



Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|---------|---|---|
| Overall | CSS Strategic has done a good job of encapsulating some of the key challenges confronting the Shire and other stakeholders. In particular, this report helps to define some of the facilities related issues that will be essential to address, if the Shire is going to realise its objective of developing an Equine Centre of Excellence in this region. | Noted. |
| 6 | The costs listed in the table that are associated with the DDEP are very high. The \$11.71 Million economic impact can be realised much more cheaply by the Shire. This much cheaper pricing model is outlined in item Number 19 (below). | The costs disclosed in the report have been prepared with assistance from a quantity surveyor. They recognise the true cost if outsourced and do not include volunteer hours. CCS to feedback the cost rationale to DDRA. Officers recognise the benefit of community organisations undertaking work for, however this approach would need to be managed consistent with OHS requirements which still requires Officer resources. |
| 7 | The recommendation to develop a 'central equine hub comprising grassed arenas, sand arenas, a covered arena, [and] a cross-country course' is supported. However, as the land for this is not allocated and the facilities are not even outlined in the timeline, it may be more beneficial to make better use of existing facilities. Therefore, focusing for the moment on the Darling Downs Equestrian Park (DDEP), is likely to deliver the Shire's aspirations for an Equine Hub and Centre of Excellence in the shorter term and it can be delivered much more cost effectively. This also has the benefit of attracting the associated commercial enterprises into Byford, which can stimulate the local economy over a shorter timeframe. | Noted – A Central Equine Hub is a longer term development outside the scope of the 5 reserves addressed in this study. It promotes the development of a new equine park similar to DDEP in the central/southern portion of the Shire. |
| 8 | Dot point 5 lists: '5. Darling Downs Equestrian Park (DDEP) or 70 Acres Darling Downs'. Please note that the DDEP covers approximately 74 hectares and the '70 Acres' (R35701) is just one part of the area. Consequently, it is recommended that this dot point be changed to: '5. Darling Downs Equestrian Park (DDEP) including the 70 Acres'. | Terminology has been updated as indicated. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|------|--|--|
| 9 | There is some ambiguity created by the following paragraph: 'Reserve 5, the Darling Downs Equestrian Park is subject to a deed of agreement between the Shire and the Darling Downs Residents Association (DDRA), due to expire 30 June 2027.' When this is read in the context of the preceding licenses, this makes the ownership of the DDEP appear somewhat ambiguous. As outlined in the following paragraph on that page, the Deed is just to cover the works. It is recommended that the paragraph quoted above, should explicitly state the ownership of the reserves lies with the State Government but under the management of the Shire. By adopting this approach, funding can be more readily leveraged from the State Government, and it explicitly shows that the Shire does not need to worry about licensed uses for the DDEP. This explicit caveat helps to ensure that the Shire can realise its objectives more readily. | Amended as suggested. |
| 11 | The statement in the following paragraph is agreed: 'It should also be noted that the master planning activity did not consider the need for agistment or riding school provision, both of which are considered commercial endeavours and therefore best left to the private sector.' When taken into account with the comments on Page 43 (<i>paragraphs 1 to 5</i>), the Shire will need to explicitly take a more holistic view of the issues, to ensure that agistment centres in the region are not pushed out due to re-zoning or rates considerations. It is recommended that this guidance be included in the EFMP to help ensure that the strategic objectives can be realised more effectively. If required, the DDRA can provide some draft content to cover these issues. | Reflected in General Recommendations, dot point 5 |
| 15 | There are two spelling mistakes in the 10.a comments. These are 'lager' instead of 'larger' and 'pan' instead of 'plan'. | Corrected. |
| 26 | The data provided on this page may not be fully representative of the utilisation pattern within the DDEP. From the analysis that we have conducted, a large proportion of the people using this area are in their late 20s through to early 40s. This is particularly true for people driving into the area to use the facilities in the 70 Acres. Consequently, it is recommended that further investigation be implemented, as this issue is likely to have broader implications (e.g. for utilisation, indirect economic implications, etc.). The DDRA can assist with this analysis if required. | Noted - The age related participation data is provided by AusPlay. The Shire and DDRA could work collaboratively on tracking usage for more locally specific data sets if agreed into the future. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|-------|--|---|
| 30 | The report quite rightly identifies the elevated utilisation of the DDEP during the week due to the: 'higher levels of usage during the week, largely due to the ready accessibility for local residents whose properties back onto the bridle trail'. However, DDRA analysis has identified that the number of people driving into the 70 Acres to utilise the facilities during the week has also been increasing significantly. Additionally, the provision of the Day Yards is expected to increase this further. Consequently, it is recommended that this paragraph be amended to reflect this influence on utilisation. | Adjusted as suggested. |
| 31 | The map showing valuations in the area of the Darling Downs Equestrian Estate (DDEE) and surrounding areas may not be presenting a clear picture of the value in relation to the Equine Facilities Master Plan. For instance, the valuations do not take into account the size of the properties, and socio-economic aspects that are related to land valuation. Consequently, the inclusion of this information may lead to ambiguities that do not align with the context of the plan. For this reason, it may be better to remove Figure 23 and the associated discourse within the EFMP. | Agreed, the information is indicative at best. The commentary has been removed. |
| 32/33 | The graphs on Page 32 & 33 (Figures 24 & 25) need clarification by providing axis labels. For example, is the categorical data on the X Axis in Figure 24 representative of different respondents? If so, how do the 23 categorical tags in Figure 24 align with the 92 responses? Did only this number respond that they had horses? Additionally, in Figure 25, Respondent 35 has been included, but this data is not reflected in Figure 24. Therefore, some clarification would be helpful, so the readers can get a clear understanding from the data provided. This will include providing Axis labels, more detailed descriptions of the data and linking the data in the two graphs more explicitly. | Labels added. Not all survey respondents answered all questions. Noted, some smaller response numbers have been omitted. |
| 39 | The recommendations provided in the table on this page generally make sense. However, 'marshal control' is typically only required for special events, where high attendance is required. Additionally, formal carparking is typically not necessary and the provision of this could add significantly to the overall price. Consequently, making this a formal requirement may not deliver an appropriate cost/benefit outcome. For this reason, it is recommended that the carpark sections of this table be amended to remove the necessity for formal carparking with curbed, bitumen hardstands with marked lines. | Noted - these are not design recommendations, rather a generic design guideline to assist in planning. Affordability and level of use will dictate the standard of development. A hardstand road base surface can be bituminised subsequently if a high level of use dictates. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|------|---|---|
| 40 | Please note that the day yards can be as small as 3 x 4 metres if the horses are not going to be held in them for lengthy periods. Therefore, the requirement for 3.5 x 6m yards is sound, but not essential for day yards. Consequently, it is recommended that these guidelines be amended. | As above, this is a design guideline only and subject to individual development interpretation influenced by space and cost considerations. |
| 42 | The position of the 70 Acres within the DDEP is incorrect in Figure 29. The (5) marker needs to be moved further to the West. It will also help to clarify the issues by amending the Map Key information to reflect that all of the DDEP is an Equine Reserve and not just the 70 Acres. Therefore, it is recommended that the (5) tag under the Reserves heading be amended to read '70 Acres in the DDEP' rather than '70 Acres DDEP'. | Amended as suggested. |
| 49 | <p>Most of the information in Table 15 is sound. However, it is recommended that this more closely reflect the content provided in the previous submission on the covered arena (<i>which is provided in the second attachment to the associated email</i>). Therefore:</p> <p>(1) It is unlikely that termination of Hopkinson Road at Thomas Road, near the Tonkin Highway intersection would be approved as this is an important feeder road. Consequently, it may be worthwhile to remove the second paragraph in the row for 'Peripheral access'.</p> <p>(2) It will be extremely difficult to 'insist that property owners backing on to the bridle trail be required to maintain their rear fences in good condition and presentation'. This type of requirement is likely to create an unwanted community backlash that would be counterproductive. Consequently, it is recommended that this caveat be removed.</p> <p>(3) Tulloch Trail is not highly utilised. Therefore, although the recommendation is laudable, it is not the highest priority. If the Shire wishes to keep this information in the EFMP, it should also be linked to the provision of a Pegasus crossing.</p> <p>(4) Please note that the first of the general comments ('Keep the DDEP for more relaxed leisure riding') does not really align with the wishes of the vast majority of users, who are looking for more facilities (see the Point #16 as an example). This is the reason that the DDRA has been working hard to improve the facilities, so we can meet increasing user demands. Consequently, this comment in the EFMP may not be reflective of the actual user needs and should be removed as being atypical.</p> | <p>Second para in peripheral access deleted. "Insist" changed to "encourage".</p> <p>Comments regarding Tulloch Way noted - text changed to read - If horse and vehicle interaction at this crossing increases significantly it may be necessary consider installation of a horse (Pegasus) crossing in this vicinity.</p> <p>Commentary amended to acknowledge desire for improved amenity to meet demand.</p> |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|------|---|-------------------------------|
| 61 | Recommend amend Figure 39 to reflect the plan outlined in covered arena proposal (provided as the second attachment with the email). | Amended as suggested. |
| 62 | Please amend Figure 40, as the Tonkin Highway underpass is already in place. Consequently, please amend 'Potential Over/Underpass to Tonkin Highway' to read 'Tonkin Highway Underpass'. | Amended as suggested. |
| 60 | <p>The EFMP includes the statement: 'Recent investigations by the DDRA did not indicate an immediate demand for this facility'. To validate this statement, the DDRA initiated a Facebook (FB) Poll on the Darling Downs Residents Association Page (which allowed the large DDEP user community to have their say) and the Serpentine & Jarrahdale Community Page (to capture the broader requirements of other people in the Shire). This poll was posted just before 4:00PM on Sunday 10 July 2022. By 11:00AM on Monday 11 July (about 19 hours later) a total of 406 votes had been received.</p> <p>The associated poll question for both pages was: 'The draft of the Shire of Serpentine Jarrahdale's Equine Facilities Master Plan has proposed building a covered arena in the 70 Acres area of Darling Downs. This facility will be open for public use. Please vote on whether you support this proposal by selecting from the following options. This poll will close at 11:59PM on Saturday 16 July 2022. Thank you for your support in answering this poll.'</p> <p>Please also note that an administrator added an extra option for the Serpentine & Jarrahdale Community (SJC) FB Page poll. This option asked how many people wanted to have an undercover arena at the Serpentine Pony Club Grounds.</p> <p>More than 81% of the respondents for the DDRA FB page want the covered arena to be constructed in the 70 Acres area of the DDEP. Additionally, across both FB pages about 79.6% of the voters are in favour of building a covered arena in the 70 Acres area. It is also noteworthy that the votes for the DDEP covered arena were about 2.8 times higher than the votes for implementing a similar facility at the Serpentine Pony Club Grounds (81 vs 29). It is suspected that a comment posted on the SJC FB Page may be indicative of the views reflected in this poll. This post stated: 'Serpi pony club is to[o] far away and also how would you use it if they have events running? big no from me for that one.'</p> <p>The DDRA will keep the polls open until the designated closing time and will then provide the results to the Shire. However, even in the short period that the poll has been opened, it is apparent that there is a strong demand for building the covered arena in the 70 Acres.</p> <p>Consequently, the statement included at the beginning of this part of the response should be amended.</p> | Noted and commentary amended. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|-------|--|---|
| 71-73 | <p>The table related to the 'Masterplan Costs – DDEP 70 Acres' does not accurately reflect the situation and the following modifications are recommended:</p> <p>(1) Workstream 1 has been completed and should not be reflected in this table. Another activity will be defined as Workstream 1 in the next Strategic Development Plan (SDP). Consequently, inclusion of this into the Facilities Master Plan may create unwanted ambiguities.</p> <p>(2) Workstream 2 has not been completed. At this stage, the costs are likely to be in the vicinity of \$4,000. We are awaiting information from the Shire as to whether they are going to meet commitments made during the last financial year. This one is not really a facility that would be applicable for inclusion in a strategic plan. Consequently, it is probably worthwhile to remove this one from the table.</p> <p>(3) Workstream 3 is unlikely to be that expensive. We are currently budgeting just \$350, and it is planned to be completed during the third quarter of 2022, and the budget should be reduced. Additionally, 2026 will not be the year of action. Noting the short timeframe for this activity, it is not really suitable for inclusion in this type of Strategic Master plan and should be removed.</p> <p>(4) Workstream 4 is an ongoing maintenance task and does not actually fit into the Facilities costing defined in this table. Additionally, information on the signage and other tasks is not appropriate for this workstream. It is recommended that Workstream 4 be removed from this table.</p> <p>(5) Workstream 5 has effectively been closed. The control of dogs is being managed by the Shire and will be addressed more effectively by the implementation of the signage plan provided to the Shire in February 2022. Consequently, Workstream 5, including the costs, should be removed from this table.</p> <p>(6) Workstream 6 has been completed in June 2022. Consequently, this version of Workstream 6 should be removed. It will be replaced by other tasks in the next version of the SDP.</p> <p>(7) Workstream 7 is actually defined as a working group, so we can work with the Shire to identify solutions. Consequently, there is currently no costs associated with this from our perspective. It is noteworthy that:</p> <ol style="list-style-type: none"> The Thomas Access trail gate has already been installed as a part of Workstream 6. Therefore, Item 7.2 is no longer required. There is already a gate/chicane access at the Hopkinson Road trail crossover. Consequently, Item 7.5 is not required. A chicane has not been included for the Wungong Access trail. Instead a gate has been fitted as the traffic volumes here are low. This task has been completed as a part of Workstream 6. Consequently, Item 7.6 can be removed. <p>(8) Workstream 8 is similar to Workstream 4. It is just focused on maintenance, and it is consequently not appropriate for inclusion in this table.</p> <p>(9) Workstream 9 is currently budgeted for about \$350 for the DDRA and about \$2000 for the Shire to lay out trotting fines to finish the Public Accessway. It is intended that this task will be completed</p> | <p>All workstreams 1-12 have been deleted as they are considered operational and not strategic as identified by DDRA.</p> |





Draft Equine Facilities Master Plan – Feedback Register

| | | |
|-------|--|--|
| | <p>during the fourth quarter of 2022. Consequently, the cost of \$53,041 dollars does not accurately reflect the actual allocation for this Workstream. Additionally, once again, this type of development is not really appropriate for this type of Strategic Master Plan and should be removed.</p> | |
| 71-73 | <p>(10)Workstream 10 is budgeted for \$2,300 and it is expected that the current scope of work will be completed not later than the end of the first quarter in 2023. Consequently, the current cost of \$6,294 with a completion date in 2024 does not reflect the current plan. Additionally, we are aiming to evolve this into a phased project for enhancing the cross-country. As this will be an evolving solution, it is not really appropriate for this type of Strategic Master Plan, and it should be removed from the table.</p> <p>(11)Workstream 11 has already been planned (at no cost). This activity has been quoted at \$8,000. We are already working with the Shire to put this into the mid-year budget, for completion during the first half of 2023. Consequently, the \$53,312 allocated to this Workstream does not accurately reflect the actual costs.(12)Workstream 12 is being managed with a DDRA budget of about \$1000 and some support from the Shire. Additional signage is being managed under a separate budget in line with the recommendations outlined in the DDRA Signage Report, which was produced in February 2022. Consequently, a total price for this at \$84,971 is not reflective of the more fiscally judicious approach that is being proposed by the DDRA. It is recommended that Workstream 12 be removed from the table completely, as it does not actually reflect the types of large-scale facilities that are the focus of this plan.</p> <p>(13)It is recommended that Workstream 13 should be amended to better reflect the recommendations in the Covered Arena proposal that has been provided in the second attachment to this email. For example:</p> <ol style="list-style-type: none"> the arena area has been set at 70 x 40 metres (which aligns to the information in Table 15 of the EFMP) rather than 85 x 55 metres listed in this table; The angled perimeter fence is currently not proposed, as security measures outlined in the Covered Arena proposal would preclude the need for this. The preliminary analysis has indicated that this project (including the provision of power) can be brought in at under half the price listed in table and it can be achieved in a much shorter timeframe. It may be worthwhile to push forward with the year of action to help reduce costs and create a firm revenue stream for the Shire. This would also better reflect the obvious demand for this facility. <p>(14)Workstream 14 can be delivered much more cheaply by removing the need for making this a bitumen area. The benefits of the parking area extension can be realised in much the same way as the associated carparks to the south. These were upgraded just using gravel and they work very effectively to meet user needs. Consequently, this outcome can be achieved much more cost effectively.</p> | <p>Workstreams 10-12 deleted.</p> <p>Workstream 13 related to the covered arena has been revised to account for:</p> <ul style="list-style-type: none"> - smaller arena of 70m x 40m - sand - covered area of 75m x 45m x 6m over sand arena - allowance for walls and doors on 4 sides - covered area at lower height for amenities - project delivery has been brought forward in line with DDRA request <p>Workstream 14 has not been changed. This parking area can be developed in stages with bitumenising and kerbing delayed if required.</p> |
| 75 | <p>Innovative funding approaches could be implemented to achieve Workstream 13 and 14 for the 70 Acres within a much shorter timeframe. This approach is outlined in the Covered Arena proposal.</p> | <p>Comment noted. To be further investigated in detailed feasibility study and/or business case preparation; following Master Plan development.</p> |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|------------------------|--|--|
| 78 | Table 26 needs to be amended to reflect the recommendations outlined for Point 19 (above). | Actioned as suggested. |
| 80 | It is likely that the direct and indirect economic benefits outlined in Figure 45 are significantly underrated using this formula. This will be particularly true if the Covered Arena is implemented within a shorter timeframe. The DDRA is willing to work with the Shire and its representatives to help define this outcome with greater granularity. | Offer noted. For further discussion following Council consideration of the final report. No change to the report. |
| 83 | For clarification - Which is email IN22/10113? | Feedback provided by DDRA on the Equine Trails Master Plan |
| General regarding DDEP | The map and area indicated for the undercover arena would result in MORE trees being felled. | Noted, some trees will be lost however location selection has considered minimising tree loss, alignment with prevailing wind and water catchment opportunities. No change to the report. |
| | If the arena is being lit with artificial lighting, this has a major impact on wildlife, including insects. There is a lot of literature to support this. | At this stage the arena is not proposed to be lit. Future lighting would be internal and shrouded by the building with no spill outside the covered arena. No change to the report. |
| | The 70 acres is one of the last undeveloped areas in Darling Downs and surrounds, and is a wildlife haven. With so much urban development surrounding Darling Downs, I have noticed a significant increase in number of species and range of species. I know this due to my involvement in a number of projects and programmes that involved documenting the number and range of species in this area. More facilities and more traffic will impact on the wildlife. | Comment noted. The DDEP is however an equine reserve and equine activity should be prioritised - with due consideration given to environmental impacts. No change to the report. |
| | The area is a haven and very quiet a night, a peaceful refuge for wildlife. | Noted |
| | There are existing artificial nesting boxes and tubes currently located in the 70 acres to attract endangered species such as black cockatoos, this could jeopardise them - alter their behaviour. | Noted |
| | Putting in such a facility will greatly increase the traffic - Evening Peal Court and Rain Lover Court could not sustain the influx of traffic, it is not really wide enough now for 2 wide floats to pass each other. | Noted |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|---------|--|---|
| | If an undercover arena goes in, toilets and drainage would have to be implemented also. This would increase the risk of criminal/antisocial behaviour due to the area. This would pose significant risk to horses and horse riders. | Any future undercover arena design will consider the key principles which inform crime prevention through environmental design (CPTED). |
| | Some have said that catching rainwater (installing tanks) off the arena's roof would be beneficial, to 'fill' the existing wetlands. The wetlands were artificially created and the original design and manufacture of these wetlands (the 'base') was poor so they are unable to hold water (it leaks significantly). Major \$\$\$\$ would have to be spent. | There is no allowance to remediate the wetlands included in the cost schedule. Consideration and investigation may be considered at design stage. No change to the report. |
| | Human resourcing to 'man' the arena, take bookings, oversee them, etc is significant. The existing DDRA committee is extremely small and the Busy Bee days for maintenance in the area only attracts a handful of volunteers. | The DDRA have indicated they have considered this resourcing impact and believe it can be adequately managed with the use of technology. A management arrangement with the Shire would need to be negotiated to ensure the volunteer component is adequately managed. No change to the report. |
| | Increased use of the area could potentially lead to overcrowding which would significantly increase the risk of accidents and potential legal implications | Comment noted. However, it is unlikely that the anticipated increase in use would give rise to congestion that could not be adequately managed with the 70 Acres and the broader DDEP. |
| | Increased pressure on infrastructure and environment with increased traffic and use with people from outside of the shire using it | The DDEP is not provided for the exclusive benefit of Shire residents - it is part of the public realm. |
| General | <p>Objects to the Master Plan</p> <p>The list of businesses such as breeding studs, agistment centres and riding schools is outdate, as is the list of indoor arenas in the shire and those that are available to hire both within the shire and across the state.</p> <p>Darling Downs needs to be kept in the natural state it is in now with NO FUTURE INDOOR ARENA!</p> <p>Watkins Road Reserve is high conservation, I conducted the Great Cocky Count for Birdlife WA this year in the reserve and there are large numbers of black cockatoos that roost in this reserve. It has high conservation value.</p> <p>Any facility developed needs to have the least environmental impact e.g. utilise already cleared land</p> | Objection noted and agree that relevant environmental considerations need to be addressed as part of any development item progressed. No change to the report. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|---------|---|--|
| General | Just one quick comment, there is a statement in the plan that recommends a 3m buffer between dressage arenas, but competition requirements are minimum of 10m. someone at Equestrian WA could give you regs for the requirements. | Amended in accordance with guidelines. |
| General | Supports the Master Plan There was no mention that I found on the Langford-park bridle trails. Are these going to be included, if not can they be? I have tried to find them several times and the signage is very poor. As a trail rider we need more safe places with float parking please. I have attached the PDF about these trails found on the council web page. | Detailed response provided on the work underway and recently completed for the Jarrahdale Oval Trail Head, Jarrahdale Bridle Trail Concept Plans and Equine Trails Master Plan. |
| General | Supports the Master Plan It is wonderful to see a shire supporting the equine community and offering improved facilities. The proposed extension of the bridle trails, particularly through Oakford is a sensible way to ensure the enjoyment and safety of horse riders. The float parking hubs will also encourage people from outside the area to visit serpentine Jarrahdale. I very much look forward to the implementation of the master plan. | Noted. |
| General | Supports the Master Plan I think this is a wonderful plan and commend the Council for proposing such a development. Having lived with my horses in the Serpentine area for 30 years I appreciate the need for a purpose built facility for recreational riding. It is no longer safe riding on the roads around here with heavy traffic and fewer drivers who are courteous of the need to slow down when approaching riders. I am very hopeful this plan will come to fruition. | Noted. |
| General | Supports the Master Plan we have a lot of endurance riders in this area that train at Jarrahdale, would be great to have some marked tracks of 30km and above, also the trail from darling downs 50 acres that goes thru the Tonkin tunnel to Oakford would be great to have that maintained, very overgrown, all the fencing along the tip is broken/loose the tunnel itself always full of rubbish. | Detailed response provided on the work underway and recently completed for the Jarrahdale Oval Trail Head, Jarrahdale Bridle Trail Concept Plans and Equine Trails Master Plan. CS048120 submitted for bridle trail maintenance. |
| General | Objects to the Master Plan I object because I do not want any more development of the Darling Downs Equestrian Park and I definitely do not want an indoor arena there. | Noted. The proposed developments within the DDEP are aligned to the purpose of the reserve. |





Draft Equine Facilities Master Plan – Feedback Register

| Page | Feedback | Shire / Consultant Response |
|---------|---|---|
| General | Objects to the Master Plan I do not want anything else in Darling Downs Equestrian Park developed! No more parking areas, yards, arenas. | Noted. The proposed developments within the DDEP are aligned to the purpose of the reserve. |

