

Lorn Riverbank Lorn

Prepared for
Maitland City Council

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Executive Summary

Background

The Lorn Riverbank is an important site within the Maitland LGA as it provides a combination of recreation facilities and access to the Hunter River. The Lorn Riverbank is a popular destination, used not only by the local community but also attracts visitors from the broader region. It is regularly used for canoeing and kayak activities since it has easy beach access to the river.

With this in mind, Maitland City Council (Council) has identified the Lorn Riverbank as a priority area for improving access to the Hunter River. This Plan of Management and related Masterplan help to interpret the vision for the site.

The Plan of Management (PoM) provides a strategic framework for conserving the site's cultural values and to promote public leisure and recreation. Management actions are proposed to meet the current and future demands for the site's resources and facilities. They have been based on stakeholder and community input to improve the amenity of the site and respond to the community's values and needs.

Current status

The 9.5 hectare site is located on the banks of the Hunter River and stretches for approximately 1 kilometre. Ownership of the site is shared between Crown Land and Council, adjacent to residential properties and overlooked by the Levee Precinct of the central business area.

The topography of the land is sloping down toward the river with fairly steep and rugged banks down to the water's edge. The northern boundary of the site contains a levee that creates a ridge line along that boundary.

The site is vegetated primarily with grass. There are Gum Trees and Peppercorn Trees along the high ground of the levee. The lower areas of the site are populated with Willows and Casuarina trees, which mark the edge of the river.

Vehicular access to the site is off The Esplanade. One access point rises steeply from Bowden Street and heads directly over the levee. A second driveway is at the RH Taylor Reserve. This leads to a small parking area.

Pedestrians can access the site from Belmore Road via a footpath that ends abruptly in the park,



Figure 0.1: View of the Lorn Riverbank site from The Levee.

having been badly damaged by floodwaters in 2007. There are no dedicated shared pedestrian/cycle pathways to access the site from Bowden Street. Vehicles and pedestrians are therefore forced to share the roadway over the levee, creating a safety concern. A portion of LOT DP953307 is currently under lease for agistment purposes.

Management Context

The Lorn Riverbank consists of a combination of crown land and council owned land classified as either community or operational land. The site is therefore managed under both the Crown Lands Act 1989 and the Local Government Act 1993. This Plan of Management has been prepared in accordance with Section 36 of the Local Government Act 1993 and Division 6 of Part 5 of the Crown Lands Act 1989 and supersedes previous plans for the site.

Aims and objectives

The aims of this Plan of Management are to:

- Facilitate the management of the Lorn Riverbank to enable its development into a citywide park facility
- Guide the preparation of the Lorn Riverbank Masterplan.

The following objectives serve as a guide in developing the PoM and to organise the future management of the park.

1. Improve access to the Hunter River and the riverbank park for recreational purposes
2. Improve opportunities for recreation within the park
3. Enhance the aesthetics of the park in a way that complements the identity of the community and incorporates Maitland's long-term vision for the area
4. Ensure the development and use of the riverbank is sympathetic to the natural ecology and environment of the site.

Masterplan

The Lorn Riverbank Masterplan has been prepared in conjunction with this PoM. The masterplan illustrates proposed changes and upgrades to the Lorn Riverbank to meet the aims and objectives for the site.

The key proposals of the masterplan are to:

- Upgrade the access road by re-aligning it over the levee
- Install parking for vehicles
- Provide an amenities block near the parking area
- Provide additional amenities at R H Taylor Reserve parking area
- Provide a shared pathway network through the site, linking activity locations
- Provide a play area for children
- Install exercise equipment or stations in two locations
- Formalise and upgrade the off-leash dog area.
- Create level lawn areas for play and activities like markets and festivals
- Potential to install a water play area that can be used as a gathering terrace and as a small amphitheatre (to be determined)
- Install two beach areas for river access
- Install broad concrete steps along the river bank for access, informal seating and bank stability
- Provide ramp access to the main beach area that is designated for kayak, canoe and paddle board launching
- Create a Central Plaza area where large community events can take place
- Install additional picnic tables and BBQs
- Increase native and indigenous planting
- Stabilise the bank along the entire project area.

1. Introduction



The Maitland local government area is a growing community with picturesque landscapes within the Hunter Region. Situated on the Hunter River, Maitland has a rich history and connection to one of the major rivers in New South Wales, which connects the Liverpool Range to the Port of Newcastle. It was because of this proximity to the Hunter River that the City of Maitland grew and prospered.

It is fitting that Council has identified the Hunter River as a significant asset and has embarked on a strategic plan to enhance the heritage and natural resource for the entire community to enjoy.

Moving toward that end, Council is considering the improvement of recreational access to the Hunter River and its banks. Access to the river is currently restricted by a lack of entry points and public facilities. Council has identified the Lorn Riverbank site in Lorn as a location where improved access to the river is possible and desirable.

Mara Consulting Pty Ltd (Mara) has been engaged by Council to develop a Plan of Management and Masterplan for the Lorn Riverbank to improve recreational opportunities for residents, businesses and visitors alike.

1.1. Project overview

This document makes up the Plan of Management (PoM) for the recreation area along the Hunter River at Lorn. This PoM has been guided by Council's long-term structure plans and strategic plans. Therefore this plan sits within the existing legislative context and will guide the future management and development of the Lorn Riverbank site.

The PoM provides a suite of practical and achievable strategies and actions that will enable Council to manage this valuable resource in the short and long term. The Masterplan offers a plan to guide the future development of the site.

1.2. Project Background

An objective of Council's +10 Community Strategic Plan (2013) and Associated Delivery Plan (2013-2017) was to improve access from Council owned land to the Hunter River and its banks. In response to this objective, the 'Study into Access to the Hunter and Paterson Rivers' (2014) was commissioned and subsequently adopted by Council. The study identified the Lorn Riverbank as one of the priority locations for suitable access to the river. It also made recommendations for future actions, one of which was the preparation of a PoM and Masterplan for the Lorn Riverbank.

Additionally, Council's Central Maitland Structure Plan (2009) identified projects to reconnect the Maitland City Centre with the Hunter River and the Lorn Riverbank. Specifically, the plan suggested the creation of a network of pathways and a pedestrian bridge connecting the two suburbs.

Improving recreational access to the Hunter River is also a priority of the NSW Government and identified in the 'Regional Boating Plan Port Stephens - Hunter' (2015). As such the project is eligible for funding through the NSW Boating Now program. This as well as other potential funding options are identified in section 8.3.

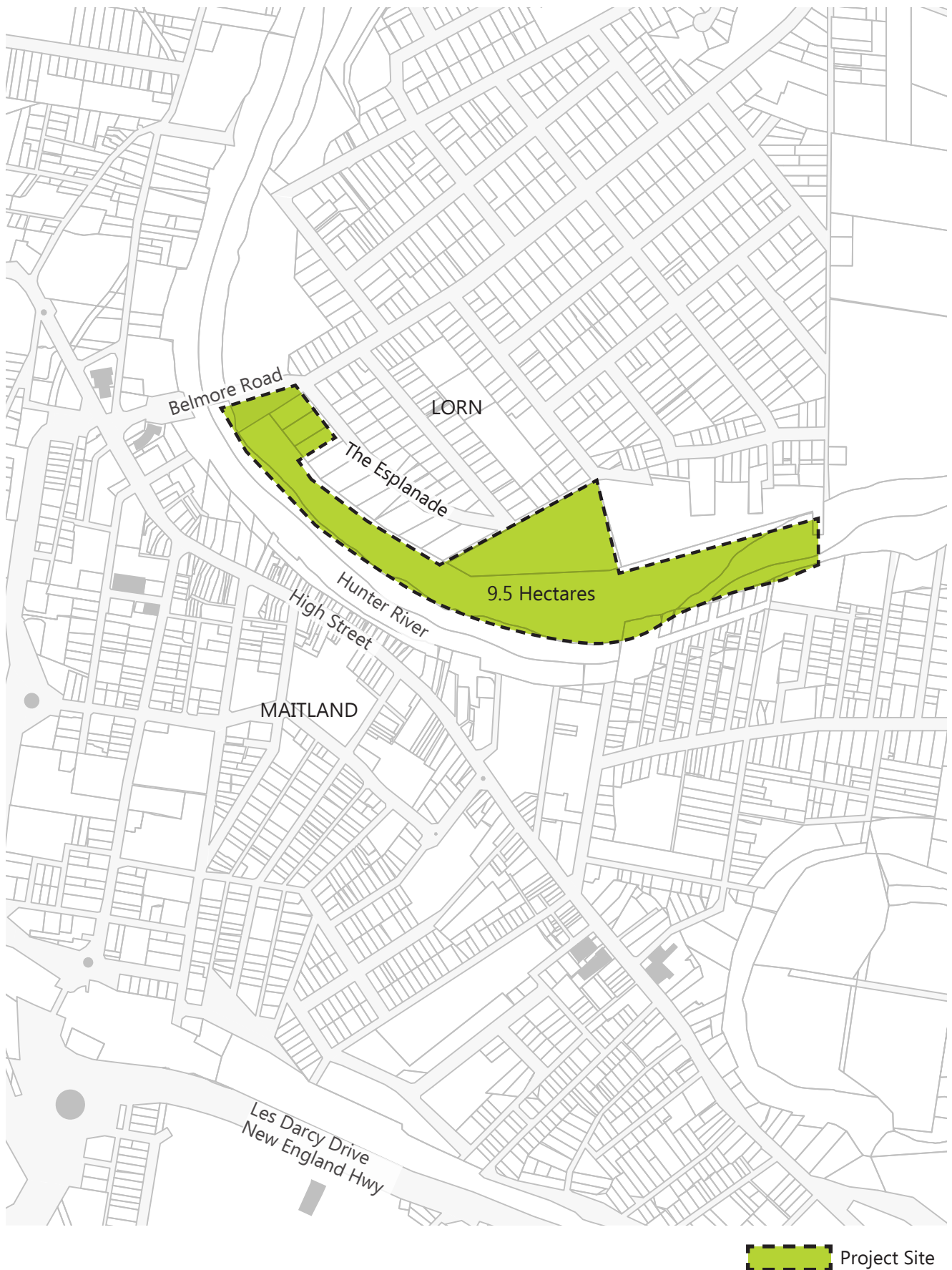


Figure 1.1: Location of the Lorn Riverbank project.

Source: Maitland City Council, <http://mapping.maitland.nsw.gov.au/>

1.3. Project location

The project is located along the Hunter River at the suburb of Lorn. It begins at the Belmore Road bridge and stretches downriver (easterly) to the Sharkies Lane alignment. It includes the R H Taylor Reserve as well. Notably, the site occupies the land across the river from the Levee Precinct in Maitland.

Refer to Figure 1.1 and 1.2.

1.4. What is a Plan of Management?

A PoM is a statutory document that is required under the Local Government Act 1993 for all community land and may also be prepared for public land under the Crown Lands Act 1989. A PoM provides the management framework for the future use, maintenance and improvement of public land.

The PoM provides details of the community's values and establishes measurable actions for the ongoing management of publicly owned land.

1.5. Purpose of the Plan

The purpose of this Plan of Management is to provide Council and the community with a development plan to improve access and connectivity to the Hunter River at the Lorn Riverbank. It provides a detailed implementation and management strategy that seeks to:

- Improve the standard of public infrastructure, facilities and amenities and expand recreational opportunities
- Identify ways to manage and maintain the site outlining project costs and priorities
- Identify potential sources of funding
- Ensure principles of environmental and ecological sustainability are incorporated into the practices adopted
- Identify flood mitigation and management measures
- Identify appropriate risk management measures.

A masterplan for the Lorn Riverbank site has been prepared in conjunction with this PoM. The two plans complement each other and should be read together.



Figure 1.2: Site plan of the Lorn Riverbank project area.

1.6. Land to which this Plan Applies

This PoM applies to the public land comprised of the lots as shown in Figure 1.4 and identified in Table 1.1 below. For the purposes of this PoM and the Masterplan, the subject area, of approximately 9.6 Ha, is known as “Lorn Riverbank”.

The site currently contains picnic facilities, an informal off-leash dog area, a makeshift rope swing, a partially completed pathway and an informal car parking area. There are approved plans for a ‘Proposed Picnic Area’ adjacent to the R H Taylor Reserve parking area. The plans were lodged by the Rotary Club and approved in August 2013. This picnic area has not been installed.

More details on the existing condition of the site are included in Section 3.

Table 1.1

Land Ownership

Refer to Figure 1.3 below for lot locations.

Legal Description	Owner	Control & Management	Size
Lot 1 Sec A DP5394	Maitland City Council	Community Land	2044 m ²
Lot 2 Sec A DP5394	Maitland City Council	Community Land	2044 m ²
Lot 3 Sec A DP5394	Maitland City Council	Community Land	2044 m ²
Lot 1 DP953307	Maitland City Council	Operational Land	2.14 Ha
Lot 7007 DP1006732 Reserve 1002864 (declared purpose: public recreation)	Crown Land	Maitland as manager of the Reserve Trust (MCC)	6.88 Ha
Waterways	Crown Land	Maitland as manager of the Reserve Trust (MCC)	8463 m ² (approx)

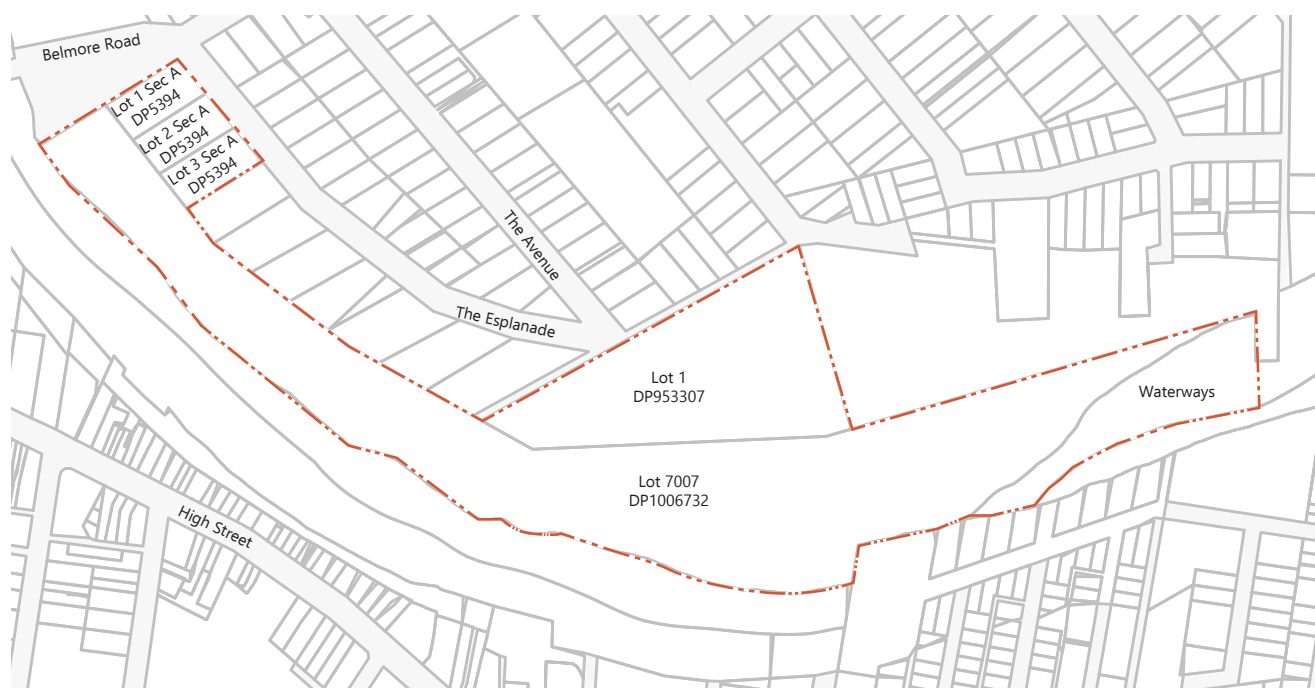


Figure 1.3: Lot descriptions of the Lorn Riverbank project area.

Source: Maitland City Council, <http://mapping.maitland.nsw.gov.au/>

1.7. Preparing the Plan

In practical terms the PoM sets out the management of the site and the actions required to achieve the vision of the masterplan. The documents have been influenced by the environment and natural forces influencing the site. As such, a number of technical studies were completed to inform the project and identify potential constraints or opportunities for the site. These reports are attached as appendices and include:

- Engineering – flooding and stormwater assessment
- Traffic assessment.

The development of the PoM and Masterplan has included an extensive and comprehensive engagement program with a wide range of stakeholders including local residents, community members, river-based users, government agencies, private landholders, Council staff and Councillors. These engagement processes ran in parallel with a communications and media plan. The full details and findings are presented in Section 6 of the report and in Appendix B.



Figure 1.4: View of the Lorn Riverbank across the river from Maitland.

2. Management Context



The Maitland community takes great pride in living along the Hunter River. A key component is access to the river that encourages community interaction with the river in a sustainable and safe way. This PoM begins the process of enhancing river access along the Lorn Riverbank.

2.1. Regulatory Framework

Public land is governed by legislation that guides the development and uses upon that land.

Crown lands are under the jurisdiction of the NSW Government, while Council owned land is governed by the Local Government Act 1993.

The Lorn Riverbank site consists of a combination of Crown and Council owned land.

This Plan of Management and associated masterplan has been prepared in accordance with requirements of the Local Government Act 1993 and the Crown Lands Act 1989, as well as other relevant land management legislation and policy documents.

2.1.1. Crown Lands Act 1989

The Crown Lands Act 1989 (CL Act) provides the framework for the administration and management of Crown Land in NSW.

The objectives and principles of Crown Land Management are listed in Sections 10 and 11 of the CL Act and form the starting point for the preparation of the Plan of Management. The principles of Crown land management include the following.

- Environmental protection principles be observed
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible
- Public use and enjoyment of appropriate Crown land be encouraged
- Multiple use of Crown land be encouraged where appropriate
- Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity

- Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

This Plan has been prepared in accordance with Division 6 of Part 5 of the CL Act 1989. Part 5 deals specifically with the management of Reserves and matters related to the appointment and responsibilities of Reserve Trusts.

2.1.2. Local Government Act 1993

The Local Government Act 1993 (LG Act) provides the legal framework for Local Government in NSW. The LG Act helps to regulate relationships between the community and Local Government, to encourage and assist effective community participation, to give councils some authority for providing public good, services, facilities and administering systems as well as setting out the principles of Ecologically Sustainable Development.

The Lorn Riverbank site is primarily classified as Community Land under the LG Act. There is a portion of the site that is classified as Operational Land, which is usually reserved for Council operations. Section 35 of the LG Act states that Community Land is required to be managed in accordance with the PoM applying to that land.

In an effort to ensure the ongoing use of the Lorn Riverbank as a park into the future, this PoM recommends that the Operational Land is reclassified to Community Land.

Part 2, Clause 36 of the LG Act specifically sets the direction for preparing a PoM over Council land. This Plan has been prepared in accordance with Part 2, Division 2 of the LG Act, which relates to the use and management of community land.

2.1.3. Other Statutory Requirements

This PoM does not replace State and Federal legislation that governs the management of Community Land and Operational Land in public ownership. There are a number of other documents that are relevant to the ongoing management of the project site that have been considered in the preparation of this PoM including:

- Disability Discrimination Act 1992 (Cth)
- Threatened Species Conservation Act 1995 (NSW)
- Federal Environmental Protection & Biodiversity Conservation Act 1999 (Cth)
- Environmental Planning & Assessment Act 1979 (NSW)
- Rural Fires Act 1997 (NSW)
- Public Works and Procurement Act 1912 (NSW)
- Heritage Act 1977 (NSW)
- Crown Lands Regulation 2006 (NSW)
- Water Management Act 2000 (NSW)
- Fisheries Management Act 1991
- Companion Animals Act 1998.

2.1.4. State Government Policies

- NSW State Plan 2021
- NSW Rivers and Estuaries Policy 1993 (NSW).
- Regional Boating Plan - Port Stephens – Hunter Region 2015 (NSW)
- NSW Healthy Eating and Active Living Strategy 2013 - 2018
- Lower Hunter Regional Strategy
- Hunter River Estuary Management Plan (NSW)
- Hunter-Central Rivers Catchment Action Plan 2013-2023 (NSW).

2.1.5. Council Policies

This PoM is to be used in conjunction with Council Policies and procedures that govern the management of Community Land and any facilities located on such land.

These policies need to be considered in the planning and management process and may include the:

- Maitland Greening Plan 2002
- Maitland Recreation and Open Space Strategy 2004
- Maitland City Council Action & Inclusion Plan 2008
- Maitland Social Plan 2009
- Central Maitland Structure Plan 2009
- Maitland Development Control Plan 2011
- Maitland Local Environment Plan 2011
- Maitland Youth Spaces Strategy 2012
- Community Facilities & Services Strategy 2012
- Maitland Urban Settlement Strategy 2012
- Off Leash Dog Exercise Area Strategy 2013
- Maitland City Council Community Safety Plan 2013
- Maitland Bike Plan and Strategy 2014
- City Wide Section 94 Contributions Plan 2016.

2.1.6. Maitland Local Environmental Plan

Development and use of Council owned and Crown land is subject to the provisions of the Maitland City Council Local Environmental Plan 2011 (LEP). The entire site is currently zoned RU1-Primary Production (see below for zoning details). However, the use of these lands for the community to enjoy recreationally and access the river is better suited to RE1 zoning. Rezoning the site to RE1-Public Recreation is therefore considered appropriate.

A draft Local Environment Plan (LEP) to rezone the subject land from RU1 Primary Production to RE1 - Public Recreation has received a Gateway Determination from NSW Planning and Environment to proceed and was publicly exhibited from 2 June to 1 July, 2016.

RU1 Primary Production

The objectives of RU1 zoning are to:

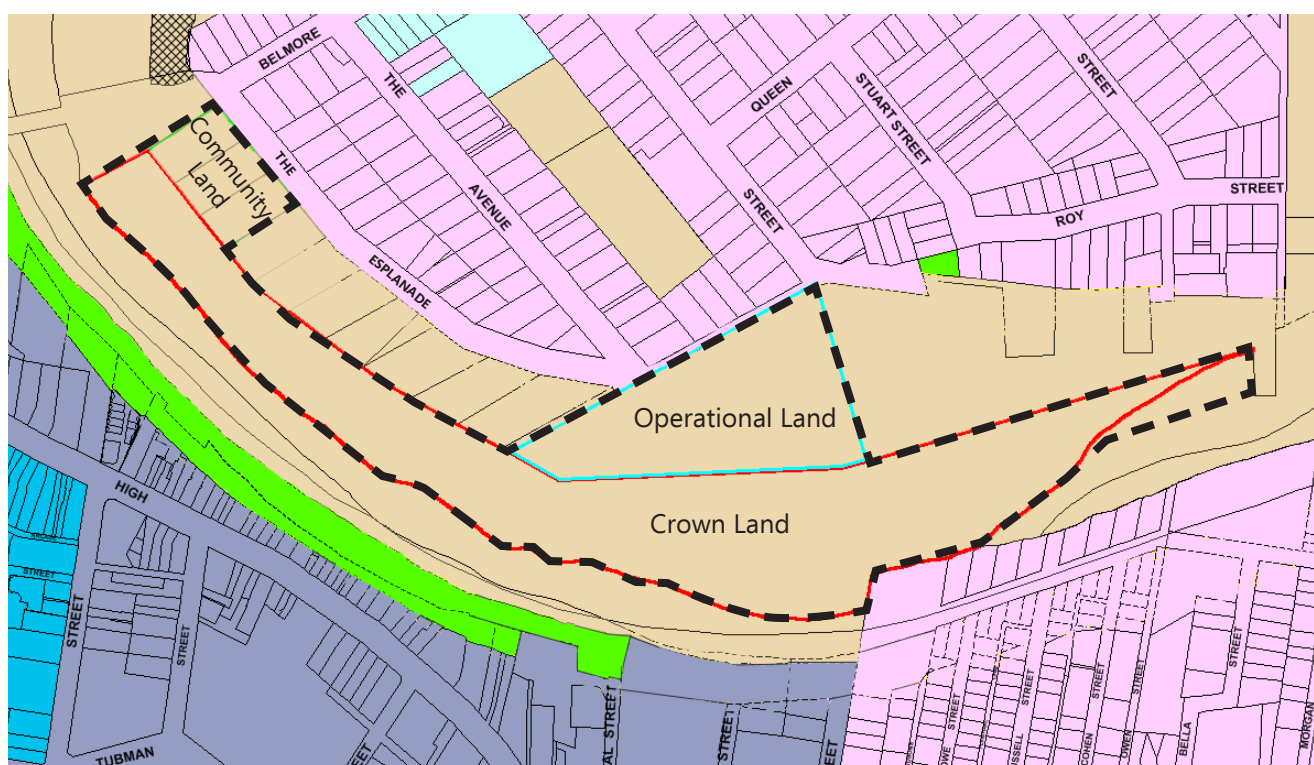
- Encourage sustainable primary industry production by maintaining and enhancing the natural resource base
- Encourage diversity in primary industry enterprises and systems appropriate for the area
- Minimise the fragmentation and alienation of resource lands
- Minimise conflict between land uses within this zone and land uses within adjoining zones.

RE1 Public Recreation

Objectives of RE1 zone are to:

- Enable land to be used for public open space or recreational purposes
- Provide a range of recreational settings and activities and compatible land uses
- Protect and enhance the natural environment for recreational purposes.

This PoM and the Masterplan for the Lorn Riverbank have been developed to ensure all outcomes and recommendations are consistent with the objectives of the RE1 Public Recreation Zone.



LEGEND

--- Site Boundary	
RU1	Primary Production
RE1	Public Recreation
R1	General Residential
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use

Figure 2.1: Zoning Plan.

2.2. Categorisation of the Land

The purpose of the categorisation of Community Land is to guide Council on how the land may best be managed. Categorisation also determines the uses allowable on the land. Under section 36 of the LG Act Community Land is to be categorised as one or more of the following:

- A natural area
- A sportsground
- A park
- An area of cultural significance
- General community use.

The Lorn Riverbank area that falls under this PoM has been categorised as a Park and Natural Area (Foreshore).

Each category has defined 'core objectives' that guide the management strategy adopted by Council. The objectives that guide this PoM are listed below.

Core Objectives for Park

- To encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities
- To provide for passive recreational activities or pastimes and for the casual playing of games
- To improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.



Figure 2.2: Land categorisation.

Core Objectives for Natural Area

The core objectives for management of community land categorised as a natural area are:

- To conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area
- To maintain the land, or that feature or habitat, in its natural state and setting
- To provide for the restoration and regeneration of the land
- To provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion
- To assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

Foreshore

The core objectives for management of community land categorised as foreshore are as follows.

- To maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area
- To facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

The category of foreshore is appropriate for those areas of land on the site that are wet at high tide and dry at low tide (ie land within the tidal zone).



Figure 2.3: View of the park area from the Maitland levee

2.3. Leases and licences

2.3.1. Crown Land

Crown land may be leased or licensed for specific purposes. A lease and licence provide different legal use of Crown land. A lease of Crown land enables exclusive use over a particular piece of land for a specified term and purpose, whilst a licence is a contractual agreement that grants the licensee a personal right to occupy the use of Crown land for a particular purpose. A licence does not provide exclusive use of the area of land as other persons may be permitted to use the same area of land.

Under the Crown Lands Act 1989, an individual, organisation, business or local government body may enter into a lease or license for appropriate use on Crown Land provided that:

- Management of the land is in accordance with this PoM and relevant Crown Land policies and guidelines
- The use of the land is in the public interest
- The lease does not exceed 100 years
- The granting of the lease or license is in accordance with the relevant provisions of the Crown Lands Act 1989.

The current Crown lands in the Lorn Riverbank are located along the bank of the river and include:

- Lot 7007 DP1006732
- Waterways.

Licences may be granted for special occasions and other uses provided that the proposed use/activities is in accordance with all legislative requirements, respects the study areas values and heritage and designated use of the management precinct.

2.3.2. Community Land

The public land under this PoM is generally meant for the community as a whole to enjoy. Leasing and licensing restricts this public use by granting a single group or entity control over a portion of that land. It is therefore necessary to place guidelines and restriction on the ability of a Council to grant leases and licenses over community land. A Council does have the authority to grant a lease or licence on Community Land in accordance with the conditions outlined in the LG Act and/or Crown Lands Act.

Under Section 46 of the LG Act, a lease or licence applying to Community Land must be expressly authorised by a PoM.

This PoM expressly authorises the lease, licence or grants of any estate over the park and any structures on the park for any community purpose as determined by Council. The purposes must be consistent with the core objectives of a park and other applicable legislative requirements under the LG Act.

The type of uses permitted include, but are not restricted to:

- **Casual hire**

Licences may be granted for use of the park for casual events. Events may include, but will not be limited to, recreational pursuits and other community events. These must be for the prescribed purposes pursuant to clause 24 of the Local Government (General) Regulations 1998, and may include organised markets, festivals, and performances that may include stall holders, engaging in a trade or business and small-scale private sector events including parties, weddings, filming and photography.

- **Granting of estates**

In accordance with the LG Act, this PoM expressly authorises Council to grant estate over Community Land for the provision of public utilities and works associated with or ancillary to public utilities. Estates may also be granted across Community Land for 'the provision of pipes, conduits or other connections under the surface of the ground

for the connection of premises adjoining the Community Land to a facility of the Council or other public utility provider that is situated on the Community Land. Estates will be granted in accordance with the requirements of the LG Act.

- **Leasing and licensing**

This PoM expressly authorises the lease, licence or grant of any other estate over the site for community purposes as determined by Council, for a term not exceeding twenty-one (21) years. The purposes must be consistent with the core objectives of land categorised as park as outlined in the LG Act, and other applicable legislative requirements. Leases may be granted for exclusive use to any organisation for any community purpose as determined by Council, on such terms as Council may provide.



Figure 2.4: Crown Land at the eastern portion of the site

3. Site Characteristics



3.1. Regional Context

The Lorn Riverbank is located on the northern bank of the Hunter River, south of the Lorn township and north of Central Maitland. The site is bounded by Belmore Road to the west, The Esplanade to the north and on the south by Hunter River. Privately owned residential and agricultural land is located along the north-west boundary.

The site is a high profile open space area opposite The Levee Precinct and the commercial area of Central Maitland. The precinct is popular among the local community, nearby communities and those from further afield, especially during festivals and special events. The site is also utilised annually for some of Council's largest community events – New Year's Eve and the Riverlights Multicultural Festival. The site provides the location for the fireworks display on New Year's Eve and access to the river for the launching of vessels and the paper lantern flotilla during the Riverlights Festival.

From a regional perspective, the riverbank serves as part of the flood management strategy. It contains the levee that protects Lorn and has a substantial amount of flood water storage.

The riverbank also offers access to the Hunter River waters for recreation purposes. This allows people to splash in the water as well as the launching of kayaks, canoes and paddle boards.

3.2. Local Context

The Lorn Riverbank is an important site within the Lorn and Maitland communities due to its proximity to and visibility from the commercial area of Central Maitland. It is also one of the few places where people can walk into the water to have a splash or swim.

3.2.1. Site Access

The site is accessed from Lorn via the Esplanade. The main access point for vehicles is at the intersection of Esplanade, The Avenue and Bowden Street. Vehicles enter the site using an existing gravel road over the levee. The drive is also used by existing residents on the south side of The Esplanade. This access travels directly over the levee and provides access to all parts of the site.

The single access drive over the levee forms a dangerous intersection of vehicles moving over the levee with limited visibility while pedestrians are using the same driveway.

A secondary vehicular access point is at the R H Taylor Reserve near Belmore Road. This access leads to a small car parking area that is contained with bollards and rail fence.

There is only one formalised pedestrian access point. It consists of a shared pathway located at the intersection of The Esplanade and Belmore Road. This pathway leads into the site and ends abruptly.

A shortfall of formal and informal parking for general and event requirements and general access and circulation issues within the site need to be addressed. A traffic and parking assessment was undertaken as part of the preparation of this PoM and the masterplan. The traffic and parking final report for the Lorn Riverbank site concludes that:

- A permanent parking supply of 40-50 spaces for the site is considered appropriate
- Existing traffic, access and parking design elements of the PoM do not require the installation of higher order controls
- An 8 metre wide sealed access road should be utilised to provide some level of separation of vehicles and cyclists. Pavement edge protection is also warranted.

3.2.2. River Access

A major part of this PoM and Masterplan is to address the access to the river. There is an informal (dirt road) access to a sandy beach and water's edge. This is the only access area that allows people to enter the river.

There is no boat ramp or access for motorised boats at this site. However, the beach is used to launch paddle craft.

Recommendations in sections 8 and 9 seek to improve the condition of existing access facilities. These improvements include improved safety, capacity and usability of water access points and facilities. While the water along the Lorn Riverbank is too shallow to accommodate motorised boats, access for non motorised boats is important. Access to the water for swimming/splashing and fishing is considered a high priority in this location.

3.2.3. Landscape

At the site of the Lorn Riverbank, tidal fluctuations of approximately two metres of the Hunter River have been recorded.

In addition to this, the Lorn Riverbank site has historically been prone to flooding. It is wholly contained on the river side of the levee that protects Lorn. As a result, the land rises from the river's edge quite sharply and continues rising to the levee height.

There are mature trees along the waters edge that mark the edge of the river. There are also trees associated with the private lots along the northern edge of the site.

There is little left of the native riverbank ecology. This is due in part to human activity in constraining the river to its present course and in maintaining a grassy landscape. Areas that are not steeply sloping have been used for agriculture and grazing, and therefore contain only paddock grasses.

The landscape within which the site sits has an agricultural history that has shaped it. Most of the land has been used for grazing and therefore has the following characteristics:

- The landscape is of sloping paddocks
- The paddocks contain very few trees with most trees occurring along the riverbank
- The land slopes toward the river with a steep bank along the water's edge
- Most of the land is covered with grass punctuated by a line of trees along the riverbank.



Figure 3.1: Access down to the beach area.



Figure 3.2: Current landscape with mostly grass.

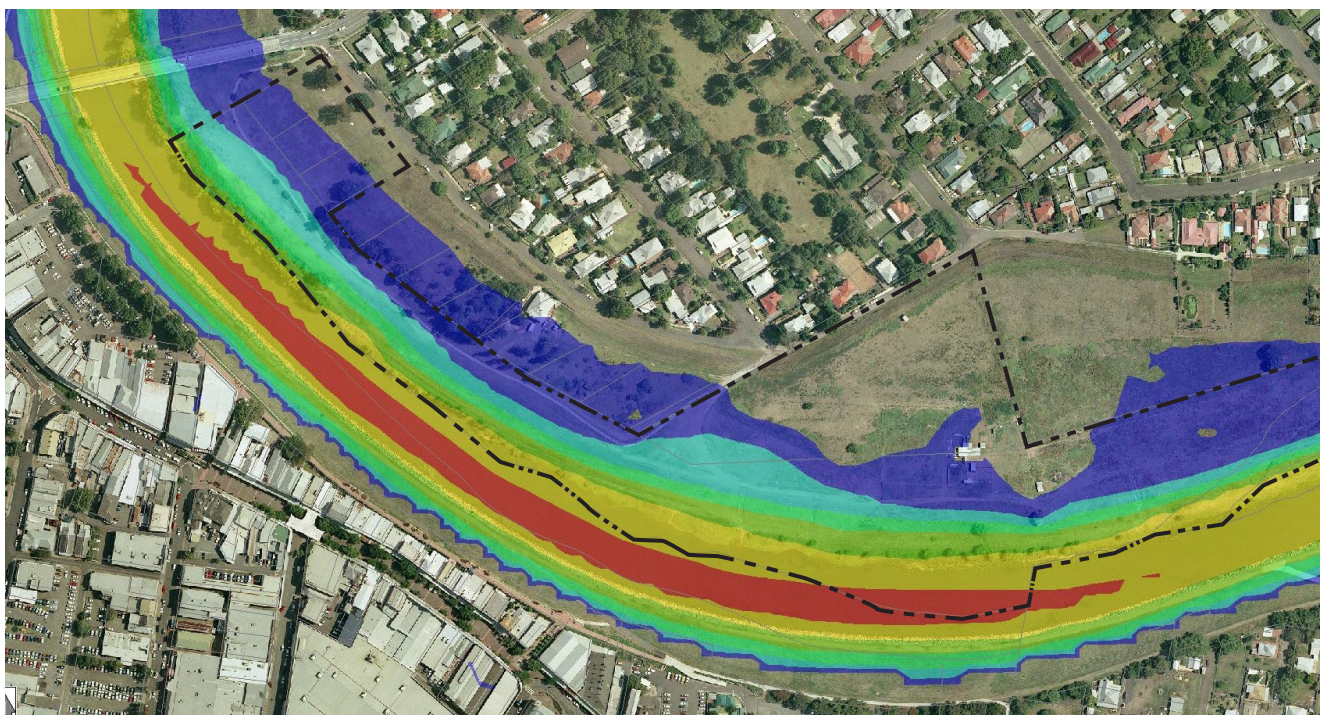
3.2.4. Flooding

The riverbank site is mapped in a floodplain area (MLEP) and is subject to periodical flooding from the Hunter River. Any proposed works on the site will give due consideration to the effect of potential flooding on the works and the potential cost of any rectification works necessary as a result of flooding.

A study was conducted named 'Hunter River: Branxton to Green Rocks Flood Study' in 2010 by WMA Water that provides information on the history of and predictions for future flooding of the Hunter River. Findings of the report have been considered in preparation of this PoM and masterplan.

A high level engineering study which provides advice on Hunter River Impacts including flooding, bank stability and bank treatments was undertaken to inform this PoM and is included as an Appendice.

A levee constructed as part of the Maitland Flood Mitigation scheme is located on the northern part of the site. Any work constructed in, on or adjacent to the levee will be subject to the requirements of the Water Management Act 2000 (NSW) and considered by the Office of Water.



Depth Chart
(metres)

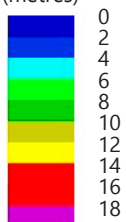


Figure 3.3: Flood map indicating the flooding depths during a 5 year storm event.

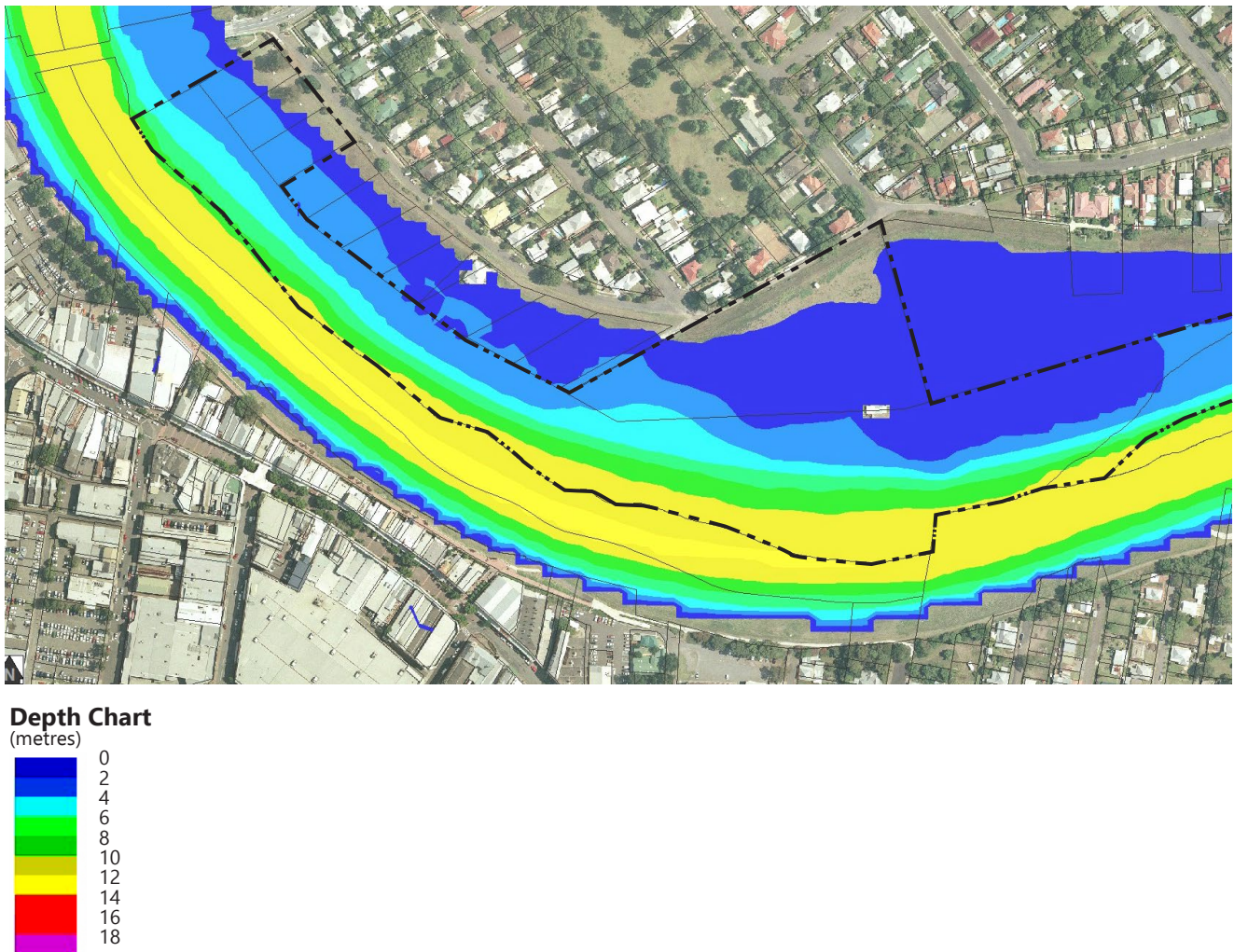


Figure 3.4: Flood map indicating the flooding depths during a 50 year storm event.

3.2.5. The Built Assets

There are few built assets on the Lorn Riverbank site. The structures are described below.

- Asphalt entry drive to top of levee
- Segmented and incomplete footpath
- Picnic tables near R H Taylor Reserve
- Sheds in the leased paddock area
- Shed to access flood gate on the levee.

A parcel of land identified as Lot 1 DP953307 and classified as operational land is currently leased for agistment purposes. Surveys have identified that existing buildings erected by the lessee have also been constructed across the adjacent Crown land. Lease arrangements will require review in

the context of the land in accordance with the appropriate legislative requirements.

Lease arrangements will need to be reviewed should there be any changes to land use resulting from this PoM and Masterplan.

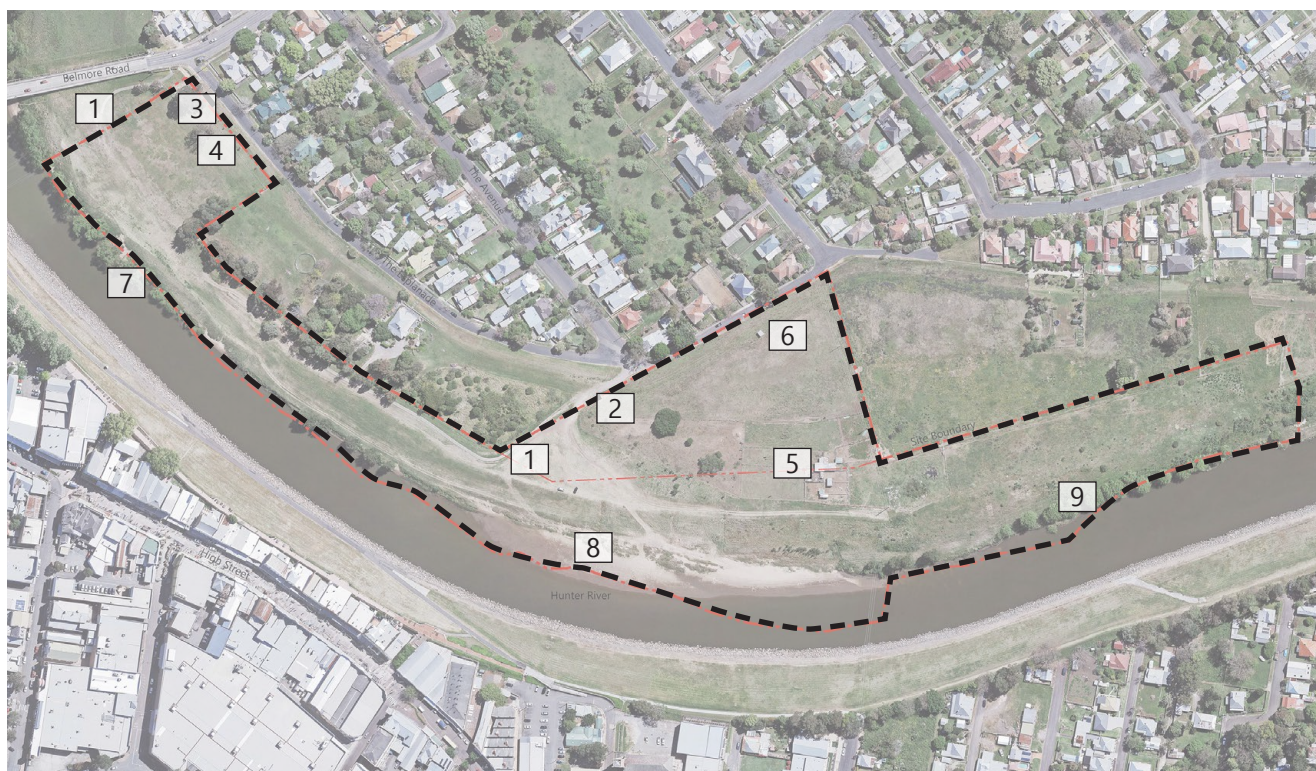
3.3. Existing Facilities and Infrastructure

The following spatial analysis identifies the micro-scale issues and aspects of the site. This spatial analysis provides an understanding of the current usage and feeds into the associated opportunities and constraints for the site.

Refer to Figure 3.5 for the locations of the following elements on the site.

Description	Condition	
Pathways Segments of pathway have been installed at each entry but pathways do not connect.	- Both paths are in poor condition - Erosion and vegetation have undermined portions of the path - The existing paths require replacement with any park improvement.	
Bowden Street access drive - This is a steep, paved drive over the levee - Unsafe for pedestrians and vehicles entering while a second vehicle is exiting site - There are no devices to control vehicles.	- Access drive is in poor condition - Drive needs replacement and formalisation with any development of the park.	
R H Taylor Reserve drive and parking Driveway off The Esplanade to contained parking area.	- The drive and parking area are in poor condition and in need of replacement - Does not meet driveway and parking standards.	
Picnic area - Grassy area on top of levee with 3 picnic tables - There are no shade structures over the tables.	- Picnic tables are in fair condition - A consistent suite of furniture is needed.	
Paddock structures Three (3) structures built by lessee in the leased paddock area.	- Structures are in poor condition - Not suitable for publicly accessible areas.	

Description	Condition	
Floodgate Access Shed Structure houses flood infrastructure.	Structure appears to be in good condition.	
River bank (western portion) - This section of the river bank is high and steeply rises from water level - Banks are sandy and are held in place by existing trees and vegetation - Erosion will occur occasionally, but can be controlled with vegetation.	- River bank is stable with occasional erosion. Mitigation is not necessary to maintain the bank as it exists - Reshaping the bank will require substantial earthworks and revetment	
River bank (central portion) This portion of the bank slopes into the river with sandy beaches along the water.	The beach area is in good condition.	
River bank (eastern portion) This portion of river bank rises at a moderate slope and is heavily vegetated with grasses, trees and shrubs.	Condition of the bank is stable with no improvements required to stabilise it.	



Legend

- | | |
|-------------------------------|---------------------------------|
| 1. Pathways | 6. Floodgate access shed |
| 2. Bowden Street access drive | 7. River bank (western portion) |
| 3. R H Taylor Reserve drive | 8. River bank (central portion) |
| 4. Picnic area | 9. River bank (eastern portion) |
| 5. Paddock structures | |

Figure 3.5: Existing facilities locations.

4. Historical Context



The Maitland area has a long history in agriculture and industry. This is displayed throughout the region by the distinct character of the historic buildings and remnant landscapes. Both Maitland and Lorn have a number of heritage buildings that speak to the history of the area.

4.1. Indigenous Heritage

The Wonnarua people are the traditional land owners of the Maitland area. Their lands extend throughout the Hunter Valley. Other nations that neighboured the Wonnarua include Geawegal, Worimi, Awabakal, Gamilaroi, Wiradjuri, Darkinjung and Birpai. (www.maitland.com.au)

There are no known Aboriginal sites along the Lorn Riverbank. However, like most of the Australian landmass, sites along major rivers have the potential to contain the remains of Aboriginal occupation.

4.2. Non-Indigenous History

The Maitland area was introduced to European settlement in the early 1800's. This early settlement was predominantly for farming purposes. The establishment of a port at Morpeth along with mineral mining activity boosted the growth of the region.

East Maitland developed early as a planned residential town. This was followed by the development of West Maitland as a commercial centre (present day Maitland). Located across the Hunter River from the town of West Maitland, Lorn was originally a land grant to Thomas McDougall in 1823. The land was subdivided and by 1927 the town had taken the shape that it holds today.

The suburb of Lorn was modelled after the English and American 'Garden City' movement. This perhaps accounts for the number of trees that exist in the suburb today.

The Belmore Bridge (pictured), which was a vital link between Lorn and Maitland, was first opened in 1869. That bridge stood for almost a century, withstanding many floods. The periodic flooding of the river, however, took its toll on the bridge and necessitated the construction of a new bridge that could withstand the high waters and the debris carried with it. A new bridge (currently in use) was constructed in 1964 to replace the old structure.



Figure 4.1: Belmore Bridge before being replaced by the current bridge.

Source: Newcastle Region Library.

5. Values Associated with Lorn Riverbank



The following is a description of the values and most significant attributes of the Lorn Riverbank site. They were identified during the consultation process and background studies that have been conducted. These are qualities that should be enhanced and taken into account when formulating future management objectives.

5.1. Visual Quality

Visual quality plays a large role in creating a 'first impression' of a place. It therefore has an important role in influencing a person's experience and forming an opinion of the place. The site is located in full view across the river from Maitland's Levee Precinct and commercial area. It is important that the site has an appealing visual quality.

Important visual elements include:

- The location of Lorn Riverbank is in full view from The Levee across the river
 - There are excellent views of the entire site that should be enhanced.
- Views into the site from Lorn are limited by the levee that separates the site from the town.
 - The sequence of views as one enters the site over the levee is dramatic and should be preserved and enhanced if possible.

5.2. Landscape Character

The landscape character of the site varies as it slopes up from the Hunter River toward the levee above it.

- The river bank rises steeply from the water's edge and is held in place by mature trees and grasses
- Grassy slopes and paddocks make up the majority of the site
- There are mature *Casuarina* and Willow trees along the waters edge
- There are several mature *Eucalyptus* and Peppercorn trees on the higher ground
- The ground-level planting is dominated by Kikuyu grass.

It should be noted that Willow species are considered Weeds of National Significance.

Control measures will be required for the park. However, indiscriminate removal should be avoided because removal of the trees may cause bank instability.

5.3. Leisure / Recreation

Parks are generally highly valued because they offer a leisurely escape from the hectic routine of life and they provide places to play and enjoy activities with others. The connection to nature has also been credited for having healing and therapeutic effects on people. Thus, even though hard to quantify, outdoor spaces like the Lorn Riverbank have a high value within the community.

The community expressed the value of the park even though it contains limited recreational infrastructure. Due to the park's location on the river, the site also has a key role in linking people to the river. Some of the key elements include:

- Footpaths have been installed in a portion of the park, which provide some access - these need to be extended throughout the site as walking was highly valued by the community
- The beach serves as a launching area for kayaks, canoes, paddle boards or dragon boats
- Off leash dog area is highly used.

5.4. Economic

There are currently no seasonal or casual commercial operations on the site. The operational land is under lease for agistment purposes.

5.5. Cultural Heritage

Lorn has a rich heritage that relates to the European settlement of the Maitland area. The town was envisioned as a 'Garden Suburb' by the founders. The improvement of the Lorn Riverbank into a thriving park will add to this legacy.

5.6. Accessibility

Access to and within the Lorn Riverbank has been identified as a major shortcoming of the site. There are only two access points that are dangerous when vehicles use them.

6. Stakeholder Consultation



6.1. Stakeholder Consultation

Consultation was a key component of the developing the PoM and a holistic approach to engaging with stakeholders was adopted throughout the project. The consultation component included a range of activities such as workshops, online survey, presentations, door knocks, one-on-one meetings, letterbox drops, printed materials, factsheets, advertising, media releases, social media and attendance at the Maitland Taste Festival.

The objectives of the Hunter River Access Project community consultation were to make stakeholders aware of the project, disseminate information and to enable stakeholders to provide feedback to assist in the development of the PoM and masterplan for the Lorn site.

6.2. Community Workshops

In response to Council's desire to improve community facilities and access to the Hunter River at Lorn, a community engagement workshop was conducted with interested local residents and current users of the facility.

As part of the process, participants were asked to share their thoughts on what is good, what needs improvement and also their thoughts and ideas about current and potential future uses of the Lorn Riverbank.

The aim of the workshop was not to reach a consensus, but to stimulate a conversation about options and ideas for a future upgrade to the project area. It was important that everyone in attendance had the ability to have their opinion heard and included in the discussion.

Participants value the space as a community facility. Seven key themes were identified through the facilitated session (summarised at the end of this section) and included:

- Safety
- Access
- Connections
- Infrastructure/amenities

- Maintenance
- Events
- Environment.

6.3. Online Survey

An online survey was used to investigate options for improving access to the Hunter River. The benefits of using an online survey meant that it could be shared through digital platforms such as Facebook, websites and email links to reach a broad section of the community.

The survey was available to be completed between 01/02/2016 and 18/03/2016, with 103 people responding.

Respondents were asked to indicate how important potential upgrades to the park were to them.

The highest priority was access to the sandy beach area along the riverbank. Respondents valued the passive recreation area and travel from elsewhere in the local government area to visit the community space.

Picnic areas and a safe swimming spot were also identified as upgrades of high importance.



Figure 6.1: Participants at the community workshop.

6.4. Online and social media feedback

Social media tools were identified in the engagement strategy as an effective way to seek feedback from a wide range of users, residents and visitors to Lorn.

The highest priority identified through online engagement was the desire for new infrastructure and amenities. A number of people compared facilities found around Lake Macquarie as improvements they would like at the Lorn Riverside park.

Stakeholders said the improvements they would like include:

- Recreational facilities like kayak and paddle board hire
- Easily accessible area for swimming and kayaking
- Riverside pathway
- More shaded seating and picnic areas
- Car access to water
- Floating dock or pontoon
- Swings near the bridge
- BBQs and picnic grounds
- Cafés along the riverbank
- Plant native trees and shrubs to attract native birds
- Fenced area for swimming on the river
- Ferry service between Lorn, Morpeth and Newcastle.

6.5. Consultation Summary

Views were sought from a range of stakeholders providing an opportunity to identify options to enhance the facilities and natural environment of the Lorn Riverbank. Seven key themes emerged from stakeholder consultation, helping to identify issues and opportunities for upgrades to be incorporated in the design process.

Feedback received during the consultation was very consistent between the different methods used, it was only the order of the priorities that changed. This may have been due to the stakeholder groups engaged, for example more local residents attended the workshops and safety and access were the priorities. However, through the survey, stakeholders said that the improvements to infrastructure and access were the highest priorities. This may be due to the number of people that lived outside Lorn and what improvements they would like to make them visit the reserve.

The findings of the Hunter River Access community consultation highlighted options that may help address a number of safety concerns of residents. The installation of mirrors, barriers and simple landscaping areas could help to reduce conflicts between pedestrian and vehicle access. Maintenance, mowing and clearing could also immediately improve the riverbank park. These suggestions have been provided to Council's customer service team to progress.

All stakeholders expressed their desire to improve the site for the benefit to suit a range of people and uses. They also said that effective management of the park is important to them. Workshop participants clearly stated that the success of the facility in the long-term must address the safety and access issues, as well as flooding events that regularly damages any infrastructure on the site.

A summary of the key priorities identified through the consultation is included at 6.6.

6.6. Consultation Outcomes and Priorities

This section of the report summarises the key themes or focus areas that emerged from the workshop, through the online survey, Facebook feedback and individual responses received. Aims then outline ways to capitalise on the focus area and then a list of suggested activities are included to help achieve these outcomes and a renewed vision for the Lorn Riverbank Plan of Management and Masterplan.

1. Safety - Ensure the facility is safe for all users & visitors

AIM: To improve safety for all users, pedestrians & vehicles

Consideration should be given to:

- Include measures that improve safety for all users, pedestrians and vehicles in the Plan of Management, Masterplan and staging plan for the Lorn Riverside park
- Seek to implement a range of safety measures including in the short to medium term:
 - Traffic calming devices
 - Mirrors.
- Implement a regular maintenance regime removing weeds and long grass for better visibility.

2. Access - Catering for a range of needs and uses

AIM: To improve access to the park & the river, for a range of activities, pedestrians & vehicles

Consideration should be given to:

- Separated access for pedestrians, cyclists and vehicles
- Shared pathways to the facility for safe access for pedestrians and cyclists
- Disability access to cater for people with mobility issues and for families with prams
- Pathways that extend to the river for safe, easy access
- Stabilisation of the beach area to provide improved access to the river
- Drop off area for non-motorised craft.

3. Connections - Provide pathways & links

AIM:

Provide shared pathways and internal roads, linked to other destinations and residential areas.

Consideration should be given to:

- Shared pathways that cater for a range of users including pedestrians, cyclists, families with prams and is disability accessible (universal access/DDA compliant)
- Connections to Maitland and the Levee to capitalise on the large open spaces and provide access to businesses
- Separated access for pedestrians and vehicles
- Two-way access over the levee to the site
- Better pathway access to the riverbank
- New pathways could form part of the Heritage Walk
- Bridge connection to Maitland from the site.

4. Amenities & infrastructure - Upgrades to the park

AIM:

To improve and upgrade the park with facilities that cater for a range of user groups.

Consideration should be given to:

- Provision of accessible toilet and shower facilities
- Creation of a safe, accessible playground area for children to enjoy
- Provision of adequate lighting
- Designated car parking area with provision for non-motorised boats
- Areas for exercising (fitness stations/track)
- Swimming platform or pontoon
- Bank stabilisation and extension of the beach area
- Fencing and barriers to control vehicle access and movements
- Upgrade and fencing of off-leash dog area
- Drop-off area to riverbank for kayaks/canoes and pathway ramp to the beach
- Shelters, seating and BBQ/picnic facilities
- Flooding of area and potential impacts to infrastructure to be considered.

5. Maintenance - cleaning and maintaining the park

AIM:

Encourage ongoing use of the park through regular maintenance and up keep of the facility.

Consideration should be given to:

- Provision of bins and dog waste bins with regular collections
- Provision of educational signs reminding people to clean up after themselves and their animals
- Regular mowing and weeding to ensure the site can be used for a range of activities and events
- Regular maintenance to help keep snakes and other vermin away from area
- Clearing near entry to the site to provide better visibility when entering the site
- Develop a maintenance plan associated with the Plan of Management and Masterplan.

6. Activities & events - Activating the space

AIM:

To develop a plan that encourages activities and events in the popular community facility

Consideration should be given to:

- Developing a strategy to encourage events and activities to increase user demand for the facility
- Events and activities that make use of the water and the large open space. Events could include; seniors activities, outdoor cinemas, fishing competitions, markets, regattas
- Community garden.

7. Environment - Attractive location to enjoy the natural environment

AIM:

To improve the natural environment, riverbank and local ecology.

Consideration should be given to:

- Enhance the space by planting native trees and shrubs local to the area that are suitable in the riverside location
- Capitalise on the beauty of the site by developing a landscape plan
- Increase riverbank stability while providing safe access
- Regular flooding events and impacts to the natural environment and infrastructure
- Shade trees near seating, picnic and BBQ areas
- Improve the health of the Hunter River
- Community garden.

7. Opportunities and Constraints



The investigations undertaken for the development of the PoM and Masterplan helped identify the opportunities and constraints associated with the site. The opportunities and constraints have been divided into various categories as listed below.

7.1. Opportunities

7.1.1. Leisure and Recreation

1. Provide areas of passive recreation
 - Grassy areas
 - Seating - furniture, steps and walls
 - Shade - trees or canopy.
2. Provide an area to accommodate group activities and picnics
3. Create facilities for community events
 - Markets
 - Outdoor cinema
 - Fireworks
 - Riverlights launch area.
4. Provide area for community garden
5. The incorporation of Crime Prevention through Environmental Design (CPTED) concepts
6. Install an iconic feature to define the Lorn Riverbank. This could take the shape of a heritage display, structure or work of art
7. Improve the beach for kayak/canoe launching
8. Install parking and area lighting to improve safety and minimise anti-social behaviour.

7.1.2. Environmental

1. Protect and enhance the river bank
2. Ongoing management of the river bank to minimise erosion
3. Use native and indigenous plant species where appropriate
 - Re-introduce riverbank ecology.

7.1.3. Economic

1. Increase tourism opportunities by providing connection to the High Street and Levee commercial area
2. Promote the Lorn Riverbank as a destination
3. Promote opportunities for rental and commercial enterprise within the site
4. Provide areas that can accommodate community events associated with the river.

7.1.4. Access and Circulation

1. Improve access to the site with safe connections to The Esplanade and Bowden Street
2. Create pedestrian and cycle links to the Lorn and Maitland shopping areas
 - Connection to Belmore Road
 - Bridge connection to The Levee.
3. Develop a shared pathway along the river bank to connect Belmore bridge with Sharkies Lane
 - Complement the Maitland cycling strategy.
4. Complete the internal pedestrian pathway network
5. Improve vehicular circulation within the site
 - Safe entry drives
 - Adequate parking area
 - Potential for trailer parking
 - Kayak / canoe drop off area (potential access to beach)
 - Vehicle control devices to keep vehicles from leaving roadways.

7.1.5. Land Consolidation

Investigate the acquisition of adjoining privately owned lands identified as Lots 4, 5, 6, 8, 9, 10 Sec A DP5394, Lot 70 DP456843, Lot 1 DP323698.



Figure 7.1: New Years Eve fireworks over the Lorn Riverbank.



Figure 7.2: View of site from across the river.

7.2. Constraints

7.2.1. Leisure and Recreation

1. Lack of electricity provisions due to flooding reduces opportunities for:
 - BBQ facilities
 - Activities during the evening
 - Use of sound systems, stage lighting, outdoor cinema
2. Security with limited surveillance available due to the site's location and condition.

7.2.2. Environmental

1. Flooding inundates the entire site on a seasonal basis
2. Flooding causes erosion of river bank
3. Damage to vegetation and soils across the site due to vehicular movement over the site
4. Levee banks.

7.2.3. Economic

1. Limited parking and recreational space reduces reasons for visiting the site
2. Lack of infrastructure to accommodate kiosks, market stalls, vehicles, etc limit ability to establish economic activities
3. Limits to on-site commercial activity due to flooding.

7.2.4. Access and Circulation

1. Narrow, steep and dangerous vehicular access from The Esplanade
2. No formal pathway for pedestrians and cyclists to access the site
3. No footpaths within site to encourage pedestrian activity
4. Limited lighting.



Figure 7.3: Sandy banks rising steeply from the river stabilised by vegetation.

8. Masterplan



The Lorn Riverbank Masterplan has been developed in conjunction with this Plan of Management. The Masterplan provides a long-term vision illustrating the community's desire for the park. It will serve to guide the development of the park.

8.1. Masterplan Principles

The following principles have been identified to guide the future development of the site.

- Encourage public use of the Lorn Riverbank for recreation purposes by providing safe, high quality and accessible public spaces
- Improve pedestrian connections to the larger community and commercial centres of Maitland and Lorn
- Improve access to the site and within the site for disabled users and their carers
- Create a public facility that will enhance the tourism potential of the area
- Promote access to the river by providing a range of locations and methods to reach the water
- Strengthen the Lorn Riverbank's identity by applying consistent landscape treatment, materials, furniture and built form
- Ensure the proposed works will not impede the flood mitigation scheme.

8.2. Key Proposals

The masterplan illustrates what the park will look like if all the management actions are completed. The key elements proposed include the following.

8.2.1. The Lorn Riverbank Site

- Install access road over levee to parking area
- Create a circulation system that accommodates vehicles efficiently and safely
- Provide new paved car parking (141 new spaces proposed, including some spaces for trailers)
- Provide an overflow parking area that is grassed and can serve as open lawn when not in use for parking
- Install vehicle control devices (bollards, fencing and railing) to discourage antisocial behaviour
- Provide an amenities block near the parking area and above most flood water levels
- Provide a second amenities block adjacent to the parking at R H Taylor Reserve
- Install sandstone blocks to create retaining wall that will level off a lawn area for open play
- Provide a shared pathway network through the site, linking activity locations
- Provide paved areas near parking for groups to congregate and equipment can be organised
- Organise the park around a central plaza space that is large enough to accommodate community functions
- Potential to provide a water play area and/or activity space at strategic locations to visually connect with viewers from the Maitland side of the river
- Install additional picnic tables at strategic locations around site
- Provide exercise equipment/stations
- Provide children's play area
- Improve the off-leash dog area
- Increase and enhancing native planting
- Reshape and stabilise the bank along the beach
- Provide paved access pathway to the beach

- Construct bank stabilising measures
- Install trees for shade strategically around site
- Use native tree species for new planting
- Use native shrub and grass species for any new planting along bank.

8.2.2. Additional Recommendations

- Construct a pedestrian and cycling bridge that connects the site with The Levee and Central Maitland
- Creating a cycling / running loop through the Lorn Riverbank and Lorn
- Include the Lorn Riverbank shared pathway in the Maitland cycling strategy
- Provisions to attach a pontoon jetty to the amphitheatre steps for temporary uses like
 - Fishing competitions
 - Swimming
 - Connection to Maitland across the water
 - Theatrical productions.
- Improvements to the Belmore bridge to accommodate cyclists safely.



Figure 8.1: Expanded parking with proposed amenities block, picnic facilities and children's play area.



Legend

- | | |
|---|---|
| 1. New entry drive alignment | 14. Lawn area for play and events |
| 2. Parking areas | 15. Wide concrete steps down to water and beach |
| 3. Overflow parking | 16. Shared pathway |
| 4. Paved plaza | 17. Ramp access to beach |
| 5. Amenities block | 18. Ecological riverbank planting |
| 6. Picnic facilities | 19. Pedestrian pathway / educational walk |
| 7. Exercise equipment | 20. Observation deck near water level |
| 8. Off-leash dog area | 21. Observation deck and rest area high on bank |
| 9. Adventure play area | 22. Shared pathway connection to Sharkies Lane |
| 10. Splash pad / water play with shade elements | 23. Potential connection to Maitland |
| 11. Steps down to water | 24. Existing trees |
| 12. Beach area | 25. Native groundcover planting |
| 13. Terraced lawn for activities | 26. Potential community garden area |



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8.3. Funding

There is a range of potential funding sources from both the NSW and Federal Government, in addition to revenue generated through Council's budget process. These potential funding sources are particularly relevant to parks, waterways and/or open space that have a regional or state-wide attraction and that benefit the community beyond the immediate local government area. These arrangements are often one-off or short term grants, with funding usually awarded via a competitive process. Successfully funding depends upon priorities within the government department that is offering the funds and how the applicant aligns with these priorities.

Funding arrangements need to address recurrent costs of management and maintenance together with capital costs for upgrading works. Various sources of funding have been identified and include the following:

- Council's funding sources
- Specialised funding/grants from both State and Federal Governments
- Contributions/sponsorship from the private sector
- Philanthropic sources of funds

Funding through grants and sponsorships can not be guaranteed due to the competitive nature. They are also reliant on government policies and budgets.

Other funding is available and can fund specific items of the Masterplan. Table 8.1 contains a listing of potential sources of grants.

Table 8.1 Funding Options.

Funding Program & Agency	Purpose of Fund
NSW Community Building Partnership http://www.communitybuildingpartnership.nsw.gov.au/	The NSW Community Building Partnership program supports the improvement of community infrastructure, and creates more vibrant and inclusive communities by supporting projects that encourage community participation, inclusion and cohesion. Grant funding of up to \$200,000 is available for every NSW State Electorate.
Public Reserves Management Fund	These funds are available for improvement works to Crown Reserves and provide for both capital development and maintenance projects. PRM Funds are limited and there are not guarantees of funding success as applications are submitted annually and subject to competitive process.
Community Development Grants Programme http://investment.infrastructure.gov.au/funding/communitydevelopment/index.aspx	The Australian Government has established the Community Development Grants Programme to support needed infrastructure that promotes stable, secure and viable local and regional economies.
Stronger Communities Programme http://investment.infrastructure.gov.au/funding/scp/	The objective of the SCP is to fund small capital projects which will deliver social benefits. The programme aims to improve local community participation, cohesion and contribute to vibrant and viable communities. Maximum of \$20,000 and require matched funding.
RMS Walking and Cycling Programs http://www.rms.nsw.gov.au/projects/walking-cycling/index.html	In line with the NSW Long Term Transport Master Plan (LTTMP), the purpose of this is to increase opportunities for people to walk and ride their bikes more often in order to help reduce congestion, particularly around schools, employment centres and universities.
Maritime Infrastructure Program NSW Maritime Authority and proponents including boating and marine organisations and Local and State Government	The objective of MIP is to assist in providing waterways infrastructure for the benefit of the boating community and the marine sector on NSW waterways. Under the program, NSW Maritime will provide in the order of \$2 million annually to assist in funding approved projects. Applications are normally called in June/July each year. This funding program may be suited to upgrading the canoe launch area.
Indigenous Heritage Program Australian Government	The Indigenous Heritage Programme supports projects that identify, conserve and promote the Indigenous heritage values of places important to Aboriginal and Torres Strait Islander people. The programme provides Indigenous organisations or not-for-profit bodies with grants up to \$100,000.
Australian Trusts Partnership Programme Australian Government	The programme allocates funds to the Australian Council of National Trusts and the State and Territory Trusts. The grants are to support activities that increase public awareness, understanding and appreciation of Australia's cultural heritage, and enhance and promote its conservation and assist the Trusts to advocate and work for the preservation and enhancement of Australia's cultural heritage.
Recreational Fishing Trust Department of Primary Industries (Fisheries)	Funding applications must relate to the improvement of recreational fishing. Successful projects are usually funded for one year however funding may be provided for up to a maximum of three years from the initial grant. Both small grants of up to \$10,000 and large grants over \$10,000 are awarded.
Protecting National Historic Sites https://www.environment.gov.au/heritage/grants-and-funding/protecting-national-historic-sites	The Protecting National Historic Sites programme will provide funding of up to \$11.5 million (GST exclusive) over three years from 2014-15 to conserve, maintain and protect the places on Australia's National Heritage List recognised for their historic heritage values.
NSW Heritage Grants http://www.environment.nsw.gov.au/Heritage/funding/	For projects that conserve, manage, promote and support Aboriginal heritage items listed on the State Heritage Register or an Aboriginal Place. Aboriginal Heritage places program \$20,000 to \$780,000. Next round of funding opens in October.
Community Youth and Seniors Heritage Grants	For projects that build heritage skills confidence and connections within the community, particularly our youth and seniors. Funding available: \$25,000 to \$50,000 (per project ex GST).

9. Management Strategies



9.1. Action Plan

9.1.1. Objectives

The overall concept for the Lorn Riverbank is illustrated in the masterplan (refer to Figure 8.2). The following action plan outlines the works necessary to realise this concept.

As a way to organise the management of the park, the following four objectives have been developed.

1. Improve access to the park and the Hunter River and circulation throughout the park
2. Improve opportunities for recreation within the park.
3. Enhance the aesthetics of the park in a way that complements the identity of the community and incorporates Maitland's long-term vision for the area
4. Ensure the development and use of the riverbank is sympathetic to the natural ecology and environment of the site.

9.1.2. Action Tables

These action tables present a range of management actions. They are made up of directions or guidelines, and more specific on-ground or tangible actions that will be pursued in the site's management over the coming 10 years.

Objectives, as listed, are a means to organise the strategies and actions that will shape the site in the coming years. They correlate with Council's long-term objectives and with the outcomes identified within this PoM.

The strategy column outlines the means of achieving the related objective. The management actions described include both specific on-ground or tangible actions as well as directions more of a policy, guideline or processes/ procedures nature.

The Priority column of the action tables gives an indication of both the relative importance, and preferred timing, of each action as follows.

- High - Essential to achievement of the management objectives, and warranting funding consideration until achieved.
- Medium - These actions are desirable to enhance achievement of the management objectives
- Low - These actions are useful for the overall management of the site or address issues that have longer-term impacts
- Ongoing – where the action in question will be carried out on a regular basis, or apply or continue throughout the site's management and/or the life of this Plan.

Table 9.1

Objective: Improve access to the Hunter River and the riverbank park for recreational purposes.		
Number	Action	Priority
1.1	Install new drive and parking area at RH Taylor Reserve.	High
1.2	Install new entry drive over the levee at Bowden Street.	High
1.3	Install shared pathway along the entry drive.	High
1.4	Install new parking area near the Bowden Street entry drive.	High
1.5	Install new shared pathway from Belmore Road to the Bowden Street entry.	High
1.6	Install beach access ramps.	High
1.7	Install shared pathway from Bowden Street to Sharkies Lane.	Medium
1.8	Install shared pathway from parking area to Lorn Street.	Medium
1.9	Install the riverbank ecological walk.	Medium
1.10	Create the overflow parking lawn.	Medium
1.11	Install the shared pedestrian/cycle bridge over the river.	Low

Table 9.2

Objective: Improve opportunities for recreation and community activities within the park.		
Number	Action	Priority
2.1	Install picnic facility with shade structure and BBQ at R H Taylor Reserve.	High
2.2	Install the children's play area with play equipment and adventure play.	High
2.3	Create fenced off-leash dog area including seating, shade and water.	High
2.4	Install toilet / amenities block at the Central Plaza.	High
2.5	Install the Central Plaza paving, walls and landscape.	High
2.6	Create the beach along the Riverfront.	High
2.7	Install the concrete steps and terraced lawns along the bank at the Riverfront and beach area.	High
2.8	Prepare a strategy to promote events on site and place activation.	High
2.9	Reclassification and categorising of land from operational to community and discontinue current lease for agistment on the site.	High
2.10	Seek Expressions of Interest for the provision of water based services like hiring of canoes, kayaks, paddle boards, etc.	High
2.11	Install water feature and splash pad with shade elements at Water Terrace (to be confirmed).	Medium
2.12	Install steps down to the water at conceptual Water Terrace location.	Medium
2.13	Create beach area at Water Terrace.	Medium
2.14	Install exercise equipment near the Central Plaza.	Medium
2.15	Reshape the lawn areas to create terraces between the Central Plaza and Water Terrace.	Medium
2.16	Install picnic tables around the parking and Central Plaza areas.	Medium
2.17	Install toilet / amenities block at R H Taylor Reserve.	Medium
2.18	Install sandstone blocks to create level lawn area by children's play area.	Medium
2.19	Install exercise equipment/stations adjacent to children's play area.	Medium
2.20	Investigate the possible acquisition of private properties adjoining the site including: Lots 4, 5, 6, 8, 9, 10 Sec A DP5394, Lot 70 DP456843, Lot 1 DP323698.	Medium
2.21	Construct the observation deck at the ecological area.	Low
2.22	Construct the observation deck adjacent to the shared pathway.	Low

Table 9.3

Objective: Enhance the aesthetics of the park in a way that complements the identity of the community and incorporates Maitland's long-term vision for the area.		
Number	Action	Priority
3.1	Install shrub planting around parking area.	High
3.2	Install separation device (edging, path, etc) between shrub and grass planting.	High
3.3	Maintain existing and new trees to ensure healthy trees and safety around them.	Ongoing
3.4	Establish and maintain lawn areas for recreation.	Ongoing
3.5	Inspect and maintain bank stabilisation measures.	Ongoing
3.6	Develop a maintenance program to mow the grass, edge along pathways and kerbs, trim shrubs, prune trees and maintain pathways.	High

Table 9.4

Objective: Ensure the development and use of the riverbank is sympathetic to the natural ecology and environment of the site.		
Number	Action	Priority
4.1	Install native shrubs and groundcover along the river bank in the western portion of the park.	Ongoing
4.2	Reshape the river bank east of the Water Terrace and plant native trees and shrubs along it.	Medium
4.3	Install planting buffer along the northern boundary of the park.	High
4.4	Install planting around the parking areas.	High
4.5	Install native trees and shrubs along the eastern portion of the park to re-instate the riverbank ecology of the area.	Medium
4.6	Install native trees and shrubs to increase bank stability along the river bank between the Belmore Bridge and the conceptual Water Terrace.	Ongoing
4.7	Develop a weed management strategy to replace species within site without compromising bank stability.	High

10. References



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11. Appendices



Appendix A

Lorn Riverbank Masterplan

Appendix B

Stakeholder Engagement Report

Hunter River Access Project

Lorn Riverbank

Appendix C

Lorn Riverbank

Traffic Engineering Assessment

