



Architecture
Interior Design
Landscape Architecture
Urban Design
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CARMICHAEL 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.

Carmichael Park provide open space and sporting facilities which serve communities surrounding the site. Carmichael 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 Carmichael 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.

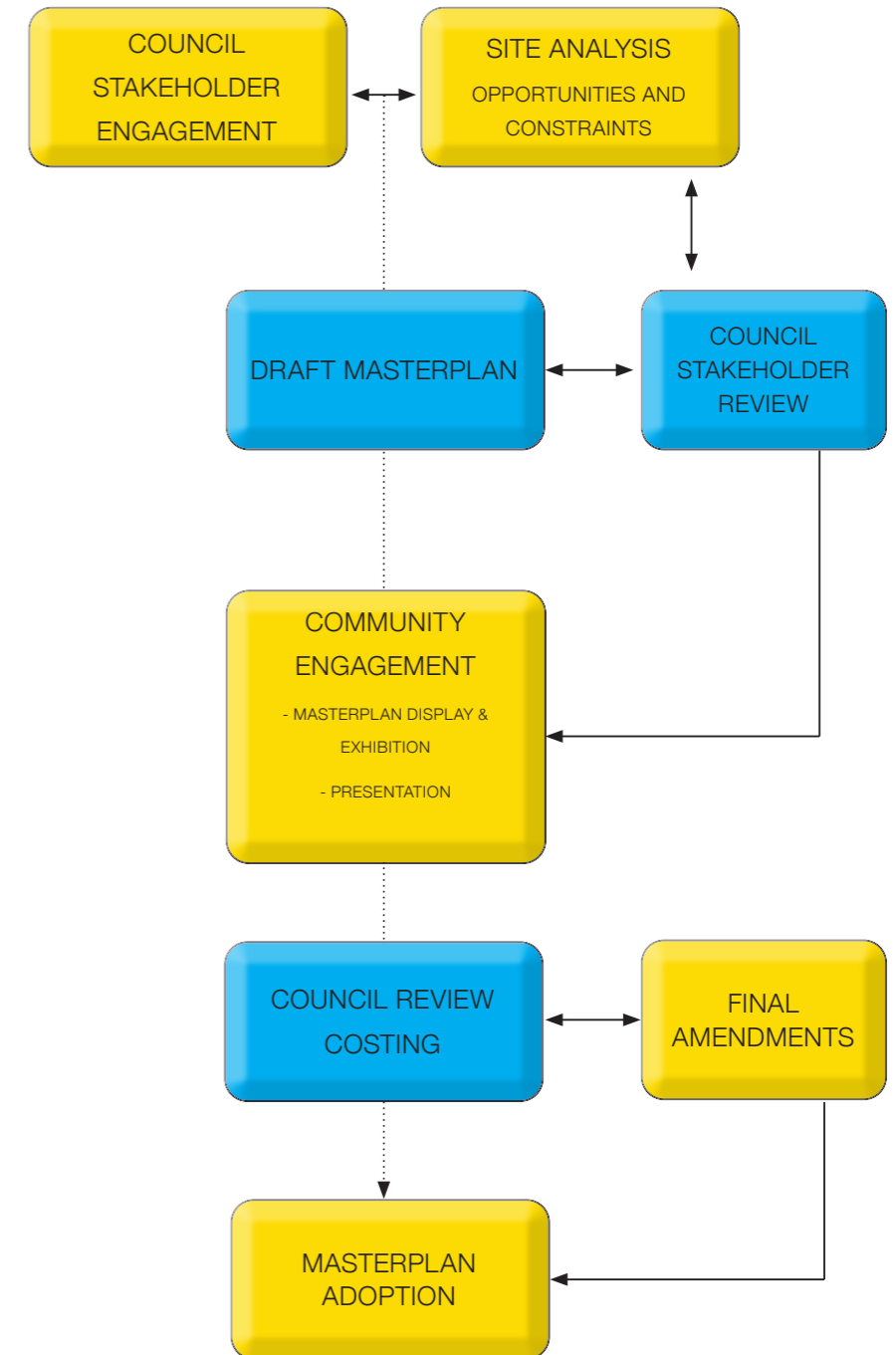
The process of masterplanning is manifold and involves the synthesis of several layers of information. This process takes the design principles and the supporting strategies and organises this information graphically into a legible set of plans which breaks down the complexity of the exercise into more 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 Carmichael Park will see that existing and growing communities will be provided for well into the future.



Regional Context Map



SITE ANALYSIS

Site Analysis

Cessnock City Council's flood mapping shows flood risk areas limited to low lying areas within the secondary cricket oval. The vegetation surrounding the eastern drainage swale is categorised as level 3 vegetation, translating to a medium bushfire risk. There are no endangered ecological community (EEC) existing on site.



LEGEND

- · - · SITE BOUNDARY
- FLOOD ZONE
- BUSH FIRE PRONE LAND

- PEDESTRIAN PATHS
- VEHICLE ROUTES
- CAR PARKS
- OVERFLOW PARKING
- FENCE LINES



OPPORTUNITIES

Key Design Drivers and Objectives

IMPROVE PASSIVE RECREATION & INFORMAL SPORTING OPPORTUNITIES

IMPROVE SPORTING FACILITIES

IMPROVE ACCESS VEHICULAR MOVEMENT

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 by providing a durable all-weather surface
- Provide secondary car park in place of existing tennis courts to provide for stakeholders
- Provide loop paths for pedestrians and cyclists within the park, encouraging walking

Organised sport and recreation

Opportunities for organised sport activities have been identified as follows:

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

Passive recreation / Informal sport

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
- Formalise BMX Track for beginner, intermediate and advanced users
- Provide multi-use courts near BMX tracks to create an active youth zone

Environment and ecology

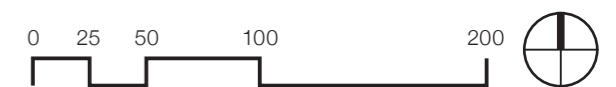
Opportunities exist to build on the existing vegetation to provide increased habitat area and improved habitat quality

- 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 IMPROVED ENTRY STATEMENT OR SIGNAGE WITH FORMALIZED ENTRY ROAD | 07 SIGNIFICANT ECOLOGICAL ZONES |
| 02 LIGHTING AND UPGRADES TO CRICKET AND FOOTBALL FIELD | 08 FORMALISE BMX TRACKS |
| 03 NEW AMENITIES BUILDING AND GRANDSTAND | 09 POTENTIAL AREA FOR MULTI-USE COURTS |
| 04 CAR PARK UPGRADE | 10 PICNIC / PASSIVE RECREATION AREAS |
| 05 LIGHTING AND UPGRADES TO CRICKET AND FOOTBALL FIELD | 11 CLOSE VEHICLE ENTRANCE FROM BOWLING CLUB |
| 06 UPGRADES TO FOOTBALL FIELD WITH SPECTATOR SEATING | 12 OPPORTUNITY FOR GATEWAY AND ADDITIONAL CAR PARKING |



MASTERPLAN



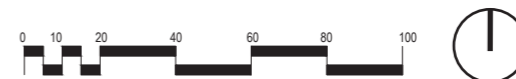
Masterplan Overview

The proposed masterplan for Carmichael Park acknowledges the growing residential developments surrounding the park. Carmichael Park becomes a destination for passive and organised recreation with improved facilities and infrastructure. A new amenities building is the centre piece in Carmichael Park supporting all major sporting facilities and general amenities for the park. The tree canopy cover in the park is increased with a mix of native evergreen and deciduous trees providing shade and habitat value.

LEGEND

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

- 01** MULTI-USE FIELDS
- 02** NEW SEALED CAR PARK
- 03** NEW 2-STORY AMENITIES BUILDING
- 04** NEW PEDESTRIAN BRIDGE CONNECTION
- 05** FOOTBALL FIELD
- 06** BOWLING CLUB (PRIVATE LAND)
- 07** UPGRADED BMX TRACK
- 08** MULTI-USE COURT
- 09** EXISTING PLAYGROUND
- 10** PICNIC SHELTER
- 11** SHADE, SEATING, BUBBLER AND BIN AT BMX STARTING POINT
- 12** NEW CRICKET NETS
- 13** SPORTS FIELDS STORAGE
- 14** SPECTATOR BLEACHERS
- 15** INFORMAL OVERFLOW PARKING
- 16** ENTRY SIGNAGE
- 17** ON STREET CAR PARKING
- 18** HIT WALL



MASTERPLAN ANALYSIS

Access and Circulation

New and accessible pedestrian paths connect the main sporting facilities and supporting uses within Park. Connections from the parks north, south and western boundaries encourage users to use the network of paths to access all parts of 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 Carmichael Park maximize the usage of the sporting facilities. 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
 - CAR PARKING
 - NEW FLOOD LIGHTING
 - 95 TOTAL NUMBER OF CAR PARKS



STAKEHOLDER ENGAGEMENT

Initial stakeholder meeting

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

- Bellbird Cricket Club
- Bellbird Junior Football Club
- Cessnock Tidy Towns
- Bellbird Park Bowling 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.

Bellbird Junior Soccer Club

- Lighting is a priority to allow for night games and training (200-250 lux) current lighting does not meet Australian standards
- Upgrades needed to spectator seating areas, dugouts and kicking walls
- Desire for lighting to secondary field
- Fields are to be open and accessible to public and club
- Desire for perimeter fencing to secondary field
- Main field retained with 2 smaller fields within cricket oval and 6 small sided fields

Bellbird Cricket Club

- Lighting is a priority to allow for night games and training
- Interested in expanding the club to include juniors
- Need for increased storage space
- New cricket nets needed
- Desire for fencing to secondary field

Cessnock Tidy Towns

- Stakeholders support BMX retaining its current position in the park
- Provide a space for local community to utilise for passive recreation with multi-use courts, picnic settings and BBQ offerings

Amenities Building

- Combined amenities building to service all clubs
- Stakeholder interested in seeing a two story amenities buildings for sports viewing with 4 changes rooms, disabled toilets, storage, meeting room, kitchenette, function hall

PRECEDENT IMAGES



Amenities Building



Cricket Pitches



New loop paths around site for access



Basketball half-court



Formalise car park but maintain rural character



BMX pump track or jump track



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