



CONCEPT PROPOSAL

Sheridan Gardens

A community beer garden and playground for Broomehill Village

Prepared for Karen Callaghan, Chief Executive Officer, Shire of Broomehill-Tambellup

Dear Karen,

Following the Council meeting on 20 August, and the support expressed for the Broomehill Co-operative putting a proposal together, we have prepared this concept for the Shire's consideration.

We have structured it around the five matters you identified in your earlier correspondence, the intended use of the land, the proposed works, the operating model, public access arrangements, and the expected community benefit. We have also set out the tenure options as we see them, though we are conscious that the appropriate pathway is properly a matter for the Shire, and we would welcome your guidance on how you would prefer to progress it.

A note on the busy bee

Before we get to the detail, the community busy bee at the hotel went considerably better than we had hoped. We had somewhere between 30 and 40 adults turn out, along with around 20 children, drawn from the townsite and from farms across the wider district. There is now a huge amount of excitement and new vigour directed at this project, and it is the clearest evidence we have that the appetite for it is genuine.

1. Intended use of the land

Sheridan Gardens would be developed and maintained as a community beer garden, an outdoor space adjoining the Broomehill Imperial Hotel, open to the public, and available for community events.

The intent is a genuine community space rather than a private commercial area. It would be the outdoor heart of the town centre, somewhere families can sit while parents have a meal, somewhere events can spill out to, and somewhere travellers stopping on the Great Southern Highway can see that the town is active.

2. Proposed works

Works would be staged and funded progressively, with no capital required from the Shire at any stage.

- Stage 1 — Landscaping and preparation. Tidying, levelling where required, seating, shade and lighting. Sufficient to allow the space to be used for community events.
- Stage 2 — Beer garden fitout. Permanent seating, tables, shade structures, front fencing, and the works necessary to support a liquor licence extension over the area.

Any works requiring development approval would of course be lodged with the Shire in the ordinary way. We would expect to work closely with the Shire's planner on the staging.

3. Operating model

The Broomehill Co-operative would hold and be responsible for the land. Day-to-day operation of the beer garden would sit with the hotel operator under the Co-operative's lease arrangements, in the same way the hotel itself is operated.

- Maintenance, insurance and public liability carried by the Co-operative and its operator — not by the Shire
- The community committee, coordinated by Jack Batchelor, would program community events in the space
- Revenue generated through events and trading would be directed back into the space and into the hotel activation
- The Co-operative would report to the Shire on use and condition at whatever interval the Shire considers appropriate

4. Public access arrangements

Public access is central to the proposal, not incidental to it. We would propose the following be built into whatever instrument the Shire prefers:

- We would prefer the front of the space to be fenced, to show a clear separation between the beer garden and the street. The space would remain open to the public walking through to reach the hotel, a gate or the Hall
- The Broomehill Hall retains reciprocal rights of use for its own functions and bookings, at no cost

We are comfortable with these being conditions of any transfer or agreement, and we would rather they were written in than left to good intentions.

5. Expected community benefit

The clearest evidence is what has already happened. Between 30 and 40 adults and around 20 children attended the recent busy bee, drawn from the townsite and the surrounding district. Further community events are scheduled between now and October, with funds raised going directly into works on the hotel.

- An accessible outdoor community space in a town centre that currently has none
- A venue for community events that is not weather-dependent on the Hall alone
- Improved presentation of the town centre for travellers on the Great Southern Highway
- A maintained and activated parcel of land at no ongoing cost to the Shire
- Direct support for the hotel activation, which in turn addresses worker accommodation demand across the district

6. Proposed tenure

We propose that the Shire transfer ownership of Sheridan Gardens to the Broomehill Co-operative, with public access and reciprocal Hall use written in as conditions of that transfer.

Option A — Transfer of ownership to the Co-operative

The Shire transfers the land to the Broomehill Co-operative, with public access and reciprocal Hall use written in as conditions.

- Resolves the liquor licensing question cleanly — a licensed area must sit within the licensee's controlled premises
- Clearest position on risk, liability and insurance — one owner, one insurer, one point of accountability
- Gives the Co-operative the certainty to justify capital works in the space
- Removes all ongoing maintenance and liability cost from the Shire

We understand this will take time

We are conscious that a transfer of this kind is not a quick process, and we have no wish to rush the Shire through it. In the meantime we would like to apply to use the space for our next two community events. If the transfer process is still some way from being finalised after that, we would be glad to discuss a lease over the space as an interim arrangement so that activation can continue while the longer conversation runs its course.

7. How would the Shire prefer to progress this?

This is the question we would most like your guidance on.

You previously outlined a process, a concept from the Co-operative, an options paper prepared by the Shire for Council, and then potentially community consultation on the future use of the site. We have written this document to serve as that concept, and we are entirely comfortable with the process running as you described.

What we would appreciate knowing is:

- Whether this document contains what the Shire needs, or whether further detail would assist
- How the Shire would prefer we formally apply for the transfer, and what form that application should take
- What timeframe the Shire anticipates, so we can plan works and events around it
- How best to apply for use of the space for our next two community events in the meantime
- Whether there is anything we should be doing to make the process easier

We are conscious that the Shire needs to be seen to treat both townsites even-handedly, and we have no wish to make that harder. If there is a way of framing or timing this that helps, we would welcome the steer.

8. Next steps

- Shire review of this concept and advice on whether further detail is required
- Shire guidance on the form and process for a formal transfer application
- Approval sought for use of the space for the Co-operative's next two community events
- Preparation of a paper for Council, if that remains the Shire's preferred approach
- Discussion of an interim lease if the transfer process requires more time

Thank you again for the constructive way the Shire has engaged with this project. The Council's support on Thursday was genuinely encouraging, and we are keen to keep the momentum going.

We are happy to meet at any time to work through this.

Tyler J. Wood

Director & Founder — Urban Collectives by TJW

+61 403 515 509 | tyler@urbancollectives.com.au | urbancollectives.com.au

On behalf of the Broomehill Co-operative