



# Baw Baw Equestrian Centre Master Plan Review

2019 review





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## 1. Introduction

Baw Baw Shire Council purchased 8.538 hectares (ha) of land at Burntstore Road, Lardner, for the development of a municipal equestrian facility on the basis of the recommendations of the Baw Baw Shire Equestrian Facilities Plan (April 2007).

The Baw Baw Equestrian Centre Masterplan was prepared to guide the future development of equestrian facilities at the Lardner site. It was developed to include all the components identified in the Equestrian Facilities Plan and recommended to council by the Baw Baw Equestrian Steering Committee.

The site is intended to meet the municipal and local needs of pony clubs and adult riding groups including cross country, dressage, show jumping, team events, tuition and games and associated events.

The Masterplan was adopted by Council on 13 July 2011.

The Recreation Strategy 2017-2027 contains the following recommendation “E9- Review all Recreation Reserve Master Plans every four (4) years to update outstanding recommendations and to ensure they are still relevant.”

A review of these documents every four years coincides with the term of office for Councillors. A review mechanism also ensures they remain current and able to meet the changing needs and expectations of Council, clubs and the broader community.

During 2018/2019, a further review of recreation master plans has been undertaken with community and stakeholder consultation.

Updated estimated costs have been prepared and the priority of projects have been determined on a Shire wide basis utilising the ‘Facility Prioritisation Assessment Matrix’ from the Recreation Strategy as at May 2019.

## 2. Master Plan Review Progress Report

Between 2011 and 2018, the following progress has been made on the Plan:

- Access gained and constructed through Lardner Park gate 4
- Clubhouse constructed including canteen, meeting room and toilets
- Main sand arena allowing for a large competition jumping arena or four dressage arenas
- Separate fenced dressage arena
- 6 bay storage shed
- Parking
- 40 horse yards- 20 suitable for ponies and 20 for larger horses
- 2 wash areas
- Water tanks that service the pavilion, provide water for horse use and firefighting purposes.  
A range of water points are available across the site
- Area for cross country course with some obstacles.

In total approximately \$623,290 has been spent delivering 75% of the total value of projects identified in the Baw Baw Equestrian Centre masterplan.

A consultation session regarding the masterplan review was held with key user groups on 8 November 2018.

The current version of the masterplan follows.



Baw Baw Equestrian Centre

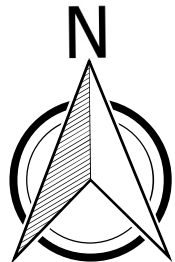
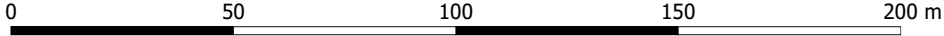
- 1. Extend car and float parking area (long term)
- 2. Provide new machinery storage shed for rake etc to be located north of arena 2
- 3. Purchase pump for water tank
- 4. Establish cross country course. Scope to include construction of grades 4 and 5 courses (both with 13 obstacles including water jump, ditch etc) as per Ewan Kellett design. Once completed, all existing jumps to be removed
- 5. Improvements to clubrooms. Scope includes replacing current roller door with a glass sliding door, adding verandas and concrete aprons (4 stages- stage 1 over canteen servery, stage 2 northern façade, stage 3 southern façade and stage 4 eastern façade) and fit out showers
- 6. Replacing existing smaller stalls with 30 competition level stalls
- 7. Planting of evergreen trees to create shade and a wind break. Note that trees near stall area must allow for vehicle and float access to the western side of the stalls
- 8. Improve amenity of area in front of pavilion to create a social/ gathering space including small ornamental trees, flat post seating, picnic tables and a fire pit



Baw Baw Equestrian Centre Masterplan

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### 3. Financial and Implementation Plan

This Plan is one of many recreation plans across the municipality and represents only a small section of Council's total asset groups.

Ongoing ownership, monitoring and delivery of individual reserve master plan recommendations will require a planned approach from tenant clubs, Council and partnering stakeholders.

Each master plan recommendation has been nominated a suggested stakeholder(s) responsible for the initiation, planning and funding (or co-funding) of individual reserve recommendations. Suggested stakeholder responsibilities are to be used as a guide only and may be subject to change. All projects where Council is listed in the 'Stakeholder responsibility' column will be referred to Council's Long-Term Infrastructure Plan.

The priority of projects has been determined on a Shire wide basis by asset class utilising the 'Facility Prioritisation Assessment Matrix' from the Recreation Strategy as at June 2019.

Estimated costs and scores will be reviewed annually in line with the Council Plan, Council's budget process, funding partner priorities, new opportunities, changes in community demands and continuous improvement principles. The annual budget process allows for public submissions.

In some instances, projects may be delivered out of priority sequence due to external funding opportunities and criteria, site or asset bundling opportunities (e.g delivering related projects together to minimise user disruption or achieve cost efficiency) and budget constraints.

In order to reduce the overall financial commitment required from Baw Baw Shire, external funding opportunities and contributions will be explored from all potential stakeholders including clubs / associations, developers, schools, Committees of Management, Government Departments and associated authorities.

Actions	Stakeholder Responsibility	Score/ Priority	Estimated cost \$
<b>Baw Baw Equestrian Centre (Lardner)</b>			
1. Extend car and float parking area (long term)	Council/ Club/s	18	\$60,000
2. Provide new machinery storage shed for rake etc to be located north of arena 2	Club/s/ Council	20	\$24,000
3. Purchase pump for water tank	Club/s/ Council	22	\$5,500
4. Establish cross country course. Scope to include construction of grades 4 and 5 courses (both with 13 obstacles including water jump, ditch etc) as per Ewan Kellett design. Once completed, all existing jumps to be removed	Council/ Club/s/ Funding partners	25	\$50,000
5. Improvements to clubrooms. Scope includes replacing current roller door with a glass sliding door, adding verandas and concrete aprons (4 stages- stage 1 over canteen servery, stage 2 northern façade, stage 3 southern façade and stage 4 eastern façade) and fit out showers	Council/ Club/s	21	\$67,500
6. Replacing existing smaller stalls with 30 competition level stalls	Club/s/ Council	23	\$30,000
7. Planting of evergreen trees to create shade and a wind break. Note that trees near stall area must allow for vehicle and float access to the western side of the stalls	Council/ Club/s	19	\$5,000
8. Improve amenity of area in front of pavilion to create a social/ gathering space including small ornamental trees (consideration of power lines), flat post seating, picnic tables and a fire pit	Club/s/ Council	18	\$15,000
		TOTAL	\$257,000