



Edmondson Regional Park

Statement of Interim Management Intent

January 2008

Department of Environment & Climate Change NSW




LANDCOM

Prepared by

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1 FOREWORD

This document has been jointly prepared by the NSW Department of Environment and Climate Change (DECC), and Landcom, to serve as the basis for management of the proposed Edmondson Regional Park, prior to the development and adoption of a formal plan of management.

The endorsement of this document by our organisations represents our mutual recognition that the proposed Edmondson Regional Park will represent, and provide, a heart to the broader Edmondson Park development and the future community of this area.

Both DECC, and Landcom recognise the need to engage that community as early as is practicable in the process of defining and managing the regional park spaces, and to maintain that engagement as the park develops and serves the members of the community. This document represents the first step in both the management of the proposed park areas as well as in the engagement of the Edmondson Park community.

We commend this Statement of Interim Management Intent to the community of Edmondson Park, and the region. We invite comment on this first draft of the document, and commit our organisations to realising the vision identified for this place.



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2 INVITATION TO COMMENT

This draft Statement of Interim Management Intent has been developed jointly by the NSW Department of Environment and Climate Change and Landcom.

Comments on the draft are invited from interested members of the community.

Submissions should be addressed to:

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3 ACRONYMS

Table 1 List of acronyms used in the SIMI

Acronym	Full name
DECC	Department of Environment and Climate Change
DEW	Commonwealth Department of Environment and Water Resources
DoD	Commonwealth Department of Defence
DoP	Department of Planning
EPA	Environment Protection Authority
EPBC Act 1999	<i>Commonwealth Environmental Protection Biodiversity Conservation Act, 1999</i>
NPWS	National Parks and Wildlife Service
NPW Act 1974	<i>NSW National Parks and Wildlife Act, 1974</i>
PoM	Plan of management
RAP	Remediation action plan
RFS	NSW Rural Fire Services
SIMI	Statement of Interim Management Intent

4 EXECUTIVE SUMMARY

This Statement of Interim Management Intent (SIMI) lays the foundation for the creation and management of the proposed Edmondson Regional Park.

The Edmondson Park release area was identified in May 2000 as part of the 2,500 hectare Hoxton Park release area corridor, intended to provide residential development in Western Sydney. A 150 hectare portion of the site has been set aside as a regional park, as defined by the *National Parks and Wildlife Act, 1974*, and is currently known as the 'Edmondson Regional Park'.

The vision for Edmondson Regional Park is for a world class and sustainable park that will form the heart of the new residential community. It is anticipated that the areas of bushland and open space will provide an exceptional resource delivering highly valued community and environmental outcomes.

This document provides the interim management framework for the park by the Department of Environment and Conservation (DECC), in cooperation with Landcom. The SIMI sets out a values-driven basis of management that will direct preparation of management for the park.

Our goal is to deliver a park with the following key values:

- A sense of community ownership by local and regional communities.
- Exceptional natural environmental outcomes.
- Exceptional heritage outcomes.
- Exceptional urban/natural interface outcomes.
- Community well being and enriching of community lives.
- Governance reflecting stakeholder aspirations.
- Sustainable financing.

In taking forward the planning of park management, a number of management challenges will also need to be addressed. These include issues such as environmental impact of development, bushfire management, assuring community connectivity, capacity management, security and financial management. The SIMI identifies these challenges and proposes an approach for responding to them in the planning process.

The SIMI is intended to communicate the intentions of DECC and Landcom for the regional park to other government agencies, stakeholders, and the community in general. It is a live document that will benefit from stakeholder feedback on management directions for this exciting new environmental, and community facility.

5 A VISION FOR EDMONDSON REGIONAL PARK

Our vision for the Edmondson Regional Park is of a world class and sustainable regional park that will enhance the lives of the Edmondson Park community, as well as protect and enhance the important environmental and cultural heritage qualities of the area. Its long-term viability and good management will be assured through access to a sustainable funding base. This will be achieved through delivering;

Social outcomes

- Edmondson Regional Park will provide a heart for the community that enriches lives and ensures community well being. It will deliver connectivity across several dimensions.
 - An urban and natural environment interface.
 - An ecological connectivity between landscape spaces.
 - A space for social connectivity among the community.
- Edmondson Regional Park's governance will promote strong community ownership, and reflect:
 - Integration of decision making across stakeholder groups.
 - Multi-agency involvement in establishing and monitoring the management of the park.
 - Public and private engagement in delivery of benefits.

Environmental outcomes

It will deliver exceptional conservation, cultural heritage and urban outcomes.

- The park will not exist on its own, as it will be an integrated and complementary component of the broader Edmondson Park release area. Achieving this will require a significant level of cooperation between DECC, and Liverpool (LCC), and Campbelltown City Councils (CCC).
- The integration of urban and open spaces will provide a secure environment for community enjoyment of the park.

Economic outcomes

- The park's long-term viability and management will be based on a sound, sustainable, funding mechanism.

6 OVERVIEW

6.1 The context of this plan

The Edmondson Park release area was identified in May 2000 as part of the 2,500 hectare Hoxton Park release area corridor, intended to provide residential development in Western Sydney (Figure 1).

In 2005, a 150-hectare (approximately) portion of the site was the subject of a cabinet decision regarding future management. The result was an agreement between the former Minister for Planning and Infrastructure Craig Knowles, and the Minister for Environment Bob Debus, to retain and manage this portion of the site as a regional park, as defined by the *National Parks and Wildlife Act, 1974*. This portion of the site is now referred to as the 'Edmondson Regional Park'.

Edmondson Regional Park is located within two local government areas, Liverpool and Campbelltown City Councils in southwest Sydney. Multiple landowners, including the Department of Defence and Landcom, currently own the land.

This Statement of Interim Management Intent (SIMI) has been developed as part of a broader plan of management to enable the delivery of successful management of the Edmondson Regional Park. The purpose of this document is to provide strategic direction for the management, transfer of ownership and the future maintenance of the park. This plan aims to bring together the vision, values and the requirements of each of the stakeholders and ultimately provide a tool for the management, and maintenance of the parkland in south western Sydney. As such, this document has been prepared in consultation with Landcom, the Department of Environment and Conservation (DECC), the Department of Defence (DoD), Liverpool City Council (LCC), and Campbelltown City Council (CCC).

6.2 Approach to this plan

The preparation of the Edmondson Regional Park SIMI has been directed by a values-based approach. A values-based approach to developing a plan ensures the principle attributes are identified, retained, managed, and enhanced. The aim of this approach is to continually add value to these attributes through delivering desired outcomes and long term, to provide an asset that is valued and enjoyed by the community.

This approach is guided by a vision for the site, focuses on the site's values and clearly identifies management directions (desired outcomes) of concern to the site's stakeholders. The benefit of values-based planning is that it requires stakeholders to step back and take a broad perspective, in lieu of focusing on day-to-day problems, and issues.

This methodology is the preferred approach to the preparation of the Edmondson Regional Park SIMI, as it will deliver a management framework based on a long term vision for the site, while simultaneously ensuring that the legislative requirements, principles and objectives of DECC for a regional park are addressed and met.

6.3 Relationship between management documents

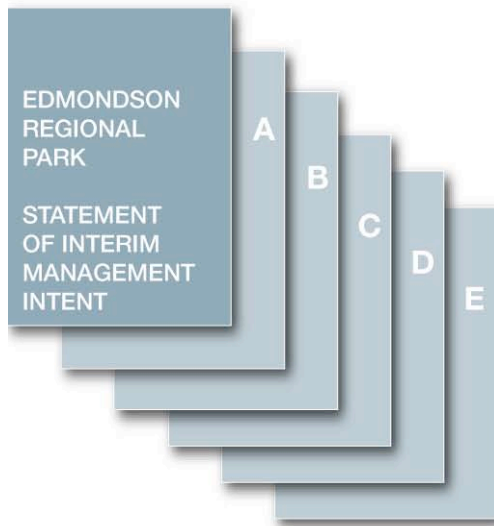


Memorandum of Understanding (MoU)

This document establishes the relationship between DECC and Landcom. The MOU expresses a shared vision for Edmondson Regional Park, and confirms common values that both parties share as the basis for their approach to managing the park.

Statement of Interim Management Intent (SIMI)

The SIMI provides the direction for the interim period of management of the regional park prior to the park's formal gazettal.



Part A: Management framework

- Outlines the legislative framework under which the park will operate.
- Establishes the regional and local, environment and social context of the park.
- Confirms management values, threats and challenges, as well as interim responses.

Part B: Management approach

- Turning the agreed management values into management guidelines to deliver desired outcomes.

Part C: Scheme of operations

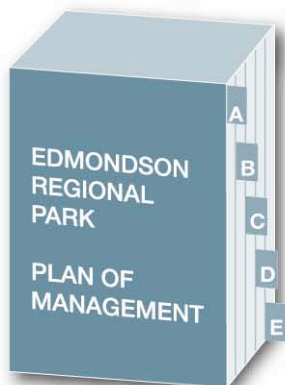
- Outlines a practical approach for the implementation of the framework and strategies.

Part D: Masterplan

- The interpretation of the park's management approach and operations have been utilised into the development of a Concept landscape masterplan for the regional park.

Part E: Financial model

- The monies needed for the delivery of the regional park to allow it to meet the outcomes established in this SIMI.



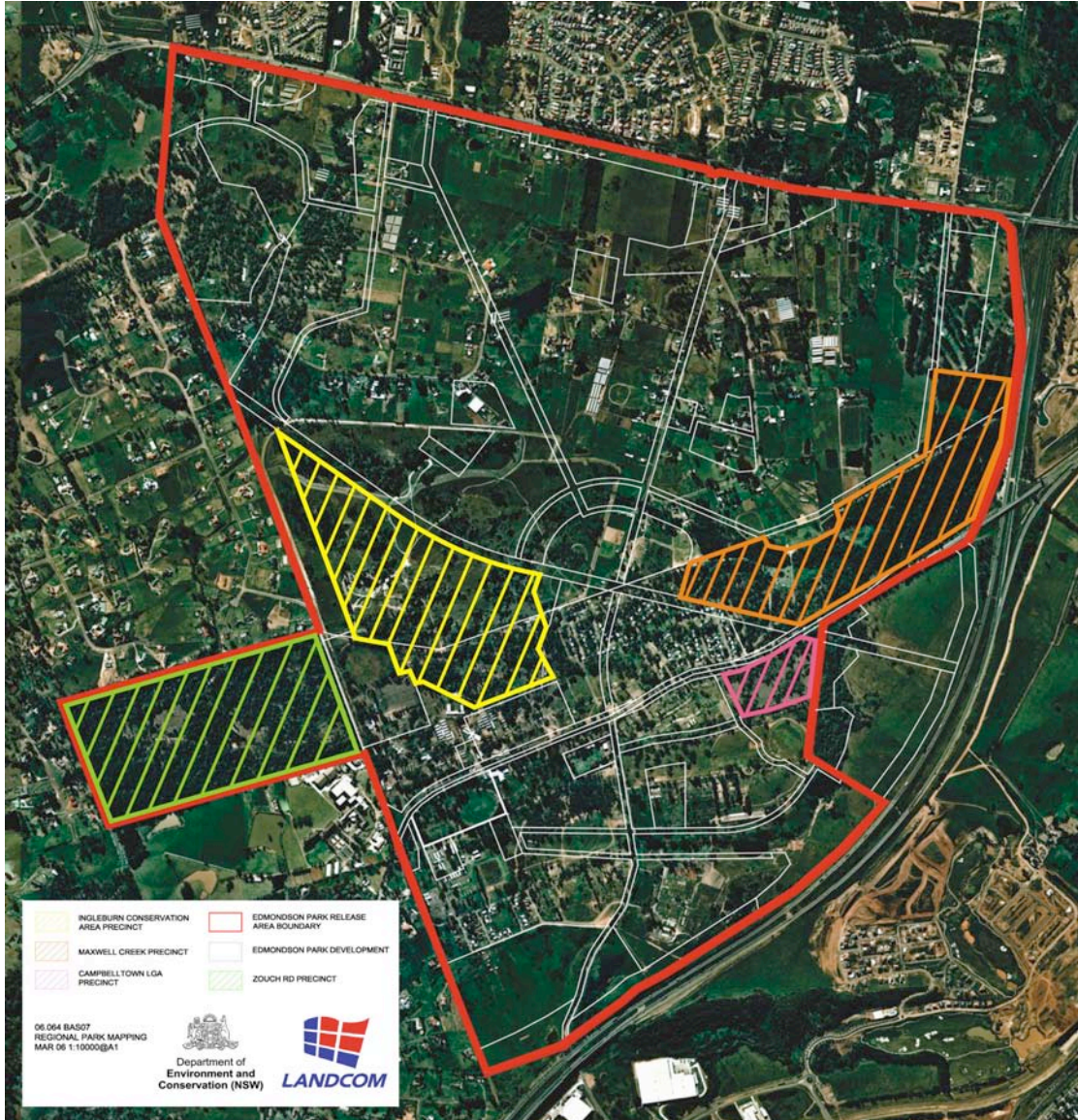
Plan of Management (PoM)

The PoM will outline the management of the park following the gazettal, when ownership of the park will pass to DECC. The PoM will inform DECC's ongoing management structures, and policies for the parks' future.

6.4 Relationship to other planning documents

The relationship of this document to other important planning documents and policies is detailed in Section 7.

Figure 1 Edmondson Regional Park, as part of the Edmondson Park release area



6.5 Stakeholders of this plan

As this SIMI is the first component of the broader plan of management for the Edmondson Regional Park, a number of stakeholders have been identified for consultation in the development of the document. These include the DoD and Landcom as the current owners of the majority of land intended to become Edmondson Regional Park, DECC as the future owner, and manager of the park, and Liverpool and Campbelltown City Councils as approval authorities for the development of lands within their respective municipalities.

6.6 How to use this document

This Statement of Interim Management Intent (SIMI) provides the broad, general requirements, for interim management of Edmondson Regional Park. These will be more fully developed and detailed in the formal plan of management. The plan of management for the Edmondson Regional Park will be structured in four parts, and this SIMI has been prepared to reflect this structure. The various components are:

Part A: Management framework

Part A of this SIMI outlines the proposed management framework for the Edmondson Regional Park. It includes a review of the legislation, policies, guidelines, and management documents that relate to the Edmondson Regional Park. It also describes the current situation of the proposed park within the context of the Edmondson Park development, including land use zonings. Importantly, it builds on the vision for Edmondson Regional Park, to identify core regional park values, and from these, key management directions for the park.

Specific management challenges, and threats to the park that need to be addressed in the plan are also identified.

Part B: Management approach

This section outlines the approach to maintain and enhance each of the key values for the park identified in the SIMI. This section will also confirm the key interim management actions to be undertaken.

Part C: Scheme of operations

The scheme of operations section of a plan of management outlines the overall operation and maintenance plan for the Regional Park. It leads on from the values and management approach identified in parts A and B. The SIMI provides information on the proposed scheme of operation for the park, however, it is brief on these matters, as planning for the park is at an early stage.

The full development of this section, including detailed descriptions of the funding mechanisms, maintenance programs, facilities, visitor opportunities, information needs, and the other uses for the Regional Park, will take place within the context of the development of the fuller Plan of management. The scheme of operations will be guided by the principles and objectives identified within the *National Parks and Wildlife Act, 1974*.

Part D: Masterplan

This section contains the Concept Landscape Masterplan and Report prepared by Hassell Ltd (October, 2006) for the Edmondson Regional Park. The interpretation of the regional park's management strategies and operations have been utilised in the development of this plan.

Part E: Financial model

The financial model contains a description of the model developed for the delivery of the achievement of the management principles for the Edmondson Regional Park.

Appendices

The SIMI contains the following appendices:

- **Appendices A, B, and C.** These contain supporting information, including a glossary of terms, references, and a table summarising how the SIMI document satisfies the objectives for a regional park in accordance with the requirements of the *National Parks and Wildlife Act, 1974*.

7 THE LEGISLATIVE AND POLICY FRAMEWORK

This section details the statutory legislative, and policy framework for the preparation of the Statement of Interim Management Intent for the Edmondson Regional Park.

7.1 Preparing a plan under the *National Parks and Wildlife Act, 1974*

The Edmondson Regional Park will ultimately be managed in accordance with a plan of management prepared under the requirements of the *National Parks and Wildlife Act, 1974* for 'regional parks'. This Act prescribes a framework for management of a regional park, the preparation of a plan of management, and the management, and operations components for the plan. Section 7.2 details the specific requirements of the Act in relation to management principles for inclusion in the preparation of this SIMI, and the overall plan of management, for the Edmondson Regional Park.

7.2 DECC management principles and objectives

As a regional park, Edmondson Regional Park will be administered in accordance with a plan of management prepared under the *National Parks and Wildlife Act, 1974*. This Act sets out principles for the establishment, and management of a regional park, detailed specifically in Part 4, Division 2 Section 30H of the Act.

The purpose of reserving land as a regional park is to identify, protect and conserve areas in a natural or modified landscape that are suitable for public recreation and enjoyment so as to enable those areas to be managed in accordance with subsection (2) of this section of the Act.

These principles are used to guide the development of a regional park, and to ensure the parks purpose is to identify, protect and conserve areas in a natural or modified landscape that are suitable for public recreation and enjoyment.

These principles include:

- The provision of opportunities in an outdoor setting, for recreation and enjoyment in natural or modified landscapes.
- The identification, interpretation, management and conservation of the park so as to maintain and enhance significant landscape values.
- The conservation of natural and cultural values.
- The promotion of public appreciation and understanding of the regional park's natural and cultural values.

- Provision for sustainable visitor use and enjoyment that is compatible with the conservation of the regional park's natural and cultural values.
- Provision for the sustainable use (including adaptive reuse), of any buildings or structures or modified natural areas having regard to the conservation of the regional park's natural and cultural values.

The SIMI, and in due course the plan of management, should ensure that the above are taken into consideration in the management of the Edmondson Regional Park.

More specifically, Part 4, Division 2 Section 30H of the Act also sets out a number of objectives and elements for the content of a plan of management for a regional park (s.72AA), and are outlined in Appendix A.

7.3 Other relevant legislation

While the *National Parks and Wildlife Act, 1974* is the principle legislation governing the preparation of the Edmondson Regional Park plan of management, a number of other Commonwealth and state legislation are relevant to the preparation of this document. These are summarised below in Table 2.

Table 2 Other relevant legislation

Legislation	Purpose	Implications
<i>Environmental Protection and Biodiversity Conservation Act, 1999</i> (Commonwealth)	This act allows for the protection and conservation of biodiversity and heritage items of national significance. Cumberland Plain Woodland, a key vegetation community found in the Edmondson Park release area, is listed as an endangered ecological community under this act.	As Edmondson Regional Park contains areas of Cumberland Plain Woodland the plan will need to provide for the management of this endangered ecological community, under this act. The act also allows DEW to impose conditions or restrictions on items of national significance within the park, including Cumberland Plain vegetation and items of Commonwealth heritage value. These requirements may bind future owners of the site, with respect to conservation and maintenance of the relevant items.
<i>Environmental Planning and Assessment Act, 1979</i>	The act is the primary land use and planning instrument in NSW. This Act guides the planning, coordination, management, development and conservation of natural and artificial resources within NSW.	This Act guided the preparation of amendments to LEPs and new development control plans for both Liverpool and Campbelltown City Councils in relation to the Edmondson Park release area, of which the Edmondson Regional Park forms a part. This act also provides for the impact of all actions to be assessed.
<i>Local Government Act,</i>	This act provides the framework for local government management in NSW. Both	This act informed the preparation of both amendments to LEPs and the new

Legislation	Purpose	Implications
1993	Liverpool and Campbelltown City Councils are administered under this act and utilise this act as a basis for governance within their local areas.	development control plans for the park by both Liverpool and Campbelltown City Councils.
<i>Noxious Weeds Act, 1993</i>	The objectives of the Noxious Weeds Act are to identify which noxious weeds require control measures, identify control measures suitable to those species and to specify the responsibilities of both public and private landholders for noxious weed control.	The Act will provide guidelines for the landowners and managers of Edmondson Regional Park for the control of noxious weeds within parklands and along roads.
<i>Threatened Species Conservation Act, 1995</i>	Administered by the DECC, the aims of this act are to prevent, protect and conserve those threatened, endangered or vulnerable species, populations and ecological communities, through the adoption of measures involving cooperative management.	As Edmondson Regional Park contains areas of Cumberland Plain Woodland the plan will need to provide for the management of this endangered ecological community, under this act.
<i>Heritage Act, 1977</i>	Administered by the NSW Heritage Office, this Act establishes a system for the identification, protection, conservation, and management of non-indigenous heritage items within NSW.	Studies have confirmed that Edmondson Regional Park contains no significant items of non-Aboriginal heritage.
<i>Rural Fires Act, 1997</i>	This act is administered by the NSW Rural Fire Service. The act's aims include the prevention, mitigation, and management of bush fires within local government areas in the state, particularly in relation to the protection of communities and their assets.	Edmondson Regional Park is likely to contain significant stands of vegetation in close proximity to proposed residential development within the greater Edmondson Park. The provisions of this act will guide elements of development within the Edmondson Park release area, and also the fire management within the regional park.

7.4 Other planning and policy instruments

This section outlines the other planning and policy instruments, which are relevant to the preparation of this SIMI, and the implementation of the plan of management. This SIMI has been prepared as the first component of the overall Edmondson Regional Park Plan of management. This document will also form part of the planning documentation relating to the greater Edmondson Park release area.

These other planning and policy instruments include:

- *Department of Planning Metropolitan Strategy and the Planning Report for the Southwest Growth Centre, Structure Report, 2004.*
- *Campbelltown (Urban Area) Local Environmental Plan 2002 Amendment No 12 (Edmondson Park).*
- *Liverpool Local Environmental Plan, 1997.*
- *Liverpool City Council Edmondson Park Development Control Plan Template, 2006.*
- *Campbelltown City Council Edmondson Park Locality Development Control Plan Template, 2005.*
- *Campbelltown Section 94 Contributions Plan 2005 and the Liverpool Contributions Plan, 2001.*
- *State Environmental Planning Policy No. 19 – Bushland in Urban Areas (SEPP 19).*
- *State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44).*

The relationships of this SIMI to the above documents are outlined in Table 3 below.

Table 3 Other planning and policy instruments

Planning and policy instruments	Purpose	Implications
<i>DoP Metropolitan Strategy and the planning report for the southwest growth centre, Structure Report 2004.</i>	DoP has prepared, as part of the Metropolitan Strategy, a Planning Report and Structure Reports for the southwest growth centre. These documents provide guidelines for how the area will work in terms of housing densities, commercial development and transport.	The Edmondson Park release area has been identified in the Metropolitan strategy as a new release area for sustainable urban development.
<i>Campbelltown (Urban Area) Local Environment Plan 2002 (Amendment No 12) (Edmondson Park).</i>	The aims of this amendment to the LEP is to establish the Edmondson Park release area Precincts, and to identify suitable land within the release area for conservation, open space, residential and commercial development purposes.	Edmondson Regional Park is identified within the LEP as an area for the purposes of: <ul style="list-style-type: none"> ▪ Conservation. ▪ Community amenity. ▪ Recreation.
<i>Liverpool Local Environment Plan 1997 (Amendment No. 83).</i>	Provisions in the LEP establish the Edmondson Park Smart Growth Precinct, and identifies suitable land uses for the release area including conservation, open space, residential and commercial development purposes.	Edmondson Regional Park is identified within the LEP as an area for the purposes of: <ul style="list-style-type: none"> ▪ Conservation. ▪ Community amenity. ▪ Recreation.
<i>Liverpool City Council Edmondson Park Development Control Plan Template 2006.</i>	This DCP template has been prepared by LCC to guide development and locality planning in the Edmondson Park release area. This plan aims to deliver specific high quality urban design as well as other architectural and landscape outcomes at Edmondson Park.	The requirements of this DCP template will be applicable to Edmondson Regional Park.

Planning and policy instruments	Purpose	Implications
<i>Campbelltown City Council Edmondson Park Locality Development Control Plan Template 2005.</i>	This DCP template has been prepared by CCC to guide development and determine development applications in the Edmondson Park release area. This plan aims to deliver specific high quality urban design as well as other, architectural and landscape outcomes at Edmondson Park.	Edmondson Regional Park lies within Campbelltown City Council's boundary and therefore the requirements of this DCP template will be applicable.
<i>Campbelltown Section 94 Contributions Plan 2005 and the Liverpool Contributions Plan 2001.</i>	These contributions plans are made under section 94 of the <i>Environmental Planning and Assessment Act, 1979</i> . They enable Council to levy contributions from a developer for public amenities that are required as a result of a development. The plans detail infrastructure works and the costs of delivering these.	These plans will provide for developer funded infrastructure and park embellishments in areas external to the proposed regional park. The timing of these items, and the related availability of funding for their provision, may have an influence on the future staging of works in the regional park.
<i>State Environmental Planning Policy No. 19 – Bushland in Urban Areas (SEPP 19)</i>	This policy has been developed to protect and preserve bushland within urban areas where these have particular natural, aesthetic, recreational, educational and scientific values. The policy aims to protect the remnants of vegetation communities that were once characteristic of land within urban areas. It also aims to retain bushland parcels so that existing plant and animal communities survive in the long term.	Edmondson Regional Park contains significant vegetation adjacent to areas designated for urban development, including such areas as the residential housing zones and the town centre.
<i>State Environmental Planning Policy No. 44 – Koala Habitat Protection (SEPP 44)</i>	This policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas and prevent a decline in their numbers.	Studies undertaken to date have not identified the presence of koala populations at Edmondson Park.

7.5 Other relevant planning documentation to guide management

This section outlines some other relevant documentation, relevant to the preparation of the SIMI and implementation of the plan of management.

Planning for bushfire protection: a guide for councils, planners, fire authorities, developers and home owners

This guideline was originally jointly prepared by the NSW Rural Fire Service and the former planningNSW. It has recently (2007) been updated and provides advice for bushfire protection strategies for new or infill development adjacent to bushfire prone areas and protecting these areas from the potential adverse effects of a bushfire event.

This document compliments the requirements of the NSW planning system and the NSW Rural Fires Act 1997, in providing guidance in the establishment of asset protection zones, access trails, and initiatives for infrastructure protection and maintenance in areas adjacent to bushland.

The document is particularly important to the management and maintenance of the Edmondson Regional Park, as this area will be adjacent to urban residential development and the new town centre.

Fire management plan Ingleburn Defence land

The Fire Management Plan Ingleburn Defence Land, Department of Defence (2002), has been prepared by Bushfire and Environmental Services Pty Ltd for Property Disposals, Department of Defence. The Plan was developed to provide guidance for fire management activities at the Ingleburn Defence site (the 'Site') for the years 2002 / 2003 to 2006 / 2007, particularly within two planning areas being the remnant bushland west of Zouch Road, and the remnant bushland north of Campbelltown Road and East of Ingleburn Village.

Recovering bushland on the Cumberland Plain: best practice guidelines for the management and restoration of bushland

Conservation of the biodiversity of remnant Cumberland Plain communities is a planning priority as this vegetation community is one of the most threatened in NSW. Due to past clearing, only 13% of the original community area remains intact, with an additional 15% remaining as scattered trees with some native under storey. The Cumberland Plain is composed of 13 different ecological communities, of which 12 have been listed as endangered under the Commonwealth *Environmental Protection and Biodiversity Conservation Act, 1999*.

The NSW Government's aim is to reduce the loss of biodiversity and achieve a positive gain in the extent and condition of bush on the Cumberland Plain, so as to commence 'recovery' of these ecological communities. The government's vision for managing and recovering the unique bushland communities of the Cumberland Plain is to create a network of restored bushland, on both private and public property. This vision is also identified in the Cumberland Plain endangered ecological communities recovery plan prepared by DECC.

This guideline provides advice to land managers who have remnants of Cumberland Plain bushland on their properties. It will provide guidance to councils and other land managers on the restoration of these communities within rural and urban lands. As Edmondson Regional Park contains significant remnants of this vegetative community, this guideline is relevant to the management of the parklands, and this SIMI.

Bringing the bush back to western Sydney

This document has been prepared by DoP in collaboration with the Australian Association of Bush Regenerators, and contains guidelines for restoring vegetation in degraded woodland in western Sydney. It aims to be of practical assistance to those managing or undertaking restoration of the endangered ecological communities. It is primarily about the Cumberland Plain Woodland and contains information on a variety of techniques for bush regeneration. It may also be used to inform management actions to be identified in the Edmondson Regional Park plan of management.

8.1 Location, precincts and zoning

Location and regional setting

Edmondson Regional Park is located within two local government areas, Liverpool and Campbelltown City Councils in southwest Sydney approximately 40 km from the city CBD.

The park is bounded by the south western freeway (M5 motorway) and Campbelltown Road to the east, and by Denham Court to the west. Nearby suburbs include the communities of Liverpool and Campbelltown. The release area was identified to provide residential development in this area in line with the Hoxton Park release area corridor.

Edmondson Regional Park surrounds the area intended to be developed as the Edmondson Park town centre and those areas intended for high to medium residential density development. This parkland area is a 150-hectare site and the subject of this SIMI.

The land is currently owned by multiple landowners, including the DoD and Landcom. The DoD currently occupies the Ingleburn Army barracks (see Figure 3 for landownership).

Liverpool local government area precincts

The Edmondson Regional Park consists of three precincts that fall within the Liverpool local government area (LGA). Each is zoned *8 (b) National parks and nature reserves* in the Liverpool Local Environmental Plan 1997. An important feature of these spaces is that while they are not contiguous with respect to each other, they are linked by, and in some areas surround, a series of local open spaces zoned 6(a). These 6(a) lands will be the management responsibility of Council.

The management of the 6(a) lands by Council, and the Edmondson Regional Park precincts by DECC, will require a high level of complementarity and coordination if investment of management resources is to deliver optimal outcomes for each individual area, and the complex as a whole.

Zouch Road precinct (ZR)

This precinct represents the western-most area of the regional park, and it lies west of Zouch Road. It is a relatively steep, rectangular block with high natural environment values, including good quality remnant Cumberland Plain Woodland habitat. It is well suited to a primary objective of nature conservation. Future recreational activities in this area of the region are likely to be of a passive rather than active nature.



Ingleburn Conservation Area precinct (ICA)

The broadly triangular Ingleburn conservation area precinct, lies to the east of Zouch Road, but still at the western margins of the Edmondson Park release area. The land has been significantly cleared, and its previous military use mean that contamination issues are likely to need addressing as a matter of priority in this precinct. While it contains some areas of remnant woodland, it's relatively open/cleared character, and moderately undulating landscape lend it to a primary use for a mix of active and passive recreation.



Maxwell Creek precinct

The dominant feature of this precinct is its alignment with a significant length of the Maxwell creek watercourse. As a consequence, it is characterised by significant vegetation, and provides important environmental functions in protecting and securing the watercourse corridor, and assuring water quality outcomes on the site. The watercourse itself is an important source of connectivity for water flows and vegetation habitats in Edmondson Park. It is a significant feature of the eastern areas of Edmondson Park. The precinct is suited to a combination of nature conservation and recreational outcomes (passive and active). The latter could be sensitively planned to take advantage of the creek and vegetation features of this precinct.



Campbelltown LGA precinct

One precinct of the regional park lies within the Campbelltown LGA and is zoned 8 (b) *National parks and nature reserves* in the Campbelltown (Urban Area) Local Environment Plan 2002 (Amendment No. 12). This Campbelltown precinct is physically separated from the Maxwell Creek precinct by a proposed transport corridor (South West Rail Link).



The landscape of this precinct is relatively open with an agricultural character. It's future physical isolation and separation from the other park precincts provides an opportunity to develop a separate character to this space. While some nature conservation outcomes will be supported by this area, it's character and location mean that it will be a significant space for recreational pursuits by residents of Edmondson Park to the south of the proposed South West Rail Link.

Once the Edmondson Regional Park is developed the area will contain areas for passive and active recreation and as well as areas for conservation. All of these spaces will provide added amenity to the Edmondson Park community.

Zoning

Edmondson Regional Park is defined as the land zoned 8 (b) National parks and nature reserves in the Liverpool Local Environment Plan, 1997 and in the Campbelltown (Urban Area) Local Environment Plan 2002 (Amendment No. 12), for the Edmondson Park release area.

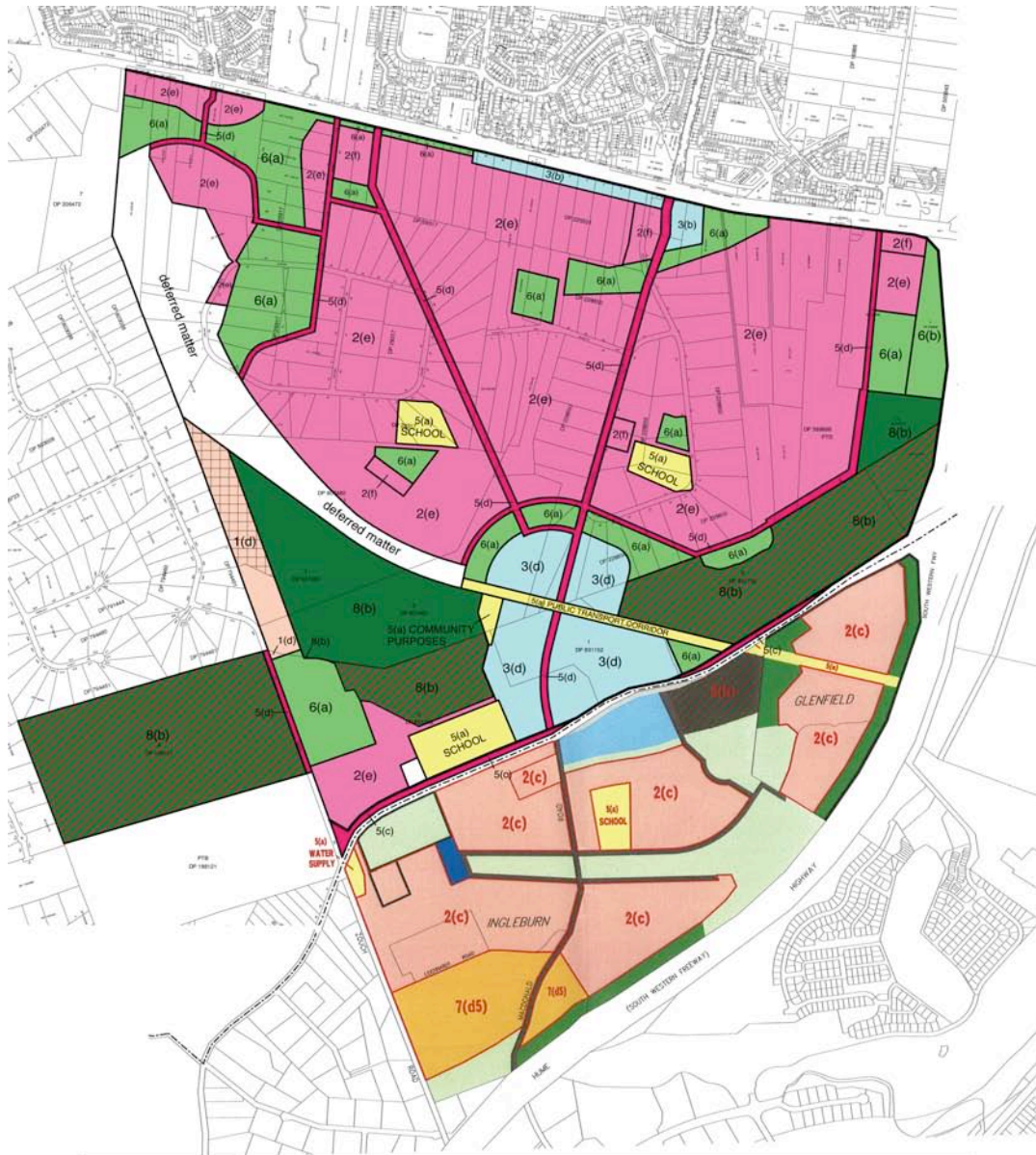
It is important to note that a plan of management will only enter into force as a statutory document under the *National Parks and Wildlife Act, 1974* following gazettal of the land for the purpose of a regional park¹.

Consequently, it is proposed that until this time, the land should be managed under a transition arrangement consistent with the principles and objectives described in this SIMI. This SIMI will guide management of the Edmondson Regional Park from now until the adoption of a formal plan of management for the regional park.

It should be noted that before ownership of the regional park is transferred to DECC for long term management, some subdivision is required to create the Regional Park precincts. Figure's 2 and 3 below details the current land use (and zoning) for the Edmondson Park release area and the Edmondson Regional Park.

¹ Also refer to the Liverpool City Council LEP Clause 32d(2) and the Campbelltown City Council LEP Clause 64(2).

Figure 2 Edmondson Park release area land use (zonings)



LIVERPOOL LGA

- ZONES**
- RURAL**
1(d) Rural - Residential
 - RESIDENTIAL**
2(e) Residential - Developing Communities
2(f) Residential - Mixed Development
 - BUSINESS**
3(b) Business - Highway Retail
3(d) Business - Town Centre
 - SPECIAL USES**
5(a) Special Uses - Community Purposes
Public Transport Corridor
School

- 5(c) Special Uses - Arterial Roads
- 5(d) Special Uses - Local Roads
- 6 RECREATION
6(a) Recreation - Public
6(b) Recreation - Private
- 8 NATIONAL PARKS
8(b) National Parks and Nature Reserves (Proposed)

- GENERAL**
- (i) Zone boundary
 - (ii) Access denied (Cl.19)
 - (vi) Heritage item (Cl.6)
 - (x) Environmentally significant land (Cl.16)
- Delayed rezoning of certain land at Edmondson Park
Land to which Cl.32D(2) applies

LOCALITY : EDMONDSON PARK

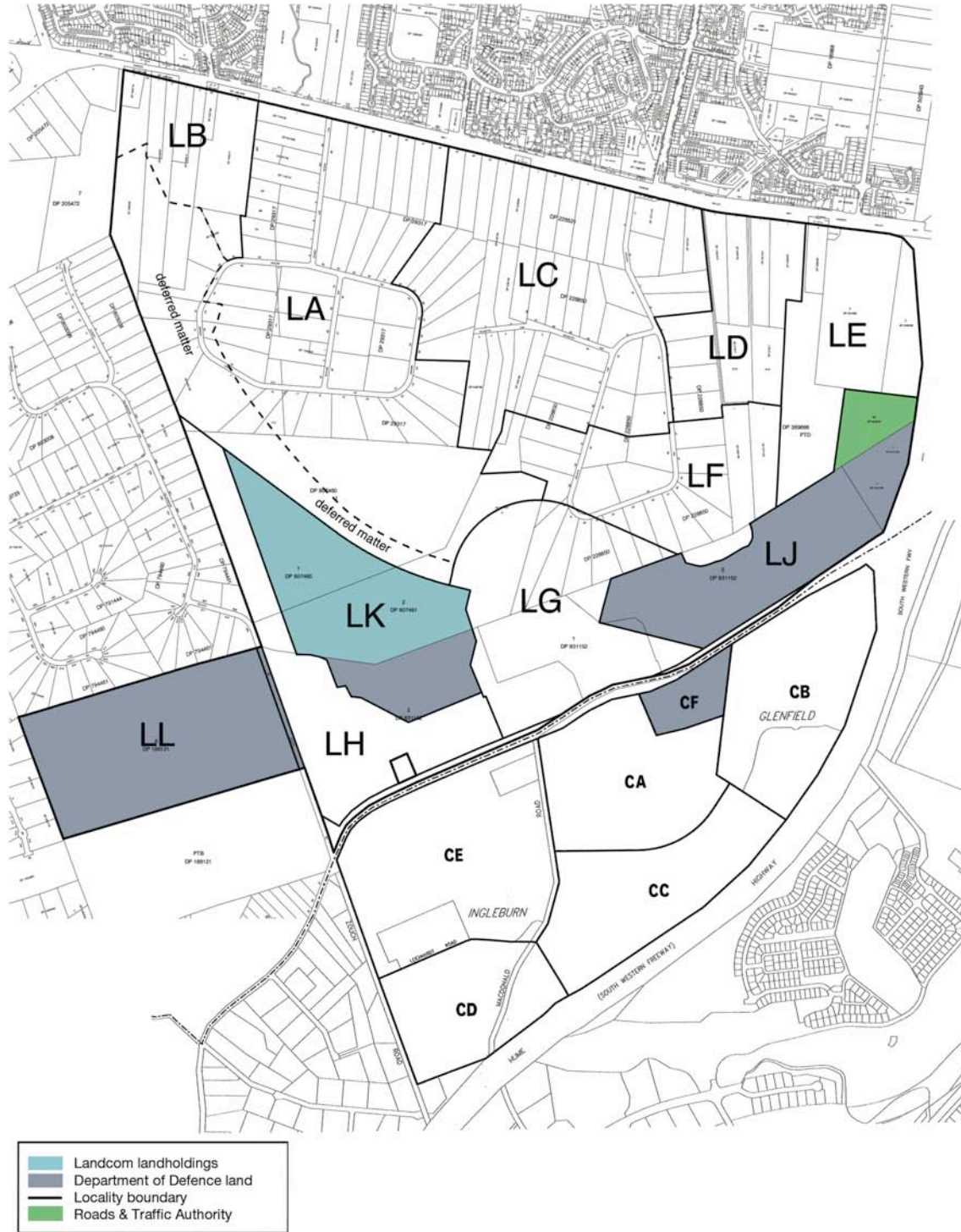
CAMPBELLTOWN LGA

- ZONES**
- 2(c) Higher Density Residential
 - 3(a) General Business
 - 3(c) Neighbourhood Business
 - 5(a) Special Uses A
 - 5(b) Special Uses Arterial Roads
 - 5(d) Special Uses Local Roads
 - 5(e) Special Uses Public Purposes Corridor
- 6(a) Local Open Space
6(c) Private Open Space
7(d5) Environmental Protection 1ha. minimum
8(b) National Parks and Nature Reserves
Heritage Item
Land referred to in Clause 64(2)

SCALE 1 : 13000

Source: combined Liverpool and Campbelltown local environmental plans, gazetted 31 March 2006.

Figure 3 Edmondson Regional Park current land ownership



Source: combined Liverpool and Campbelltown local environmental plans, gazetted 31 March 2006.

8.2 Landscape context

Edmondson Park is within the Cumberland region, which was one of the earliest settlements within Sydney. This area provided Sydney's earliest agricultural and social development from the 1860s through to the 1880s in the provision of wheat, dairy, wool and beef produce.

Land in the Edmondson Park release area is gently undulating with elevations ranging between 35–75 metres. Slopes are generally less than 5%, with the exception of the southwest of the site, where the slopes are between 10–15%, these latter areas are outside the proposed Edmondson Regional Park.

Cabramatta and Maxwells Creeks run through the release area and are landscape elements within portions of the park. Management of these riparian corridors will need to be addressed in the plan of management.

In terms of the vegetation, the proposed park contains significant areas of the Cumberland Plain Woodland, listed as an endangered community under the *Threatened Species Conservation Act, 1995*. The area also contains some important grassland communities rated as having moderate value.

8.3 Environment

Several assessments have been undertaken for the Edmondson Park release area. These studies have been referred to in the discussion of the environmental components of the Edmondson Regional Park and are detailed as follows:

Biodiversity

An ecological study of the Edmondson Park release area was undertaken by EcoLogical Australia in August 2003. The report covered the issues relating to existing vegetation, bushfire management and terrestrial fauna. A *Grasslands Report* was also undertaken by environmental consultants, Wildthing in June 2003.

The Edmondson Park release area consists of varying qualities of bushland, grasslands and Cumberland Plain Woodland. Of this, the Edmondson Regional Park contains the highest quality of vegetation within this entire area. The land owned by Landcom consists of grasslands of moderate conservation value. The DoD Ingleburn site contains a mixture of high quality Cumberland Plain Woodland, and some degraded Sydney Coastal River Flat Forest. Bushland of high ecological value is located throughout the regional park, and in particular along the riparian corridors along Cabramatta and Maxwell Creeks.



Cultural heritage (Aboriginal and non-Aboriginal)

Aboriginal heritage

Australian Museum Business Services (AMBS) undertook an Aboriginal heritage assessment of the Edmondson Park release area in October 2003. An outcome of the assessment was that areas of high sensitivity are located within the Edmondson Regional Park. These items are where the landscape has not been significantly disturbed and include locations that would have been conducive to Aboriginal occupation. These areas have the potential to contain either surface or subsurface archaeological items. Areas of high sensitivity with respect to potential Aboriginal heritage elements also include the riparian corridors of Cabramatta and Maxwell creeks, both of which traverse through the proposed regional park.

Non-Aboriginal heritage

A non-Aboriginal heritage assessment was undertaken by HLA Envirosciences in October 2003. The outcomes of the study conclude that there are no known items of non-Aboriginal heritage within the regional parklands. There are, however, items of significant cultural heritage importance within the former Bardia Barracks heritage precinct located in the former Ingleburn Army Camp, and various cottages which are located near the site of the proposed Edmondson Park town centre. These items are in close proximity to the regional park and may influence masterplanning for the park.

Land contamination

In 2004, Landcom commissioned Golder Associates to undertake land contamination investigations of the 93-hectare landholding at Edmondson Park, which includes a portion of the lands to form part of the Edmondson Regional Park. The land has been found to contain a range of contaminants, including small arms ammunition (SAA), asbestos containing materials (ACM), and lead particulate.



A draft report was prepared and presented to the coordination team at a meeting held on 16 June 2005, which included an assessment of the contaminated land, as well as options for remediation and management. A remediation plan will need to be prepared for the site as part of the plan of management for the Edmondson Regional Park. A Remediation action plan (RAP) has been prepared (December 2005) by Golder Associates for this 93ha site. DECC support the remediation detailed in the RAP as per their letter dated 18 May 2006.

Water courses and catchments

In 2003, GHD Pty Ltd was commissioned to investigate water cycle management for the Edmondson Park site. The report covered catchment areas, watercourses, and their tributaries, as well as drainage patterns.

A tributary of Maxwell Creek is located on the northern edge of the site, draining in a northerly direction. Maxwell Creek itself is located in the southern section of the site, and Cabramatta Creek lies in the northwestern corner of the study area. Both of these creeks drain to the north. In the south western corner of the site lies a small sub-catchment draining to the Bunburry Curran Creek. These three creeks, and their tributaries dissect the site, and discharge in a northerly direction.

In general, hydrological catchment areas are larger than the Edmondson Park precinct. This results in runoff entering tributaries upstream of the site boundaries, and discharging throughout the site.

Infrastructure easements

An Edmondson Park Infrastructure Committee has been established with Landcom, Growth Centres Commission, Department of Defence, and Liverpool and Campbelltown City Councils to oversee the coordinated and timely implementation of infrastructure for the whole Edmondson Park development, including the Regional Park. The Committee is coordinating with each of the key utilities and agencies such as Sydney Water, Roads and Traffic Authority and Integral Energy and will consult with the Department of Environment and Conservation as required.

Concept planning has begun to consider whether alignments will be required to run through the proposed regional park, and final plans are yet to be prepared. From this planning, it is apparent that a sewerage infrastructure pipeline would be required to traverse a section of the regional park.

8.4 Social

Edmondson Park has recently been identified in the NSW Government's Metropolitan Strategy as an area for future residential development in southwest Sydney. Edmondson Park does not have an extensive existing community, as it is currently a mixture of privately owned large rural allotments, DoD land, and land owned by Landcom. The major landholder in this area is the DoD, which has owned, and operated the Ingleburn Army Camp since 1939.

Nearby communities present within this area include the suburbs of Glenfield, Ingleburn, Denham Court, Macquarie Links (and golf course), Casula and Prestons. The new community of Edmondson Park will become established over the next 20 years, with residential development planned to commence as early as 2008.

Edmondson Regional Park will surround the town centre for Edmondson Park. This centre will become the community hub for the area, and will feature retail and commercial centres. Residential housing of mixed low, medium and high-density development will also surround the regional park. The park will provide an area of open space for recreational activity and enjoyment for the community of Edmondson Park.

8.5 Economic

The Department of Defence and Landcom currently own and manage the majority of the 150 hectares of land, which will become Edmondson Regional Park. It is proposed that following the transfer of land from its current owners, to DECC whom would own and manage the park over the long term.

The Minister would gazette the land as a 'regional park', under the *National Parks and Wildlife Act, 1974*. This would occur when the Minister is satisfied that the land is vested in the state of NSW or by a public authority of NSW (ie DECC) and is reserved (or held to be) under the *National Parks and Wildlife Act, 1974*².

It is anticipated that the land transfer would occur following the acceptance of this SIMI, negotiation and agreement between the current landowners and DECC as to the terms of the transfer and development of an agreed plan of management. The plan of management would be developed to guide the long term management of the Edmondson Regional Park by DECC. The plan would include details underpinning the financial and economic arrangements for support of the plan's management directions, strategies and actions.

² Refer to the Liverpool LEP Clause 32d(2) and the Campbelltown (Urban Area) LEP Clause 64(2).

9 KEY VALUES, MANAGEMENT CHALLENGES AND THREATS

This section identifies the key values, management challenges, and threats for Edmondson Regional Park. An Edmondson Regional Park working group consisting of key stakeholder representatives identified the key values, management challenges and threats, which are detailed in this section of the SIMI.

9.1 Key values

The vision for Edmondson Regional Park provides a basis for establishing key values of the Park to be addressed, managed, and enhanced through the SIMI, and eventually through the plan of management. The goal is to deliver a park with the following key values:

- A sense of community ownership by local, and regional communities.
- Exceptional natural environmental outcomes.
- Exceptional heritage outcomes.
- Exceptional urban / natural interface outcomes.
- Community wellbeing, and enriching of community lives.
- Governance reflecting stakeholder aspirations.
- Sustainable financing.

These key values provide the framework for development of the management approach for the Regional Park. These are addressed in detail in section 10.

9.2 Management challenges, and threats

The challenges and threats to the effective short and medium term management of Edmondson Regional Park have been identified by the Edmondson Regional Park working group. They include the following:

Environmental protection

- Land contamination and remediation for land useability.
- Pest species.
- Stormwater management.
- Retention of Cumberland Plain Woodland.

Fire management

- Appropriate location of asset protection zones.
- Fire management/people risk.
- Inappropriate fire regimes.

Community connectivity

- Interface with the town centre, and other developed areas, both new, and existing residents.
- Protecting existing heritage.
- Links to Western Sydney Regional Parklands.
- Management for the regional park.
- Funding for the regional park.
- Informal tracking.
- Inappropriate access (degradation, and trampling).
- Unauthorised activities (eg. trail bike riding).

Park management capacity

- Vehicle parking, traffic, and access management.
- Lack of management capacity for maintenance.
- Ablution management.
- Waste management.
- Recreational conflicts.
- Capacity to manage (overuse).
- Capacity to manage (under use).

Park security

- Disposal of rubbish/dumping.
- Arson, and security.
- Vandalism, and theft.

Financial management issues

- Cost of service provision.
- Insufficient funds (both capital, and operating).

Management of delivery timeframe

- Property encroachment.
- Slow rate of development.
- Security of long term land tenure, and management.

Longer term issues

- Transition to five year management regime.
- Climate change.

Each of the challenges, and threats to the management of Edmondson Regional Park will be addressed as part of a management approach in section 10. Each challenge will be addressed under the values based management structure of the Park.

The following Table 4 indicates where these issues are addressed within the management strategy framework (large tick - ✓), as well as the other strategies to which these issues are relevant (small tick - ✓).

Table 4 Management values, challenges and threats matrix

Management values	Management challenges and threats						
	A sense of community ownership by local & regional communities	Exceptional natural environmental outcomes	Exceptional heritage outcomes	Exceptional urban/natural interface outcomes	Community wellbeing, and enriching of community lives	Governance reflecting stakeholder aspirations	Sustainable financing
Environmental protection							
Land contamination, and remediation for land useability.		✓		✓	✓		
Pest species.	✓	✓		✓	✓		
Stormwater management.		✓		✓	✓		
Retention of Cumberland Plain Woodland.	✓	✓		✓			
Fire management							
Appropriate location of asset protection zones.		✓		✓	✓		
Fire management/people risk.				✓	✓		
Inappropriate fire regimes.		✓		✓			
Community connectivity							
Interface with the town centre, and other developed areas, both new and existing residents.				✓	✓		

Management challenges and threats							
Management values	A sense of community ownership by local & regional communities	Exceptional natural environmental outcomes	Exceptional heritage outcomes	Exceptional urban/natural interface outcomes	Community wellbeing, and enriching of community lives	Governance reflecting stakeholder aspirations	Sustainable financing
Protecting existing heritage.	✓		✓	✓			
Links to the Western Sydney Regional Parklands.	✓	✓			✓		
Management for the regional park.	✓					✓	✓
Funding for the regional park.							✓
Informal tracking.	✓	✓		✓	✓		
Inappropriate access (degradation, and trampling).	✓	✓		✓			
Unauthorised activities (eg. trail bike riding).	✓			✓	✓		
Park management capacity							
Vehicle parking, traffic and access management.				✓	✓		
Lack of management capacity for maintenance.	✓					✓	
Ablution management.		✓			✓	✓	
Waste management.		✓			✓	✓	

Management challenges and threats							
Management values	A sense of community ownership by local & regional communities	Exceptional natural environmental outcomes	Exceptional heritage outcomes	Exceptional urban/natural interface outcomes	Community wellbeing, and enriching of community lives	Governance reflecting stakeholder aspirations	Sustainable financing
Recreational conflicts.	✓	✓			✓		
Capacity to manage (overuse).	✓	✓			✓		
Capacity to manage (under use).	✓				✓		
Park security							
Disposal of rubbish / dumping.	✓	✓		✓	✓		
Arson, and security.	✓	✓	✓	✓	✓		
Vandalism, and theft.	✓	✓	✓	✓	✓		
Financial management issues							
Cost of service provision					✓	✓	✓
Insufficient funds (both capital, and operating).		✓	✓		✓	✓	✓
Management of delivery timeframe							
Property encroachment.	✓	✓		✓	✓		
Slow rate of development.	✓			✓	✓	✓	
Security of long term land tenure, and management.				✓			

Management challenges and threats							
Management values	A sense of community ownership by local & regional communities	Exceptional natural environmental outcomes	Exceptional heritage outcomes	Exceptional urban/natural interface outcomes	Community wellbeing, and enriching of community lives	Governance reflecting stakeholder aspirations	Sustainable financing
Longer term management issues							
Transition to five year management regime.						✓	
Climate change.		✓					

