



Hawkesbury City Council

attachment 2  
to  
item 280

Peel Park Masterplan  
Supporting Document

date of meeting: 27 November 2018  
location: council chambers  
time: 6:30 p.m.



# Peel Park Masterplan

## Supporting Document

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This document provides information that has informed the Peel Park Masterplan. People Place and Partnership have compiled this document from information provided by Hawkesbury City Council, Arterra Landscape Designs and Clouston Associates – July 2018



# Contents

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|                               |               |
|-------------------------------|---------------|
| <b>Project Background</b>     | <b>3</b>      |
| Introduction                  | 3             |
| Planning Setting              | 4             |
| Demographic Setting           | 4             |
| Community Engagement          | 5             |
| Community Values              | 6             |
| <br><b>Site Analysis</b>      | <br><b>7</b>  |
| North Richmond Context Plan   | 8             |
| Redbank Masterplan            | 9             |
| Existing Peel Park Site       | 10            |
| Site Constraints              | 12            |
| Peel Park Current Conditions  | 13            |
| <br><b>Final Masterplan</b>   | <br><b>18</b> |
| Masterplan Vision             | 19            |
| Key Principles                | 20            |
| Masterplan Objectives Funding | 20            |
| Masterplan Inclusions Peel    | 21            |
| Park Final Masterplan         | 21            |
|                               | 22            |





## Introduction

Peel Park is a district level park that sits within the context of a larger open space system that will be established as part of the adjacent 'Redbank' development. It provides for a variety of passive and recreation activities within a low key setting.

The adjacent Greenfield development site known as 'Redbank' is also of historic significance for its contribution to the development of keyline farming practices. Until recently this history has informed the rural character setting in which the park is positioned.

## Background

Peel Park will be required to contribute to meeting the active recreation needs of both the existing residents of North Richmond and the incoming population at the adjacent development 'Redbank'. The site will be required to continue to meet the needs of the existing population of North Richmond.

A Plan of Management addressing all future parkland within the Redbank Precinct, including Peel Park, has been developed which guides the management and use of parks and reserves within the precinct.

A draft Masterplan has been developed for Peel Park which will guide the evolution of the park from a low-use, mostly undeveloped site, into a high quality district level park which provides for a range of passive and recreation activities for the existing and future population of North Richmond.

## Planning Setting

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A Voluntary Planning Agreement (VPA) has been entered into between Hawkesbury City Council and the Redbank developer which addresses the developer contribution toward the upgrade of Peel Park.

The final Peel Park Masterplan is to include the requirements of the VPA and be consistent with the Hawkesbury Regional Open Space Strategy and its associated Design Guidelines.

Identified in the VPA are the following improvements that are to be provided by the developer, subject to item footprint and available space:

- Off street parking
- Training spaces
- Field area in adjustable configuration for summer and winter codes (two winter codes as a minimum)
- Sports amenity building
- Multi use sports courts
- Appropriate Lighting to Training Spaces to Australian Standards
- Irrigation to Training Spaces using Potable Water
- Fixed Fencing to Field Area
- Park shelters and pathways
- Dog off leash area
- Fitness trail

Improvements to include as standard:

- Passive recreation and open space for kick about/carnival space
- Connection to district cycleway
- Minor path link to site and bushland areas

## Demographic Setting

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North Richmond has an existing population of 4,980 people (2016 census). This is set to almost double, with the development at Redbank predicted to house an additional 3,920 people.

With the increase in population there will be a likely increase in demand for formal sporting facilities, informal open space and walking and cycling trails



# Community Engagement

To ensure the upgraded Peel Park will meet community needs and expectations, a series of community engagement activities have been undertaken to inform the design. Two community engagement periods were undertaken in order to ensure an appropriate outcome for the site.

## Engagement Period 1

The purpose of Engagement Period 1 was to gather feedback on the provisions made within the first draft of the Peel Park Masterplan. Engagement activities undertaken during this phase included:

- Public Hearing
- Community Meeting
- Public Exhibition of draft Masterplan
- Community Questionnaire

Key outcomes of this period included a series of revisions to the Masterplan in response to community feedback and a resolution by Council to perform further community consultation in order to resolve the Masterplan.



Community Workshop



Community Workshop



Community Workshop

## Engagement Period 2

The purpose of this phase was to clarify feedback submitted during the first round of community engagement and to resolve spatial concerns raised in the second draft of the Peel Park Masterplan. Engagement activities included:

### Direct engagement

- Community Workshop
- Key Stakeholder Interviews

### Digital engagement

- Community Survey

Key outcomes of this period included the clarification of spatial concerns and recommendations for next steps, community members becoming educated on the Masterplan process and select aesthetic considerations being clarified.

## Engagement Period 3

This phase included a Community Meeting to present the revised draft masterplan for feedback before presenting the plan to Council for public exhibition.

NOV 2016 - AUG 2017

### Engagement Period 1

Public Hearing  
Community Survey  
Public Exhibition of draft Masterplan

MAR - MAY 2018

### Engagement Period 2

Community Survey  
Key Stakeholder Interviews  
Community Workshop

MAY - JUN 2018

### Design Refinement

Refine Masterplan design based on feedback

AUG 2018

### Revised Draft Masterplan

Revised Draft Masterplan presented to Council briefing session

AUG 2018

### Engagement Period 3

Community Meeting

AUG 2018

### Public Exhibition

Draft Masterplan presented to Council for public exhibition

WE ARE HERE

# Community Values

The North Richmond community values various aspects of Peel Park for different reasons. By understanding the reasons why the community and users value the park, the Masterplan can protect and enhance these values.

| Value              | Valued Aspects  |
|--------------------|---|
| Recreation         | <ul style="list-style-type: none"><li>• Passive parkland for walking and low key activities</li><li>• Children's play</li><li>• Youth facilities (BMX track)</li><li>• Large, fenced dog off-leash area</li><li>• Junior Cricket – two fields</li><li>• Training area for winter sports</li><li>• Access to water (creek)</li></ul> |
| Natural            | <ul style="list-style-type: none"><li>• Bushland – protected, maintained</li><li>• Wet Meadow – protected and maintained</li><li>• Large paddock tree – protected</li><li>• Slope/gradient</li></ul>  |
| Cultural           | <ul style="list-style-type: none"><li>• Community interaction</li><li>• Pansy railway alignment</li></ul>   |
| Access and Linkage | <ul style="list-style-type: none"><li>• Trails for recreation use that are suitable for walking and cycling</li><li>• Connection to future development area, shopping precinct</li><li>• Access to water (creek and dam)</li></ul>  |
| Character          | <ul style="list-style-type: none"><li>• Low-key, rural feel</li><li>• Open, uncluttered nature of the park</li><li>• Quiet</li><li>• Large size</li></ul>   |



# Site Analysis

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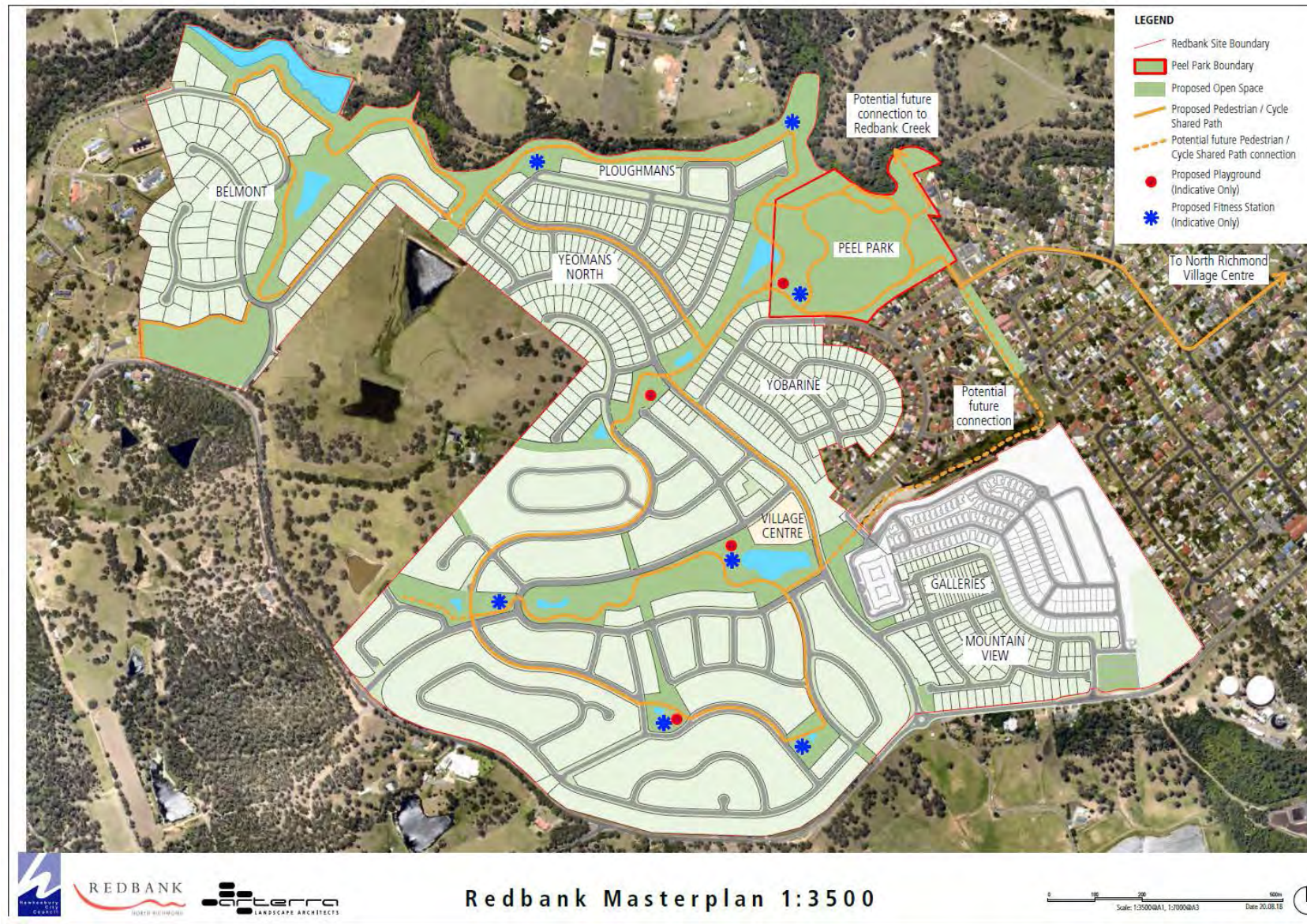


# North Richmond Context Plan





# Redbank Masterplan





## Existing Peel Park Masterplan Site

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# Existing Peel Park Masterplan Site

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View across existing cricket fields towards Redbank Creek



Stand of Native Trees



High Value Paddock Tree with dog off-leash area in background



View Over adjacent dam toward future playground and picnic area



Sports Amenity building and kiosk



High Value Paddock Tree with dog off-leash area in background



# Site Constraints

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Peel Park is a 9.4ha park, however only 4.8 ha of the site remains unconstrained.

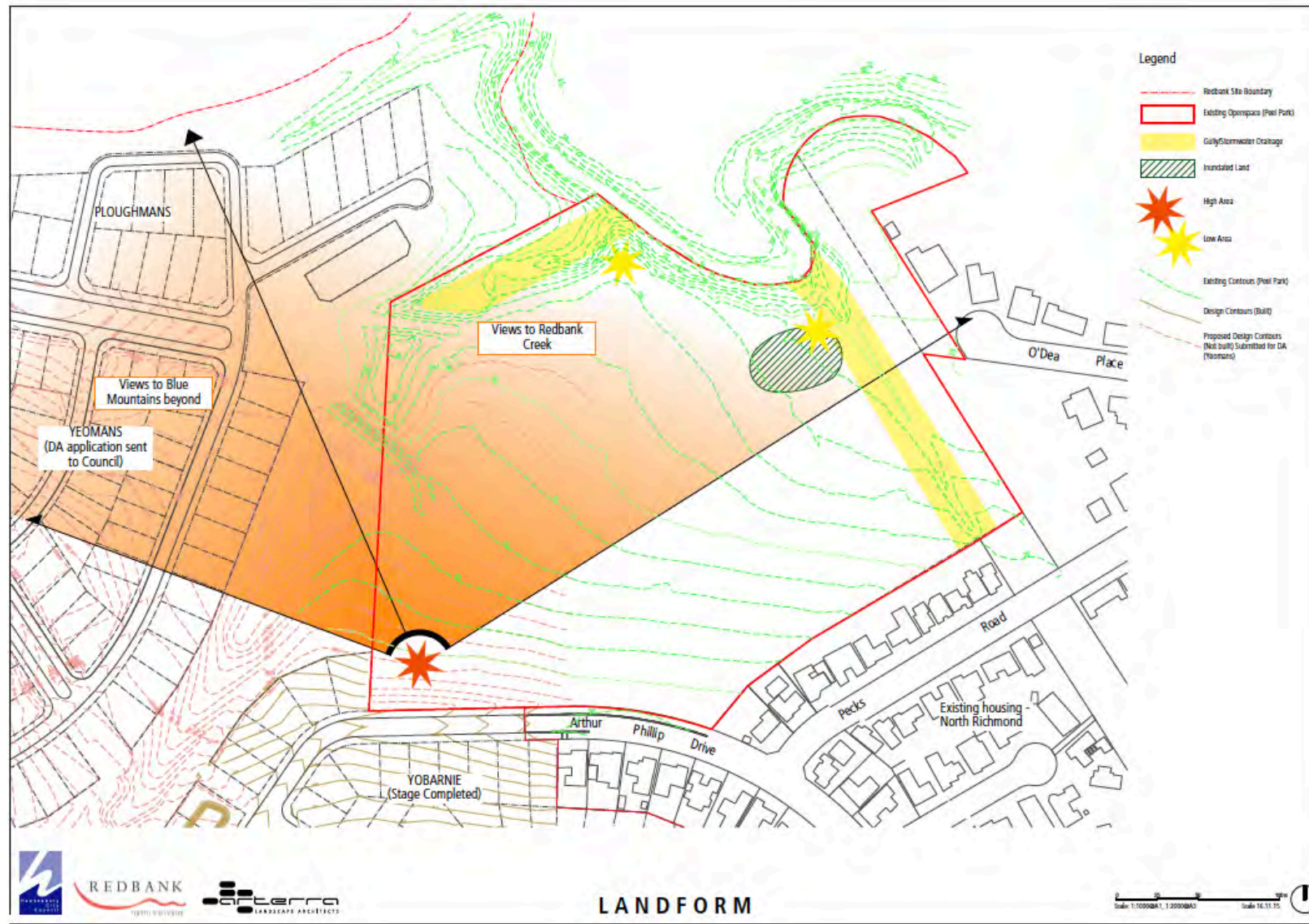
There are existing constraints onsite that restrict usage, including:

- 3 electricity easements
- 1 drainage easement
- Riparian corridor
- Native vegetation
- Buffers to adjoining properties
- Slope/terrain





# Peel Park Current Landform

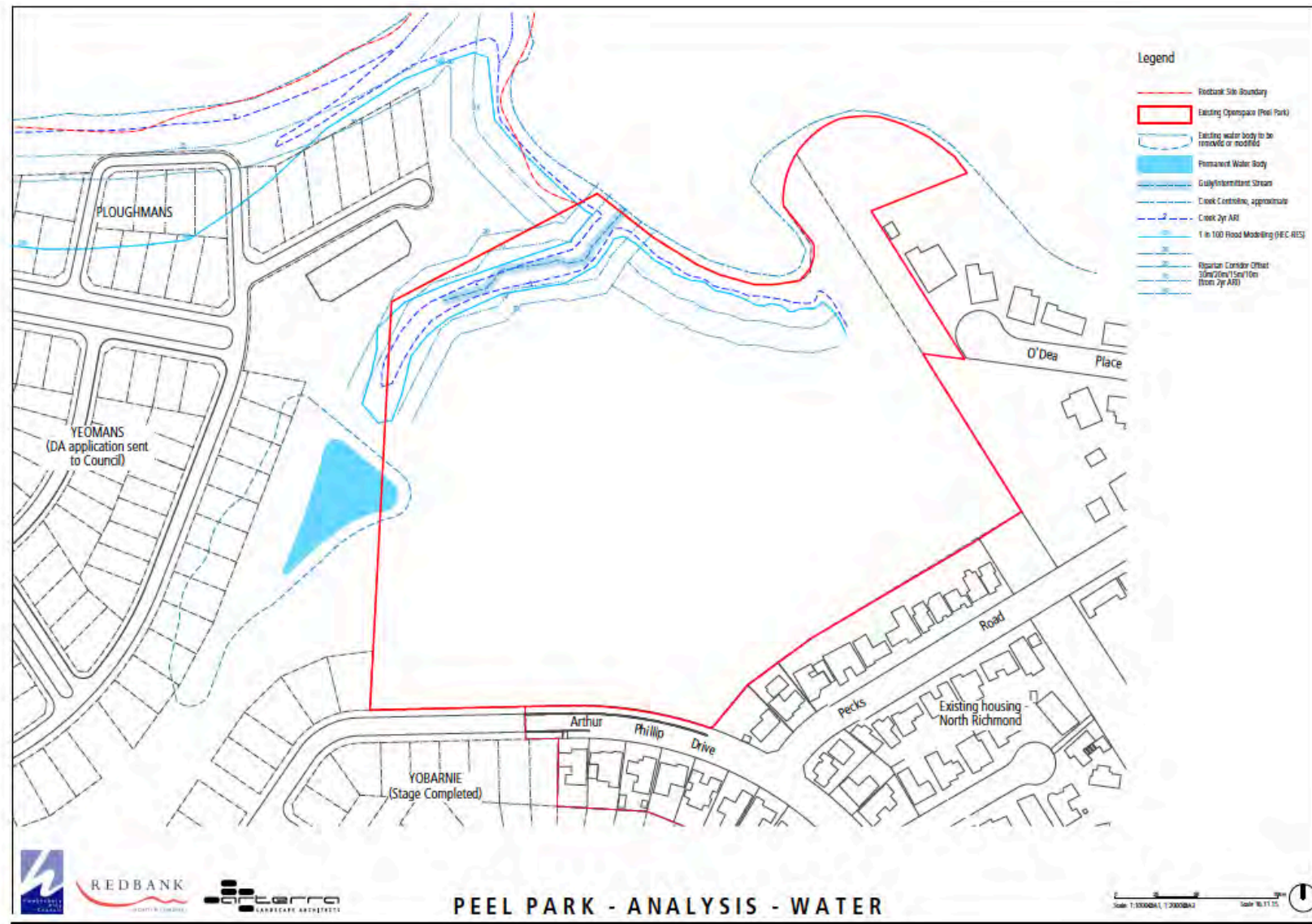


# Peel Park Vegetation Analysis





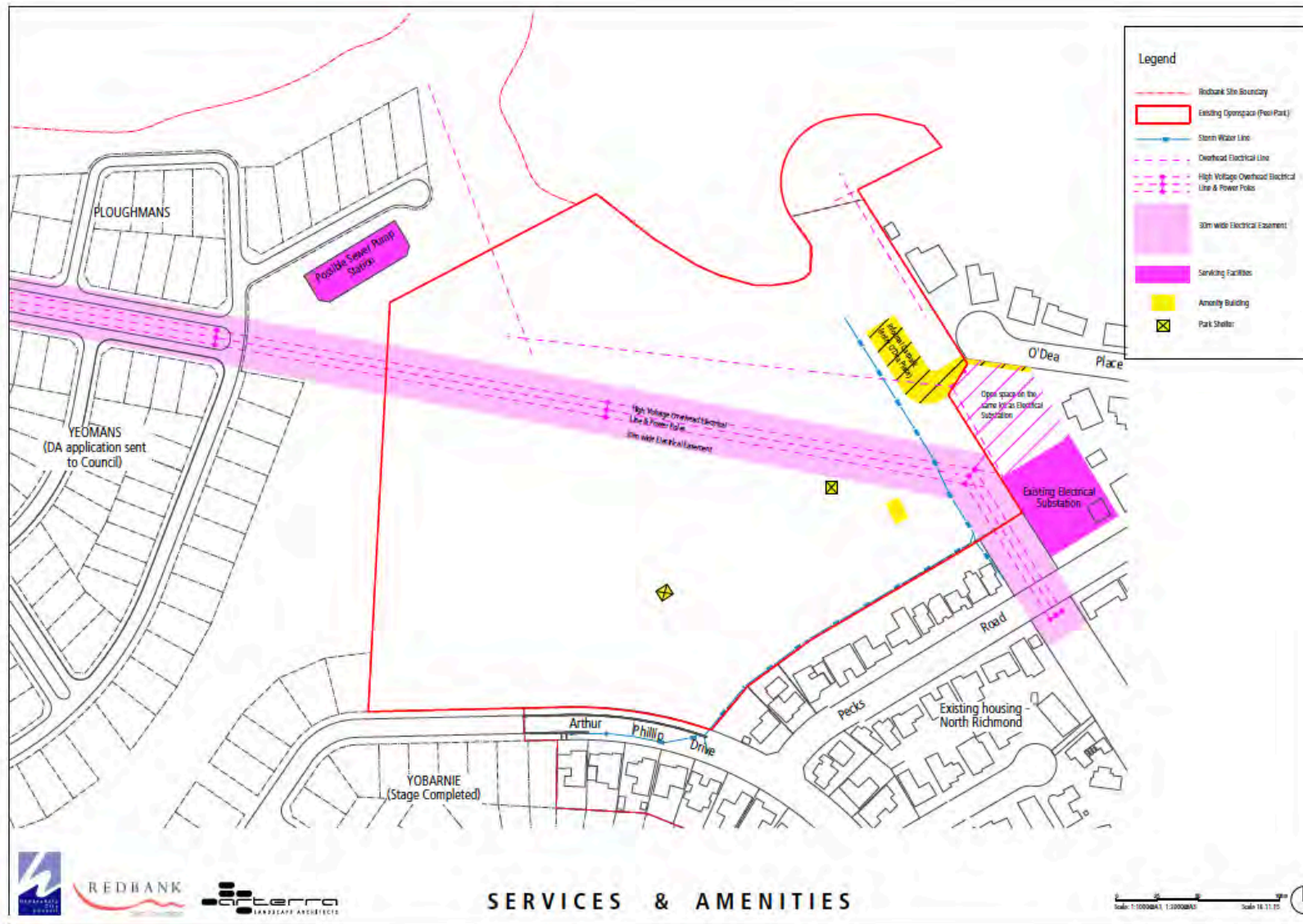
# Peel Park Water Analysis







# Peel Park Current Services & Amenities



# Final Masterplan

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## Masterplan Vision

Peel Park will be a place for all members of the community to enjoy a range of recreation, leisure and sporting activities, whilst retaining the natural, rural and cultural values of the site.

# Key Principles

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## People

- Encourage social interaction and engagement
- Ensure human activity interacts positively with natural processes
- Restrict impact on adjoining residents
- Ensure safe access and egress

## Facilities

- Develop a multi-use park which balances the provision of sport, recreation and nature spaces
- Ensure maintenance requirements are considered and integrated into the initial design process
- Provide recreation and leisure facilities for all ages and abilities
- Ensure that facilities provide for balanced use – active and passive recreation
- Provide areas suitable for sport training and junior competition which can accommodate winter and summer sports
- Provide inter-connected yet age appropriate informal play and adventure activities

## Environment

- Integrate and enhance existing bushland, landscape and geographic features in site design
- Retain and celebrate natural and cultural heritage values
- Retain existing park character – low key, rural character

# Training Use

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Peel Park has been designated as a training and junior competition sporting space due to the following constraints:

- Too small
- Feeder roads not compatible
- Noise
- Insufficient parking
- Cannot level fields sufficiently without compromising the integrity of the park

# Objectives

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## Sport and Recreation

- Provide a place for older adults to exercise
- Enhance the existing BMX track and provide a place for younger children to learn to ride
- Provide for two junior cricket fields
- Level sporting fields enough so that they can be used for junior sport and training with a graded surface to ensure safe footing
- Provide lighting to sports fields for training purposes
- Provide storage for sporting equipment and canteen
- Provide an active sporting hub with seating and shade for spectators

## Culture and Play

- Provide places for young children and youth to play informally
- Include opportunities for nature play
- Provide public art that engages and contributes to placemaking

## Improved Amenities

- Increase amenities and picnic facilities for informal gatherings of groups
- Improve shade cover
- Provide toilets near the picnic/play area that are open to the public
- Ensure parking is provided which matches the carrying capacity of facilities and settings
- Adopt sustainability principles within design to ensure efficient use of resources (water, electricity etc) including water sensitive urban design principles

## Open Green Space

- Provide access to water
- Retain bushland areas and high value trees

## Access and Pathways

- Provide connections and improvements with pedestrian / cycleway
- Provide lighting to high use areas to ensure safe access and egress
- Maximise community access
- Investigate traffic management or traffic calming to enhance safety for cyclists and pedestrians

# Masterplan Inclusions

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## Sporting Use

- Sporting fields in flexible configuration for summer and winter sport
- No permanent goal posts
- Two cricket pitches
- Training facilities for soccer and rugby
- Graded sports field area at 1:50 to provide a safer and more usable playing surface.
- Sporting area capable of accommodating two junior cricket fields and modified fields for winter sports
- Sports field lighting (design and location is to be determined but must be to Australian Standards for training purposes and is to minimise light spill and glare)
- Irrigated sports field
- Multi-use hardcourt

## Pedestrian Access & Pathways

- New pedestrian entry points off Pecks Road and Arthur Phillip Drive
- Upgraded existing paths
- Circuit path around Peel park to be accessible shared pedestrian and cycle path
- Pathways to link into wider Redbank Network

## Parking

- Sufficient provisions for sporting and general use
- Multiple options to disperse traffic and access various parts of the park
- Formalised and sealed car parks off O'Dea Place, Pecks Road and Arthur Phillip Drive

## Dog Off-Leash Area

- Fenced
- Provide shelter and seats

## Amenities

- Shade
- Toilet including disability access

- Upgraded sports amenities building including a new sports storage area
- A hub with paving, seating and shade trees
- Some seating to be incorporated into the embankment

## Informal Recreation & Play Areas

- Upgraded and expanded playground to better connect with BMX area and to incorporate junior and senior play areas, fitness area, toilets and picnic facilities
- Play area to incorporate shade, fencing, seating, proprietary play equipment , nature play
- BMX track retained and relocated
- Informal spaces for kick-a-bout and play
- Fitness station
- Heritage interpretation – Pansy line

## Environment

- High value trees retained
- Existing bush track to be retained and upgraded where required
- Weed removal and vegetation regeneration to be carried out in bushland areas
- Shade trees and landscaping
- "Wet Meadow" retained

# Funding

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The Masterplan will be funded in large part by the developer – Redbank Communities, with Council funding residual items as funding allows.



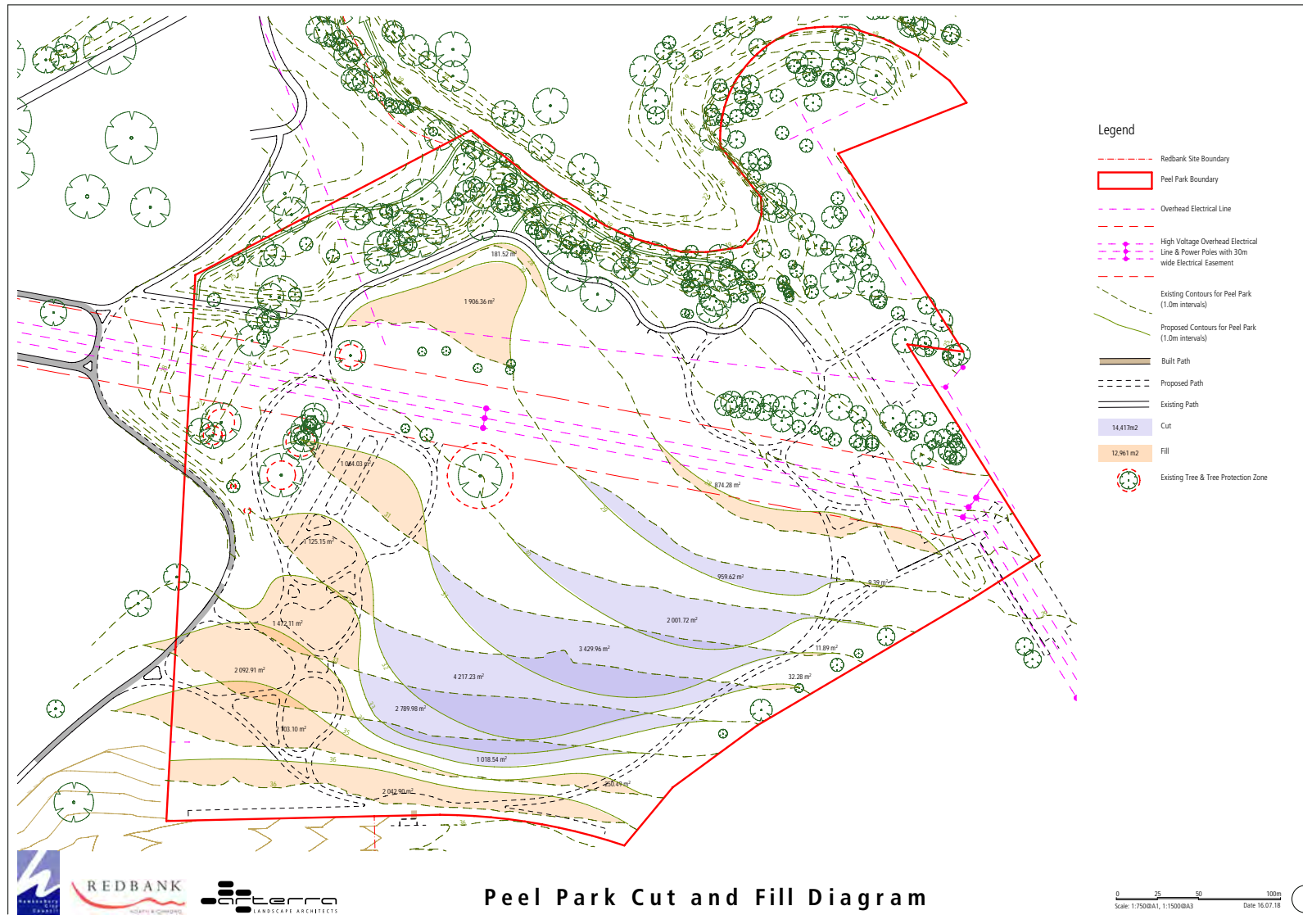
# Peel Park Final Masterplan







# Peel Park Final Masterplan - Cut & Fill



# Peel Park Final Masterplan - Cross Sections

