



Architecture
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WESTON BEARS PARK MASTER PLAN REPORT

For: Cessnock City Council

Date: 29/09/2020



Issue	Title	Date
A	DRAFT ISSUE FOR COUNCIL REVIEW	25/10/2019
B	FINAL ISSUE	04/12/2019
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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.

Weston Bears Park provide open space and sporting facilities which serve communities surrounding the site. Weston Bears Park is located within Weston as part 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 Weston Bears 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.

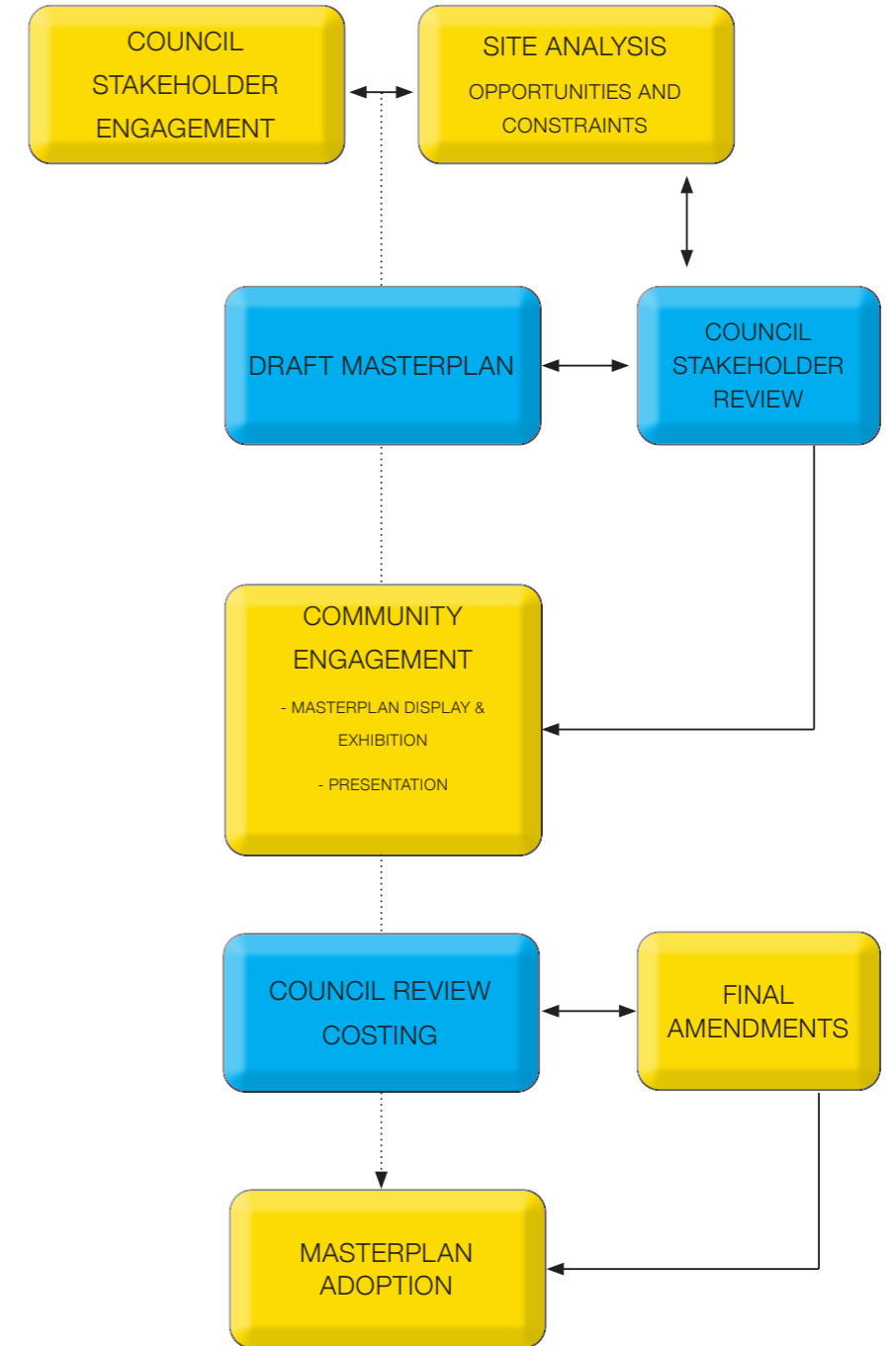
The process of masterplanning is manifold and involves the synthesis of several layers of information. This process takes the design principles and the supporting strategies and organises this information graphically into a legible set of plans which breaks down the complexity of the exercise into more 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 Weston Bears 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 little flood risk at Weston Bears Park. Low lying areas in the north-west corner of the site experience temporary inundation during heavy rain events. The vegetation along the northern boundary is categorised as level 3 vegetation, translating to a medium bushfire risk. Cessnock City Council mapping identifies one key ecological community within Weston Bears 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

FLOOD ZONE

BUSH FIRE PRONE LAND

ENDANGERED ECOLOGICAL COMMUNITY

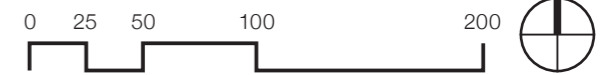
PEDESTRIAN PATHS

VEHICLE ROUTES

CAR PARKS

OVERFLOW PARKING

FENCE LINES



OPPORTUNITIES

Key Design Drivers and Objectives

IMPROVE AMENITY BUILDING

ACCOMMODATE NEW JUNIOR SOCCER CLUB WITH NEW FIELD

CONVERT WESTON BEARS MAIN FIELD TO ARTIFICIAL TURF

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.

- Provide on street parking along a portion of Government Road to create a street presence
- Formalise vehicular access road and optimise car park capacity with durable all-weather surface
- Opportunity for accessible spectator seating on eastern side of main field
- Improve access to main amenities and supporting infrastructure
- Opportunity to increase car park capacity through Workers Club

Organised sport and recreation

Opportunities for organised sport activities have been identified as follows:

- Provide lighting and upgrades to main, training and proposed junior football fields
- Potential for main field to switch to artificial turf
- 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

Environment and ecology

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

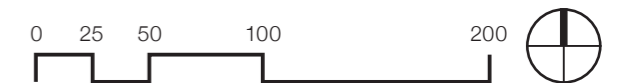
- Protection and enhancement of existing important ecological areas, including consideration of management strategies to allow regeneration of natural communities
- Water sensitive urban design (WSUD) installations such as biofiltration



LEGEND

- 01 CREATE STREET PRESENCE BY FORMALISING STREET PARKING
- 02 IMPROVE GATEWAY AND OPTIMISE PARKING
- 03 REGRADE TO ACCOMMODATE A JUNIORS FOOTBALL FIELD
- 04 NEW / IMPROVED AMENITIES BUILDING AND GRAND STAND
- 05 UPGRADES TO MAIN FOOTBALL FIELD (SYNTHETIC TURF)

- 06 RETAIN EXISTING TRAINING GROUNDS WITH LIGHTING UPGRADES
- 07 SIGNIFICANT ECOLOGICAL ZONES
- 08 OPPORTUNITY TO INCREASE CAR PARK CAPACITY



MASTERPLAN



Masterplan Overview

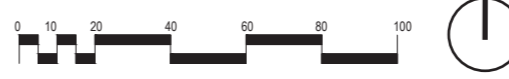
The proposed masterplan for Weston Bears Park seeks to formalise and upgrade the park's offerings. Some regrading and earthworks are to be undertaken to accommodate a juniors soccer field. A new amenities building and hardstand area address the level change with a ramp for an accessible point of entry between the two fields.

Remnant endangered ecological community located along the northern boundary of the park is to be retained and protected. There is also an opportunity to improve the quality of this ecological zone.

LEGEND

-  BUILDINGS + STRUCTURES
-  TURF
-  PLAYING FIELDS
-  ARTIFICIAL TURF
-  FOOTPATHS + PAVED AREAS
-  PROPOSED TREES
-  MASS PLANTING
-  FENCE
-  CAR PARKING
-  INFORMAL CAR PARKING
-  FLOODLIGHTING

- 01** ARTIFICIAL TURF FOOTBALL FIELD
- 02** NEW FULL SIZE FOOTBALL FIELD
- 03** EXISTING TRAINING FIELD
- 04** NEW AMENITIES BUILDING
- 05** SPECTATOR BLEACHER
- 06** NEW SEALED CAR PARKING
- 7A** ADDITIONAL STORAGE
- 7B** ADDITIONAL STORAGE
- 08** WORKERS CLUB (PRIVATE LAND)
- 09** INFORMAL OVERFLOW CAR PARK
- 10** REGRADED EMBANKMENT
- 11** EXISTING STORM WATER CHANNEL TO BE PIPED UNDER EMBANKMENT
- 12** EXISTING CAR PARK
- 13** ENTRY SIGNAGE
- 14** ACCESSIBLE RAMP ACCESS
- 15** LOW RETAINING WALL
- 16** GRAVEL MAINTENANCE ACCESS
- 17** RAISED ACCESSIBLE SEATING
- 18** ENDANGERED ECOLOGICAL COMMUNITY
- 19** ADDITIONAL TRAINING GROUND
- 20** FUTSAL AREA/COURT (TO BE DETERMINED IN DETAIL DESIGN)
- 21** ADDITIONAL SPECTATOR SEATING
- 22** ADDITIONAL SYNTHETIC TURF TRAINING GROUND



MASTERPLAN ANALYSIS

Access and Circulation

New and accessible pedestrian paths connect the main sporting facilities and supporting uses within Park. Proposed ramping addresses the level change between the two sporting fields.

Car Parking

A mix of sealed and informal gravel allow the park to accommodate game days and other events. Two sealed car parks allow for stakeholders to control access into with park with a gate. 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 Weston Bears 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 Monday 23rd September 2019 in Weston. The discussions was organised by Cessnock City Council and attended by Council staff, GroupGSA staff and members of the following community organisations:

- Weston Bears Football Club
- Weston Junior Soccer Club
- Weston Workers 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.

Weston Bears Soccer Club

- Desire to retain, extend existing grandstand as at least double the space provided is needed for the growing club. Additions should include accessible toilets and at least 4 change rooms
- Accessibility throughout the site remain an issue, specifically the grandstand
- New fencing required on site to separate juniors training ground from seniors facilities
- Potential to bring vehicle entry and parking off Swanson Street as the preference is to not bring car into the site
- Desire is to have a facility that attracts A League games
- Lighting is a priority to allow for night games and training (200-250 lux)
- Synthetic pitch

Weston Juniors Football Club

- Club moved from Varty Park
- Need the equivalent facilities or higher level of what they have now. This would require a separate juniors training ground

PRECEDENT IMAGES



Amenities Building



Dugouts



New loop paths around site for access



Spectator seating to sports fields



Formalise car park but maintain rural character



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