

Wesburn Park Master Plan

Background Report – July 2022



Table of contents

SECTION 1: EXECUTIVE SUMMARY	4
SECTION 2: INTRODUCTION	5
2.1 Project methodology	6
2.2 Local context	6
2.3 Project background	7
SECTION 3: EXISTING PROVISION	11
SECTION 4: COUNCIL POLICY CONTEXT	13
SECTION 5: DEMOGRAPHIC OVERVIEW	17
5.1 Yarra Ranges population overview	17
5.2 Demographic overview	17
SECTION 6: SITE ANALYSIS	20
SECTION 7: STAKEHOLDER AND COMMUNITY CONSULTATION	21
7.1 Overview of consultation process	21
7.2 Initial stakeholder consultation	21
7.3 Community consultation findings	23
7.4 Consultation findings on Warburton Mountain Bike Destination project	29
7.5 Stakeholder consultation on the draft Master Plan	31
7.6 Stakeholder feedback on proposed Master Plan	32
SECTION 8: DESIGN CONSIDERATIONS AND DEVELOPMENT OF PROPOSED	33
8.1 Site considerations and constraints	34
8.2 Facility development and design considerations	35
8.3 Environmentally sustainable design considerations	36
8.4 Universal Design considerations	39
8.5 Economic impact of Wesburn Park Master Plan	40
8.6 Potential operating model	42
SECTION 9: PROPOSED MASTER PLAN	43
SECTION 10: POSSIBLE FUNDING OPTIONS	50
10.1 Council funding	50
10.2 Sport and Recreation Victoria (SRV) grants	50
10.3 Club contribution	51
10.4 Other agencies	51
SECTION 11: PROPOSED IMPLEMENTATION PLAN	52

List of tables

Table 1: Population projections 2016-2036	17
Table 2: Overview of Wesburn Park.....	20
Table 3: Breakdown of postcode and suburb for residents.....	24
Table 4: Implementation plan for proposed Wesburn Park Master Plan	53

List of figures

Figure 1: Yarra Ranges location map	7
Figure 2: Wesburn Park – current site plan	12
Figure 3: Forecast age structure for Yarra Ranges 2016-2036	18
Figure 4 – Residential status of respondents	23
Figure 5 – Age group of respondents	25
Figure 6 – Gender breakdown of respondents	25
Figure 7 – How do you use Wesburn Park?	26
Figure 8: Theme 1 – improving safety and security	26
Figure 9: Theme 2 – improving connectivity	27
Figure 10: Theme 3 – making sport more inclusive	28
Figure 11: Theme 4 – improving opportunities for community use	29
Figure 12: Proposed Master Plan for Wesburn Park - overall	43
Figure 13: Proposed Master Plan for Wesburn Park – equestrian	44
Figure 14: Proposed Master Plan for Wesburn Park – sport, dog agility and car parking	45
Figure 15: Proposed Master Plan for Wesburn Park – Little Yarra River, emergency services and wayfinding	46
Figure 16: Proposed Master Plan for Wesburn Park – bike, play and education	47
Figure 17: Proposed design for Community Recreation and Education Centre	49

SECTION 1: EXECUTIVE SUMMARY

Wesburn Park is a well utilised and highly valued community space. It is a central meeting place for the local community, providing social benefits and free and accessible open space. The impact of COVID over the past 20 months, such as extended lockdowns and the inability for people to meet indoors, has highlighted the value of open spaces that encourage physical activity, active and passive recreation, and social interaction on both physical and mental health.

This purpose of this Master Plan document is to assess the current use of, and future needs in relation to the Park. The Master Plan has been developed through a process of background research and community and stakeholder consultation.

Current use of the Park is predominantly local, with some regional equine events, and staging for major emergency events, as required. Findings of this report show that Wesburn Park can play a far greater role in supporting the local community, expand on regional opportunities, and provide greater support to emergency services during major emergency events.

Key outcomes from Council's strategic documents that have shaped the development of this Master Plan include:

Health and Wellbeing Strategy – goal 7 – ‘*people have access to active transport such as walking and cycling...*’ and **goal 8** – ‘*tourism infrastructure that can open up new tourism markets and provide better opportunities for a region’s businesses to generate yields from tourists including the Warburton Mountain Bike Destination and other complimentary infrastructure*’.

Recreation and Open Space Strategy, and the outcomes of ‘*provision of quality and diverse sport and recreation facilities, parks and community spaces, including by “adopting principles to maximise use of reserves and shared use in master planning and building projects” and by “identifying opportunities to diversify open space functions or settings to offer greater variety in recreation opportunities”*’, and ‘*Council support for a connected community through “...accessible facilities, services, and opportunities [and] a network of trails and footpaths...”* and the specific action of ‘*adopting principles of access and connectedness in master planning park improvement projects*’.

Warburton Mountain Bike Hub Master Plan, which mentions ‘*Wesburn Park as a venue for mountain bike events*’ and includes a ‘village’ layout of what this could look like’.

Some key features of the Master Plan include:

- improved safety of the Park through increased activation and passive surveillance;
- important connections for active transport (linking in with local and regional trails) and safe paths of travel internally;
- improved facilities to meet the needs of current user groups;
- greater day to day use of the Park and increased ability for large scale community events;
- increased ability to support emergency services;
- tourism opportunities with mountain bike facilities;
- learn to ride facilities for younger children; and
- use of the Park by outdoor education groups.

SECTION 2: INTRODUCTION

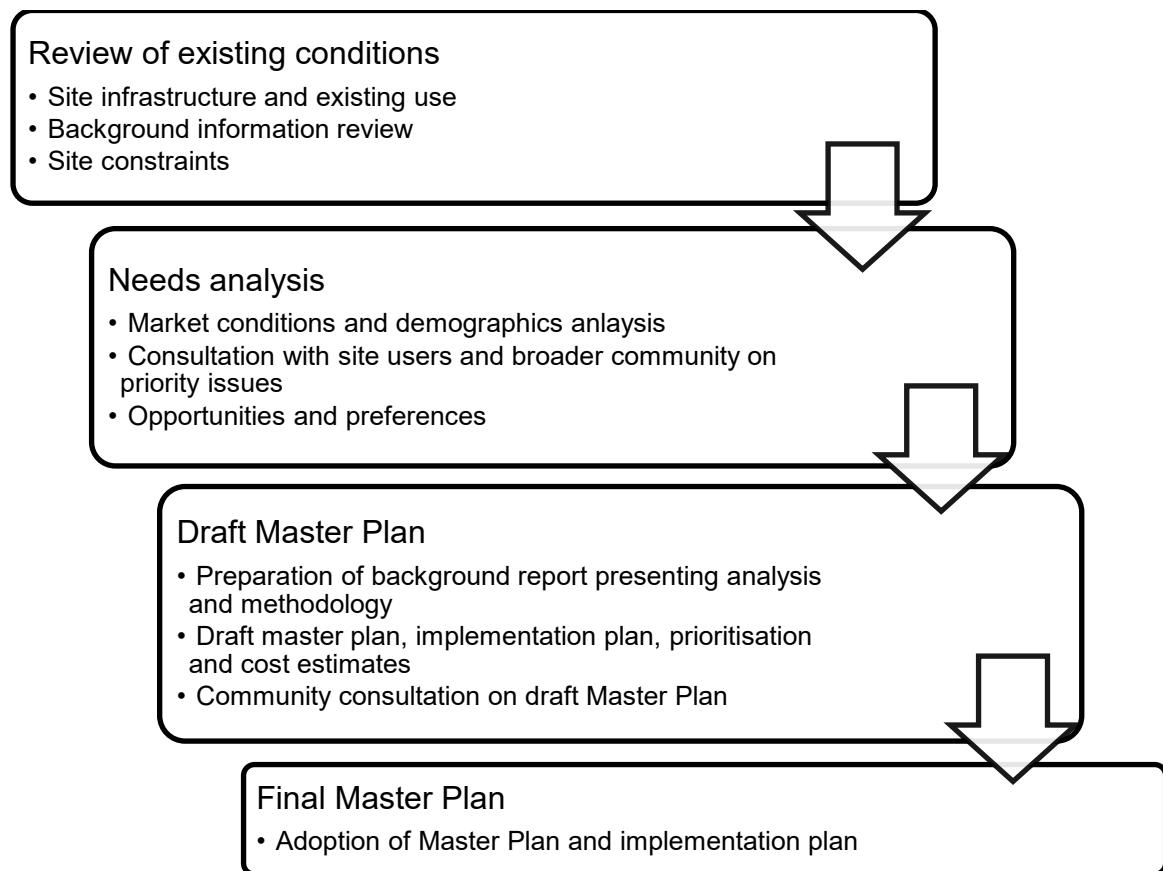
The provision of quality infrastructure within their recreation reserves supports the Yarra Ranges Council vision for a healthy and active community. The development of a Master Plan for Wesburn Park (the Park) provides a strategic framework for the provision of new infrastructure and redevelopment of existing infrastructure to facilitate participation in sport, physical activity and social recreation over the next ten to twenty years.

The Wesburn Park Master Plan will:

- Be a working document stating the objectives for intergenerational active and passive recreation activity at the Park;
- Be a document that provides a strategic approach for the future provision of sport and recreation facilities at the site that responds to the identified needs of the surrounding communities into the future;
- Be a reference document to help determine the suitability and feasibility of any proposed works within the Park and surrounding areas;
- Include concept plans of major infrastructure, showing component layout, profile and estimated dimensions;
- Include estimated cost to construct and maintain proposed infrastructure; and
- Serve as a strategic document to support funding applications for the development of the Park.

2.1 Project methodology

The methodology for developing the Master Plan is presented below.



2.2 Local context

Yarra Ranges is home to over 150,000 people and covers approximately 2 500 km². The municipality stretches from the densely populated outer suburbs into the foothills, agricultural valleys and forested areas of the Great Dividing Ranges.

Around 70% of our population lives in urban areas, which represents only 3% of the Yarra Ranges landmass. The local government area has 55 communities within suburbs, townships and other localities.

Yarra Ranges has long been recognised for its natural beauty and diverse habitats. The combination of national parks, state forests, private gardens, and its proximity to Melbourne combine to make the area unique.

Some of Victoria's most environmentally important areas are located in the Yarra Ranges, along with sites of cultural significance to the Indigenous community. The mountainous landscapes and Yarra Valley contain significant native vegetation and provides an important habitat for wildlife.

Yarra Ranges has a diverse economy of around 13,500 businesses, employing more than 35,000 people. The most valuable industry in Yarra Ranges is manufacturing. Manufacturing yields \$3 billion in regional output.

Other key industries in the region include agriculture, tourism, construction, property and business services and retail trade.

Yarra Ranges has attracted local and international recognition for its fine food and wine. Over 4.5 million tourists visit the wineries and gardens of the Yarra Ranges each year.

Figure 1: Yarra Ranges location map



2.3 Project background

2.3.1 Location and site description

Wesburn Park is located at 2804 Warburton Highway, Wesburn 3799 and is positioned at the intersection of Warburton Highway and Old Warburton Road.

The Park contains 30.135 hectares of land of which approximately half is vegetated with high quality bushland located mostly to the north east of the ovals. The reserve 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. Residential areas lie to the west of the site across the highway. To the south lies 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.

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. An historic mine shaft is located just north of the old netball courts, secured with high fencing.

The site provides significant views of the valley and mountain ranges to the north and west.

The Park is owned by DELWP with Yarra Ranges Council as Committee of Management, and contains both active sport and recreation, and passive-active spaces and facilities.

2.3.2 Site use

Wesburn Park was established in the late 1880s as a public park, and historic use includes use as a racecourse, part of which is still in use as a trail around the west, north and east of the site. A netball court at the site is currently used as a play area with basketball hoop adjacent to the new play equipment. A hall which used to service the netball courts is now hired by the Upper Yarra Gem and Prospecting Club.

SES Upper Yarra unit have a headquarters at Wesburn Park, and this site is used as a base for emergency services during major SES and CFA events, meaning that use of the Park by user groups and the local community is restricted during these emergency events.



Local cricket and football clubs use the site for training and competition for junior competitions.



Dog agility equipment is located at the south of the site and a local dog club used to use the facilities but has now disbanded. The area is now used casually.



The Upper Yarra Pony Club and Upper Yarra Adult Riding Clubs have a license for use of land within the reserve. This license has expired, but Council officers have been working with these clubs to renew the license throughout the duration of this project which has included controlled access to areas within the bushland surrounding the reserve in order to provide a bush trail loop along existing trails for the clubs. The equestrian areas of the site are also open for casual public use by non-members. Historically, the bushland areas formed part of the club's cross-country trail network and hosted competitions. These areas were removed from the licence approximately 20 to 30 years ago for environmental reasons.



2.3.3 Regional role

Emergency staging area

Wesburn Park plays a very important role in a regional context, particularly in responding to emergency incidents throughout the Yarra Valley and Central Highlands with the Upper Yarra unit of the SES being based at Wesburn Park. The primary response area is the Central Region, but this site is also used as secondary response for all of Melbourne, and is also deployed regionally.

Due to the size of the site, Wesburn Park can be used as a staging area for aviation response for regional Victoria. While there are other staging areas in Yarra Ranges, Wesburn Park is the largest, and only one that can host multiple aircraft. It is also close in proximity to regional Victoria, meaning that it is in a unique position to meet these emergency needs.

When set up as a staging area for a major emergency, the site can have eight to 10 semi-trailers and up to eight helicopters on site. The site is used for pilots to rest, recover and resupply the helicopters. Essentially, they live on site for the duration of the emergency, making the facilities in the Community Recreation and Education Centre critical to support these events.

Wesburn Park has been used 10 to 12 times since 1983 for this purpose, so it is not much of an imposition to regular users. Use of the park during an emergency event will be determined by the size and scale of the event. It is important to note that during times of emergency, operation of the Park will be taken over by emergency services and access to the Park will be determined by them. This may include full closure of park, down to limited use with staging area for SES. The SES have indicated that they will work with Council as required during these events to manage the spaces appropriately.

SECTION 3: EXISTING PROVISION

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

- Football/cricket ovals and pavilion;
- Pony Club arenas and pavilion;
- Hall/Gem Club building;
- SES headquarters, and use of the reserve for major SES and CFA events;
- Bike riding, horse riding and walking trails;
- Dog off lead area and agility equipment;
- Play space and hard-court area with basketball hoop;
- Picnic tables;
- Public toilets; and
- Car parking.

It is also used for community events.

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

- Wesburn Junior Football Club - approximately 150 members;
- Yarra Junction Cricket Club - approximately 44 members;
- Upper Yarra Pony Club - 25 members;
- Upper Yarra Adult Riding Club - 45 members;
- Upper Yarra Gem and Prospecting Club;
- Yarra Ranges Social Dog Club – approximately 100 members;
- Yarra Ranges Mountain Bike Club – approximately 300 members;
- State Emergency Services; and
- ECOSS.

Refer to **Figure 2** on the following page for a current site plan of Wesburn Park.

Figure 2: Wesburn Park – current site plan



SECTION 4: COUNCIL POLICY CONTEXT

This section of the report provides an overview of the local policy context in relation to the future needs at Wesburn Park. A number of strategic plans, policies and support documents 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.

Yarra Ranges Health and Wellbeing Strategy 2017-2021

The Health and Wellbeing Strategy examines the health of people living in the Yarra Ranges using evidence and engagement findings and presents priorities for how Council will work to improve health and wellbeing over the four years. The Strategy has a focus on prevention, prioritising actions that will create environments that enable people to be healthy and increase their wellbeing.

The Strategy recognises the impacts of the social determinants of health and the influence on health of where people live. Social determinants include having access to education and employment, public transport that meets the needs of local communities, clean air and water and having ready access to services. It also refers to conditions such as children being able to walk to school and have access to nutritious foods.

The Strategy presents 17 high level goals and outlines strategic actions for reaching these goals and describes how Council will work with its partners and communities to create positive change for a healthier Yarra Ranges. Specific goals that relate to the Wesburn Park Master Plan include:

- Goal 6 – People in Yarra Ranges are physically active;
- Goal 7 – People have access to active transport such as walking, cycling, and public transport;
- Goal 8 – People are able to participate in and contribute to the local economy through establishing “Tourism infrastructure that can open up new tourism markets and provide better opportunities for a region’s businesses to generate yields from tourists” including the Warburton Mountain Bike Destination and other complimentary infrastructure; and
- Goal 10 – People enjoy safe, sustainable natural and built environments through the development of “walkable - enjoyable, easy to walk and cycle around” communities and “work with partners including Parks Vic, Melbourne Water and community groups to enhance access to and care for bushland, waterways and parks”

The strategy highlights two initiatives to address health issues that are relevant to the Wesburn Park Master Plan:

- Walking – the way to go. This initiative will be relevant to the development of paths, connection to trails, and wayfinding at the site.
- Water – everyone's drink of choice. This initiative will be supported in the provision of drinking fountains at the site.

Yarra Ranges Council Recreation and Open Space Strategy – Policy 2013 – 2023

The Recreation and Open Space Strategy Policy is a framework to manage and improve sport and recreation facilities, parks, community spaces and recreation services. It aims to create healthy and active environments and services, including the development of clubs and participation initiatives.

The Strategy “consolidates recreation strategies and feasibility studies and reserve master plans under one umbrella document and prioritises actions in an action plan”.

A series of key outcomes and recommendations, and associated actions, are detailed in the document, of relevance they include:

- Provision of quality and diverse sport and recreation facilities, parks and community spaces, including by “adopting principles to maximise use of reserves and shared use in master planning and building projects” and by “identifying opportunities to diversify open space functions or settings to offer greater variety in recreation opportunities”;
- Council support with the activation and improvement of public spaces through Council programs, services and capital works, including by “reflecting local art, culture and heritage in the design of public spaces”, by “designing spaces that encourage enhanced activity, social experiences and events in public spaces that include all people in a community”, and by “designing environmentally sensitive spaces”;
- Council support for a connected community through “...accessible facilities, services, and opportunities [and] a network of trails and footpaths...” and the specific actions of “adopting principles of access and connectedness in master planning park improvement projects” and “implementing the Hike and Bike Plan and roll out of footpaths, prioritising projects that connect communities to open spaces”; and
- Protection of the environment, including by “exploring opportunities for nature-based recreation and tourism activities” and “integrating environment sustainable design and waste sensitive urban design features in capital works improvement projects, where practical”.

Yarra Ranges Council Environment Strategy 2015 – 2025

The vision for the Environment Strategy is “*we are dedicated to making Yarra Ranges a place of thriving communities, at home in healthy landscapes*”.

The vision has four elements: our place, our healthy landscape; thriving communities; and my home. Six goals align with these elements to provide a framework for Council’s environmental planning and decision-making.

A set of principles that help inform Council's decision making about environmental actions, programs and projects also make up the framework, and include of relevance:

- Make evidence-based decisions, including "*learning from the success and failures of previous actions and programs...*";
- Take a whole of landscape approach;
- Think long-term rather than short-term by focusing on enduring results, values and outcomes; and
- Lead by example by demonstrating best practice and innovation.

Of relevance are the goals and corresponding element:

- Thriving communities, and goal 5 "*our communities are resilient in the face of changing climate and more extreme events*", including by "*building and maintaining community infrastructure that is adaptable and can withstand extreme climate events*", by "*promoting the adoption of sustainable building design and construction techniques across the municipality*" and by "*reducing Council's energy consumption in line with Council's 'Adapting to a changing climate and energy future' plan...*"; and
- My home, and goal 6 "*all who live and work in the Yarra Ranges see themselves as stewards of our environment*" including by "*supporting and promoting the development and use of nature-based recreation activities*".

Yarra Ranges Council Equity, Access and Inclusion Strategy 2013 – 2023

The Equity, Access and Inclusion Strategy builds on Council's previous Disability Action Plan and outlines ways "*Council will work to create more accessible and inclusive communities that encourage participation by people with a disability in all spheres of life*".

The strategy comprises four goals, each with objectives, strategies and targets. Of relevance is Goal 1: "*Council buildings and infrastructure are accessible to everyone in our community*" and the specific strategies of:

- "*design and build all new buildings, maintenance programs and upgrades to include legislated accessibility standards, and, wherever possible, enhance accessibility features that facilitate access for all community members*"; and
- "*seek advice from the Disability Advisory Committee during the 'master planning' process for public spaces....*".

Yarra Ranges Council Playspace Plan 2019 – 2029

The Playspace Plan outlines a framework for the provision of play spaces across the Yarra Ranges municipality; with a focus on designing for play in specific environments, as opposed to playgrounds or specific structures.

The Plan explores the importance and role of play for children and for adults, including the emerging trend of nature-based play. It discusses Council's role in planning, designing, constructing and maintaining play spaces, including how Council can promote and support people's health and wellbeing through the provision of infrastructure that "*encourages physical activity and also by creating spaces that encourage social connection, creativity and mental stimulation*".

Wesburn park's play space was built in 2018 and is not due for renewal in the next ten years.

Draft Yarra Ranges Council Equestrian Sport Strategy

The Draft Equestrian Sport Strategy gives us an understanding of the equestrian sport across Council. There are 10,995 competitive and recreational participants in the municipality, across 31 clubs with over 1,000 events per year. Equestrian clubs have a 90% female participation ratio.

Equestrian Victoria, who have 393 members across Yarra Ranges, state that 48% of their members are under 30 and have on average a 20-year membership.

There are two clubs located at Wesburn Park; the Upper Yarra Pony Club and the Upper Yarra Adult Riding Club (ARC). It is also regularly used by the members of Horse-Riding Clubs Association of Victoria (HRCAV) members to train, attend rallies and competitions.

The Wesburn Park site is the key centralised riding venue for the area, and caters to recreational, social and competitive riders. The arenas are open to use by the public when not in use by the club.

Wesburn Park Reserve and Millgrove Recreation Reserve Master Plan (September 2007)

The Master Plan for the Wesburn and the Millgrove Recreation Reserves 2007 aimed to respond to a number of management issues with both reserves and to “*help ensure sound future management and sustainable use*”. A set of guiding principles provide guidance for the future planning, design and management of the reserves and cover ‘access and equity’, ‘diversity, quality and design’, ‘planning, management and maintenance’ and ‘sustainability and conservation’.

The Plan includes three key goals which conform with the guiding principles. The goals and corresponding management actions incomplete as at December 2020 include:

- Goal 1: Progressively improve Wesburn Park for sporting use and informal recreation, while protecting natural and heritage values. This goal has the incomplete management action of ‘encourage local people/groups to develop interpretive material explaining the heritage and natural values of the reserve (‘low priority’ action)’.
- Goal 3: Ensure sound and sustainable management of the reserves.

Shire of Yarra Ranges Warburton Mountain Bike Hub Master Plan – Preliminary Master Plan Report

Mountain Biking has become a widespread activity across the Yarra Ranges Shire and has been identified as an opportunity for future tourism growth. In 2016 a master planning process was undertaken, with a key aspiration of the Master Plan to “*...focus activities and associated commerce to the township [of Warburton] as much as possible*”. The Plan report explores market trends and analysis, trail design and type, environmental and heritage considerations, management models, signage and risk.

It mentions Wesburn Park as a venue for mountain bike events and includes a ‘village’ layout of what this could look like.

The geography of the mountain bike network and availability of public land make Wesburn Park ideally suited as a ‘hub’ for mountain bike activities, with direct connection via the Yarra Silvan Trail and the adjacent Old Warburton Road connecting to the Hey Hey My My mountain bike trail.

A key piece of Council planning that has direct links to this project is the inclusion of mountain bike facilities at Wesburn Park. This is a separate project that has run in parallel to the Master Plan process. Separate consultation processes were undertaken, with consultation results incorporated into this report.

SECTION 5: DEMOGRAPHIC OVERVIEW

5.1 Yarra Ranges population overview

Yarra Ranges shire population is projected to increase to 183,821 residents by 2036, a growth of 15.6% or 28,595 people from 2016 population data. This growth is slightly less than projected for the Eastern Metropolitan Region (EMR) (19.1%), and noticeably lower than for Greater Melbourne Capital City area (34.5%) and Victoria (29.2%). The growth is expected to be reasonably consistent over the period to 2036.

For the Wesburn, Yarra Junction, Millgrove area, growth is projected to be consistent with across the whole shire, 13.5%, 839 new residents.

Table 1: Population projections 2016-2036

Place						
	2016	2021	2026	2031	2036	% growth
Yarra Ranges Shire	155,226	161,497	168,481	176,032	183,821	15.6%
Wesburn, Yarra Junction, Millgrove	5,375	5,779	5,964	6,046	6,214	13.5%
Eastern Metropolitan Region**	1,092,491	1,157,936	1,040,551	1,284,385	1,350,569	19.1%
Greater Melbourne Capital City	4,714,387	5,306,133	5,843,344	6,367,317	6,884,129	31.5%
Victoria	6,173,172	6,861,925	7,495,194	8,114,286	8,722,766	29.2%

Source: Victoria in Future and forecast.id

** EMR combines the LGA's of Boroondara, Knox, Manningham, Maroondah, Monash, Whitehorse and Yarra Ranges.

5.2 Demographic overview

5.2.1 Gender profile

In 2016, 49.7% of Yarra Ranges residents were male and 50.3% were female, which is consistent with Victoria (49.6% and 50.4%). The proportion of male to female residents is projected to remain consistent to 2036.

5.2.2 Age profile

By 2036 the population of Yarra Ranges is projected to age; in 2016 9.6% (14,840) of the population were aged 70 years and over, by 2036 this proportion is expected to be 17.2% (31,560).

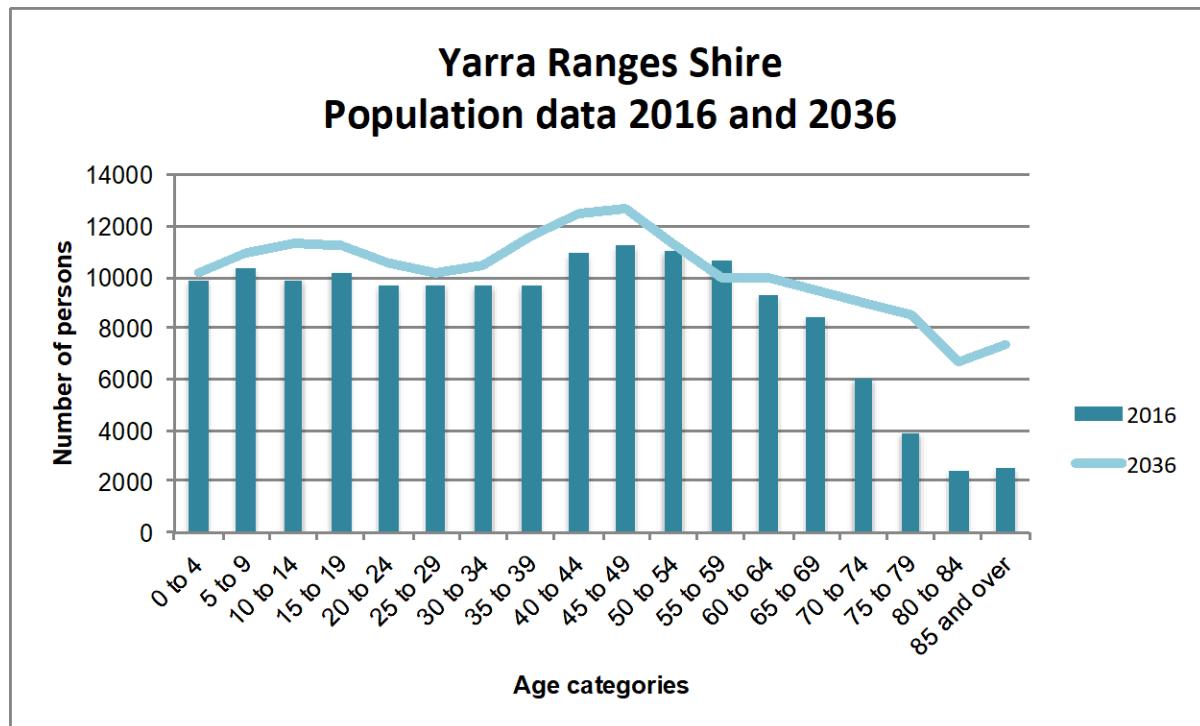
The most noticeable decline in percentage of population is expected amongst the 50 to 64-year old's, which comprised 19.9% (30,882) of the population in 2016 compared with an expected 17% (31,308) by 2036. There is expected to be a negative growth (-2.2%, -641) of residents aged 55 to 59 years.

The growth on children aged under nine years is expected to be small, an additional 890 residents by 2036. Despite this growth, the proportion of the total population will be less, 11.5% (21,071) by 2036 compared with 13% (20,181) in 2016.

The proportion of young people aged 10 to 24 years is projected to remain similar between 2016 and 2036, it was 19.2% (29,751) in 2016 and is expected to be 18% (33,105) by 2036.

Residents aged 35 to 49 years comprised 20.4% (31,733) of the population in 2016, which is expected to remain consistent to 2036 (20%, 36,763).

Figure 3: Forecast age structure for Yarra Ranges 2016-2036



5.2.3 Income

Amongst residents aged 15 years and over, the distribution across income ranges is reasonably even (2016 data). The largest percentage (27.4%) were in the medium highest range (\$645 to \$1,198), higher than the EMR (23.3%), 25.9% were in the medium lowest range (\$311 to \$644), higher than the EMR 22.5% 24% were in the highest range (\$1,199 and over), less than the EMR (27.8%) and 22.8% were in the lowest range (under \$310), less than the EMR (26.4%). When compared with Victoria, Yarra Ranges is reasonably similar (across Victoria there was an even distribution of income across all ranges (25% in each)).

For households, the largest percentage (28%) were in the medium highest range (\$1,417 to \$2,394), higher than EMR (24.6%), and 25.5% were in the medium lowest range (\$741 to \$1,416), higher than EMR, 21.7% were in the lowest range (under \$740), similar to the EMR (22%), and 24.8% were in the highest range (\$2,395 and over), less than the EMR 30.7%.

4.1.1 Cultural diversity

Yarra Ranges has a higher proportion of residents with a birthplace of Australia (77.9%) than the EMR (62%), Greater Melbourne (59.8%) and Victoria (64.9%). Of residents who were born overseas, the United Kingdom was the most common country of birth (6.3%), followed by New Zealand (1.2%), Netherlands (1.1%) and Germany (0.7%). 88% of Yarra Ranges residents

reported speaking English only at home, more than the EMR (65.6%), Greater Melbourne (62%) and Victoria (67.9%).

5.2.4 Transport

In 2016 more households in the Yarra Ranges Shire reported owning three or more motor vehicles (25.6%) than across the EMR (18.5%), Greater Melbourne (15.9%) and Victoria (16.8%). Less households reported owning no motor vehicle, 2.9%, compared with 5.7% across the EMR, 8.5% in Greater Melbourne and 7.6% across Victoria. 25.8% of Yarra Ranges households reported owning one motor vehicle and 39.4% reported owning two motor vehicles.

5.2.5 Health Profile

The Yarra Ranges health profile is presented in the 2017 document published on Council's website. Key data relevant to the development of this master plan include the following:

- Lifestyle risk factors: including lack of physical activity, with a lower rate of physical activity than the Victorian average; and
- Residents were not very likely to cycle or walk more than 10 minutes for transport.

SECTION 6: SITE ANALYSIS

This section of the document provides an overview of key site characteristics.

Table 2: Overview of Wesburn Park

	Site analysis comments
Existing site facilities	<ul style="list-style-type: none"> ▪ 2 football/cricket ovals ▪ Sports pavilion ▪ All weather equestrian arena ▪ Grassed equestrian arena ▪ Equestrian cross-country area ▪ Gem club / hall ▪ Playground with hardstand area ▪ Walking and riding trails ▪ Picnic area ▪ Public toilets ▪ Dog off leash area ▪ SES headquarters and helipad
Key existing connections	<ul style="list-style-type: none"> ▪ Wesburn Primary School ▪ ECOSS ▪ Yarra Silvan Trail
Land ownership and zoning	PPRZ - Public Park and Recreation Zone. PUZ1 - Public Use Zone - Service and Utility.
Planning overlays	ESO1-B64 and ESO1-Z19 (environmental significance) BMO (bushfire management) CHO (cultural heritage overlay near proposed Pump track)



SECTION 7: STAKEHOLDER AND COMMUNITY CONSULTATION

7.1 Overview of consultation process

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

- **Initial stakeholder consultation to develop key elements** - 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
- **Initial community consultation on the key elements** – online surveys and on-site drop-in sessions for the general community were conducted in February to March 2020, to seek feedback about the proposed key elements. A draft Master Plan was developed after this consultation period
- **Stakeholder and community consultation on the draft Master Plan** - meetings with key stakeholders and general community consultation (including online surveys and on-site drop-in sessions) were conducted in March and April 2021. This process asked for feedback on the draft Master Plan. This feedback was used to develop the proposed Master Plan
- **Meetings with key stakeholders on the proposed Master Plan** – were held in September 2021 to discuss the proposed Master Plan

7.2 Initial stakeholder consultation

7.2.1 Overview of initial stakeholder consultation to determine priorities for the Park

Initial stakeholder consultation was undertaken in order to understand priorities for the future of Wesburn Park, and the development of the draft Master Plan. This included:

- A drop-in session that was attended by nearly 30 Council officers. Follow up discussions were held with officers in key areas of Council;
- Discussions with key user groups, including the Wesburn Junior Football Club; Yarra Junction Cricket Club, Upper Yarra Pony Club, Upper Yarra Adult Riding Club, Upper Yarra Gem and Prospecting Club, SES, CFA and ECOSS. These discussions identified current issues, and captured future needs of each of the user groups, which were incorporated into the development of key priorities; and
- Further follow-up site visits and consultation with the Upper Yarra Pony Club and Upper Yarra Adult Riding Club to refine the development opportunities for equestrian activity at the Park and discussion of measures to manage the risks associated with interaction of equestrian activities with other site users.

7.2.2 Initial stakeholder engagement findings

The following are the key priorities that were developed as a result of initial consultation with site users and key stakeholders.

Improving safety and security

- Possible security camera monitoring installed on existing and new structures with clear signage indicating monitoring;
- Additional lighting, possible use of solar powered LED smart lighting, motion sensor triggered, especially for use during winter months;
- Possible gating of the reserve with gates closed at night; and
- Landscape and parking design to improve passive surveillance.

Improving connectivity

- Improved wayfinding signage in and around Wesburn Park;
- Possible future connection to Warburton Rail Trail; and
- Possible future connection to mountain bike trail.

Making sport more inclusive

- Community Recreation and Education Centre (for use by cricket, football and soccer clubs, SES, CFA, ECOSS, outdoor education service provider's, other community groups);
- Shade structure between ovals;
- Perimeter walking/cycling circuit;
- Improvements to the existing building and spectator infrastructure that supports the Upper Yarra Adult Riding Club and Upper Yarra Pony Club, and adequate parking for horse floats;
- Possible future pump track (bike education track); and
- Possible future mountain bike skills park.

Improving opportunities for community use

- Improved facilities to support emergency services (CFA and SES);
- Multi use play area for ballgames, traffic school and hopscotch;
- Bike wash facilities;
- Improved car parking (including accessible car parking); and
- Refurbished toilets.

7.3 Community consultation findings

Key issues and opportunities identified during initial stakeholder engagement meetings were presented to the broader community in an online survey in 2020 for further feedback as to the relative importance of the issues raised, and to see if any key issues were not identified.

Following this consultation process, a draft Master Plan was developed. This draft plan was put out to community consultation in April 2021. The results in this section include an overview of findings for both of these consultation periods.

Both of these consultation periods included an online survey on Council's website and social media channels, an email to key user groups, a letterbox drop to surrounding residents, and on-site drop-in sessions.

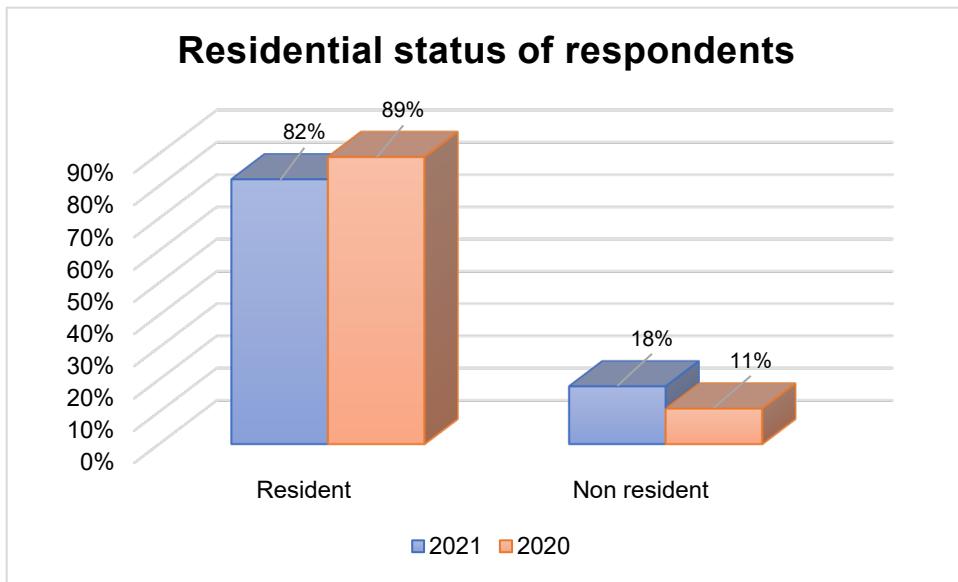
7.3.1 Results Overview and Outcomes

788 responses were received in the 2021 consultation period, compared to 219 responses in the 2020 consultation period.

The following consultation summary provides an overview, and comparison of the two consultation periods.

Figure 4 below shows that while the survey captured visitors, the majority of responses were from residents, with 82% in 2021, and 89% in 2020. While the percentage in 2021 is lower, the number of overall respondents that were residents was much higher in 2021 with 642 people, compared to 198 in 2020.

Figure 4 – Residential status of respondents



Refer to **Table 3** on the following page for postcode and suburb location of residents.

Table 3: Breakdown of postcode and suburb for residents

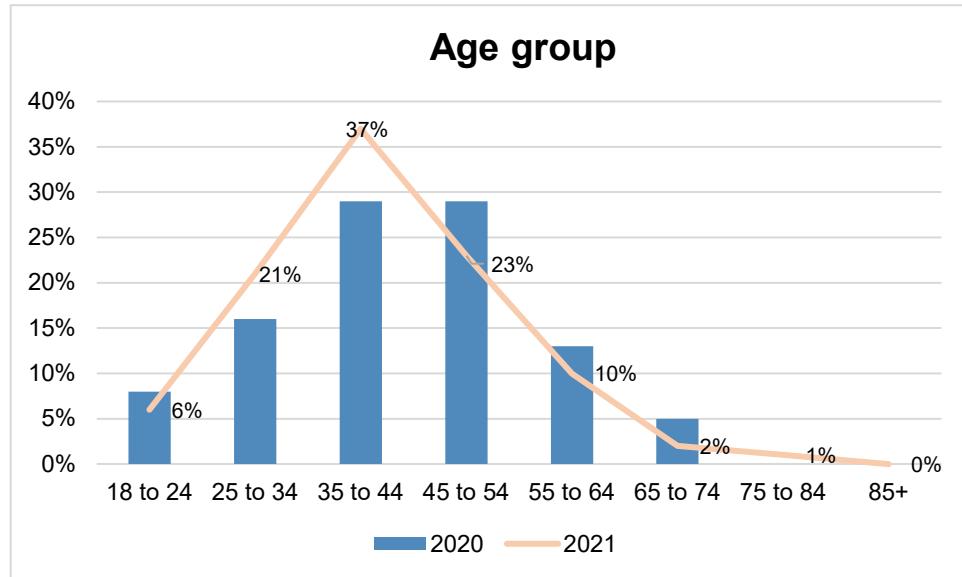
Postcode	Suburb/s	Number	
		2021	2020
3115	Wonga Park	9	1
3116	Chirnside Park	21	1
3137	Kilsyth, Kilsyth South	6	1
3138	Mooroolbark	13	1
3139	Beenak, Don Valley, Hoddles Creek, Launching Place, Seville, Seville East, Wandin East, Wandin North, Woori Yallock, Yellingbo	125	61
3140	Lilydale	24	3
3156	Ferntree Gully, Lysterfield, Lysterfield South Mountain Gate, Upper Ferntree Gully	7	0
3158	Upwey	6	0
3159	Menzies Creek, Selby	8	1
3160	Belgrave, Belgrave Heights, Belgrave South, Tecoma	10	0
3765	Montrose	4	1
3766	Kalorama	1	0
3767	Mount Dandenong	5	1
3770	Coldstream, Gruyere, Yering	7	9
3775	Christmas Hills, Dixons Creek, Steels Creek, Tarrawarra, Yarra Glen	6	6
3777	Badger Creek, Castella, Chum Creek, Healsville, Mount Toolebewong, Toolangi	25	9
3782	Avonsleigh, Clematis, Emerald, Macclesfield	11	5
3786	Ferny Creek	4	0
3787	Sassafras, Sassafras Gully	3	2
3789	Sherbrooke	0	1
3793	Monbulk	3	1
3795	Silvan	4	0
3796	Mount Evelyn	13	3
3797	Gilderoy, Gladysdale, Powelltown, Three Bridges, Yarra Junction	78	34
3799	Big Pats Creek, East Warburton, Warburton, Wesburn, McMahons Creek, Milgrove, Reefton	245	57
3804	Narre Warren East, Narre Warren North	4	0
	TOTAL	642	198

Table 3 shows that 70% of total survey responses were from the postcode areas 3139, 3797 and 3799 in 2021. This figure was even higher in 2020 (88%).

Figure 5 on the following page compares the age range of respondents from the 2020 and 2021 consultation periods.

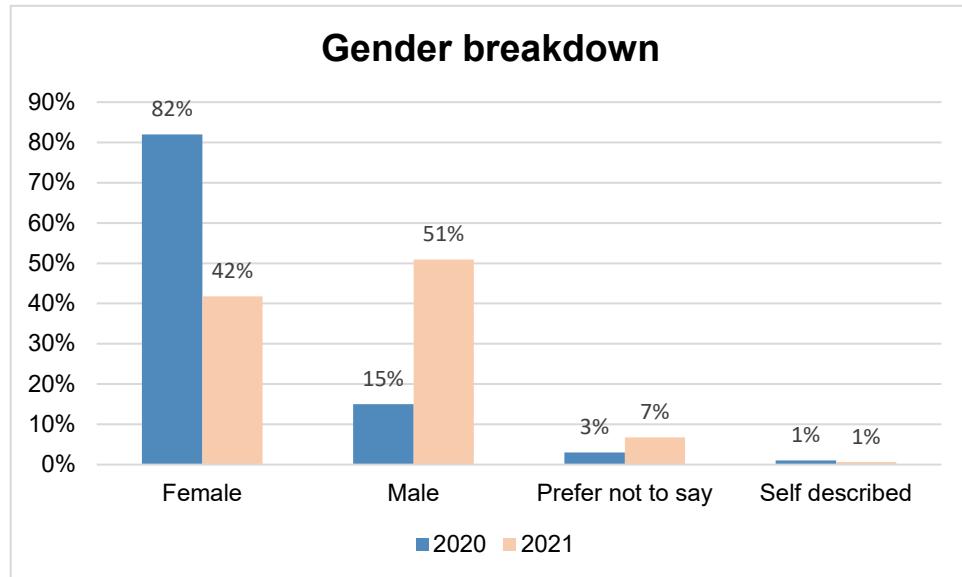
This shows that a higher number of people aged between 25 to 44 responded in the 2021 results (58% compared to 45%), and a lower number of people aged between 45 to 74 (47% compared to 35%) responded in the 2021 results.

Figure 5 – Age group of respondents



The graph in **Figure 6** shows that a much higher percentage of males responded to the 2021 survey than in 2020 (51%, up from 15% in 2020).

Figure 6 – Gender breakdown of respondents

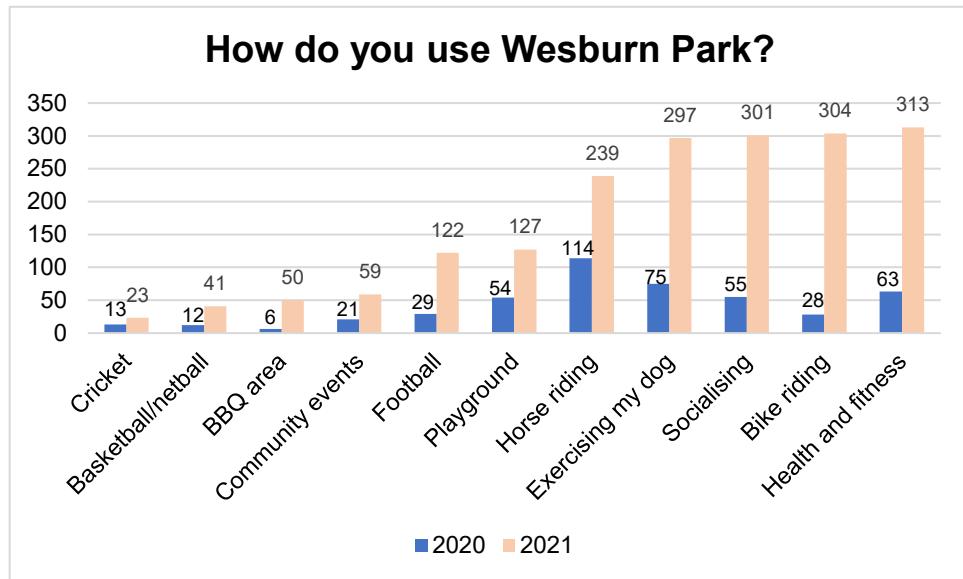


The graph on the following page compares usage of Wesburn Park in 2020 to 2021. In this question people were asked how often they participate in various activities at Wesburn Park, with the options being ‘several times a week’, ‘weekly’, ‘monthly’, ‘several times a year’ or ‘never’.

The figures represented in **Figure 7**, are the number of people that participate in these activities monthly or more, this includes ‘several times a week’, ‘weekly’ and ‘monthly’.

All activities had a higher number of participants in 2021, in line with the large increase in survey respondents, with the most significant increases being in horse riding, exercising my dog, socialising, bike riding, and health and fitness.

Figure 7 – How do you use Wesburn Park?



85% of the 358 dog walkers, 94% of the 258 horse riders, and 63% of the 275 bike riders that answered the survey were residents.

Of these, 78% of dog walkers, 83% of horse riders and 51% of bike riders lived in the postcode areas 3139, 3797 and 3799 in 2021.

Figures 8 to 11 show responses for the 2021 consultation in relation to each of the elements within the four themes. Respondents were given the following options ‘support improvement’, ‘neutral’, or ‘do not support’.

The answers reflected in these graphs are for the percentage of people that answered ‘support improvement’ or ‘neutral’.

Figure 8: Theme 1 – improving safety and security

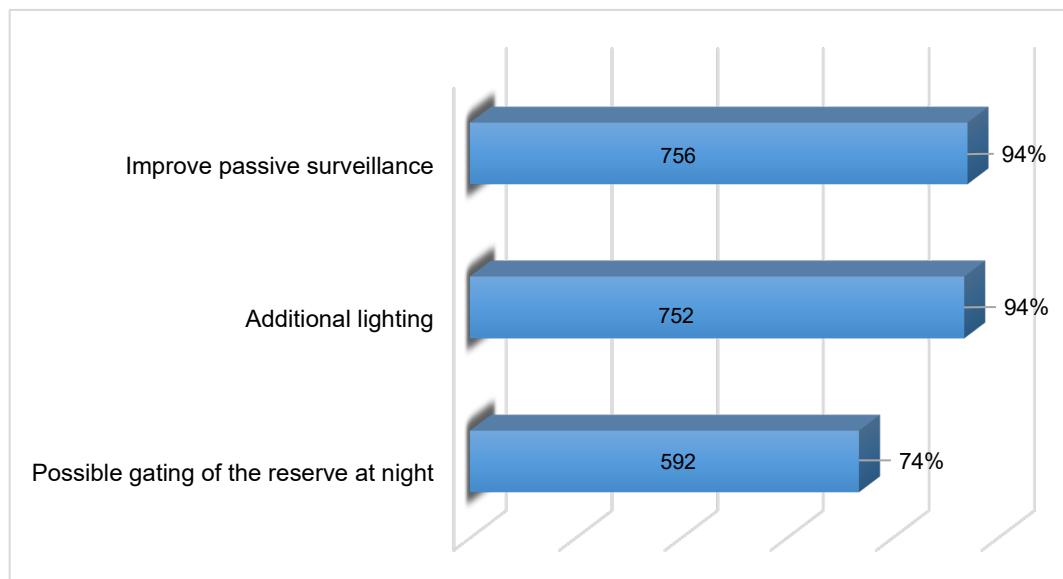


Figure 8 shows substantial support for each of the elements in Theme 1. The percentage of support in this consultation period was stronger than in 2020 with 72%, 83% and 56% respectively for each of these elements in the 2020 consultation.

'Possible security camera monitoring' was included in Theme 1 in the initial consultation. Council investigated prospect of security cameras at Wesburn Park, but has since removed this element from Theme 1, due to privacy laws and retention requirements of CCTV footage.

Figure 9: Theme 2 – improving connectivity

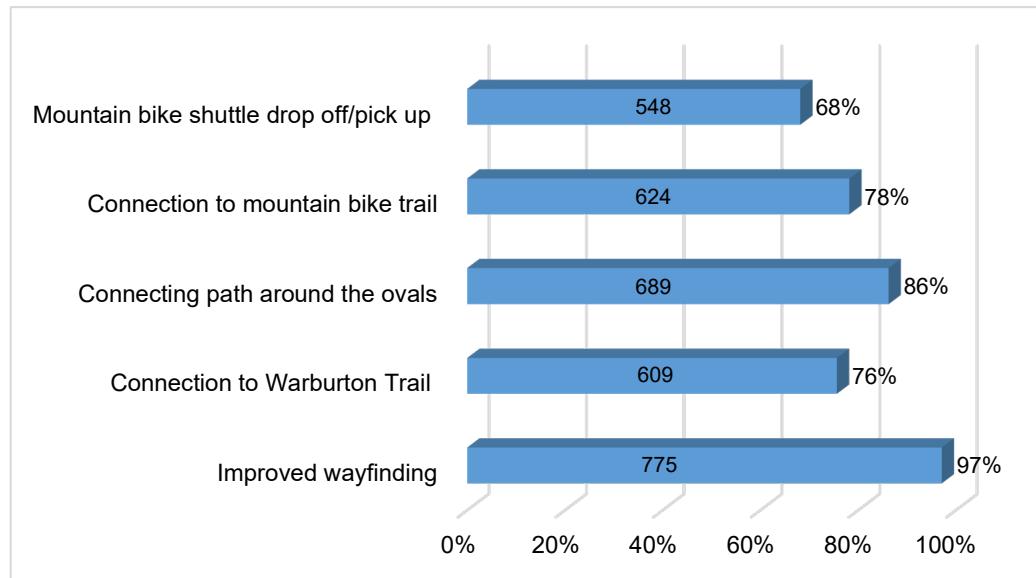


Figure 9 shows strong support for each of the elements in Theme 2. Compared to 2020, improved wayfinding has increased from 57% to 97%, connection to the Warburton trail has reduced slightly from 80% to 76% (but the overall number of people that support this has increased), and the connection to the mountain bike trail has increased from 43% to 78%.

There were two additional elements in this round of consultation that were not present in 2020, these were connecting the path around the ovals, and mountain bike shuttle drop off/pick up.

Figure 10: Theme 3 – making sport more inclusive

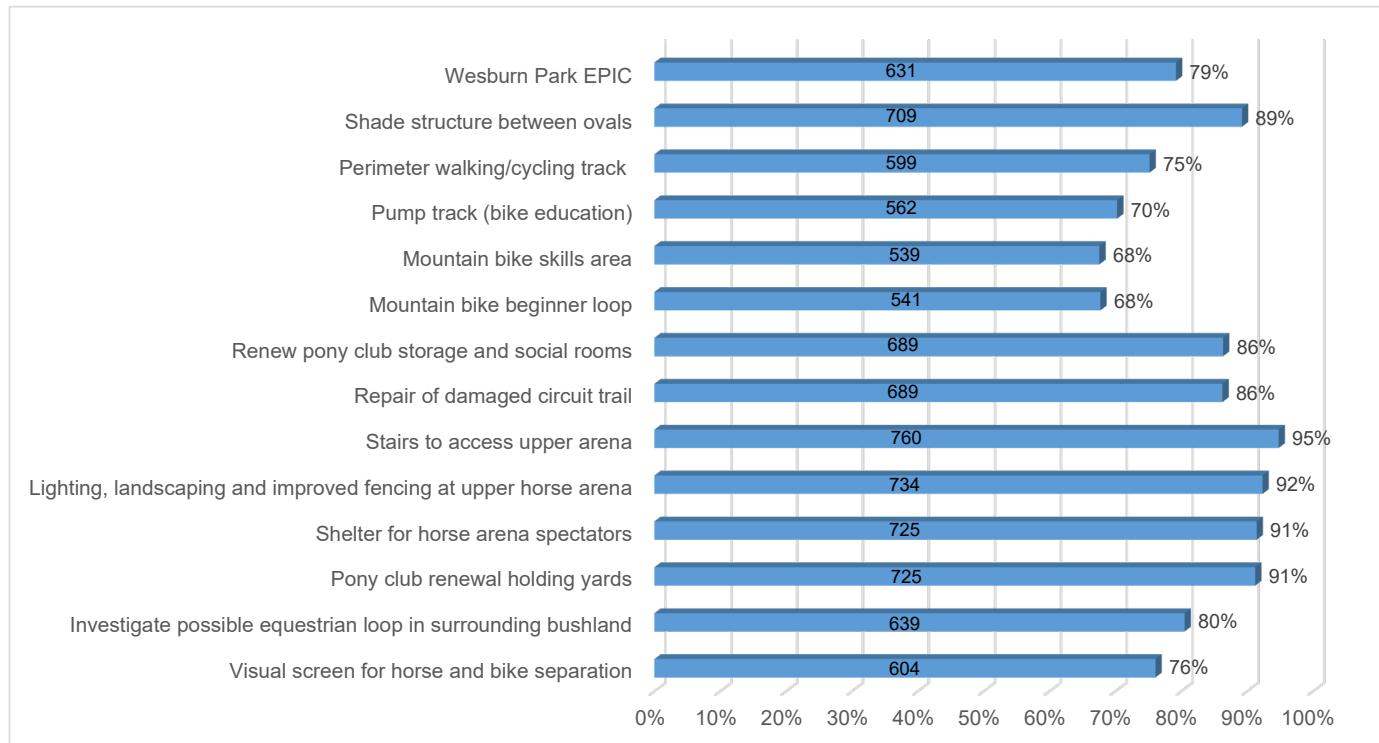
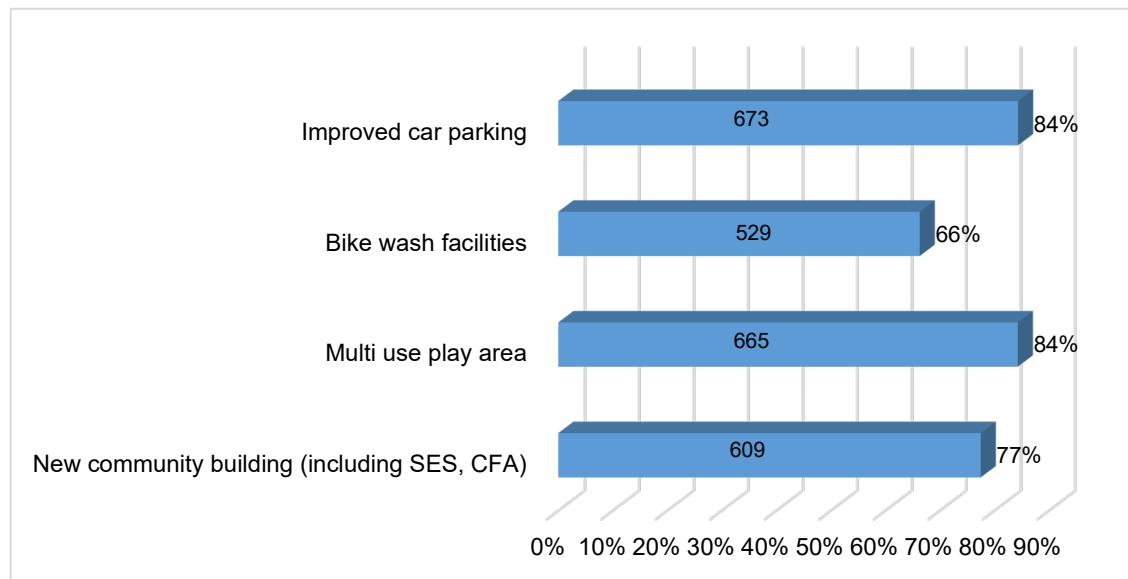


Figure 10 also shows strong support for each of the elements in Theme 3. While the mountain bike skills park and pump track are two of the lower percentages on this graph, 68% (539 people) and 70% (562 people) support these elements. This is a significant increase to 2020, which saw 39% (84 people) and 41% (90 people) support. The mountain bike beginner loop was not listed as an element in 2020.

Wesburn EPIC (later changed to the Community Recreation and Education Centre) has received a similar percentage support (79% compared to 82% in 2020), however the number of people that support this in 2021 is significantly higher with 631 respondents, compared to 182 in 2020.

All of the elements that relate to the update of equestrian facilities at Wesburn Park received extensive support from survey respondents. These are additional elements that were not present in 2020 but were added to the draft Master Plan after discussions with the equestrian groups.

Figure 11: Theme 4 – improving opportunities for community use



As with the other themes, Theme 4 received considerable support from respondents. Improved car parking was higher than 2020 (84% compared to 74%), as was the multi-use play area (84% compares to 57%), and the bike wash facilities (66% compared to 16%).

While the percentage support for the new community building (including SES and CFA) was lower (77% compared to 98%), the number of people to support this building was still significantly higher with 609, compared to 214.

7.4 Consultation findings on Warburton Mountain Bike Destination project

Since 2010, Council have held ongoing discussions and consultation with local community members, bike riders and non-riders, community organisations and business interest groups on the proposed development of the Warburton Mountain Bike Destination.

Wesburn Park has been a key focus of all the preliminary discussions with the site playing a key role in providing the opportunity for skills and development, education infrastructure, bike riding trails, community connection, community activation and a trail junction or trailhead location with potential mountain bike trails linking to Wesburn Park from Mount Tugwell and Mount Little Joe.

Community engagement and consultation undertaken in December 2020 (through Council's Environmental Effects Statement for the Warburton Mountain Bike Destination) identified community support for Wesburn Park as a hub and central location for mountain bike skill development. The community engagement has identified that some of the families surrounding the Park have mountain bikes, including e-bikes and see the proposed development providing an opportunity to build skills and confidence in their riding abilities.

Council has partnered with the Box Hill Institute to deliver a mountain bike riding and bike skills development program called ‘We Can Ride’ for young females, predominately between the age 7 and 17. The program is currently delivered at the beginner mountain bike trails at Lilydale Lakes however the development of a mountain bike skills park and supporting bike trails will support the continuation and growth of the program. Engagement with the participants and their families have found them supportive of the concept that their children will be able to access Wesburn Park by riding through the trails in the bush or riding on the Rail Trail and spending the afternoon with their friends riding on the proposed infrastructure. In addition, consultation undertaken with the Box Hill Institute, community organisations and schools strongly supported the Community Recreation and Education Centre. These included:

- Box Hill Institute Lilydale Lakeside Campus;
- Bindaree;
- Wesley College;
- The Outdoor Education Group;
- Caulfield Grammar;
- Outdoor Victoria;
- The Alpine School;
- CFA;
- Melbourne High;
- SES;
- St. Josephs College;
- Forest Fire Management;
- Little Yarra Steiner;
- Billanook College;
- Millwarra Primary School;
- Southern Alpine Resort Management Board;
- Upper Yarra Secondary College;
- AFL Outer East;
- Wesburn Primary;
- We Can Ride / She Can Ride;
- Warburton Primary;
- Woori Yallock Primary;
- Yarra Junction Primary;
- Gladysdale Primary;
- Launching Place Primary;
- Hoddles Creek Primary;
- Environmental groups;
- Bushwalking groups;
- Business interest groups; and
- Employment agencies.

7.5 Stakeholder consultation on the draft Master Plan

All key stakeholders were consulted during the draft Master Plan. Most groups were satisfied with the draft plan, however additional feedback was received from equestrian and dog users, as detailed below.

7.5.1 Equestrian feedback

Key issues were raised during the 2020 consultation around the safety of interaction of horses with bikes at the site. In order to better understand the potential solutions at the site, two site meetings were held between Council, the Upper Yarra Pony Club, and the Upper Yarra Adult Riders Club. Specific issues were clarified and opportunities to address them were discussed. Measures to address these issues have been included in the draft Master Plan. The measures include:

- Maintaining a buffer between dedicated mountain bike activity areas and equestrian areas;
- Screening to prevent ‘flashes’ of movement from bikes in openings from the arena areas towards the bushland trails;
- Providing an alternative route on the west of the site to allow for development of the new Little Yarra Trail. The trail area will be within the Pony Club Licence area but may become unsuitable for cross country use with increased public trail usage. To provide an alternative route, it is proposed to reshape the corner of the lower arena to widen the path between the tree line and arena, allowing installation of a barrier to suit a return thoroughfare for cross country events as well as maintaining vehicle access;
- Outdoor building lighting to allow safe access and egress during winter months;
- Repair of old 4WD damage on the circuit track/old racecourse, and resurfacing of the trail to allow safe use by horses (condition is currently uneven and heavily compacted from vehicle use and is unused by club for this reason);
- Installation of a gate on the western side of the ovals to allow thoroughfare along the pony club licence area to be controlled during events;
- Details of how access is to be managed to the trails during pony club use are to be developed further as part of wayfinding and signage and may also be managed through the licence agreement. It is understood that the northern area of the site will be popular for bikes and walkers also, and that identifying suitable trails for horse use which separate out the user types would be ideal, while also aiming to deliver a total cross-country distance of competition lengths to suit grade 5 (1200 m minimum) and potentially up to grade 3 (1600 m minimum); and
- Provision of a competition length cross country trail would support the training of club members for competition events. They do not currently have a sufficient arrangement onsite to allow this and adding it would likely boost membership numbers.

7.5.2 Dog user feedback

Quite a lot of feedback was received by dog owners and the Yarra Ranges Social Dog Club. They had concerns about a reduction in the size of the off-lead area; removal of the agility equipment; and the close proximity to the car park, and shared trail with bikes and horses, and safety issues this may raise. They also raised concerns about the number of buses driving through the Park.

They offered several suggestions which included fencing and/or barriers to prevent dogs from entering both the car park, and the shared trail; shade, water, seating and accessible parking.

This feedback has been considered in the development of the proposed Master Plan.

7.6 Stakeholder feedback on proposed Master Plan

Changes to the draft Master Plan were made following stakeholder and community consultation in 2021. These changes resulted in the proposed Master Plan, which is provided in **Section 8**.

Meetings were held with key stakeholders to talk them through the proposed Master Plan. These discussions resulted in the following changes:

- 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. Discussions with the Gem Club identified an opportunity for possible future relocation to another site. Further discussions with the SES indicated that they do not need a new building if they are able to access facilities at the Community Recreation and Education Centre;
- 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;
- A 2-lane cricket net has been added to the plan;
- A post and rail fence around the equestrian leased area has been added to the plan; and
- The Gem Club building is now noted on the plan.

SECTION 8: DESIGN CONSIDERATIONS AND DEVELOPMENT OF PROPOSED MASTER PLAN

This section of the report provides an overview of the proposed Wesburn Park Master Plan.

The findings of this section, and the previous consultation section (**Section 6**), formed the basis of the development of this plan.

8.1 Location and site opportunities

8.1.1 Expanding regional opportunities

Mountain bike destination

Wesburn Park is centrally located to a number of natural tourist attractions within the Upper Yarra Valley and with the additional infrastructure proposed, can support access to these destinations. Importantly, Wesburn Park will support significant future investment in the Warburton Mountain Bike Destination.

As part of the consultation in 2019 for the Warburton Mountain Bike Destination Project, Wesburn Park was identified as a possible place for additional carparking. In the same process, the preferred facilities for inclusion in addition to carparking were amenities, bike wash facilities and a café. Wesburn Park was subsequently identified as a secondary trail head in the Warburton Mountain Bike Destination Draft Master Plan in 2020 which was supported by community consultation.

Council is committed to providing a world class biking network in Yarra Ranges. In order to support this, opportunities for skill progression, such as a Pump track are important. Council has undertaken consultation regarding the placement of bike infrastructure within the municipality and there was support for a Pump track at Wesburn Park.

The Wesburn Master Plan responds to this feedback by providing additional car parking, bike wash facilities, Pump track and additional bike and shuttle infrastructure. This trail head will support the primary trail head in Warburton by providing infrastructure that can be used by day trippers which will ease traffic requirements once Warburton Mountain bike destination becomes operational. Peak times for mountain bike use is expected to be weekends and during school holidays.

It is expected that these mountain bike facilities will have a significant economic impact on not just the Warburton area, but the Upper Yarra Valley.

Outdoor education

In addition to the current and future mountain bike trails, Wesburn Park is centrally located to other significant nature-based tourist destinations within the Upper Yarra including the Ada Tree,

Britannia Creek Caves, O'Shannasey Aqueduct, Lilydale to Warburton Rail Trail and a number of hiking trails in the surrounding state forests and national parks. The Park and its future facilities will provide an excellent base to support the growing Outdoor Education Sector with a number of schools, both locally and based in Melbourne, expressing interest in using future facilities.

Consultation with education and outdoor education providers, both locally and across Melbourne, has been undertaken. Strong interest was shown by these user groups, with use expected seven days a week, in both peak and off-peak times.

To respond and support this, the Community Recreation and Education Centre includes a number of flexible spaces that can be utilised for classrooms. Additional outdoor learning spaces have been placed around the Park to support learning outdoors.

Use by this sector presents an opportunity to activate the space during off peak times, optimising usage of the facility and return on investment. A usage schedule will be developed during ongoing discussions around use of the Park.

8.1.2 Site specific considerations and constraints

The key site considerations and constraints when looking at the future development of Wesburn Park include:

- Retain look and feel of existing open space as much as possible;
- Public safety;
- Increased lighting to increase safety and extend the hours of use of the Park;
- Car and pedestrian access into and within reserve;
- Additional car parking with retention of green space as much as possible (this is to include adequate parking for horse floats);
- Reduction in the number of single use buildings on the site;
- Wayfinding;
- Improvements to the existing infrastructure and amenities that support the Upper Yarra Adult Riding Club and Upper Yarra Pony Club;
- Investigate a defined bush trail for horses and ponies;
- Location and layout of mountain bike facilities and paths within the reserve, to consider other users;
- Adequate separation between playground and multi-use court, and pump track;
- Off-lead area for dog owners;
- Safe use of the reserve, and access to the reserve, for walkers, dog owners, horse and mountain bike riders;
- Safe use of any shared trails between walkers, horses and bikes;
- Adequate barriers to separate dog off-lead area to bike and horse trails;
- Use of land with Melbourne Water easement;
- Provision for the reserve and facilities to adequately cater for use by general public and user groups across a range of hours (both day and night) seven days per week;
- External layout of spaces that carefully consider usage patterns associated with regular use and programming;
- The site is used as an emergency response staging area by emergency services on an as needs basis;
- The site has a cultural heritage overlay in the area where the Pump track has been proposed. A Cultural Heritage Management Plan will need to be undertaken prior to

- detailed design;
- Minimise tree loss where possible and provision of shade trees for spectators;
- Ensure active transport links to regional trails and local connections/areas of interest;
- Free and accessible social and recreation space;
- Creating an environment that supports social connections and community gatherings;
- Events space (bikes); and
- Provide a universally designed environment for all people.

8.2 Facility development and design considerations

8.2.1 Development considerations

There are a number of development considerations to take into account for the future development of the Park, these include: -

- Ensuring that any proposed development will provide Council with the greatest opportunity to attract external and government funding and be financially achievable;
- Current usage and providing a mix of facilities that best meet the future needs of the catchment;
- Capital costs;
- Reduce ongoing maintenance costs; and
- Enhancing the amenity of the area.

8.2.2 Ongoing maintenance and management considerations

When considering the development of a site, it is important that the long-term maintenance and management is considered, for instance:

- The current resource and budget for maintaining and managing the current level of service;
- Long term financial impacts of new infrastructure to the site; and
- Future resource and budget for maintaining and managing the proposed level of service.

8.2.3 Design considerations

There are several design considerations when looking at the development of the Community Recreation and Education Centre. These include to: -

- Provide a safe, inclusive, secure and family friendly facility that creates a gender inclusive and accessible environment, and a strong sense of belonging for all clubs, sporting participants, user groups and visitors alike;
- Include a community room with social amenities, and access to undercover viewing and outdoor spectator space, for various users of the facility;
- Include a commercial kitchen and outdoor dining area to provide an opportunity for an external operator to manage the facility;
- Include umpires' facilities, first aid room, score box and office/administration area;
- Ensure adequate storage for clubs and users of the facility;
- Change rooms to cater for education spaces;

- Include public toilets and showers accessible to users of the reserve, walkers on the trails, and general public in town;
- Include ESD initiatives that will reduce the ongoing maintenance cost and minimise Council's carbon footprint; and
- Ensure that natural light and ventilation are part of design.

8.3 Environmentally sustainable design considerations

Council has a strong commitment to sustainability and with key goals such as “*promoting the adoption of sustainable building design and construction techniques across the municipality*” and “*reducing Council’s energy consumption in line with Council’s ‘Adapting to a changing climate and energy future’ plan...*” in accordance with the key directions in its Environment Strategy 2015 to 2025.

As such, environmentally sustainable design (ESD) has been a critical consideration in the development of this Master Plan. Sustainability initiatives to be considered for this project include the following:

Building General

- The building is to be energy efficient, conserve water resources and provide a healthy indoor environment;
- The building will aim to achieve at least 30% better performance than required by Part J of the BCA;
- The design shall maximise/optimise “passive design” principles; i.e. optimise solar orientation, natural cross ventilation, natural light, thermal mass, high standards of insulation and shading of glazing during summer. It will maximise winter sun penetration and exclude summer sun into the building. Avoid west facing glazing unless it is shaded;
- The design will minimise embodied energy, maximise the use of renewable resources and recycled or salvaged materials; and
- The design will avoid the use of materials and building systems where evidence exists that they may be hazardous to human health or may compromise indoor air quality. It will prioritise those materials and systems that are locally sourced, sustainably accredited, have low embodied energy and improve the comfort and health and wellbeing for the building occupants.

Enhanced Passive Design

Passive design will be enhanced with the addition of low technology items such as:

- Ceiling sweep fans (manually operated) to optimise occupant comfort. Down draught will enhance cooling effect in summer & direct warm air down in winter heating mode;
- Low level and high-level opening windows, or dampers, to maximise “thermo-syphon” for summer ventilation-cooling. Where possible inlet air should be on the south, or shaded “cool” side, or from sub floor; and
- Passing inlet air through a low level with use of thermal mass to help temper the air to utilise the stack effect to help passively ventilate and cool the main community space.

Lighting

Lighting will minimise energy consumption and maximise occupant comfort using the following principles and elements:

- Maximise natural light throughout;
- All Artificial lighting shall be LED technology 3500 deg K colour temperature, (warm white);
- Light fittings shall be either surface mounted, recessed into bulk heads or suspended (where the ceiling height exceeds 3.0m) to avoid compromising insulated ceiling spaces;
- Use of movement activated internal and external lighting. Internal sensors shall be noise and photo sensitive and time adjustable; and
- Manual override switches to work areas, meeting and social rooms will be provided.

Materials

- Preference will be given to sustainably harvested and plantation grown timber products. FSC or suitably accredited timber products will be used;
- Heavy metals (e.g. cadmium, chrome, nickel) containing materials will be avoided;
- Avoid / minimise the use of PVC materials;
- Avoid / minimise the use of materials containing volatile organic compounds (V.O.C's), including, Hydrocarbons, Formaldehydes, methyl ethylene and benzene. E.g. MDF board, standard paints and varnishes;
- Low odour/low VOC paints, adhesives, floor finishes, shall be specified;
- Avoid / minimise the use of high embodied energy materials; e.g. aluminium, standard concrete and mortar. Substitute alternatives where possible; e.g., stainless steel, lime mortar and lime concrete;
- Preference will be given to durable, low life cycle cost materials; e.g. stainless steel, dense hardwoods, recycled and salvaged products/materials;
- Preference will be given to materials with substantial recycled content; e.g., crushed recycled concrete pavement base, fly ash concrete, reclaimed timber, recycled bricks, green plaster board, carpet tiles, recycled plastic products;
- Preference will be given to products ethically manufactured from renewable materials; e.g. bamboo flooring, Marmoleum, Hessian, wool, timber; and
- Preference will be given to materials that are locally sourced and manufactured.

Indoor Environment Quality [IEQ]

- IEQ impacts on human health and well-being. It is influenced by psychological comfort factors such as daylight quality, views, interior colours and finishes, control of personal space and comfort, as well as the choice of low odour/low V.O.C. materials (refer to materials above);
- IEQ is also related to the ventilation and mechanical heating/cooling system adopted. A system capable of maximising the quality of the indoor environment will be adopted; and
- Units, ductwork and all related equipment is to be delivered sealed and remain sealed

during construction until commissioning to avoid dust particles and impacts on the IEQ.

Building Envelope Roof

- Assuming steel roofing with a roof cavity or attic space. The entire roof space will be insulated. Reflective blanket under roof deck will be provided with at least R1.5 rating. The wall insulation will be wrapped up to roof deck. The upper side of ceiling lining will be insulated with minimum R3.5 rated batts. The system for the design roof element will aim to achieve R6.0.

Walls

- Wall elements will be designed to achieve an Overall R value of at least R4.5;
- A reflective Aircell blanket [with taped joints] behind wall cladding will be explored with an appropriate air space and fully sealed at edges to outside face of stud walls. An R2.5 compact insulation [Rockwool or equal] will be provided to stud walls;
- Glazing systems shall include double glazing to all elevations (budget permitting). The aim is to exceed the minimum requirements of BCA Part J for glazing;
- Water tanks location will be considered with the building fabric to help shade the building in summer, particularly west walls; and
- Gaps around windows and wall framing will be fully sealed with expanding foam before any wall linings are installed.

Flooring System

- Concrete slabs on ground will have a minimum 20% fly ash content and be designed to contribute to the internal thermal mass;
- Consideration will be given to insulating the slab perimeter to control thermal bridging; and
- Consideration will be given to floor finishes that contribute to thermal mass in areas where winter sun is available to help neutrally warm the building.

Mechanical Systems

- Small wall mounted or ceiling cassette reverse cycle inverter units shall be used, designed as a back up to passively cooling and space heating principals to ensure occupant comfort during more extreme weather conditions; and
- Patrol sensors will be utilised to ensure automatic shut-off of mechanical heating/cooling systems to conserve energy.

Structure

- Metal framed stud walling will be adopted wherever possible to ensure the longevity of the primary and secondary structure;
- Sustainably sourced or reclaimed timber primary structures will be considered where appropriate;
- Local materials that are sympathetic to the site and surrounds for structural and non-structural elements, thermal mass opportunities will be considered in the material

- selection process;
- Recycled steel products will be given preference where possible in steel structures; and
- Thermal bridging issues will be avoided in steel framed structures.

Active Systems

In addition to mechanical systems mentioned above consider the use of:

- Photo-voltaic (PV) system will be designed off-set electricity consumption; and
- A battery system will be explored and implemented if found to be viable.

Water Conservation

Water conservation and rain water harvesting will be considered in conjunction with the landscape design and site works. The following will be implemented:

- Tank storage will be provided for at least 3 months water supply for the flushing of toilets;
- The roof will be designed to maximise the capture of rainwater, with use of a “charged” downpipe system, if necessary. The tank overflows will discharge into a swale drainage system to support the “water sensitive” landscape design; and
- AAA rated or 5-star sanitary fixtures, taps, shower heads and fittings will be specified.

Landscape Architecture General

The landscape design should be based on a water sensitive design approach combined with a drought tolerant plant palette, as well as a palette of sustainable materials.

Water Sensitive Urban Design (WSUD)

- The landscape design shall explore all possible WSUD opportunities including swales, passive and active rain gardens, bio-channels and infiltration to ensure both a healthy sustainable soft landscape and improve the quality of storm water before it enters the sub ground system at the legal point of discharge; and
- Visual and physical connections between rainwater and landscape elements will be explored to help educate users around the harvesting and re-use of rainwater.

8.4 Universal Design considerations

Physical accessibility refers to the built environment to ensure that the facilities are accessible to the entire community. The built environment around the facility needs to be accessible for people walking, riding, driving and catching public transport (where applicable).

Universal Design refers to broad-spectrum architectural planning ideas meant to produce buildings, products and environments that are inherently accessible to both the able-bodied and the physically disabled. The term is used to describe the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. This means designing, building and managing facilities that are intuitive and impartial to particular user or demographic groups.

The principles of universal design are outlined below:

1. **Equitable use** – the design does not disadvantage or stigmatise any group of users.
2. **Flexibility in use** – the design accommodates a wide range of individual presences and abilities.
3. **Simple and intuitive use** – use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
4. **Perceptible information** – the design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5. **Tolerance for error** – the design minimises hazards and the adverse consequences to accidental or unintended actions.
6. **Low Physical effort** – the design can be used efficiently and comfortably, and with a minimum of fatigue.
7. **Size and space for approach and use** – appropriate size and space is provided for approach/reach/manipulation, and use, regardless of the user's body size, posture, or mobility.

Universal design has the following goals:

1. **Body fit** - accommodate a wide a range of body sizes and abilities.
2. **Comfort** - keeping demands within desirable limits of body function and perception.
3. **Awareness** - ensuring that critical information for use is easily perceived.
4. **Understanding** - making methods of operation and use intuitive, clear and unambiguous;
5. **Social integration** - treating all groups with dignity and respect.
6. **Personalisation** - incorporating opportunities for choice and the expression of individual preferences.
7. **Appropriateness** - respecting and reinforcing cultural values and the social and environmental context of any design project.

Council understands the importance of Universal Design and aims to develop a facility that is both accessible and attractive to the entire community.

Incorporating Universal Design into future planning for this facility will be important and Council will ensure that these principles are included in the detailed design phase and subsequent facility fit out to ensure that the built environment is in line with these principles. The development of a management plan to ensure that ongoing management and programming also reflect these principles will also be important.

8.5 Economic impact of Wesburn Park Master Plan

Based on a \$14,988,000 construction cost, the project is estimated 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. 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.

A number of townships within Upper Yarra Valley (including Millgrove, Yarra Junction and Poweltown) are known as 'timber towns' with a significant amount of employment for local people being attributed to the local saw-mill and associated forestry industry. Given recent announcements by the State Government concerning the phasing out of native timber

harvesting within five years, it is critical that alternative options for community connection and local employment are explored and encouraged.

Currently, there are four key industries supporting employment within the Upper Yarra Valley. These are:

- Construction;
- Agriculture, farming and fishing;
- Education; and
- Tourism

The Wesburn Park Master Plan project will provide support across all of these industries. It is projected that there will be significant job generation within the construction sector during the construction phase of the project; significant support for the education sector with the provision of quality indoor and outdoor classroom facilities align to the recent Lilydale and Upper Yarra Education Plan Package announced by the State Government; and the site is likely to attract a significant number of visitors to the area through the amenities provided, as well as the ability to host large-scale events which are aligned to these activities.

Opportunities exist for this project to further strengthen local supply chains through the use of local timber products and construction materials which are manufactured locally (such as in the Bayswater Business Precinct). These types of initiatives will encourage a significant boost to the local economy, supporting local supply chains and encouraging Business to Business transactions.

Wesburn Park will be a significant tourism attractor for the mountain biking community – designed to be home to the largest pump track and mountain bike skills park in Victoria. The project will provide opportunities to host major mountain bike events including professional pump track races and Mountain Bike Championships. This project will also ultimately act as a complementary offering to the Warburton Mountain Bike Destination.

Day and holiday visitors to the Upper Yarra region (all ages and abilities as above) will be attracted to the mountain bike amenities and other attractions in the region. Anticipated visitors include:

- Yarra Ranges - regional catchment;
- Day visitors from Melbourne metropolitan area;
- Caravan Park holiday residents (adjacent to the Warburton precinct);
- Local holiday accommodation guests, visiting this and nearby attractions, including the proposed walking and cycling trails; and
- State, national and international visitors seeking alternate or additional mountain biking experiences.

8.6 Potential operating model

In its current form, Wesburn Park provides a community pavilion, ovals and facilities for two equestrian clubs. In addition, the Park plays an important role for local community passive recreation including walking, bike riding and exercising dogs. The Master Plan provides for the continued use of current activities, including regional equestrian events, and establishes the Park as an important component of outdoor recreation through the addition of a substantial pump track, mountain bike skills area and gateway to the broader mountain bike network.

The design of the new Community Recreation and Education Centre lends itself to community use and outdoor education with the addition of several flexible indoor/outdoor meeting rooms and learning spaces. As suggested above, it is expected that the Park will form an important base for day use for visitors accessing the Warburton Mountain Bike Destination. As such, shuttle bus drop off/pick up points have been added along with bike wash facilities, day use parking and external facing amenities.

Given the expected expansion in current use and visitation, the ability for an external operator has been considered in order to manage the facility and to operate the cafe. This option would also provide an expanded-on site presence, improving passive surveillance, improving security and enhancing the coordinated use of the site. In order to facilitate this, a full commercial kitchen has been added to the plan along with an outdoor eating area. It is acknowledged that kiosk and canteen revenue play an important role in the viability of community sport and any arrangement with a professional operator should be in collaboration with the existing sporting clubs.

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



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, ECOS, 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.

DRAFT



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

DRAFT

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

DRAFT

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

DRAFT

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

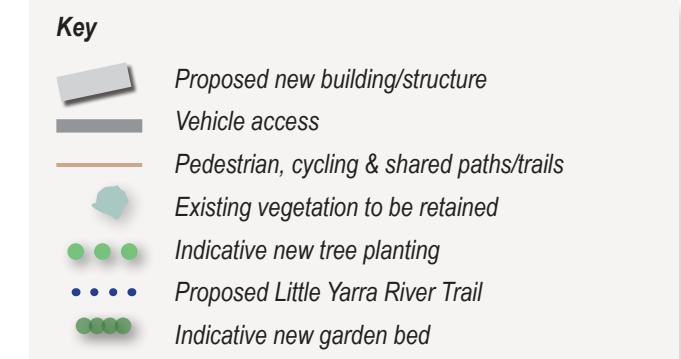
- Proposed new building/structure
- Vehicle access
- Pedestrian, cycling & shared paths/trails
- Existing vegetation to be retained
- Indicative new tree planting
- Indicative new garden bed

DRAFT

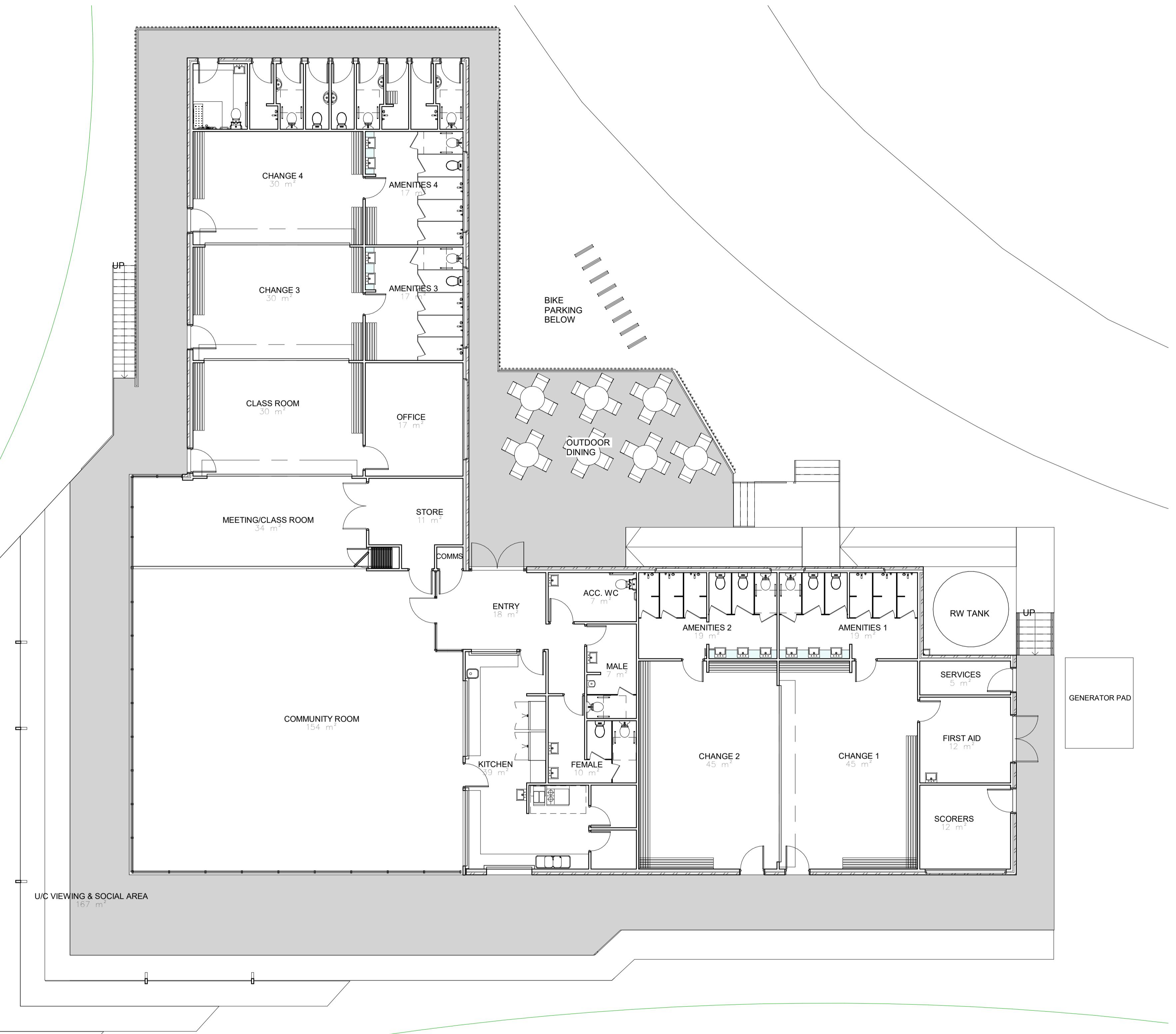
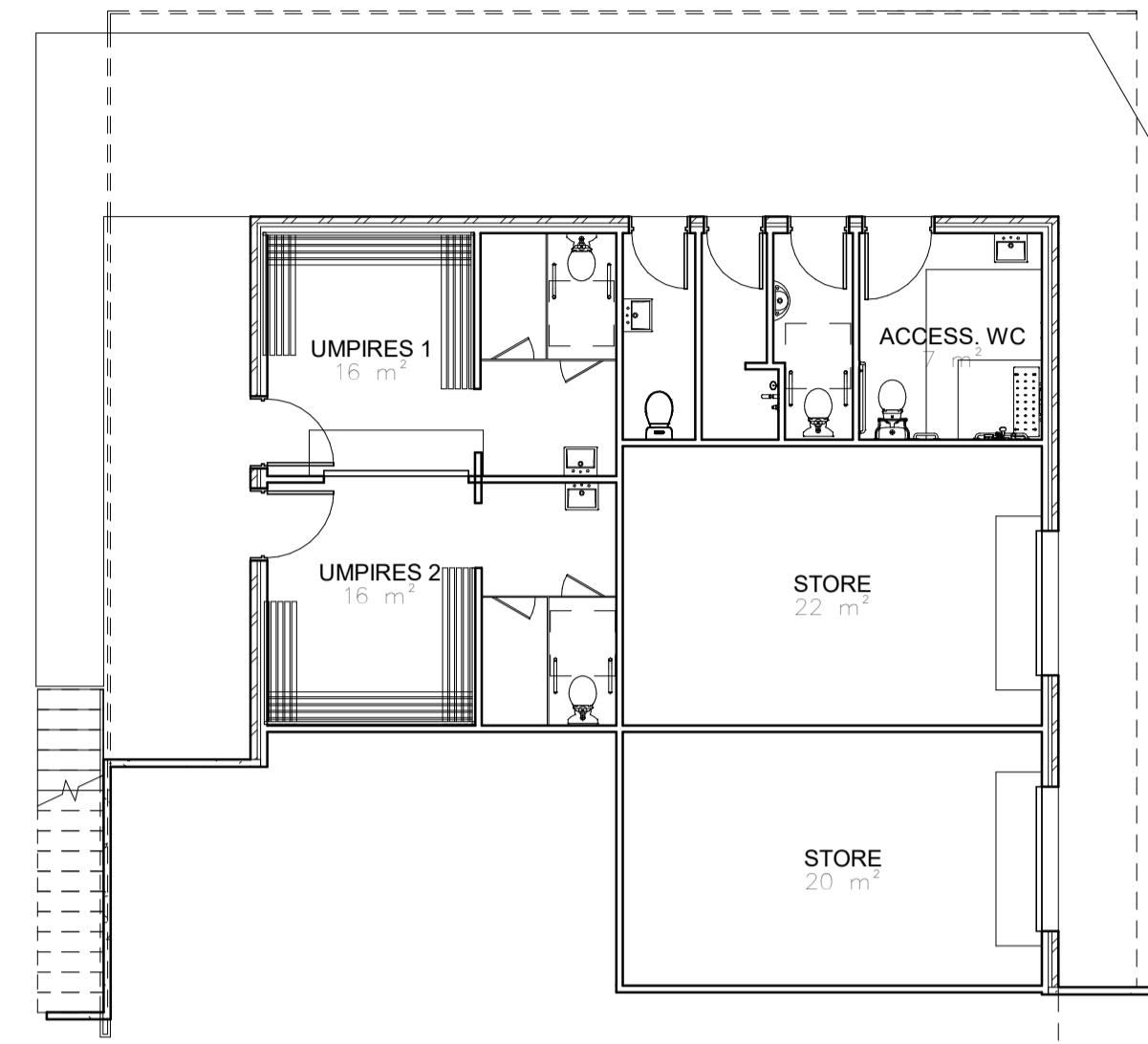
ACTIONS EMERGENCY SERVICES



- 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).



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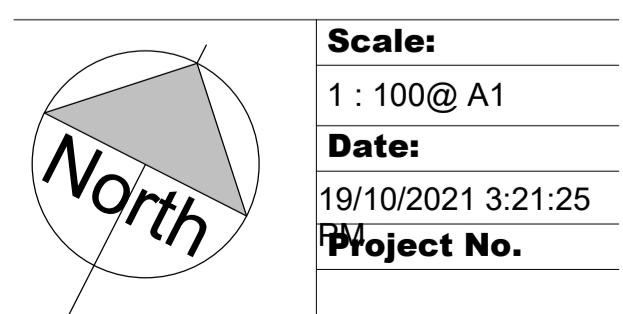


Project Title:
WESBURN REC. RESERVE

Drawing Title:
FLOOR PLAN

Drawing No.	Rev.
A2	P4
Drawn:	Checked:
Author	Checker

Date Stamp:



SECTION 10: POSSIBLE FUNDING OPTIONS

There are a number of possible funding sources for the actions in **Table 4** in **Section 10**. This section provides an overview of the most likely funding sources for the proposed Master Plan.

10.1 Council funding

There are three sources of Council funding, these include:

Renewal program – this program includes renewal projects for the next 10 years. Items relevant to this Master Plan, that already have funding allocated under the renewal program include redevelopment of:

Equestrian building - \$245,000

Community Recreation and Education Centre - \$1,287,000*

* *This amount includes the current pavilion and gem club building.*

Asset investment reserve – this includes funding to support new and improved infrastructure across the municipality, and is allocated on an annual basis.

Public open space funding – this is funding collected through subdivision of property, and is allocated to publicly accessible open space projects.

10.2 Sport and Recreation Victoria (SRV) grants

There are a number of SRV grants that Local Government is able to apply for. The three key grants that may be relevant to this Master Plan include:

The **Community Sports Infrastructure Stimulus** program. This program prioritises supporting greater participation opportunities for all Victorians, creating more jobs for more people, building thriving places and regions, and nurturing inclusive communities. Council has an opportunity to submit funding for the Community Recreation and Education Centre under this funding stream. Funding under this program is between \$1 million and \$10 million, with a 10:1 ratio.

The **Community Facilities** stream. This funding supports the development of new, or redevelopment of existing community sport and active recreation infrastructure ensuring all infrastructure is high quality and accessible to all. Council can apply for up to \$250,000 under this fund with a funding ratio of \$1.5 (SRV) : \$1 (Local).

The **Female Friendly Facilities** stream. This funding supports the development of new, or redevelopment of existing infrastructure that enables more women and girls to participate in sport and active recreation. Council can apply for up to \$800,000 under this fund with a funding ratio of \$1.5 (SRV) : \$1 (Local).

10.3 Club contribution

Council would always seek contributions from clubs to upgrade their facilities. This is worked out at an individual project level, based on project cost, the club's ability to contribute, and other sources of funding for the project.

10.4 Other agencies

Council would also look to see if there are any other appropriate agencies that they could partner with on community upgrade projects. For example, Melbourne Water has made a commitment to Council to fund part of this project.

SECTION 11: PROPOSED IMPLEMENTATION PLAN

This section of the report provides a proposed implementation plan for the proposed Wesburn Park Master Plan. This includes prioritisation of various priorities, and probable cost. Please note that these costs are based on 2021 prices and, due to cost escalations, will vary depending on the year they are completed.

The purpose of the implementation plan is to present the high-level actions and approximate cost and timings for community feedback and, at final Master Plan stage, Council endorsement. Prior to commencing works on an action, the action will be developed into a project for incorporation into the annual budgeting process at Council, with opportunity for community feedback. Furthermore, each project would be developed into concept and detailed design and would include community consultation at these points.

Some actions that are site maintenance focused may not be listed as a specific project in the Council budget and in that case impacted site users will be consulted (for example, improved pedestrian access to upper horse arena).

Table 4: Implementation plan for proposed Wesburn Park Master Plan

		Years	Years	Years	Probable capital cost	Potential grant
		1 to 3	3 to 5	5 to 10+		
1	Equestrian					
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	
2	Sport					
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	✓
3	Social recreation					
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	
4	Bike, play and education					
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	✓
4.1	Multi use play area for ballgames, traffic school and hopscotch		✓		\$ 150,000	✓
4.1	Outdoor learning spaces and additional bins			✓	\$ 400,000	✓
5	Emergency Services					
5.1	Security lighting for SES building			✓	\$ 10,000	
	TOTAL PROBABLE COST				\$ 14,988,000	