff staying at the pub. Unfortunately, the accommodation was fully booked in town. I think it would be careless to build a caravan park without short term accommodation.



# **BROOKTON RESERVE 43158 MANAGEMENT PLAN**

## **2020 – 2040**



Shire of Brookton

May 2020

## EXECUTIVE SUMMARY

The purpose of this Reserve Management Plan ('Management Plan') is to:

1. Instil a vision for Crown Reserve 43158 ('Reserve') centred on:
  - a) Managing the respective uses, facilities and activities within the Reserve, whilst taking into account aesthetic character and environmental context, servicing requirements, strong community associations and needs; and
  - b) Ensuring the provision of facilities accord with affordability and sustainability principles within the scope and capacity of the Shire over the long term.
2. Provide a strategic framework to guide the future planning, development and management of identified precincts in consideration of the Reserve's purpose and where possible principles of co-location, fit for purpose buildings, improved accessibility and permeability, vegetation retention and landscape enhancement, equitable management arrangements and future implementation of works.

In drafting this Plan there has been an attempt to:

- review relevant background information;
- assess the site's characteristics, existing uses, context and constraints;
- identify compatibilities and synergies between user groups and sharing of facilities;
- provide define precincts; and
- take into account feedback from Council and its Advisory Groups on various elements including the "look and feel" of various proposed precincts.

Accordingly the graphic shown in Figure 3 and subsequent Figures in this document identify:

- Designated precincts with prescribed use and development.
- Re-use of some existing buildings.
- Connectivity, including vehicle access, walk paths, strategic vehicle parking areas.
- Existing vegetation preservation, fire management and future areas of landscape enhancement.

Following final adoption the Management Plan should provide direction and the required guidance future use, development and management of Reserve 43158 for a period of 10 years, subject to periodical review and amendment by Council from time to time.

## 1.0 INTRODUCTION

### 1.1 Location and key features

The whole of Crown Reserve 43158 ('Reserve') is located within the Brookton townsite bordered by Brookton Highway to the north, Bodey Street to west, Whittington Street to the East, and White Street to the east. Existing use and development within the Reserve includes:

- Shire of Brookton Administration Centre (includes Council Chambers)
- Brookton Community Garden (includes Men's Shed)
- Brookton *former* Bowling Clubhouse Building and Greens
- Brookton Aquatic Centre
- Brookton *former* Bushfire Brigade Training Track
- Brookton Recreational Oval and Tennis Courts
- WB Eva Recreation Pavilion
- Brookton Caravan Park
- Mokine Senior Citizen Units x 3

Of note the Brookton Oval and surrounds, WB Eva Pavilion and Brookton Caravan Park have also been and are expected to be used for community events, such as the Brookton Old Time Motor Show event (Biennial) and the Pony Express Motocross event (Annual). Figure 1 below presents an aerial view of the Reserve and spatial understanding of existing facilities, infrastructure and remnant vegetation.

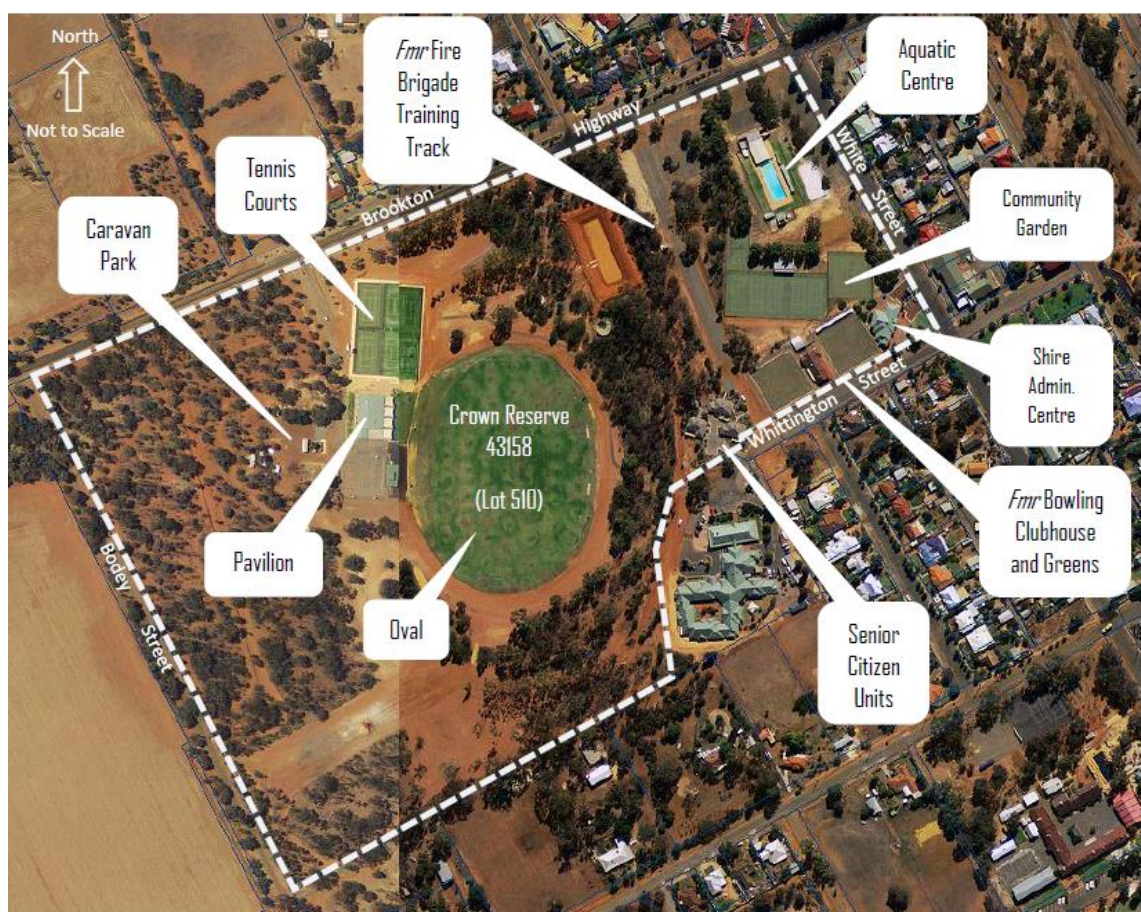


Figure 1 – Aerial of Existing Crown Reserve 43158 (Lot 510)

## 1.2 Purpose of reservation, date and management authority

Reserve 43158 has been vested in the Shire of Brookton ('Shire') since 1994, with a designated purpose of 'Recreation, Tourism, Health, Civic and Community uses'. A Management Order with the power to lease accompanies the vesting, with assigned responsibility to the Shire Council to manage the day to day use and development of the Reserve. A copy of the Reserve details is presented in Figure 2 below.

Reserve Details Report -43158

Reserve	43158	Legal Area (ha)	23.9015		
Name	N/A	Status	CURRENT		
Type	N/A	Current Purpose	RECREATION, TOURISM, HEALTH, CIVIC AND COMMUNITY PURPOSES		
File Number	01896-1915-02RO (H317557)				
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS				
Additional Reserve Information	RESERVE COMPRISES LOT 810 ON DP406799 (N818228)				

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	14/02/2018

Management Order	Document Number
VEST:SHIRE OF BROOKTON W P L (21YRS) APPROVAL OF MINISTER REQUIRED	H617561

Land Use
TOURISM PURPOSES
HEALTH PURPOSES
COMMUNITY CENTRE
CIVIC PURPOSES
RECREATION

Local Government Authority
SHIRE OF BROOKTON

CLT Number	Parcel Identifier	Street Address, Suburb	File Number	PIN	Area (m²)
LR3169/5	Lot 510 On Deposited Plan 406799	14 White Road, BROOKTON 6306	01911-1992	12254850	239015

Previous Certificates of Title	Status
LR3002/362	Cancelled

Document Number/Gazette Page	Date	Type	Text
N818228	29/01/2018	Current Area	23.9015

Figure 2 – Reserve Details

### 1.3 Characteristics of Boundaries/Tenures and Management of Adjoining Land

The surrounding land-use to the Reserve consists of residential development to the north, east and south. Arable broadacre farmland adjoins to the west.

Of note, the Kalkarni Residential Aged Care Facility and Saddleback Medical Centre is immediately adjacent to the Reserve on the southern boundary, while Brookton Highway immediately adjoins the northern boundary of the Reserve that presents specific consideration of vehicle access.

### 1.4 Purpose of the Management Plan

This Management Plan has been prepared and should broadly be accepted as strategic document that sets direction on variable use of the Reserve until 2030, with periodic review and amendment by Council as required. Its intention is to facilitate and guide future use commensurate with orderly planning and development, and appropriate tenure and management at an accepted precinct level.

More specifically, the Management Plan seeks to:

- Support various opportunities for a wide range of users and visitors.
- Identify appropriate tenure where considered manageable and sustainable.
- Enhance future access circulation and permeability.
- Outline age, tourist and workers' accommodation options and location for development.
- Instil social compatibility, synergy and equity in assignment of various precincts.
- Identify areas for environmental conservation and enhancement.
- Facilitate effective implementation.

In balancing the above considerations, the Management Plan also accounts for compatibility of land use, access to services, consideration of public safety and risk, and social equity.

### 1.5 Planning Context

This Plan has been prepared pursuant to Section 49 of the *Land Administration Act 1997* and involves the following methodology:

- Preparation a draft Management Plan by the Shire Administration
- Council to endorse the draft Management Plan for public comment
- Call for public submissions over a period of four weeks
- Council to review and determine the validity of submissions received
- Shire Administration to modify the draft Management Plan as directed by Council
- Council to formally adopt the draft Management Plan
- A copy of the final Management Plan to be presented to Department of Lands for its records.

## 1.6 Structure of report

The Management Plan has been drafted to a precinct scale of planning and does not present detail on the layout and planning for each precinct. Therefore, this document should be read in conjunction with respective detailed 'Precinct Plans' as prepared by proponents and subsequently endorsed by Council from time to time.

## 2.0 PRECINCTS

The intention of dividing the Reserve into land-use precincts is to establish where possible an alignment of existing and proposed uses based on synergy, interface, and a practical level of compatibility. This has involved consideration being given to:

- The Reserve purposes (refer to Figure 2 of this document)
- Broad community benefit
- Current and projected future uses
- Existing capacity and condition of buildings, other facilities, structures, and associated infrastructure
- Current and projected access and parking needs
- Availability of utilities and services
- Existing storm water runoff and drainage
- Retention of existing remnant vegetation and proposed landscaping
- Projected future need and trends based on synergy and co-location principles
- Current and future land tenure arrangements
- Visual and social amenity

In all ten precincts have been identified as listed below and illustrated in Figure 3:

1. Shire Administration Centre Precinct
2. Community Garden/Men's Shed Precinct
3. Aquatic Centre Precinct
4. Caravan Park / Short Stay Accommodation Precinct
5. Sport and Recreation Precinct
6. Youth Precinct
7. Future Use Civic Precinct – 1
8. Future Use Civic Precinct – 2
9. Health /Aged Care Accommodation Precinct
10. Tourism Arts and Cultural Precinct

Each precinct is summarised under sections 2.1 to 2.10 of this document.

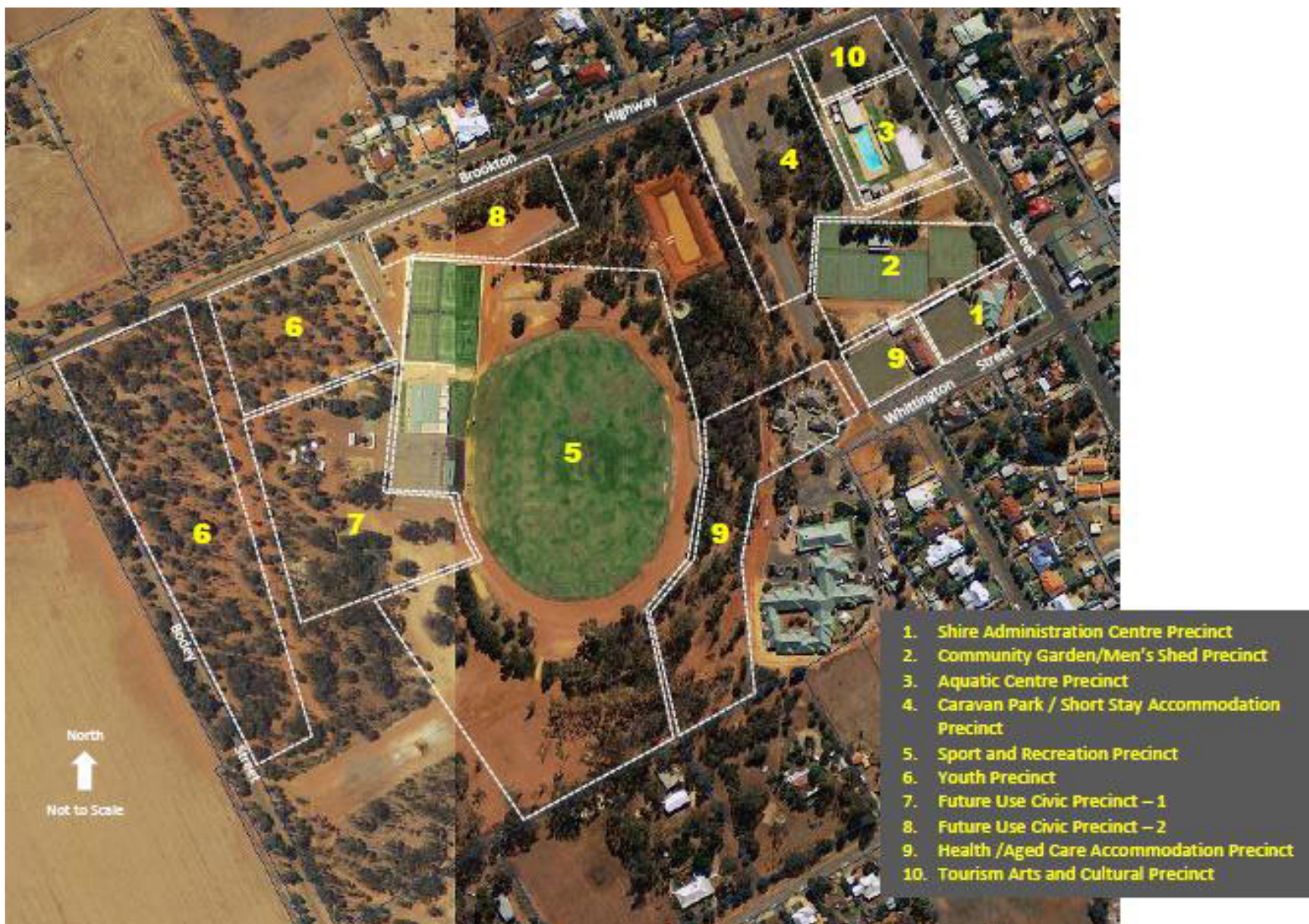


Figure 3 – Precinct Plan

## 2.1 Shire Administration Centre Precinct

The purpose of this Precinct is to accommodate the Shire Administration Offices, Council Chambers and Civic Library, as well as provide for future expansion as and when required.

The following Table and Figures 4 – 6 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>• South east corner of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>• Approximately 0.45 hectare.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>• Community Garden/Men's Shed Precinct to the north.</li> <li>• Aged Care Accommodation Precinct to the west.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>• Shire of Brookton – Vesting from Minister of Lands</li> </ul>
Management	<ul style="list-style-type: none"> <li>• Shire of Brookton – Management Order (Reserve 43158).</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Vehicle – existing - from Whittington and White Streets to bitumen paved standard.</li> <li>• Pedestrian – existing - brick paved standard.</li> <li>• Disability ramp to Administration Office main entrance – existing – non-compliant.</li> </ul>
Services	<ul style="list-style-type: none"> <li>• Reticulated power - connected.</li> <li>• Reticulated scheme water - connected.</li> <li>• Reticulated sewerage - connected.</li> <li>• ADSL and NBN telecommunications - connected.</li> <li>• Public car parking bitumen line marked standard – established.</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>• Stormwater drainage – existing - connected to street.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>• Reticulated landscape gardens – existing - maintained by Shire of Brookton.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>• None identified.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>• Shire Administration Building.</li> <li>• Council Chambers.</li> <li>• <i>Former</i> eastern bowling rink.</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>• Refurbish Council Chambers and Administration Office – Chambers entry, security, external lighting, painting, floor coverings.</li> <li>• Directional signage to public Administration Centre and Council Chambers.</li> <li>• Disability access – compliant for both entries.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>• Existing eastern bowling rink set aside for future expansion of the Shire Administration Centre - if /when required.</li> <li>• Existing garden area northern side to integrate with Community Garden development.</li> </ul>



**Figure 4** – Outline of Shire Administration Centre Precinct



**Figure 5** – Admin. Building looking north west



**Figure 6** – View of Precinct looking east

## 2.2 Community Garden/Men's Shed Precinct

The purpose of this Precinct is to afford a designated area and buildings required for a Community Garden and Men's Shed in a collocated setting.

The following Table and Figures 7 – 11 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>• South east portion of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>• Approximately 0.85 hectare.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>• Shire Administration Centre Precinct to the south.</li> <li>• Health Aged Care Precinct to the south.</li> <li>• Aquatic Precinct to the west.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>• Brookton Community Inc. (BCI) – lease agreement (5 + 5 years).</li> </ul>
Management	<ul style="list-style-type: none"> <li>• Brookton Community Garden and Brookton Men's Shed</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Vehicle – proposed from White Street and Whittington Street - initial paved standard – by Shire.</li> <li>• Pedestrian – brick paved or concrete standard – by Shire.</li> <li>• Disability access standards – to be incorporated - by Community Groups.</li> </ul>
Services	<ul style="list-style-type: none"> <li>• Reticulated power – existing – connected by BCI.</li> <li>• Reticulated scheme water – existing – connected by BCI.</li> <li>• Happy Valley water – pending - connected by Shire.</li> <li>• Reticulated sewerage – existing - connected - by Shire.</li> <li>• Public car parking - gravel standard – by Shire.</li> </ul>
Drainage	<ul style="list-style-type: none"> <li>• Stormwater drainage - part of Community Garden retention/harvesting for re-use - by Community Group.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>• Community Garden – pending - by Community Group.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>• None identified.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>• Dis-used tennis courts, security fencing, <i>fmr.</i> clubhouse building.</li> </ul>
Proposed Development	<p><u>Stage 1</u></p> <ul style="list-style-type: none"> <li>• Existing former clubhouse building – to be gutted - by Shire.</li> <li>• New Community Shed - by Shire.</li> </ul> <p><u>Stage 2</u></p> <ul style="list-style-type: none"> <li>• Refurbishment of <i>fmr.</i> clubhouse building - by Community Group.</li> <li>• Fit-out of new Community Shed - shared use - by Community Groups - grants funding obtained where possible.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>• New Community Shed – leased to BCI.</li> <li>• Garden layout and activities planned/implemented by Community Group – referred to approved Precinct Concept Plan.</li> </ul>



**Figure 7 – Outline of Community Garden / Men's Shed Precinct**



**Figure 8 – Community Garden Area looking north**



**Figure 9** – Garden Area looking west



**Figure 10** – Indicative Community Shed



**Figure 11** – Location: Community Shed looking east

## 2.3 Aquatic Centre Precinct

The purpose of this Precinct is to recognise the Brookton Aquatic Centre within the broader framework of this Reserve Management Plan.

The following Table and Figures 12 – 17 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>North east portion of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 0.57 hectare (approx.).</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Tourism, Arts and Cultural Precinct to the north.</li> <li>Caravan Park/Short Stay Precinct to the west.</li> <li>Community Garden/Men's Shed Precinct to the south.</li> </ul>
	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton – Management Order (Reserve 43158).</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – re-orientated from Brookton Highway to White Street using existing bitumen pavement - to be maintained/resurfaced and signpost and/or line marked.</li> <li>Pedestrian – temporary pathway from carpark to Aquatic Centre entry with directional signage – yet to be defined.</li> <li>Pedestrian -permanent access taken through future Tourism, Arts and Cultural Building in front (north) of existing Aquatic Centre entrance.</li> <li>Pedestrian – line marked/sign posted bitumen pathway from to proposed caravan park.</li> <li>Disability access standards – to be incorporated into future improvements.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – connected.</li> <li>Reticulated scheme water – existing – connected.</li> <li>Happy Valley water – pending - by Shire.</li> <li>Reticulated sewerage - existing - connected.</li> <li>Public car parking – existing - bitumen standard - to be maintained /line marked (including ACROD bays) by Shire.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Predominantly lawn areas – minimal privacy screening</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>Tree roots penetrate pool plumbing/drainage/pavement.</li> <li>Leaves dirty pool and clog filtration system / drainage.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>2 x swimming pools</li> <li>Kiosk and changerooms</li> <li>Security fencing.</li> <li>fixed and temporary shade structures</li> <li>Pump shed with chlorination and filtration infrastructure</li> <li>Masonry concourse and lawn areas</li> <li>Sand volleyball area.</li> <li>2 x Bitumen car parking areas – not line marked.</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>Orientate entry with new temporary path and signage.</li> <li>Upgrade eastern carparking area and pedestrian access.</li> <li>Improve ablution / changerooms - painting, roofing.</li> <li>Convert volleyball area - new seating, shade and BBQ replacement, small playground, outdoor board game area with dual access.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>Entry taken through a future Tourism Arts and Cultural building.</li> </ul>



**Figure 12** – Outline of Aquatic Centre Precinct



**Figure 13** – Aquatic centre building looking south east



**Figure 14** – Main pool and concourse looking north



**Figure 15** – White Street carpark looking north west



**Figure 16** – White Street carpark looking south



**Figure 17** – Indicative outdoor board game

## 2.4 Caravan Park / Short Stay Accommodation Precinct

The purpose of this Precinct is to provide for a new Caravan Park incorporating camp sites, caravan bays and chalet style accommodation for visitors and seasonal workforce needs associated with agriculture and corporate business.

The following Table and Figures 18 - 24 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>North east portion of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 1.58 hectares.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Tourism, Arts and Cultural Precinct to the east.</li> <li>Aquatic Centre Precinct to the east.</li> <li>Community Garden/Men's Shed Precinct to the south.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton – Management Order (Reserve 43158) – responsible for operations/bookings.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle - new - White Street through to <i>fmr</i> Fire Training Track – initial gravel pave standard – by Shire.</li> <li>Vehicle - existing – use <i>fmr</i> Bushfire Training Track / mixed-use sealed courts as internal roadways - signpost / line mark as required – by Shire.</li> <li>Pedestrian – new pathways caravan park to Aquatic Centre, oval/pavilion, community garden/Shire Administration Centre entry – includes directional signage – by Shire.</li> <li>Disability access standards – incorporated in one chalet unit and ablution block - BCA standards.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – extended / connected to 20 sites and ablution building – by Shire.</li> <li>Reticulated scheme water – existing – extended / connected to 20 sites and ablution building – by Shire.</li> <li>Happy Valley water – new - landscape watering - by Shire.</li> <li>Reticulated sewerage - existing - extended / connected to 20 sites and ablution building – by Shire.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Vegetation – existing - retain - implement parkland clearing for camping sites – by Shire.</li> <li>Vegetation – new - landscape buffer along Brookton Highway - by Shire.</li> <li>Vegetation – new - landscaping around proposed chalet and ablution buildings and caravan sites for beautification and privacy.</li> <li>Vegetation – new - lawn to camping/tent sites.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>None identified</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>Dis-use bushfire training track and infrastructure and basketball/netball courts.</li> </ul>
Proposed Development	<p><u>Stage 1</u></p> <ul style="list-style-type: none"> <li>4 x short stay holiday chalet units.</li> <li>10 x serviced caravan bays with concrete slabs.</li> <li>1 x ablution building - small laundry, male/female toilets, showers.</li> <li>4 x unpowered camp sites - parkland clearing, fill and lawn.</li> <li>1 x sullage dump point.</li> <li>Connection of services - reticulated power, water, sewerage.</li> </ul>

	<ul style="list-style-type: none"> <li>Fencing and landscaping buffer along Highway.</li> <li>Construct new access road – gravel standard.</li> <li>6 x additional chalet sites connected to services - preparation for Stage 2 – if within budget.</li> </ul> <p><u>Stage 2</u></p> <ul style="list-style-type: none"> <li>Up to 6 x chalet units.</li> <li>Associated landscaping.</li> <li>Bitumen seal pavement of new access road.</li> </ul> <p><u>Stage 3</u></p> <ul style="list-style-type: none"> <li>Additional chalet units and caravan bays as required - to be determined.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>Proposed development to support tourism / seasonal workforce needs - management/bookings by the Shire.</li> <li>Stage 2 and 3 based on demand.</li> <li>Existing Caravan Park adjacent to Pavilion retained/maintained as overflow for staged events.</li> </ul>



**Figure 18** – Outline of Caravan Park / Season Workers Accommodation Precinct



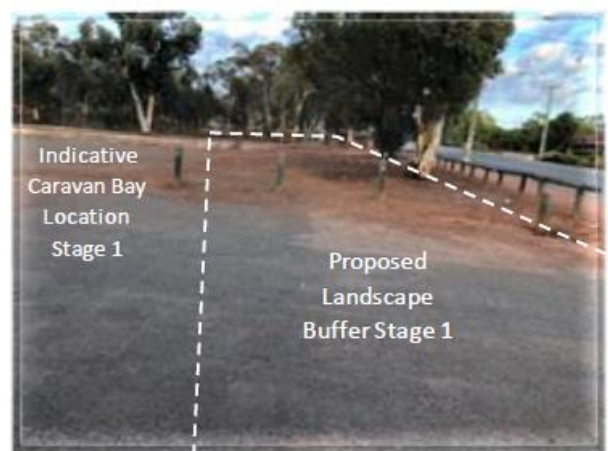
**Figure 19** – Chalet unit location looking north



**Figure 20** – Chalet unit location looking north west



**Figure 21** – Caravan Park looking east



**Figure 22** – Landscape buffer area looking west



**Figure 23** – Internal access road looking north



**Figure 24** – Indicative Chalet Building

## 2.5 Sport and Recreation Precinct

The purpose of this Precinct is to acknowledge and cater for further expansion of active support and recreational space and facilities, including staged public events.

The following Table and Figures 25 - 33 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>Central portion of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 7.069 hectares.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Youth Precinct to the north.</li> <li>Aged Care Accommodation Precinct to the south.</li> <li>Future Civic Precincts to the north and west.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> <li>Brookton Tennis Club Inc. – Lease Agreement – 4 synthetic surface tennis courts.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton – Management Order (Reserve 43158) – responsible for management of all sports facilities other than synthetic surface tennis courts.</li> <li>Brookton Tennis Club Inc. – responsible for management/maintenance of synthetic surface tennis courts.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – existing – primary access from Brookton Highway - bitumen paved standard – services multiple Precincts – secondary access from Bodey Street.</li> <li>Pedestrian – existing - bitumen and brick paved pathways to and within Precinct.</li> <li>Disability access standards existing to Pavilion, hard courts and green spaces.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – connected.</li> <li>Standby generation power – existing – connected to WB Eva Pavilion.</li> <li>Reticulated scheme water – existing – connected.</li> <li>Happy Valley water – existing – connected/used watering Brookton Oval.</li> <li>Reticulated sewerage - existing - connected.</li> <li>Public car parking – existing - bitumen standard (includes ACROD bays).</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Extensive lawn area – Brookton Oval.</li> <li>Garden areas – WB Eva Pavilion.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>Pavilion building being used for purposes other than sport and recreation.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>1x Multi-use Sports Oval – incorporates turf wicket and flood lighting - used for football, cricket, hockey, sports carnivals and major community events.</li> <li>2 x Practice Cricket Nets – incorporates storage shed.</li> <li>2 x Multi-Use Sports Courts – configured for netball, tennis, basketball.</li> <li>4 x synthetic surface tennis courts – incorporates fencing and flood lighting.</li> </ul>

	<ul style="list-style-type: none"> <li>• 1 x Sports Pavilion - incorporates meeting rooms, kitchen, bar, change rooms, 24 hr gymnasium) - used in conjunction with oval and outdoor court activities, playgroup, civic meetings, funerals, community events and private parties.</li> <li>• 1 x Outdoor gym equipment area.</li> <li>• 1 x Children's playground – fenced and shaded.</li> <li>• 3 x Storage Units/ 1 x Storage Compound – used by Sporting Clubs for equipment storage.</li> <li>• 3 x Carparking Areas – bitumen sealed standard.</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>• 4 x Additional Storage Units – same as existing – by Shire.</li> <li>• Line marking of eastern and southern parking areas – by Shire.</li> <li>• New Gardner's Shed – by Shire.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>• Precinct incorporates area for future expansion/second sports field.</li> </ul>

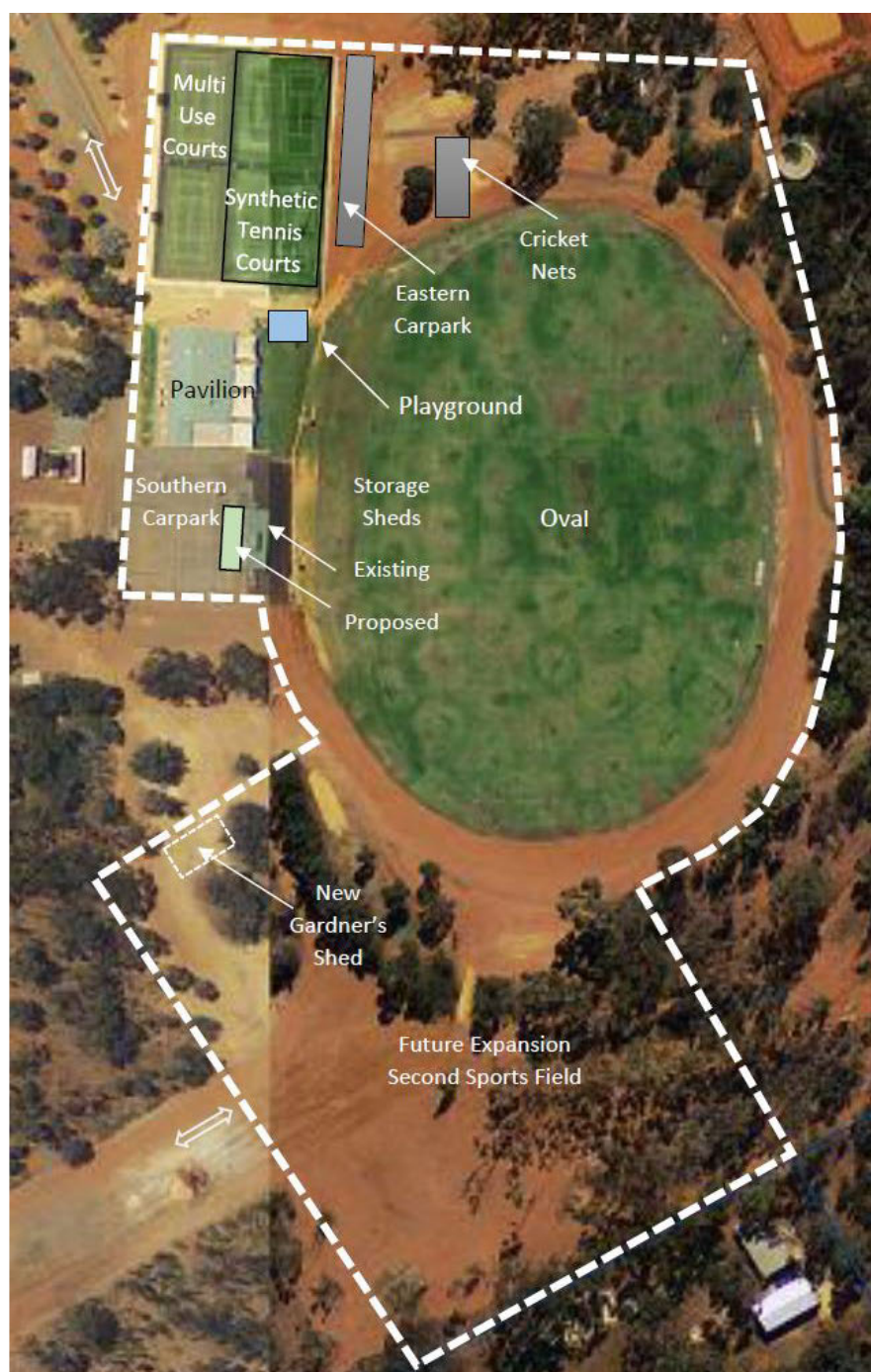


Figure 25 – Outline of Sport and Recreation Precinct



**Figure 26** – WB Eva building looking west



**Figure 27** – WB Eva building Looking north



**Figure 28** – Synthetic tennis courts looking west



**Figure 29** – Sports storage units looking north



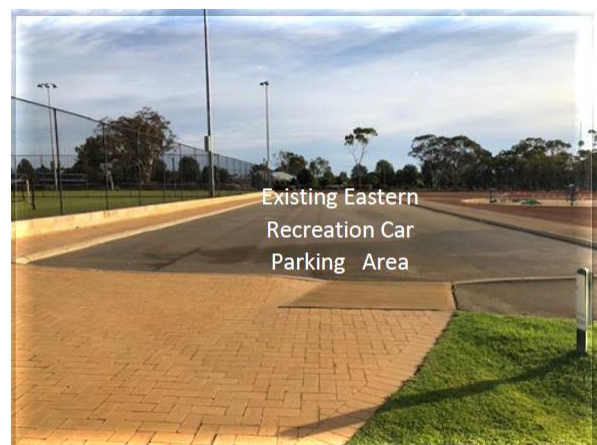
**Figure 30** – Brookton Oval looking south east



**Figure 31** – East rec. expansion area looking south



**Figure 32** – West rec. expansion area looking east



**Figure 33** – Eastern carpark looking north

## 2.6 Youth Precinct

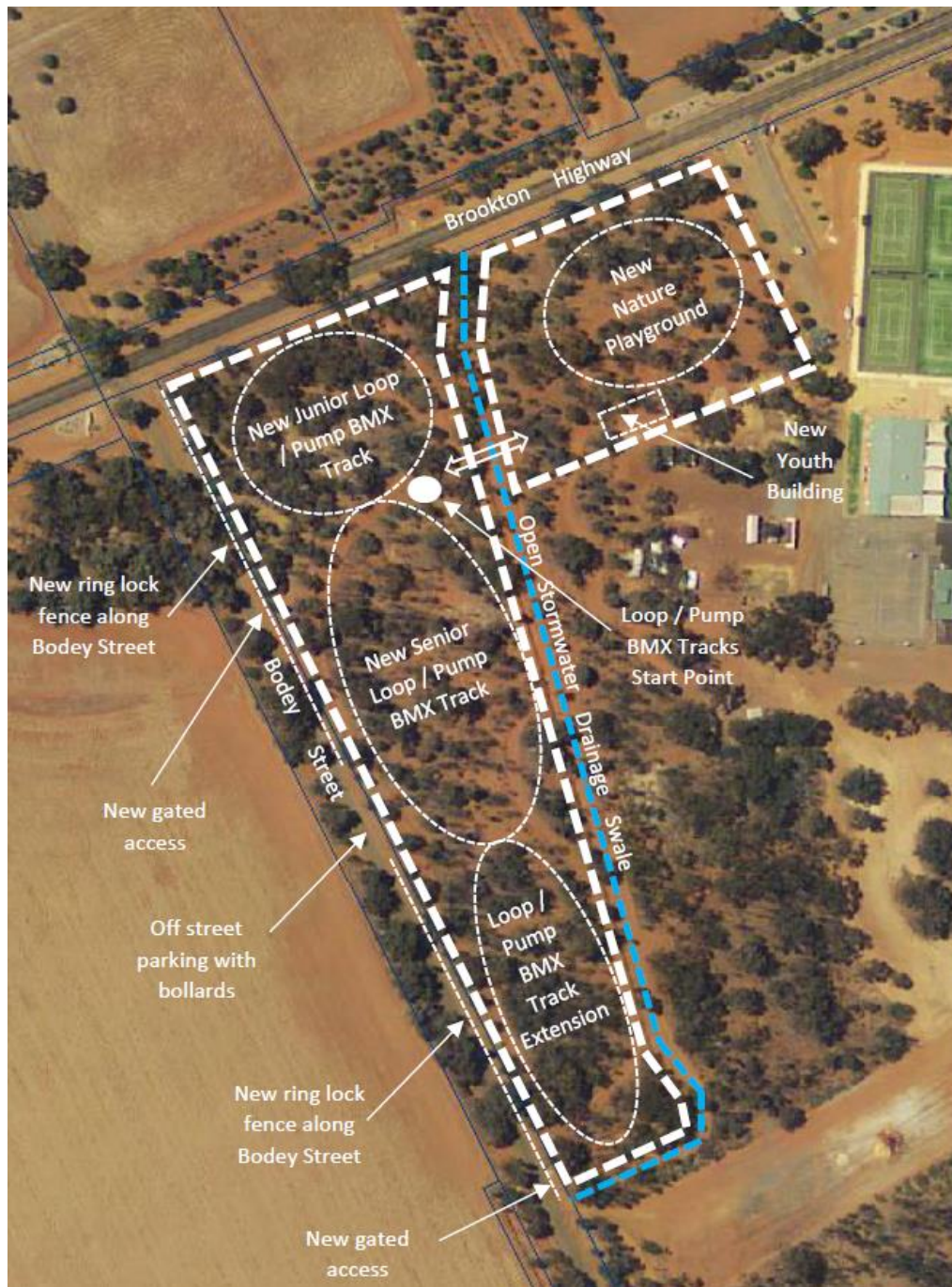
The purpose of this Precinct is to provide a designated area to accommodate future youth activities and purpose-built infrastructure.

The following table and Figures 34 - 44 provide a summarised overview of this Precinct and outlines the future development and management proposals.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>North west corner of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 3.72 hectares</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Recreation and Sport Precinct to the south.</li> <li>Future Civic Precincts to the south and east.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> <li>Brookton Community Inc. (BCI) – Future lease agreement (5 + 5 years) - Youth Building.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton - Management Order (Reserve 43158) – open areas managed by Shire.</li> <li>Brookton Noongar Youth Group – Co-located youth building.</li> <li>Brookton Bandicoot Girl Guides - Co-located youth building.</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – existing - from Brookton Highway and Bodey Street - bitumen paved standard.</li> <li>Pedestrian - existing - bitumen paved standard to Precinct.</li> <li>Pedestrian - proposed within Precinct - gravel standard - by Shire.</li> <li>Disability access standards - proposed - incorporated into future development.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – connected by BCI.</li> <li>Reticulated scheme water – existing – connected by BCI.</li> <li>Sewerage – on site system - available - connected by Shire.</li> <li>Public car parking off Bodey Street - gravel standard – by Shire.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Parkland clearing performed throughout Precinct.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
Proposed Development	<p><u>Stage 1</u></p> <ul style="list-style-type: none"> <li>New pump/loop (BMX) track - constructed by Shire.</li> </ul> <p><u>Stage 2</u></p> <ul style="list-style-type: none"> <li>Partial fencing along Bodey Street – by Shire.</li> <li>Improvements to pump/loop track surrounds (parkland clearing, seating, drainage swale bridge, etc) – by Shire.</li> <li>New Youth Building - constructed by Shire.</li> <li>Fit out of building/immediate surrounds performed by Community Groups – grants funding obtained where possible.</li> </ul> <p><u>Stage 3</u></p> <ul style="list-style-type: none"> <li>New nature playground - constructed by Shire - grants funding obtained where possible.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>New pump/loop track and nature play areas managed/maintained by Shire – public facility.</li> </ul>

- New Youth Building - shared use by Noongar Youth Group / Bandicoot Girl Guides – leased by BCI.



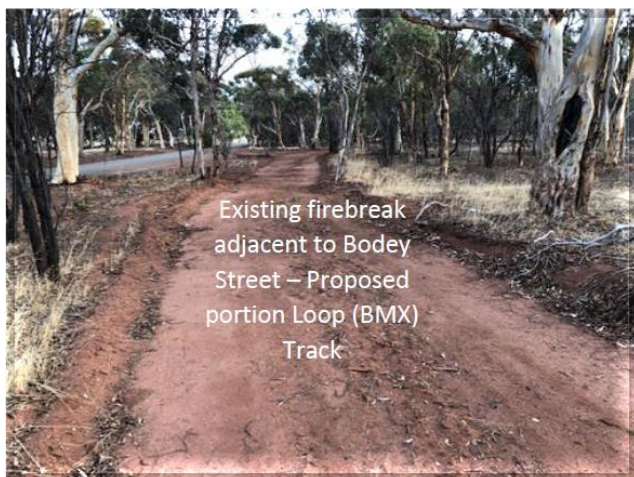
**Figure 34 – Youth Precinct**



**Figure 35 – Indicative BMX Loop Track**



**Figure 36 – Indicative BMX Pump Track Stage 2**



**Figure 37** – Senior BMX Loop Track looking north



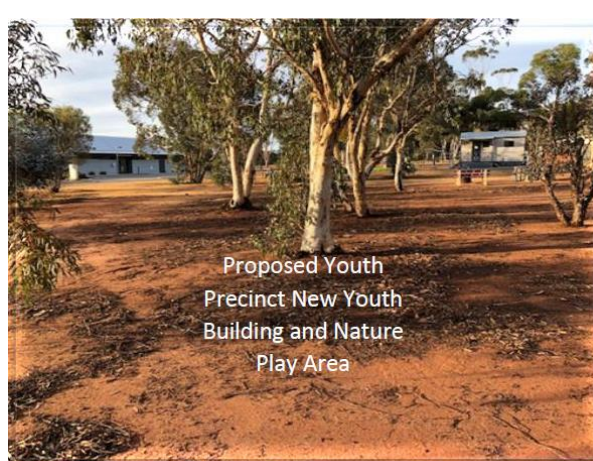
**Figure 38** – Senior BMX Loop Track looking south



**Figure 39** – Loop Track looking west



**Figure 40** – Loc. youth building looking south east



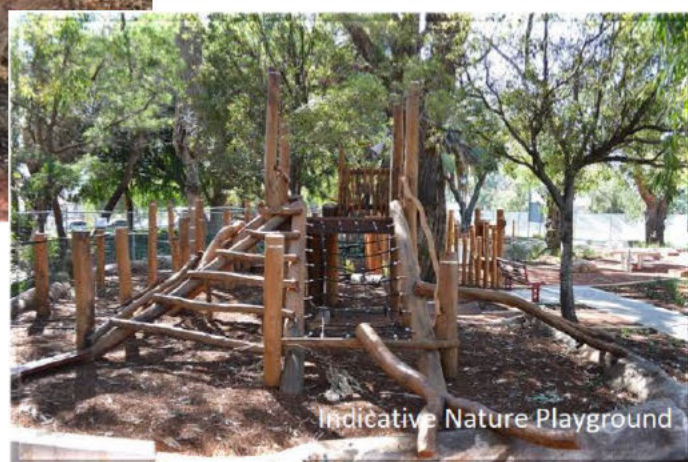
**Figure 41** – Nature play area looking south



**Figure 42 – Indicative Youth Building**



**Figure 43 – Nature play area looking south east**



**Figure 44 – Indicative Nature Playground**

## 2.7 Future Use Civic Precinct - 1

The purpose of this Precinct is to retain the existing Caravan Parking for overflow use during community events and accommodate a future multi-purpose hall/reception building complimentary to the WB Eva Sports Pavilion.

The following Table and Figures 45 - 47 provides a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>Central on Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 1.78 hectares</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Recreation and Sport Precinct to the south.</li> <li>Youth Precinct to the north and west.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton - Management Order (Reserve 43158)</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – existing - from Brookton Highway - bitumen paved standard.</li> <li>Pedestrian - existing - bitumen paved standard to Precinct.</li> <li>Pedestrian - proposed within Precinct - bitumen paved standard - by Shire.</li> <li>Disability access standards - proposed - incorporated into future development.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power to Caravan Park – existing – connected.</li> <li>Reticulated scheme water to Caravan Park – existing – connected.</li> <li>Sewerage – on site system for Caravan Park - available - connected by Shire.</li> <li>Public car parking off Bodey Street - gravel standard – by Shire.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Remnant vegetation surrounding existing Caravan Park and future development area.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>None identified</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>Existing Caravan Park and associated facilities / infrastructure</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>Multi-use hall with commercial kitchen and shaded alfresco - use for staged events, receptions, conventions, public meetings, assemblies, and other community gatherings, performing arts and movies, private functions and funerals – by Shire.</li> <li>Extension of car parking area – bitumen pave and line mark standard – by Shire.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>Hall building design complimentary to WB Eva Pavilion – orientated for visual perspective over the existing oval and natural surrounds.</li> <li>Existing Caravan Park retained as overflow – used for major events (OTMS, Pony Express, etc.)</li> </ul>



**Figure 45** – Outline of Future Use Civic Precinct - 1



**Figure 46** – Location of Multi-function hall looking west



**Figure 47** – Location of Multi-function hall looking south

## 2.8 Future Use Civic Precinct - 2

The purpose of this Precinct is to set aside land with prominent highway frontage for future civic/commercial use appropriately aligned to the dedicated purpose of Reserve 43518.

The following Table and Figures 48 - 50 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"><li>• Central on Reserve 43518.</li></ul>
Site Area	<ul style="list-style-type: none"><li>• Approximately 0.89 hectare.</li></ul>
Precinct Interface	<ul style="list-style-type: none"><li>• Recreation and Sport Precinct to the south.</li><li>• Youth Precinct to the west.</li></ul>
Tenure	<ul style="list-style-type: none"><li>• Shire of Brookton – Vesting from Minister of Lands with power to lease.</li></ul>
Management	<ul style="list-style-type: none"><li>• Shire of Brookton - Management Order (Reserve 43158)</li></ul>
Accessibility	<ul style="list-style-type: none"><li>• Vehicle – existing - from Brookton Highway - bitumen paved standard.</li><li>• Pedestrian - existing - bitumen paved standard to Precinct.</li></ul>
Services	<ul style="list-style-type: none"><li>• Reticulated power – existing – not connected.</li><li>• Reticulated scheme water to Caravan Park – existing – not connected.</li><li>• Sewerage – available – not connected.</li></ul>
Landscape Features	<ul style="list-style-type: none"><li>• Remnant bushland vegetation adjoins to the east.</li></ul>
Constraints	<ul style="list-style-type: none"><li>• None identified.</li></ul>
Existing Development	<ul style="list-style-type: none"><li>• None – vacant land.</li></ul>
Proposed Development	<ul style="list-style-type: none"><li>• To be determined.</li></ul>
Comment	<ul style="list-style-type: none"><li>• None.</li></ul>



Figure 48 – Outline of Future Use Civic Precinct – 2



**Figure 49** – Site perspective looking north west



**Figure 50** – Site perspective Looking north

## 2.9 Health /Aged Care Accommodation Precinct

The purpose of this Precinct is to afford expansion of residential aged care and independent living accommodation and a communal senior citizen hall.

The following Table and Figure 51 -53 provides a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>Southern portion of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 1.62 hectares.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Recreation and Sport Precinct to the west.</li> <li>Community Garden /Men's Shed Precinct to the north.</li> <li>Shire Administration Centre Precinct to the east.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton - Management Order (Reserve 43158).</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – existing - from Whittington Street - bitumen paved standard.</li> <li>Pedestrian - existing - bitumen paved standard pathway to Brookton Oval.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – connected - to Mokine Independent Living Units and <i>fmr.</i> Bowling Club Building.</li> <li>Reticulated scheme water– existing – connected - - to Mokine Independent Living Units and <i>fmr.</i> Bowling Club Building.</li> <li>Sewerage – available – not connected.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Predominantly remnant bushland covering western portion of Precinct.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>Bushfire risk.</li> <li>Stormwater run-off / drainage considerations.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>3 x 3 bedroom Independent Living Units (ILUs).</li> <li><i>Fmr.</i> bowling club house and bowling rink.</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>Refurbishment of <i>Fmr.</i> bowling club house to Senior Citizen Hall.</li> <li>New additional Independent Living Units on eastern portion of Precinct.</li> <li>Extension to Kalkarni Residential Aged Care facility on southern portion of Precinct.</li> </ul>
Comment	<ul style="list-style-type: none"> <li>Precinct area to be excised on freehold basis – by Shire – <u>may</u> include <i>fmr.</i> bowling club building/Senior Citizen Hall.</li> <li>Land and buildings to be purchased by Aged Car Provider to expand accommodation/health facilities and develop Wellness Hub.</li> <li>Low key vehicle/pedestrian access between Mokine ILUs and <i>fmr.</i> bowling club building to be maintained for Community Garden/Men's Shed Precinct.</li> </ul>



**Figure 51** – Outline of Health / Aged Care Accommodation Precinct



**Figure 52** – Expansion area looking south



**Figure 53** – Expansion area looking east

## 2.10 Tourism Arts and Cultural Precinct

The purpose of this Precinct is to cater for tourist information and guidance, production and sale of local arts and crafts, display of historical and cultural information, provision of community services and information, and future entry to Aquatic Centre.

The following Table and Figures 54 - 56 provide a summarised overview of this Precinct.

### *Precinct Summary*

Location	<ul style="list-style-type: none"> <li>North east corner of Reserve 43518.</li> </ul>
Site Area	<ul style="list-style-type: none"> <li>Approximately 0.26 hectare.</li> </ul>
Precinct Interface	<ul style="list-style-type: none"> <li>Aquatic Centre Precinct to the south.</li> <li>Caravan Park/Short Stay Precinct to the west.</li> </ul>
Tenure	<ul style="list-style-type: none"> <li>Shire of Brookton – Vesting from Minister of Lands.</li> </ul>
Management	<ul style="list-style-type: none"> <li>Shire of Brookton - Management Order (Reserve 43158).</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Vehicle – reciprocal use with Aquatic Centre in the future - from White Street using existing bitumen pavement - to be maintained/resurfaced and signpost and/or line marked.</li> <li>Pedestrian - permanent access from car park through this precinct to Aquatic Centre entrance in the future – by Shire.</li> <li>Pedestrian – line marked/sign posted bitumen pathway from to proposed caravan park in the future – by Shire.</li> <li>Disability access standards – to be incorporated into future improvements.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Reticulated power – existing – not connected.</li> <li>Reticulated scheme water – existing – not connected.</li> <li>Reticulated sewerage - existing – non connected.</li> <li>Public car parking – existing - bitumen standard - to be maintained /line marked (including ACROD bays) - by Shire.</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Mature trees – to be retained where possible.</li> </ul>
Constraints	<ul style="list-style-type: none"> <li>Non identified.</li> </ul>
Existing Development	<ul style="list-style-type: none"> <li>Existing Carpark – not delineated.</li> </ul>
Proposed Development	<ul style="list-style-type: none"> <li>New purpose-built facility – by Shire - incorporates: <ul style="list-style-type: none"> <li>public entry doors x 2.</li> <li>communal reception/shop front and CRC office.</li> <li>designated arts/crafts rooms x 2.</li> <li>community meeting rooms x 1.</li> <li>large Heritage display rooms, work room and designated storage area.</li> <li>limited external heritage display.</li> <li>amenity rooms - kitchen/general store/cleaner's room.</li> <li>public ablutions - disability standard.</li> <li>designated access to Aquatic Centre facility.</li> <li>external tourist signage and wall mural.</li> <li>demountable internal walls for future reconfiguration.</li> </ul> </li> <li>Carparking – reciprocal with Aquatic Centre.</li> <li>Landscape garden along Brookton Highway.</li> </ul>

Comment

- Proposal to accommodate multiple Community Groups (Historical Society, CRC, Patch Work) and perform various civic functions (tourist information, caravan park, library, pool, etc).



Figure 54 – Outline of Tourism Arts and Cultural Precinct



Figure 55 – Site perspective looking north



Figure 56 – Site perspective looking north east

### 3.0 General Access and Connectivity

#### Vehicle

- Existing vehicle access within Reserve 43158 to be maintained to current standards.
- New access from White Street to Precincts 2 and 4 to be initially constructed to 6.0 m wide gravel standard and bitumen paved within 5 years.
- Brookton Highway access limited to existing Sport and Recreation entry to serve Precincts 5, 6, 7 and 8 – no other access supported.
- New gated access from Bodey Street to western portion of Precinct 6 for maintenance and emergency purposes.

#### Pedestrian

- Existing pedestrian access / walk paths within Reserve 43158 maintained to current standards.
- Extend pedestrian access / walk paths constructed to consistent standards with existing – staged over 10 years timeframe.
- Pedestrian access to Precinct 3 incorporated into development of Precinct 10.
- Timber pedestrian bridge over existing drainage swale within Precinct 6.



Figure 57 - Access and Connectivity Plan

## 4.0 Stormwater Drainage

- Existing stormwater drainage through watershed run-off and drainage swales to be maintained - by Shire.
- Drainage to be re-assessed as part of individual Precinct Concept Plans – 'open' drainage system to be modified over time to accommodate future development.
- Water retention and reuse to apply to individual developments where practical.



Figure 58 - Drainage Plan

## 5.0 Vegetation Retention/Enhancement and Fire Management

The following actions are to be entertained and progressively performed by the Shire:

- Un-designated areas of Reserve 43158 to be retained and managed as remnant bushland.
- Precincts 4, 6 and 7 to incur parkland clearing of undergrowth vegetation and dead trees to be performed and maintained as part of development of each Precinct.
- Assessment of 'dangerous' trees with necessary pruning to be performed.
- Landscape planting (native species) to be implemented along Brookton Highway for beautification and buffering within Precincts 4 and 10.
- Revegetation to be progressively implemented for stabilisation along the drainage swale between Precincts 6 and 7.
- Retention and maintenance of mature trees with the broader reserve for shade and aesthetics purposes, where possible.
- Maintenance grading of firebreaks to be implemented in September each year.
- Assessment and where necessary prescribed burning of remnant native vegetation within the Reserve to be conducted by the Shire's Chief Bushfire Control Officer every 5 years.

## 6.0 Preparation of Individual Precinct Concept Plans

A Precinct Concept Plan (layout plan) is to be prepared for each individual Precinct area and be submitted to the Shire Council for endorsement prior to the commencement of development.

The Precinct Concept Plan should consist of:

- A written outline of the proposed development including:
  - respective stages of implementation.
  - location, style, scale, and bulk of buildings and other structures within the Precinct area.
  - the management approach and maintenance programs applicable to the use(s) of the precinct.
- A Graphical illustration the overall concept drawn to a legible scale.

## 7.0 Management Plan Review

The timeframe of the Management Plan extends to 10 years up to the year 2030. Many changes can occur during this time including some unforeseen matters. The Shire considers it is important that the Management Plan remains relevant and "living". Accordingly, this Plan will be monitored and reviewed to reflect the ever-changing needs of the community and local planning/management context.

## 8.0 Endorsement

This Management Plan has been prepared pursuant to Section 49(1) of the *Land Administration Act 1997*.

Adopted for final endorsement by the Council of the Shire of Brookton at the meeting of the Council held on.....day of .....2020.

.....  
Shire President

.....  
Date

.....  
Chief Executive Officer

.....  
Date