



**CUMBERLAND  
COUNCIL**

**Lakewood Estate Riparian Corridor**  
Plan of Management Amendment Summary  
September 2022

# Lakewood Estate Riparian Corridor

## PLAN OF MANAGEMENT AMENDMENT SUMMARY

Prepared For

Cumberland Council

By

Environmental Partnership NSW Pty Ltd

September 2022

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# 1 INTRODUCTION

The Lakewood Riparian Corridor Plan of Management (PoM) was prepared by Landscape Architectural consultants, Environmental Partnership during May to October 2017.

An amendment to the Final PoM was undertaken in August 2022 to consider the development of a Community Garden in the area of the Gateway Park space. This Amendment Summary includes the pages from the PoM that have been subject to amendment for the integration of the proposed community garden.

## Background to Amendment

The community garden was the subject of local community interest and a successful application for grant funding under the Places to Roam Program 21-22 from the NSW Department of Planning and Environment.

A concept has been developed with community input and is provided in this summary report.

The area of the Riparian Corridor that will accommodate the proposed community garden, and known as Gateway Park is currently categorised as Park under the community land categories as defined by the Local Government Act (1993) (LG Act) and Local Government (General) Regulation 2005. This amendment proposes that the categorisation of this pocket space be revised from Park to General Community Use to facilitate the use and management of the space as a community garden.

This amendment summary focusses on the relevant sections of the PoM that have been revised to facilitate this amendment and are provided on the following pages as listed in the table of contents. The text that forms part of the proposed amendment has been highlighted by underlining for ease of reference.

## Public Exhibition

This proposed PoM amendment will be placed on public exhibition in accordance with the requirements of section 38 of the Local Government Act 1993. Submissions from the community will be received, and Council will consider these submissions before adopting the PoM.

During the exhibition period, a Public Hearing will be held in accordance with Section 40A of the LG Act as a categorisation is proposed to be amended, after which a public hearing report will be provided to Council, and made available for public inspection

## 2.7 Statutory Requirements

### 2.7.2 Categorisation

The following table outlines the applicable community land categories for Lakewood Estate Riparian Corridor including the Guidelines for Categorisation as listed in the Local Government (General) Regulation 1999 Part 3 - Categorisation, use and management of community land

Category	Guidelines for Categorisation
Natural area wetland	The land include marshes, mangroves, backwaters, billabongs, swamps, sedgeland, wet meadows or wet heathlands that form a waterbody that is inundated cyclically, intermittently or permanently with fresh, brackish or salt water, whether slow moving or stationary.
Natural area watercourse	The land includes: <ol style="list-style-type: none"> <li>any stream of water, whether perennial or intermittent flowing in a natural channel, a natural channel that has been artificially improved, or in an artificial channel that has changed its course, and any other stream of water into or from which it flows;</li> <li>associated riparian land or vegetation, including land that is protected land for the purposes of the Rivers and Foreshores Improvement Act or the Native Vegetation Conservation Act.</li> </ol>
Park	The land is used or proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment on the land by others.
<u>General Community Use</u>	<u>Land that may be made available for use for any purpose for which community land may be used, and does not satisfy the definition of natural area, sportsground, park or area of cultural significance</u>

The multiple categorisations for the Lakewood Estate Riparian Corridor reflect the multiple physical conditions present and the way the community interact and use these areas. Fundamentally the categorisations underpin the core conservation role of the corridor for the community including its water management and flora and fauna habitat functions.

However within the strong character of the natural setting provided by the riparian corridor and lake, there are several defined opportunities for community recreation and other use. These are all linked together by the shared access system which connects each of the park recreation areas and traverses the Natural Area Watercourse.



Figure 2.8 Uses including access and circulation  
 Source: Former CSIRO Site, Pemulwuy Precinct Plan 2007



Figure 2.9 Proposed Categorisations



### 2.7.3 Core objectives for community land management

The following core objectives from the Local Government Act 1993 clauses 36E-N guide the management of community land by Councils.

Category	Core Objective
Natural area wetland	(a) to protect the biodiversity and ecological values of wetlands, with particular reference to their hydrological environment (including water quality and water flow), and to the flora, fauna and habitat values of the wetlands, and (b) to restore and regenerate degraded wetlands, and (c) to facilitate community education in relation to wetlands, and the community use of wetlands, without compromising the ecological values of wetland
Natural area watercourse	a) to manage watercourses so as to protect the biodiversity and ecological values of the in stream environment, particularly in relation to water quality and water flows, and (b) to manage watercourses so as to protect the riparian environment, particularly in relation to riparian vegetation and habitats and bank stability, and (c) to restore degraded watercourses, and (d) to promote community education, and community access to and use of the watercourse, without compromising the other core objectives of the category
Park	(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management
<u>General Community Use</u>	a) <u>promote, encourage and provide for the use of the land</u> b) <u>provide facilities on the land, to meet the current and future needs of the local community and of the wider public:</u> <ul style="list-style-type: none"> <li>• <u>in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and</u></li> <li>• <u>in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).</u></li> </ul>

### 3.5 Access and Circulation

#### 3.5.1 Recreational Access

The corridor is noted on Councils Bikeways planning as being integrated on north south off road corridors and can link to the west via Prospect Hill and Prospect reservoir to the Western Sydney Parklands corridor. Development of the reserve by the estate developer has provided a reasonable level of facilities although the proposed loop shared path has only been developed down the east side of the corridor and linking across Niljong Drive towards the M4. The continuation of the loop path around the northern edge of the lake and along the western foreshores was a recommendation of the undertaken in 2018.

### 3.6 Grassed recreation areas

Original planning for the open space area identified three maintained grassed areas (refer Figure 3.2 below):

1. Gateway Park
2. Eastern Picnic Area
3. Small area to west foreshore adjoining weir walkway near Warin Avenue

In development of the reserve several additional zones of maintained grass have evolved:

4. Western Foreshores
5. North Dam wall
6. Barabara crescent / Niljong Drive verge south
7. North Floodway



Figure 3.2 Current maintained grassed areas

The retention of grassed areas should be based on their community benefit and use. A review of the areas through the plan of management and including input from the community workshops has identified the following recommendations for maintained grassed areas:

#### **Areas to be retained / refurbished**

1. Gateway Park: Limited use due to sunken position. Re-purpose as Community Garden to activate the space and complement range of activities and community benefits available to the community on the broader site.
2. Eastern picnic area: Part of the original planning concept for the riparian corridor. Developed to date with support facilities and well used by the community
- 3&4 Western Foreshore: Major part of west foreshore was earmarked on original planning concept as vegetated. Preferred to be maintained by community as maintained grass foreshore with a vegetated lake edge.

#### **Areas to be transitioned to vegetated**

- 5 Northern Dam Wall  
Grassed area was not part of the original planning concept for the riparian corridor . Has limited potential for community use as maintained grassed area.
6. The maintained grass margins to the western side of the southern corridor create an ongoing demand for mowing and are of limited recreational value. Recommended to be transitioned to native grasses.
7. North Floodway  
Part of the original planning concept for the riparian corridor although smaller. Community use is limited by flood potential- Recommended to be transitioned to native revegetation but retain small area of maintained grass with seating at corner recognising growing population and ease of access from street.

### 3.7 Provision of Facilities

#### 3.7.4 Community Garden

It is recommended to re-purpose the Gateway Park space as a Community Garden. The proposal can bring greater activation and surveillance to this sunken park area and provide active usage of an area visually separated from the Lakewood water body. Facilities are proposed to include:

- Structured raised garden beds with wicking bed watering system
- Accessible garden beds
- Storage shed
- Palisade fence for night-time security
- New vehicular cross over to Miles Crescent for maintenance access to garden
- Indigenous native planting beds for growing of bush foods and connecting to local First Nations heritage
- Run irrigation off existing drinking fountain and tap
- Refurbish existing picnic shelter and picnic table – review potential for night lighting with sensor
- Refurbish existing pergola and seating
- Retain existing sculptures
- Provide 3 materials storage bays

### 3.8 Health & Safety Issues

#### Use of Gateway park

The Community Stakeholder Forum identified that use of the gateway park area may be affected by its isolated visual relationship to adjoining streets and resultant lack of passive surveillance. It is recommended to re-purpose the space as Community Garden to activate the space and complement the range of other activities and community benefits available to the community on the broader site. These include building community spirit, and providing activities for the elderly and less mobile

### 3.12 Maintenance

#### 3.12.4 Community Garden

The Community Garden will be managed by a Community body to facilitate use of the garden by registered participants. Council will resource and assist with day to day maintenance and labour resources to implement maintenance will be provided by Community Garden members.

The management of the community garden will be subject to a license agreement or other form of operational agreement as seen as appropriate by Council.

The license or operational agreement conditions may include (but not be limited to) the following

- a. The Community body will manage the gardens in a fair and equitable manner for the benefit of the community at large compatible with the arrangements for other community gardens within the Cumberland Council area
- b. The perimeter of the community garden will be fenced to protect the garden from theft and vandalism after hours.

- c. The garden will have set opening hours for the week and weekends compatible with the arrangements for other community gardens within the Cumberland Council area
- d. The general public will be able to access the gardens during those open hours for passive recreational purposes which do not disrupt the operation of the garden
- e. Registered community garden participants will be able to access the garden after normal opening hours
- f. Council will make a contribution to the ongoing operations and maintenance of the facility compatible with the arrangements for other community gardens within the Cumberland Council area
- g. The Community body will be responsible for the maintenance of the gardens in a neat and tidy condition
- h. The garden will be managed to prevent garden escape of any non native food plants into the riparian corridor.



Figure 4.1 Concept Masterplan



Figure 4.3 Community Garden Concept

## 4.2. Management Structure

### 4.2.1 Cumberland Council

- Responsible for planning, development and management
- Budget allocation for development and maintenance
- Allocation of resources (financial, human and physical) for effective development
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities
- Maintenance of grassed area, planted areas and associated facilities.
- Establishment guidance and monitoring of community garden Community management body

### 4.2.2 The Community

- Report maintenance requirements and vandalism to Cumberland Council
- Liaison with Council regarding use
- Written requests and proposals to Council for development or upgrading of facilities and submitted to Council for consideration.
- Establish Community Body to manage community garden under Council guidance and in accordance with Councils requirements

## 4.4 Priorities

### 4.4.1 High priority (short-term)

- Stage 1 capital works improvements with current funding
- Safety issues where there is high probability of injury occurring
- Work needed to ensure the essential function of the reserve is not compromised
- Work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, vegetation pests and diseases.
- Develop community garden license conditions in line with other compatible facilities in the Cumberland Council area
- Establish community garden Community management body
- Implement Community Garden to facilitate use of external grant funding

## 4.6 Action List

### 4.6.1 Lakewood Estate Riparian Corridor

*Summary of amendments / additions only – refer to PoM for full listing of current action plan items*

No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
<b>0.0</b>	<b>Planning &amp; Management</b>				
0.11	<u>Establish Community Body to manage community garden under Council guidance and in accordance with Councils requirements</u>	H	CC	Community body established and operational	P
<b>1.0</b>	<b>Site Facilities</b>				
1.8	<u>Develop community Garden with required support facilities</u>	H	CC	<u>Increase in park use and security</u>	P
<b>2.0</b>	<b>Landscape / Open space</b>				



No.	ACTIVITY	PRIORITY	RESPON SIBILITY	PERFORMANCE INDICATOR	STATUS
<u>2.8</u>	<u>Develop Community Garden in Gateway Park space</u>	H	<u>CC</u>	<u>Increased use and benefit from space</u>	<u>P</u>
<b>3.0</b>	<b>Access &amp; Circulation</b>				
3.1	Extend shared path from north dam wall lookout deck west below dam wall and around the western foreshores of the lake as per item 0.2	H	CC	Path Loop implemented	<u>C</u>
3.2	Provide pedestrian path link from Barbara Cres to Butu Wargan Drive along verge of Nijong Drive	H	CC	Path access implemented	<u>C</u>
<b>4.0</b>	<b>Maintenance</b>				
<u>4.8</u>	<u>Maintenance of community garden – formalise arrangements and responsibilities for maintenance as part of community garden license or operational agreement and implement</u>	H	<u>CC</u>	<u>Effective involvement by community Maintenance costs monitored</u>	<u>O</u>

#### 4.7 Staffing

The park will be maintained by Council staff undertaking rolling maintenance for parks as defined by operational plans. Council will establish a Community Body to manage and maintain the community garden under license or operational agreement and in accordance with Council guidance and requirements.

#### 4.9.2 Existing and proposed usage agreements (leases, licences and other estates)

Existing usage agreements: There are no existing leases for Lakewood Estate Riparian Corridor

Proposed usage agreements: Community Garden - license or operational agreement for management and maintenance of community garden area in accordance with license conditions and requirements

3 Record of Advertisement

To be added.

4 Results of the Public Hearing and Exhibition

To be completed following public exhibition.

6 Recommendations.

To be completed following public exhibition.



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