



MAYBURY PEACE PARK/CHINAMAN'S HOLLOW

Final Masterplan Report



Prepared for: Cessnock City Council

Project No: 1945 Issue: 06 Date: 16th July 2021

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Issue	Status	Checked By	Date
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C	Final Draft	MW	24/03/21
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1

OVERVIEW

1.1 Introduction

Located in Weston, Maybury Peace Park/Chinaman's Hollow (MPPCH) is a popular regional recreational park drawing families and park users from a wide catchment within the Cessnock City Council LGA. The large playground adjacent to key feature pond with BBQ/picnic facilities in Maybury Peace Park provides an attractive place for family and group gatherings. The wide open spaces and network of trails within a bushland setting in Chinaman's Hollow offers passive recreation opportunities such as walking, cycling and general kickabout. The age and condition of the facilities vary and in some instances do not best support the current usages or being fit for purpose.

1.2 Purpose of the Masterplan

A Masterplan for MPPCH was adopted in 2006. All the recommendations outlined in the Masterplan have been progressively implemented. Given the park's popularity with the general public and importance within Council's network of recreational assets, MPPCH has been identified as requiring a new strategic vision and updated Masterplan to guide future development over the next 20 years.

The purpose of the report is to present the Masterplan concept of proposed upgrades and design interventions for MPPCH. The recommendations in the Masterplan will be delivered in stages which will be informed by Council/community priorities based on considerations such as ageing infrastructure, safety, disability compliance, usage and capacity, available funding and future development around the area.

The Masterplan will consider the following deciding factors to guide the preferred concept and pathway for future development of MPPCH;

- Findings of community and stakeholder engagement
- Relevant Council policies and strategic plans
- Current user requirements
- Aspirations of the community and stakeholders
- Site opportunities and constraints.

The Masterplan will be predominantly a site improvement plan, putting in place site improvement recommendations and strategies to ensure the park meet its full potential in terms of access, play experiences, amenity, functionality and sustainability.

1.3 Relevant Planning Documents

A desktop study of existing policies and strategies relevant to the project area was completed and these provide guidance pertinent to the project.

These include:

- Recreation & Open Space Strategic Plan, 2019
- Peace Park Masterplan, 2006
- Generic Park Plan of Management, 2014
- Asset Management Plans for Open Space & Other Structures, and Buildings

Additional to the Council documents listed, the following NSW Government guidelines have been considered;

- Everyone Can Play – A Guideline to Create Inclusive Playspaces (2019)
- Draft Greener Places Design Guide (2020)

1.4 Objectives of the Masterplan

The ultimate objective of the Masterplan is to provide clear direction for Council in collaboration with the community and stakeholders, to develop a concept site Masterplan that will ensure MPPCH meets the current and future needs of its users. The study objectives for MPPCH include;

- Provide realistic recommendations for existing and proposed recreational opportunities
- Improve access and connections within the park and to existing and future active transport networks.
- Create opportunities for a variety of uses and activation of underutilised areas within the park.
- Improve ability to cater for likely increased capacity due to population growth and popularity of the park.
- Address car parking and traffic safety issues.
- Consider management of the remnant trees, bushland and watercourses.
- Pay respect to the site's history and the people that have helped shape the park and greater Weston area.

1.5 Masterplan Development Process

Phase 1

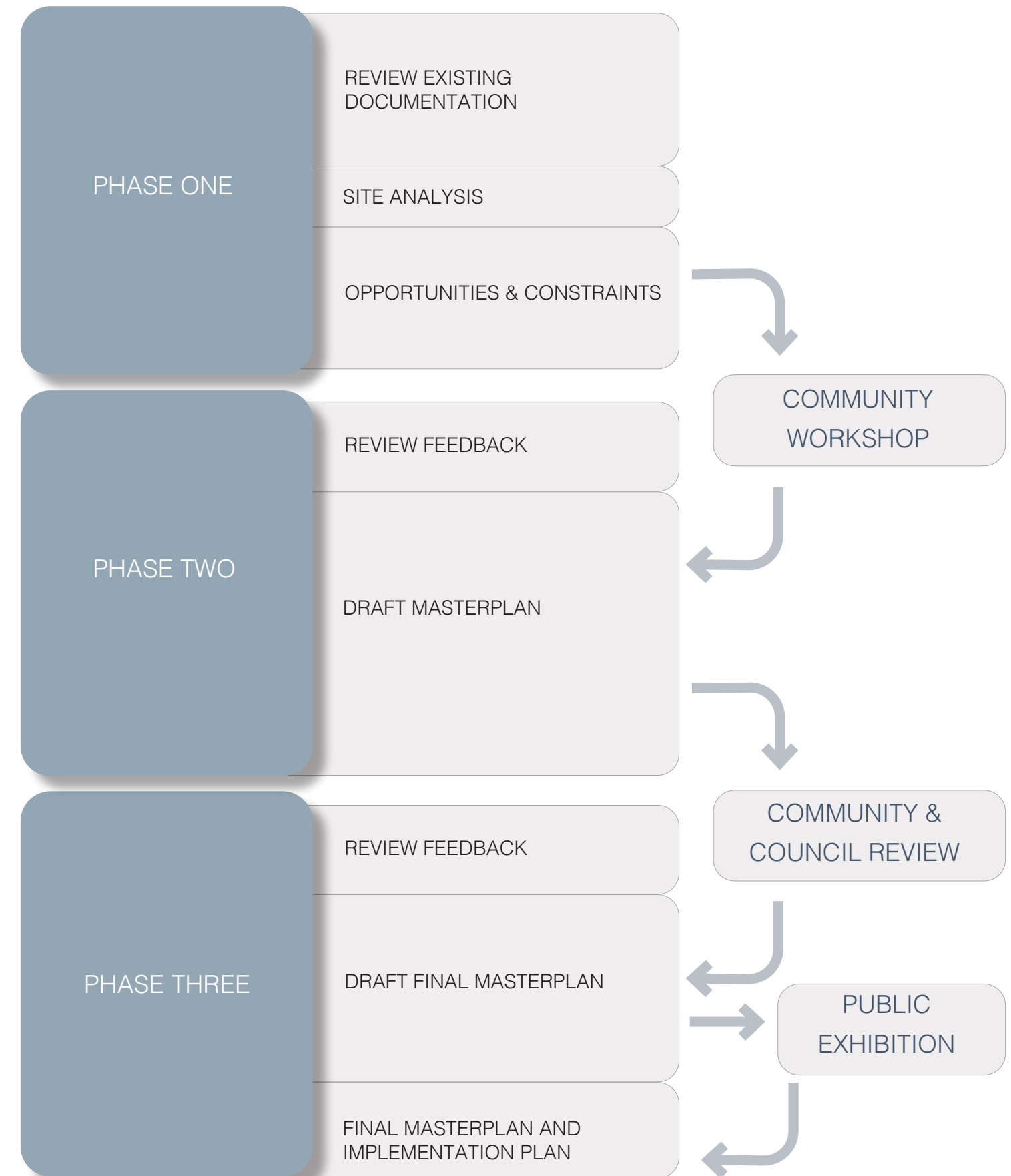
The research and analysis phase of the Masterplan design development process included a review of existing documentation, a site analysis of the study area through a number of site visits, a desktop study and consultation with Council staff. The analysis gathered informed the identification of opportunities and constraints that assisted in guiding the Masterplan design development process. A community consultation workshop with relevant groups and stakeholders was conducted to gauge the community's needs and desires.

Phase 2

The Masterplan development phase involved the review of Council and community feedback and a refinement of the opportunities and constraints within the study area. Key design principles and objectives were identified to guide the development of a Draft Masterplan Design. The Draft Masterplan Design will be presented to the community to gain feedback to inform the next phase.

Phase 3

The final phase includes the refinement of the Draft Masterplan Design in response to feedback from the community workshop. Key interventions will be proposed which will be supported by an implementation plan. It will also outline principles and objectives to be actioned for future developments within the study area. The Draft Final Masterplan will be on Public Exhibition, before being finalised in relation to any final feedback received during this process.



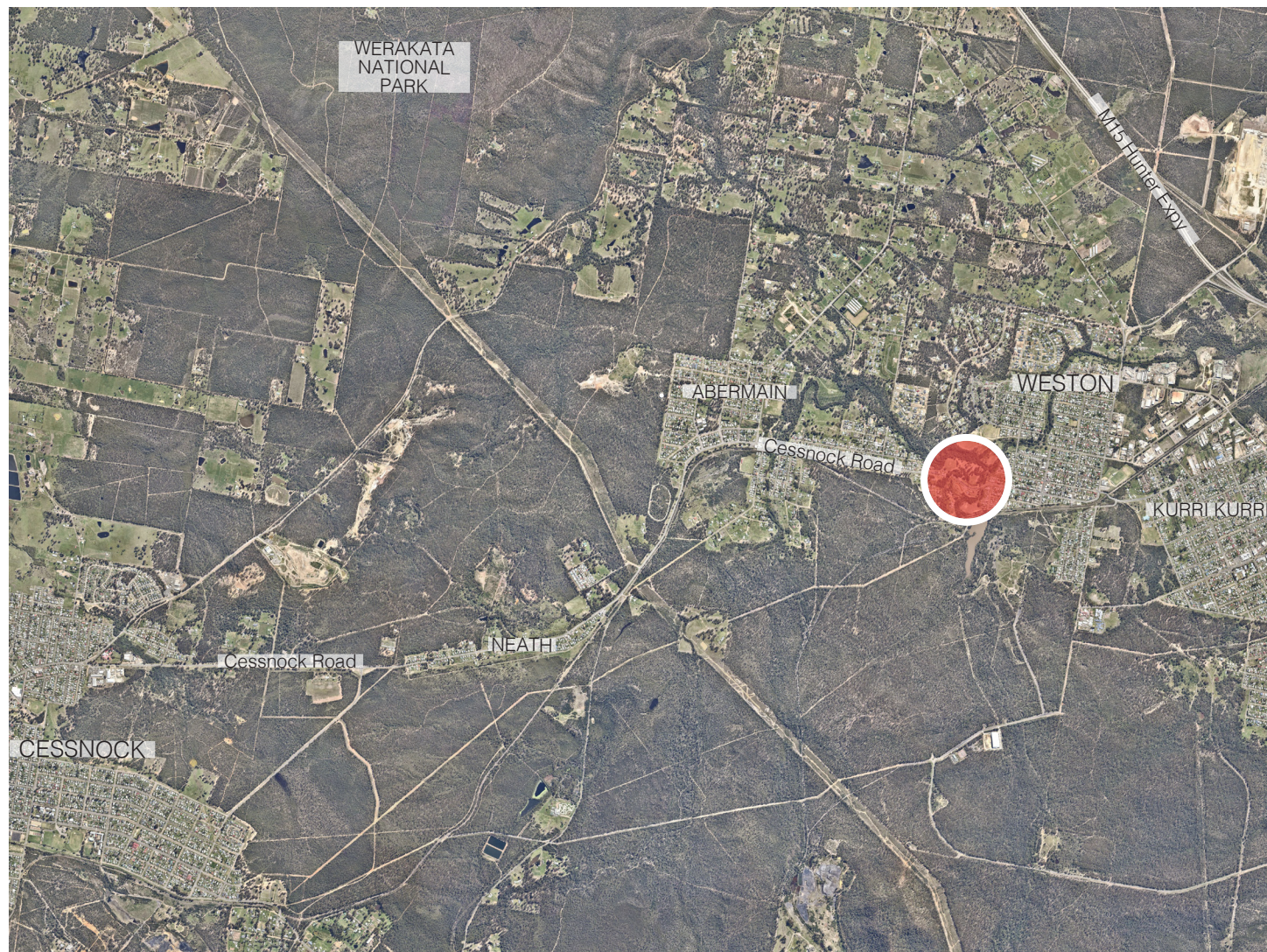


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CONTEXT

2.1 Regional Context

Located in Weston, MPPCH is one of three Regional Parks in the Cessnock Local Government Area. It is accessed from Cessnock Road, the main east/west arterial road connecting Kurri Kurri to Cessnock. The park is situated approximately 2km from Kurri Kurri town centre, and approximately 10km from Cessnock town centre. The park is nestled in a low-lying gully and bordered by Swamp Creek which forms a network of upper catchment tributaries that feed the Hunter River. MPPCH is an important regional recreational asset for the Lower Hunter communities.



N.T.S

2.2 Local Context

MPPCH is situated in the south west portion of Weston, on the western fringes of residential housing. To the west of the Park is the township of Abermain. The Park is within a comfortable walking distance to the Weston town centre and surrounding residential areas, however, the lack of connecting paths and the busy Cessnock Road deters people from walking and cycling to the park. Future development is proposed immediately adjacent to Maybury Peace Park to the south and west.

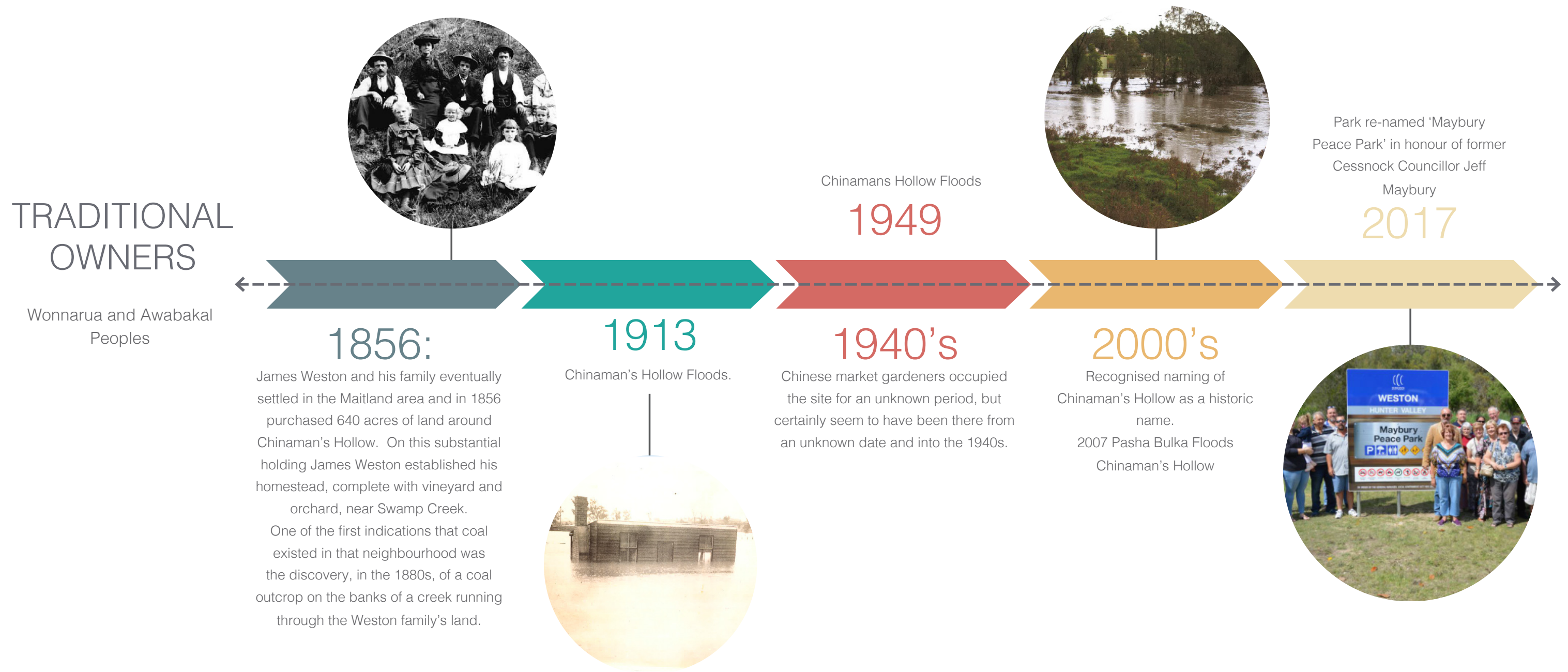


N.T.S

- | | |
|-------------------------------|-------------------------------|
| --- Site Extents | RE1 Public Recreation |
| Future Development | E2 Environmental Conservation |
| R2 Low Density Residential | RU2 Rural Landscape |
| R3 Medium Density Residential | SP2 Infrastructure |
| R5 Large Lot Residential | |

2.3 Historical Context

MPPCH has been shaped by a number of historical events and people. The park we see today is a result of previous land uses, floods and dedicated residents and organisations that recognise the importance of quality parklands. Memorials and interpretive signage throughout the park is a reminder of events and people that have played a part in the park in its current form.





3

EXISTING CONDITIONS

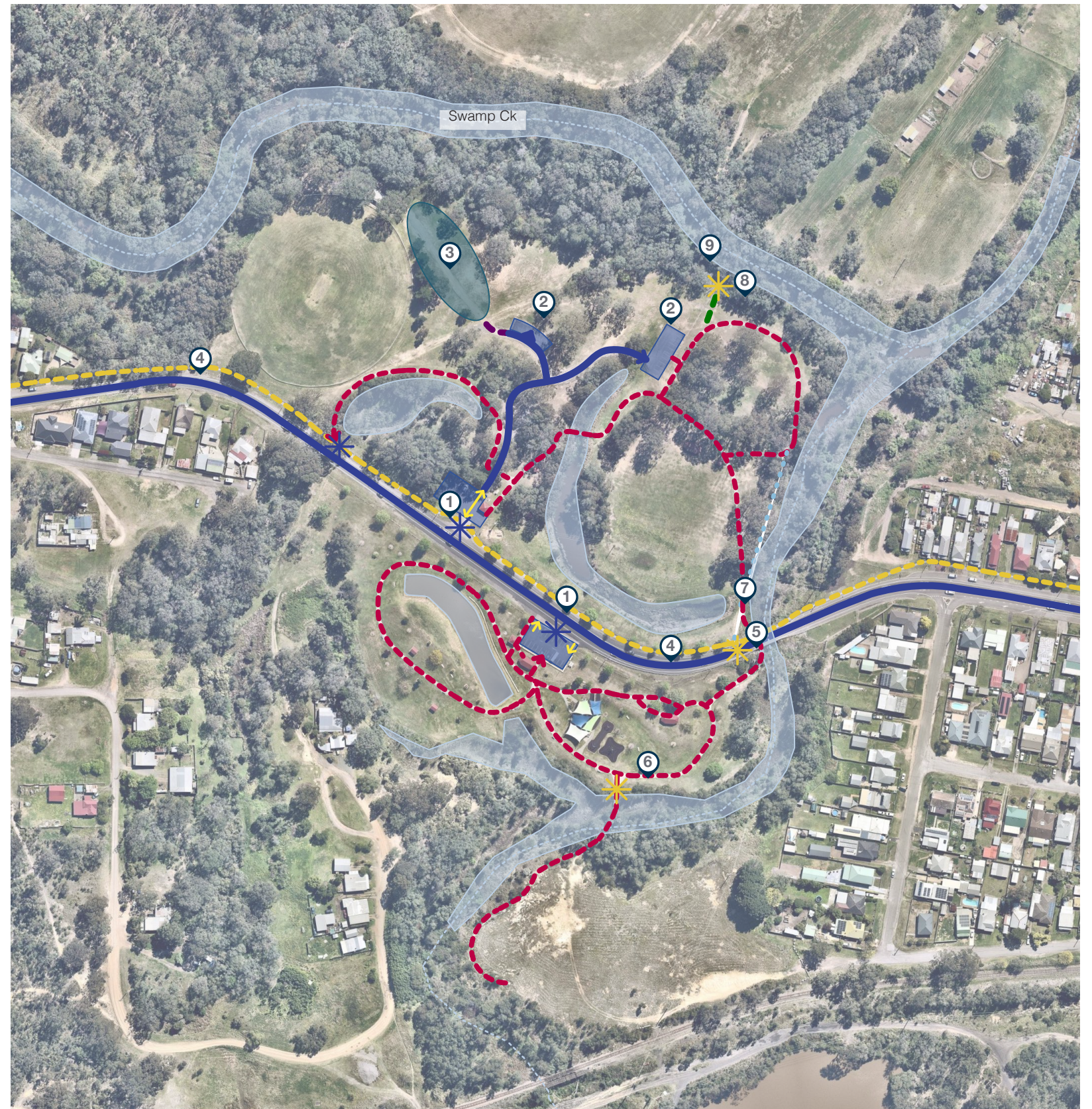
3.1 Traffic and Pedestrian Access

MPPCH is separated by Cessnock Road, creating a significant barrier for safe pedestrian connectivity. Due to the current alignment and arrangement of Cessnock Road, vehicle entry is limited to left turn in and out in both directions. Transport for NSW have indicated that there is no plan to upgrade the road to allow for right hand turn into the parks. Pedestrian connectivity between the two parks is limited to an underpass which is visually unappealing, creating a sense of being unsafe. The formalised loop trails are well used and a key attractor for visitors to the park. There are numerous informal trails along pedestrian desire lines.

- ① Left hand turn only into site.
- ② Underutilised carpark area.
- ③ Informal parking area utilised by cricket.
- ④ Dangerous shoulder.
- ⑤ Dark and uninviting pedestrian underpass provides only pedestrian connection between two parks.
- ⑥ Closed access to other side of creek.
- ⑦ No access from Chinaman's Hollow to main pedestrian path along Cessnock Road.
- ⑧ No formalised pathway to/along creekline.
- ⑨ Informal entry into the site and beyond used by adjacent residents to the north & south

Legend

- | | | | |
|--|------------------------------------|---|--------------------------|
|  | Main vehicular movement |  | Creek line |
|  | Informal vehicle movement |  | Carparks |
|  | Illegal trail bike/motorbike paths |  | Water bodies |
|  | Concrete Pedestrian Paths |  | Informal carparking area |
|  | External pedestrian circulation |  | Formal entry to site |
|  | Pedestrian desire line |  | Informal entry to site |
|  | Vehicle entry direction | | |



3.2 Condition of Existing Spaces and Facili-

MPPCH comprises numerous spaces offering a variety of recreation offerings. The spaces are mostly defined by vegetation, waterways, topography and park facilities. They range from a well-defined cricket field characterised by a white picket boundary fence, a formal playground and picnic areas, through to pockets of shady grassland for general relaxation. The condition of the spaces and the linkages between them vary and there are opportunities to better define and activate underutilised areas to improve the overall recreational experiences.

- ① Cricket amenity building in poor condition.
- ② Well utilised public toilets acting as a 'rest area'. Facilities likely not meeting current accessibility standards.
- ③ Attractive yet underutilised cricket field.
- ④ Playground requires upgrades.
- ⑤ Underutilised shaded and relatively flat open space.
- ⑥ Shaded passive space
- ⑦ Open, relatively flat and underutilised space with lack of connectivity and activation.
- ⑧ Reflective passive space.
- ⑨ Small kick-about space.
- ⑩ Good passive surveillance opportunities from road.
- ⑪ Well used picnic shelters. Facilities are in a reasonable condition.
- ⑫ Existing carparks at full capacity

Legend



- Open space
- Facilities
- Water bodies
- Endangered Ecological Communities (EEC)



3.3 Flooding and Topography

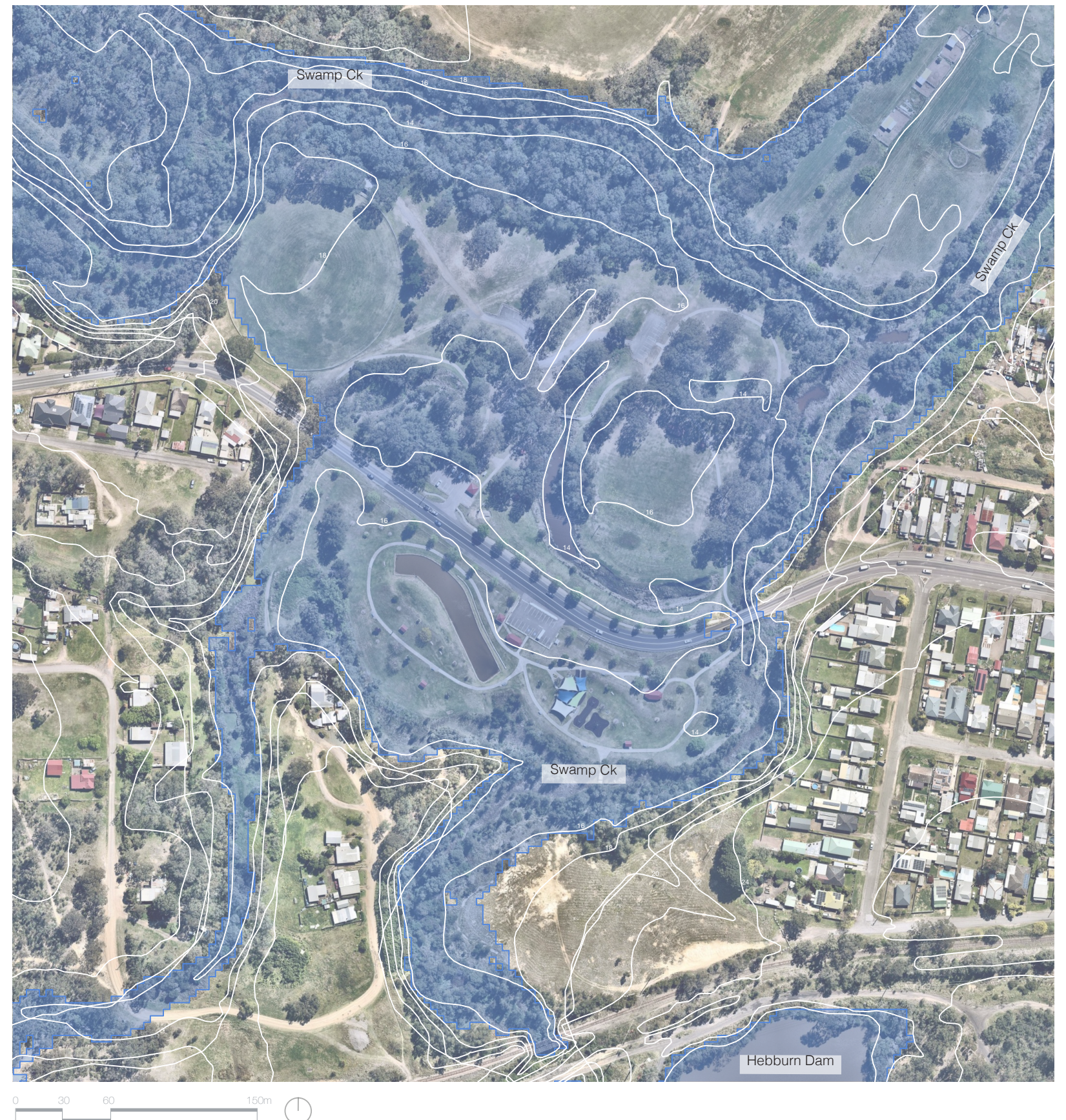
MPPCH is bordered by creeks and associated riparian vegetation. The park is situated in one of the lowest portions of Weston and is periodically flooded during large rain events. Small creeks and waterways within the park emphasise the low lying nature of the park. The creek running adjacent to the Cessnock Road pedestrian underpass is a pinch point for floodwaters and can contribute to the flooding of the park. There have been a number of floods of historic significance and the effects of flooding needs to be considered for any park improvements.

Legend

-  Flood extents (100-year flood)
-  Contours



Historic Photographs from the Pasha Bulker Storm in June, 2007



3.4 Tree Canopy

Remnant trees associated with the EEC and creek lines, combined with park tree planting over the years, provides plentiful areas of shade. The planted trees are of varying age, size and form and will overtime provide even more canopy cover in areas of high activity. There are opportunities to undertake supplementary planting of both native and exotic trees (deciduous and non-deciduous) throughout the park to maximise shade during the hotter months and sun during the cooler months.

Legend

- Native trees
- Historical trees
- Memorial trees
- Street trees
- Creekline Vegetation



3.5 Key Views

MPPCH is highly visible from Cessnock Road and offers appealing views travelling in both directions. It forms an attractive gateway to Weston when entering from the west. Views from within the site are dictated by vegetation and topography, however they are predominantly open with the majority of areas of the park visible from most vantage points. There are opportunities to maximise the views from vantage points to highlight features of the park as well as open up views in some areas to improve the sense of safety.



Key view across Cricket Field when travelling east along Cessnock Road



Key view across Cricket Field when travelling west along Cessnock Road



Key pedestrian view from underpass



Key view across both sites along bend in Cessnock Road





4

Principles & Objectives

4.1 Key Principles & Objectives

The following key principles and objectives are a result of a thorough site investigation and consideration of the opportunities and constraints. They have also been informed by the outcomes of the community and stakeholder engagement. The principles and objectives are intended to guide the decision making process in assessing and prioritising ideas and design interventions for the park.



- Consult further with Transport NSW to explore options to improve vehicular safety, particularly upon entry and exit from both sites from Cessnock Road.
- Improve sense of safety within the pedestrian underpass through enhanced lighting and art.
- Integrate Crime Prevention Through Environmental Design (CPTED) principles.
- Maintain and enhance passive surveillance.
- Ensure popular pedestrian paths are well lit.



- Incorporate universal access principles in design interventions and facility upgrades for people of all ages and abilities.
- Provide safe, legible and DDA compliant access throughout both greenspaces where possible.
- Implement a network of enhanced pedestrian and cycle links that better connect into the existing footpath network, future developments, the surrounding creeklines and park.
- Better connect pedestrians between the two parks through improvements to the existing underpass.
- Allow access to northern end of Chinaman's Hollow and southern end of Maybury Peace Park.
- Connect to Hebburn Dam (long term vision) with an upgrade to the existing pedestrian bridge/ connection to Hebburn Estate



- Acknowledge and better represent the varied history of the site and surrounding area to instil a sense of pride and place.
- Share knowledge and stories through art, interpretation and meeting places.
- Provide a place that is welcoming to visitors and a place that people want to explore
- Ensure the traditional owners of 'Country' are engaged and encouraged to participate in all ideas and design interventions
- Continue to promote and use dual language throughout the public domain and interpretive signage.



- Protect, preserve and improve the existing EEC vegetation community.
- Improve the health of the existing creeklines and waterbodies.
- Encourage community stewardships through increased access to the creek edge.
- Increase canopy cover throughout the park to reduce urban heat island impacts, provide shade and increase habitat value.
- Promote high quality urban and landscape design that activates the park and creeklines.
- Encourage community care taking of the park through engagement with community groups.
- Enhance the significance of the historical memorial trees through a memorial walk/wayfinding/ signage.

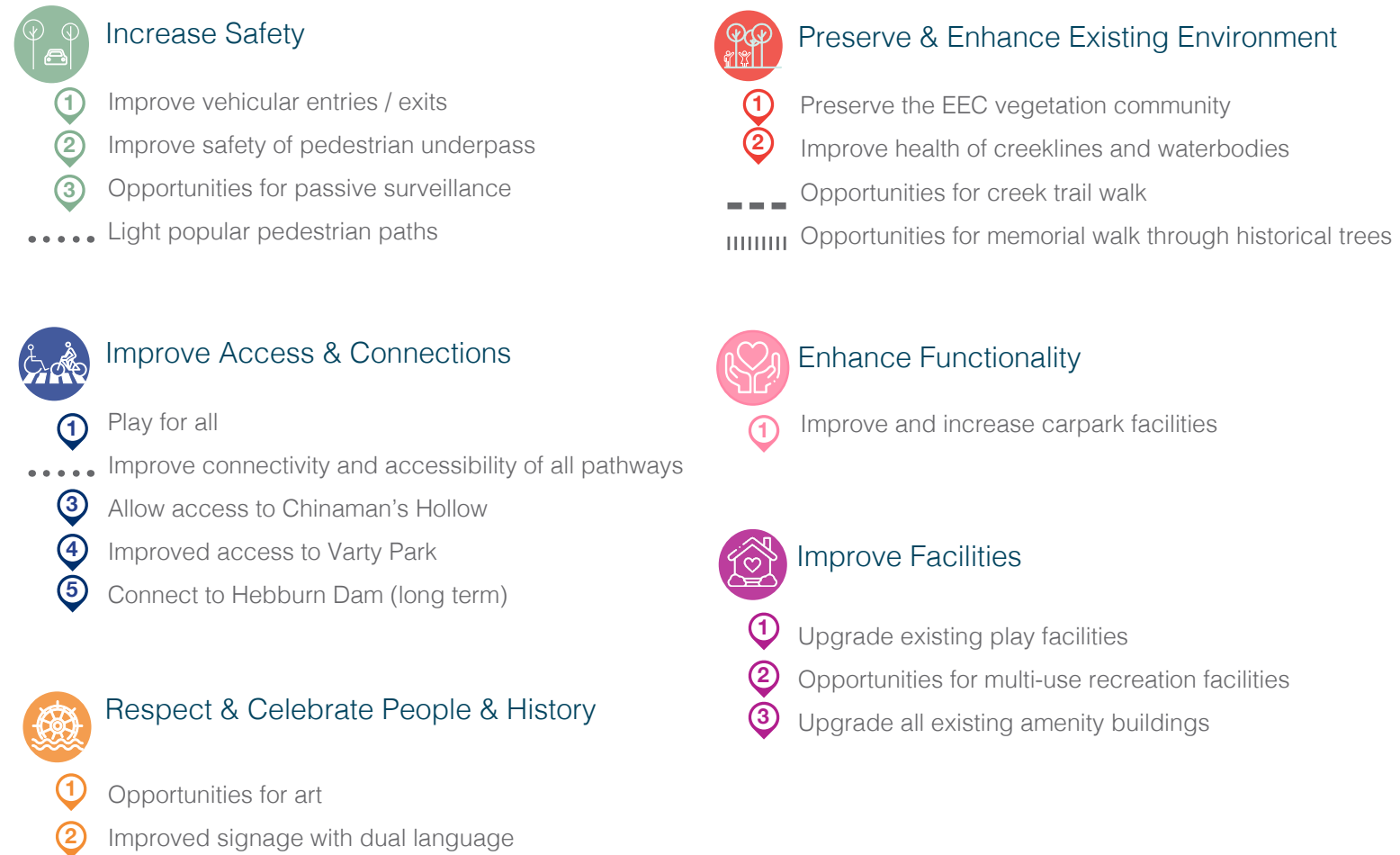


- Rationalise the existing spaces, access points, facilities and carparks within both parks to increase the functionality and usability of the parks.
- Investigate the future recreational opportunities and desires of the local community and sporting groups to create a park that responds to current and future demands.
- Retain the existing characters of each site to create two distinct offerings for users.
- Develop spaces that offer flexible and multifunctional patterns of usage.
- Develop a design that responds to the impacts of flooding.



- Create a new playspace at Chinaman's Hollow. The playground should be at a similar level to Bridges Hill, Cessnock.
- Upgrade the existing play facilities in Maybury Peace Park to be more inclusive for all ages and abilities.
- Explore options for multi-use recreational facilities and spaces, off leash dog leash area, new fenced playgrounds, fitness stations, multipurpose court, cricket nets and kickabout areas.
- Upgrade the existing amenities building in line with current DDA compliance.
- Upgrade the cricket amenity building facility to meet the needs of local sporting groups.
- Upgrade sporting facilities to increase usage and patronage
- Engage with local sporting groups to understand their needs and future desires

4.2 Opportunities & Constraints Diagram





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Concept
Masterplan

5.1 Masterplan

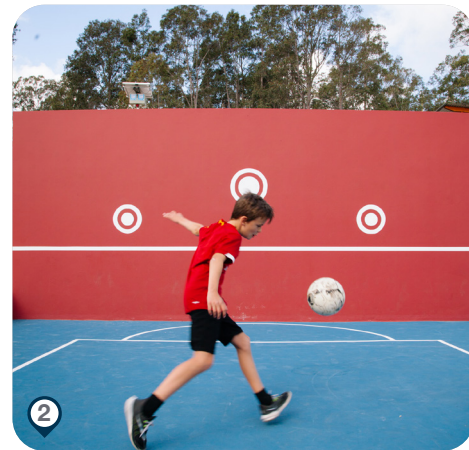
- Existing Pedestrian Cycle Network
- Proposed Creek Trail & Boardwalk
- ➡ Improved Access to Varty Park
- ||||| Proposed Memorial Walk
- - - Existing / Improved Endangered Ecological Communities Trail
- Proposed Fitness Loop
- ↔ Future Road Connection
- ← Future Pedestrian Connection
- ||||| Off-leash Dog Exercise Fenced Area
- == Upgraded or New Pedestrian Bridge
- New Pedestrian Link
- P Existing Carpark
- P Improved & Expanded Existing Carpark
- P Future Proposed Carpark
- - - Proposed Fencing to Playgrounds
- 🚶 Passive Open Space
- 🌳 Picnic Areas
- 🌲 Formal Lawn
- ⚽ Existing Sports Field / Spillover Training
- 🎡 Playground Locations
- 🏋️ Proposed Fitness Station Loop
- 🏏 Proposed Multi-Purpose Courts & Cricket Nets
- 🐕 Proposed Fenced Off Leash Dog Exercise Area
- 🚻 Existing Toilet Facilities
- ☕ New Amenities - Cafe, toilets
- 🚚 Proposed Location for Food Truck
- ✳ New amenity building
- 🚶 Ecological Communities Trail
- 🏠 Proposed pavillion with BBQ facilities
- 🌉 Pedestrian Bridge
- ⊕ Potential Trail Head location



5.2 Masterplan - Chinaman's Hollow Sports Area

It is envisaged that this area remains predominantly for sport and active recreation. The inclusion of a half court, cricket nets and additional parking will activate this space and be an attraction for older children and adults. An upgraded amenities building provides an opportunity to house the relevant infrastructure required should the oval be used for large events such as markets, community gatherings, movie nights, concerts and the like.

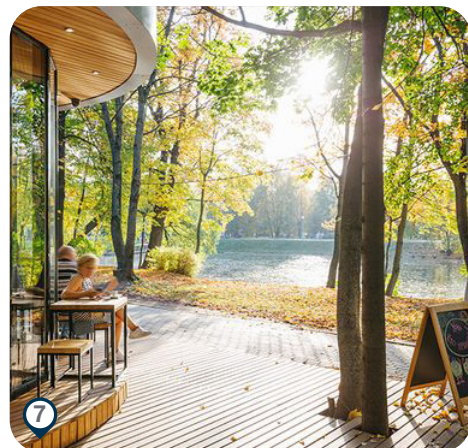
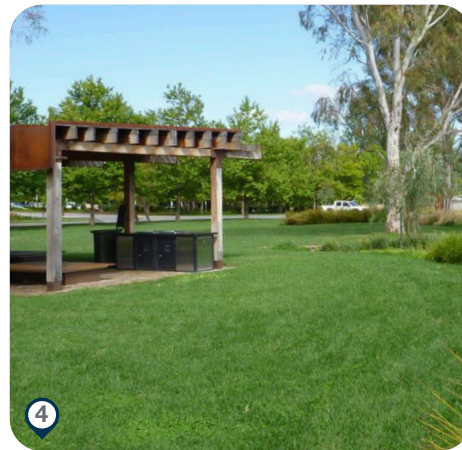
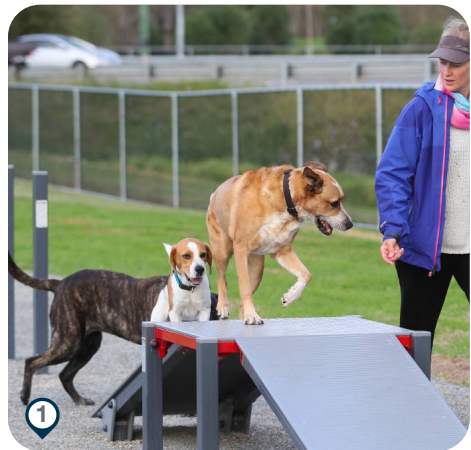
- ① New sports amenity building with bicycle parking
- ② Proposed multi-purpose court
- ③ Proposed cricket nets
- ④ Retained sports field
- ⑤ New floodlighting and irrigation for field
- ⑥ Formalised car park
- ⑦ New pedestrian crossing
- ⑧ Improved concrete pedestrian / cycle pathway
- ⑨ Improved Endangered Ecological Communities Trail
- ⑩ Retained and protected native bushland
- ⑪ Retained car park and upgraded existing amenity building
- ⑫ Park signature entry feature / public art
- ⑬ Proposed pedestrian signage at key entry



5.3 Masterplan - Chinaman's Hollow Recreation Area

The location of a new regional scale playground takes advantage of the available space for car parking, connecting paths, kickabout space, open views from Cessnock Road and shade from existing native trees. It is expected that the play space will cater for a large range of ages and abilities and include a wide arrangement of play experiences. The kickabout space can be defined by a dedicated loop exercise trail with distance markers and fitness equipment. A new fenced off leash dog exercise area takes advantage of an underutilised space, creating a useful space characterised by remnant native trees and adjoining creek corridor which provides a sense of calm and relaxation. A new creek trail provides a connection to Swamp Creek and an alternative walking/exploring experience.

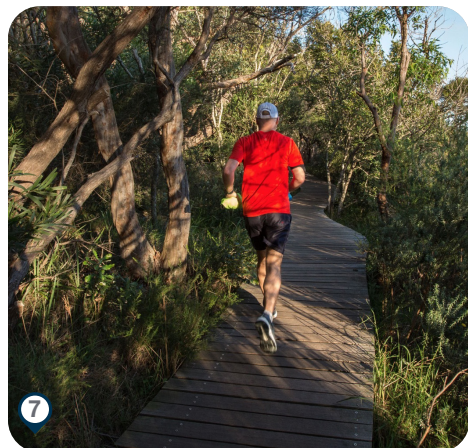
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|--|---|
| ① Proposed fenced off leash dog exercise area | ⑧ Fitness loop with additional tree planting |
| ② Improved access to Varty Park | ⑨ Improved creek trail & boardwalk |
| ③ Formalised enlarged carpark (opportunities for foodtrucks) | ⑩ Improved concrete pedestrian/cycle pathway |
| ④ Picnic area with new shelters | ⑪ Retained and protected native bushland |
| ⑤ Proposed fenced regional playground | ⑫ Improved Endangered Ecological Communities Trail |
| ⑥ Passive open kickabout space | ⑬ Proposed pavilion with BBQ amenities |
| ⑦ Proposed new amenities - Cafe, toilets & trail head | ⑭ Improve creek with sandstone edging and new trees |



5.4 Masterplan - Maybury Peace Park Memorial Area

This portion of the park currently houses a number of memorials. It's long distance from the road and active areas of the park makes this an ideal space for reflection and relaxation. A proposed heritage memorial trail allows the opportunity to plan and control the inclusion of memorials over a period of time. The formal lawns can become a space for social gatherings and events reflective of the space.

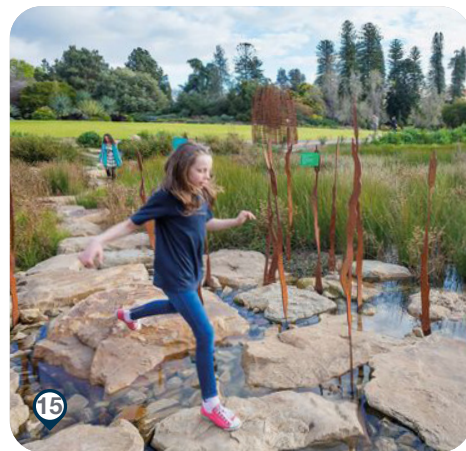
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|--|---|
| ① Improved formal lawn | ⑥ Existing amenity building |
| ② Picnic lawn | ⑦ Improved Endangered Ecological Communities Trail |
| ③ Improved signage, way finding
(traditional owners to participate in design options) | ⑧ Retained and protected heritage trees |
| ④ Proposed heritage memorial walk | ⑨ Retained and protected street trees |
| ⑤ Feature pond to be retained | ⑩ Proposed future carpark area (long term) |
| | ⑪ Existing park furniture (BBQs / shelters) with new connecting paths |



5.5 Masterplan - Maybury Peace Park Active Area

This space is an extremely popular and much-loved part of Maybury Peace Park. Even though it is at capacity, particularly on weekends, there is a strong desire from the local community to retain it's current form and function. An upgraded playground in it's current location will explore options to incorporate safety barriers and ensure it provides a fun and imaginative play experience for younger children.

- | | |
|--|--|
| ① Existing amenity building to be upgraded | ⑨ Current passive / kickabout space |
| ② Maintained concrete pedestrian / bicycle path | ⑩ Improved pedestrian underpass |
| ③ Improved Endangered Ecological Communities Trail | ⑪ Future pedestrian connection to Hebburn Dam |
| ④ Existing playground to be upgraded | ⑫ New wayfinding signage |
| ⑤ Proposed outdoor fitness facilities | (traditional owners to participate in design options) |
| ⑥ Proposed fitness loop | ⑬ Existing park furniture (BBQs / shelters) |
| ⑦ Proposed creek trail | ⑭ Upgraded pedestrian bridge |
| ⑧ Existing carpark | ⑮ Activate creek with new pedestrian bridge and sandstone boulders |



6.1 Costing - Maybury Peace Park/Chinaman’s Hollow

The staging of projects may change based on the funding opportunities available.

Chinaman’s Hollow Sports Area			
Item	Initiative	Stage	Budget Estimate
	1.1 Sports amenities building including toilets, change facilities, canteen and storage	1	\$1,100,000
	1.2 Multi-purpose full size hardcourt	4	\$110,000
	1.3 Cricket practice nets with fully enclosed fencing and synthetic grass	2	\$80,000
	1.4 Sports field flood lighting allowing for 6 poles	4	\$380,000
	1.5 Asphalt and line marked car parking including upgrade to access road	4	\$280,000
	1.6 Sports field irrigation including above ground water storage tanks and pump	4	\$120,000
	1.7 Park entry sign and public art	4	\$70,000
	1.8 Undertake study to investigate alternative vehicle entry / exit to improve safety off Cessnock Road	4	\$100,000
Chinaman’s Hollow Recreation Area			
	2.1 Fenced off leash dog park including fencing, shade structures, furniture, drinking fountains	1	\$90,000
	2.2 Upgraded and enlarged car parking to include asphalt and line marking	4	\$200,000
	2.3 Regional scale playground, including fencing	2	\$1,700,000
	2.4 New amenities building to include toilets and cafe	2	\$700,000
	2.5 Fitness loop path and fitness equipment station	4	\$130,000
	2.6 BBQ and picnic facilities (x4)	4	\$160,000
	2.7 Improvement works to waterbody including sandstone edging, weeding, regeneration, walkway and pedestrian bridge crossing	4	\$170,000
	2.8 Pedestrian bridge creek crossing to Varty Park	1	\$50,000
	2.9 Creek trail and boardwalk	4	\$250,000
	2.1 Wayfinding and interpretive signage	4	\$90,000
	2.11 Park ornamental tree planting	4	\$20,000
	2.12 Native tree planting and creek restoration works	4	\$40,000
	2.13 Upgrades to existing toilet facilities building to be disabled compliant	4	\$70,000
	2.14 Ecological Communities Trail	3	\$150,000
Maybury Peace Park Memorial Area			
	3.1 Upgrades to memorial lawn area including minor grading, turfing and irrigation	3	\$50,000
	3.2 Heritage memorial walk including concrete path, signage seating and gardens	3	\$60,000
	3.3 Upgrades to existing toilet facilities building to be disabled compliant	3	\$70,000
	3.4 Future car parking and access road	3	\$600,000
	3.5 Endangered Ecological Communities bush trail and signage	3	\$80,000
	3.6 Replace existing picnic shelters and seating (x4)	3	\$120,000
	3.7 Park ornamental tree planting	3	\$20,000
Maybury Peace Park Active Area			
	4.1 New playground to be located in same position as the existing playground	1	\$800,000
	4.2 Replace existing picnic shelters, BBQs and seating (x4)	3	\$160,000
	4.3 Upgrade to existing pedestrian underpass to include lighting, landscaping, public art, feature railing and new boardwalk surface	1	\$60,000
	4.4 Creek trail and boardwalk including pedestrian bridge creek crossing	1	\$120,000
	4.5 Wayfinding and interpretive signage	3	\$70,000
	4.6 Public art and park feature entry	3	\$70,000
	4.7 Undertake study to investigate alternative vehicle entry / exit to improve safety off Cessnock Road	3	\$100,000
	4.8 Safety/Playground Fencing	1	\$35,000
	4.9 Ecological Communities Trail	3	\$150,000
		Total	\$8,625,000.00