

13. QUESTIONS WITH NOTICE

13.1 Questions With Notice

Councillor Dobson - Mt Gilead Urban Release Area - Request Public Exhibition - Planning Meeting - Item 2.2 - Planning and Environment Committee held 14 April 2015.

1. Does this report cover all the important material/research available to date in a holistic factual way that Councillors can make an informed decision in the best interests of Campbelltown and Appin communities?
2. Is it correct the RMS and Transport for NSW approved the Appin Road Study going on Public Exhibition? Provided a variable planning agreement (VPA) was in place with the Proponents?
3. Has a VPA been signed for the Appin Road upgrade?
4. Are there any Written Signed Agreements from the relevant State authorities (VPAs) in place for the funding of the entire required Infrastructure for the Mount Gilead Development?
5. Has provision been made with the NSW Government (VPA) for a corridor through this development so wildlife including koalas can travel between the Georges and Nepean Rivers?
6. Given the State Significance of Mt Gilead's Heritage and Environmental position being the shortest point between two major river sources the Georges and Nepean Rivers are there any written Agreements in place for the Wildlife corridor between the developer and the National Parks and Wildlife Services if not what are the reasons given the position of Mt Gilead?
7. Including the signing over of the corridor/corridors to the State Government National Parks and Wildlife Services for their ongoing care and control and maintenance?
8. Has any negotiations taken place to decide the size position width of an appropriate corridor by independent experts that are not aligned to this development?
9. Is it true that for this development to be connected just to potable water from the Rosemeadow Reservoir the costs will be about Forty Million Dollars?
10. The Department of Planning has told this Council that there is no funding available for South Campbelltown from this State Government. On that statement who would be providing the funding for the totality of the entire infrastructure that is necessary?
11. Didn't the majority of Councillors present, at the February Council meeting agree that there should be a holistic approach to the development of South Campbelltown?

12. Why didn't the planning report on Mt Gilead reflect those Councillors concerns and cover all the monumental issues in a complete and holistic approach in the best interests of the Campbelltown Community and Communities across our region before any consideration is given to putting Mt Gilead on Public Exhibition until a holistic approach to Developing South Campbelltown is achieved?
13. Councillors need to be fully informed to what is going on south of the Campbelltown border. Has any further Development of the Appin area been put on hold for a number of years?
14. If so Why?
15. Old Mill Company Consultants said to Councillors on a recent briefing night the Developer would put twenty million dollars into the Appin Road directly in front of the development site. Wouldn't the owners have to agree to do this in a formalised planning agreement first with the RMS?
16. How many owners own the Mt Gilead property who are they?
17. Are there any other disputes or conflicts between owners with in this development that have not been brought to Councillors attention?
18. Are the consultants for Mt Gilead working on a no win no fee basis if so how much can Councillors rely on the reports they have presented?
19. Whom is the actual developer is it the consultants of Old Mill Pty Ltd or some other body waiting behind presented events?
20. Can I have a full copy of Brendan O'Brien's briefing to Council titled Great Macarthur Urban Investigation area dated March 31 2015. I have already asked verbally for the same on the night of the briefing continued verbal requests. If I cannot have a copy please explain the reasons?
21. Shouldn't Council make certain detailed comprehensive evaluations of the environmental impacts of this development are undertaken in the following key headings?
 - Air Quality
 - Soils Geology and Groundwater
 - Visual Assessments
 - Traffic and Transport
 - Noise and Vibration
 - Flora and Fauna
 - Power.
22. Are we turning our Planning Drafts into a process line so we can just march through ticking the boxes?
23. Given that Mt Gilead is the narrowest position of land between two Major Rivers the Nepean and Georges shouldn't this application be set aside until more Comprehensive and Collective reports are done by all the relevant Government Bodies that should be involved so the Community has complete access to all the facts?

- 23b. Have the concerned river committees for the Georges and Nepean Rivers been engaged in the fact that housing development is being proposed at Mt Gilead?
- 23c. What is their concerns and advice on impacts to the Rivers?
- 24. Who has signed off on all the Aboriginal sites at Mt Gilead regarding this development?
- 24b. Are the persons who signed off on the Aboriginal Sites on Mt Gilead still the current consenting authority as of the planning meeting held 14 April 2015?
- 24c. If not, has the current consenting authority changed its position on the protection and long term preservation of Aboriginal sites on Mt Gilead can you please update?
- 25. Are the developers putting together their own reports through a third party (Old Mill Pty Ltd) to suit this development who are the developers?
- 25b. Shouldn't Councillors know who the developer is; they are dealing with in case any conflict of interests should arise?
- 25c. Why are the Proponents putting in third party consultations for Development at Mt Gilead isn't this giving our Communities poor planning outcomes?
- 25d. How is this classed as independent reports that anyone can rely on factually?
- 25e. Who comprehensively checks the reports?
- 26. Planning and Environment Meeting April 5 2011 Page (93) Campbelltown Heritage Study and Register Review in New Comprehensive LEP to endorse significant levels for Heritage items and groups - this list included the Mt Gilead Group at Mt Gilead.
- 27a. The report stated that Council write to NSW Department Planning Heritage Branch after undertaking further consultation with owners to request listing, the property is of State significance has this task been completed given the entire Environmental and Historical value of the property and all it encumbers?
- 28. If the State Government is looking at Housing Development throughout South Campbelltown shouldn't it be a holistic approach in protecting the impacts on Community, two major River Systems and all the Infrastructure needed to support this proposal is addressed Funded and Planned for prior to going out on any Public Exhibition so that community knows and understands it's just not a systematic exercise to stamp this approval for more profits for an unknown developer who sits in the wings of this proposal?