



BROOKTON RESERVE 43158 MANAGEMENT PLAN

2020 – 2030



Shire of Brookton

August 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.

The drafting of this Plan has included:

- review relevant background information.
- assessment of site characteristics, existing uses, context and constraints.
- identification of compatibilities and synergies between user groups and sharing of facilities.
- provide define precincts.
- 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 up to 10 years, subject to periodical review and amendment by Council from time to time.

CONTENTS

1.0	INTRODUCTION	5
1.1	Location and key features	5
1.2	Purpose of reservation, date and management authority	6
1.3	Characteristics of boundaries/tenures and management of adjoining land	8
1.4	Purpose of the Management Plan	8
1.5	Planning/management context	8
1.6	Structure of report	9
2.0	PRECINCTS	7
2.1	Shire Administration Centre Precinct	11
2.2	Community Garden/Men's Shed Precinct	13
2.3	Aquatic Centre Precinct	16
2.4	Future Use Precinct - 1	19
2.5	Sport and Recreation Precinct	20
2.6	Youth Precinct	23
2.7	Caravan park and Short Stay Accommodation Precinct	27
2.8	Future Use Precinct	29
2.9	Health and Aged Care Accommodation Precinct	31
2.10	Tourism Arts and Cultural Precinct	33
3.0	GENERAL ACCESS AND CONNECTIVITY	35
4.0	STORMWATER DRAINAGE	36
5.0	VEGETATION RETENTION/ENHANCEMENT AND FIRE MANAGEMENT	37
6.0	PREPARATION OF INDIVIDUAL PRECINCT CONCEPT PLANS	37
7.0	MANAGEMENT PLAN REVIEW	37
8.0	ENDORSEMENT	38

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 the west, Whittington Street to the East, and White Street to the east. The 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 Independent Living Units x 3

Of note the Brookton Oval and surrounds, WB Eva Pavilion and the Brookton Caravan Park have also been 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.

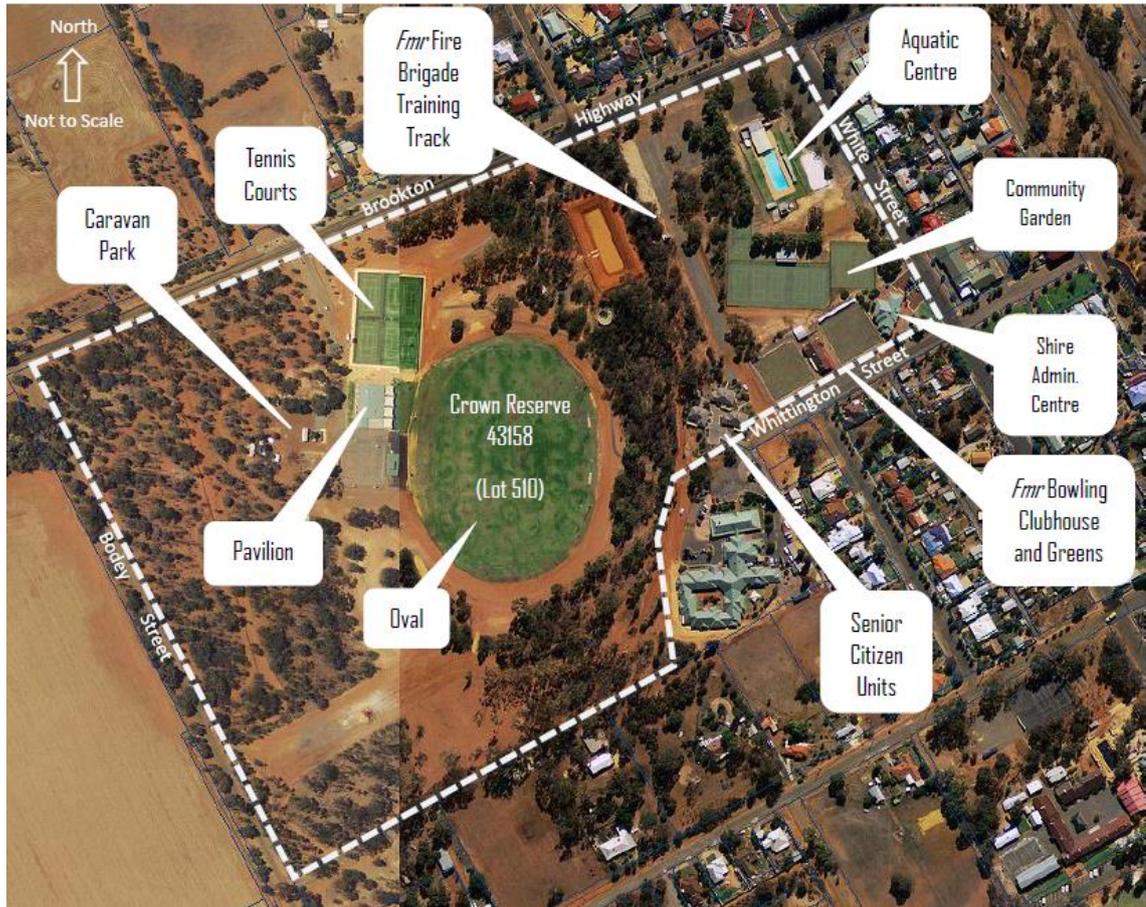


Figure 1 – Aerial of Existing Crown Reserve 43158 (Lot 510)

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 (m ²)
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.

The Kalkarni Residential Aged Care Facility and Saddleback Medical Centre are immediately adjacent to the Reserve adjoining the southern boundary. Brookton Highway adjoins the northern boundary of the Reserve that affords vehicle access to the Oval, Pavilion and Caravan Park.

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

The Reserve Management Plan has been prepared pursuant to Section 49 of the *Land Administration Act 1997*. As a strategic plan the Council is not obliged to strictly adhere to the stated direction but should give due regard to the development of each precinct as part of the decision process.

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. Each precinct has been assessed against:

- 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 there are 10 precincts 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. Future Use Civic Precinct – 1
5. Sport and Recreation Precinct
6. Youth Precinct
7. Caravan Park/Short stay Accommodation Precinct
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.

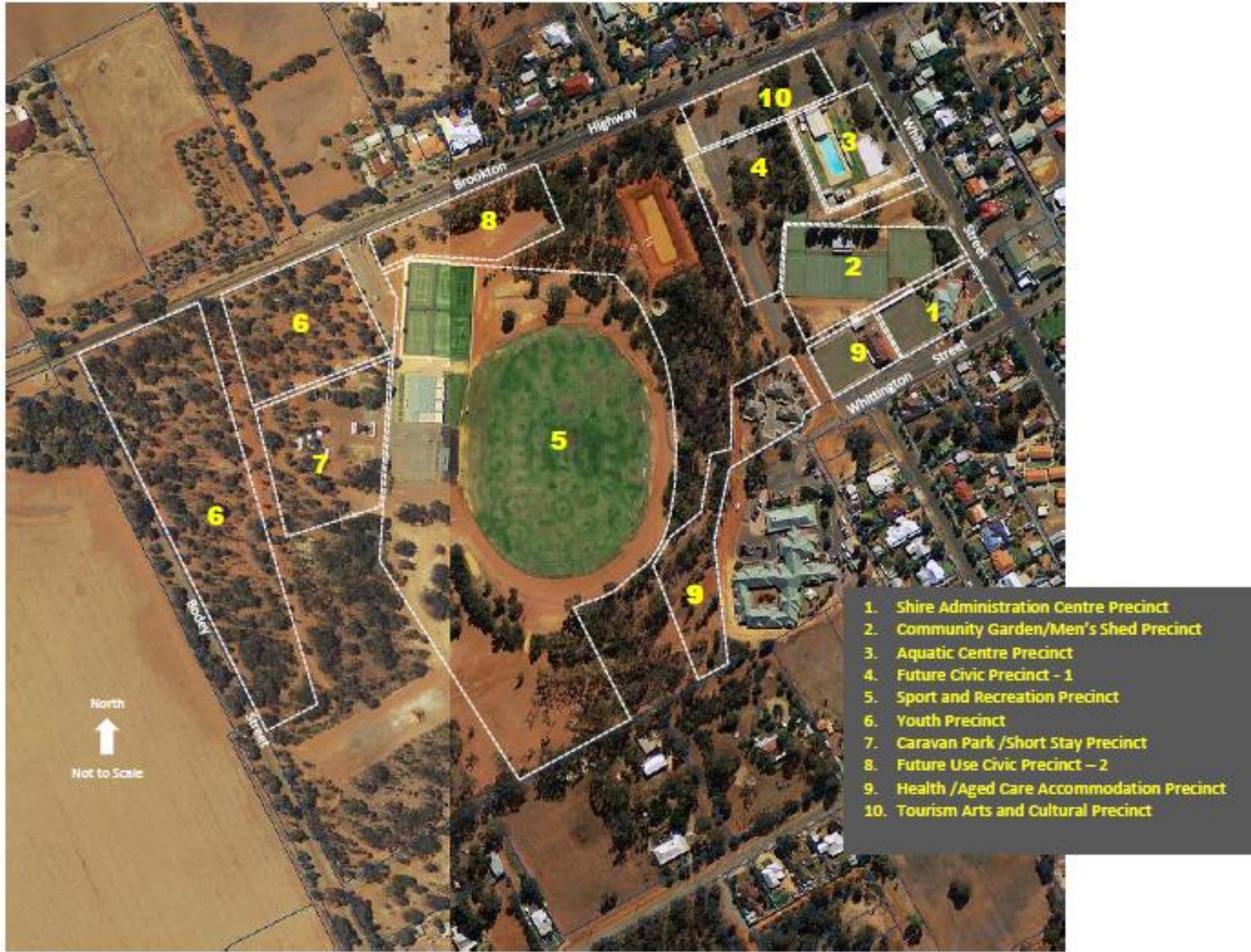


Figure 3 – Precinct Plan

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



Figure 4 – Outline of Shire Administration Centre Precinct

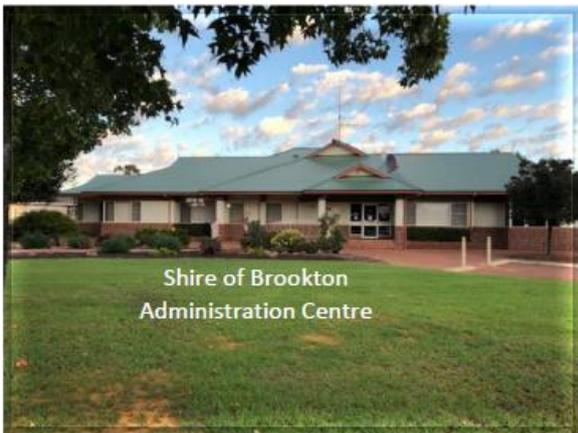


Figure 5 – Admin. Building looking north west



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



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"> North east portion of Reserve 43518.
Site Area	<ul style="list-style-type: none"> Approximately 0.57 hectare (approx.).
Precinct Interface	<ul style="list-style-type: none"> Tourism, Arts and Cultural Precinct to the north. Future use Precinct -1 partially to the west. Community Garden/Men’s Shed Precinct to the south.
	<ul style="list-style-type: none"> Shire of Brookton – Vesting from Minister of Lands.
Management	<ul style="list-style-type: none"> Shire of Brookton – Management Order (Reserve 43158).
Accessibility	<ul style="list-style-type: none"> Vehicle – re-orientated from Brookton Highway to White Street using existing bitumen pavement - to be maintained/resurfaced and signpost and/or line marked. Pedestrian – temporary pathway from carpark to Aquatic Centre entry with directional signage – yet to be defined. Pedestrian -permanent access taken through future Tourism, Arts and Cultural Building in front (north) of existing Aquatic Centre entrance. Pedestrian – line marked/sign posted bitumen pathway from to proposed caravan park. Disability access standards – to be incorporated into future improvements.
Services	<ul style="list-style-type: none"> Reticulated power – existing – connected. Reticulated scheme water – existing – connected. Happy Valley water – pending - by Shire. Reticulated sewerage - existing - connected. Public car parking – existing - bitumen standard - to be maintained /line marked (including ACROD bays) by Shire.
Landscape Features	<ul style="list-style-type: none"> Predominantly lawn areas – minimal privacy screening
Constraints	<ul style="list-style-type: none"> Tree roots penetrate pool plumbing/drainage/pavement. Leaves dirty pool and clog filtration system / drainage.
Existing Development	<ul style="list-style-type: none"> 2 x swimming pools Kiosk and changerooms Security fencing. fixed and temporary shade structures Pump shed with chlorination and filtration infrastructure Masonry concourse and lawn areas Sand volleyball area. 2 x Bitumen car parking areas – not line marked.
Proposed Development	<ul style="list-style-type: none"> Orientate entry with new temporary path and signage. Upgrade eastern carparking area and pedestrian access. Improve ablution / changerooms - painting, roofing, hot water showers. Convert volleyball area - new seating, shade and BBQ replacement, small playground, outdoor board game area with dual access.

	<ul style="list-style-type: none"> • Incorporate a new building to accommodate the gymnasium to be relocated from the WB Eva Pavilion. • Introduce new shade shelters, water slide, refurbish the plan room, tiered seating, and possible splash pad, small water park.
Comment	<ul style="list-style-type: none"> • Entry taken through a future Tourism Arts and Cultural building.



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 Future Use Civic Precinct – 1

The purpose of this Precinct is to provide for a future use as determined by Council.

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

Precinct Summary

Location	<ul style="list-style-type: none"> • North east portion of Reserve 43518.
Site Area	<ul style="list-style-type: none"> • Approximately 1.58 hectares.
Precinct Interface	<ul style="list-style-type: none"> • Tourism, Arts and Cultural Precinct to the east. • Aquatic Centre Precinct to the east. • Community Garden/Men’s Shed Precinct to the south.
Tenure	<ul style="list-style-type: none"> • Shire of Brookton – Vesting from Minister of Lands.
Management	<ul style="list-style-type: none"> • Shire of Brookton – Management Order (Reserve 43158).
Accessibility	<ul style="list-style-type: none"> • Vehicle - new - White Street through to <i>fmr</i> Fire Training Track – initial gravel pave standard – by Shire.
Services	<ul style="list-style-type: none"> • Reticulated power – existing. • Reticulated scheme water – existing.
Landscape Features	<ul style="list-style-type: none"> • Vegetation – existing – retain. • Vegetation – new - landscape buffer along Brookton Highway - by Shire.
Constraints	<ul style="list-style-type: none"> • None identified
Existing Development	<ul style="list-style-type: none"> • Dis-use bushfire training track and infrastructure and basketball/netball courts.
Proposed Development	<ul style="list-style-type: none"> • To be determined.
Comment	<ul style="list-style-type: none"> • None.



Figure 18 – Future Use Civic Precinct - Revised

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 19 - 27 provide a summarised overview of this Precinct.

Precinct Summary

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

	<ul style="list-style-type: none"> • 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. • 1 x Outdoor gym equipment area. • 1 x Children's playground – fenced and shaded. • 3 x Storage Units/ 1 x Storage Compound – used by Sporting Clubs for equipment storage. • 3 x Carparking Areas – bitumen sealed standard.
Proposed Development	<ul style="list-style-type: none"> • 4 x Additional Storage Units – same as existing – by Shire. • Line marking of eastern and southern parking areas – by Shire. • New Gardner's Shed – by Shire. • Extension of car parking area – bitumen, pave and line mark standard – by Shire. • Relocate gymnasium to Aquatic Centre and re-assign space. • Incorporate improvements to the WB Eva – includes female changerooms creche, playgroup/early learning dedicated space.
Comment	<ul style="list-style-type: none"> • Precinct incorporates area for future expansion/second sports field.

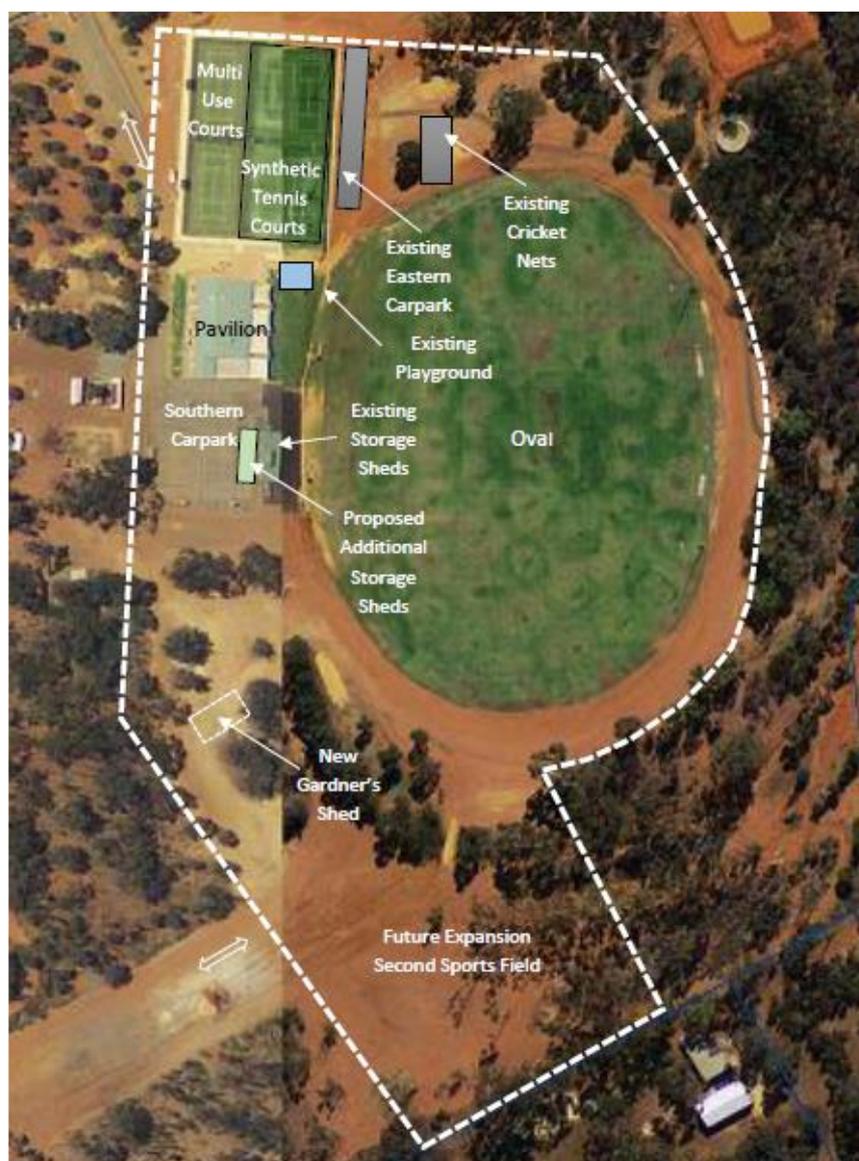


Figure 19 – Sport and Recreation Precinct.



Figure 20 – WB Eva building looking west



Figure 21 – WB Eva building Looking north



Figure 22 – Synthetic tennis courts looking west



Figure 23 – Sports storage units looking north



Figure 24 – Brookton Oval looking south east



Figure 25 – East rec. expansion area looking south



Figure 26 – West rec. expansion area looking east



Figure 27 – 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 28 - 38 provide a summarised overview of this Precinct and outlines the future development and management proposals.

Precinct Summary

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

<p>Comment</p>	<ul style="list-style-type: none"> • New pump/loop track and nature play areas managed/maintained by Shire – public facility. • New Youth Building - shared use by Noongar Youth Group / Bandicoot Girl Guides – leased by BCI.
----------------	---

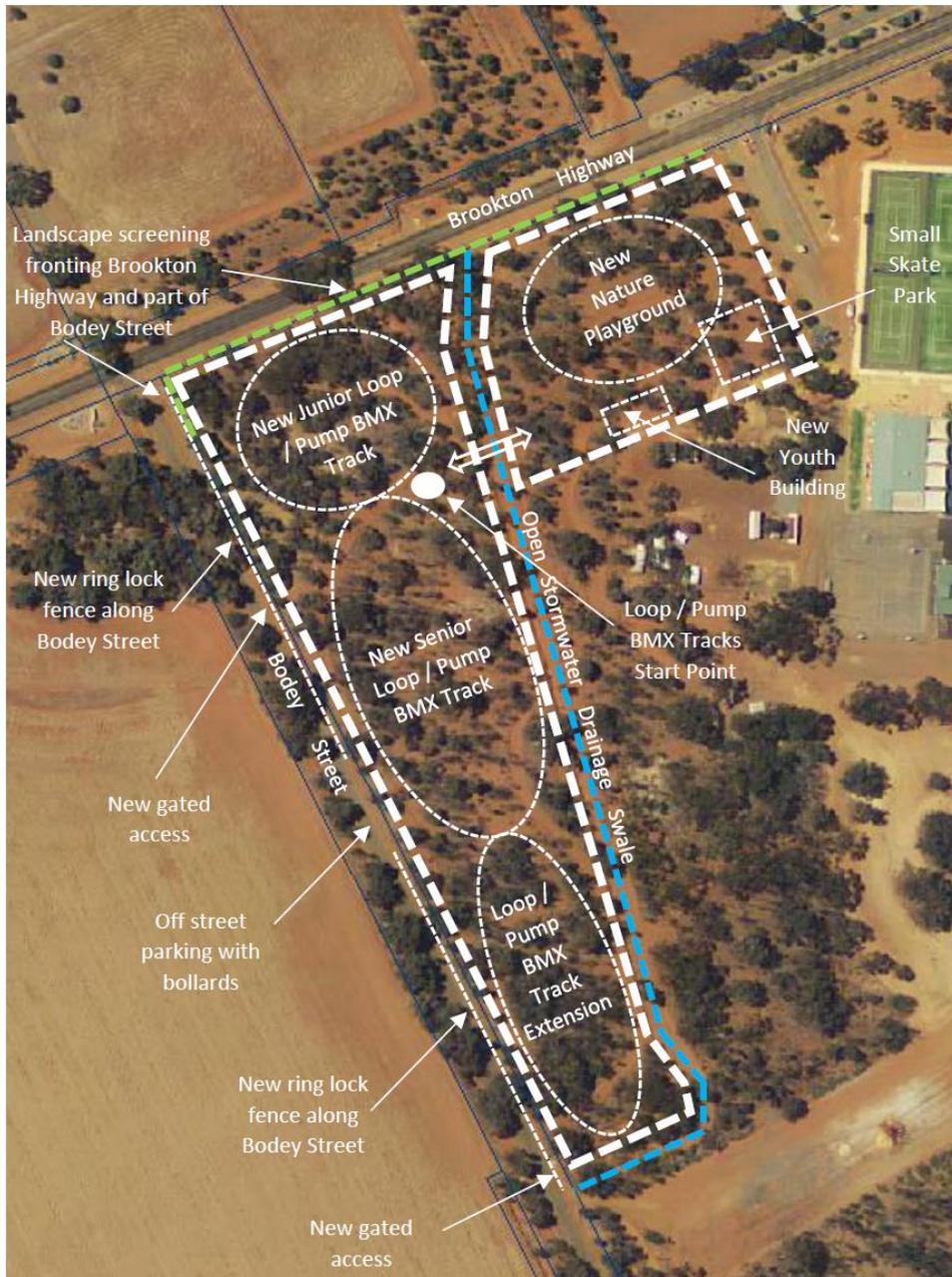


Figure 28 – Youth Precinct - Revised



Figure 29 – Indicative BMX Loop Track



Figure 30 – Indicative BMX Pump Track

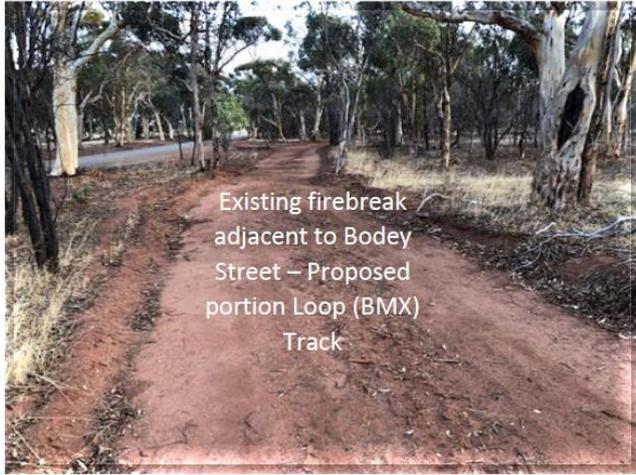


Figure 31 – Senior BMX Loop Track looking north



Figure 32 – Senior BMX Loop Track looking south



Figure 33 – Loop Track looking west



Figure 34 – Loc. youth building looking south east

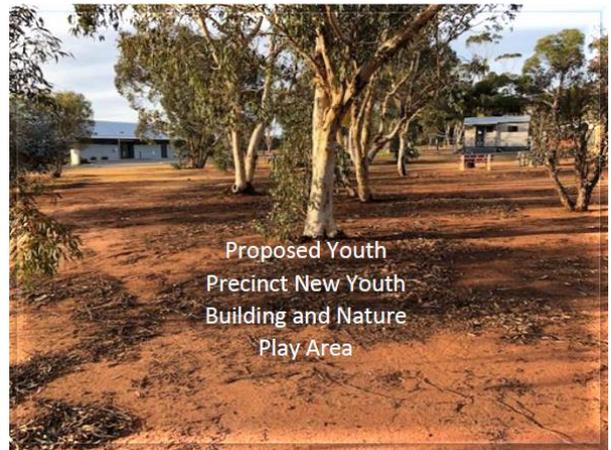


Figure 35 – Nature play area looking south



Figure 36 – Indicative Youth Building

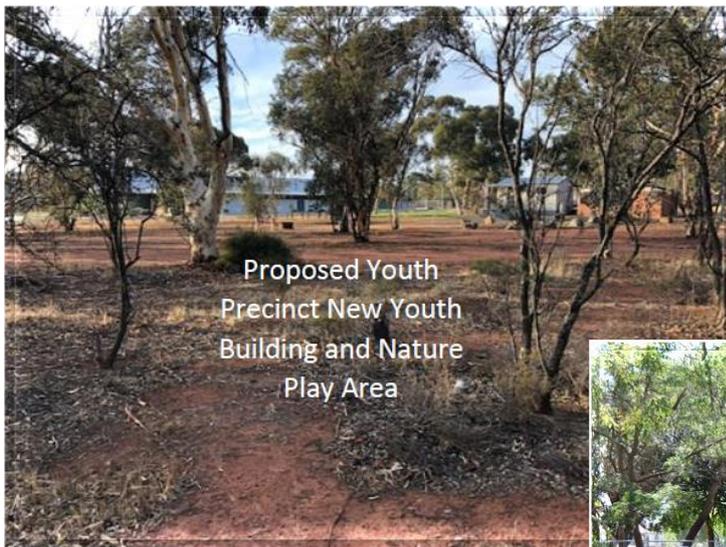


Figure 37 – Nature play area looking south east



Figure 38 – Indicative Nature Playground

2.7 Caravan Park and Short Stay Accommodation Precinct

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 39 - provides a summarised overview of this Precinct.

Precinct Summary

Location	<ul style="list-style-type: none"> Central on Reserve 43518.
Site Area	<ul style="list-style-type: none"> Approximately 1.78 hectares
Precinct Interface	<ul style="list-style-type: none"> Recreation and Sport Precinct to the south. Youth Precinct to the north and west.
Tenure	<ul style="list-style-type: none"> Shire of Brookton – Vesting from Minister of Lands.
Management	<ul style="list-style-type: none"> Shire of Brookton - Management Order (Reserve 43158)
Accessibility	<ul style="list-style-type: none"> Vehicle – existing - from Brookton Highway - bitumen paved standard. Pedestrian - existing - bitumen paved standard to Precinct. Pedestrian - proposed within Precinct - bitumen paved standard - by Shire. Disability access standards - proposed - incorporated into future development.
Services	<ul style="list-style-type: none"> Reticulated power to Caravan Park – existing – connected. Reticulated scheme water to Caravan Park – existing – connected. Sewerage – on site system for Caravan Park - available - connected by Shire. Public car parking off Bodey Street - gravel standard – by Shire.
Landscape Features	<ul style="list-style-type: none"> Remnant vegetation surrounding existing Caravan Park and future development area.
Constraints	<ul style="list-style-type: none"> None identified
Existing Development	<ul style="list-style-type: none"> Existing Caravan Park and associated facilities / infrastructure
Proposed Development	<p><u>Stage 1</u></p> <ul style="list-style-type: none"> 2 x short stay holiday chalet units – disable access. Connection of services - reticulated power, water, sewerage. Construct new access road to chalet units – gravel standard. Provision of a camp kitchen, electric BBQ and communal seating area Upgrade of ablution and washing facilities. Improved signage and landscaping. <p><u>Stage 2</u></p> <ul style="list-style-type: none"> Up to 6 x short stay chalet units. Connection of services - reticulated power, water, sewerage. Associated landscaping.
Comment	<ul style="list-style-type: none"> The existing Caravan Park to serve tourist and seasonal workers in a guided and regulated manner.



Figure 39 – Caravan Park and Short Stay Accommodation Precinct - Revised

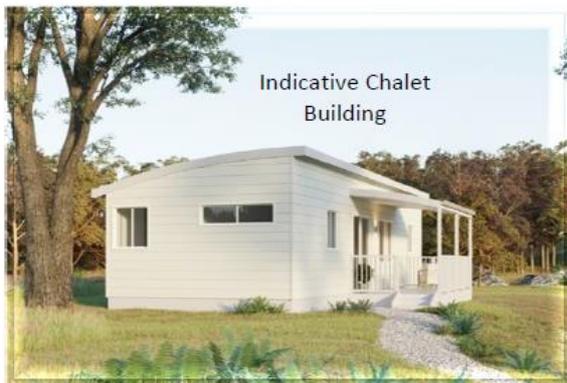


Figure 40 – Proposed Chalet



Figure 41 – Proposed Campers Kitchen

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 42 - 44 provide a summarised overview of this Precinct.

Precinct Summary

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



Figure 42 – Outline of Future Use Civic Precinct – 2



Figure 43 – Site perspective looking north west



Figure 44 – 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 45 - 47 provides a summarised overview of this Precinct.

Precinct Summary

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



Figure 45 – Health and Aged Care Precinct - Revised



Figure 46 – Expansion area looking south



Figure 47 – 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 48 - 50 provide a summarised overview of this Precinct.

Precinct Summary

Location	<ul style="list-style-type: none"> • North east corner of Reserve 43518.
Site Area	<ul style="list-style-type: none"> • Approximately 0.26 hectare.
Precinct Interface	<ul style="list-style-type: none"> • Aquatic Centre Precinct to the south. • Caravan Park/Short Stay Precinct to the west.
Tenure	<ul style="list-style-type: none"> • Shire of Brookton – Vesting from Minister of Lands.
Management	<ul style="list-style-type: none"> • Shire of Brookton - Management Order (Reserve 43158).
Accessibility	<ul style="list-style-type: none"> • 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. • Pedestrian - permanent access from car park through this precinct to Aquatic Centre entrance in the future – by Shire. • Pedestrian – line marked/sign posted bitumen pathway from to proposed caravan park in the future – by Shire. • Disability access standards – to be incorporated into future improvements.
Services	<ul style="list-style-type: none"> • Reticulated power – existing – not connected. • Reticulated scheme water – existing – not connected. • Reticulated sewerage - existing – non connected. • Public car parking – existing - bitumen standard - to be maintained /line marked (including ACROD bays) - by Shire.
Landscape Features	<ul style="list-style-type: none"> • Mature trees – to be retained where possible.
Constraints	<ul style="list-style-type: none"> • Stormwater runoff and drainage. • Vehicle Access from Brookton Highway.
Existing Development	<ul style="list-style-type: none"> • Existing Carpark – not delineated.
Proposed Development	<ul style="list-style-type: none"> • New purpose-built ‘Hub’ facility – by Shire • Carparking – reciprocal with Aquatic Centre. • Landscape garden along Brookton Highway.
Comment	<ul style="list-style-type: none"> • Proposal to accommodate multiple Community Groups (ie Historical Society, CRC, Patch Work) and perform various civic functions (tourist information, caravan park, library, pool, etc). • Construction subject to grant funding.



Figure 48 –Tourism, Arts and Cultural Precinct - Revised



Figure 49 – Site perspective looking north



Figure 50 – 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 51 - 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.

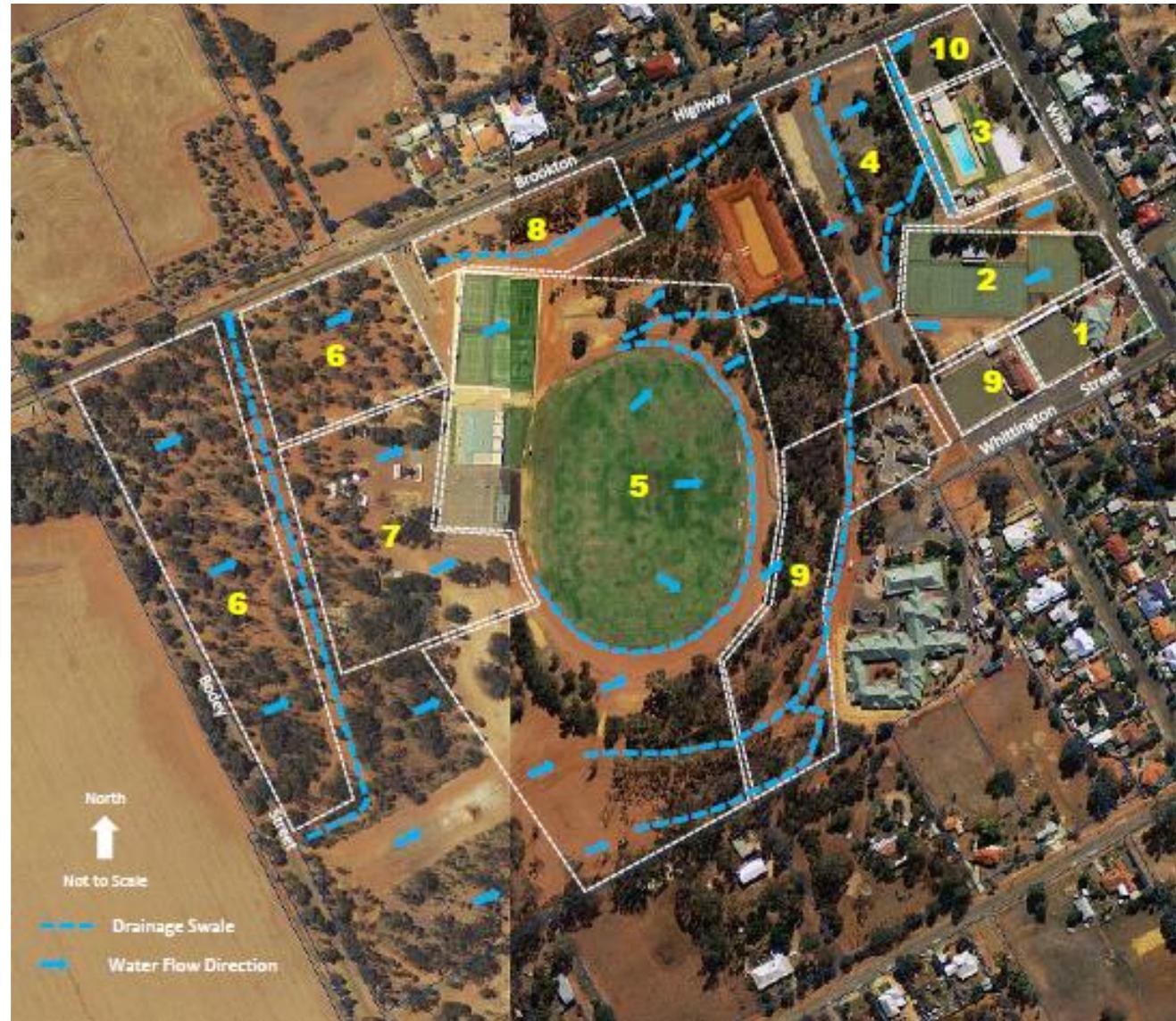


Figure 52 - Drainage Plan

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 20th day of August 2020.


.....
Shire President

20 AUGUST 2020.
.....
Date


.....
Chief Executive Officer

20 AUGUST 2020.
.....
Date