



Architecture
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BADDELEY PARK MASTER PLAN REPORT

For: Cessnock City Council

Date: 29/09/2020



Issue	Title	Date
A	DRAFT ISSUE FOR COUNCIL REVIEW	25/10/2019
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INTRODUCTION

GroupGSA have been engaged by Cessnock City Council to prepare masterplans for existing sporting facilities that Council have identified the need to develop masterplans as basis to implement future upgrades of these sites.

Baddeley Park provide open space and sporting facilities which serve communities surrounding the site. Baddeley Park is located within the south-western region of the Cessnock Local Government Area (LGA).

Consistent with national trends in changing recreation, the community's use of recreation facilities has continued to evolve over time. The need for quality recreation spaces to meet the needs of the local community remains consistent, therefore recreation opportunities must also evolve over time. Opportunity exists to establish Baddeley Park as a core sporting facilities and recreation destinations for the general community. There is also a particular need to address the accessibility throughout the site.

The vision is to create dynamic and engaging sportsgrounds that optimises the potential of the local history, unique setting, varied topography, as well as satisfying a wide variety of recreational opportunities.

Recreation and organised sporting uses will be embedded into the sportsground and provide a diverse range of both structured and informal recreation opportunities, catering for increasing recreation demand and use by the general community outside of organised sports. The sportsground will continue to develop a strong ecological framework strengthening their contribution to the regional green grid and the ecological value this represents.

MASTERPLAN OBJECTIVES

The purpose of the project is to prepare masterplans for each site, based on rigorous site analysis, research and consultation to provide a long term masterplan for future upgrades and improvements. To the benefit of the local community and to enhance the liveability and recreation opportunities for the region.

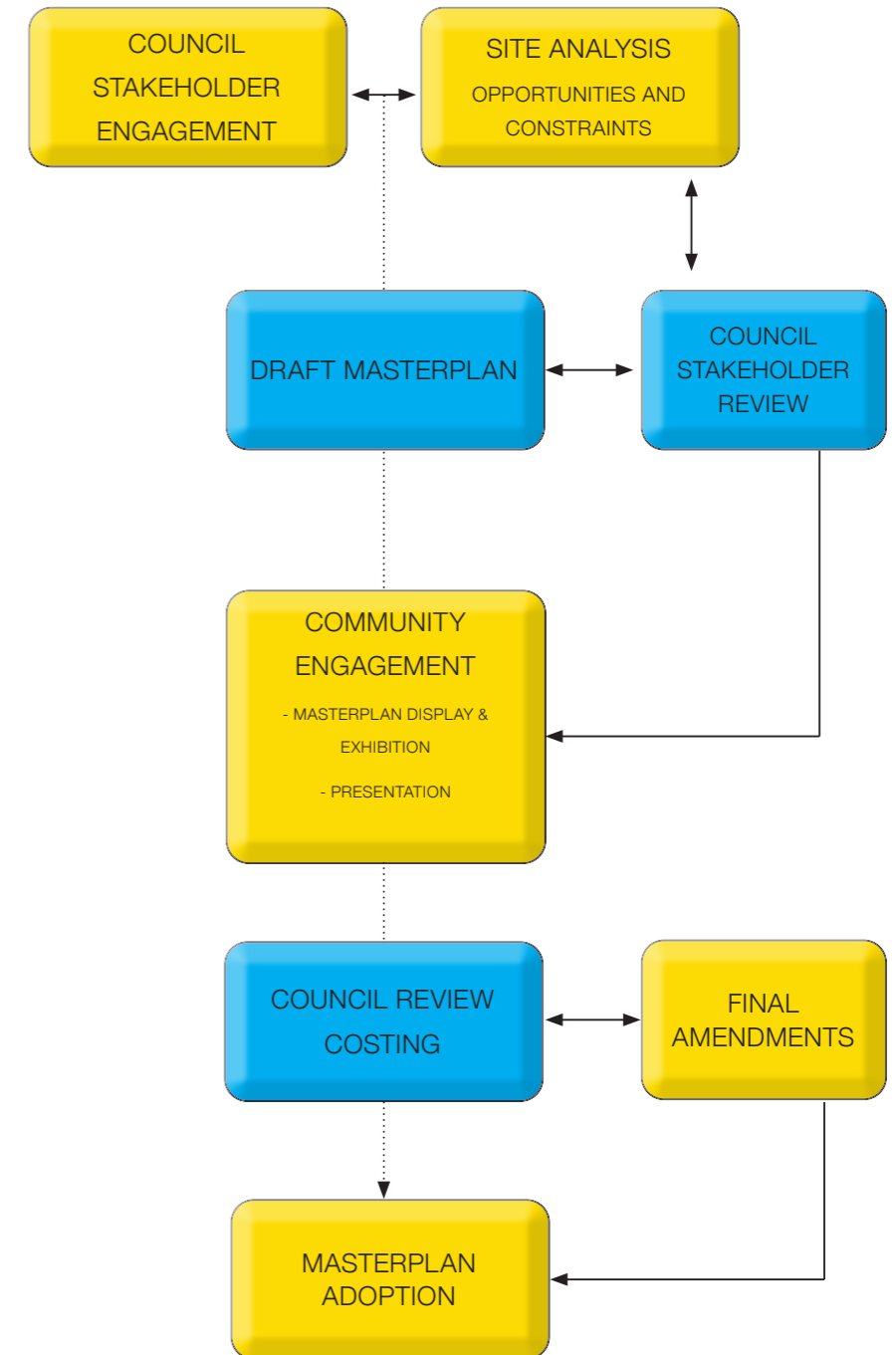
The process of masterplanning is manifold and involves the synthesis of several layers of information. This process takes the design principles and the supporting strategies and organises this information graphically into a legible set of plans which breaks down the complexity of the exercise into more digestible portions.

Each "Design Driver" or "Principle" is encapsulated on one or more plans. These layers of information interact with one another, highlighting the complex but holistic approach to public domain design.

A number of objectives which were highlighted in the brief have been identified for the project including:

- Consider both short term and long-term actions, along with ongoing Council asset management and servicing requirements
- Evaluation of stakeholder requirements, relevant studies and detailed site investigations to form a basis for the masterplan
- Opportunities and constraints mapping further inform design
- Improve the livability, functionality and access to the parks and respective sporting facilities

DESIGN PROCESS



REGIONAL CONTEXT

Cessnock is located in the Hunter region of New South Wales, approximately 52km west of Newcastle. Cessnock is the gateway city to the vineyards of the Hunter Valley. The Cessnock region is a rapidly urbanising centre. New residential developments, growing economies and beautiful landscape character has created an attractive place to live. Over the past decade these social and economic developments have placed pressures on the existing open space and sporting infrastructure. The upgrade and optimisation of Baddeley Park will see that existing and growing communities will be provided for well into the future.



Regional Context Map



LOCAL CONTEXT

Location & Demographics

Baddeley Park is located near Cessnock's CBD. The 2018 Estimated Resident Population for Cessnock CBD - Aberdare area is 5,964, with a population density of 2.47 persons per hectare. The site is bounded by Vincent Street and Evans Street with a rail corridor bounding its southern edge. Despite the parks location near the Cessnock CBD, Baddeley Park is generally a destination park with visitors traveling by car for organised sporting events.

Open Space & Education Institutions

Turner Park is the only open space within the vicinity of Baddeley Park with sport and recreation offerings. TAFE NSW Cessnock and Cessnock Highschool are two major educational institutions located near Baddeley Park.



Regional Context Map of Baddeley Park, Carmichael Park and Weston Bears Park

LEGEND

- · - · SITE BOUNDARY
- NEIGHBOURHOOD CENTRE
- OPEN SPACE
- EDUCATION



EXISTING SITE CONDITIONS

Organised sports

Baddeley Park accommodates a variety of organised sports within dedicated facilities.

- Cessnock Sportsground: Main Rugby League pitch with lighting, fencing, covered team benches and spectator grand stand
- Multi-use fields shared with cricket and soccer with fencing
- Field Hockey with lighting, fencing, covered team benches

Dog training facility

- Dog training facility with fencing, amenities structure and spectator shelter

Passive recreation

- "The Paddock" used for cricket and open kick-about space with picnic shelter

Supporting functions

The formal and passive recreation uses of the Cessnock Sportground are enabled by a number of supporting functions including:

- Car parking for Cessnock Sportsground off Vincent Street with fencing and lighting
- Turf car park overflow area off Evans Street
- Car Parking with entry road off Evans Street with entry gate
- Grandstand, amenities and storage building for main Rugby League pitch (Cessnock Sportsground)
- Amenities building adjacent to cricket oval and hockey main field. Aging facility which is too small to accommodate multiple team usage and only accessible to organised sporting groups during their regular hours of operation



Cessnock Sportsground Rugby League Pitch



Cricket Oval



"The Paddock" - Cricket training ground and kick about area



Central Car Park



Field Hockey - Artificial Turf

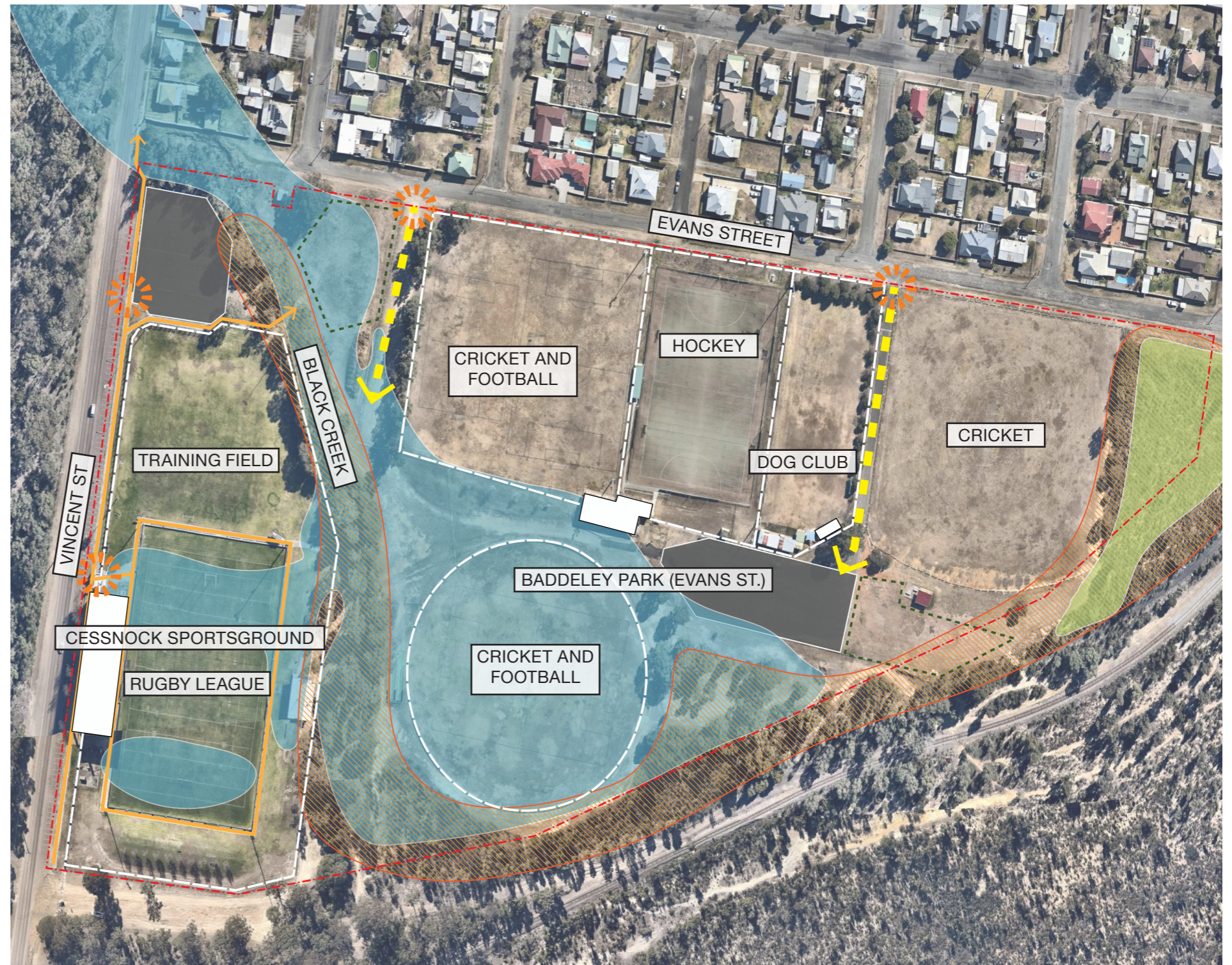


Amenities Building

SITE ANALYSIS

Site Analysis

Cessnock City Council's flood mapping shows flood risk areas limited to Black Creek that bisects the park and surrounding low lying areas. These areas include the entirety of the main cricket oval. The vegetation surrounding Black Creek and the southern vegetated areas are categorised as level 3 vegetation, translating to a medium bushfire risk. Cessnock City Council mapping identifies one key ecological community within Baddeley Park - Lower Hunter Spotted Gum - Ironbark Forest. A remnant of this endangered ecological community (EEC) exists in the north-eastern corner of the site.



LEGEND

- | | | |
|---|--|---|
|  SITE BOUNDARY |  PEDESTRIAN PATHS |  FENCE LINES |
|  FLOOD ZONE |  VEHICLE ROUTES |  CAR PARKS |
|  BUSH FIRE PRONE LAND |  OVERFLOW PARKING | |
|  ENDANGERED ECOLOGICAL COMMUNITY | | |



OPPORTUNITIES

Key Design Drivers and Objectives

IMPROVE CRICKET FACILITIES

IMPROVE SOCCER FACILITIES

PROVIDE LIGHTING COVERAGE

Access and circulation

A number of opportunities exist to improve access to and around the site by formalising vehicle routes and car parking, and providing new pedestrian paths.

- Formalise vehicular access road and optimise car park capacity with a durable all-weather surface
- Provide turf overflow parking to accommodate events and game days
- Provide loop paths for pedestrians and cyclists within the park, encouraging walking and physical activity

Organised sport and recreation

Opportunities for organised sport activities have been identified as follows:

- Provide lighting and upgrades to all main and secondary cricket and football fields
- Include synthetic cricket wicket
- Provide upgrades to hockey field
- Improve or provide new spectator seating for formal sports
- New combined amenities and kiosk building to better address level of usage. Location of new facility to be considered to maximise connections to various facilities
- Consideration of secondary amenities building for dog club

Passive recreation

Opportunities for passive recreation have been identified as follows:

- New rest stops and picnic shelters located throughout the site to serve a variety of park users and encourage use of different areas of the parks

Environment and ecology

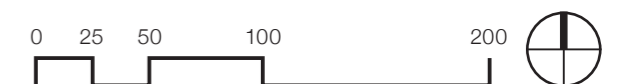
Opportunities exist to build on the existing vegetation to provide increased habitat area and improved habitat quality

- Protection and enhancement of existing important ecological areas, including consideration of management strategies to allow regeneration of natural communities
- Water sensitive urban design (WSUD) installations such as biofiltration



LEGEND

- | | | |
|---|---|--|
| 01 OPPORTUNITY FOR ICONIC / IMPROVED ENTRY STATEMENT OR SIGNAGE | 07 UPGRADES AND AMENITIES BUILDING FOR DOG CLUB | 13 CESSNOCK SPORTSGROUND LIGHTING UPGRADES |
| 02 FORMALISE OVERFLOW TURF PARKING | 08 FORMALISE CAR PARK OFFERING | |
| 03 LIGHTING AND UPGRADES TO CRICKET AND FOOTBALL FIELD | 09 POTENTIAL FUTURE SPORT OFFERING | |
| 04 NEW / IMPROVED AMENITIES BUILDING | 10 PICNIC / PASSIVE RECREATION AREAS | |
| 05 LIGHTING AND UPGRADES TO CRICKET AND FOOTBALL FIELD | 11 BLACK CREEK: SIGNIFICANT ECOLOGICAL ZONE | |
| 06 RESURFACE / UPGRADES TO HOCKEY FIELD | 12 REMNANT ENDANGERED ECOLOGICAL COMMUNITY | |



MASTERPLAN

Masterplan Overview

The proposed masterplan for Baddeley Park seeks to formalise and upgrade the park's offerings. By improving the facilities and infrastructure provided in Baddeley Park (Evans St.) it effectively ties into the high quality of Cessnock Sportsground. Improved grounds, lighting and car parking create a safe and accessible environment for passive and organised recreation. A new amenities building serves the major sporting facilities in Baddeley Park (Evans St.) with sufficient amenity and storage space.

The tree canopy cover in the park is increased with a mix of native evergreen and deciduous trees providing shade and habitat value. The remnant endangered ecological community located along the eastern boundary of the park is to be retained and protected. Although remnant ecological communities are not found along Black Creek this valuable riverine habitat is to be retained and protected.



LEGEND

-  BUILDINGS + STRUCTURES
-  TURF
-  IRRIGATED PLAYING FIELDS
-  ARTIFICIAL TURF
-  FOOTPATHS + PAVED AREAS
-  PROPOSED TREES
-  EXISTING VEGETATION
-  MASS PLANTING
-  FENCE
-  HARD COURT SURFACE
-  CAR PARKING
-  INFORMAL CAR PARKING
-  FLOODLIGHTING
-  REMOVED / RELOCATED INFRASTRUCTURE

CESSNOCK SPORTSGROUND

- 01** EXISTING RUGBY LEAGUE FACILITIES
- 02** EXISTING RUGBY LEAGUE TRAINING FIELD
- 03** EXISTING CAR PARK
- 04** SPECTATOR SHELTER
- 05** PROPOSED ENTRY STATEMENT OR SCULPTURE
- 06** GROUND STAND SEATING UPGRADED
- 07** EXISTING STRUCTURE TO BE RETAINED
- 08** EXISTING FENCE

EVANS STREET FACILITIES

- 01** ENDANGERED ECOLOGICAL COMMUNITY (EEC)
- 02** ENTRY SIGNAGE
- 03** INFORMAL OVERFLOW PARKING
- 04** MULTI USE FIELDS
- 05** UPGRADE TO SYNTHETIC SURFACE
- 06** DOG TRAINING FACILITY
- 07** EXISTING FENCE
- 08** NEW FENCE
- 09** MULTI PURPOSE HALF COURT
- 10** NEW AMENITIES BUILDING
- 11** NEW SEALED CAR PARK
- 12** PICNIC SHELTERS
- 13** ON STREET PARKING
- 14** SHELTER WITH BIN AND BUBBLER
- 15** NEW VEHICLE BRIDGE CONNECTION
- 16** IMPROVED HOCKEY TRAINING AREA
- 17** TERRACED SEATING
- 18** CRICKET NETS WITH SHELTER
- 19** EXISTING SHELTER RETAINED
- 20** PICKET FENCING
- 21** INFORMAL TRAIL
- 22** SIGHT SCREENS



MASTERPLAN ANALYSIS

Access and Circulation

New and accessible pedestrian paths connect the main sporting facilities and supporting uses within Baddeley Park (Evans St.). Further pedestrian connections from the proposed on street parking on Evans Street allow for easy access into the park.

Car Parking

A mix of sealed, informal gravel and on street parking allow the park to accommodate game days and other events. The proposed parking layouts maximize the space drastically increasing the number of car parks available. Tree planting within formal parking areas ensure adequate shade.

Lighting

New flood lighting within Baddeley Park (Evans St.) maximize the usage of the sporting facilities. Lighting upgrades to Cessnock Sportsground are required to maintain this well used facility. Lighting locations are shown indicatively and are to be resolved in future detailed design stages. Car park and pedestrian lighting is also to be resolved during detailed design stages to allow for safety and accessibility within the park.



LEGEND

- PEDESTRIAN CIRCULATION
- - - INFORMAL TRAIL
- CAR PARKING
- NEW FLOOD LIGHTING
- EXISTING FLOOD LIGHTING REPLACED
- 95 TOTAL NUMBER OF CAR PARKS



STAKEHOLDER ENGAGEMENT

Initial stakeholder meeting

An initial stakeholder meeting was held on Tuesday 24th September 2019 in Cessnock. The discussion was organised by Cessnock City Council and attended by Council staff, GroupGSA staff and members of the following community organisations:

- Cessnock District Cricket Association
- Cessnock United Football Club
- Cessnock Rugby League Football Club
- Cessnock District Hockey Association
- Cessnock Dog Club

The discussions were held in a round table, open format, with stakeholders invited to share their visions for the park and any wishes or desire of their organisation. The key issues and desired outcomes are summarised below.

Cessnock District Cricket Association

- Lighting is a priority to allow for night games for seniors (500 lux)
- Wicket in need of replacement
- Synthetic pitches are not desired
- Cricket nets need to be relocated. Current location on Evans Street side of sportsground is not optimal
- Storage space within amenity building inadequate

Cessnock United Football Club

- Lighting is a priority to allow for night games and training (200-250 lux)
- Storage space within amenity building inadequate (suggested 30-40m² of space required)
- Fencing required to stop soccer balls in residential area
- Upgrade of irrigation system
- Reconfiguration of bottom field

Cessnock Rugby League Football Club

- Training ground needs returfing
- Spectators bring their own shade provisions, possible need for shade structures
- Lighting is a priority, possibility to fix new lighting to existing polls (500 lux)

Cessnock District Hockey Association

- New artificial turf (water based) required in 4-5 years
- Interested in expanding the club to include juniors. This would require a separate juniors training ground
- Need for more covered spaces for spectators

Cessnock Dog Club

- Need for separate amenities building
- Provisions for parking are adequate except on event days

Amenities Building

- Desire for more covered and shaded spaces
- Upgrade to amenities such as toilets and accessibility
- Need for a combined club room
- Need for more storage for all clubs

PRECEDENT IMAGES



Amenities Building



Cricket Pitches



Formalise car park but maintain rural character



Spectator seating to sports fields



Dugouts



Cricket field fencing and seating



www.groupgsa.com
ARN 3990

Sydney

Level 7, 80 William Street
East Sydney NSW 2011
Australia
T +612 9361 4144
E sydney@groupgsa.com

Melbourne

Level 1, 104 Exhibition Street
Melbourne VIC 3000
Australia
T +613 9416 5088
E melbourne@groupgsa.com

Brisbane

Level 14, 100 Edward Street
Brisbane QLD 4000
Australia
T +617 3210 2592
E brisbane@groupgsa.com

Shanghai

Room 407, No. 71, Xi Suzhou Road Jingan District
Shanghai 200041
PR China
T +86 182 1036 2158
E shanghai@groupgsa.com

Ho Chi Minh City

19th Floor – Havana Tower, 132 Ham Nghi,
Ben Thanh Ward, District 1, Ho Chi Minh City
Vietnam
T +84 8 3827 5385
E hcmc@groupgsa.com