

WESBURN PARK MASTER PLAN

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Responsible Officer: Director Environment and Infrastructure
Ward(s) affected: O'Shannassy;

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

Wesburn Park is currently used by the local community for junior sports, equestrian and social recreation. It also plays a significant regional role for emergency response with a staging area located within the park. In order to ensure this large area functions well, the draft Wesburn Park Master Plan (Attachment 1) was developed.

The Wesburn Park Master Plan (draft Master Plan) provides strategic direction for coordinated and timely improvements to the reserve to maximise its use for social recreation, improve community use and support significant regional projects. The draft Master Plan also provides strategic justification for future grant opportunities to assist Council in delivering the proposed infrastructure upgrades.

In addition to its current roles, Wesburn Park will serve as the primary trail head for stage 1 of the Warburton Mountain Bike Destination (WMBD). This space will provide key infrastructure to assist Council to manage visitation and traffic safely, ease pressure on the Warburton Township and spread the economic benefits of the WMBD beyond Warburton itself. The draft Master Plan, including the proposed Community and Recreation Centre, contributes to the customer experience for visitors, supporting Councils commitment to this project, while managing amenity impacts on local communities. Designing for increased use in a safe way is paramount. Failing to plan for the required infrastructure to support large projects can have significant consequences for customer experience and tourism brand, the success of the project in the long term and impact the amenity of local communities.

With the WMBD project now supported following the EES decision of the Minister, its acknowledged that the draft Master Plan represents significant investment. Given the proposed investment, the project team investigated all avenues to maximise future use of the asset. While it is expected that weekend and holiday periods will be peak use for mountain bike riders, daytime and mid-week use are likely to be quiet. An opportunity for schools to utilise the community pavilion to

conduct their outdoor education courses, aligning with the soon to be delivered pump track, proposed skills park and nearby mountain bike trails was identified. An outdoor education market assessment was undertaken to test revenue potential of charging for access to specific facilities and services that would be provided at Wesburn Park. Council would not be entering into the delivery of education but rather providing the facilities for schools to hire. The outcomes of the market assessment suggested demand for this type of arrangement. It also identified that operating the facility in this manner would offset the ongoing operational cost following the proposed upgrades.

In addition, Wesburn Park, and in particular the Community and Recreation Centre, will be utilised by emergency services as a staging area during an emergency event. The proposed pavilion has been designed to accommodate the existing users, expected tourist visitation and other potential emergency functions as required by relevant authorities.

The draft Master Plan was developed following extensive community consultation with the local sporting clubs, community groups, reserve users, schools and outdoor education providers and included several meetings, on site pop ups and an online campaign. Given the high level of interest and engagement, the project team engaged with the community more than usual for a project of this nature. The draft Master Plan was on public exhibition during March and April 2021 and received 788 comments on the Shaping Yarra Ranges page, as well as elevated levels of community engagement at pop up consultation sessions on site (Attachment 1). Overall, the project team has had over 1,000 comments and touch points with members of the community. While the project elicited mixed reactions, the project team have focused on the safety of all users and optimising the function of this asset in developing the plan. Key amendments to the plan following community consultation included the provision of barrier fencing and clear zoning of uses to reduce risk following expected intensity of use. While some community members are still apprehensive about the proposed changes, the risk-based approach to developing the plan has been supported by the community. Changes made to the draft Master Plan are detailed later in the report.

The draft Master Plan recommends future reserve and infrastructure improvements tailored to the local community needs, which have been prioritised over the next ten years and beyond. This report seeks to inform Council of the outcomes following the exhibition and further community consultation of the draft Wesburn Park Master Plan (draft Master Plan), provides options for levels of support, and seeks Council endorsement of the draft Wesburn Park Master Plan for adoption.

RECOMMENDATION

That Council endorse the draft Wesburn Park Master Plan for adoption.

RELATED COUNCIL DECISIONS

- 9 February 2021 Council Meeting – Councillors supported the release of the draft Wesburn Park master plan for further community consultation and feedback; and
- 15 November 2022 Council Forum – Councillors approved the draft Wesburn Park master plan to be presented to Council for adoption.

DISCUSSION

Purpose and Background

Wesburn Park is located on the Warburton Highway in Wesburn. The reserve contains 30.135ha of land, of which half is vegetated with high quality bushland located mostly to the Northeast of the two ovals and horse-riding centre.

The reserve is bordered by a Baptist Church, Wesburn Primary School, and rural residential properties to the North, rural residential to the East (heavily forested), Warburton Highway to the East and Old Warburton Road to the South. Residential areas lie to the West of the site across the highway. To the South is a waste transfer station, poultry farm and community sustainability organisation ECOSS. A Melbourne Water pipeline easement enters the site from the South and runs across the site to the East.

Wesburn Park has several existing facilities and opportunities for active and passive recreation. These include:

- Two sports ovals and a pavilion;
- Equestrian arenas and a pavilion;
- A small community hall/building;
- SES unit headquarters, location for major SES and CFA events;
- Bike riding, equestrian and walking trails;
- Dog off-lead area and agility equipment;
- Playspace and disused netball courts; and
- Picnic tables, public toilets, and car parking.

It is also used for community events.

Wesburn Park is well utilised, with both club and other use. The reserve is home to five tenant clubs and other regular user groups:

- Wesburn Junior Football Club (150 members);

- Yarra Junction Cricket Club (60 members);
- Upper Yarra Pony Club (25 members – 90% female);
- Upper Yarra Adult Riding Club (45 members);
- Upper Yarra Gem and Prospecting Club;
- State Emergency Services; and
- Yarra Ranges Mountain Bike Club (302 members).

The 2007 Master Plan for the Wesburn and Millgrove Recreation Reserves aimed to respond to several management issues with both reserves and to “...help ensure sound future management and sustainable use”.

To inform the current draft Master Plan extensive research has been undertaken, including consultation with Wesburn Park tenant groups, key stakeholders, referral bodies (Melbourne Water, DELWP), local community and Council Officers.

Key themes and priorities were developed with key user groups during July and August 2019. These key themes and priorities were tested with the community during initial community consultation in February and March 2020 and received support. The key themes and priorities underpinning the development of the draft Master Plan are shown within the consultation report in Attachment 1: Consultation summary report. Council officers identified an opportunity to maximise mid-week visitation through use of the pavilion by outdoor education groups. It is likely that this would be a ‘hire’ arrangement. This was further explored with several outdoor education providers. An outdoor education market assessment was developed with specific input from seven (7) outdoor education providers to understand revenue that may be generated from this proposal.

Options considered

The draft Master Plan aims to transform the underutilised recreation reserve into a community and recreation hub focused on active recreation. Key features of the draft Master Plan include:

- the Wesburn Community and Recreation Centre:
 - a community meeting, event space and diverse activity centre suitable for a wide range of ages and abilities;
 - a sporting facility (Australian Rules Football and Cricket pavilion redevelopment);
 - a flexible facility able to be adapted to emergency services use / CFA staging area; and
 - flexible outdoor and indoor education spaces.

- minor adjustment to sports fields;
- pedestrian and shared trails;
- missing link in the Little Yarra River Trail;
- minor adjustments to dog off-leash area;
- mountain bike skills and pump track facilities; and
- improved equestrian facilities.

The draft Master Plan was released for public exhibition during March and April 2021 through the Shaping Yarra Ranges page and on-site drop-in sessions. Key concerns raised during consultation have been addressed as detailed below.

Further consultation with all user groups was undertaken in September 2021 to clarify the changes that were made through the community consultation process.

The draft Master Plan includes a summary of key findings, the plan for future development of the site, key activity maps detailing the layout of each activity node and the proposed floor layout for the Wesburn Community and Recreation Centre. The draft Master Plan document is attached (Attachment 1). Additional detailed information regarding background information, consultation and directions can be found in the Wesburn Park Master Plan Background Report in Attachment 2: Wesburn Park Master Plan Background Report.

Key changes to the draft Master Plan following consultation included;

- removal of 'possible gating at night.' This would be reliant on user groups to facilitate this, which was seen to be operationally challenging with no current user group committee at this site;
- removal of the new community building at SES building location. Discussions with the Gem Club identified an opportunity for potential future relocation to another site;
- some amendments to car parking following discussions with Melbourne Water about parking on the easement. This has resulted in the loss of 40 car parking spaces which have been mostly reinstated around the oval;
- a 2-lane cricket net has been added to the plan;
- oval upgrades to the fence and ground to oval 1;
- upgrade to the current No. 1 oval playing surface;
- a post and rail fence around the equestrian leased area has been added to the plan; and
- trails to the north of the equestrian lease area have been removed.

While some people and groups within the community are still apprehensive about the proposed intensity of use, the risk-based approach to support the safe use of the space by existing users as well as managing the additional expected use is supported.

Recommended option and justification

The recommended option is outlined in the revised draft master plan for Wesburn Park following extensive consultation with the community.

FINANCIAL ANALYSIS

The funding model to deliver on the draft Master Plan would be a combination of Public Open Space Funds, Capital Expenditure Block Funding, Asset Renewal and Asset New & Improved allocations. The master plan acknowledges that the existing assets are depreciating in value and will carry a significant maintenance burden to maintain as is and proposes renewing these assets. Council officers will also seek, and many larger projects will be reliant on, club contributions and external funding from State and Federal Government grant programs to assist in the delivery of the draft Master Plan.

State and Federal Government grant programs that may be appropriate for this project include the Growing Suburbs Fund (state), Building Better Regions (or future iterations) program (federal), Local Roads Community Infrastructure Fund (federal), Regional Tourism Infrastructure Fund (federal) and Election Commitments. It is recommended that further investigation occurs to determine if both State and Federal Government grant funding can be secured to offset Council's requirement for co-contribution to projects, as has been the case for the recent funding announcements for Coldstream Pump Track, which was fully funded through State and Federal Government grants.

There has been a significant financial impact on Council resulting from the June 2021 storm event. As a result of this financial impact, several projects within Council's 10 year Capital Expenditure Program across the 2021-22 and 2022-23 financial years have been deferred, which will have flow on impacts to projects listed in further years of the program. Recommendations of this and other Master Plans will therefore be impacted, requiring greater external funding support to be provided in order for some proposals to progress in the medium term. It will be a focus of officers to seek external funding where possible to support the delivery of recommendations in this and other Master Plans to support the needs of the community.

The financial cost to deliver on all the recommendations of the draft Master Plan is approximately \$14.988 million. The below table reflects the implementation priority and capital costs associated with the master plan.

	Years	Years	Years	Probable capital cost	Potential grant
	1 to 3	3 to 5	5 to 10+		
Equestrian					
Install outdoor building lighting on pony club for safe ingress and egress in the dark			√	\$60,000	√
Install stairs to southern access of upper arena to replace washed-out path			√	\$20,000	
Renew pony club storage structure and social rooms with similar structure			√	\$600,000	√
Repair of damaged old racecourse track and resurfacing			√	\$50,000	
Investigate route for a circuit course within a lease area			√	N/A	
Shelter for horse arena spectators			√	\$100,000	
Lighting, landscaping and improved fencing at upper horse arena			√	\$150,000	√
Visual screen for horse and bike separation at circuit track opening near pony club			√	\$10,000	
Pony club renewal holding yards to suit larger horses and to include lower rails for ponies			√	\$40,000	
Investigate the opportunity to establish an equestrian trail in surrounding bushlands with DELWP			√	N/A	
Explore post and rail barrier fence within lease area	√			\$30,000	
Sport					
Community Recreation and Education Centre (for use by local sporting clubs and groups, other community groups, education providers and emergency services)			√	\$ 8,863,000	√
Shade structure between ovals			√	\$100,000	√
Provision for upgrade of playing surface and oval fencing			√	\$800,000	√
2 lane cricket net			√	\$90,000	√
Social recreation					
Perimeter walking/cycling circuit	√			\$200,000	
Improved car parking (including accessible car parking)	√			\$240,000	
Improvements to dog off lead area including retention of existing dog agility equipment and partial fencing	√			\$10,000	
Improvements to dog off lead area including landscaping and security lighting			√	\$15,000	
Improved wayfinding signage in and around Wesburn Park		√		\$30,000	
Connection to Warburton Trail (Little Yarra River Trail)			√	\$ 1,400,000	
Bike, play and education					
Connection to mountain bike trail	√			Included in perimeter trail	
Mountain bike shuttle drop off/pick up			√	\$100,000	
Connecting path around the ovals			√	\$70,000	
Gateway entrance to Warburton Mountain Bike Destination	√			\$15,000	
Pump track (bike education track)	√			\$940,000	√
Lighting for the pump track and multi use area		√		\$150,000	√
Mountain bike skills area		√		\$200,000	√
Bike wash facility	√			\$45,000	
Mountain bike beginner loop			√	\$100,000	√
Multi use play area for ballgames, traffic school and hopscotch		√		\$150,000	√
Outdoor learning spaces and additional bins			√	\$400,000	√
Emergency Services					
Security lighting for SES building			√	\$10,000	
TOTAL PROBABLE COST				\$ 14,988,000	

Potential Operating Model

Council officers have investigated potential operating models that may offset operating costs. With the upcoming Warburton MTBD, a commercial operator has confirmed that commercial operation of the park would be a viable option should this be an attractive management model to Council. The operating model suggested that a café be located on-site which could cater for visitors, sports clubs, and education providers. In addition, suggestions have been made for outdoor education camps and events to be hosted at Wesburn Park. While further investigation is required to determine if an external operating model is the preferred management structure, provision for this to operate has been facilitated through the proposed inclusion of a full commercial kitchen and office space within the Wesburn Community and Recreation Centre. The additional benefit of an external operator is an increased management presence on-site which improves safety and maximises usage.

In order to capitalise on mid-week visitation, investigation of the opportunity for midweek use by outdoor education providers has occurred. An initial meeting with approximately 20 outdoor education providers indicated support for this kind of use. A subsequent outdoor education market assessment report indicated high midweek visitation estimating 80 groups using the facility equating to 1585 visits per month.

The report models that base case revenue for use of all facilities by outdoor education groups could potentially total \$434,850 per annum.

Maintenance schedule

To ensure whole of life asset planning is undertaken, a maintenance schedule has been developed which details the ongoing maintenance cost of the proposed infrastructure upgrades. It has been determined that the additional annual maintenance costs will be in the order of \$32,000 p.a. once the plan is fully realised. Over the first ten years, and considering the staggered nature of project implantation, the total cost of maintenance is estimated to be \$138,600. It is noted that some of the maintenance costs could be offset under an operating model as described above. It should be noted that the proposed infrastructure will not be constructed unless significant external funding is secured.

Wesburn Park Master Plan - Maintenance Schedule

Maintenance required	Year of implementation	Estimated Annual Cost			Estimated cost over first 10 years of plan		
		Total cost	Council Contribution	Club Operator contribution	Total cost	Council Contribution	Club Operator contribution
Outdoor building lighting for pony club	Year 5	\$ 1,000	\$ 1,000		\$ 4,000	\$ 4,000	\$ -
New pony club building and shelter	Year 5	\$ 3,000	\$ 2,500	\$ 500	\$ 12,000	\$ 10,000	\$ 2,000
Additional landscaping	Year 3	\$ 2,300	\$ 2,300	\$ -	\$ 13,800	\$ 13,800	\$ -
Additional path and trail connections	Year 3	\$ 2,000	\$ 2,000		\$ 12,000	\$ 12,000	\$ -
Community Recreation and Education Centre	Year 5	\$ 6,000	\$ 5,000	\$ 1,000	\$ 24,000	\$ 20,000	\$ 4,000
Shade structure between ovals	Year 5	\$ 500	\$ 500		\$ 2,000	\$ 2,000	\$ -
Pump track	Year 1	\$ 2,000	\$ 2,000	\$ -	\$ 18,000	\$ 18,000	\$ -
Mountain bike skills area	Year 3	\$ 10,000	\$ 10,000		\$ 60,000	\$ 60,000	
Bike wash facility	Year 1	\$ 5,000	\$ 5,000	\$ -	\$ 45,000	\$ 45,000	\$ -
New holding yards for pony club	Year 5	\$ 500		\$ 500	\$ 2,000	\$ -	\$ 2,000
Resurfacing of racetrack	Year 5	\$ 500		\$ 500	\$ 2,000		\$ 2,000
Total		\$ 32,800	\$ 30,300	\$ 2,500	\$ 194,800	\$ 184,800	\$ 10,000

Notes:

* The above costs are scheduled maintenance costs. Reactive maintenance will be undertaken as necessary

* For the purpose of developing this maintenance schedule, it has been assumed that short term priorities will be implemented in Year 1, medium term priorities in Year 3, and long term priorities in Year 5

* This schedule does not include operational wages. It is anticipated that the staff time to check additional features on site would be approximately 1 hour per week (\$5,000) per year

APPLICABLE PLANS AND POLICIES

The draft Master Plan contributes to providing high quality infrastructure identified as a strategic objective in the draft Master Plan. This draft Master Plan specifically responds to the major initiatives and strategic objective(s) in the Council Plan 2021 – 2025:

- contributing to the delivery of the Rivers and Ridges project (major initiative);
- constructing community facilities (quality infrastructure and liveable places); and
- contributing to a quality trails network (Vibrant Economy, Agriculture and Tourism).
- The draft Master plan responds to the Health and Wellbeing Plan 2021-2025 strategic direction by:
 - providing opportunities and encouraging people to participate in physical activity; and
 - including the provision of a more efficient and effective emergency response staging area and the community and recreation centre that can be used to respond to public health and natural disasters.

RELEVANT LAW

Yarra Ranges Council is conducting a Gender Impact Assessment (GIA) for the Warburton Mountain Bike Destination project (the Project), to ensure that everyone has equal access and opportunity to use this new facility and auxiliary infrastructure. Council has completed 3 of the 4 steps in the GIA process to date and are in the final stage of having the report peer reviewed by Women's Health East, GenVic and Councils Gender Equity Business Partner team. The report will be finalised in early November. Wesburn Park and the proposed improvements in the master plan will be considered as part of this GIA.

The Wesburn Park Master plan will support the development and operation of the Warburton Mountain Bike Destination (WMBD). As part of the project an Environmental Effects Statement has been undertaken. In November 2022 an announcement was made by the Minister for Planning supporting the construction of stage 1 of the WMBD project.

SUSTAINABILITY IMPLICATIONS

Economic Implications

Increased visitation to the reserve by the community and visitors to the area, especially with the introduction of mountain bike trail connections, would have a flow on effect into the local economy, with providers in a position to benefit.

According to modelling in REMPLAN, based on a \$14.998 million construction cost, this project is likely to generate 25 direct jobs during construction. When all indirect and supply chain effects are considered, a total of 65 jobs are expected to be generated during construction phase. The project will likely take two years to complete.

Given the significant potential for visitor attraction from outside the region, total output based on tourism impacts may rise by an estimated \$16 million resulting in an anticipated increase in long term employment by 70 jobs.

Social Implications

It is anticipated that there would be significant social benefit created by addressing the current safety and security concerns at the reserve and increasing use of the reserve by the community.

The delivery of the Wesburn Community and Recreation Centre will provide a local and regional meeting place for the 12,000 residents of the Upper Yarra Region, with a range of activities suited to residents of local townships of all ages and abilities. The development of this precinct will provide opportunities for local people and people with similar interests to re-engage with each other post Covid-19. In addition, the reserve is the regional emergency staging area and the proposed pavilion has been designed to accommodate the existing users, expected tourist visitation and other potential emergency functions as required by relevant authorities. The inclusion of external facing shower and toilets, small change rooms that can double as family change rooms, solar power, and battery storage as well as a commercial kitchen and community meeting space facilitates use as a community recovery centre.

The project is targeted to address several infrastructure and social disparities in the Upper Yarra region. This redevelopment seeks to do this by providing improved access to community and recreation facilities which provide opportunities for social connection and a sense of belonging for a wide range of community groups. Furthermore, the centre provides the opportunity for emergency service training and more efficient and effective staging areas and facilities for emergency service use.

From a regional perspective, the proposed infrastructure will play a key role in managing day visitation to the Warburton Mountain Bike Destination. There is significant concern within the Upper Yarra community regarding the impact of traffic and increased visitation to Warburton Township following the construction of the Mountain Bike Trails. The draft Master Plan and associated infrastructure allows Council to forward plan to manage this visitation in a safe and sustainable way that shares the economic benefits across the Upper Yarra.

During consultation with user groups concerns were raised around vandalism that occurs at the park. The draft master plan aims to alleviate these concerns attracting more visitors/residents/user groups to the area for different reasons and at different times of the day/evening. Discussions with Victoria Police have indicated that increased activity provides a natural protection to the area by those attending the space and acts as a good deterrent for those attending for the wrong reasons. Victoria police will also continue to monitor and collate and incidents that occur and will also patrol the area regularly.

Environmental Implications

Environmentally Sensitive Design is to be incorporated into the detailed design process including selection of appropriate low toxicity material for construction, solar panels to power the facility, LED lighting to maximise energy efficiency and potentially stormwater reuse for the toilets.

The feasibility of a solar farm that will supply electricity use as renewable energy is also being assessed including the ability to install a battery system to support overnight usage requirements. This would provide a certainty of power supply during area blackouts and provide a clean source of power for facility operations.

Any potentially adverse environmental impacts created by the future development of the reserve would be mitigated to avoid, reduce, or offset the impact.

Liveable Climate Action Plan

Through Council endorsing the Liveable Climate Plan and the soon to be gazetted C148 planning amendment, Council is committed to both leadership and direct action in sustainable design by ensuring this approach is undertaken for Council assets. The Liveable Climate Plan states 'all our assets are designed, built, and managed using a sustainable lifecycle approach. We think long term, globally and locally to ensure our assets have a positive impact before, during and after their useful life.' The design of the proposed pavilion and the focus on community resilience aligns with Council's direction as set out in the plan.

COMMUNITY ENGAGEMENT

Given the high level of interest and engagement in this project, the project team have engaged with quite extensively with user groups, the community and stakeholders. This level of effort has resulted in high engagement and allowed issues to be carefully considered. Below outlines the consultation undertaken and the consideration of issues raised.

In 2019, Council officers met with current user groups to understand their current and future needs and to determine some key themes and priority areas.

The key priorities for Wesburn Park identified for consideration in the draft Master Plan development included:

- Improving safety and security;
- Improving connectivity;
- Making sports more inclusive; and
- Improving opportunities for community use.

Key user groups included reserve tenants and user groups;

- Upper Yarra Pony Club;
- Adult Riders Association;
- Wesburn Junior Football Club;

- Wesburn Cricket Club;
- Gem Club;
- SES;
- DELWP; and
- Melbourne Water.

The following table provides a summary of key issues presented by user groups during consultation between 2019 to 2022.

Summary of User Group Consultation and Implementation		
User Group	Consultation from User Groups	Implementation of Feedback
Ambulance Victoria	Use site as staging area during emergency events	Ensure access is not impeded Pavilion to be able to support emergency services as a staging area
CFA	Community spaces in pavilion would be utilised for training/events Use site as staging area during emergency events	Ensure any fence installed to separate uses does not impede on access for emergency services Additional community room and office has been included in pavilion plans and will be available for all user groups to access
SES	Existing building meets needs however would be interested in utilising community spaces in pavilion Helipad to remain clear of structures	Ensure pavilion will not intrude into flight path – including undergrounding power
ECOSS	Utilise site for carparking for major events 3 times a year Interested in the pursuit of sustainable design principles	Master plan includes provision for additional parking Ensure partial fencing solution around dog off lead area addresses conflict with ECOSS when gate is opened
Melbourne Water	Melbourne water easement runs throughout reserve Yarra Silvan Conduit Track their main access point	All plantings on easement have been removed from plans Melbourne Water have provided formal advice excluding parking over the easement
Yarra Ranges Social Dog Club	Concerns about reduction in size of dog off lead area and removal of equipment Fencing to reduce conflict between different users	Agility equipment to remain in place Fencing to be installed on 3 sides (along existing road way, new access road and fence line)
Upper Yarra Gem and Prospecting Club Incorporated	Happy with current facilities and would be sufficient for the next 10 years If relocation to occur in the future would need same size space with sufficient equipment currently available to them	Gem Club building to be included on the plan noting it is retained for the short term whilst long term discussions are had around relocating with like facilities
Wesburn Junior Football Club	Require sufficient facilities to increase female participation Current pavilion only services one oval Lack of social spaces and opportunity to	Sufficient change rooms for 4 teams – male and female Pavilion to be located to allow for view of both ovals

	gather	Social and community spaces to be included
Yarra Junction Cricket Club	Have increased female participation Lack of shade between grounds Require practice nets	Pavilion to accommodate for female participation Shade structures between ovals Practice nets included in master plan
Upper Yarra Pony Club and Adult Riding Club	Priorities include: •Security of caged storage area •Lighting around building on sensor for safety at night •Cross country course •Steps down to arena •Upgrade of round yard •Upgrade day yards	Master plan allows for security lighting, fence around licence area, improvements to circuit track, access to area, upgrade of round and day yards.

The key themes and directions were tested with the community via an online survey in February and March 2020, which received 219 responses and comments.

The draft Master Plan was developed using the key themes and priorities and was publicly exhibited for comment in March and April 2021. The online survey through Shaping Yarra Ranges attracted 788 comments. On-site pop-up information sessions were carried out during this time. The total community engagements for the plan totalled over 1,000 comments. This amount of community interest and engagement is very high; a similar Master Planning exercise for Yarra Junction Recreation Reserve attracted approximately 200 comments, of which 139 were online. This suggests the space is important on a regional level for communities within the Upper Yarra Valley. User groups were re-engaged during the community consultation period. During this time, additional user groups were identified and consulted with including;

- Upper Yarra Social Dogs;
- Ambulance Victoria; and
- CFA.

User groups have been re-engaged since the draft Master Plan's amendment following community consultation throughout August, September, and October 2021. While some existing user groups, and members of the Upper Yarra Community are apprehensive about the expected intensity of use, the risk-based approach including clear zoning and barrier fencing is supported.

In addition to the above external consultation, internal consultation has been undertaken with Council's Community Wellbeing and Parks & Bushlands teams as well as Council's Project Reference Group.

The draft Master Plan has been presented to the Disability Advisory Committee for their comment.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

Internal collaboration has occurred with Council teams of Design & Place, Parks & Bushlands, Major Projects, Property & Facilities and the Sustainability team.

The draft Master Plan represents a collaborative approach for use of a community facility by several community and sporting groups. The proposed operating model will ensure that each group is welcome in the space.

RISK ASSESSMENT

The draft Master Plan aligns with the Council Plan. It supports the delivery of the Ridges and Rivers project that is identified as a Major Initiative for 2021-2025. Furthermore, it delivers quality recreation trails adding to the network of trails that are being developed in the Upper Yarra which is identified as a project for delivery under Vibrant Economy, Agriculture and Tourism.

The financial risk to Council has been mitigated should the project not be successful for grant funding through the long timeframe for project delivery.

With the WMBD project now with Minister approval, not delivering appropriate facilities for the stage 1 Trailhead at Wesburn Park poses an operational and reputational risk to Council given anticipated visitation and the communities expectations on required infrastructure to support a trailhead.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. Wesburn Park – Master Plan December 2021 (Published Separately)
2. Wesburn Park Master Plan - Final Background Report (Published Separately)
3. Wesburn Community and Recreation Centre Plans (Published Separately)