



Welcome to Brook Cottage Equestrian and Brook Lodge Estate.

Your hosts are Tracey and Alan Johnston - we look forward to providing you with a rewarding experience and hope you enjoy spending some time with your horse in this lovely environment.

Things you need to know:

- Brook Cottage is located on the property known as Brook Lodge, approximately 5 km along the Old Coach Road at Cranbrook. The Old Coach Road turn-off is on the northern side of Cranbrook, on the left hand side of the Tasman Highway (while travelling north), just past the Gala Cellar Door and is signposted Royal George/Avoca. This is a gravel road and has a speed limit of 80km/hour – please take extra care travelling along this road as it can sometimes be slippery and other road users do not always stick to the speed limit! Brook Cottage Equestrian is on the left hand side of the road, is well signed and has ample parking adjacent to the Indoor Arena. Google maps can assist navigation if you have any difficulties finding us but **please use the address as 494 Old Coach Road** as apparently google maps thinks our house is miles away in the bush!
- A Telstra mobile booster has been installed on the indoor, in the main house and at the Cottage as mobile phone coverage is patchy in our area. If you are with another carrier, please ask about wifi availability for limited use.
- Water is supplied from the Swan River adjacent to the river-flat below the shearing shed, while it is safe to use for showering and cooking, we would recommend you drink bottled or boiled water if you are not accustomed to drinking water directly from the river. We have supplied some bottled water in the kitchen if you prefer not to drink directly from the river but would recommend you bring some additional water with you if you feel this could be an issue for you.
- The shearing shed has a meeting room available for use, this includes microwave, fridge, toaster, hot/cold water and seating. We ask that it is left in a clean and tidy manner as the cleaning fairies have not been factored into your fee! There is a toilet and shower facility available adjacent to the shearing shed. Please keep the doors to these facilities firmly closed at all times so that our furry wildlife friends do not take up residence! Please ensure you clean up after yourself when using these facilities, an additional charge may apply if facilities are left in an unsatisfactory state.
- Maps of the facility and how to get here are attached, please feel free to contact us if you have any questions.

We have attached our conditions of use and insurance waiver, these are a requirement of our insurance company and allow us to share this facility with you. While rules are annoying, they are an unfortunate necessity and we ask that you take the time to read them as they are not negotiable.

We hope you have a great stay and a fun time!



Terms and Conditions

General

- All riders and visitors must read and agree to the Terms and Conditions before engaging in any activities at Brook Cottage Equestrian and Brook Lodge Estate.
- Australian Standard Helmets and smooth soled boots with a heel must be worn at all times when either mounted or working with a horse from the ground.
- Body Protectors are strongly encouraged when jumping.
- The safety and welfare of the horse is paramount, no activities are to be undertaken that compromise the welfare of horse or rider. Riders, coaches and visitors may be asked to cease activities and/or leave the property if the safety and welfare of horses or riders is compromised.
- Damage to facilities requiring call out of tradesman, will be charged to the hirer.
- While general wear and tear of facilities is expected, if damage exceeds this Brook Cottage reserved the right to seek compensation from the user.
- Brook Cottage Equestrian is located on a working sheep farm and as such general agricultural activities occur on site. These agricultural activities have right of way over Brook Cottage users. There will be sheep dogs, sheep, farm vehicles and equipment including but not limited to: tractors, ATV's, mowers and irrigation equipment as well as general farm animals such as chickens, dogs, cats and wildlife.

Code of Conduct

Users and visitors to the site must not:

- Use indecent, obscene, insulting or threatening language
- Behave in an offensive or indecent manner
- Cause serious alarm or affront to a person by disorderly or unsafe conduct
- Obstruct a person in the performance of their normal work duties
- Interfere with or interact with any farm animals without the express permission of the owners
- Bring on site any illegal drugs, use any illegal drugs or alcohol while engaging in any equestrian activities. Any users found to be breaching these conditions will be ejected from the property and may be handed over to the police.

Hiring Guidelines

- All bookings can be made via the website or by email or SMS to 0400 692 208. Please allow time for your booking to be confirmed prior to travelling to the farm.
- **All users must sign a waiver and agree to the terms and conditions of use PRIOR to arriving on site.** Failure to do so will lead to cancellation of booking.
- Event Organisers or Coaches/Trainers must provide evidence of public liability cover in the form of a certificate of currency extending to all planned activities.
- **All users must clean any debris from horses hooves PRIOR to loading on to their horse transport on departure from their home, and ensure no debris is transferred to the site.**
- Horses that are unwell for any reason must not be transported to Brook Cottage Equestrian. If a horse is found to be unwell on arrival, the horse is to be isolated while treatment is arranged and the horse removed from site as soon as is practical.
- Group bookings are welcome, please email or call to arrange hire of required facilities.
- A risk management plan is the responsibility of the hirer
- Event organisers must provide a list of all riding participants to Brook Cottage no later than 48 hours prior to the event to ensure all riders have signed waivers. Failure to do so will void the event booking.
- Brook Cottage Equestrian reserves the right to cancel bookings, refuse entry or remove users from the property at their discretion.

Smoking

Smoking is not permitted in any buildings or vehicles belonging to Brook Cottage Equestrian or Brook Lodge Estate. Smoking is only permitted in designated outdoor areas and not within 10m of any building. All cigarette butts must be fully extinguished and disposed of in rubbish bins.

Emergency Assembly Area

- The driveway entrance serves as an assembly point in the event of an emergency.

Children

- Children must be under the supervision of a parent or responsible adult at all times. Parents must be aware that there are dams and farm machinery on the property and children must not be out of line of sight at any time.

Dogs

Dogs are not permitted at Brook Cottage Equestrian or Brook Lodge Estate.

Facilities

First Aid

- There is a human first aid kit stored in the Indoor Arena and Office. Please notify management if any items are used so that they can be replaced. Brook Cottage takes no responsibility for providing or arranging first aid officers for any hirer.

Meeting Room, Toilet and Shower

A meeting room, including tea/coffee making facilities, fridge and seating are available for use inside the shearing shed located across the road from the Indoor Arena. Please ensure these facilities are left in a clean and tidy state and **the door is left CLOSED at all times** to ensure no furry wildlife take up residence.

A toilet and shower is available for use adjacent to the shearing shed. **Please ensure the door is kept CLOSED at all times.**

Boundaries of Brook Cottage and Brook Lodge Estate

- Users are reminded that farm boundaries are shown on the maps available on the website. Please ensure users do not leave the farm boundaries without the permission of the neighbouring owners.

Indoor Arena

- All gates are to be left closed during and after use
- All lights are to be turned off after use
- Please remove any manure as soon as practical and dispose of in the bins provided
- Please be courteous of any other riders using the facility when entering

Outdoor Arena

- All gates are to be left closed during and after use
- Please remove any manure as soon as practical and dispose of in the area provided
- Please be courteous of any other riders using the facility when entering

Round Yard

- **Bookings for the round yard are essential** as it is located inside a paddock used for grazing
- All gates are to be left how you found them

Farm Trails

- **The golden rule of gates – All gates are to be left how you found them:** open gates left open, closed gates must be CLOSED – there are no exceptions to this rule and failure to close gates can result in sheep being mixed up with another mob. This is expensive as all the sheep will need to be mustered to the yards, separated and returned to their correct paddocks. Please take some rope with you as an emergency in case you have difficulty latching a gate! – we can provide this, please ask.

- Brook Cottage Equestrian & Brook Lodge reserve the right to charge a fee for non-closure of gates resulting in unauthorised movement of stock, at their discretion.
- If you see something you feel concerned about regarding an animal or fencing, please notify management and do not attempt to fix this yourself – this is the responsibility of management and will be taken care of.
- By participation in self-guided trails, users agree to the conditions of use and the payment of any subsequent fees charged for damage to property including the non-closure of farm gates.
- Please note any out of bounds areas noted on the maps – these are for your safety – and do not attempt to traverse these areas.
- Please notify management of your intended route prior to leaving, note on the board located in the indoor arena or via text message to 0400692208, and confirm your return.
- You will likely see sheep, a variety of wildlife and a variety of terrain on your ride, do not attempt a trail ride if your horse is not prepared for this. It is your responsibility to ensure your horse is prepared for the activity and by undertaking this activity you are agreeing to take full responsibility for yourself and your horse's safety

Obstacles Paddock

- All gates are to be left closed during and after use
- Please ensure all equipment is left in a safe manner after use
- There are a number of items available to use, it is your responsibility to use these items responsibly. By undertaking this activity, you agree to take full responsibility for yourself and your horse's safety

Agistment

- All gates are to be left closed during and after use
- Use only the paddock allocated to you
- Please check the paddock allocated carefully and ensure there are no hazards. By using the paddock for accommodation for your horse you agree to take full responsibility for your horse's safety
- It is your responsibility to ensure your horse has adequate feed and to provide any additional feed requirements for your horse
- It is your responsibility to maintain the rug requirements of your horse
- Horses on agistment will be checked daily and fencing and water will be maintained by Brook Cottage Equestrian and Brook Lodge Estate.
- Please remove all manure from paddock/yards and place in the bins provided – there are hay forks and scoopers available for this purpose.
- Please keep hay and hard feed confined to feeders and hay nets to minimise the spread of weeds. Please remove any un-used hay when leaving and place in the bins provided

Yards

- Yards are provided for day use only, unless specific permission has been given for overnight use – please ask.
- All manure must be removed from the yard by the user daily, and placed in the bins provided
- Please ensure all taps are turned off after use

By entering the property known as Brook Lodge Estate and Brook Cottage Equestrian, you agree to the terms and conditions above.

Swansea/Cranbrook



Old Coach Road

Round yard
20m diameter

Toilets/Meeting Room
Shearing Shed

Outdoor arena

Parking

Steel horse yards

Brook Cottage

Indoor Arena

Parking

Visitor Agistment

Obstacles

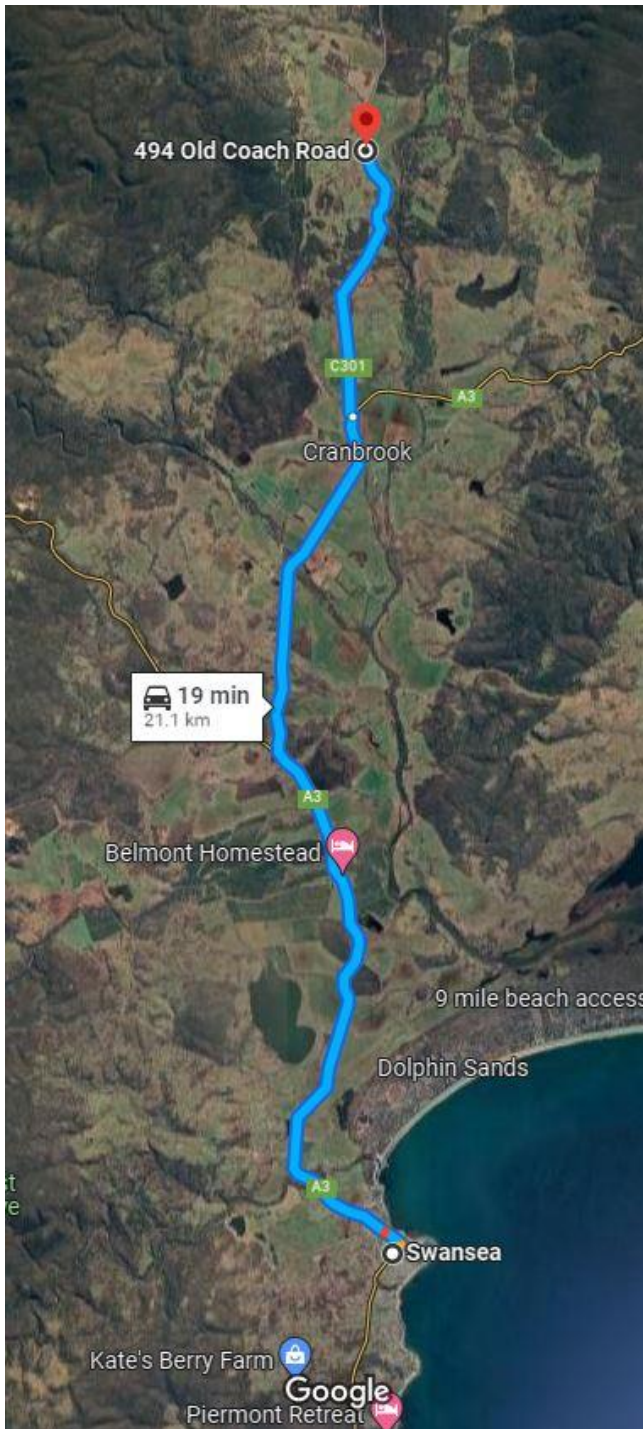
Camping/horse agistment
Self-erected yards

Royal George/Avoca



Getting there....

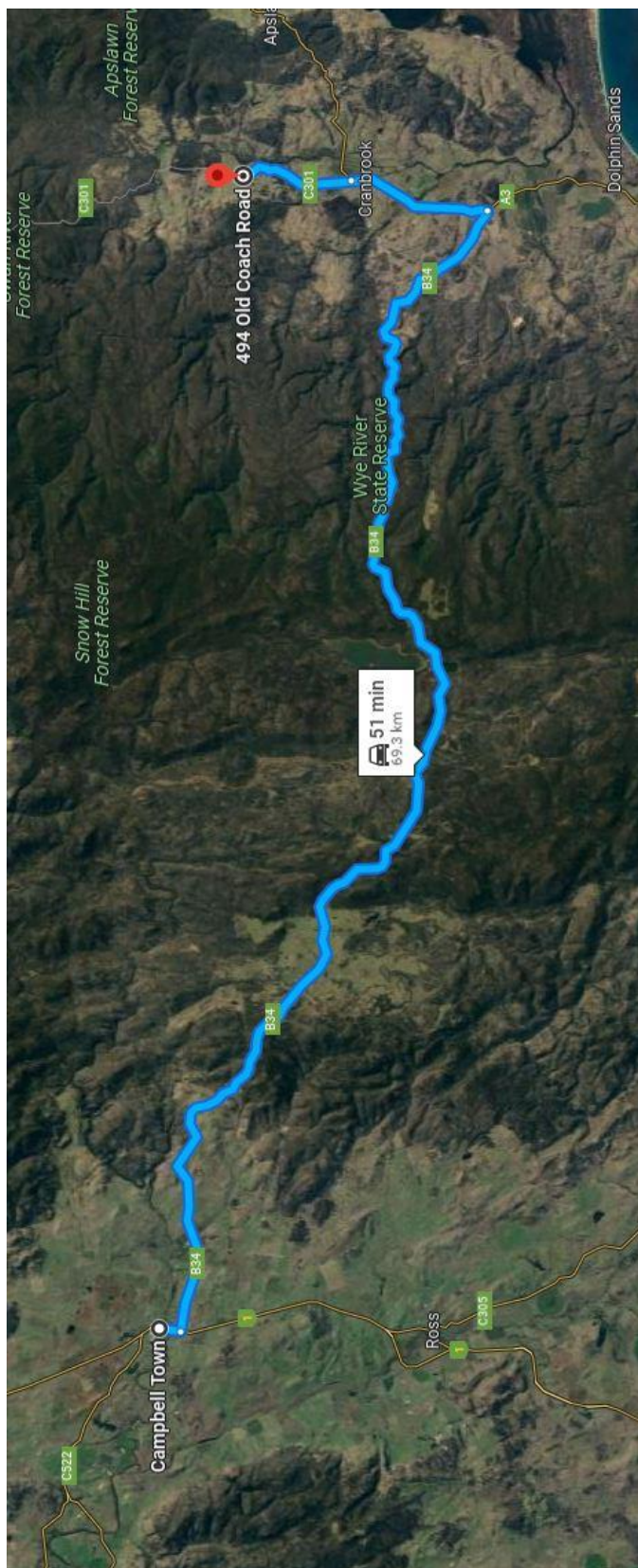
From southern Tasmania via the Tasman Highway and Swansea:



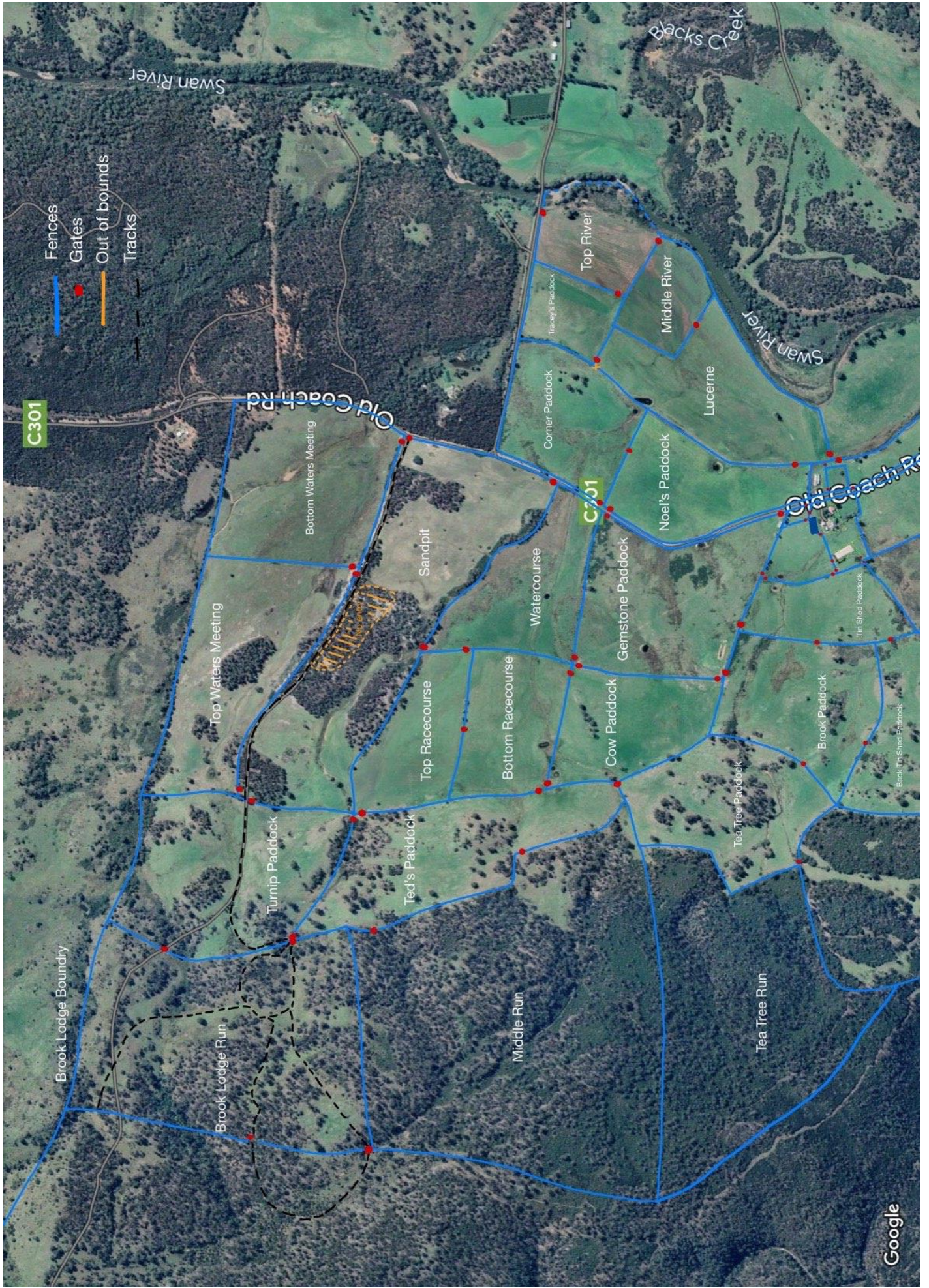
Travel north from Hobart or surrounds on the Tasman Highway towards Swansea (A3), continue travelling north towards Bicheno, turn left on to the Old Coach Road after you pass the Gala Cellar Door located on the Highway at Cranbrook. This is on your left hand side and is sign posted Royal George/Avoca (C301).

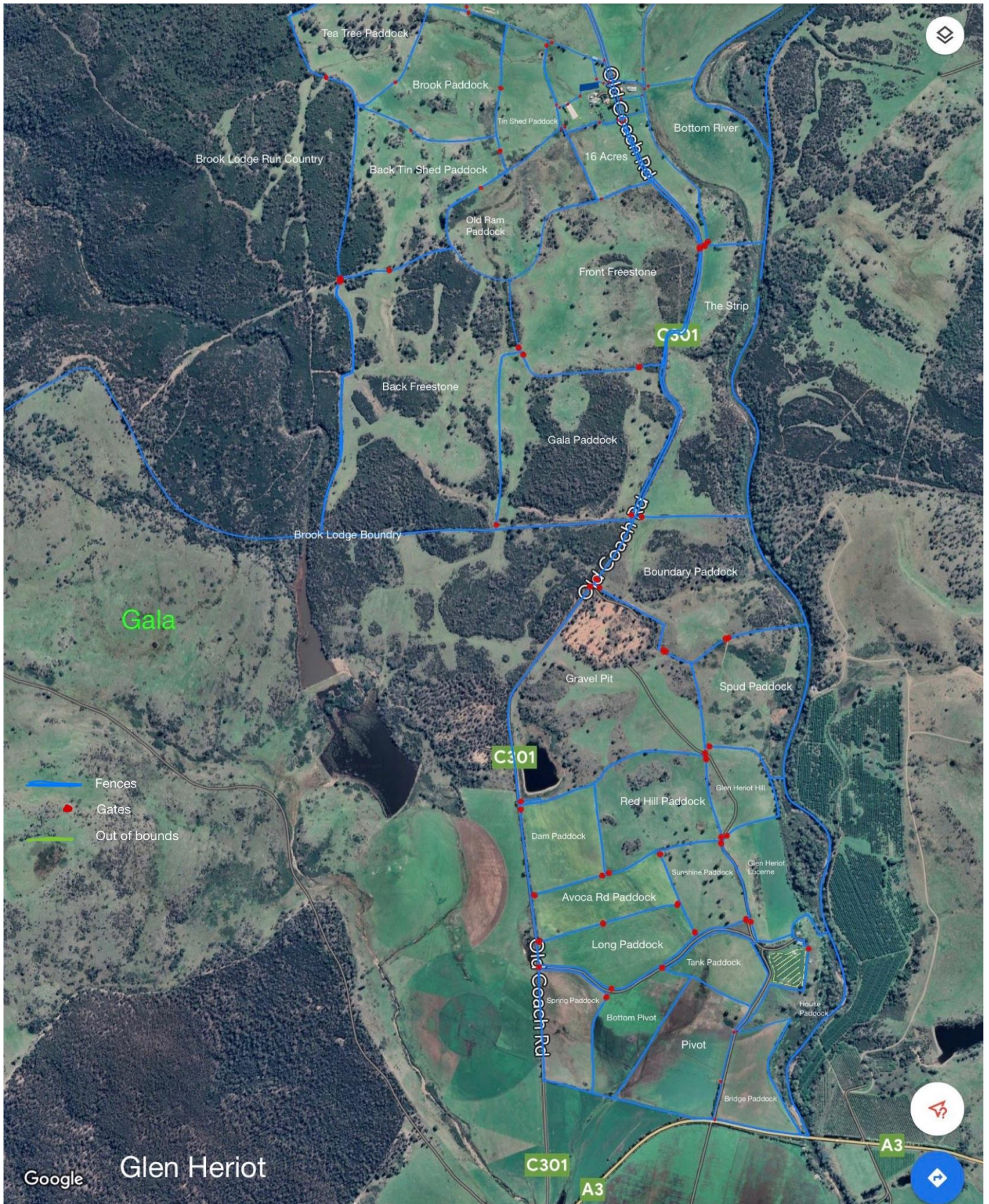
Alternatively you can travel from the south via the Midlands Highway to Campbell Town (1) and turn on to the Lake Leake Highway at Campbell Town (B34). When you reach the Tasman Highway, turn left towards Bicheno (A3) and drive to Cranbrook. Turn left on to the Old Coach Road after you pass the Gala Cellar Door located on the Highway at Cranbrook. This is on your left hand side and is sign posted Royal George/Avoca (C301). Google maps can assist navigation if you have any difficulties finding us but **please use the address as 494 Old Coach Road** as apparently google maps thinks our house is miles away in the bush!

From northern Tasmania via the Midlands Highway, Lake Leake Highway and Campbell Town:



Turn off the Midlands Highway at Campbell Town on to the Lake Leake Highway (B34) – this road is sealed all the way to the East Coast. Turn Left when you meet the Tasman Highway (A3) and drive towards Bicheno. When you reach Cranbrook, turn left on to the Old Coach Road after you pass the Gala Cellar Door located on the Highway at Cranbrook. This is on your left hand side and is sign posted Royal George/Avoca (C301). Google maps can assist navigation if you have any difficulties finding us but **please use the address as 494 Old Coach Road** as apparently google maps thinks our house is miles away in the bush!





Gala

- Fences
- Gates
- Out of bounds

Google Glen Heriot

C301

A3

A3