



# BROOME YOUTH PRECINCT Master Plan Report

May 2017

UDLA + Mud Map Studio + Common Ground



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# 1.0 Introduction

# INTRODUCTION\_

## THE PROJECT

Recent studies including the Sport Leisure and Recreation Plan and the Recreation Trails Masterplan identified the large area of under-utilised land adjacent to the existing Broome Recreation and Aquatic Centre (BRAC) reserve. Reserve R42502 otherwise known as BRAC1 or Youth Precinct has been identified as an opportunity to contain additional active recreation activities with a focus on youth and cycling.

UDLA and its project partners Mud Map Studio and Common Ground (collectively referred to as the UDLA team) was engaged to facilitate a participatory design process to develop a recreation oriented master plan for the BRAC1 site. A series of community engagement workshops along with targeted engagement with key stakeholders has been undertaken to develop a shared vision for the site in the form of a master plan. The master plan is accompanied by an Opinion of Probable Costs (OPC) and also identifies potential staging, funding opportunities and project partnerships. It is envisaged that this master plan will enable the Shire of Broome and associated stakeholders to allocated internal funds and seek additional financial support for the development of the BRAC1 site.

### Priorities:

- The maintenance of the site of a drainage basin
- The construction of
  - Mountain Bike Pump Track
  - Mountain Bike Trail
  - Mountain Bike Skills components
  - Walk Path
  - Informal Jump track

It is anticipated that these priority projects will be undertaken within the next 1 – 2 years. A more detailed explanation of implementation and staging is contained in section 3.0.

## THE SITE

Broome is a town of approximately 15,000 people located 2240km North of Perth which grows to accommodate approximately 45,000 visitors a month during the peak tourism period.

Recreation plays a strong role in the Broome community and is a major component of the attractive Broome lifestyle. With great beaches, fishing and camping opportunities surrounding Broome an opportunity exists to enhancing the popular recreational opportunities within town.

The proposed youth precinct site is centrally located between the iconic Cable Beach the hotels and residential suburb that surrounds it and Broome's Chinatown Precinct, the town commercial core.



Figure 1. Broome Location, NTS, Source: Nearmaps



Figure 2. Location Plan - Broome NTS, Source: Nearmaps

The proposed Youth Precinct site is located in an existing concentration of recreation activities with the Broome Recreation and Aquatic Centre (BRAC) and its associated sporting ovals on the adjacent the sites western boundary.

North of the site has restricted access and minimal connections as it borders the Broome Airport runway site.

Neighbouring the eastern boundary is the Boulevard Shopping Centre which is the town's largest shopping mall. To the sites southern edge is Fredrick Street a significant connection road that runs through town and connecting it to areas to its north and south.

The surrounding land uses coupled with the proximity to a major road are an opportunity to leverage from the recreational clustering, high accessibility and prominence of the site to create a successful recreational asset for the Broome Community.



Figure 3. Youth Precinct site context - 1:4000 at A3

## DRAINAGE

The site has an important drainage function that is to be maintained with the implementation of the Youth Precinct.

The entire site acts as a drainage basin. Run off is received from the north of the oval and from the west of the site and heads eastward. A bund contains the run off and directs it south to a culvert that allows water through the bund. This culvert at the south-east corner of the site directs water into the Fredrick Street roadside drainage swale and to the broader overland drainage system.

As the sites storm water all flows towards this culvert, it must remain the lowest point on the site therefore any alterations to the sites ground surface must take this drainage regime into account.

The master plan is heavily influenced by the current drainage regime and proposes the optimum location for youth precinct features as the higher ground to the south-western corner of the site. Priority trails are proposed to the east of the site beyond the bund. The intention is to maintain current drainage functionality and minimise impact on community assets by locating them in areas of least drainage significance.

-  1:100 Year Flood Level
-  Bund
-  Flow



Figure 4. Drainage plan, Youth Precinct

## COMMUNITY ENGAGEMENT

### Workshop Round 1

The Community Workshops were conducted in two distinct rounds. Workshop 1 covered a broad ranging ideas session and considered the different opportunities possible on the site. Separate workshops were conducted with:

- Open community following advertisement of the session
- Shire of Broome Officers
- Broome Girls Academy
- Broome Sports Association's Talent Development Program Athletes
- North West Regional TAFE's Sport and Recreation Class

Full workshop slides and workshop notes are included in Appendix 1.

The key themes and directions to from these workshops were:

1. Provide an inviting, safe environment with safe access
2. Install pump tracks and trails as priority
3. Provide a relaxed gathering space that has shade, seating areas, water
4. Provide an area that will allow a range of temporary events to take place (pop-ups, food vans, workshops, demos, music, competitions)
5. Create a space that is owned, built (and altered) and maintained by the community
6. Create a community hub that has activities for all ages
7. Provide opportunities for creativity and public art
8. Create spaces where outdoor exercise and training can take place
9. Plant local tree species and provide educational signage
10. Create a space that promotes healthy living and health and safety education

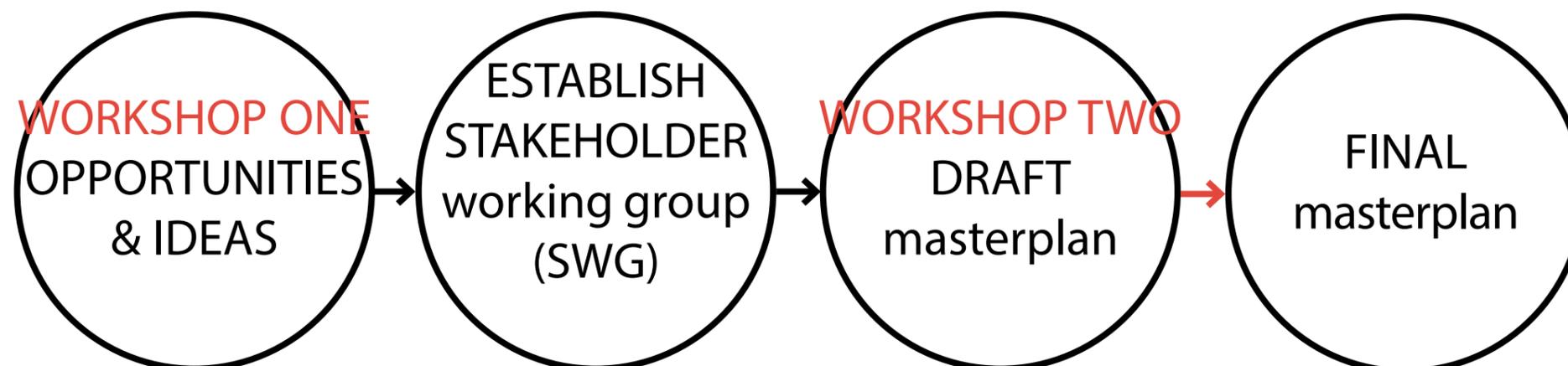
### Workshop Round 2

The themes and directions were formed into a draft master plan which was presented to the Stakeholder Working Group and the Shire of Broome for open discussion, review and feedback.

Full workshop slides and workshop notes are included in Appendix 1.

The key feedback from these workshops on the draft master plan was:

1. General layout and grouping of facilities supported.
2. Two street sport courts considered the adequate quantity.
3. Significance and the community demand of the informal jump area highlighted.
4. Suggestion to create and include a local "working group" in the construction of the precinct.
5. Connection to boulevard supported.
6. The accommodation of temporary events on the lawn space is important.
7. Fredrick Street entry identified for public art opportunity.
8. Carpark upgrades and road connection have been planned (5+ years timeline) and budget allocated.
9. Signage would play a strong role in ensuring correct use of the sites.
10. It was agreed that only the community hub and the BMX Track would be lit.





# MASTERPLAN

## PROPOSED ACTIONS

- ① - MTB Pump Track
- ②a - MTB Trail
- ②b - MTB Skill component
- ③ - Walk Path
- ④ - Informal Jump Area
- ⑤ - Youth Precinct Car Parking
- ⑥ - Shade Shelter - MTB Trail Head + Pump track Facilities
- ⑦ - Shade Shelter - BBQ and Picnic Area
- ⑧A - Open Lawn for temporary events and recreation (eg Trapeze etc.)
- ⑧B - Stage + Hardstand for event use (Loading + Pop-ups)
- ⑨ - Street Sports Courts
- ⑩ - Kids Safety Bike Track and Play Elements
- ⑪ - Art opportunity at high profile entrance points and near rest areas
- ⑫ - Low key MTB loops through drainage area
- ⑬ - New dual use path along Fredrick Street
- ⑭ - Access Road
- ⑮ - BMX Track + Spectator Facilities
- ⑯ - Gates for connection with oval

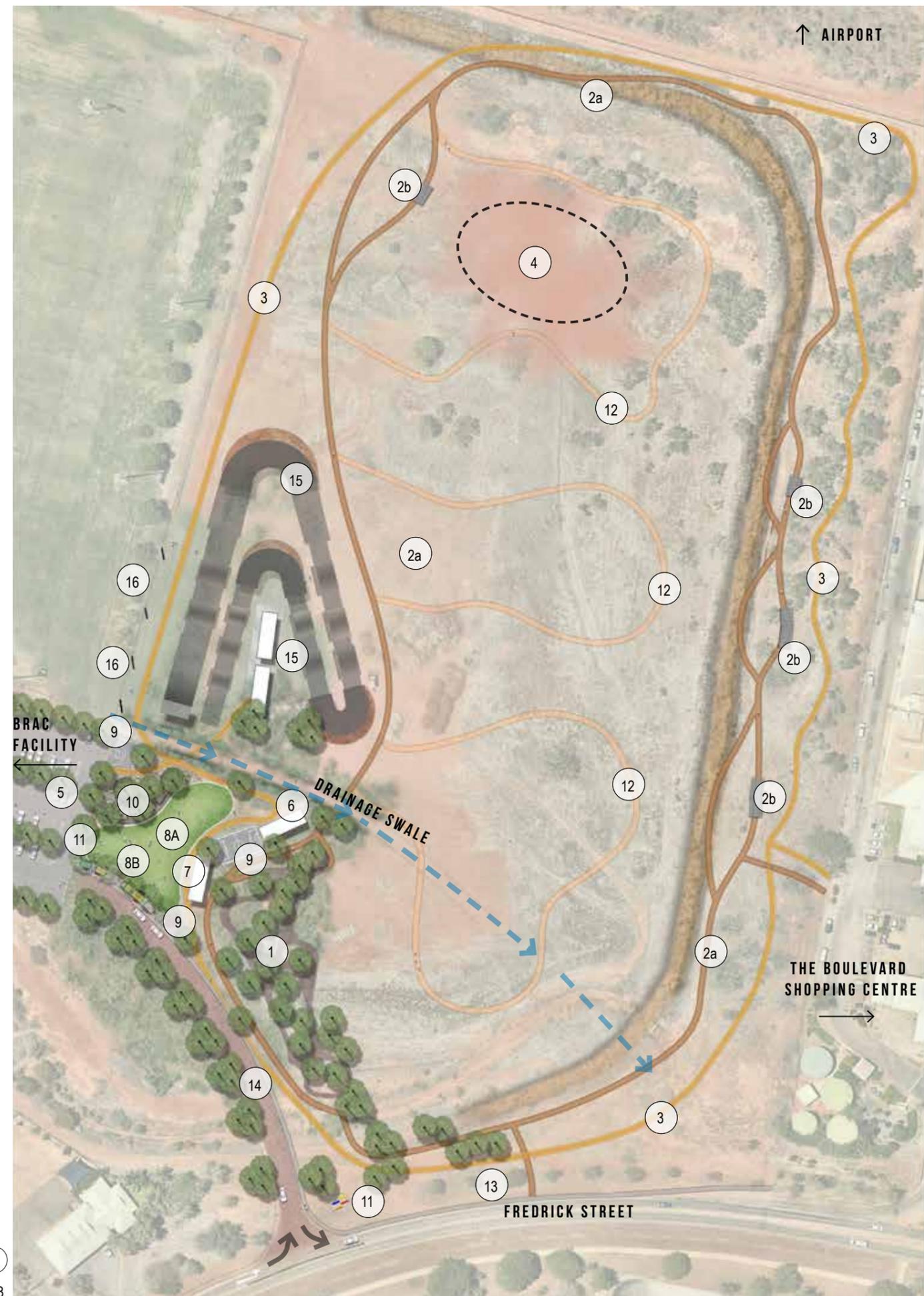


Figure 5. Masterplan, 1:1500 at A3

# ACTIONS\_

## 1 - MTB PUMP TRACK



Figure 6. MTB Pump Track



Image 2. An example of riders on the Balyarra Park pump track, Karratha WA

- Proposed pump track of an asphalt construction
- An all ages and abilities focus.
- Disperse design rather than compact to allow landscaped areas and tree planting and to blend with landscape.
- Located in close proximity to access road for ease of access, promotion of the Youth Precinct and to increase passive surveillance.
- Located in the higher ground to avoid flood damage

## 2a - MTB TRAIL + 2b - SKILL COMPONENTS



Figure 7. MTB Trail and Skill Components



Image 3. Examples of MTB Trail and Skill Components, WYLDE MTB Cross Country Trail, NSW

- Proposed pump track of an asphalt construction
- An all ages and abilities focus.
- Disperse design rather than compact to allow landscaped areas and tree planting and to blend with landscape.
- Located in close proximity to access road for ease of access, promotion of the Youth Precinct and to increase passive surveillance.
- Located in the higher ground to avoid flood damage
- Utilise eastern face of the bund wall
- Approximately 11km in length

### 3 - WALK PATH



Figure 8. Walk Path around the Youth Precinct



Image 4. Heritage Walking Track, Blue Gum Hills Regional Park NSW

- Walking trail is proposed to encircle the site near its boundary
- Path is to wind around existing trees
- Walking trail length is shown as approximately 1km
- Local species planting proposed along path to enhance the experience
- Walking path to connect Boulevard Shopping Centre, Youth Precinct central Hub Area, Fredrick Street and Youth Precinct car park

## 4 - INFORMAL JUMP AREA



Figure 9. MTB Informal Jump Area



Image 5. An Example of MTB informal jump area, Chittering WA

- Designated area for the creation of a jumps course
- Construction by the local community led by an organised working group
- A flexible course that can be expanded or enhanced with community capacity
- Local sense of ownership and ability to customise

## 5 - YOUTH PRECINCT CAR PARKING



Figure 10. Car Parking Facilities for Youth Precinct



Image 6. An Example of a car parking place in Broome, UDLA

- Formalised car park to service the Youth Precinct
- Car Park as an extension of existing BRACC Car park (shared use)
- Shade trees included in car park design

## 6 - SHADE SHELTER- MTB TRAIL HEAD + PUMP TRACK FACILITIES



Figure 11. Shade Shelter for MTB Trail Head and Pump Facilities



Image 7. Examples of Trail, Shade Shelter, Rest and Trail Head facilities, WYLDE MTB Trail, NSW

- Combined Facilities and rest area for Cross Country Trail and Pump Track
- Signage panels to provide trail and pump track usage information
- Meeting point for trail and pump track users

## 7 - SHADE SHELTER- BBQ & PICNIC AREA



Figure 12. Shade Shelter to provide BBQ and Picnic Facilities



Image 8. An example of shade shelter that provide BBQ, picnic and gathering facilities

- A relaxed gathering space
- Provision of general amenity such as shade, seating areas, BBQ's, drink fountains
- Centrally located to service users of various recreational elements.

## 8A - OPEN LAWN FOR TEMPORARY EVENTS & RECREATION + 8B - STAGE & HARDSTAND FOR EVENT USE



Figure 13. Open lawn and stage facilities to accommodate multiple events/ functions use



Image 9. An example of pop-up game and event opportunity for public users, Metcalfe Park NSW

- Open lawn area for temporary events (pop ups, food vans, workshops, etc)
- Open lawn for active recreation use (Exercise groups, casual kick about, etc)
- Multiple functions clustered to generate an active core linking the different programs
- Encourage interaction between different user types
- Proposed stage and linear hardstand area adjacent to the lawn to accommodate temporary events such as shows, pop up vans etc.

## 9 - STREET SPORTS COURT



Figure 14. Street Sports Court to hold multiple street-ball games/ functions



Image 10. An example of multiple functions street sports court with facilities such as basketball hoop and futsal goal

- Street sports courts proposed to attract youth interested in ball sports.
- One of these is proposed to be a caged court to contain balls within the space, these are known as "Rage Cages".
- These can accommodate multiple sports on the one court, for example they could contain a basketball ring and soccer goal
- High fitness and social outcomes can come from accommodating informal ball sports.

## 10 - KIDS SAFETY BIKE TRACK & PLAY ELEMENTS



Figure 15. Kids Play Area with Kids Safety Bike Track and Play Elements

- Inclusion of Kids bike safety track located close to lawn and site entrance and separated from access road - All ages attraction.
- Play elements such as logs, rocks, slides etc to surround track
- Concentrated play area



Image 11. Kids Bike Track, Shepherds Bush Park, Kingsley WA



Image 12. Precedent image: Kids Bike Track, Shepherds Bush Park, Kingsley WA

## 11 - ART OPPORTUNITY

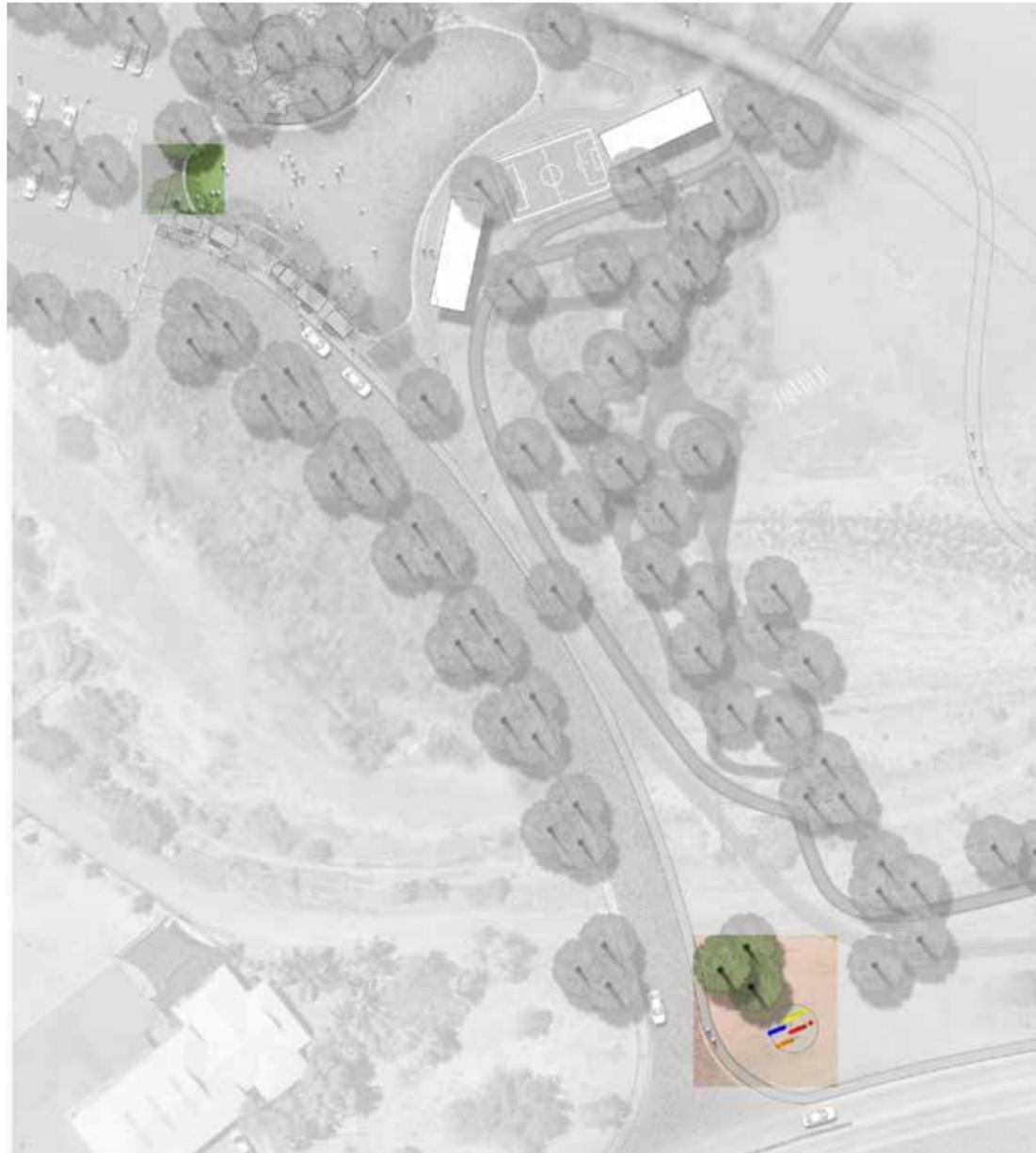


Figure 16. Art Opportunity at High Profile Entrance and Near Rest Areas



Image 13. Public Art example, Birrigun Buru, Broome UDLA

- Opportunity for the inclusion of public art
- Opportunity to include as stand alone pieces, entrance statements or in the landscape elements, eg Shade Shelters.

## 12 - LOW KEY MTB LOOPS THROUGH DRAINAGE AREA



Figure 17. Low Key MTB Loops Through the Intermittent Drainage Area



Image 14. An example of low cost and low maintenance MTB loop, Karratha WA

- Opportunity to extend the trail length by including low key loops through the intermittent drainage areas
- Extension represented on master plan is 750m in length
- Low cost asset therefore potential to be located in areas with significant drainage function that are subject to temporary inundation.

### 13 - NEW DUAL USE PATH ALONG FREDRICK STREET



Figure 18. New Dual Use Path Along Fredrick Street and New Access Road to the Youth Precinct



Image 15. Existing dual use path adjacent to Fredrick Street Broome WA (view to the west of Fredrick Street), Nearmap

- Inclusion of a footpath along the northern side of Fredrick Street and along access road to encourage walking and cycling to the site and between BRAC and The Boulevard.

## 14 - ACCESS ROAD



Figure 19. New Access Road Link from Fredrick Street to the Youth Precinct



Image 16. Example of two-way road in Broome, UDLA

- Creation of an inviting, safe access way
- Connecting the site, BRAC and Fredrick street
- Lighting to be included in the access road to improve safety
- Access road to utilise existing culvert to cross swale.

## 15 - BMX TRACK + SPECTATOR FACILITIES



Figure 20. NBMX Track and Spectator and Shelter Facilities



Image 17. An example of BMX Track, Bunbury WA

- BMX Track of Asphalt and Concrete construction
- Height of track will impair some views across site therefore located to the north of the central hub area.
- Key recreational attractor to the site.
- Master plan allows space for a track large enough to host events and formalised 8 person races.
- Can have a staged construction from low key earth construction to final competition course

## 16 - GATES FOR CONNECTION WITH OVAL



Figure 21. Gates as Access between the Youth Precinct and Existing Fence Barricated Oval



Image 18. Existing fences on the oval boundary, Youth Precinct Broome, UDLA

- The addition of a series of large gates through the current Garrison fence
- The gates to be opened at times when permeability between the ovals and the youth precinct is desirable.
- Lawn to be established and meet the BMX track to encourage connection between BMX track and oval



# IMPLEMENTATION

## IMPLEMENTATION ACTION

### Stage 1

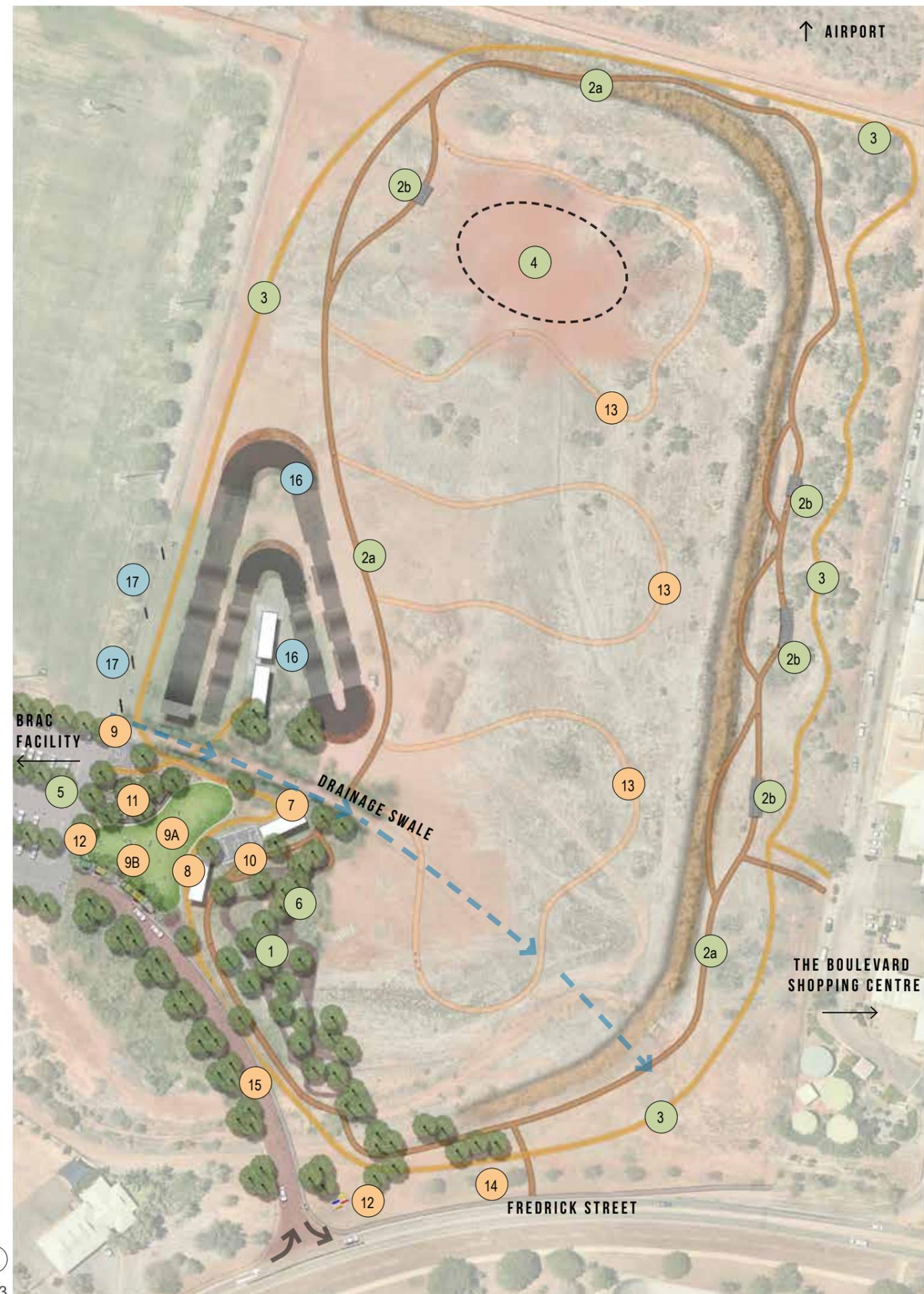
- 1 - MTB Pump Track
- 2a - MTB Trail
- 2b - MTB Skill component
- 3 - Walk Path
- 4 - Informal Jump Area
- 5 - Youth Precinct Car Parking
- 6 - Lighting

### Stage 2

- 7 - Shade Shelter - MTB Trail Head + Pump track Facilities
- 8 - Shade Shelter - BBQ and Picnic Area
- 9A - Open Lawn for temporary events and recreation (eg Trapeze etc.)
- 9B - Stage + Hardstand for event use (Loading + Pop-ups)
- 10 - Street Sports Courts
- 11 - Kids Safety Bike Track and Play Elements
- 12 - Art opportunity at high profile entrance points and near rest areas
- 13 - Low key MTB loops through drainage area
- 14 - New dual use path along Fredrick Street
- 15 - Access Road

### Stage 3

- 16 - BMX Track + Spectator Facilities
- 17 - Gates for connection with oval



1:1500 at A3

## IMPLEMENTATION STAGING AND OPINION OF PROBABLE COST

Action Item	Works Item	Stage 1	Stage 2	Stage 3	Maintenance by action (5%)
		1-2 Years	2-3 Years	3-5 Years	
Action 1	MTB Pump Track	\$ 229,650			
Action 2	MTB Trail (2a) including skill components (2b)	\$ 90,250	\$ -	\$ -	\$ 4,513
Action 3	Walk Path	\$ 48,500	\$ -	\$ -	\$ 2,425
Action 4	Informal Jump Area	\$ 2,000	\$ -	\$ -	\$ 100
Action 5	Youth Precinct Car Parking	\$ 92,000		\$ -	
Action 6	Lighting	\$ 50,000			
Action 7	Shade Shelter- MTB Trail Head + Pump Track Facilities	\$ -	\$ 212,550	\$ -	\$ 10,628
Action 8	Shade Shelter- BBQ and Picnic	\$ -	\$ 184,150	\$ -	\$ 9,208
Action 9	Open Lawn for Temporary Events and Recreation	\$ -	\$ 156,200	\$ -	\$ 7,810
Action 10	Street Sports Courts	\$ -	\$ 118,650	\$ -	\$ 5,933
Action 11	Kids Safety Bike Track and Play elements	\$ -	\$ 166,000	\$ -	\$ 8,300
Action 12	Art Opportunities Across site	\$ -	\$ 162,750	\$ -	\$ 8,138
Action 13	Low Key MTB Loops through drainage area	\$ -	\$ 30,600	\$ -	\$ 1,530
Action 14	New dual use Path along Fredrick Street	\$ -	\$ 34,680	\$ -	\$ 1,734
Action 15	Access Road	Subject to separate funding			
Action 16	BMX Track + Spectator Facilities	\$ -	\$ -	\$ 1,300,700	\$ 65,035
Action 17	Gates for Connection with Oval	\$ -	\$ -	\$ 27,000	\$ 1,350
<b>SUB - TOTAL</b>		<b>\$ 512,400</b>	<b>\$ 1,065,580</b>	<b>\$ 1,327,700</b>	
<b>PRELIMINARIES (9%)</b>		\$ 46,116	\$ 95,902	\$ 119,493	
<b>DESIGN (7%)</b>		\$ 35,868	\$ 74,591	\$ 92,939	
<b>CONTINGENCY (15%)</b>		\$ 76,860	\$ 159,837	\$ 199,155	
<b>WORKS TOTAL</b>		<b>\$ 671,244</b>	<b>\$ 1,395,910</b>	<b>\$ 1,739,287</b>	
<b>MAINTENANCE BY STAGE (5% per year)</b>		<b>\$ 25,620</b>	<b>\$ 53,279</b>	<b>\$ 66,385</b>	

## MAINTENANCE AND MANAGEMENT PLAN

Action Item	Item	Frequency
<b>STAGE ONE</b>		
Action 1	<b>MTB Pump Track</b>	
	• Repair of vandalism	As needs
	• Clearing of track from debris	Fortnightly (and following heavy weather events)
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease check and treat)	Fortnightly
	• Maintenance to Furniture & Fixtures	3 - 6 monthly
	• Inspection and repair of track surface and asphalt interface, re-marking lines.	3 monthly (Monthly within the first 3 month period)
	• Sweeping / cleaning of track	6 monthly
	• Inspection of signage condition	6 monthly
Action 2	<b>MTB Trail (2a) including skill components (2b)</b>	
	• Clearing of track from debris	Fortnightly (and following heavy weather events)
	• Check and repair track surface and skill elements	3 monthly
	• Maintenance to revegetated trees (weeding, disease check and treat)	3 monthly
Action 3	<b>Walk Path</b>	
	• Clearing of track from debris	Monthly (and following heavy weather events)
	• Repairing track surface	3 monthly
	• Maintenance to revegetated trees (weeding, disease check and treat)	3 monthly
Action 4	<b>Informal Jump Area</b>	
	• Ongoing administration	Monthly
	• Condition and safety inspections	Monthly
Action 5	<b>Youth Precinct Car Parking</b>	
	Subject to separate Maintenance program	
Action 6	<b>Lighting</b>	
	Subject to separate Maintenance program	
<b>Stage one annual maintenance budget estimate</b>		<b>\$ 25,620</b>

Action Item	Item	Frequency
<b>STAGE TWO</b>		
<b>Action 6</b>	<b>Shade Shelter- MTB Trail Head + Pump Track Facilities</b>	
	• Repair of vandalism	As needs
	• Tidying of all paths and hard surfaces	Following heavy weather events
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease check and treat)	Fortnightly
	• Maintenance to Furniture & Fixtures	3 - 6 monthly
	• Inspection and repair of lighting	6 monthly
	• Inspection of signage condition	6 monthly
<b>Action 7</b>	<b>Shade Shelter- BBQ and Picnic</b>	
	• Repair of vandalism	As needs
	• Tidying of all paths and hard surfaces	Following heavy weather events
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease check and treat)	Fortnightly
	• Maintenance to Furniture & Fixtures	3 - 6 monthly
	• Inspection and repair of lighting and bulb replacment	6 monthly
	• Inspection of signage condition	6 monthly
<b>Action 8</b>	<b>Open Lawn for Temporary Events and Recreation</b>	
	• Tidying of all paths and hard surfaces	Following heavy weather events
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease check and treat)	Weekly during Wet Season, Fortnightly during Dry
	• Mowing of central lawn area (1000m <sup>2</sup> )	Fortnightly
	• Additional Maintenance to lawn (fertilising, weeding, irrigation check and repair, disease check and treat)	Monthly
	• Inspection and repair of lighting and bulb replacment	6 monthly
	• Inspection of stage, GPO, temporary event vehicle hardstand	6 monthly
<b>Action 9</b>	<b>Street Sports</b>	
	• Repair of vandalism	As needs
	• Tidying of all paths and hard surfaces	Following heavy weather events
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease inspection and treatment)	Fortnightly
	• Maintenance to Furniture & Fixtures	3 - 6 monthly
	• Inspection of surface, cage and line marking condition	6 monthly
	• Inspection of signage condition	6 monthly
<b>Action 10</b>	<b>Kids Safety Bike Track and Play elements</b>	
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease inspection and treatment)	Fortnightly
	• Clearing of track from debris and general tidying	Fortnightly (and following heavy weather events)
	• Inspection and repair of track surface and track interface, re-marking of lines.	3 monthly (Monthly within the first 3 month period)
	• Installation and removal of tensile fabric shade over play elements for cyclone season	6 monthly
	• Maintenance of furniture and play items	3 - 6 monthly
	• Sweeping / cleaning of track	6 monthly
	• Inspection of signage condition	6 monthly
<b>Action 11</b>	<b>Art Opportunity (At high profile entrance and rest areas)</b>	
	• Inspection of Art work condition	6 monthly
	• Adjacent surface maintenance Weed removal etc.	6 monthly
	• Feature lighting maintenance and bulb replacement	6 monthly
<b>Action 12</b>	<b>Low Key MTB Loops through drainage area</b>	
	• Clearing of track from debris	Monthly (and following heavy weather events)
	• Check and repair track surface	6 monthly
<b>Action 13</b>	<b>New dual use Path along Fredrick Street</b>	
	• Inspection and repair on footpath	Yearly
<b>Stage two annual maintenance budget estimate</b>		<b>\$ 69,795</b>

Action Item	Item	Frequency
<b>STAGE THREE</b>		
<b>Action 14</b>	<b>Access Road</b>	
	Subject to separate Maintenance program	
<b>Action 15</b>	<b>BMX Track + Spectator Facilities</b>	
	• Repair of vandalism	As needs
	• Inspection and cleaning of Toilets	Weekly
	• Clearing of track from debris	Fortnightly (and following heavy weather events)
	• Maintenance to surrounding garden beds and trees (weeding, reinstate mulch, irrigation check and repair, disease check and treat)	Fortnightly
	• Maintenance to Furniture & Fixtures	3 - 6 monthly
	• Inspection and repair of track surface and asphalt interface, re-marking lines.	3 monthly (Monthly within the first 3 month period)
	• Sweeping / cleaning of track	6 monthly
	• Inspection of signage condition	6 monthly
	• Inspection and repair of lighting and bulb replacment	6 monthly
<b>Action 16</b>	<b>Gates for Connection with Oval</b>	
	• Mowing of oval extension lawn area (400m <sup>2</sup> )	Fortnightly
	• Additional Maintenance to lawn (fertilising, weeding, irrigation check and repair, disease check and treat)	Monthly
	• Inspection of gates, fence line and signage	6 monthly
<b>Stage three annual maintenance budget</b>		<b>\$ 86,964</b>

## FUNDING AND PARTNERSHIP OPPORTUNITIES

There are a number of potential funding options and partnerships available to assist in the implement of the BRAC 1 Youth Precinct Project. These funding partners and grant opportunities are aimed at the improvement of community health, youth health, increasing active recreational opportunities or the development of regional towns.

UDLA can assist in provision of material to highlight the community and personal health benefits of the project and assist in funding applications.

The main funding and partnership opportunities relevant to this project include:

- Australia Council - Community Partnerships : [www.australiacouncil.gov.au](http://www.australiacouncil.gov.au)
- BUPA Health Foundation Grants Program: [www.bupa.com.au](http://www.bupa.com.au)
- Commonwelath Bank Staff Community Fund: [www.commbank.com.au](http://www.commbank.com.au)
- Community Business Bureau (CBB) Community Development Grants: [www.cbb.com.au](http://www.cbb.com.au)
- Department of Local Government and Communities: Youth Activities Grants: [www.communitieswa.gov.au/grants](http://www.communitieswa.gov.au/grants)
- Department of Sports and Recreation: [www.dsr.wa.gov.au](http://www.dsr.wa.gov.au)
- Foundation for Rural and Regional Renewal Grants: [www.frrr.org.au](http://www.frrr.org.au)
- Harold Mitchell Foundation [www.haroldmitchellfoundation](http://www.haroldmitchellfoundation)
- Healthway Aboriginal Health Project: [www.healthway.wa.gov.au](http://www.healthway.wa.gov.au)
- Healthway Health Promotion Project Grants and Sport and Racing sponsorship [www.healthway.wa.gov.au](http://www.healthway.wa.gov.au)
- Lotterywest - Community spaces outdoor [www.lotterywest.wa.gov.au/grants](http://www.lotterywest.wa.gov.au/grants)
- Lotterywest - Trails: [www.lotterywest.wa.gov.au/grants/grant-types/trails](http://www.lotterywest.wa.gov.au/grants/grant-types/trails)
- RAC Sponsorship - Community Partnerships: [www.rac.com.au](http://www.rac.com.au)
- Telstra Foundation Social Innovation [www.telstrafoundation.com](http://www.telstrafoundation.com)

A number of local parties expressed interest in actively participating in the construction and maintenance of various aspects of the project.

It is recommended that a Youth Precinct Action Group be established to further define roles and responsibilities.



# 4.0 APPENDICES

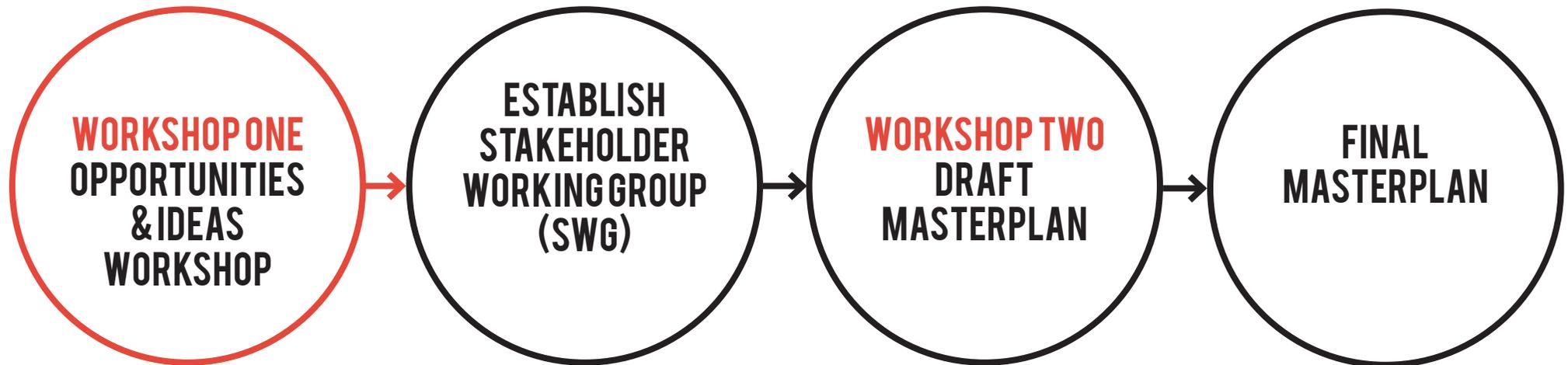
## APPENDIX 1 - WORKSHOP 1 PRESENTATION

The background image shows a park-like setting with a chain-link fence in the foreground, several trees of varying sizes, and a paved path. The scene is captured in a slightly desaturated, muted color palette, giving it a calm and natural feel. The text is overlaid in the center of the image.

**BRAC1\_YOUTHPRECINCT  
WORKSHOP1**  
IDEAS AND OPPORTUNITIES

UDLA + Mud Map Studio + Common Ground  
March 2017

# A PARTICIPATORY PROCESS



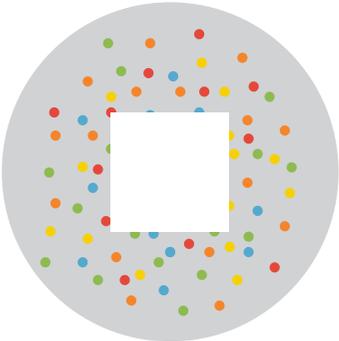
# WORKSHOP OBJECTIVES

Today's objectives are:

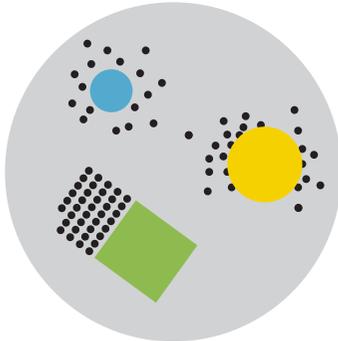
- To discuss site and its constraints
- To present preliminary ideas for activation
- To workshop the feasibility of these and other ideas
- To agree a brief to enable master plan development

# WHAT WILL DETERMINE THE FEASIBILITY OF THESE IDEAS?

## Project Filters



Regional Attractor



Activity/Attractions



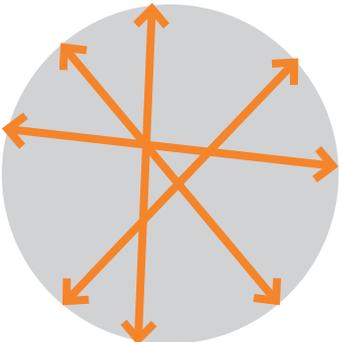
Community Benefits



Environmental Outcomes/Risks



Cost



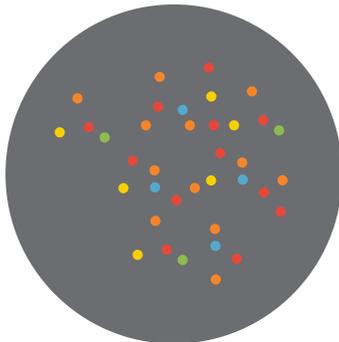
Economic Benefits



Safety



Duration & Seasonality



Night time Activation



Maintenance/Running Costs

# BROOME RECREATIONAL TRAILS MASTERPLAN

## Masterplan Stage 1 High Priority (0-5 years)

No.	What	Why
1a	Construct dual use path	To create a continuous safe path with minimal contact with traffic
2a	Construct dual use path on west side of causeway	This path will form part of Enduro and Neighbourhood Trails, however this component is to be installed as high priority due to current condition
5	Undertake site masterplan for BRAC 1 to spatially explore new 'youth orientated' facilities and paths such as - a pump track, skate park upgrade, exercise equipment, running track and connection to existing BRAC site, shops and other recreation and community facilities*	To create a youth and recreation activity node
7	Undertake a site master plan for Cable Beach Precinct to include exercise equipment and additional facilities such as drink fountain, bike racks and bike fixing facilities.	This area provides an opportunity for a recreation hub with exercise equipment and additional facilities. This aligns with the 2016 Cable Beach Development Strategy.
9	Path upgrade – clear, maintain and promote path through the ECC	Opening up this existing path creates a continuous bush trail from Reid rd (NBY office, shops) into Minyirr Park and Minyirr Base Camp via the Minyirr trails
10	Path upgrade – Repair damaged path and address drainage issue that is causing damage to path in wet season	This is a heavily used path for students going to Cable Beach Primary and St Mary's College. The school believes this path can be dangerous during the wet season and needs attention
11	Path upgrade – install lights along path	This is a highly used path by students going to school and people moving between 'old' and 'new town'
12a	Path upgrade – install lights and shade trees on the north side of paths	Sanctuary Rd is a high use area for tourists and is dark at night
12b	Path upgrade – shade trees on the north side of paths	Sanctuary Rd is a high use area for tourists and is hot in the day
21	Additional facilities – add bike rack	Currently no formal location to lock you bike
22	Additional facilities – add bike rack and skate board fixing station	Currently lacking facilities
23	Additional facilities – add bike rack, water fountain, bike fixing station, exercise equipment	Currently lacking facilities
24a	Increase facilities – exercise equipment*	Currently lacking facilities
24b	Increase facilities – add bike rack, water fountain, exercise equipment*	Currently lacking facilities
29	Promote path network (refer to Marketing Plan for six key trails)	There are some existing path networks that are underutilised because people don't know they exist
35	Increase shade opportunities in Chinatown	Currently lacking shade amenity making many uncomfortable spaces

\* to occur after masterplanning has taken place



# CONTEXT



# THE SITE

- $\approx 65,000\text{m}^2$
- Drainage Basin
- Shire of Broome Storage
- Under Utilised



# CONTAMINATION

- Location ?
- Level ?
- Implications



# DRAINAGE

----- 1:100 Year Flood Level

||||| Bund

- - - - - Flow



# BOULEVARD SHOPPING CENTRE



# FENCES



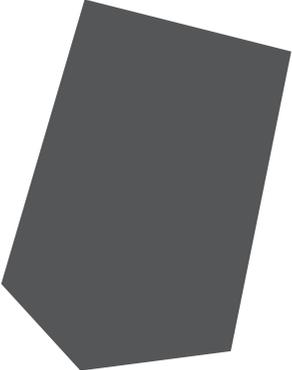
# ROAD RESERVE



# SCALE STUDY



Size = approx. 65, 000m<sup>2</sup>



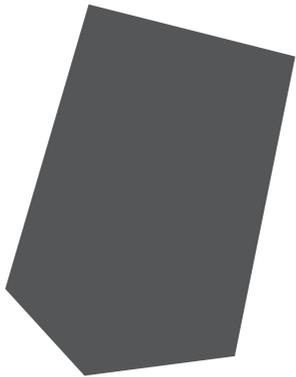
MALE OVAL  
Size = approx. 45,700 m<sup>2</sup>



# SCALE STUDY



Size = approx. 65,000m<sup>2</sup>



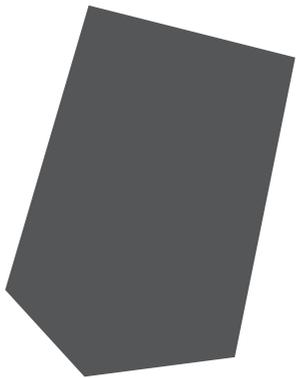
Ampitheatre Cable Beach  
Size = approx. 5,110 m<sup>2</sup>



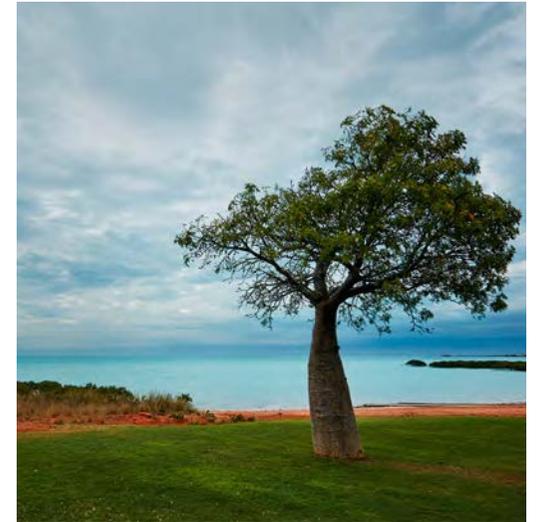
# SCALE STUDY



Size = approx. 65,000m<sup>2</sup>



TOWN BEACH  
Size = approx. 21,000m<sup>2</sup>



**WHAT CURRENT ACTIVITIES/EVENTS  
COULD WORK HERE?**

# TRAILS

- MTB or running trails



# MTB PUMP TRACK

- Small area required
- Clay, Concrete or Asphalt construction



# MTB SKILLS PARK

- Above ground skill development items



# MTB JUMP TRACK

- Jump focused MTB course



# MTB CHALLENGE PARK

- Pump + Jump + Skills



# BMX

- BMX racing facility or low key practice course



# KIDS BIKE / SCOOTER SKILLS TRACK

- Bike skills development
- Safety education opportunity



# ADVENTURE PLAYGROUND

- Informal play space opportunity



# ROPES COURSE

- Free standing ropes course for school groups , social clubs, team building sessions etc.



# FITNESS COURSE

- For use by boot camp and personal trainers (Army?)
- Potential for events - eg Tough Mudder style



# PARKOUR COURSE

- All ages Parkour course
- Multiple construction options



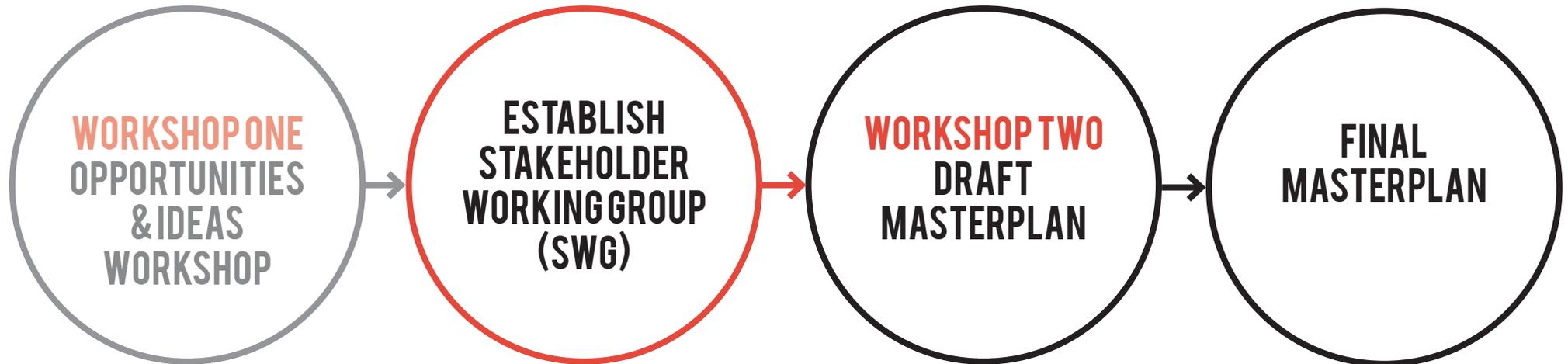
# TEMPORARY EVENTS

- Community Event Venue
- Temporary or seasonal functions



**WHAT ELSE?**

# NEXT STEPS...





**THANK YOU**

## APPENDIX 2 - WORKSHOP 1 MINUTES

28<sup>th</sup> February 2017

# BRAC 1 Youth Precinct Masterplan

## Shire of Broome Officers Workshop 1 Notes

### Attendance:

Andrew Close	Shire of Broome
Casey Zepnick	Shire of Broome
Ian Chester	Shire of Broome
Kathryn Glass	Shire of Broome
Kirsten Wood	Shire of Broome
Mark Davis	Shire of Broome
Mark Renwick	Shire of Broome
Mike Doyle	Shire of Broome
Simon Clark	Shire of Broome
Steven Harding	Shire of Broome
Vanessa Margetts	MudMap Studio

## 1 Notes

---

1. *The whole project site currently functions as a retention basin and drainage volumes must be maintained.*
2. *New tree planting in the area was supported*
3. *All SoB materials currently stored on the site will be relocated as they affect the drainage volumes*
4. *Suspended Pindan in runoff into Roebuck Bay is an ongoing environmental issue. Work needs to be done to improve the health of the drainage system at the project site.*
5. *There was concern as to the condition of a dirt bike track in the wet, there was worry it would become rutted-out and dangerous, requiring lots of maintenance. There was discussion that there was plenty of interest from local groups to maintain the track, another option would be to build structures above the existing ground.*
6. *The area between the eastern bund and Boulevard is zoned for a road to connect with Jigal Drive if/when the airport moves. Minimal works to be done in this area.*
7. *No known restrictions to the site, due to proximity of airport, other than light spill and heights of new infrastructure. It was agreed to include the airport in discussions to ensure what is proposed doesn't affect the airport.*
8. *The outcome needs to ensure that there is adequate emergency access retained to site*
9. *In the 2018-2019 budget there is \$100,000 allocated for the construction of this project with the aim of procuring more funding.*
10. *There was concern about parking, access and how the site addressed Frederick street – this needs further refinement however it was recommended the future road be shown on the masterplan. The BRAC parking could be extended into the BRAC 1 site.*
11. *It was discussed that it is unsafe for people to be walking through the drainage area and should be encouraged to enter the site from BRAC.*
12. *The black garrison fencing around the playing fields was installed to ensure there was only one entrance point for football matches and money could be made from people attending the*

games. It was acknowledge that this is a barrier between the two sites and gates may be installed to try join the two spaces.

13. It was mentioned that the eastern side of grass mound on the playing fields aren't used because of the fence, however resources are put into maintaining them. This could be a good location to watch what's happening at BRAC 1.
14. The group discussed what activities could happen on the site for parents/adults, it was mentioned that this would probably be a shared space were all ages could be involved.
15. Other activities suggested by the group included endurance events such as Tough Mudder, outdoor training, BMX bikes, walk trails, fitness training, parkour. There was a suggestion that maybe the Army might be interested to do training or setting up a training course on site. There was also a desire to think about what events could be held at this site and how the masterplan would accommodate the event.
16. The issue of site contamination was discussed, currently no studies have been done but there was issues when the lights were installed on the playing fields. The suggestion was that once a draft masterplan had been completed the Shire would drill in location that might require cutting to see the possible impacts.

#### ACTIONS:

- Engineering to provide drawings/reports regarding drainage for the site
- Invite airport and NorForce to the community workshop

14<sup>th</sup> March 2017

# BRAC 1 Youth Bike Precinct

## Community Workshop 1 Notes

### Attendance:

Samantha Kerr & family  
Ulani Hayter Otaola  
Lily Germinario  
Tehani Savu  
Warrick Bamford  
Melanie Howard  
Lucas Brennan  
Jenna Cowie  
Hilary Wilkins  
Aaron Manson  
Erwan Crozetiere  
Tonii Skeen  
Gwen Knox  
Moe Cusack  
Brad Carr  
Andrew Jansen  
Casey Zepnick (Shire of Broome)  
Mike Doyle (Shire of Broome)  
Scott Lang (UDLA)  
Vanessa Margetts (MudMap Studio)  
Dave Willcox (Common Ground)

### Apologies:

Paul McSweeney  
Jessica Bailey  
Andrew Johnson  
Brett Claudius  
Sally Reynolds  
Meredith Bell

## 1 Introductory Presentation

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Casey from the Shire of Broome gave an initial welcome to participants and provided an overview of the project and objectives. Scott, Vanessa and David gave a presentation covering site opportunities and constraints, a scale comparison and presented some preliminary opportunities for considerations. Each representative of the SoB and consultant team sat on a separate table and facilitated a conversation with the participants on their responses to the presentation and their ideas and priorities for the site.

## 2 Summary of Key Points (top 10)

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1. *Create a community hub that has activities for all ages*
2. *Create a space that is owned, built (and altered) and maintained by the community*
3. *Provide an inviting, safe environment with safe access*
4. *Install pump tracks and trails as priority*
5. *Provide a relaxed gathering space that has shade, seating areas, water*
6. *Provide an area that will allow a range of temporary events to take place (pop-ups, food vans, workshops, demos, music, competitions)*
7. *Provide opportunities for creativity and public art*
8. *Create spaces where outdoor exercise and training can take place*
9. *Plant local tree species and provide educational signage*
10. *Create a space that promotes healthy living and health and safety education*

## 3 Table 1 group Discussion (Mike – SoB)

---

### 3.1 Items the group would like to see include on the site:

- *Chilling out spaces*
- *Sitting areas*
- *Volleyball/Basketball/soccer goals*
- *Pump track*
- *Trail running*
- *Areas of grass and trees with organic seating such as logs*
- *Fitness equipment*

### 3.2 General comments:

- *Use pipes for hill to ride through*
- *Track through to BRAC is known as the Wonderland track*
- *Planting and shade*
- *Well light tracks – parents don't currently don't like us using this area*
- *Incorporate bund on Boulevard side into the design*
- *Wouldn't go to the back area*
- *Didn't support the idea of parkour*

## 4 Table 2 Group Discussion (Casey – SoB)

---

### 4.1 Items the group would like to see include on the site:

- *BMX*
- *Jumps*
- *Facilities that cater for all ages including advanced/provide a challenge*
- *Facilities that cater for scooters and skateboards*
- *Nature playground / Sensory – all accessible / Natural obstacles*
- *BBQ / Shade / water taps*

- *Toilets and amenities*
- *Water*
- *Parking*

#### **4.2 General comments:**

- *Good surveillance*
- *Involve community in construction/alterations to provide ownership and less antisocial behavior*
- *Emergency access for ambulances*
- *Themed to respect character of Broome*

## **5 Table 3 Group Discussion (Scott – UDLA)**

---

### **5.1 Items the group would like to see include on the site:**

#### **BMX**

- *A track would ideally be constructed and maintained by a club*
- *Many kids arrive in Broome and ask 'where is the BMX track?'*
- *Scale could be flexible, start with smaller, easier track. Needs to be free*
- *Important to cater for kids/families*
- *Broome has similar demographic to Kalgoorlie where there is a successful BMX track*
- *Need to consider supervision/first aid*
- *There is plenty of appetite in Broome to help construct a track*
- *Whatever gets built will get used*
- *This type of infrastructure will help tourists extend their stay*

#### **Park Run**

- *Supported, could be an easy low cost quick win*

### **5.2 General Comments:**

- *The site is in a good location, ideal catchment for kids*
- *An area of big dirt mounds that people can shape would be popular*
- *Logs wouldn't work (termites) but concrete pipes/culverts would do the same thing*
- *Its important that new facilities cater for beginners up through intermediate to advanced*
- *Need a space that feels safe*
- *Activate the site closer to the road*
- *Fencing – better to have more gates and keep the site open then close for events*
- *The site is currently not inviting...looks dangerous*
- *Site needs easy access - more parking? This was a bit contentious, others believed we just need better pedestrian/cycle connections*
- *Other facilities such as shade/drink fountains needed*

- *Utilise footy club facilities more*
- *Power and water needed for events*
- *Wifi would help activate the site*
- *Idea of incorporating/enabling street art. This would give a broader section of the community engagement and ownership over the space*
- *Large notice boards with ephemeral art could be used*
- *Poster pole like Broome Nth could be incorporated*
- *There were queries around the status of the skate park, it's very popular but too small*
- *If a new skatepark is to be provided in the future it should be located on this site*
- *Some additional basketball, netball, volleyball courts that are free should be incorporated*

## 6 Table 5 Group Discussion (Vanessa – MudMap)

---

### Items the group would like to see include on the site:

#### BMX

- *Olympic sport*
- *Good to be encouraging people to take on a competitive sport / provide an area to train*

#### Road Safety /skills track

- *Important part of growing up and learning road rules*
- *The Kimberley is one of the worst places for traffic accidents and injury and there is currently little opportunities in place of education about injury prevention and safety*

#### Trees and planting

- *Local fruit trees with signage*
- *Not the right place for a community edible garden*

#### Trails

- *Flower style trail around the outside*
- *Safety concern about bikes and people sharing one track*

#### Pump track and jumps

- *Provide pump track as a priority*
- *Good way to get people into the sport*

#### Events

- *Flexible spaces to hold a range of events*
- *Set up a stage for music events*
- *Opportunity for demos by pros*

#### Pop-up

- *Food*
- *workshops*

#### Chill out space

- *A central area to have a picnic*
- *Shaded*

- *Water*
- *Tables*
- *BBQ*

Outdoor education / fitness training opportunities

- *Work with SES to provide training opportunities such as climbing*
- *Outdoor Education classes are always looking for new activities*
- *Provide space for alternative personal training opportunities*

Art

- *Provide space for art*
- *Make the whole space a creative vibrant space*

## 6.1 General Comments:

- *Create a space that is welcoming to all, has activities for people who aren't sporty*
- *Community space*
- *Family / all ages space*
- *Easy safe access*
- *Provide safe road crossing*
- *Create opportunities to provide healthy food and health and safety education*
- *Volunteer driven*

## 7 Table 4 Group Discussion (Dave – Common Ground)

---

### 7.1 Items the group would like to see include on the site:

Central Hub – Hangout Space

- *Need for a central hub with seating, furniture and benches for people to hang out and watch other activities that are being undertaken*
- *(DW- Spectator mounds could be incorporated and cohabit with trails)*

Fitness Circuit and Outdoor training

- *NorForce would utilise any outdoor obstacles, fitness, outdoor training areas. Would require a set down area to park vehicles close by.*
- *Demand for personal trainers to have an area that suits their structured classes*

Trail Running

- *NorForce would utilise trail running circuit as long as it was not a pathway and would like as much rock, log and other obstacles as possible. (DW: These could be incorporated as optional shortcuts of corners in a trail to ensure the trail still suits a wide range of users)*

Nature Trail

- *Nature based trail with interpretation on native species*
- *Edible foot trail (DW- need to be careful of different users, ie passive and adventure, and the risk of conflict between*
- *Could also provide outlet for Seniors to walk amongst trees and plants*

Pump Track

- *Should suit all ages from very young and up*
- *(DW- opportunity to design pump track around traditional aboriginal painting and shapes. Will be visible from the air).*

#### Entertainment Area

- *Outdoor stage and entertainment area to allow events and programs*

#### Popup

- *Informal area / set down to stage pop up structures to suit (DW- Could be a combined setdown / fitness area)*

#### Parkour

- *Setup to suit 12-17yo would be well received by the circus kids and trainers*

#### Skate – Scooter Park

- *Existing facility does not service the existing population*
- *Scale of existing facilities exacerbates conflict between different users, especially between older BMX/MTB and Younger scooter users*
- *Existing facility is dangerous and dilapidated with high risk of injury to users*

#### Outdoor Circus Training

- *Outdoor Aerial rig, trapeze and ropes area – (DW: this could be incorporated into some structural lighting towers)*
- *Outdoor Trampolines (DW: could do an outdoor bounce style area with horizontal and vertical tamps and padding)*

#### Adventure Playground / Nature Play

- *Should use natural materials and avoid plastics*
- *Needs cover / shade or young kids won't use it during the day*

## 7.2 General comments:

#### Considerations

- *Site is central to a lot of areas and other facilities such as school, BRAC, shops etc.*
- *Strong connections/linkages to the site is imperative*
- *Active community space - Need an activated site to ensure users feel safe.*
- *Community needs to become invested in the project. Could be achieved by providing areas for programs such as cooking and art projects to be based from*

#### Risks

- *Passive surveillance is an issue due to the depth of the site and distance from road.*
- *Kids on dirt bikes – but also an opportunity to provide for them (DW- probably not compatible)*
- *Central between bottle shop and two pubs and if not managed could have alcohol related issues.*
- *Consider fencing of site and that fence to airport may need double layering*
- *Liability for the shire*

#### Lighting

- *Lighting to promote security of area*
- *Lighting to enable evening use during wet season, when recreation during day undesirable.*

#### Shade

- *Facilities should be shaded with combination of tree and structural shade.*
- *Shade sails not appropriate*
- *Potential for shade to be artwork sculpture like the Singapore trees.*

#### Planting

- *Large trees to provide shade*
- *Edible food plantings / crops along trails – NorForce are training their guys about edible foods and this would benefit them*

- *Community garden space*

Health

- *Health check in stations to monitor heart rate etc*
- *Water refill station*
- *Opportunity to promote healthy eating such as the Broome Primary School Green Canteen*

Art

- *Potential for kinetic sculptures*
- *Incorporation of Aboriginal artwork into design principles*

Waste

- *Ongoing issue of waste and that it is not disposed off (DW- potential to make waste fun, such as a basketball style ring with waste pipe where you have to throw your waste in??)*

Parking and Access

- *Need an easy drop off point for parents*
- *Has to be easy for kids to access after school*

NOTE- Not much talk of cycling facilities on this table although all agreed would be good for site and was a given.

## 8 Appendix A: notes from workshop with Broome Girls Academy

---

Attendants:

Montisha Lee,  
Bettrina Bundamurra  
Sareema Tomlinson  
Jaylah Bin Omar  
Catherine Kibily  
Jordanna Koster  
Nathalia Thomas  
Kiara Manolis  
Raya Sara  
Mike Doyle (Shire of Broome)

### 8.1 Key points

- *Gates along the fence line with the main sports field*
- *Chill out areas throughout the area with logs as seats that they could paint*
- *Graffiti wall*
- *Distance markers on the tracks*
- *Pump track near the entry*
- *Big bush track that loops around the perimeter*
- *Good entry path where the current driveway on Frederick st is*
- *Obstacle course/paint ball style section in the area where the road reserve is proposed*
- *Drink fountains that have a bowl for dogs and bike racks around the chill out areas*
- *A fountain with a pond that you can throw money in*
- *Paths that connect all the different areas, but ones for bikes and ones for walking.*
- *Chill out area in the middle for casual sports/basketball, ping pong and trampolines*
- *Camp fire area in the central chill out zone*
- *Lots of trees*
- *Little kids area near the brac car park*
- *Bike racks and water fountain near the car park area*
- *Nature play playground*
- *Some tunnels*
- *Skate park with a shade over it*
- *To feel safe they want lights and fences, cameras on the lights*

## 9 Appendix B: Broome Sports Association's Talent Development Program Group 1 Athletes

---

Attendants:

Sophie Moore

Milli Ledgerwood

Jasmine Johns

Jessie Evans

Daniel Ralph

Belinda Cole

Sam Lynch

Sean Williams

Tom Fowler

Sephen Carson

Ulani Hayter Otaola

Tash Aristei (Head Coach)

Mike Doyle (Shire of Broome)

### 9.1 Key points

- *This group are amongst Broome's elite young athletes so they had a sport/fitness perspective.*
- *Circular community space for concerts with bench seats and a fire pit*
- *Fitness equipment along a running track that take in the perimeter*
- *Edible trees like gubinge that you could eat from around the running track and interpretive signage*
- *Bike/pump track at the front so it is similar to the skate park in that it can be seen easily*
- *Volleyball/basketball/netball/soccer in separate areas around the site*
- *Basketball/soccer could be caged 3 on 3 area with benches for people to wait on and signs that say winner stays on. Soccer goals could be painted onto the caged area or else have small ones attached to the basketball ring or have separate half courts.*
- *Colour coded running and bike tracks with varying difficulty levels around the site and distance markers.*
- *Tracks could be undulating with access from Boulevard fence side and also BRAC fence side. Three gates – one at each end and one in the middle*
- *Girls would use at night if it was solar lit*
- *Need lots of shade and trees.*

## 10 Appendix C: North West Regional TAFE's Certificate 2 in Sport and Recreation Class

---

Attendants:

James Paton

Leilani Ozies

Jofrarn Hunter

Scartisha Ningella

Alex Beuke

Ezzay Foy

Chloe Speed

Scott Pember

Dion Parriman

Brett Claudius (lecturer)

Mike Doyle (Shire of Broome)

### 10.1 Key points

- *BBQs*
- *Native nature park at the front section for small children.*
- *Obstacles or somewhere to do paint ball in the back eastern corner*
- *Lots of small chill places with trees and shade, bbq's and drink fountains. Seats turned urban art.*
- *Broome blackboard (wall with blackboard paint) near entrance facing into the site. Could be turned into a fence for people to write on*
- *Solar panel lights scattered around the place.*
- *Build up the wall alongside the Boulevard so it is like the one at BRAC for people to sit and watch the activities.*
- *Build a maze using trees, bushes, recycled wood and pallets, and have something in the middle that is fun for kids, maybe a wooden fort.*
- *Build a track around the perimeter of the site and also around BRAC that can be used for runners and pedestrians.*
- *Have a kids bike track close to the BRAC playing fields about half way along the fence. Parents could watch from the grassed mounds along the fence. A more difficult bike track should*
- *Nature trail around the perimeter with native trees and interpretive signs for mums with young kids, and old people to walk around.*
- *Rent a spot around the site that food vans and other activities could book.*
- *Security guards to patrol the site at night.*
- *Skate park.*

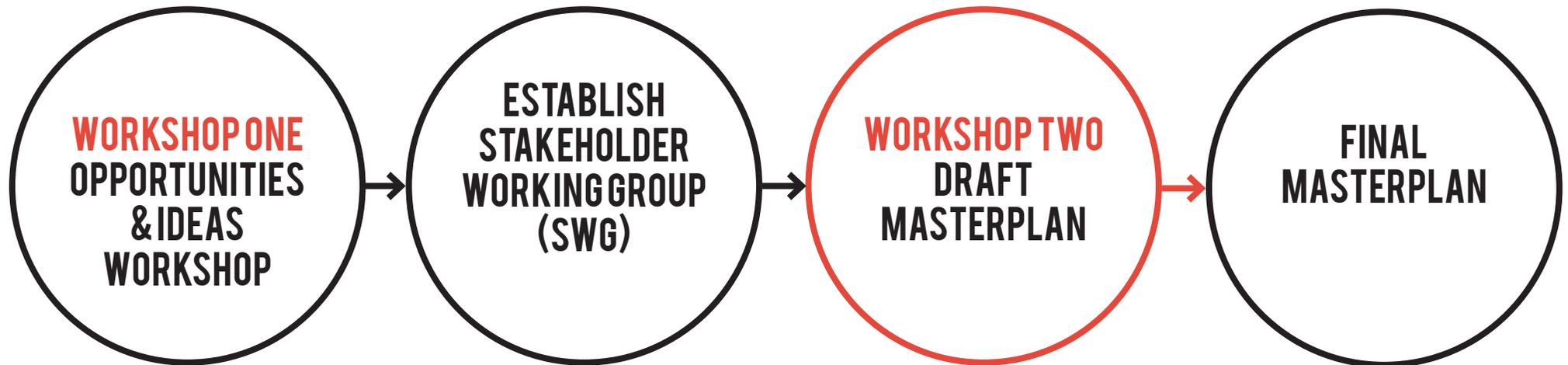
## APPENDIX 3 - WORKSHOP 2 PRESENTATION



**BRAC1\_YOUTHPRECINCT  
WORKSHOP 2  
DRAFT MASTERPLAN**

UDLA + MudMap Studio + Common Ground  
May 2017

# A PARTICIPATORY PROCESS



# WORKSHOP OBJECTIVES

Today's objectives are:

- Overview of Project Principles
- Summary of Engagement key themes and directions
  - Presentation of draft concept master plan
- Received feedback and define agreed direction for final Master Plan

# SUMMARY OF ENGAGEMENT

## Who:

### Community Working Group

- SoB officers
- The Boulevard Shopping Centre
- Broome International Airport
- Department of Sport and Recreation

### Focused Workshops

- Broome Girls Academy
- Broome Sports Association's Talent Development Program Group 1 Athletes
- North West Regional TAFE's Sport and Recreation Class
- Broome Senior High School Year 9 Outdoor Education
- St Mary's Year 9 and 10 Outdoor Education
- Broome Senior High School Yr 10 Participation & Engagement Program
- Youth Advisory Council

# SUMMARY OF ENGAGEMENT

## Key Themes and Directions

1. Provide an inviting, safe environment with safe access
2. Install pump tracks and trails as priority
3. Provide a relaxed gathering space that has shade, seating areas, water
4. Provide an area that will allow a range of temporary events to take place (pop-ups, food vans, workshops, demos, music, competitions)
5. Create a space that is owned, built (and altered) and maintained by the community
6. Create a community hub that has activities for all ages
7. Provide opportunities for creativity and public art
8. Create spaces where outdoor exercise and training can take place
9. Plant local tree species and provide educational signage
10. Create a space that promotes healthy living and health and safety education

# DRAINAGE

----- 1:100 Year Flood Level

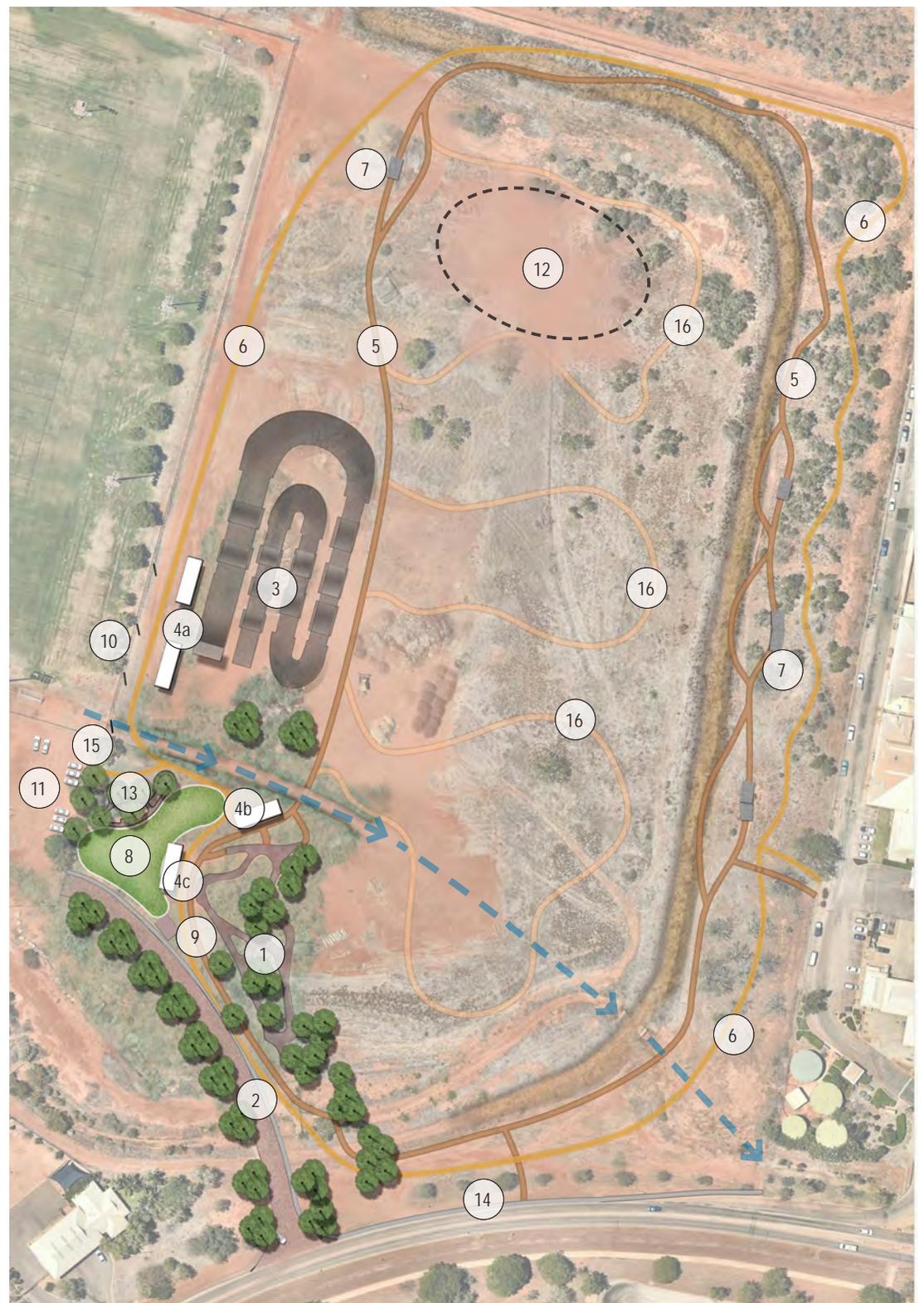
||||| Bund

- - - - - Flow



# DRAFT (OVERALL) MASTERPLAN

- ① - MTB Pump Track
- ② - Access Road
- ③ - BMX Track
- ④a - Shade Shelter - BMX
- ④b - Shade Shelter - MTB Trail Head + Pump Track
- ④c - Shade Shelter - BBQ and Picnic
- ⑤ - MTB Trail
- ⑥ - Walk Path
- ⑦ - MTB Skill component
- ⑧ - Open Lawn for temporary events and recreation (eg Trapeze etc.)
- ⑨ - Street Sports
- ⑩ - Gates for connection with oval
- ⑪ - Youth Precinct Car Parking
- ⑫ - Informal Jump Area
- ⑬ - Kids safety bike track
- ⑭ - New dual use path along Fredrick Street
- ⑮ - Art opportunity at high profile entrance points and near rest areas
- ⑯ - Low key MTB loops through drainage area



# DESIGN COMPONENT 1 – ACCESS



- Creation of an inviting, safe access way
- Connecting the site, BRAC and Frederick street
- Inclusion of a footpath along the northern side of Frederick Street and along access road to encourage walking and cycling to the site and between BRAC and The Boulevard.
- Lighting to be included in the access road to improve safety
- Parking for the Youth Precinct to utilise the existing Carpark
- Access road to utilise existing culvert to cross swale

# DESIGN COMPONENT 2 – MTB PUMP TRACK



- Proposed pump track of an asphalt construction
- An all ages and abilities focus
- Disperse design rather than compact to allow landscaped areas and tree planting and to blend with landscape
- Located in close proximity to access road for ease of access, promotion of the Youth Precinct and to increase passive surveillance
- Located in the higher ground to avoid flood damage

# EXAMPLE PROJECT – BALYARRA PARK, KARRATHA



Size = approx. 65, 000m<sup>2</sup>



Balyarra Park  
Size = approx. 16,000 m<sup>2</sup>

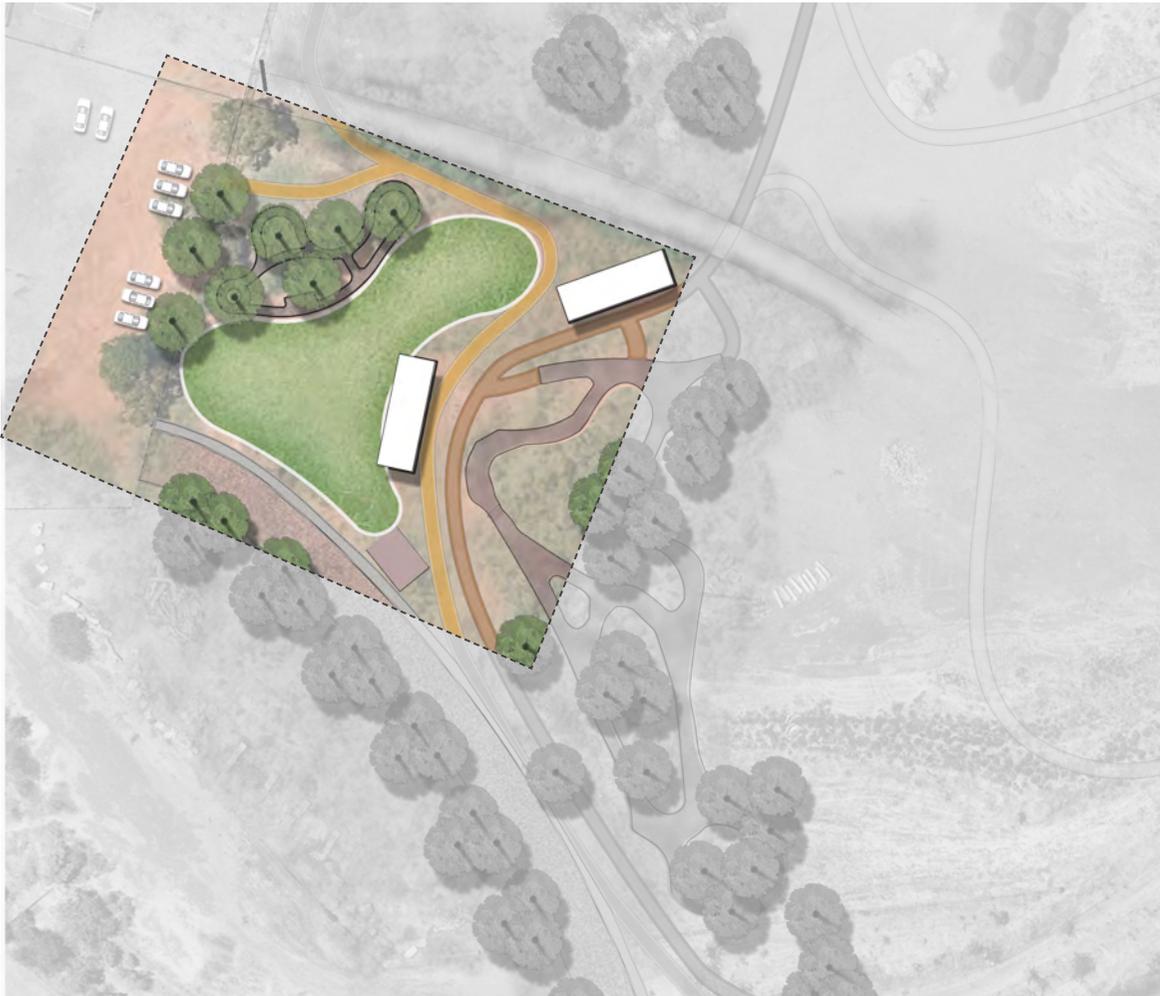
- Asphalt construction
- Dispersed design
- Co-located with picnic areas, open lawns, drainage function etc.



Pump track  
Size = approx. 2,679 m<sup>2</sup>



# DESIGN COMPONENT 3 – CENTRAL HUB



- A relaxed gathering space
- Provision of general amenity such as shade, seating areas, drink fountains
- Open lawn area for temporary events (pop ups, food vans, workshops, etc)
- Open lawn for active recreation use (Exercise groups, casual kick about, etc)
- Incorporation of street sports
- Inclusion of kids bike safety track located close to lawn and site entrance and separated from access road - All ages attraction.
- Multiple functions clustered to generate an active core linking the different programs
- Encourage interaction between different user types
- Facilities to act as a trail head

# EXAMPLE PROJECT – SHEPHERDS BUSH PARK, KINGSLEY



- MTB Trail
- Pump Track
- Skills elements throughout trail
- Shade shelters, rest and Trail Head facilities



# DESIGN COMPONENT 4 - BMX



- BMX Track of Asphalt and Concrete construction
- Height of track will impair some views across site therefore located to the north of the central hub area
- Key recreational attractor to the site
- Master plan allows space for a track large enough to host events and formalised 8 person races

# DESIGN COMPONENT 5 – TRAILS



- A cross country Mountain Bike Trail is proposed to weave around the perimeter of the site
- Trail circuit is shown as approximately 1km long
- Trail includes break off paths that lead to skill elements
- Trail to weave up and down the Boulevard side of the existing drainage bund
- Trail to wind around existing trees
- Trail to connect to the Boulevard, Central Hub Area, and the proposed footpath along Frederick Street
- Walking trail is also proposed to encircle the site winding through existing trees
- Walking trail length is shown as approximately 1km

# EXAMPLE PROJECT - WYLDE MTB TRAIL, NSW

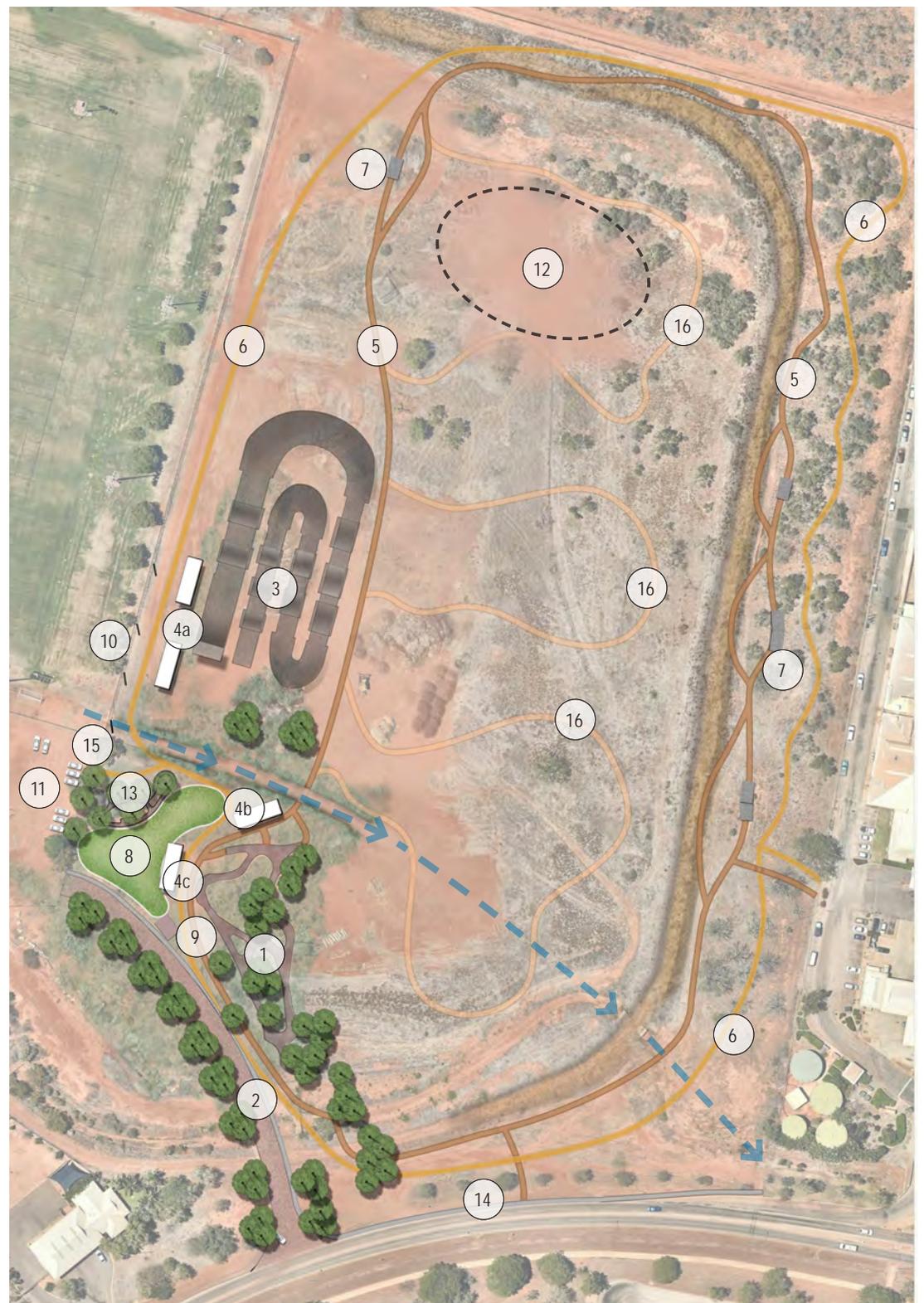


- MTB Trail
- Pump Track
- Skills elements throughout trail
- Shade shelters, rest and Trail Head facilities

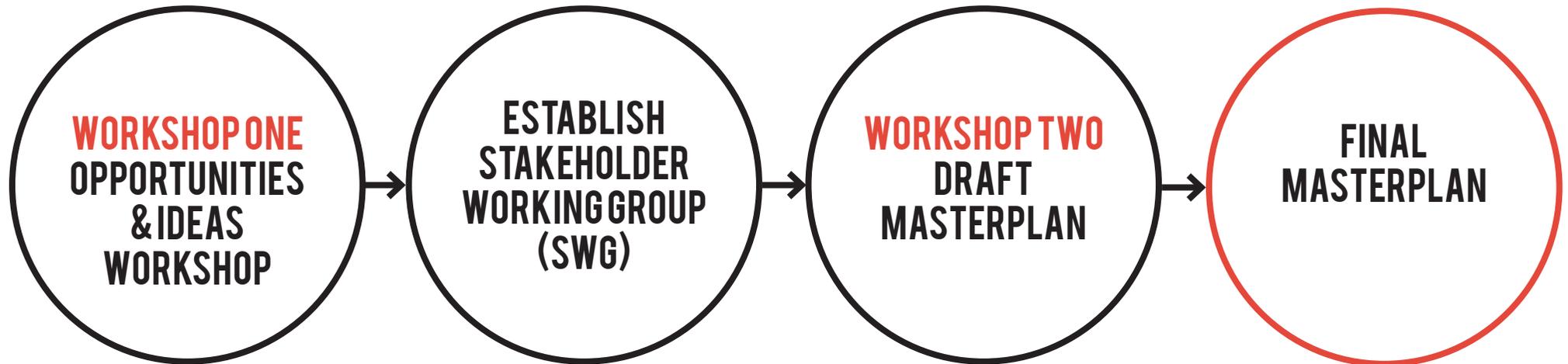


# DRAFT (OVERALL) MASTERPLAN

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# NEXT STEPS...





**THANK YOU**

## APPENDIX 4 - WORKSHOP 2 MINUTES

9<sup>th</sup> May 2017

# BRAC 1 Youth Precinct Masterplan

## Shire of Broome Officers Workshop 2 Notes

### Attendance:

Andrew Close	Shire of Broome
Casey Zepnick	Shire of Broome
Kathryn Glass	Shire of Broome
Kirsten Wood	Shire of Broome
Mark Davis	Shire of Broome
Mike Doyle	Shire of Broome
Steven Harding	Shire of Broome
Dave Willcox	Common Ground
Vanessa Margetts	MudMap Studio

## 1 Notes

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Vanessa and David gave a presentation covering a summary of the previous engagement sessions and the presentation of a draft masterplan. An informal conversation was then facilitated with participants on their responses to the masterplan and priorities for the staging of the site.

- 1. There was a suggestion to add an additional point into the principles regarding economical construction and maintenance*
- 2. Remove trees close to Frederick Street to insure sight lines are maintained on the corner*
- 3. There was discussion about the Shire's plan for formalising the road and carpark via the development contributions scheme - the BRAC car parking is in two stages, 2022/23 and 2025/26 (total cost - \$2.15 mill). And access from BRAC fields to Frederick Street is 2024/25 at cost of \$260k. The proposed concept plan shows the road being one way however it was agreed that given the new facilities it would work best as a left in and left out on Frederick Street. The Shire would prefer the road is only used by pedestrians until it has been up graded, vehicle access would be via BRAC and car parking on Frederick Street discouraged*
- 4. The group were very supportive of involving the community in all stages of the project – construction and maintenance. It was suggested that a Bike Club Working Group be established that is made up of enthusiastic locals and Shire staff*
- 5. It was suggested that the Masterplan Report would show what works might be constructed by contractors and what would be done by volunteers*
- 6. There was concern about volunteers burning out and it was suggested that volunteer labour should be utilised for the more interesting areas to keep them motivated*
- 7. Tree planting was suggested as a way of involving the whole community in the project – not just bike enthusiasts*
- 8. There was concern about the visual amenity from the street*
- 9. It was mentioned that the correct signage would need to be put in place to address the correct use of the site and liability*
- 10. The question of MBT State Championship being held on site was raised. It was agreed that the site doesn't have the capacity for that, however local racing could take place. The BMX track would allow for the existing Pilbara circuit to be extended to Broome*

11. *The street sport hardstand was discussed and it was thought two courts would be more appropriate and they should be located further off the road, maybe they would have a cage around them to prevent balls going on the road*
12. *There was discussion about the skate park being moved and it was mentioned that this didn't really come up in the engagement plus the site, being the old tip, might not allow for it*
13. *There was a request that the masterplan considers a track around the whole of the playing fields, currently this is turf that is high maintenance and under-utilized, the suggestion was to reduce the turf and make a gravel running/walking path with fitness equipment*
14. *In regards to costing for works undertaken by the Shire, it was recommended that these get priced as if a contractor did the works*
15. *To reduce cost for asphalt it was recommended that the project would be scheduled at the same time as other Shire project*
16. *There was discussion about watering – tanker vs irrigation, however the people who could answer this were not present*
17. *Ideas about public art were discussed and the idea of planting in patterns was suggested*
18. *Lighting was discussed and it was agreed that only the community hub and BMX track would be lit*

9<sup>th</sup> May 2017

# Department of Sport and Recreation Notes

## Attendance:

Krissie Dickman	DSR
Casey Zepnick	Shire of Broome
Mike Doyle	Shire of Broome
Dave Willcox	Common Ground
Vanessa Margetts	MudMap Studio

## 2 Notes

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Vanessa and David gave a presentation covering a summary of the previous engagement sessions and the presentation of a draft masterplan. There was then an informal conversation regarding the masterplan and funding opportunities.

1. *The project principles, general layout and proposed facilities were supported*
2. *Funding opportunities included:*
  - a. *Community Sporting and Recreation Facilities Fund (CSRFF) – more structured sport*
  - b. *Lotterywest*
  - c. *DSR are currently supporting trails*
  - d. *Department of Transport – Road Wise campaign*
  - e. *Department of Health (Robyn)*
  - f. *Department of Population Health*

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8<sup>th</sup> May 2017

# BRAC 1 Youth Bike Precinct

## Community Engagement Workshop 2 Notes

8<sup>th</sup> May 2017

# BRAC 1 Youth Bike Precinct

## Stakeholder Working Group Workshop 2 Notes

### Attendance:

Lucas Brennan  
Jenna Cowie  
Mike Doyle (Shire of Broome)  
Vanessa Margetts (MudMap Studio)  
Dave Willcox (Common Ground)

### Apologies:

Aaron Mansen  
Andrew Jansen  
Andrew Johnson  
Brad Carr  
Brett Claudius  
Erwan Crozetiere  
Meredith Bell  
Moe Cusack  
Sally Reynolds

## 1 Introductory Presentation

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Vanessa and David gave a presentation covering a summary of the previous engagement sessions and the presentation of a draft masterplan. An informal conversation was then facilitated with participants on their responses to the masterplan and priorities for the staging of the site.

Dave and Vanessa caught up with Moe Cusack, Andrew Jansen and Sally Reynold separately as they could make the workshop. Their comments are also included below.

## 2 Summary of Key Discussion Points

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1. *Grouping of facilities and general layout supported by the group*
2. *The group thought the bike paths would work well for criterium racing, local events and would be good Gibb River Race training*
3. *Cycle path should only operate in one direction*
4. *One street sport court not enough, maybe two would be better. There was a lot of discussion about the best location for the courts, there was concern about it being located too close to the road. There was the suggestion to collocate it with the shelter so people can watch*
5. *The informal jumps area was well supported and viewed as being a vital part of the scheme - a large part of mountain bike riding is creating jumps/features so it's important to allow for this. There would need to be some regulation of standards to ensure people are creating safe pumps. It was suggested that a line of jumps might be established as examples of what can be done.*

6. *It was mentioned that there is a group of about 5 locals who would be very keen to be involved in the ongoing development of the site, this could be like a working group. There was a suggestion to involve these people in the construction of the site as a way of train the group what is safe and the best way to build features*
7. *The group was supportive of the proposed connection to the Boulevard and there was suggestions of seats under the Trees. This would also act as a entry point for emergency vehicles*
8. *There was discussion about public art opportunities and the group suggested some art work at the Frederick Street Entry*
9. *There was questions about access to the grassed area for event bumping – this would be considered in more detail design but there would be allowance for this*
10. *There was discussion about toilet facilities and it was agreed this would be of too higher cost for this site*
11. *There was discussion about how to mitigate rubbish and there was some suggestion about making fun/interactive bins*