



*inside* **EDGE**

# Blyth Sporting Precinct

Master Plan Report

Prepared for;



**WAKEFIELD**  
REGIONAL COUNCIL

by JPE Design Studio

22032

August 2022  
RevA



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Sports & Leisure Site Audit Report
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# 01

**Project Context**

Background

The Blyth Sports ground is the main sporting area for the Blyth community. Situated on the South of the town, it runs adjacent to one of the main roads in and out of the town. Along the western entry to the site is the Murray Cook Memorial Garden. Murray Cook left 50% of the sale of his property to the Blyth Development Board, formally know as the Blyth Hospital Board. Through grant applications, this money has and continues to provide much needed funds to all communities with Blyth, Snowtown and Clare. The Blyth Kybunga Cricket Club recently upgraded their practice pitches to include sports lighting and semi enclosed sports netting.

We understand the sports ground is currently home to the Blyth Snowtown ‘Cats’ Football & Netball Club, Blyth Bowling Club, United Archers Blyth, Blyth Tennis Club and the Blyth Kybunga Cricket Club.

The Blyth Sporting Precinct masterplan will seek to create a community facility for the whole township. Upgraded facilities will encourage local sport and community engagement. Facilities will be accessible to all. The masterplan will consider improvements to existing on site facilities including the BMX track, playground and RV sites.

Site Start-Up

The initial scope of the Blyth Sporting Precinct project is set out in the JPE Tender Submission and Wakefield Regional Council Briefing Documents.

At a site start up meeting held on 24th of May 2022 several additional items and confirmation of scope was discussed. A summary of the meeting outcomes and scope amendments are as below:

- South Terrace upgrade is forecasted; master plan to consider
- Clubs have requested relocation of entrance
- Council setting aside budget in next financial year to progress priority projects
- Site users keen to upgrade change rooms and facilities

Project Process

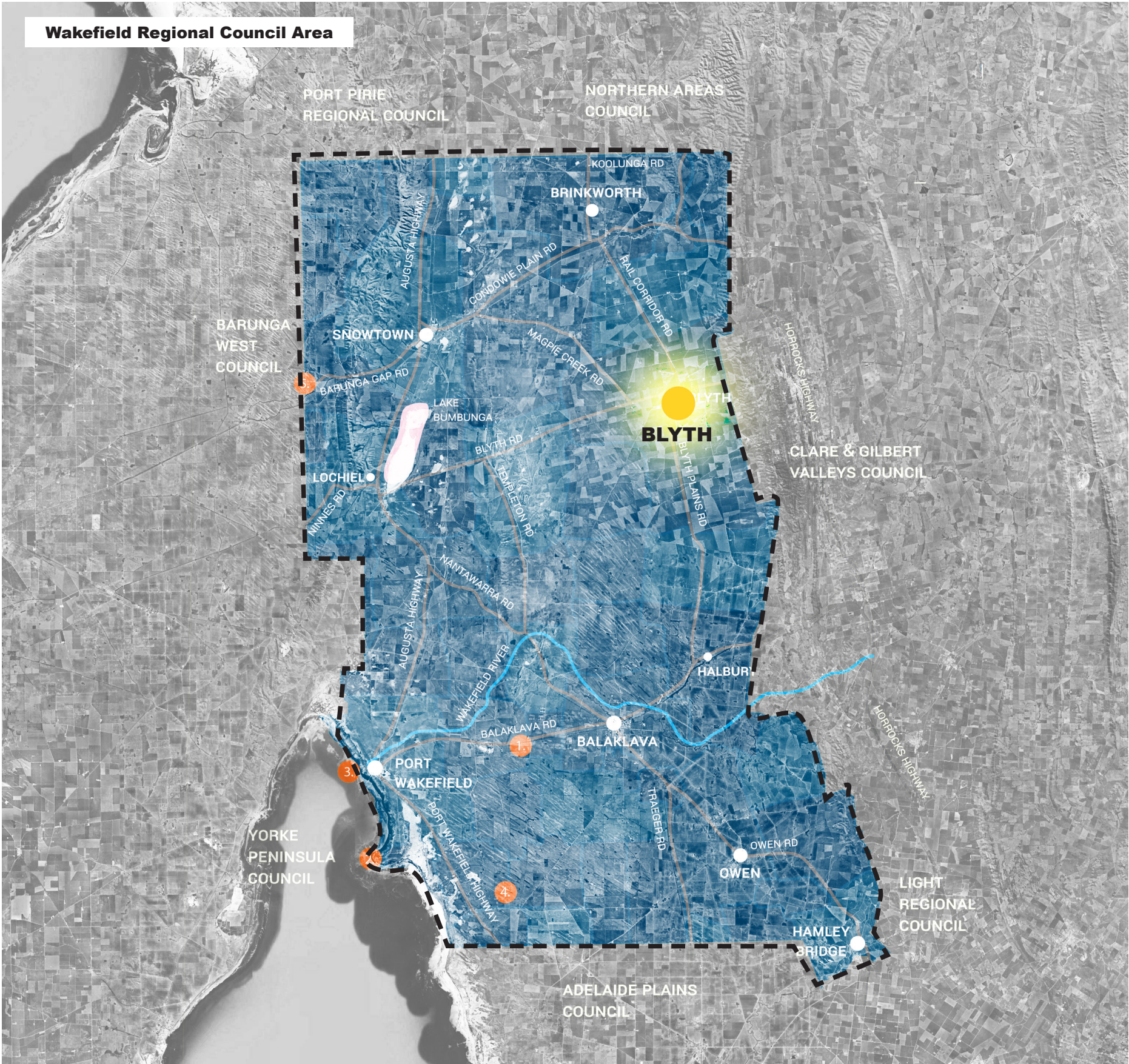




Strategic Context

The Wakefield 2030 Community Plan was developed to guide the future of the community's people, places and prosperity over the next 10 years. The Plan has identified the following key points which have been applied to the Blyth Sporting Precinct Masterplan:

- Provide well-planned assets that meet the community's needs now and into the future
- Provide accessible, viable and fit for purpose facilities
- Promote active and healthy lifestyles through the promotion of quality sports & recreation facilities
- Encourage high levels of community participation
- Safeguard and sustainably manage the environment





Site Context

The precinct, highlighted in yellow, is located south of the Blyth town centre. It sits on one of the main roads in and out of the town - South Terrace. Set behind the Blyth Bowling Club, the sports grounds are not seen from the road. There are two driveway access points with the western driveway used the most currently.

The main street of Blyth, Harley Street, west of the sports ground but still within walking distance. The reserve directly adjacent the western edge of the precinct has a state heritage listed war memorial and small pocket park with basic play equipment, open grass area and shelter. Along the western edge of the precinct is the Murray Cook Memorial Garden in memory of Murray Cook, a past war veteran, farmer and long time resident of Blyth.

The eastern edge borders the Blyth Golf Club and to the south is agricultural land.

Within the site, there 3 main sporting clubs and some additional clubs with less prevalence on the site.





# 02

**Consultation Outcomes**



Consultation Summary

The adjacent diagram summarises the key themes and aspirations that came out of discussions with key stakeholders of the site.

The Blyth Sporting Precinct workshop was held on the 9th of July with members of the community representing:

- Management Committee
- Tennis Club
- Netball Club
- Football Club
- Bowls Club
- Progress Association
- Development Board
- Environment / Landscape
- Wakefield Regional Council

In addition to the face-to-face session, a written survey was sent to each club for further detail.





03

**Site Conditions & Opportunities**



Site Conditions



secondary entry point, to be considered as primary entry point



BMX track, large track and under used because of current condition and lack of amenities



surface treatment around the oval, becomes boggy during winter and increases dust during summer



existing club room facilities, gathering space is popular, unwelcoming interior



dated and minimal playground



existing lighting



existing Murray Cook Memorial Gardens, to be retained and protected



sports courts, asphalt surface with little associated infrastructure



Facility Compliance

Cricket

Playing field and Amenities							
Venue classification	Required field orientation	Actual field orientation	Minimum field dimensions	Actual field dimensions	Playing surface condition	Is the centre wicket compliant?	Is there compliant change rooms provided?
Community Club (home ground)	North / South	North / South	50m radius	60m	Good	Yes	Yes

Outdoor training facility compliance									
Required net orientation	Actual net orientation	Minimum no. of pitches (synthetic)	Actual no. of pitches (synthetic)	Are the nets completely off the playing field?	Does the enclosure have a roof?	Minimum width of each pitch	Actual pitch width	Minimum width of each lane	Actual width of each lane
North / South	North / South	3	2	No	Yes	2.4m	>2.4m	3.6m	3.6m

Facility Compliance

AFL

Playing Surface and Main Pavilion										
Venue class	Oval Length (135-185m)	Oval width (110 – 155m)	3m boundary run off	Oval surface condition	Boundary run off area	Minimum social space required	Actual social space provided	Public toilets provided?	Is there an Admin area?	Is there a kitchen / kiosk?
Local	155m	123m	Yes	Good	3m	100m <sup>2</sup>	>200m <sup>2</sup>	Yes	No	Yes

Playing Amenities											
Number of change rooms	Actual number of change rooms	Required change room size	Actual change room size	Required amenity size	Actual amenity size	Are these changerooms female friendly?	Minimum number of showers required	Actual number of showers	Minimum number of pan toilets	Actual number of pan toilets	Is there a compliant umpires room provided?
2	2	45-55m <sup>2</sup> .	>45m <sup>2</sup>	25 m <sup>2</sup> .	<24 m <sup>2</sup> .	No	3	3	3	0	Yes



Facility Compliance

Tennis

Playing surface								
Venue class	Court Surface Type	Number of courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Actual sideline to fence run off	Required distance between courts	Actual distance between courts
Recreation	Grass	4	No lines marking present but space would fit 2 courts with the appropriate run off.					

- Comments:
- Grass courts with good surface
  - Site grounds and surrounds in okay condition – well maintained but old facilities
  - Hit up wall provided
  - Sufficient shade between courts
  - No change rooms
  - Fencing in poor condition

Facility Compliance

Netball

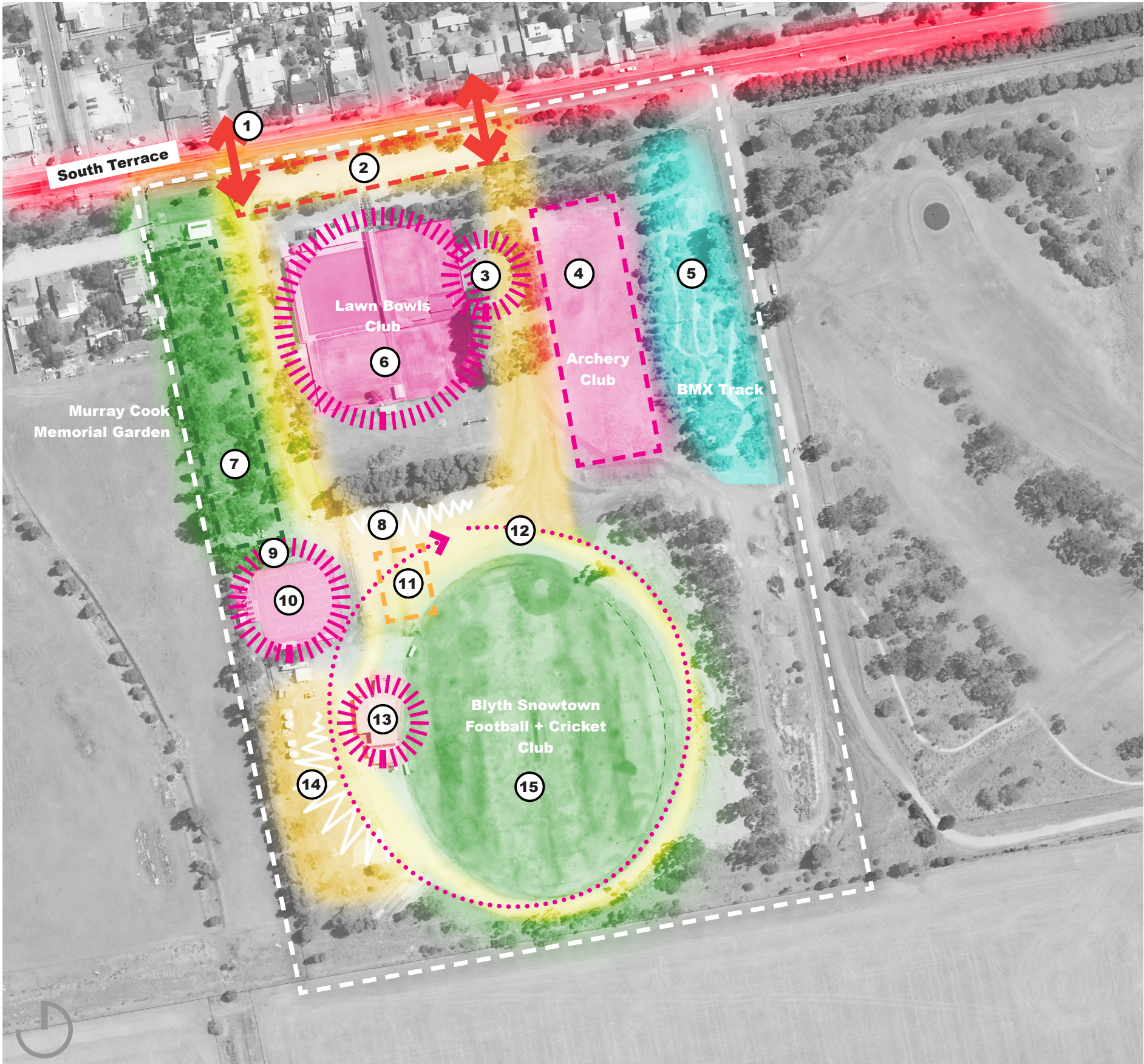
Run Off Compliance								
Number of courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Actual sideline to fence run off	Required distance between courts	Actual distance between courts	Required court orientation	Actual court orientation
3	3.05m	>3.05m	3.05m	>3.05m	3.66m	<3.66m	North/ South	North/ South

- Comments:
- Good surface condition across courts.
  - Some cracking occurring
  - Courts are open and provide community access
  - Player shelters provided
  - Small clubrooms which includes toilets and 1 small changeroom with 3 showers
  - Fencing in moderate condition



Site Considerations

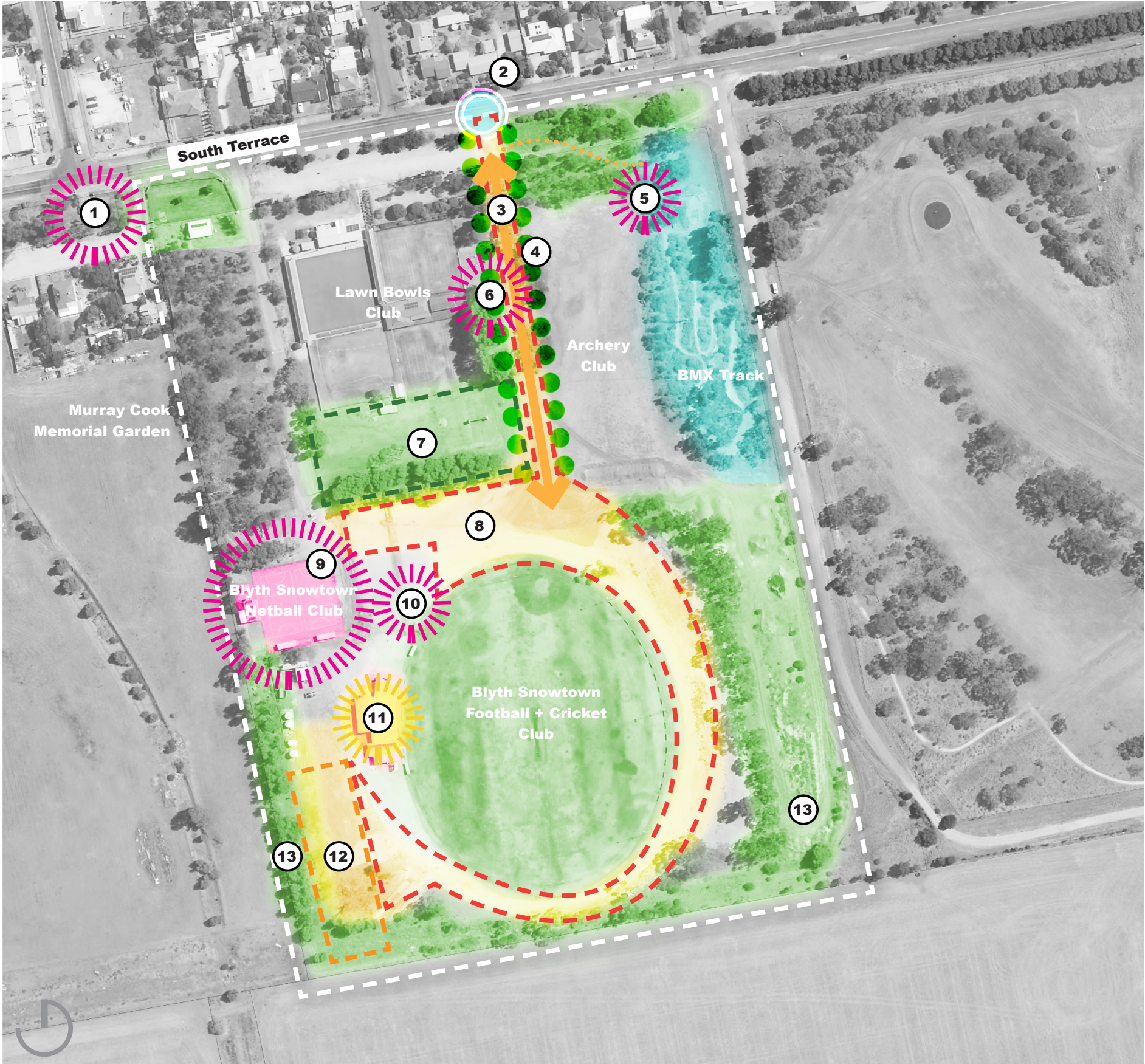
- 1 Two entry driveways creates lack of clarity and poor access
- 2 Informal car parking used for Tennis & Bowls
- 3 Existing playground recently upgraded (approx 5yrs old) with public toilet block adjacent
- 4 Archery Club with no formal fencing, potential risk when the club is in use
- 5 BMX track with lack of amenities such as shade structures, rest areas and drink fountains. Mounds needs maintenance upgrades
- 6 Existing lawn bowls club to be retained and protected
- 7 Murray Cook Memorial Garden, with memorial plaque on South Terrace frontage
- 8 Self-contained RV Park, no formal concrete pads, charging stations or waste disposal point
- 9 Playground underutilised and dated
- 10 2 asphalt netball courts recently re-surfaced but already in need of maintenance. Non-compliant runoffs. Associated scoring sheds, chain mesh fencing and small storage facility
- 11 Two new synthetic cricket pitches with lighting
- 12 Continuous vehicle loop around oval
- 13 Existing sporting club facility, semi enclosed club room, change room and limited seating
- 14 Large open area often used for RV parking but no clear purpose at current
- 15 Existing irrigated grass oval - 2024 senior football grand final to be held at Blyth Oval.





Site Opportunities

- 1 Existing war memorial to be moved inwards away from road
- 2 New main entry with clear signage
- 3 New entry drive with better connection and movement to all sports. Re-surface road surface to prevent bogging / dust issues
- 4 Opportunity to frame desired vehicle movements with tree planting
- 5 New amenities such as shade structures, seating and drink fountains to the BMX track. Formalised path with signage directing users from the main driveway
- 6 New playground under existing shade structure. Playground to promote active and engaging play, reflective of the sports precinct
- 7 Create public green area
- 8 Vehicle access to be promoted on the eastern side of the oval, allowing the club rooms and surrounding areas to be pedestrian friendly
- 9 Upgrade existing courts to be upgrade to have acrylic surface and integrated supporters structures
- 10 Cricket nets, additional pitch required
- 11 New community sporting facility with gym access, netball / football / cricket club rooms and community space. New toilets and changing room amenities.
- 12 RV park to include powered sites and waste disposal unit
- 13 Green buffer, to promote native flora and fauna. Planting buffer to reduce dust winds coming from neighboring allotments





# 04

**Master Plan Visions**



Design Drivers

The below design drivers have been used used to underpin and guide the development of the Master Plan. These principles will be constantly referenced throughout the project to ensure the Council and community's vision for the site is being met.



Sporting Compliance

Meet peak sporting body compliance standards across fields, courts, changerooms and social spaces



Spaces for Community

Build on existing community offering  
Integrate play + public amenities



Embrace the Landscape

Reflect the unique setting + surrounding landscape  
Vegetation as a space making tool



**05**

**Draft Master Plan**



# Draft Master Plan

DRAFT

- 1 Shift War Memorial away from South Terrace
- 2 Relocate driveway to western end of nature strip (not shown)
- 3 Existing entry to be deviated, reducing the prominence and increasing the pocket park on South Terrace
- 4 New driveway, to be lined by trees to promote as central driveway
- 5 Formalise the pedestrian link to existing archery club and BMX track. To be a compacted rubble or similar path
- 6 New sawdust/mulch tracks added to existing Murray Cook Memorial Garden, helping to activate site
- 7 Bowls Clubrooms Upgrade
- 8 Upgrade existing tennis fencing within tennis club (short/medium term)
- 9 Upgrades to BMX with addition of shelter and seating. Existing embankments within BMX track to be upgraded
- 10 Secondary bowling green to be converted into open outdoor quality green space. Connecting into currently underused space south of tennis club. Space to include seating, BBQ, shelter and loop path
- 11 New playground, central location will service greater number of site users.
- 12 New storage space for sporting clubs
- 13 Long vehicle parking space
- 14 Resurface 2 existing netball courts, incorporating tennis (subgrade to be checked). Existing third court to be retained in short/medium term
- 15 2 new tennis/netball courts (long term)
- 16 1 additional cricket practice net to be added existing practice nets
- 17 Formalise pedestrian links, connecting the sports precinct with the golf course
- 18 New club room, including community facilities. Integrate existing football facilities
- 19 Carparking to the eastern edge of oval. Carparking spaces to be dictated by new tree planting,
- 20 Overflow and clubroom parking. Approx 28 parking spaces
- 21 Caravan parking with concrete pads, access to site facilities. Parking to be framed by new tree planting
- 22 Infill existing vegetation, including new trees. Opportunity for community engagement







## JPE Design Studio

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