



WOADY YALOK EQUESTRIAN CENTRE MASTERPLAN 2022-2032

ACKNOWLEDGEMENT OF COUNTRY

Golden Plains Shire spans the Traditional lands of the Wadawurrung and Eastern Maar Peoples. Council acknowledges them as the Traditional Owners and Custodians and pays its respects to both Wadawurrung and Eastern Maar Elders past, present and emerging. Council extends that respect to all Aboriginal and Torres Strait Islander People who are part of Golden Plains Shire.



**Woody Yaloak
Equestrian Centre
Master Plan 2022-2032**

JULY 2022



GOLDEN PLAINS SHIRE

SBP Advisory



Golden Plains Shire appointed SBP and The OCD to develop a masterplan for the Woody Yaloak Equestrian Centre. In undertaking this project, SBP and its project team committed to:

- Assess the demand for sporting and recreation facilities relating to the aforementioned site to determine and prioritise future needs,
- Review the condition and provision of the equestrian and community facilities at the Centre.
- Work with the Woody Yaloak Equestrian Centre Management Entity and regular user groups to identify capital and strategic development opportunities at the Centre.
- Provide recommendations for future developments including costings and funding responsibilities.
- Produce a concept plan detailing existing facilities and the recommended location of potential developments.

The Woody Yaloak Equestrian Centre has excellent facilities including the following equestrian components:

- A full competition size cross country course.
- A fully enclosed sand arena and four full sized dressage arenas
- Three club rooms with amenity buildings, event office and first aid.
- 94 Holding yards.
- Access to water and electricity.
- Access to forest riding trails.
- Commercial canteen.

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This report provides the key findings, recommendation and visual illustration of the master plan, and is supported by a more detailed background research report.



The master plan was developed through the following methodology.

1. Scoping and Project Management

- Formal workshop with the Project Manager and CoM.
- Stakeholder engagement plan detailing timetable, consultation methods, marketing strategies and engagement approach.
- Site assessment to identify site constraints, key improvement areas and potential development opportunities.

2. Issues and Opportunities

- Literature review of key strategic documents, existing master plans, strategies, policies and planning context.
- Demographic and population analysis (ABS/Census data) to understand usage trends and future site demand.
- Provision assessment and gap analysis to understand usage, occupancy and disciplines associated with the site.
- Competitor analysis and benchmarking of comparable equestrian facilities across the region.

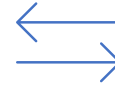
3. Stakeholder Consultation

- Workshops with the CoM to identify strategic priorities.
- One-on-one interviews with Council officers from various departments.
- Online survey with residents and facility users.

4. Final Masterplan

- Mapping of existing precinct activities and functional requirements.
- High-level planning options for optimised precinct opportunities to guide future planning and investment initiatives.
- Cost estimates for each option.

The Guiding Principles will ensure each specific project is completed with alignment to the overall vision and objectives established by the community and Council throughout this project.



Adaptable: Maintain site flexibility for multiple current and future uses.



Connected: Improving site-wide functionality including parking and wayfinding.



Reliable: Address the constraints that limit year round availability (i.e. multiple cross country access points).



Equitable: Fair access to facilities and services that are designed through application of Councils gender equity toolkit.



Integrated: Design outcomes which factor in current user group requirements, Council planning constraints and future community needs.



Sustainable: Environmentally responsible with a specific focus on protecting and enhancing the native vegetation on the site.

Overview

The Committee of Management (CoM) consists of 11 representatives from various user groups of the WYEC. Engagement with the CoM was an extensive process spanning the duration of the project.

Two in-person sessions were conducted to identify issues, establish overall priorities, and to provide feedback on potential solutions and designs.

There was also a lengthy follow up feedback process - spanning across three weeks. Members of the Committee were invited to have their input in the project during this period and were provided with information including pre-readings and notes.

Strengths of WYEC (CoM feedback)

- Overall aesthetic of the centre compared to other facilities. Emphasis placed on the cross-country course being 'very natural'.
- Accessibility for casual riders.
- Amenities such as toilets, showers and kitchen.
- Breadth of different disciplines offered and equal amount of use for all facilities/arenas.

Weaknesses of WYEC (CoM feedback)

- Creek flooding.
- No indoor arena.
- Limited parking.
- Lack of shelter and shade.
- Lack of general and arena lighting.

The consultations with the Committee of Management identified a series of overall priorities for the Woody Yaloak Equestrian Centre and its future development. They included:



Retaining the Site's Largest Outdoor Sand Arena



Additional and More Efficient Carparking Spaces



Additional Horse Yards to Enable Larger Events



An Indoor Arena to Increase Participation Opportunities In All Seasons and Conditions



Mitigating Creek Flooding



Maintaining and Enhancing the Aesthetic of the Centre

An online Woody Yaloak Master Plan survey with the local community and residents was prepared by SBP and published by Golden Plains Shire Council. The survey was open via the Shire's 'Have Your Say' Page from the 14th of April 2022 to the 11th of May 2022, and received a total of 73 responses. The survey requested feedback from community members on how they currently use the Centre, the specific strengths and weaknesses of the facility and how it can be enhanced in the future. The following is an overall summary of the key findings that emerged.



Top 5 Reasons for Visiting

1. To attend club events and rallies (92%).
2. To attend Council or Committee Meetings (12%).
3. To be outside (5%).
4. To attend social functions (4%).
5. To run/jog/walk (3%).



Strengths

- Overall size, space and quality of facilities.
- Multiple discipline offerings and its diverse appeal (e.g. cross country course).
- General cleanliness, presentation and year-round maintenance across the site.
- Enthusiastic volunteers running the Centre.
- Current kitchen and clubroom facilities and the services they offer during event days.



Weaknesses

- Road access from Lords Road can be difficult and unsafe.
- Shortage of parking causes disorder and congestion.
- Events are often cancelled during wet weather due to poor drainage and no undercover arena.
- Arena sizes, surfaces, grading and number of arenas can restrict size and level of events.
- Lack of lighting making activity impossible during night hours.
- Currently no online bookings system.



Top 5 Barriers to Increased Utilisation

1. Safety concerns e.g. flooding (45%).
2. Inadequate stable space/safely house my horse undercover (22%).
3. I don't know how or when I am able to visit the Centre (18%).
4. Not enough events on when I can attend (18%).
5. Lack of car parking (12%).



Community Suggestions

- Improve community safety and congestion issues such as emergency vehicle access and site-wide circulation.
- Expand arena footprint: more arenas, larger main arena, undercover arena.
- Increase site and event capacity with expanded horse yards.
- Increase complementary amenities such as parking, toilets, water to yards and some powered sites (for food/coffee vans etc.).
- Enhance and strengthen the site's environmental amenity, tree coverage and sustainability.



Top 5 Improvement Priorities

1. Install a shaded area (89%).
2. Install an undercover dressage arena (81%).
3. Investigate opportunities to host more state/national championships for various equestrian disciplines (81%).
4. Upgrade the quality of jumps and general equestrian equipment (80%).
5. Enhance car parking capacity (73%).

Strengths

"The facilities are wonderful and top class. The facility is great because you don't have to be an Olympian to have access to facilities of such a high standard."

"The facilities, all weather training surface, the equipment for jump training, the round yard and the wash bay facilities."

"Woody is clean and well maintained, they appear to be always moving forward with upgrades."

"Safe yards and enclosed arena to train safely with young horses, large variety of XC fences and schooling heights, good clubrooms, dressage arenas, round yard for working young stock... quiet with no other distractions or hazards."

Areas for Improvement

"The yards and parking. It is quite boggy at times."

"I believe the car parking needs to be more extensive for larger events. More visible signage. Powered sights for people to utilise whilst camping."

"Well maintained arenas, more space and improved clubroom facilities, as well as how bookings are handled. A long, paper-based process could be replaced with simple, online booking system."

"Could do with some shelter from sun, rain, wind, more seating."

Must Haves

"It would be great to have an undercover arena to use in any weather. Perhaps some more seating around and covered areas to sit/stand."

"Improved outdoor arena surfaces so maintenance is minimised and all-weather use is possible."

"Stabling, extra yards and parking to host much bigger and a wider range of disciplines and events."

"Some lighting over some of the grounds/arenas to allow use in winter time would be great."

Big Ideas

"My big idea would be to put a roof over the horse yards and install solar panels on the roof so that the centre can generate its own power for security lighting and maybe lights in our new indoor arena for night and poor weather training."

"A better XC course with improved take off and landing surfaces, a better/more versatile jump schooling area plus better shelter/shade for horse yards would be advantageous. More clinics and events"

"Make accessing the Centre an online form and payment portal."

"Put on more equestrian events!"

KEY RECOMMENDATIONS

The following recommendations have emerged from a foundation of robust research, data analysis and modelling which will ultimately shape the future planning and development of the Woody Yaloak Equestrian Centre. The specific projects and enhancements to the site have been organised into six categories

| Category | Recommendations | Rationale |
|--------------------------|---|---|
| Equestrian Arenas | <ul style="list-style-type: none"> • New covered arena currently located in the main sand arena. Approximately (83m x 55m). • Two new sand arenas complimenting the four current ones. (60m x 20m). | <p><i>Site user groups including the Committee of Management have expressed a desire for a covered arena. The proposed all weather facility and two new sand arenas will enable larger events to be hosted at WYEC.</i></p> |
| Structures | <ul style="list-style-type: none"> • Upgrade creek crossing for emergency vehicle access. • New yards and float parking along Lords Road main entrance, bottom car park, and opposite the sand arenas. • Upgrade shaded areas surrounding the scorers hut. • Upgrade current outdoor toilet block. • Additional storage sheds and water storage. | <p><i>The creek along Lords Road is prone to flooding and numerous events are interrupted due to inadequate emergency service access during floods. Upgrading the crossing will enable emergency vehicles to service the facility.</i></p> <p><i>There are currently 94 yards within with the Centre with many participants using their own floats as temporary yards. Installing additional yards and stables will reduce the need to bring in temporary yards which creates additional space for circulation.</i></p> |
| Parking | <ul style="list-style-type: none"> • Complete Re-design of bottom carpark containing a gravel loop road and an area specifically for large trucks, as well as a new one-way point for exiting vehicles. • Dedicated 'visitor parking' area next to the current toilet hut. • A dedicated area for overflow parallel parking along Lords Road, catering for days where the Centre is at capacity. | <p><i>There is currently a lack of formalised parking during event and rally days. The north carpark constantly overflows and there is no defined parking spaces or parking signage. A complete redesign of the parking including a gravel loop, truck area, dedicated area for overflows, as well as one-way circulation for existing vehicles will ease congestion and increase circulation within the site.</i></p> |

KEY RECOMMENDATIONS

| Category | Recommendations | Rationale |
|----------------------------|---|---|
| Arena Circulation | <ul style="list-style-type: none"> Relocated gate access to lower field – a defined entry and exit point. Re-aligned loop road between the lower field and sand arenas. | <p><i>Relocating gate access with clearly defined entry and exit points will improve current congestion (Northern field) within the site. This provides beneficiaries including improved wayfinding for users and the overall flow of the site.</i></p> |
| Landscaping | <ul style="list-style-type: none"> Install recently delivered new water fountain (sourced through a joint project initiated by WYEC CoM and supported by Central Highlands Water and Council). Importance of choosing the correct species to plant trees. | <p><i>There are currently no taps around the Equestrian Facility that disburse drinking water. Building a water fountain will provide site users and visitors with access to water.</i></p> <p><i>The overall aesthetic of the Centre was identified as a key strength by the Committee of Management. Trees and native vegetation provide the Centre with a unique identity. Planting more native trees will protect users from various weather elements e.g. sun and rain, protects other native vegetation, enhance soil and footing health.</i></p> |
| Gates/Access/Others | <ul style="list-style-type: none"> Implement an online bookings system. Password coded gates. Ensure adequate lighting is provided to the main undercover arena and surrounding areas, where required. | <p><i>The current bookings system at the Woody Yaloak Equestrian Centre does not meet community expectations.</i></p> <p><i>Currently a master key is required to open the gates, and a copy can be accessed via a proximal combination lock box.</i></p> <p><i>Implementing an online bookings system which clearly displays Centre availability, with an electric powered password gate will benefit users and increase participation.</i></p> |

The Master Plan

The following page provides the visual illustration of the master plan and lists the specific actions within each of the recommended categories. Each action is numbered and displayed on the plan for easy reference.

The final page of this document provides an overlay of the current site, with the proposed master plan to display the key changes and implications of the recommendations.

DRAFT CONSIDERATIONS

EQUESTRIAN ARENAS

- 7 MAIN SAND ARENA. (180M X 55M)
- 5 RE-ORIENTATED PIPE YARD
- 12 6 X SAND ARENAS. (60M X 20M)
- 19 ROUND YARD

STRUCTURES

- 5 UPGRADE TOILET FACILITY.
- 8 NEW COVERED AREA.
- 16 FUTURE STORAGE SHEDS.
- 17 FUTURE STORAGE SHEDS AND WATER STORAGE.

PARKING

- 2 NEW STALLS AND FLOAT PARKING.
- 4 DEDICATED VISITOR CAR PARKING.
- 9 NEW STALLS AND FLOAT PARKING.
- 10 NEW STALLS AND FLOAT PARKING.
- 11 NEW STALLS AND FLOAT PARKING.
- 22 LARGE TRUCK PARKING AREAS.
- 23 NEW GRAVEL LOOP ROAD.
- 24 NEW STALLS AND FLOAT PARKING.
- 25 NEW STALLS AND FLOAT PARKING.
- 26 NEW STALLS AND FLOAT PARKING.
- 30 ON STREET OVERFLOW PARALLEL PARKING.

ARENA CIRCULATION

- 1 REALIGN ENTRY AND GRAVEL CIRCULATION
- 14 REALIGN LOOP ROAD AND PLANT NEW TREES.
- 20 IMPROVE AND REALIGN LOOP ROAD ACCESS.

LANDSCAPING

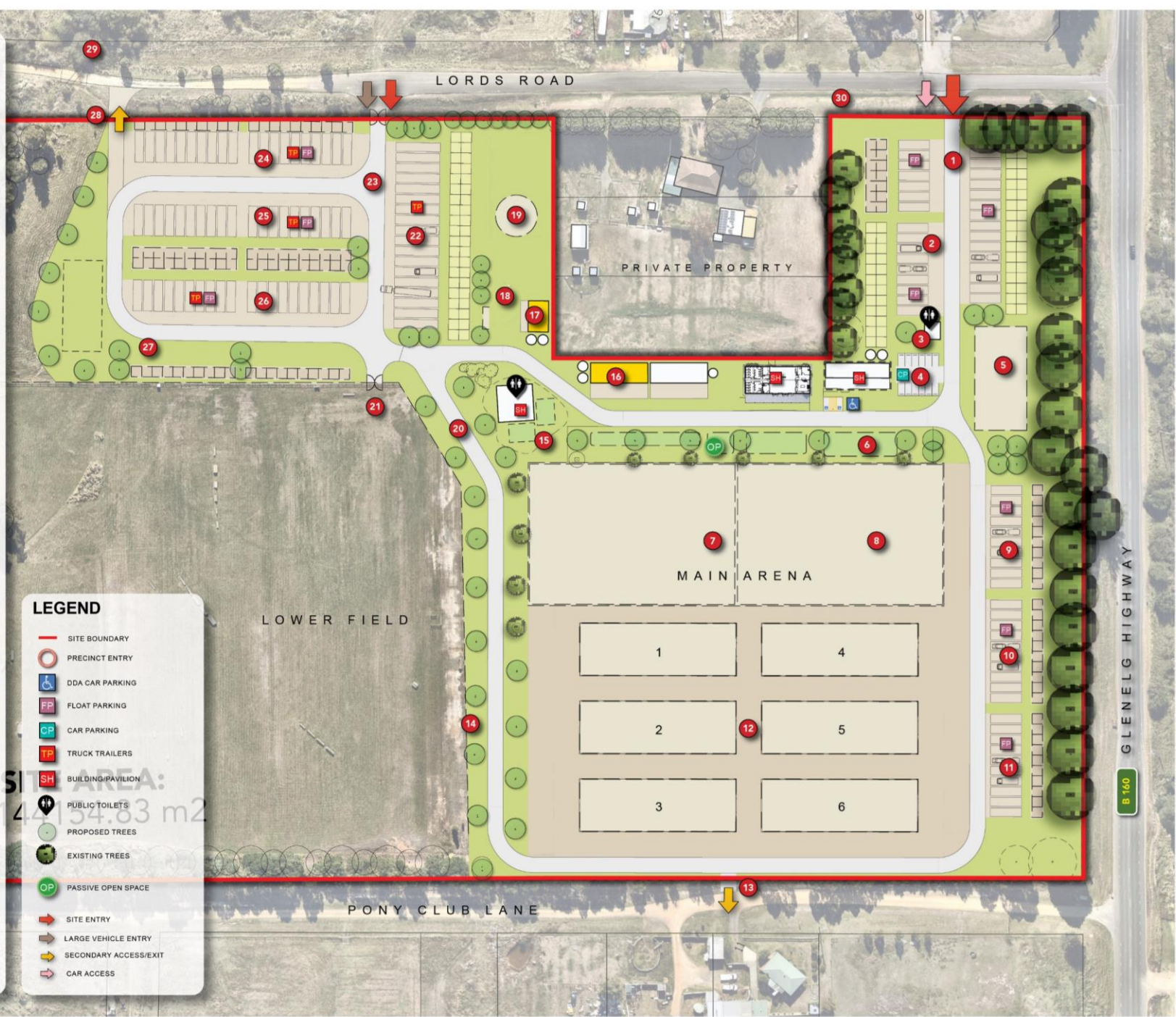
- 6 OPEN AREA FOR ACCESS TO MAIN ARENA.
- 15 UPGRADE SHADED AREAS SURROUNDING BUILDING.
- 27 CAMPING AREAS AND TEMPORARY PATRON STALLS.

GATES/ACCESS/OTHERS

- 13 UPGRADE ACCESS TO PONY CLUB LN.
- 18 RELOCATE WASH - DOWN AND WATER SOURCE.
- 21 RELOCATED GATE ACCESS TO LOWER FIELD.
- 28 OPTIONAL ACCESS LOCATION FOR EXISTING VEHICLES.
- 29 UPGRADE CREEK CROSSING FOR EMERGENCY VEHICLE ACCESS.

LEGEND

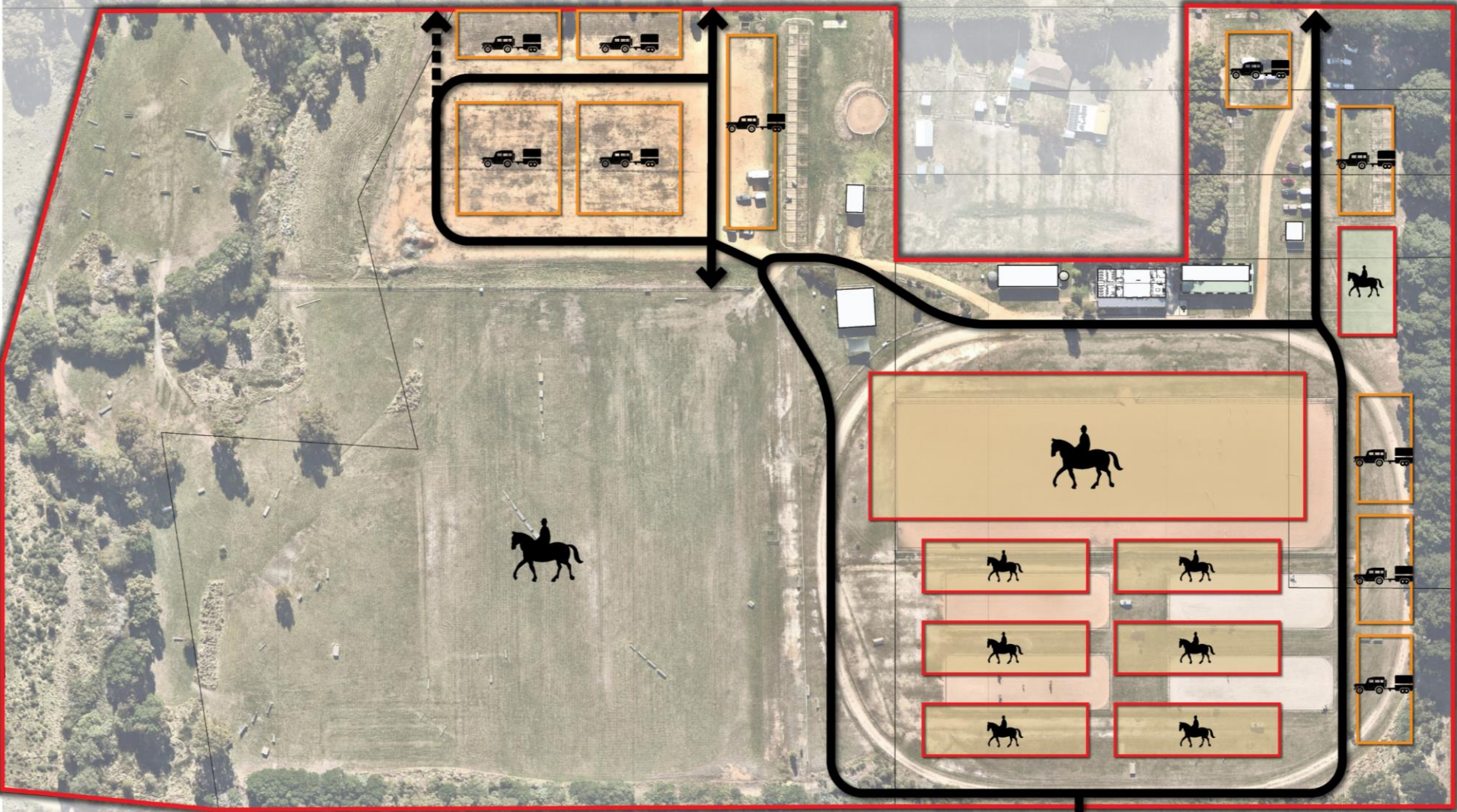
- SITE BOUNDARY
- PRECINCT ENTRY
- DDA CAR PARKING
- FLOAT PARKING
- CAR PARKING
- TRUCK TRAILERS
- BUILDING/PAVILION
- PUBLIC TOILETS
- PROPOSED TREES
- EXISTING TREES
- PASSIVE OPEN SPACE
- SITE ENTRY
- ➔ LARGE VEHICLE ENTRY
- ➔ SECONDARY ACCESS/EXIT
- ➔ CAR ACCESS



GLENELG HIGHWAY B 160

03 FINAL MASTER PLAN

LORDS ROAD



PONY CLUB LANE

GLENELG HIGHWAY
B 160



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