



# Wesburn Park

## Master Plan

# CONTENTS

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District Context Map	1
Aerial View of Wesburn Park	2
Purpose	3
Context	3
Background Assessment	4
Consultation	4
Opportunities	5
Constraints	5
Master Plan Summary	6
Proposed Elements: Zone A	8
Proposed Elements: Zone B	9
Proposed Elements: Zone C	10
Proposed Elements: Zone D	11
Implementation Plan and Funding	12

# DISTRICT CONTEXT MAP



Figure 1 - Site Location, Transport & Connectivity Map

# AERIAL VIEW OF WESBURN PARK

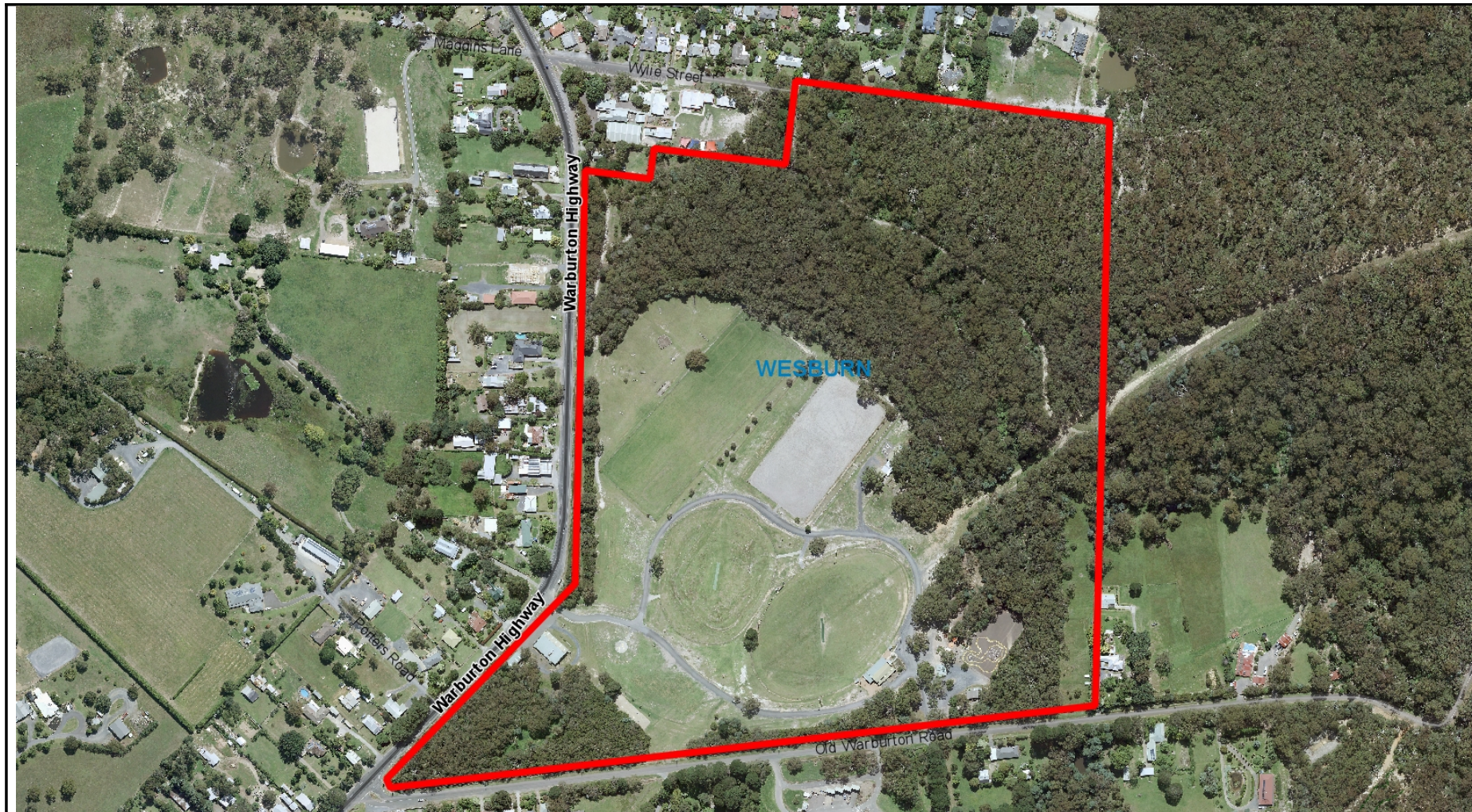


Figure 2 - The extent of the site area

## PURPOSE

Wesburn Park is a highly valued community space. It currently caters for a range of sport, physical activity and social recreation opportunities, as well as housing SES headquarters, and being used for major emergency services events.

This Master Plan provides a strategic framework for the future provision of infrastructure and supporting amenities to facilitate participation for both existing and new users of the park.

## CONTEXT

Wesburn Park contains approximately 30 hectares of land of which approximately half is vegetated with high quality bushland located mostly to the north east of the ovals.

It is bounded 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 west and Old Warburton Road to the south.

Yankee Jim Creek transects the site to the east of the open space areas, and the terrain rises steeply east of the creek. The Yarra Silvan Conduit track runs from the north east of the site where it connects to Wylie street (via a locked gate), along Yankee Jim Creek which it crosses at a culvert, then east along the Melbourne Water Easement.



## BACKGROUND ASSESSMENT

In addition to looking at land ownership, zoning and overlays for the site, a number of Council's strategic plans have been reviewed, these include:

- Yarra Ranges Council Health and Wellbeing Strategy 2017-2021;
- Yarra Ranges Council Recreation and Open Space Strategy – Policy 2013-2023;
- Yarra Ranges Council Environment Strategy 2015–2025;
- Yarra Ranges Council Equity, Access and Inclusion Strategy 2013–2023;
- Yarra Ranges Council Playspace Plan 2019–2029;
- Draft Yarra Ranges Council Equestrian Strategy (Drafting commenced);
- Wesburn Park Reserve and Millgrove Recreation Reserve Master Plan (September 2007); and
- Shire of Yarra Ranges Warburton Mountain Bike Hub Master Plan – Preliminary Master Plan Report.

## CONSULTATION

Several consultation processes were undertaken to develop this Master Plan. These included:

- Meetings with Council officers and key user groups in July and August 2019. These meetings identified current issues and priorities for this site, which informed the development of key elements
- Community consultation in February to March 2020. This included online surveys and on-site drop-in sessions for the general community, to seek feedback about the proposed key elements. A draft Master Plan was developed after this consultation period
- Stakeholder and community consultation in March and April 2021. This included meetings with key stakeholders and general community consultation (including online surveys and on-site drop-in sessions). This process asked for feedback on the draft Master Plan. This feedback was used to develop the proposed Master Plan
- Meetings with key stakeholders in September 2021 to discuss the proposed Master Plan



Photos 4: Existing Playspace



Photos 5: Existing Dog Agility Area

## OPPORTUNITIES

1. Increased security, including additional lighting, and landscape and parking design
2. Improved wayfinding signage, both in and around the park
3. Improved paths and trails, both within the park and connecting to other key trails
4. Create vegetation buffers between the exit to the mountain bike trail and the circuit track opening near the pony club, and the mountain bike skills area and nearby houses
5. Mountain bike facilities, including pump track, skills area, beginner loop and bike wash
6. Mountain bike shuttle drop off/pick up area
7. Reduction to the number of single use buildings on site
8. Explore the possible future relocation of the Gem Club
9. Replacement of existing sports pavilion with a Community, Recreation and Education Centre that will service a number of different community users, including sporting groups, emergency services, community groups and casual users to the site
10. Improved sporting infrastructure, including playing surface, shading, fencing and cricket nets
11. Improvement of current equestrian infrastructure and amenity
12. Investigate the possibility of establishing an equestrian trail in surrounding bushlands
13. Improved car parking
14. Improved multi use play area for children
15. Outdoor learning spaces

## CONSTRAINTS

1. Melbourne Water easement which restricts the number of additional car parks
2. Possible conflict with different users in various parts of the park e.g. dogs, horses and bikes



Photos 6: Existing Equestrian Arena in use









Photos 7: Existing Gem Club Building

# WESBURN PARK MASTER PLAN

Yarra Ranges Council  
October 2021

**Key**

-  Proposed new building/structure
-  Vehicle access
-  Pedestrian, cycling & shared paths/trails
-  Existing vegetation to be retained
-  Indicative new tree planting
-  Indicative new garden bed



**LITTLE YARRA RIVER TRAIL**  
Proposed trail passing through the site and connecting to the Lilydale to Warburton Rail Trail.

**STATE EMERGENCY SERVICE**  
SES facilities catered for in the site, including existing building, helipad (with 40m buffer) and overflow staging area.

**EQUESTRIAN AREA**  
Upgrades to facilities with Wesburn Pony Club license area, including surfaces, shelter, storage and fencing.

**COMMUNITY SPORT & EDUCATION FACILITY**  
New pavilion (for use by cricket, football and soccer clubs, SES, CFA, ECOSS, outdoor education service provider's, adult riders, other community groups), oval upgrades and cricket nets.

**WESBURN PARK BIKE PARK**  
Mountain bike facilities, including pump track, skills area and shuttle drop-off/pick up.

**DOG OFF-LEAD & AGILITY AREA**  
Existing dog agility equipment to be retained within a (partially fenced) dog off-lead area, while a larger facility at an alternative site is investigated.

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# MASTER PLAN SUMMARY

## Wesburn Park Zones

Zone A – Equestrian Area;

Zone B – Sport;

Zone C – Social Recreation;

Zone D – Bike, Play and Education and

Zone E – Emergency Services

Throughout the park will be seating, trees for natural shade, lawn areas, picnic shelters and barbeque facilities, linked together by a lit path network for fitness, dog walking and connectivity.

The development of the Wesburn Park Master Plan has been estimated at \$14.988 million. It has been designed for delivery as a single or a staged project, subject to funding availability.

## General Park Features

- Shelters, seating and drinking fountains at appropriate locations, improved car parking throughout the reserve;
- A network of accessible paths and the boardwalk connecting the activity zones and providing a path through to the shops; and
- Path lighting that will further enhance the park, improve security and extend the hours that the paths can be used for exercise

## Expanding Regional Opportunities

In addition to the important role this park plays as a community recreation park, the parks location provides an excellent opportunity to support the region as a base for regional emergency response, regional tourism including the Warburton Mountain Bike destination and outdoor education.



Photo 8: Playspace area.

# PROPOSED ELEMENTS: ZONE A - EQUESTRIAN



## ACTIONS EQUESTRIAN

- 1.1 Install outdoor building lighting on pony club for safe ingress and egress in the dark.
- 1.2 Install stairs to southern access of upper arena to replace washed-out path.
- 1.3 Renew pony club storage structure and social rooms with similar structure.
- 1.4 Repair of damaged old racecourse track and resurfacing
- 1.5 Investigate route for a circuit course within lease area
- 1.6 Shelter for horse arena spectators
- 1.7 Lighting, landscaping and improved fencing at upper horse arena.
- 1.8 Visual screen for horse and bike separation at circuit track opening near pony club.
- 1.9 Pony club renewal holding yards to suit larger horses and to include lower rail for ponies.
- 1.10 Investigate the opportunity to establish an equestrian trail in surrounding bushlands with DELWP
- 1.11 Explore post and rail barrier fence within lease area

**Key**

- Proposed new building/structure
- Vehicle access
- Pedestrian, cycling & shared paths/trails
- Existing vegetation to be retained
- Indicative new tree planting
- Wesburn Pony Club licence area
- Indicative new garden bed

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# PROPOSED ELEMENTS: ZONE B - SPORT



## ACTIONS SPORT

- 2.1 Community, Recreation and Education Centre (for use by local sporting clubs and groups, other community groups, education providers and emergency services).
- 2.2 Shade structure between ovals.
- 2.3 Provision for upgrade of playing surface and oval fencing
- 2.4 2 lane cricket net

**Key**

- Proposed new building/structure
- Vehicle access
- Pedestrian, cycling & shared paths/trails
- Existing vegetation to be retained
- Indicative new tree planting
- Existing dog off-lead area
- Proposed dog off-lead area
- Indicative new garden bed

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# PROPOSED ELEMENTS: ZONE C - SOCIAL RECREATION



## ACTIONS SOCIAL RECREATION

INCLUDING DOG OFF LEAD, SHARED TRAILS,  
WAY FINDING & CAR PARKING

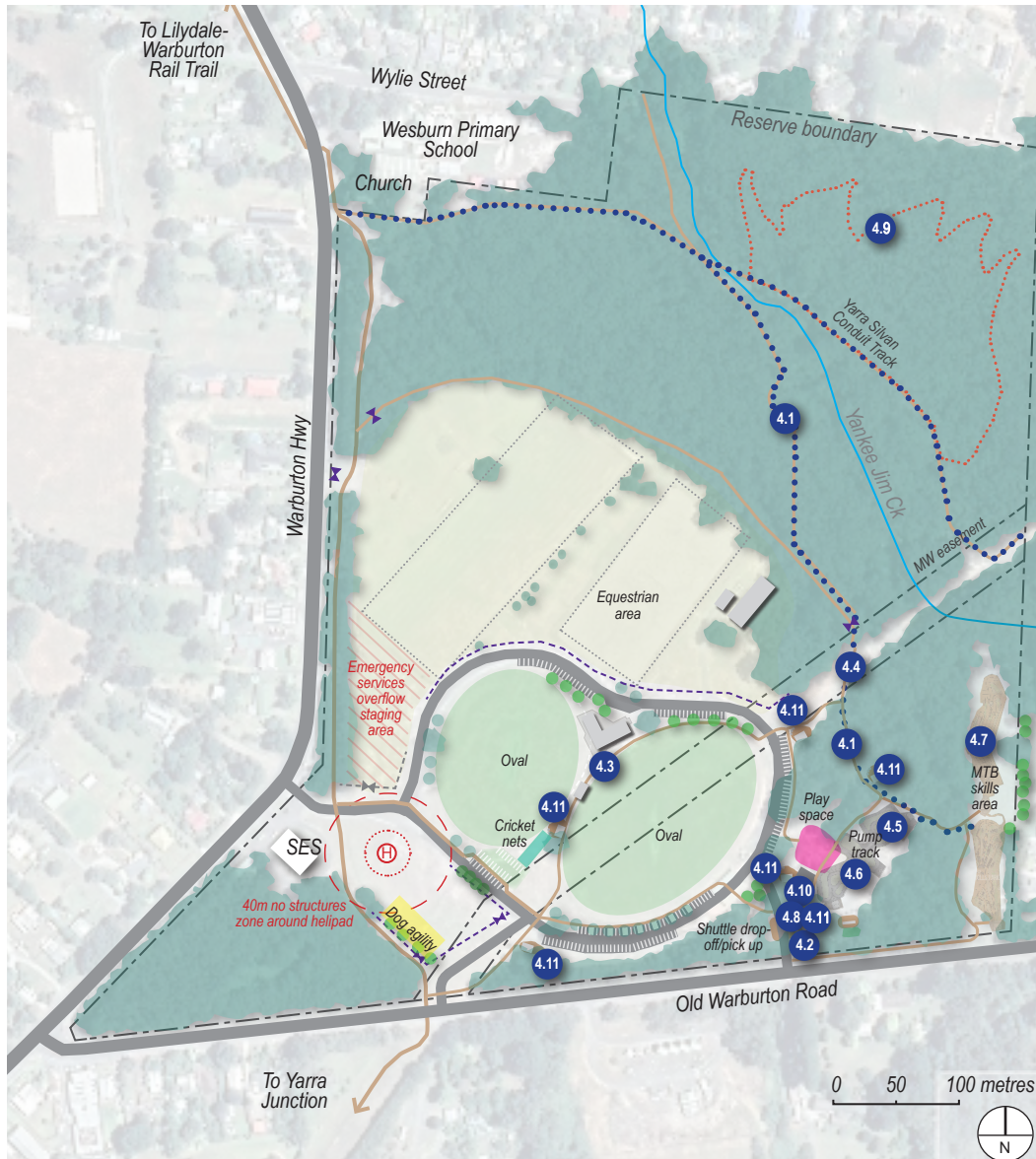
- 3.1 Perimeter walking/cycling circuit
- 3.2 Improved car parking (including accessible car parking).
- 3.3 Existing dog agility equipment to be retained within a (partially fenced) dog off-lead area
- 3.4 Improvements to dog off lead area including landscaping and security lighting
- 3.5 Improved wayfinding signage in and around Wesburn Park.
- 3.6 Connection to Warburton Trail (Little Yarra River Trail).

**Key**

- Proposed new building/structure
- Vehicle access
- Pedestrian, cycling & shared paths/trails
- Existing vegetation to be retained
- Indicative new tree planting
- Existing dog off-lead area
- Proposed dog off-lead area
- Indicative new garden bed

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# PROPOSED ELEMENTS: ZONE D - BIKE, PLAY AND EDUCATION



## ACTIONS BIKE, PLAY & EDUCATION

- 4.1 Connection to mountain bike trail.
- 4.2 Mountain bike shuttle drop off/pick up
- 4.3 Connecting path around the ovals
- 4.4 Gateway entrance to Warburton Mountain Bike Destination
- 4.5 Pump track (bike education track) - refer to Wesburn Park Bike Park Schematic Concept Plan prepared by Common Ground
- 4.6 Lighting for the pump track and multi use area
- 4.7 Mountain bike skills area - refer to Wesburn Park Bike Park Schematic Concept Plan prepared by Common Ground
- 4.8 Bike wash facility
- 4.9 Mountain bike beginner loop (alignment shown is indicative - exact alignment & size to be investigated)
- 4.10 Multi use play area for ballgames, traffic school and hopscotch
- 4.11 Outdoor learning spaces and bins.

Key	
	Proposed new building/structure
	Vehicle access
	Pedestrian, cycling & shared paths/trails
	Existing vegetation to be retained
	Indicative new tree planting
	Indicative new garden bed

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# PROPOSED ELEMENTS: ZONE E - EMERGENCY SERVICES



## ACTIONS EMERGENCY SERVICES

- 5.1 Security lighting for SES building.
- 5.2 Current Gem Club building to be retained for the short term however investigations into relocating with other like facilities to be explored in the long term.
- 2.1 Community, Recreation and Education Centre (for use by local sporting clubs and groups, other community groups, education providers and emergency services).

Key	
	Proposed new building/structure
	Vehicle access
	Pedestrian, cycling & shared paths/trails
	Existing vegetation to be retained
	Indicative new tree planting
	Proposed Little Yarra River Trail
	Indicative new garden bed

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## FUNDING AND IMPLEMENTATION PLAN

	Proposed Elements	Years 1-3	Years 3-5	Years 5-10+	Probable Capital Cost	Potential Grant Opportunity
<b>1</b>	<b>Equestrian</b>					
1.1	Install outdoor building lighting on pony club for safe ingress and egress in the dark			√	\$60,000	√
1.2	Install stairs to southern access of upper arena to replace washed-out path			√	\$20,000	
1.3	Renew pony club storage structure and social rooms with similar structure			√	\$600,000	√
1.4	Repair of damaged old racecourse track and resurfacing			√	\$50,000	
1.5	Investigate route for a circuit course within a lease area			√	N/A	
1.6	Shelter for horse arena spectators			√	\$100,000	
1.7	Lighting, landscaping and improved fencing at upper horse arena			√	\$150,000	√
1.8	Visual screen for horse and bike separation at circuit track opening near pony club			√	\$10,000	
1.9	Pony club renewal holding yards to suit larger horses and to include lower rails for ponies			√	\$40,000	
1.10	Investigate the opportunity to establish an equestrian trail in surrounding bushlands with DELWP			√	N/A	
1.11	Explore post and rail barrier fence within lease area	√			\$30,000	
<b>2</b>	<b>Sport</b>					
2.1	Community, Recreation and Education Centre (for use by local sporting clubs and groups, other community groups, education providers and emergency services)			√	\$8,863,000	√
2.2	Shade structure between ovals			√	\$100,000	√
2.3	Provision for upgrade of playing surface and oval fencing			√	\$800,000	√
2.4	2 lane cricket net			√	\$90,000	√
<b>3</b>	<b>Social Recreation</b>					
3.1	Perimeter walking/cycling circuit	√			\$200,000	
3.2	Improved car parking (including accessible car parking)	√			\$240,000	
3.3	Improvements to dog off lead area including retention of existing dog agility equipment and partial fencing	√			\$10,000	√
3.4	Improvements to dog off lead area including landscaping and security lighting			√	\$15,000	
3.5	Improved wayfinding signage in and around Wesburn Park		√		\$30,000	
3.6	Connection to Warburton Trail (Little Yarra River Trail)			√	\$1,400,000	√

## FUNDING AND IMPLEMENTATION PLAN

	Proposed Elements	Years 1-3	Years 3-5	Years 5-10+	Probable Capital Cost	Potential Grant Opportunity
<b>4</b>	<b>Bike, play and education</b>					
4.1	Connection to mountain bike trail	√			Included in perimeter trail	
4.2	Mountain bike shuttle drop off/pick up			√	\$100,000	
4.3	Connecting path around the ovals			√	\$70,000	
4.4	Gateway entrance to Warburton Mountain Bike Destination	√			\$15,000	
4.5	Pump track (bike education track)	√			\$940,000	√
4.6	Lighting for the pump track and multi use area		√		\$150,000	√
4.7	Mountain bike skills area		√		\$200,000	√
4.8	Bike wash facility	√			\$45,000	
4.9	Mountain bike beginner loop			√	\$100,000	√
4.10	Multi use play area for ballgames, traffic school and hopscotch		√		\$150,000	√
4.11	Outdoor learning spaces and bins			√	\$400,000	√
<b>5</b>	<b>Emergency Services</b>					
5.1	Security Lighting for SES building			√	\$10,000	
	<b>Total Probable Cost</b>				<b>\$14,988,000</b>	

### Project Cost

The development of the Wesburn Park Master Plan has been estimated at \$14.988 million. Please note that these costs are based on 2021 prices and, due to cost escalations, will vary depending on the year they are completed.

### Funding

Elements of the Wesburn Park Master Plan supports the Warburton Mountain Bike Destination and funding may be available to support their implementation.

Elements that have been identified for possible grant opportunities have been indicated in the implementation plan.

### Implementation

A project of this magnitude will require external funding to achieve the outcomes proposed in this Master Plan. The Master Plan will serve as an advocacy document for grant applications providing the evidence base to seek financial support.

### Further information

For further detail of the Master Plan refer to the Wesburn Park Master Plan Report available from Council's website.