Mt Gilead Biodiversity Certification Application

Response to public submissions

28 May 2018

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Abbreviations

Abbreviation	Description
APZ	Asset Protection Zone
BBAM	BioBanking Assessment Methodology
BCAM	Biodiversity Certification Assessment Methodology
CCC	Campbelltown City Council
CEEC	Critically Endangered Ecological Community
CEMP	Construction Environmental Management Plan
CKPoM	Comprehensive Koala Plan of Management
CLEP	Campbelltown Local Environment Plan 2011
CPW	Cumberland Plain Woodland
CRUI	Campbelltown Rural-Urban Interface Koala Management Precinct
DotEE	Commonwealth Department of the Environment
DPE	NSW Department of Planning and Environment
EMP	Environmental Management Plan
EP&A Act	NSW Environmental Planning and Assessment 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
HBT	Hollow Bearing Tree
KMP	Koala Management Precinct (Campbelltown Comprehensive Koala PoM
LEP	Local Environment Plan
LGA	Local Government Area
OEH	NSW Office of Environment and Heritage
PoM	Plan of Management
RFEF	River-flat Eucalypt Forest
RMS	NSW Roads and Maritime Services
SCKHCS	South Campbelltown Koala Habitat Connectivity Study
SEPP	NSW State Environmental Planning Policy
SSTF	Shale Sandstone Transition Forest
TEC	Threatened Ecological Community
TSC Act	NSW Threatened Species Conservation Act 1995

1 Introduction

A planning proposal to rezone land at Mount Gilead has undergone extensive community and stakeholder consultation since 2012 and was approved and gazetted in 2017 (**Figure 1**). The proposed development will be for residential land use and is planned to consist of residential dwellings, with an indicative yield of approximately 1,700 lots, associated infrastructure, community centre and small kiosk/store, parkland, open space and biodiversity offset and environmental conservation areas.

As protection of the major biodiversity issues in the study area was achieved through the planning process, it was determined that an application for biodiversity certification of the development land would streamline the future development application processes.

An application for the conferral of biodiversity certification can only be made by a planning authority. Campbelltown City Council (CCC) is therefore the applicant for biodiversity certification.

In accordance with the savings and transitional provisions of the *Biodiversity Conservation Act* 2016, section 126N of the *Threatened Species Conservation Act 1995*, CCC must give notice of its intention to seek biodiversity certification in accordance with the public notification requirements.

A public notice regarding the exhibition was published in the Sydney Morning Herald and Macarthur Chronicle newspapers on Tuesday 12 December 2018. A public notice was also placed in the Macarthur Advertiser on 13/12/17. The application was publicly exhibited between Tuesday 12 December 2017 and 31 January 2018 (34 business days excluding public holidays/51 calendar days) with copies of the application and associated reports available for viewing at Council's Civic Centre, HJ Daley Library and Eagle Vale Central Library or by downloading from Council's website.

The land proposed for biocertification is shown in **Figure 2** and comprises parts of Lot 61 DP 752042, Part Lot 2 DP1218887 and Lot 3 DP 1218887, Appin Road, Gilead.

Nineteen submissions were received within the exhibition period (**Appendix A**).

All the submissions were reviewed and comments noted. Comments have been grouped by "issue" and are presented in Table 1 and Section 2 and summarised below. Comments that have been raised by more than one submission have been grouped to avoid repetition. Eight broad issues were raised in the 19 submissions, of which the first five are relevant to the biocertification assessment and application (Timing of exhibition, report content, biocertification process and method, assessment of critically endangered ecological communities, assessment of threatened species), whilst the last three ('planning issues', 'other site values' and 'other issues' are not part of the Biocertification Assessment Method and have been addressed through other process (i.e. the rezoning of the land (CCC 2015) and the Greater Macarthur Land Release Investigation (DPE 2015).

This report provides a summary of the submissions, along with a response to the issues raised and whether any changes or additions to the original documentation will be made as a result of these submissions. A summary of the issues raised and which submission raised the issue is provided below and in **Table 1**:

- Timing of exhibition
- Report content
    - adequacy of report
    - data not included from CCC study

- Biocertification process and method
    - complexity of exhibition documents
    - Improve or maintain test
    - Consultation with the Office of Environment and Heritage
    - Expert Reports for Koala
    - Zoning of wildlife corridors
- Critically endangered ecological communities
    - threats and cumulative impacts
    - offsets
    - red flags
- Threatened Species Matters
    - Koala
        - records of Koala
        - impacts to koala habitat and movement corridors
        - dog attack
        - chlamydia
        - road kill
        - hydrological changes impacting koala habitat
        - Need for Koala habitat protection plan
        - Koala credit deficit
    - Grey-headed Flying-fox
    - Large-eared Pied Bat
    - Swift Parrot
    - Cumberland Land Snail
    - Squirrel Gliders
    - Hollow-bearing trees
- Planning issues
    - Greater Macarthur Growth Area
    - Cumulative impacts of development
    - Lack of infrastructure
    - Previous DA refusal
    - Management of rural land
    - Loss of rural land
- Other site values
    - Heritage values
    - Heritage listing
    - Agricultural values
- Other issues
    - Water pollution
    - Air pollution
    - Land tenure
    - Political issues

The exhibited Biocertifcation report (ELA 2017) has now been updated in response to these submissions (ELA 2018).

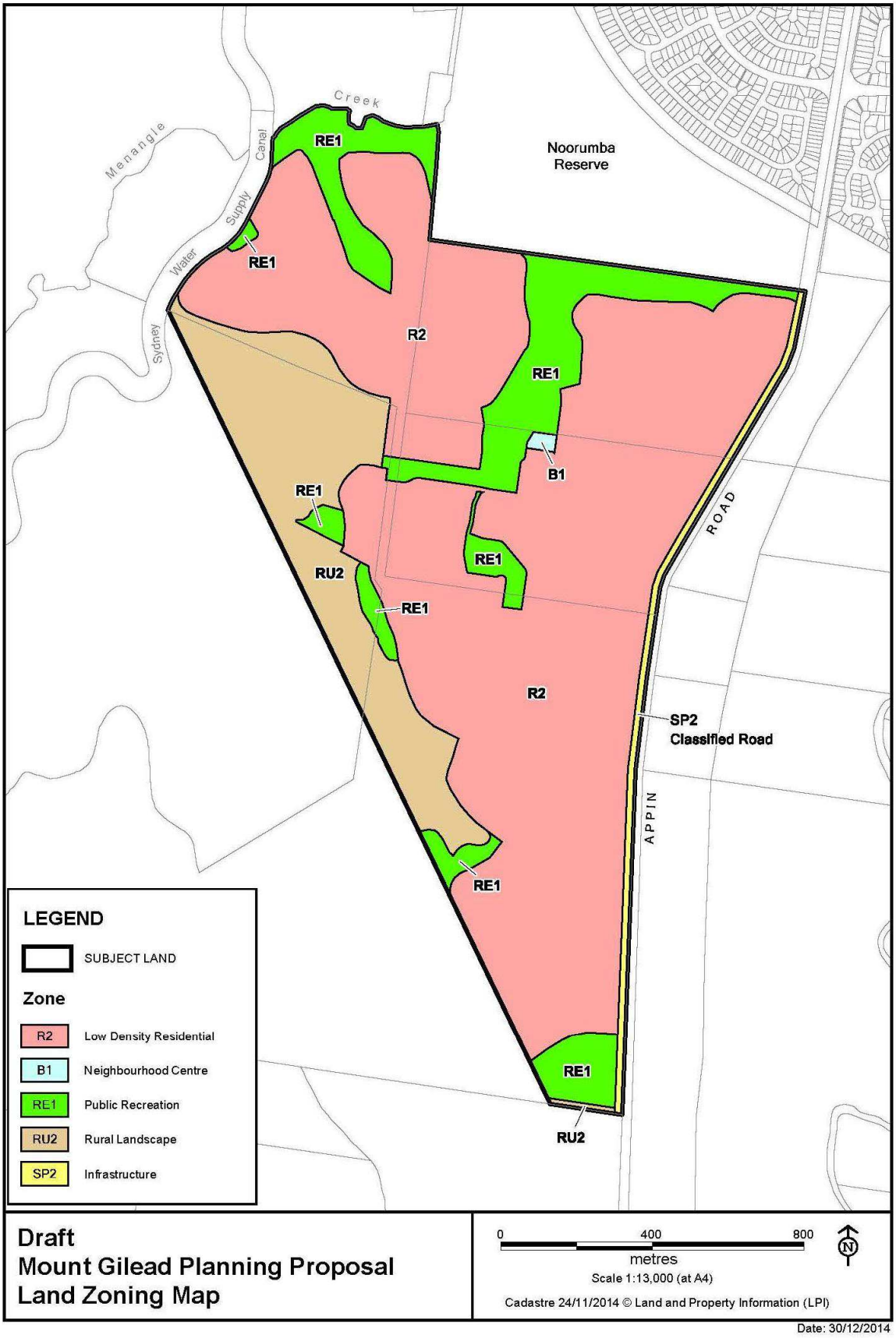


Figure 1: 2017 Planning outcome for Mt Gilead MDP lands

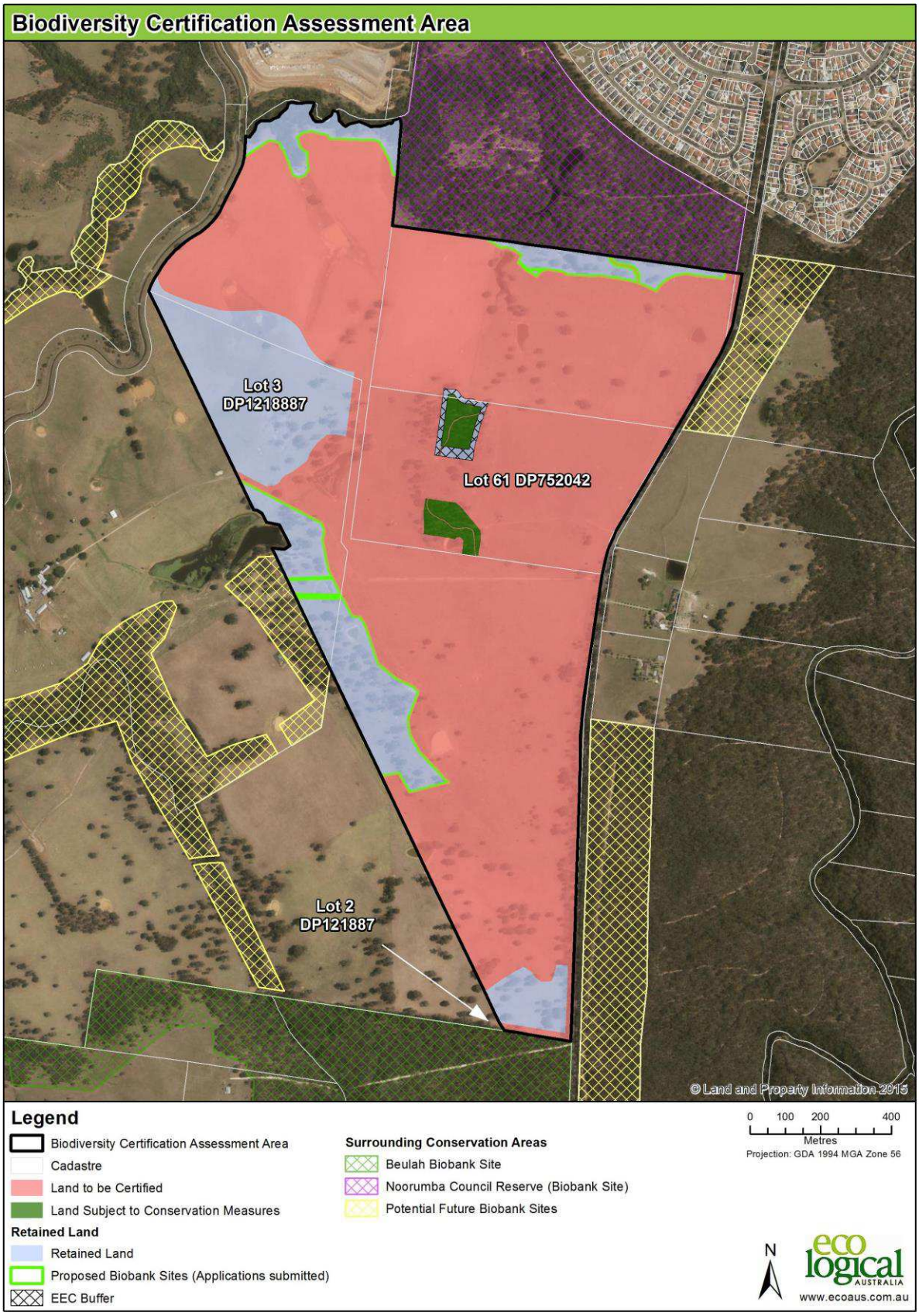


Figure 2: Area proposed for Biocertification (ELA 2018)

Table 1: Summary of submissions by Issue

Submission Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Total
Timing of exhibition						X				X							X	X		4
Report Content																				
Adequacy of report										X										1
Data not included from CCC study				X						X				X		X	X			5
Biocertification process and method				X										X		X		X		4
Complexity of exhibition documents			X	X										X			X			4
Improve or Maintain				X														X		2
Consultation with OEH														X						1
Expert Reports (Koala)				X																1
Zoning of Wildlife Corridors				X										X		X	X			4
Assessment of critically endangered ecological communities																				
Threats and cumulative impacts	X			X						X				X			X			5
Offsets										X								X		2
Red Flags			X							X				X				X		4
Assessment of threatened species		X							X	X							X			4
Koala																				
Records of Koala	X			X						X				X		X			X	6
Impacts to koala habitat and movement corridors	X	X	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	17
dog attack						X				X				X			X		X	5
chlamydia	X		X	X		X				X				X		X	X	X	X	10
road kill	X			X	X	X				X	X			X		X	X			9
hydrological changes impacting koala habitat																	X			1
Need for Koala habitat protection plan			X	X		X				X							X			5
Koala credit deficit																X		X		2
Grey-headed Flying-fox										X							X			2
Large-eared Pied Bat																				0
Swift Parrot										X				X			X			3
Cumberland Land Snail	X									X										2

Submission Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Total
Greater Glider	X																			1
Squirrel Gliders										X										1
Hollow-bearing trees																	X			1
Planning issues																				0
Greater Macarthur Growth Area					X	X									X		X			4
Cumulative impacts of development					X					X				X			X			4
Lack of infrastructure					X	X	X			X	X			X	X					7
Previous DA refusal										X							X			2
Management of Rural Land										X										1
Loss of rural land											X									1
Other site values																				0
Heritage values	X				X					X							X		X	5
Heritage listing						X				X							X			3
Agricultural values	X					X					X								X	4
Other issues																				
Water pollution				X			X												X	3
Air pollution							X			X							X			3
Land tenure/Ownership																			X	1
Political Issues			X		X	X				X				X	X	X				7

Notes:

S11 endorses TEC submission (S16) and NPA submission (S17)

S12 endorses the NPA submission (S17)

S13 endorses the NPA submission (S17)

S10, S14, S17 (NPA) included their submission for the EPBC PD. Issues raised in these submissions have also been included in the biocertification response report and this issues summary where relevant.

S18 included his submission for the rezoning of the study area - which has not been considered here.

S19 was the same submission as used as for the EPBC PD submission.

2 Response to issues

2.1 Timing of Exhibition

Comments	Raised in submissions	Response	Relevant Section of Biocertification report
• Timing over the Christmas/New Year means few people will have had the time to review this application and give their comments. Time extensions have not been granted by Council. • All reports including that of consultants by Council to undertake surveys on Mt Gilead also consider cumulative effects and once all this information is collected it be placed on public display and adequate time be allowed and not during a holiday period.	6,10,17, 18	This issue was raised in 4 of the 19 submissions received. 16 of the submissions (75%) did not raise this issue. Section 126N of the TSC Act requires the public notification to be for not less than 30 'days' after the date of the notification notice is first published in a newspaper. The 30 day period has been exceeded by the exhibition process conducted by Council which was 34 business days/51 calendar days. **No changes required**.	N/A

2.2 Report Content

Comments	Raised in submissions	Response / action	Relevant Section of ELA report
Adequacy of report			
• I do not think the reports produced in regard to this stretch of land do the property justice and that the biodiversity and heritage values of the area have been downplayed.	10	This issue was raised in 1 of the 19 submissions received. 18 of the submissions (95%) did not raise this issue. The Biodiversity Assessment report has been prepared by accredited assessors in accordance with the BCAM and was reviewed prior to exhibition by the Office of Environment and Heritage (OEH). The report includes a detailed assessment of the biodiversity values of the Biodiversity Assessment Area, including biodiversity data from immediately adjoining lands (Noorumba and Beulah biobank sites and the adjacent parts of the Mt Gilead property), but not the entire Mt Gilead property or broader Mount Gilead area. It is noted that there are a number of threated species known to occur in the broader area (e.g. Squirrel Glider, Cumberland Land Snail, *Pomaderris brunnea*) which were not recorded in the biocertification study area, due largely to the poorer quality of the habitats available resulting from over 100 years of agricultural land use.	New figures 5, 6 and 7 added to revised report to show location of threatened species in broader area in relation to Mt Gilead study area
• I would like to commend Eco Logical Australia for their extensive survey work	11	**No changes required**	N/A
• The land which is the subject of this application should not be looked at in isolation	4	The subject land has not been considered in isolation. The Biocertification Assessment report has included the results of targeted surveys from the adjoining lands	Table 3, Figures 5,6,7,8 & 13
Data Not included from CCC Study	4,10,14,16.17		
• I understand that council has employed a consultant who has already found proof that Koalas and Squirrel	10	This issue was raised in 5 of the 19 submissions received.	Section 2.1.3 updated to reflect

2.2 Report Content

Comments	Raised in submissions	Response / action	Relevant Section of ELA report
Gliders along with Cumberland Plain Snails are living or passing through Mount Gilead this should put a question on the ecological reports undertaken by the proponent and the development put on hold whilst further studies into wildlife corridors and which animals are using them is clear.		In October 2017, Council engaged a specialist ecological consultant to undertake a comprehensive assessment of koalas and their habitat in the south Campbelltown area. The aim of the South Campbelltown Koala Habitat Connectivity Study (SCKHCS) was to provide evidence-based advice and guidance on the viability of koala habitat and connectivity across the area in order to inform the design and scope of proposed infrastructure and planning processes for south Campbelltown. The findings of the SCKHCS (Biolink, 2017) were presented to Council at the Ordinary Council Meeting on 13 March 2018 and the study subsequently amended to address comments relating to the cause of eutrophication around the junction of Woodhouse-Menangle and Nepean Creeks in the area. The results of the SCKHCS were not available at the time that the biodiversity certification application was developed and as such could not be considered within the exhibited documents. However, the Biodiversity Certification Assessment Report and Biocertification Strategy has since been updated in light of the findings of the SCKHCS. Eco Logical Australia recorded Koala, Squirrel Gliders and Cumberland Land Snail to the west of the biodiversity certification assessment area (BCAA)/study area (and not in the BCAA) in 2016/17 as part of broader investigations into the Department of Planning's Macarthur Land Release Investigation study. This data was provided to CCC and OEH as required by licence conditions. The SCKHCS also found evidence of Squirrel Gliders in areas west of the BCAA. The SCKHCS also found evidence of Koala utilisation within the BCAA. However, this does not change the conclusion in the Biodiversity	finings of SCKHCS study. Koala credit calculations provided in S.4.8.2 - species credits A new regional Koala habitat/records figure added (Figure 10) and Figure 11 updated to reflect SCKHCS findings.

2.2 Report Content

Comments	Raised in submissions	Response / action	Relevant Section of ELA report
		Certification Assessment Report regarding the presence of Koala habitat in the study area. The report prepared by ELA has already assumed that Koala were present as stated in sections 2.1.3 and 4.8.2 and Figure 10 (now Figure 11) of the assessment report which notes that Koalas have been recorded on both sides of Appin Rd, in Noorumba and Beulah Reserves to the north and south of the study area and to the west of the study area. The assessment concluded that all of the remnant bushland and scattered trees (29.64 ha) within the BCAA was Koala habitat and impacts to 10.79 ha of this habitat have been assessed, requiring 284 Koala species credits. Part of the BCAA is identified as 'core koala habitat' under Council's draft Comprehensive Koala Plan of Management (CKPoM). Core koala habitat has been derived from generational persistence modelling based on an analysis of historical koala records in Campbelltown (refer to Appendix C of the draft Campbelltown CKPoM). Furthermore, the results of the SCKHCS (Biolink, 2017) indicate that the area supports a resident population of koalas. The Biodiversity Certification Assessment Report and Biocertification Strategy have been amended to reflect the findings of the SCKHCS. Regardless, of the presence of 'Core koala habitat', consideration of SEPP44 is not required for a biodiversity certification assessment (Refer to the BCAM and S126N of the TSC Act). Nevertheless, in order to achieve a 'improve or maintain' biodiversity outcome under the BCAM all impacts on Koala habitat are being offset with every effort being made to offset such impacts within the Campbelltown area.	

2.2 Report Content

Comments	Raised in submissions	Response / action	Relevant Section of ELA report
		Of the 29.64 ha of Koala habitat in the BCAA, 10.79 ha will be impacted, mainly scattered paddock trees,16.66 ha will be permanently protected and managed in three proposed biobank sites with an additional 5.64 ha to be restored, and 2.19 ha will be retained in rural land and open space. Additional habitat will also be created in open space landscape plantings. Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2017), identified two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the study area through Noorumba and Beulah Reserves (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed restoration in the Biobank sites and landscaped open space areas that are adjacent to these links. CCC 'updated' fauna habitat corridors (March 2017), also focus on these two core linkages in areas to the north and immediately to the south of the BCAA (**Appendix C**). which were categorised as 'Primary Corridors" in November 2017 (**Appendix D**). The biobank site adjacent to Noorumba Reserve is shown as forming part of the corridor to the north. Koala corridor mapping undertaken by OEH in relation the broader Macarthur Priority Growth Area shows the same linkages across the Mt Gilead Study area as 'secondary corridors'. (**Appendix E**). The SCKHCS identified three east west linkages in the broader Gilead region which include the corridors to the north and south of the BCAA which were also identified by the Draft Campbelltown CKPoM, CCC and OEH.	
• At a recent Campbelltown Council meeting I first heard that Council engaged an ecologist who found	4	See response above. The findings of the SCKHCS were presented to Council at the Ordinary Council Meeting on 13 March 2018 and were not	Report updated to include reference

2.2 Report Content

Comments	Raised in submissions	Response / action	Relevant Section of ELA report
evidence of koala scats throughout this proposed development site yet this report is not included as part of this biodiversity certification application (the Eco Logical report funded by the Dzwonniks does not really refer to recent evidence of koalas on the Mt Gilead property).		publicly available at the time the exhibited documents were prepared. The SCKHCS study sampled one survey location within the BCAA, and koala scats were found to be present at this location. However, this does not change the conclusion in the Biodiversity Certification Assessment Report regarding the presence of Koala habitat as koalas were already assumed to be present within the BCAA. The Biodiversity Certification Assessment Report and Biocertification Strategy have been amended to reflect the findings of the SCKHCS.	to SCKHCS findings
• The information collected in late 2017 by Ecologists employed by CCC (including evidence of koala) should be placed on public exhibition along with the Eco Logical report dated October 2017.	16	See response above.	
• Council has employed an environmental consultant who has found Koala Scats on Mount Gilead and so the assumption of Eco Logical that there were no Koalas present appears to be incorrect	17	See response above. ELA assumed the presence of Koalas within the BCAA.	Section 2.1.3 and 4.8.2 species credits – Koala and Figures 10 and 11

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
Complexity of exhibition documents – this issue was raised in 4 of the 19 submissions			

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
• There are few if any members of the public who have any mastery of the complex assessment criteria required to accompany an application for biodiversity certification. The papers exhibited on Council website are lengthy and complex.	3	Noted. The assessment and report were prepared by accredited assessors in accordance with the BCAM (Biocertification Assessment Methodology). The OEH reviewed several draft versions of the report to make sure that it had addressed all of the relevant requirements and was adequate for exhibition. OEH will also make further reviews of the application and associated documentation prior to making a recommendation to the Minister. **No changes required**	N/A
• It is difficult as a lay person to fully understand the concept of Koala habitat credits, it would be comical if it is not potentially so serious, when considering this land holistically in the context of all the land along Appin Road between Campbelltown and Appin which is largely already owned by developers.	4	Noted. See response above. **No changes required.**	N/A
• The development proposed does not take into consideration the long term effects of the region as a whole. More work needs to be done to consider the long term benefits.	11	See comment re Cumulative impacts in Section 2.12	
• The Biodiversity Certification Assessment Methodology 2011 (BCAM) is used to quantify the biodiversity values that would result from certification of these development areas. These values are converted into credits that can be traded to offset damage to species and communities caused by development. How credits are calculated	14	The number of credits required for impacts or generated by conservation measures is determined by the BCAM and assessed by an accredited assessor. In general terms, impacts on areas of higher quality vegetation require more credits than impacts on areas in poorer condition as outlined in Section 4 of the assessment report and summarised in Tables 13 and 14. The OEH reviewed several draft versions of the report to make sure	Section 4 of Report shows updated credit numbers following minor changes to boundaries of

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
is not clear and the process relies heavily on the integrity of assessors.		that it had addressed all of the relevant requirements and was adequate for exhibition.	offset areas (area increased)
• The problem with bio-certification is the system pre-supposes, that once asked for, approval will be given by the Minister. It is just a matter of how to go about getting that approval and the outcome may not be best for the conservation of threatened species	14	The BCAM, including the definition of a red flag area, is a standard assessment methodology that includes a set of rules for all assessments throughout NSW. The methodology recognises that a standard definition of a red flag area does not capture the specifics/context of each individual site and has a set of variation criteria which, in certain specified circumstances (see Section 2.4 of the BCAM), allow the Director-General of OEH to decide that the impacts on the red flag area may be offset.	Section 2.4 of BCAM
• We are told that BioCertification will ensure that land on Mt Gilead will be protected into the future, but legislation changes every few years and we have no faith that this will not be the case, and in the recent past we have seen the rezoning of Scenic Protection Areas, both RE1 and RU2 lands within the Campbelltown Council region. The only way for these wildlife corridors to be protected is that development is not allowed to go ahead.	17	The biocertification assessment proposes the registration of three biobank sites comprising 22.50 ha of existing (16.66 ha) and restored (5.64 ha) Koala habitat. All proposed offset areas will be registered as Biobanking Agreements (which are an in perpetuity agreement registered on the land title, which only the Minister for the Environment can remove). All offset areas will be provided with management funds for in perpetuity conservation management. The Biobanking Agreements provides more certainty in protecting the koala habitat than a 'no development' scenario because of the requirements in the agreements for proactive vegetation management.	Section 6.2- updated to reflect third biobank site to be registered once land is transferred to Council
• Department of Environment has been given photographic proof that an amazing number of native species are utilising Mt Gilead either living on the property or moving through. These species may not be including [sic] in the EPBC listings, but it does show the property is important and a	17	The Biocertification assessment is based on comprehensive surveys of the study area and adjoining lands and has addressed all of the matters required by the BCAM. Habitat for non-listed species such as Wombats, Echidnas, Wallabies etc is addressed by the protection of 22.5 ha of habitat in the study area.	

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
necessary wildlife corridor between the Georges and Nepean Rivers. These species include wombats, echidnas, wallabies, wallaroos, possums, small birds and a family of lyre birds and since that time squirrel gliders, Cumberland land snails and a high number of koala scats.			
Application does not achieve an 'improve or maintain' outcome - this issue was raised in 2 of the 19 submissions			
• This biodiversity certification application does not result in an overall 'improvement or maintenance' in biodiversity values as required, and biocertification therefore should not be granted.	4	An improve or maintain outcome is described in Section 2 of the BCAM and is achieved if 'red flag' areas are avoided and all impacts are offset by the number of required credits (or the Director-General of OEH is satisfied that impacts to red flag areas may be offset in accordance with the variation criteria in s2.4 of the BCAM). Subject to the Director –General approval of the red flag variation request (Section 5 of the report), the conservation measures proposed in the assessment will generate all the required credits for impacts to vegetation types and a deficit for impacts to Koala habitat, which will be met by a commitment to purchase additional Koala credits. As such, and in accordance with the BCAM, the proposal is considered to meet an 'improve or maintain' outcome.	Section 2.4 of BCAM and Section 4 and 5 of report
• If a community or species is endangered or critically endangered, it needs more than being 'maintained' – it should be preserved and enhanced where it stands and not off-set elsewhere, either on-site or off-site.	18	There are provisions in the BCAM that allow impacts to endangered ecological communities in specified circumstances with offset areas being significantly larger than impact areas. The proposed conservation measures permanently protect, manage and restore some 22.50 ha of these endangered communities compared to the 10.79 ha being impacted. The management of the offset areas includes	Section 4, 6.2-6.4 updated to reflect minor changes to boundaries of offset areas

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
		improving the quality and extent of vegetation and restoration of currently cleared areas.	and commitment to third biobank site
• Within councils BCA, there will be plots of native vegetation linked in some cases by street trees that are not natives, and this will create a patchwork of green spaces. This is less suitable than the existing wildlife corridor through the assessment site that is being provided by native scattered paddock trees. On this basis the bio-certification should not be granted because the existing biodiversity on the land will be diminished and wildlife movement made more difficult. The test under the TSC Act to "improve or maintain" will not be achieved.	18	There are no wildlife corridors or Key Habitat Linkage Areas identified within land proposed for biocertification on Biolinks 2016; 2018, Council's or OEHs wildlife corridor maps (**Appendices B, C, D and E**) that are impacted by the proposal. Further, the proposal does not affect the recommendations in the SCKHCS for fauna overpasses at Noorumba and Beulah The land proposed for biocertification comprises largely scattered paddock trees that whilst providing habitat for Koala, is of lower value than intact woodland. Patches of higher quality vegetation, surrounded by open space, are proposed for conservation measures where the quality of habitat in these areas will be enhanced and expanded. The Noorumba and Beulah biobank sites form part of a corridor that facilitates connectivity between the Georges and Nepean River catchments. The proposed biobank sites further enhance these corridors. Whilst landscaping with locally indigenous species, including Koala feed tree species is proposed for the open space areas, it is not proposed to include Koala feed species in street plantings so as not to attract Koalas into urban areas.	Refer to maps at Appendices C, D & E

Consultation with OEH - this issue was raised in 1 of the 19 submissions

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
• It is clear from the documents that the OEH and Eco Logical were in consultation over the development since March 2015.	14	This issue was raised in 1 of the 19 submissions received. Agreed, a Biocertifcation Assessment is a large, complex, strategic assessment and the guidelines for making a Biocertifcation Application (OEH 2015), strongly recommend that Planning Authorities, consult with OEH throughout the process. **No changes required**	Refer to OEH 2015 Biodiversity Certification – Guide for applicants
Expert Report for Koala - this issue was raised in 1 of the 19 submissions			
• The Koala is assumed to be present (because it requires specific assessment under BCAM) and expert reports conveniently claim Koalas are likely to utilise the two proposed biobank sites.	4	This issue was raised in 1 of the 19 submissions received. Potential Koala habitat has been mapped across the entire study area, including all of the scattered paddock trees, which was confirmed by the SCKHCS. In accordance with the BCAM, Koala have been 'assumed' to be present for impact assessment purposes and have also been assessed as being 'likely to be present' in the proposed offset areas which are higher quality habitat and adjacent to other areas of bushland, including Noorumba Reserve, where Koala have been recorded. The Biodiversity Certification Assessment Report and Biocertification Strategy have been amended to reflect the findings of the SCKHCS.	Figure 11 of Biocertification Report updated to include SCKHCS findings
Zoning RE1 and Wildlife Corridors - this issue was raised in 4 of the 19 submissions			
• There is no doubt that Council staff has tried to make good on a bad development and has given wildlife corridors serious consideration, but it is surprising and disappointing that advice given by NSW	17	The land was rezoned in 2017, there are no proposals to change the zoning of the land within the biocertification study area. The areas currently zoned RU2 is a continuation of the existing land use and a requirement for the heritage values of the Mt Gilead Homestead.	Section 6 of report – Biocertification Strategy updated to reflect

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
Government Departments appears to have been ignored, especially in regard to the zoning of areas REI Public Recreation and RU2 Rural Landscape which should be E2 Environmental Protection.		The biocertification application will not result in any changed land use in this area. The proposed biobank sites also have a biodiversity overlay as part of the LEP (zoning instrument) to protect these areas (see Clause 7.20 of the LEP). Despite the RE1 zoning of the open spaces areas, the proposed offset areas within this land will be protected by registered Biobank Agreements (which are an in perpetuity agreement registered on the land title, which only the Minister for the Environment can remove). All offset areas will be provided with management funds for in perpetuity conservation management.	commitment to third biobank site on Lot 61
• At the very least these patch sizes on Lot 61 should be increased, not decreased, zoned E2 Environmental Protection (not RE1 Public Recreation or RU2 Rural Landscapes as currently proposed for some of the retained native vegetation) and continuous corridors made to facilitate ease of movement.	14	Two patches of SSTF with a combined area of 3.61 ha on Lot 61 will be transferred to Council, categorised as 'Community Land' under the Local Government Act and registered as a biobank site providing in perpetuity protection. It is acknowledged that other areas of SSTF on Lot 61 (1.37ha) will be cleared subject to the approval of the Red Flag variation request and a further 0.47 ha of lower quality (non Red Flag) SSTF. These areas were zoned residential in September 2017. All offset areas will be provided with management funds for in perpetuity conservation management. The areas currently zoned RU2 is a continuation of the existing land use and a requirement for the heritage values of the Mt Gilead Homestead. The biocertification application will not result in any changed land use in this area.	Section 6 of report – Biocertification Strategy updated to reflect commitment to also register this land as a biobank site

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
		The biobanks and the Community Land also have a biodiversity overlay as part of the LEP (zoning instrument) to protect these areas, (see Clause 7.20 of the LEP).	
• The proposed areas of vegetation retention create a mosaic of native vegetation and open space across the Mt Gilead Stage 1 area, but would fail to retain suitable koala corridors enabling animals to travel the few kilometres between the Georges and Nepean River. Instead, the Total Environment Centre (TEC) recommend creating two koala corridors (see TEC Map 2 below and recommend that all retained vegetation be zoned E2 Environmental Protection and only used for conservation purposes (not RE1 Public Recreation or RU2 Rural Landscape as currently proposed for some of the retained native vegetation). While this will result in the reduction in the number of housing lots, it would demonstrate that our planning and environmental protection system can give real and balanced recognition to the importance of wildlife corridors and habitat expansion (refer to maps from submission 16 and 17 in collated submissions PDF). These corridors should be zoned E2 Environmental Protection (not RE1 or RU2 as currently proposed for some of the retained native vegetation).	16, 17	The proposed Noorumba-Mt Gilead Biobank site forms part of an identified corridor in CCC corridor Map (**Appendix C** and **D**). This area is proposed for protection. The land proposed for biocertification comprises largely scattered paddock trees which has lower value to Koalas than intact woodland. Patches of higher quality vegetation, surrounded by open space, are proposed for conservation measures where the quality of habitat in these areas will be enhanced and expanded. It is not intended to create Koala habitat, or attract Koala's into urban areas by vegetation restoration where they will be threatened by domestic animals and subject to vehicle strike. All proposed offset areas will be protected by registered Biobank Agreements (which are an in perpetuity agreement registered on the land title, which only the Minister for the Environment can remove), regardless of the underlying zoning. All offset areas will be provided with management funds for in perpetuity conservation management. **No changes required.**	

2.3 Biocertification Process and Method

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Fig 2 (draft Planning Proposal land zoning map) shows that there is a considerable area of land zoned for public recreation on this site. If this particular area could be zoned in a way which creates a wildlife corridor/bushland protection zone between Noorumba and the farm, then wildlife including Koalas could safely traverse the site once the rest of the site is developed into a housing estate. The lack of safety in crossing this development site could foreseeably fragment our koala colony and sign its death knell unless it can be adjusted to create a continuous wildlife corridor between the biobanking sites (even a koala-friendly wildlife underpass would be a welcome sight in this development).	4, 18	Land shown as Open Space - Passive in Figure 4 will be subject to land scape plantings to provide additional habitat for Koala's.	Section 1.4 updated to reflect landscaping commitments in Open Space areas.
• Lands attached to the heritage protection area are marked blue in Figure 4 and includes large stand of mature trees and should be either included in the heritage precinct or zoned E2. • Destruction of habitat and the building of houses in Fig 1 and 3 will block movement of Koalas and other native species between the Georges River and Nepean River systems, and movement between Noorumba Reserve and Humewood (Beulah).	4,17,18	These trees are to be retained in the existing rural landscape and provides connectivity through the Homestead Lot to the Nepean River (refer to Figure 10). The development will not change the current recognised corridors from Georges River and Nepean River (which are north and south of the BCAA.) There is no recognised or identified corridor between Noorumba Reserve and Beulah through the BCAA – see Council corridor maps at Attachments C and D.	

2.4 Critically Endangered Ecological Communities

Comments	Raised in submissions	Response	Relevant Section of ELA report
Threats and cumulative impacts to EECs – this issue was raised in 5 of the 19 submissions (1, 4,10, 14, 17)			
• The development site is on critically endangered Cumberland woodlands that we only have around 5% left of this precious land left	1	Agreed. 8.59 ha of CPW is mapped within the study area of which 2.43 ha will be impacted (All impacted CPW is classified as in 'low' condition, comprising scattered paddock trees other than 0.12 ha which is within a riparian buffer and classified as red flag vegetation regardless of its condition). The proposal, permanently protects 4.63 ha of CPW and will restore a further 1.64 ha in the Noorumba-Mt Gilead Biobank site	Section 4 and 6 of updated report
• Shale Sandstone Transition Forest contains koala feed trees, and yet this application confirms that a particularly high percentage of this EEC will be destroyed in this development. This would be unfortunate given that it is listed as an EEC for a very good reason, and given that this property is surrounded by core koala habitat.	4	As indicated above, impacts to EECs and threatened species habitat are permitted under the BCAM in certain conditions subject to a demonstration of avoiding and minimising impacts to the maximum extent possible and meeting red flag variation criteria that address issues such as condition and viability. Of the 20.61 ha of SSTF mapped within the study area, 8.36 ha will be impacted. Over 80% of these impacts (6.99 ha) is to SSTF classified as in 'low' condition, comprising scattered paddock trees. The remaining 1.37ha that will be impacted are classified as Red Flag Areas under the BCAM. The majority of impacts being a corridor set aside for the proposed widening of Appin Rd (4.75 ha). The proposal, permanently protects 11.59ha of existing SSTF in two biobank sites and will restore a further 4.0 ha.	Section 4, 5 and 6 of updated report
• the cumulative effects of clearing Critically Endangered Woodland and Forests from Mount Gilead to Wilton must be taken into consideration and the present development application should not	10		

2.4 Critically Endangered Ecological Communities

Comments	Raised in submissions	Response	Relevant Section of ELA report
be assessed as a one off development (Lendlease chief Tarun Gupta is quoted as stating that a 610 hectare site had been acquired) • Trees between Noorumba Reserve and Beulah will be reduced in number, and even though they are EPBC Act Critically Endangered species. These trees should remain in place so that Koalas have a safe haven away from dogs and vehicles. • The upgrade to the Campbelltown to Appin Road, and the building of the Spring Farm Link Road will degrade and destroy a large amount of the Cumberland Plain Woodland and Shale Sandstone Transition Forest both EPBC Critically Endangered communities.		This is matter being addressed by the Department of Planning and Environment (DP&E) and OEH in the broader assessment of the Macarthur Land Release Area. The 4.75 ha of scattered paddock trees between Noorumba and Beulah do not meet the minimum condition threshold to be listed as part of the community listed under the EPBC Act. Whilst these scattered trees will be lost the proposal will permanently protect and manage 4.63 ha of CPW, 11.59 ha of STFF and 0.44 ha of RFEF it will also restore a further 1.64 ha of CPW and 4.0 ha of STTF. Proposed upgrades to Appin and Spring Farm Link Roads are not part of the biodiversity assessment and will be subject to separate impact assessment and approval, however, as the zoning of the Mt Gilead study area provides for a corridor to facilitate the upgrade to Appin Rd. 4.75 ha of impacts to 4.75 ha of low condition SSTF have been included in the assessment.	
• There are also other threatened communities such as the critically endangered Cumberland Plains Woodland and Shale Sandstone Transition Forest throughout the area. They are on Mt Gilead and right up the Nepean Valley.	14	Agreed. CPW and SSTF have been mapped in the study area and assessed. **No changes required**.	

2.4 Critically Endangered Ecological Communities

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Lerps, insects and subdivision are now increasing the amount of both of these woodlands (SPW and SSTF) being lost within the Sydney Basin especially in South Western and Western Sydney. Remnant pockets should be protected	17	The proposal, permanently protects 4.63 ha of CPW and will restore a further 1.64 ha in a Biobank site. The proposal, permanently protects 11.59 ha of SSTF in three biobank sites and will restore a further 4.0 ha.	
Red Flags – this issue was raised in 4 of the 19 submissions (3, 10, 14, 18)			
• There are 2 such matters where the public will require that the Minister and Council act decisively in the interests of preservation and protection of the environment rather than even bigger profits for developer – The Red Flag Section for the expert reports and Koala Habitat	3	Noted. The proposal will permanently protect and manage 82.5% of red flag areas. The request for a red flag variation to impact on 1.49 ha of red flag SSTF (1.37) and CPW (0.12) areas is subject to the Director-General's approval. Koala habitat is not a red flag matter as defined by the BCAM. As per the requirements of the BCAA impacts on koala habitat will be offset using a combination of credits generated from Biobank sites within the BCAA and credits purchased from outside of the BCAA (to address a deficit in koala credits). A commitment has been made to purchase credits for the local koala population to address the credit deficit. **No changes required**.	Section 5
• The public will rightly question 2 aspects. First, why areas 1, 2 and 3 in figure 16 of the Eco Logical report need be removed at all as they are clearly an integral part of the Red Flag area identified by the experts. Second, why the proposed RE 1 areas shown in Figure 2 have now been significantly shrunk by the application of a complex formula which "allows" somewhere else on the site, or in some other	3	Area 1, 2 and 3 in Figure 16 (now Figure 18) were zoned residential after a detailed rezoning process in September 2017. A red flag variation request has been prepared seeking approval to impact areas 1, 2 and 3 in Figure 18 and dedicate the remaining 1.14 ha of Red Flagged SSTF to Council as a Bushland Reserve together with a further 1.52 ha of non-red flagged SSTF (that will subsequently be registered as	Section 5

unspecified location, in some way to compensate for the removal and destruction of these Red Flag areas.		a biobank site. This request will be subject to the Director-General's approval. In accordance with the BCAM, the Director-General may approve red flag variation requests if certain criteria such as condition, small size and viability are met which are addressed in the assessment report.	
• By looking at figure 16 side by side with figure 10, this shows that all of areas 1, 2 and 3 are koala habitat; in the mind of the public, this is yet another Red Flag even if the formula and result driven approach taken by the experts produces a different outcome. This provides compelling evidence for significant changes to be made to the current proposed development.	3	Koala habitat is not a red flag matter as defined by the BCAM. As per the requirements of the BCAA impacts on koala habitat will be offset using a combination of credits generated from Biobank sites within the BCAA and credits purchased from outside of the BCAA (to address a deficit in koala credits). A commitment has been made to purchase credits for the local koala population to address the credit deficit.	
• The Ecological assessment raised a Red Flag area on Lot 61 DP752042 for critically endangered flora that is also koala habitat their studies did not find koalas on the assessment site, but OEH took the attitude that they needed to assume koalas were present. Once the assumption of Koalas was made, Ecological then applied for a Red Flag waiver to deal with endangered species. They realised they would be in a deficit credit situation with koalas so, also, they just decided to go and buy credits to off-set this deficit. However if a Red Flag has been raised, it should be treated as a Red Flag. It means "stop!" It doesn't mean: "How do we get around this problem? Oh, let's apply to the Minister for a waiver/variation. And also, we are going to have a deficit credit situation with koalas, so we better go buy some credits too." It doesn't pass the sniff test of common sense, that as soon a Red Flag is raised, the reaction is "How do we get around it?" That is what is	14	The BCAM, including the definition of a red flag area, is a standard assessment methodology that includes a set of rules for all assessments throughout NSW. The methodology recognises that a standard definition of a red flag area does not capture the specifics/context of each individual site and has a set of variation criteria which, in certain specified circumstances (see Section 2.4 of the BCAM), allow the Director-General of OEH to decide that the impacts on the red flag area may be offset Koala habitat is not a red flag matter as defined by the BCAM. It is not intended to create Koala habitat, or attract Koala's into urban areas by vegetation restoration where they will be threatened by domestic animals and subject to vehicle strike. Whilst the patch of bush that will become a Council Reserve and biobank site is mapped as Koala habitat, the assessment has not 'claimed' any Koala credits for this area instead enhancing and protecting Koala habitat adjacent to the wildlife corridors in the north of the site identified by Council.	Section 5

happening here, and the Minister should not give bio-certification. The actual proposal they are making is they want to reduce these vegetation patches by half their size. It has been a Red Flag area and now they want to halve it off and put houses there. That doesn't make sense. It defies the purpose of having the legislation to protect threatened species. • Red flag areas need to be preserved, not subjected to a "variation" from the Minister.	18	The BCAM, including the definition of a red flag area, is a standard assessment methodology that includes a set of rules for all assessments throughout NSW. The methodology recognises that a standard definition of a red flag area does not capture the specifics/context of each individual site and has a set of variation criteria which, in certain specified circumstances (see Section 2.4 of the BCAM), allow the Director-General of OEH to decide that the impacts on the red flag area may be offset	Section 5
Offsets– this issue was raised in 2 of the 19 submissions (10,18)			
• If a community is endangered or critically endangered it should be preserved and enhanced where it stands and not offset elsewhere, either off-site or on-site. For eg, the stands of timber on Lot 61 DP7502042 will take many years to replicate elsewhere and reducing their patch size will reduce their long-term viability • Trees to be impacted located to the west of Lot 61 DP7502042 are regarded by locals as parrot nesting trees due to their age, most have hollows suitable for nesting birds. You can't offset this (see map	18 18	Two patches of SSTF with a combined area of 3.41 ha on Lot 61 will be transferred to Council, categorised as 'Community Land' under the Local Government Act and registered as a biobank site providing in perpetuity protection. It is acknowledged that other areas of SSTF on Lot 61 (1.37 ha) will be cleared subject to the approval of the Red Flag variation request and 0.47 ha of non-red flagged SSTF. These areas were zoned residential in September 2017. **No changes required**. See above.	

contained in Submission 18 in collated submissions PDF for location of parrot nesting trees).			

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
Records of Koala – this issue was raised in 6 of the 19 submissions (1,4,10, 14,16,19)			
• Mention sightings of koalas at Mt Gilead	1	In October 2017, Council engaged a specialist ecological consultant to undertake a comprehensive assessment of koalas and their habitat in the south Campbelltown area. The aim of the study was to provide evidence-based advice and guidance on the viability of koala habitat and connectivity across the area in order to inform the design and scope of proposed infrastructure and planning processes for south Campbelltown. The results of this study were not publicly available at the time of preparation of the biocertification assessment report and hence the exhibited material. The findings of the SCKHCS (Biolink, 2017) were presented to Council at the Ordinary Council Meeting on 13 March 2018 and the study subsequently amended to address comments relating to the cause of eutrophication around the junction of Woodhouse-Menangle and Nepean Creeks in the area. The information provided in the study does not change the conclusion in the report regarding the presence of Koala habitat in the study area. The assessment prepared by ELA has already assumed that Koala were present as stated in the section 2.13 and 4.8.2 of the report and shown in Figure 10 which notes that Koalas have been recorded on both sides of Appin Rd, in Noorumba and Beulah Reserves to the north and south of the study area and to the west of the study area. It is also	Section 2 of the report has been updated to include findings of SCKHCS. Section 2.1.3 and 4.8.2 species credits – Koala and Figure 10 and 11

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
		stated that Koala's are likely to use habitat resources within the study area from time to time. The assessment concluded that all of the remnant trees (29.64 ha) within the study area are Koala habitat and impacts to 10.79 ha of this habitat have been assessed.	
• Koala are now reported within Mt. Gilead, Noorumba Reserve and at Broughton College, there are more Koala sightings along the Appin Road and Noorumba Reserve which are not shown as they are in the hands of WIRES.	10	See above. It is agreed that Koalas occur in Noorumba Reserve, Mt Gilead and Beulah. Measures to conserve Koalas and koala habitat within the broader Macarthur South Priority Urban Release Area are currently be assessed by OEH in consultation with ecologists, DP&E and the relevant Councils.	
• Koalas are present at Noorumba reserve, Mt Gilead and Beulah. Development will be a death warrant to this population.	14	See above	
• Figure 19 (p78) of the EPBC PD shows that the number of sightings of koala in the locale is significantly and drastically reduced in most areas except Mt Gilead in the 3 periods up to the most recent time. As it appears sightings provide a direct correlation to the size of the koala population, Figure 19 provides direct evidence that development north of Mt Gilead over the past 10 years has drastically and irretrievably reduced the koala population and by extension, the measures proposed in the EPBC PD have not worked and will not work without a more rigorous approach to preservation of existing endangered habitat.	19	Figure 19 in the exhibited PD report only shows records held by the Atlas of NSW Wildlife. As stated in submissions 10 and 14, there are additional records of Koalas held by other bodies such as WIRES, that are not shown. Figure 19 is not an analysis of population trends and these conclusions cannot be drawn from the data in Figure 19. Figure 19 has been included in the PD report to provide context to the extent of Koala habitat and records in the locality and show likely movement corridors across areas with denser, continuous habitat, whilst acknowledging that areas with scattered trees will also be used.	Figure 19 of PD report is now included in the biocertification report as Figures 10 and 11 and have been updated with the records from the SCKHCS records.

Impacts to koala habitat and wildlife corridors – this issue was raised in 17 of the 19 submissions

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• Refers to wildlife / koala movement corridor through Mt Gilead	1	Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2016), identified two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the study area through Noorumba and Beulah Reserves (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed Biobank sites and landscaped open space areas that are adjacent to these links. CCC 'updated' fauna habitat corridors (March 2017), also focus on these two core linkages (**Appendix C**). which were categorised as 'Primary Corridors" in November 2017 (**Appendix D**). The Mt Gilead-Noorumba Biobank site being established as part of the biodiversity certification application forms part of the CCC mapped corridor to the north. Koala corridor mapping prepared by OEH for the broader Macarthur Urban Release Mapping shows the same linkages as 'secondary corridors'. **No changes required**	
• Every time some V.I.P visits from another country our politicians can't wait to put a koala in their arms and have a photograph taken with them holding them yet you keep allowing developers to cut down trees that are vital for their survival.	2	The proposal will permanently protect and manage 19.49 ha of Koala habitat in registered conservation areas	
• Prof R Close has said that to maintain the health of our local disease-free koala population, genetic diversity must be maintained through koalas being free to visit neighbouring koala colonies. Therefore healthy	4	Agreed. 11.99ha of existing and restored SSTF will be retained and enhanced in the proposed Macarthur-Onslow Biobank site with links through	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
corridors connecting areas of core koala habitat should be fully mapped out prior to any biodiversity applications being considered in any development along Appin Road between Campbelltown and Appin, especially given the lack of a State Government approved CKPoM along this large area of koala habitat.		Woodhouse Creek and Menangle Creek to the Nepean River. The Wildlife corridors proposed by CCC have been enhanced via the proposed Noorumba-Mt Gilead Biobank site. 6.71 ha of existing and restored CPW will be retained and enhanced in the proposed Mt Gilead - Noorumba Biobank adjacent to Councils Noorumba Reserve with links Menangle Creek to the Nepean River Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Biolink 2016), and subsequent informal updates to this by Council, identifies two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the study area through Noorumba and Beulah Reserves (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will in fact be enhanced by the proposed Biobank sites and landscaped open space areas.	
• Fig 4 shows that wildlife travelling across the ground from Noorumba alongside the water canal will have its way totally blocked by residential development as no buffer is proposed along that boundary of the property. A wildlife corridor/bushland buffer between the proposed development and the Sydney water canal fenceline would provide some protection for wildlife and would also add protection to the convict-built water canal by minimising the sight-lines to it.	4	Disagree. The Noorumba Reserve and proposed Noorumba-Gilead Biobank site provide a continuous link from Appin Rd along Menangle Creek to the Nepean River. The proposed Noorumba-Gilead Biobank site forms part of this existing link and will protect and enhance the extent of existing vegetation cover within this linkage. Water NSW specifically requires no vegetation adjacent to the canal in urban areas for security reasons.	
• I have lived in the area for 34 years and for about 30 of those years had not once seen a koala. Now, I have seen 5 in the wild and many more dead on the side of the road as their habitat and mating corridors have	5	Noted. See above for impact assessment response	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
been destroyed. I do not believe for one minute that a development of 1700 houses over 201ha will have no impact.			
• This national symbol [koala] needs habitat, not strips of land isolated and unconnected to larger areas of bush. Without it, they cannot thrive and will eventually disappear.	6	Due to the historical land use practices associated with the Mt Gilead study area (being predominately of an agricultural and farming nature), the current Koala habitat within the study area largely consists of scattered paddock trees. The proposal permanently protects and restores area of bushland to create larger areas of bush identified a key habitat links in Councils Koala Management Plan.	
• The koala colony moves between the Georges and the Nepean River and all lands along the river should be protected from development in line with maintaining the rivers' health and supporting koala habitat.	6	See above	
• So far as I know, there is no plan, either from Council or the State Government to protect into the future this koala habitat.	6	Refer to Councils draft Comprehensive Koala Management Plan (Biolink 2016) The proposal will permanently protect and manage 19.49 ha of Koala habitat in registered conservation areas	
• It seems apparent that this development will destroy core koala habitation. Sadly, we are seeing more and more destruction of koala habitation and we need to keep important koala colonies safe if they are to continue thriving in the wild	9	Part of the BCAA is identified as 'core koala habitat' under Council's draft Comprehensive Koala Plan of Management (CKPoM). Core koala habitat has been derived from generational persistence modelling based on an analysis of historical koala records in Campbelltown (refer to Appendix C of the draft Campbelltown CKPoM).	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
		Furthermore, the results of the South Campbelltown koala connectivity study (Biolink, 2017) indicate that the area supports a resident population of koalas. Regardless of the presence of core koala habitat, consideration of SEPP44 is not required for a biodiversity certification assessment (Refer to the BCAM and S126N of the TSC Act). As per the requirements of the BCAA impacts on koala habitat will be offset using a combination of credits generated from Biobank sites within the BCAA and credits purchased from outside of the BCAA (to address a deficit in koala credits). A commitment has been made to purchase credits for the local koala population to address the credit deficit.	
• Council staff has worked hard trying to have wildlife corridors included in the development, but at this point it is unclear whether State and Federal Governments or the proponent will agree to these corridors which must allow the safe passage of Koalas and other Australian species to cross between the two rivers without getting killed by dogs or vehicles.	10	The Noorumba-Mt Gilead biobank site that forms part of this proposal will help protect and enhance one of the proposed wildlife corridors proposed by CCC. Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2016), and subsequent informal updates to this by Council, identifies two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the BCAA through Noorumba Reserve and the Beulah Biobank site (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed Biobank sites and landscaped open space areas.	
• On the night of 22nd November when councillors discussed the wildlife corridors, Councillor Ben Moroney put forward an amendment that would have removed the dead ends within the wildlife corridors and	10	Noted. On 28 November 2017 after considering a report on proposed natural asset corridors Council resolved: '*That the additional areas identified at the Council meeting held 28 November 2017, be studied further for future reference'*.	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
this was passed by the councillors, but I note that no record of this was kept on the night.		In response to this resolution, opportunities to further enhance habitat connectivity within the identified areas has been explored however, it was determined that there was limited opportunity to further enhance habitat connectivity within the BCAA.	
• Council has stated that corridors should be 350 metres wide to avoid erosion on both sides and give protection. This can still be achieved by altering the layout on the proposed land use map (BCAA) Page 9 By bringing the higher density housing shown on the land previously owned by the Dzwonnik family to the front of the property, add to this, and leaving the back of the property for larger blocks of land. By doing this there should not be so many roads going through the development. All roads built on site near or in wildlife corridors should be on a bridge or in a culvert (see maps provided in submission 10).	10	The Noorumba-Mt Gilead biobank site that forms part of this proposal will help protect and enhance one of the proposed wildlife corridors proposed by CCC. Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2016), and subsequent informal updates to this by Council, identifies two Key Koala Habitat Linkages (HLAs) which run east to west along the north and south of the study area through Noorumba and Beulah Reserves (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed Biobank sites and landscaped open space areas.	
• I see that two small areas are marked for Bushland Reserves at the moment these areas have Critically Endangered CPW and SSTF on them, these areas should be linked together and included into a wildlife corridor across the development, and it is unclear as to who will eventually manage these areas, as it is obvious that council cannot cope with even keeping our roads clear of litter and rubbish let along add more Reserves and roads to the burden.	10	The land comprising the two Bushland Reserves will be transferred to Council, registered as a biobank site with funding for permanent protection and management of SSTF. The reserve is linked via open space to the Noorumba Reserve in the north.	Updated to reflect commitment to register as a biobank site (after land transfer)

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• Mt Gilead is the narrowest area linking bushland between the Georges and Nepean Rivers and this movement corridor between will be lost due to the development. This corridor must be conserved for fauna movement.	10, 16, 17	The Noorumba-Mt Gilead biobank site that forms part of this proposal will help protect and enhance one of the proposed wildlife corridors proposed by CCC. Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2016), and subsequent informal updates to this by Council, identifies two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the study area through Noorumba and Beulah Reserves and not through the study area (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed Biobank sites and landscaped open space areas. Koala corridor mapping undertaken by OEH in relation the broader Macarthur Priority Growth Area shows the same linkages across the Mt Gilead Study area as 'secondary corridors'. (**Appendix E**). The SCKHCS identified three east west linkages in the broader Gilead region which include the corridors to the north and south of the BCAA which were also identified by the Draft Campbelltown CKPoM, CCC and OEH. OEH have identified a primary corridor linking the Georges River Catchment Koala population and the Nepean catchment to the south of Gilead.	
• Koalas are being found south of Appin and a corridor between Glenfield and Wilton should be identified protected and managed by OEH, and this corridor must allow these animals to move safely between the two river systems of the Georges and Nepean Rivers	10	Noted. See previous discussions on corridors.	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• I am greatly concerned about the effects on wildlife and especially the associated corridor along the properties boundary and in particular to the North at Noorumba Reserve.	12, 13	Noted. Refer to previous discussion on corridors	
• Every effort and expense must be made to ensure that there is minimal impact on the Koala population and to ensure the continued existence of Koala's in the area as well as their ability to traverse through the area (Koala's are dwindling in Australia with massive habitat loss and here we are with a location on the edge of Sydney that is proven to be vital to their health and existence and 1700 homes will be built right in the middle of it all).	15	Noted and agreed. The proposal has sought to avoid impacts on koala habitat and does not impact on Priority Habitat Linkages identified within the Draft Campbelltown CKPoM nor corridors identified on other CCC natural asset corridor mapping.	
Dog attack – this issue was raised in 5 of the 19 submissions (6,10, 14, 17 & 19)			
• Within a few months of residents moving into the redevelopment at Airds at least one Koala had been killed by a dog and others have tried to move back into what were once areas of woodland destroyed for housing. It is obvious the same thing will happen when Mt Gilead is developed and Koalas will be killed	10, 17	The application does not propose to retain or generate Koala habitat in private backyards which may attract Koalas and put these Koalas in contact with unrestrained dogs. Similarly, the street tree palate adopted for Mt Gilead does not propose Koala habitat species. Koala habitat will be enhanced in proposed offset areas which will be fenced and managed for conservation. Dogs will be prohibited from these conservation areas and resources have been provided to enforce these provisions. Public open space areas, where dogs will be required to be kept on a leash will have landscape tree plantings that will supplement Koala habitat.	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• Concern for development resulting in dog attack on local koala population	6, 10, 19	See above. The widening of Appin Road is not part of the proposed action. Any proposal to upgrade/widen Appin Road will be subject to a separate approval and detailed environmental impact assessment by Roads and Maritime Services (RMS). I	
• there will have to be some restrictions on residents along Appin Road keeping their front gates shut and dogs under control, especially at night. The same will apply to all the residents in this new housing estate. They will have to keep their domestic animals under control at all times, or perhaps, there should be a ban on keeping dogs altogether. None of this will be easy to enforce.	14	The application does not propose to retain or generate Koala habitat in private backyards which may attract Koalas and put these Koalas in contact with unrestrained dogs. Similarly, the street tree palate adopted for Mt Gilead does not propose Koala habitat species. Koala habitat will be enhanced in proposed offset areas which will be fenced and managed for conservation. Dogs will be prohibited from these conservation areas and resources have been provided to enforce these provisions. Public open space areas, where dogs will be required to be kept on a leash will have landscape tree plantings that will supplement Koala habitat.	
• dog owners cannot be guaranteed to keep their dogs fenced and under control at all times, especially at night when Koalas are more likely to move into built up areas • Dog attack (and road kill) within built up areas within the Campbelltown region are the two main reasons why Koalas have been killed in the past and this is continuing and increasing in numbers.	17	See above The application does not propose to retain or generate Koala habitat in private backyards which may attract Koalas and put these Koalas in contact with unrestrained dogs. Similarly, the street tree palate adopted for Mt Gilead does not propose Koala habitat species. Koala habitat will be enhanced in proposed offset areas which will be fenced and managed for conservation. Dogs will be prohibited from	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
		these conservation areas and resources have been provided to enforce these provisions. Public open space areas, where dogs will be required to be kept on a leash will have landscape tree plantings that will supplement Koala habitat. The widening of Appin Road is not part of the proposed action. Any proposal to upgrade/widen Appin Road will be subject to a separate approval and detailed environmental impact assessment by Roads and Maritime Services (RMS).	
Chlamydia - this issue was raised in 10 of the 19 submissions (1, 3, 4, 6,10, 14, 16, 17, 18 & 19)			
• Campbelltown has the only known disease free koala colony and their habitat should be protected. Concerns for this chlamydia-free population being threatened from Mt Gilead development	1, 3, 4, 6, 10, 14, 16, 17, 19	The key core Campbelltown Koala areas, as stated in the Koala Management Plan (Biolink 2016) are Kentlyn, Minto Heights and Wedderburn, all to the east of Appin Rd and a broader Campbelltown-Rural-Urban Interface (CRUI) KMP that includes Gilead to the west of Appin Road. The purposes of the CRUI is to acknowledge the presence of areas of preferred habitat and the presence of potential linkages connecting the Wedderburn KMP with the Nepean River. The biocertification application is consistent with the objectives of this KMP as it minimises losses to and fragmentation of patches of preferred Koala habitat > 10 ha in size, enhances connectivity to the Nepean River, retains preferred Koala food trees and commits to planting additional food trees. The proposal includes pre-clearance survey to ensure that any koalas on site during clearance activities are allowed to move away prior to any clearing of habitat.	Add overview Koala map as per PD report

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• To date the local Koalas are Chlamydia disease free but it has only been an assumption that Koalas are present. There is now strong evidence from a study undertaken on behalf of Campbelltown Council in late November 2017 that Koalas are present. I ask Council to release details of that study and extend the submission time so people can be fully informed before making a comment.	14	The findings of the SCKHCS (Biolink, 2017) were presented to Council at the Ordinary Council Meeting on 13 March 2018 and the study subsequently amended to address comments relating to the cause of eutrophication around the junction of Woodhouse-Menangle and Nepean Creeks in the area. The results of the SCKHCS were not available at the time that the biodiversity certification application was developed and as such could not be considered within the exhibited documents. However, the application documents have since been amended to consider the outcomes of the SCKHS. The SCKHCS found evidence of Koala utilisation within the BCAA. However, this does not change the conclusion in the Biodiversity Certification Assessment Report regarding the presence of Koala habitat in the study area. The report prepared by ELA has already assumed that Koala <u>were present</u> as stated in sections 2.1.3 and 4.8.2 and Figure 10 (now Figure 11) of the assessment report which notes that Koalas have been recorded on both sides of Appin Rd, in Noorumba and Beulah Reserves to the north and south of the study area and to the west of the study area. The assessment concluded that all of the remnant bushland and scattered trees (29.64 ha) within the BCAA was Koala habitat and impacts to 10.79 ha of this habitat have been assessed, requiring 284 Koala species credits.	Report updated to include findings of SCKHCS
• As all other NSW koala communities have a disease problem, it would be better to preserve this disease-free colony rather than benefitting an unhealthy colony	18	It is proposed that the deficit of Koala credits will be secured from the local Koala population thus protecting additional habitat.	Report updated to reflect commitment to

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
(through purchase of koala credits) that may die out anyway in the future			purchase deficit Koala credits from local population – see Section 6
Road kill • I'm a wildlife rescuer [and] have removed many deceased koalas and kangaroos that have not been lucky enough to survive Appin Rd to get through to the wildlife corridor through Mt Gilead	1	This issue was raised in 8 of the 19 submissions received (1, 4, 6, 10, 11, 14, 16, 17) The widening of Appin Road is not part of the proposed action. Any proposal to upgrade/widen Appin Road will be subject to a separate approval and detailed environmental impact assessment by RMS. OEH has prepared a regional koala corridor map for the Greater Macarthur Priority Growth Area, which covers parts of Wollondilly and south Campbelltown (**Appendix E**). The map identifies regional priorities for koala conservation, with an emphasis on the protection of larger parcels of contiguous intact habitat (>100ha) identified as 'primary corridors', over 'secondary corridors' which have been identified by OEH to include all east-west corridors in south Campbelltown. This map shows the same corridor network across the Mt Gilead study area as Council's natural asset corridor mapping, however the corridor categories differ (**Appendix D**). OEH's regional koala corridor map is being used to inform the environmental impact assessment currently being prepared by Roads and Maritime Services (RMS) for the proposed Appin Road upgrade. Subsequently, OEH's advice to RMS regarding koala mitigation measures proposes for the construction of continuous wildlife exclusion fencing along the road reserve boundary to prevent any future movement of koalas across Appin Road.	No changes to report as this issue will be addressed by the RMS in the environmental assessment documents associated with the Appin Road upgrade.

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
		Council is in strong opposition to this approach, as this would not only sever connectivity through this area, but create a significant barrier for not only koalas, but all fauna movement through the south Campbelltown region. Studies have shown that the installation of exclusion fencing along linear infrastructure developments without supporting connectivity structures to facilitate the safe movement of wildlife, results in cluster mortalities of fauna from vehicle-strike incidents where the fencing segments end. The outcome is that road fatality incidents are not reduced, but merely re-located elsewhere in the road corridor; the consequences of which could also have safety implications for driver collisions. The Campbelltown community highly values koalas as an iconic species and Council places emphasis on their protection. In this regard, at its Ordinary Meeting held on 13 June 2017, Council resolved (in part) that: 1. In line with the Koala Plan of Management, Council write to the Minister for Roads and Infrastructure that additional funds be allocated for the immediate installation on Appin road of fauna overpass crossings and a minimum distance of flexi fencing either side to assist in guiding koalas safely across. 2. This crossing and associated fencing be installed along Appin Road in known koala crossing corridors, in the same manner as fencing on the Pacific Highway north of Sydney.	
• The soon-to-be-widened Appin Road already sees way too many Koala deaths due to vehicle impact	4	See above	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• Some 17 koala were killed in one two month period recently on the roads nearby. Every loss of an individual is a blow to maintaining this important colony as a viable population	6	See above	
• It is not just Koalas and other native species that will be impacted but humans as well. Appin Road is notorious for road fatalities of humans over many many years	11	See above	
• Koala fencing and suitable animal crossings should be installed along the entire length of Appin/Campbelltown Road. Just fencing a part of the road will see native animals move either into Bradbury, Rosemeadow or St Helens Park, or further along the road towards Appin and then be killed either by vehicles or dogs whilst trying to move between the two river systems	10	See above	
• I do some work for WIRES and I pick up injured and dead Koalas and wildlife along Appin Road. Yes Minister, there are koalas on the western side of Appin Road at Noorumba Reserve, Mt Gilead and Beulah. I have picked them up from that stretch of the road.	14	Note and agreed, there are Koala on both sides of Appin Rd, see above.	
• concern for increased road kill resulting from the development	10	See above	
• A widened Appin Road will need wildlife fencing, overpasses or underpasses	14	See above	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
• Many koalas are killed while crossing Appin Rd but some succeed in getting across	16	See above	
• TEC recommend the construction a wildlife underpass across Appin Rd near Noorumba reserve and Macarthur-Onslow Mt Gilead sites, as well as floppy top fences to prevent koala access to Appin Rd along the Mt Gilead housing development	16	See above	
• Koala fencing and suitable animal crossings should be installed along the entire length of Appin/Campbelltown Road. Just fencing a part of the road will see native animals move either into Bradbury, Rosemeadow or St Helens Park, or further along the road towards Appin and then be killed either by vehicles or dogs whilst trying to move between the two river systems		See above	
• there hasn't been any confirmation by developers, State or Commonwealth Government that these movement corridors, Koala fencing, underground or overhead wildlife corridors will be in place before development commences.	17		
• road kill (and dog attack) within built up areas within the Campbelltown region are the two main reasons why Koalas have been killed in the past and this is continuing and increasing in numbers.		See above	
• The widening of Appin Road up to six lanes, the building of the Spring Farm Link Road and subdivision along the Appin Road will increase the high number of		See above	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
Koalas and other native species already being killed along the Appin Road between Campbelltown and Appin. It would be far more logical to build a road further south that would not endanger the Campbelltown Koala population, link up with the Picton Road to take traffic to the South Coast, avoid the Appin township, and also link present planned subdivision south of the township of Appin. • Once fencing is in place along the Appin Road it is more than likely Koalas will get caught on the wrong side and wander into the nearby suburbs of St Helens Park, Bradbury and Ambarvale, we therefore request that a 20 metre tree lined nature strip be included into the widening of the Appin Road and building of Spring Farm Link Road, which might help Koalas and other native animals to gain access to Noorumba Reserve.		See above	
Hydrological changes impacting koala habitat			
• Clearing of land, changing topography and the possible filling of ephemeral creeks will change the flow of water across Mt Gilead which can kill trees utilised by Koalas. • The filling in of buffer dams could increase the likelihood of flooding which can kill trees utilised by Koalas.	17	Hydrological changes impacting koala habitat was raised in 1 of the 19 submissions received. The stormwater quality management strategy will preserve the state of existing watercourses and ensure that post-development pollutant loads are consistent with Council stormwater pollutant load reduction targets. This will be achieved through the construction of stormwater detention structures with multi-staged outlets located adjacent to the proposed bio-retention systems to ensure that all post-development discharges are equal to or less than predevelopment peak discharges	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
		No ephemeral creeks will be impacted by the proposal. The detention basins will be embellished with native plantings arounds the banks that will provide habitat for birds, frogs and foraging/nesting resources for bats, birds and arboreal mammals. This will provide a strong buffer area between the urban development interface with the proposed formal offset areas.	
Need for Koala habitat protection plan			
• There needs to be a detailed map of wildlife corridors along the Appin road corridor prior to any development going ahead along Appin Road so that wildlife overpasses and/or wildlife underpasses and floppy top fencing can be properly planned prior to Appin Rd being widened to (sic) help ensure survival of all wildlife in both the Campbelltown and Wollondilly LGA's into the future.	4	Agreed. Koala corridor mapping for the broader South Campbelltown Urban Release Area which includes the BCAA has been prepared by OEH (Appendix E). The Noorumba-Mt Gilead biobank site that forms part of this proposal will help protect and enhance one of the proposed wildlife corridors proposed by CCC. Figure 5.3 in CCC draft Comprehensive Koala Management Plan (Phillips 2016), and subsequent informal updates to this by Council, identifies two Key Koala Habitat Linkages (HLAs) which run east to west to the north and south of the study area through Noorumba and Beulah Reserves (**Appendix B**). These key Koala HLA will not be impacted by the proposal and will be enhanced by the proposed Biobank sites and landscaped open space areas.	
• We are pleased to see that Mallaty Creek has been included as part of the suggested wildlife corridor, but as land further along Appin Road is now with State Government for their determination as to whether development will be allowed. We would have preferred to see wildlife corridors identified all the way between Rosemeadow and Appin which would have meant	17	See above	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
Campbelltown Council negotiating with Wollondilly Council, but would have instilled more confidence in the long term survival of this important and very necessary corridor.			
• S19 does not support the provision of a wildlife corridor linking Noorumba and Beulah through the homestead lot (Lot 1). This Lot 1 is not part of the Lendlease acquisition.	19	The landowner of the Homestead has supported and consented to the depiction of wildlife corridors linking Noorumba and Beulah through the Homestead lot	
Koala credit deficit – this issue was raised in 2 of the 19 submissions (16 & 18)			
• We are of the view that the 159 koala credit deficit should be addressed by creating suitable koala corridors within the BCA area.	16	133 of the required 284 Koala credits have been created by two of the proposed BioBank sites in the study area that include habitat links identified by Council. Preference will be given to retiring credits from within the Campbelltown LGA. It is the intention that the remaining 151 Koala credits will be secured from registered Biobank sites prior to the commencement of Stage 2 of the proposed development.	The number of Koala credits required has been updated from 292 to 284 as part of minor boundary changes to proposed Biobank sites (impacted areas slightly reduced, offset areas slightly increased).
• Biocertification of development land gives certainty to developers and councils in that once certification is granted, they don't have to take into account the ecology of the land they are developing – but may not be in the	18	See above.	

2.5 Koala

Comments	Raised in submissions	Response / Actions	Relevant Section of ELA report
best interest of preserving threatened species and communities. For example, the BCA for Mt Gilead will result in a 159 koala credit deficit, which will be addressed by buying credits elsewhere and benefitting koalas elsewhere, however it is quite a different thing to have a healthy koala population on site.			

2.6 Grey-headed Flying-fox

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Grey-headed Flying-Fox use Mt Gilead and surrounding areas	10	Impacts to Grey-headed Flying Foxes was raised in 2 of the 19 submissions received. There are no GHFF camps in the study area. The species was recorded foraging in the site and passing over the site. Under the BCAM species credits are not required for impacts to GHFF foraging habitat, however, the proposal will permanently protect 16.66 and restore 5.64 ha of foraging habitat and additional foraging opportunities in open space landscape plantings.	
• This bat has been driven away from built up areas and is a nightly visitor to the bushland in the local area, clearing of bushland for fire protection, subdivision, human produced noise and light is of considerable danger to the future of this species and possible new roosting sites such as along the Appin Road should be maintained.	17	Noted. Proposal will permanently protect and restore 22.50 ha of foraging habitat and additional foraging opportunities in open space landscape plantings.	
• Every year Western Sydney is getting hotter whether this is due to Climate Change or heat sink areas caused by major increases in dark roofed houses and roads is unclear, but it should be taken into consideration that thousands of baby Flying Foxes are dying and whole generations of these mammals are increasingly being lost.	17	This will be addressed as part of the Urban Master Planning/Design and DA process.	

2.7 Large-eared Pied Bat

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Since the devastating fires of Christmas 2001/2002 which burnt across the area from Appin Road to the coast, there has been a marked decline in sightings of Micro Bats in the Campbelltown region, along with some bird species. It will take many years for the numbers to recover if at all, but only if habitat is kept intact or increased • the clearing of trees bearing hollows and dead trees along the Appin Road will seriously hamper the restoration of these populations	17	Impacts to habitat of the threatened Large-eared Pied Bat was not raised in any submissions. Although submission 17 does address general impacts on microbats in the area. The Large-eared Pied Bat was recorded foraging in the study area. Under BCAM species credits are not required for impacts to Large-eared Pied Bat foraging habitat, however, the proposal will permanently protect and restore 22.50 ha of foraging habitat and additional foraging opportunities in open space landscape plantings The proposal, permanently protects 4.63 ha of CPW and will restore a further 1.64 ha in the Noorumba-Mt Gilead Biobank site. The proposal also permanently protects 11.59 ha of SSTF and will restore a further 4.0 ha in the Macarthur-Onslow and Council Reserve (Lot 61) Biobank site. These conservation measures provide secure habitat for micro bats and bird species. Where possible, HBT will be retained in open space areas (where safe to do so), and will be protected in proposed offset areas. HBT recruitment will occur in offset areas (biobanks, conservation lands) and open space over time to add to those already existing in these areas. Further, the Biobank Assessments and CEMP proposes to salvage woody material and hollows for relocation to the biobank sites to augment fauna habitat values	

2.8 Swift Parrot

Comments	Raised in submissions	Response	Relevant Section of ELA report
		Impacts to Swift Parrot foraging habitat was raised in 3 of the 19 submissions received. Swift Parrots were considered likely to use the site from time to time as potential habitat is present on site. The species is difficult to survey for due to its nomadic nature and may only visit sites infrequently when winter flowering eucalypts are active.	
• Swift Parrot use Mt Gilead and surrounding areas	10	Accordingly, the study area was identified as potential foraging habitat for Swift Parrot. Swift Parrots do not breed in hollows on mainland, only Tasmania Under the BCAM Species credits are not required for impacts to Swift Parrot foraging habitat, however, the proposal will permanently protect 16.66 ha and restore 5.64 ha of potential foraging habitat and additional foraging opportunities in open space landscape plantings.	
• The endangered Swift Parrot, for example, is found in Beulah so it must fly across Mt Gilead where there are old hollow nesting trees.	14	Noted and assessed as potential habitat.	
• It was the wrong time of year for Eco Logical to survey for the Swift Parrot, however there are historical records of this species on the neighbouring Humewood (Beulah) property and as far as we could ascertain no surveys have been undertaken within the past 35 years when they were identified.	17	Swift Parrots were considered likely to use the site from time to time as potential habitat is present on site. The species is difficult to survey for due to its nomadic nature and may only visit sites infrequently when winter flowering eucalypts are active. Accordingly, the BCAA was identified as potential foraging habitat for Swift Parrot. Tree hollows and foraging trees will be available in the biobank, conservation lands and the open space areas. Swift Parrots do not breed in hollows on mainland, only Tasmania	

2.8 Swift Parrot

Comments	Raised in submissions	Response	Relevant Section of ELA report
• A good number of the species were identified at Camden Airport Conservation Woodland 2015/2016 by Alan Leishman. • Further Swift Parrots were identified at Macarthur Square by Michael Paul when he was undertaking a survey in regard to a recent development. • It should be assumed that Swift Parrots are present on the property rather than dismiss their existence, and therefore, suitable tree hollows and foraging should be retained			

2.9 Cumberland Land Snail

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Notes sightings of Cumberland woodlands snail and the greater glider	1	Records of the Cumberland Plain Land Snail was raised in 2 of the 24 submissions received. 22 of the submissions (92%) did not raise this issue. The Cumberland Land Snail has not been recorded in the BCAA, largely due to lack of suitable habitat (dense ground litter). Cumberland Land Snails were recorded in Noorumba Reserve to the north of the study area (ELA 2017), on the eastern side of Appin Rd, and to the west of the study area in Woodhouse Creek. Extensive surveys have been undertaken of the study area and adjoin lands. The Greater Glider (which is not a listed threatened species in NSW) has not been recorded. The Squirrel Glider, which is listed as vulnerable in NSW, however, has been recorded to the west of the study area. There is no suitable habitat for the Squirrel Glider in the study areas.	Report updated to include Figure 6 which shows other Cumberland Land Snail records to west of study area
• Cumberland plain snail (NSW endangered), although not listed under the EPBC Act it has been listed under the Species Action Statement and the Justification for allocation to this management stream is: This species is distributed across relatively large areas and is subject to threatening process that generally acts at the landscape scale (e.g. habitat loss or degradation) rather than at district, definable locations.	17	The Cumberland Land Snail has not been recorded in the BCAA, largely due to lack of suitable habitat (dense ground litter). Cumberland Land Snails were recorded in Noorumba Reserve to the north of the study area (ELA 2017), on the eastern side of Appin Rd, and to the west of the study area in Woodhouse Creek.	

2.10 Squirrel Glider

Comments	Raised in submissions	Response	Relevant Section of ELA report
TSC Act listed threatened species			
• refers to sightings of Cumberland woodlands snail and the greater glider	1	Records of the Squirrel Glider was raised in 1 of the 19 submissions received. The Squirrel Glider was recorded to the west of the BCAA by ELA during broader surveys for the Macarthur Release Area. This data was provided to OEH and Council. Evidence of the Squirrel Glider was also found to the west of the BCAA as part of the SCKHCS. Squirrel Gliders were not recorded in the BCAA.	Report updated to include Figure 6 which shows Squirrel Glider records to west of study area

2.11 Other Threatened Species and Habitats Impacted

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Just a few of the EPBC and NSW Threatened species that use Mt Gilead and surrounding areas including Gang Gang Parrots who come to Campbelltown every summer to breed. Glossy and Yellow Tail Cockatoos, Swift Parrots, various owls including the Powerful Owl, Grey Headed Flying Foxes, Koalas, Pigmy Possums, Squirrel Gliders, Giant Burrowing Frogs and several other frog species. The list is endless without even touching on the endangered flora of the area including ground orchids.	10	Assessment of C'wealth NSW TSC Act listed threatened species was raised in 4 of the 19 submissions received. Targeted surveys for both TSC and EPBC Act listed species were undertaken across the study area and adjacent lands as described in the PD. See above re Koala, Cumberland Land Snail, Large-eared Pied-bat, Grey-headed Flying Fox, Squirrel Glider and Swift Parrot. Eastern Pygmy Possum not recorded in study area – no suitable habitat. Giant Burrowing Frog not recorded in study area (lack of suitable habitat (dense ground cover/litter).	Report updated to include Figures 5, 6 and 7 which show other threatened species records in the locality. Figures 13 and 14 show survey effort in and adjacent to the study area.

2.11 Other Threatened Species and Habitats Impacted

Comments	Raised in submissions	Response	Relevant Section of ELA report
• There are also other threatened species that will be affected if this is allowed to go ahead.	2, 9	There were no threatened flora recorded in the study area. *Pomaderris brunnea* was recorded in Woodhouse Creek 300m to the west of the study area. Assessment of C'wealth NSW TSC Act listed threatened species was raised in 4 of the 19 submissions received. Targeted surveys for both TSC and EPBC Act listed species were undertaken across the study area and adjacent lands as described in the PD. See above re Koala, Cumberland Land Snail, Large-eared Pied-bat, Grey-headed Flying Fox, Squirrel Glider and Swift Parrot. Eastern Pygmy Possum not recorded in study area – no suitable habitat. Giant Burrowing Frog not recorded in study area (lack of suitable habitat (dense ground cover/litter)). There were no threatened flora recorded in the study area. *Pomaderris brunnea* was recorded in Woodhouse Creek 300m to the west of the study area.	Report updated to include Figures 5, 6 and 7 which show other threatened species records in the locality. Figures 13 and 14 show survey effort in and adjacent to the study area.
Hollow-bearing trees • Tree Hollows can take between 100 and 200 hundred years to form for small birds and mammals, and larger hollows for birds such as the Black Cockatoo can take a lot longer.	17	Impacts to hollow bearing trees was raised in 1 of the 19 submissions received. A hollow bearing tree (HBT) assessment was undertaken and a significant proportion of trees that could be inspected for utilisation by hollow dependant fauna was undertaken. Where possible, HBT will be retained in open space areas (where safe to do so), and will be protected in proposed offset areas. HBT recruitment will occur in offset areas (biobanks, conservation lands) and open space over time to add to those already existing in these areas.	Figure 9 & Appendix H

2.11 Other Threatened Species and Habitats Impacted

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Trees to be impacted located to the west of Lot 61 DP7502042 are regarded by locals as parrot nesting trees due to their age, most have hollows suitable for nesting birds. You can't offset this.	18	Further, the Biobank Assessments and CEMP proposes to salvage woody material and hollows for relocation to the biobank sites to augment fauna habitat values. **No change to the PD Report is required** These trees are on land that has retained its rural land zoning and will be retained.	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
Greater Macarthur Growth Area • This push to rezone Gilead into more housing with the suggestion that it will have little to no impact on" sensitive vegetation; heritage; and traffic and transport infrastructure are able to be managed and mitigated by a combination of additional LEP provisions, site-specific development controls, the provision of road infrastructure through a VPA, and the offsetting of the loss of vegetation." is ridiculous! We have seen first hand the destruction and impact that the small development of Appin Valley has had on wildlife in the area.	5	Planning issues was raised in 4 of the 19 submissions The rezoning of the study area was initiated in 2012, well in advance of the DPEs release of the Greater Macarthur Priority Growth Area (in draft) in 2015. Planning for the wider region, in terms of impacts on endangered ecological communities from development, is still ongoing. As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton. Whilst planning for the Greater Macarthur Priority Growth Area is continuing, it will not alter the development outcomes established for Mt Gilead through the land use controls that were recently approved by the Minister for Planning and now reflected in *Campbelltown Local Environmental Plan 2015*. DPE in planning for the Greater Macarthur Priority Growth Area will consider the wider cumulative impacts on endangered ecological communities from future development in the region. In doing so, DPE will need to take into account that development outcomes have already been put in place for certain areas such as Bingara Gorge, Menangle Park and Mt Gilead. The biocertification application for the site corresponds with the approved conservation and land use outcomes for the site that can now readily occur in a holistic manner under the recently adopted land use controls rather than defer piecemeal assessment of vegetation removal against the EP&A Act in individual development applications.	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
• the problems of traffic, infrastructure and general loss of amenity has produced some of the worst new development I have seen on very small blocks with all trees cleared prior to road building and very few planted afterwards. Ask any resident how they feel about the extreme overbuilding of an already crowded Macarthur!	6	Not a matter for consideration in the biocertification application and will be dealt with through the normal DA process.	
• I'm sure I speak for many Campbelltonians who are just SICK TO DEATH of being imposed upon in having our area defiled by these endless, formulaic, treeless, narrow, cul-de-saced estates	7	Not a relevant matter for consideration in the biocertification application and will be dealt with through the normal DA process. Proposed open space area will be landscaped with local tree species.	
• As an aside if there is to be development can the final product actually be something that ties in well and appropriately with the environment? Not some suburban monstrosity where a tree or anything green is never seen and it's all just ugly houses. Development companies are worth millions and yet it seems that so often a primary school class could come up with designs and developments that manage the environment better and are more environmentally appealing and sustainable. An example where it appears to have been done better, mostly due to the planting of a lot of gum trees in the suburb and well designed houses, is Ropes	15	Not a relevant matter for consideration in the biocertification application and will be dealt with through the normal DA process. Proposed open space area will be landscaped with local tree.	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
Crossing in the Blacktown LGA, a Lend Lease development in fact). • The Mt Gilead proposed development is the first step in the Greater Macarthur Priority Growth Plan/Greater Macarthur Investigation Area, which will see the destruction of thousands of hectares of good to remnant Cumberland Plain Woodland, and Shale Sandstone Transition Forest, Koala habitat and trees bearing hollows which are known to be the roosting place for micro bats, many bird species and tree dwelling mammals.	17	As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton.	
• The development proposal within the Greater Macarthur Priority Growth Plan/Greater Macarthur Investigation Area, is a plan created by the NSW State Government and goes against the principles of the Greater Sydney Commission, who have been excluded from having any say in the Plan, and past development refusals by local and State Government. • The Macarthur Priority Growth Plan will indeed be on a major alteration of landscape and destruction of bushland scale, probably never seen in our region before.	17	The proposal has been on public exhibition and no one has been excluded from comment. As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton.	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
• We question whether this development is necessary given that thousands more properties will be built along the railway corridors, including high rise units.	17	The subject land has been proposed for housing, not apartments, since 2010 – refer to section 1.3 of the assessment report.	
Cumulative impacts of development			
• It saddens me that at every turn developers are trying to tear up parts of the community that are crucial to the public's wellbeing. Mental health, obesity and other anxiety disorders are crippling our country and all developers are doing (and being allowed to do) is cram more people in to small spaces, removing back yards from green spaces from the community and exacerbating all the aforementioned problems.	5	Not a relevant matter for consideration in the biocertification application. It is noted that recreational open space and open space for biodiversity preservation are included in the assessment area	
• Along with the Mt Gilead proposal, there is a concurrent plan to build a parkway through the Georges River alignment to come out at Liverpool. This State Govt proposal will also seriously impact the NECESSARY habitat for the colony also affected by Mr Gilead's proposal.	6	Not a relevant matter for consideration in the biocertification application for Mt Gilead and can only be considered if and when that proposal is formalised	
• Cumulative effects of the proposed Greater Macarthur Priority Growth Area (GMPGA) and land held by Lend Lease (at least 610 hectares) makes it obvious that this is not a one off development. Therefore, the development of all proposed development should be the basis of any decision	10	As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton.	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
made by government. If we just examine a few developments such as Mt Gilead, Macquariedale Road, and Kellerman Drive, plus future developments along the Appin Road being planned now, it is very clear that Critically Endangered Woodlands and Forests along with Koala Habitat will be extinct in the very near future.		Not a relevant matter for consideration in the biocertification application.	
• This Mt Gilead development is just the beginning for the developer, Lend Lease. They have control of the land all the way to the Nepean River and they and other developers have thousands of hectares along the Nepean Valley to Appin, Douglas Park and Wilton. There are some real habitat gems in this whole area and it will be all lost unless the Minister acts now and stops this development at Mt Gilead before it starts.	14	As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton. Not a relevant matter for consideration in the biocertification application.	
• Ask that the cumulative effects of the Mt Gilead development along with future development along the Appin Road and Wilton is assessed and not taken as a one off development.	17	As part of the planning process for the Greater Macarthur Priority Growth Area, DPE is considering the cumulative impacts of development in the Greater Macarthur region on endangered ecological communities, noting that development outcomes have already been defined for sites like Mt Gilead and Menangle Park, and more recently draft plans on exhibition for South East Wilton. Not a relevant matter for consideration in the biocertification application.	

Lack of infrastructure:

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
• The report states that up to 1700 new dwellings would be squashed into the area with an average lot size of 600sqm. With the average number of cars per household in Australia being 1.9 this means an extra 3400 cars on an already overburdened Appin road (approx).	5	The need for additional infrastructure required to support development of the site is not a consideration of the BCAM. In rezoning the site for residential purposes, both CCC and the Minister for Planning determined that additional schools are not required for this development. The Department of Education confirmed that existing schools could be upgraded to meet additional demand or alternatively, new school facilities could be delivered offsite as part of the Greater Macarthur Priority Growth Area planning. As a result of the rezoning of the site, Federal and State Governments' in partnership with Lendlease has allocated funds to carry out upgrades to Appin Road to improve capacity and safety. As part of the Greater Macarthur Priority Growth Area planning, DPE have identified the need for additional infrastructure to support development of the wider Gilead and Menangle Park region.	
• It is also said that a VPA is in place to widen Appin road - however, this will only apply to the section from Rosemeadow to Gilead and then a bottle neck toward Wollongong. Also - I have experienced how little VPA's actually mean and how developers are more than happy to just pay the price as opposed to fulfilling the agreement.	5	As a result of the rezoning of the site, Federal and State Governments' in partnership with Lendlease has allocated funds to carry out upgrades to Appin Road to improve capacity and safety. As part of the Greater Macarthur Priority Growth Area planning, DPE have identified the need for additional infrastructure to support development of the wider Gilead and Menangle Park region	
• There is a constant message being pushed by developers that housing supply is low - a point that has also been disproven on many occasions, There are plenty of empty houses (or house that have	5	Not a relevant matter for consideration in the biocertification application	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
been bought up by investors - often foreign and are being rented or remain empty deliberately)			
• Where it states that "For those social and economic services and facilities that will not be provided on site, it is considered that there is sufficient capacity in the neighbouring areas to accommodate the needs of the incoming community." I see a big problem. Most services - hospitals, doctors, transport etc in the Campbelltown area are already overburdened. How do they expect more people to access these already 'full' services? You can't create space where there is none!	5	As a result of the rezoning of the site, Federal and State Governments' in partnership with Lendlease has allocated funds to carry out upgrades to Appin Road to improve capacity and safety. As part of the Greater Macarthur Priority Growth Area planning, DPE have identified the need for additional infrastructure to support development of the wider Gilead and Menangle Park region	
• general concern for lack of infrastructure to support the level of development in the area	7, 10	See above	
• We do NOT get "more jobs", "more local employment" as you all claim. All the people who come out here to the estates are lining up with me every morning on the M7 & M5 to go their jobs which are NOT in Campbelltown	7	The Biocertification assessment has assessed impacts to biodiversity values. It has not undertaken any assessment of jobs or more local employment.	
• Appin Rd will be worse than Narellan Rd is because every new estate that's going to be built along there will have a traffic light at it's entry	7	The widening of Appin Road is not part of the proposed action. Any proposal to upgrade/widen Appin Road will be subject to a separate approval and detailed environmental impact assessment by Roads and Maritime Services (RMS).	
• The proposal does not look at the effects of extra traffic movements on the area.	11	The widening of Appin Road is not part of the proposed action. Any proposal to upgrade/widen Appin Road will be subject to a separate	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
		approval and detailed environmental impact assessment by Roads and Maritime Services (RMS).	
• There also appears to be no plan for a school in the proposal. All of the local schools are full I believe.	11	In rezoning the site for residential purposes, both CCC and the Minister for Planning determined that additional schools are not required for this development. The Department of Education confirmed that existing schools could be upgraded to meet additional demand or alternatively, new school facilities could be delivered offsite as part of the Greater Macarthur Priority Growth Area planning.	
• There is an alternative for these developers in the South West Growth Centre which was planned and set up for development and has a railway line.	14	This is a town planning consideration	
Previous DA refusal			
Development of Mount Gilead has been refused twice in the past and red flags should have been flying with a third refusal by council the only decision council should have made, and now after State approval has been given council is trying to negotiate for wildlife corridors.	10	Under the EP&A Act, each rezoning, or planning proposal is considered on its merits. Determinations of past planning proposals (or Environmental Studies as termed in in 1995), do not have bearing on future rezoning applications or applications for Strategic Assessments under the EPBC Act. In considering the amendment to *Campbelltown Local Environmental Plan 2015* that this application for Strategic Assessment relates to, both CCC and the Minister for Planning determined that residential development is appropriate on the basis appropriate biodiversity outcomes had been reached. At a state level, these are to be managed by a Biobank Agreement and Biodiversity Certification Agreement.	
In 1995 Campbelltown Council refused to allow a subdivision at Mt. Gilead this was for less houses than	17	See above	

2.12 Planning Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
are proposed within the present development. The refusal was based on a Nexus Mt. Gilead Environmental Study which found the development would be unsuitable because of air pollution and run off to the Nepean River.			

2.13 Other Site Values

Comments	Raised in submissions	Response	Relevant Section of ELA report
Heritage values			
• the historical significance of this land is unbelievable and should be protected for the community into the future	1	Heritage values were raised in 5 of the 19 submissions received. No State or locally listed heritage items are contained within the site. Prior to rezoning the site for urban development both CCC and the Minister for Planning considered the impacts of the development on the heritage values of the Homestead contained on adjoining land (Lot 1 in DP 1218887). The impact of development on the heritage values of an area is not a BCAM requirement. This is addressed through the planning system.	
• There is also a large section marked in light blue Rural land, it is unclear about the future of this land and it should be either marked as a heritage or wildlife reserve otherwise it will probably be developed for housing in the future.	10, 17	The area identified as Rural Land will remain as rural land and will be subject to restrictions on residential redevelopment under the planning controls.	

2.13 Other Site Values

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Heritage values of Mt Gilead, The Cobb and Co Road, Beulah, Humewood, The Upper Water Canal the Hume Monument, and Meadowvale will also be seriously compromised	17	The impact of development on the heritage values of an area is not a BCAM requirement, these are addressed through the planning system. Prior to rezoning the site for urban development both CCC and the Minister for Planning considered the impacts of the development on the heritage values of the Homestead contained on adjoining land (Lot 1 in DP 1218887).	
Heritage listing			
• This property of Mt Gilead is heritage listed and deserving of serious consideration before redevelopment.	6	No State or locally listed heritage items are contained within the site. The buildings to which the submission refers are located on a different lot. Both CCC and the Minister for Planning considered the impacts of the development on the heritage values of the Homestead contained on adjoining land prior to rezoning the site for urban development	
• The heritage values of Mount Gilead, Beulah, Meadowvale have been downplayed within reports and there is no doubt that their value will be lost once development goes ahead. This group of buildings and their land, should have been listed on the State Heritage list and protected.	10	See above	
• Mount Gilead was identified as an item of State significance, but has not has not been listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act (1977), which appears to be an anomaly.	10	See above	

2.13 Other Site Values

Comments	Raised in submissions	Response	Relevant Section of ELA report
• A national heritage listing has been lodged and Mt Gilead is worthy of this listing	10	See above	
• We cannot understand why this group of heritage buildings has not been given the protection of either State or National Heritage Protection; this could be that subdivision has become more important than retaining these grand old properties • Mount Gilead was identified as an item of State significance, but has not has not been listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act (1977), which appears to be an anomaly.	17	No State or locally listed heritage items are contained within the site. The buildings to which the submission refers are located on a different lot. Both CCC and the Minister for Planning considered the impacts of the development on the heritage values of the Homestead contained on adjoining land prior to rezoning the site for urban development	
Agricultural values			
• I'm hoping council and government do the right thing and protect the beautiful farm as a whole and not dissecting it till its gone forever	1	Prior to rezoning the site for urban development both CCC and the Minister for Planning determined that the loss of agricultural land for grazing is negligible in the context of NSW in line with the requirements of the EP&A Act. Lot 1 is not the subject of this referral.	
• The rapid development of Narellan, Gregory Hills, Oran Park, etc has already changed a considerable part of Macarthur, once the birthplace of Australian rural industry	6	See above	
• The Scenic Protection Zoning should not have been removed, and the agricultural benefits to our area kept in tacked, so that future residents of	10	See above	

2.13 Other Site Values

Comments	Raised in submissions	Response	Relevant Section of ELA report
Campbelltown can actually afford to eat fresh vegetables, fruit and meat. • This land is currently a productive farm and as such should be preserved for the future. We cannot be turning all our farmland over to housing development. The NSW Government is currently proposing reforms to the planning framework for primary production and rural development. In regional areas of NSW some of the most productive farmland has been subdivided and sold for housing. This can't continue or if it does we will also be like the Koalas with nothing to eat. When Mt Gilead was first farmed it was said to be the most productive land in the early colony. If now the land use has been allowed to slip into mere cattle grazing and of little importance, then the current owners are not making best use of this property.	11	The impact of development on the on quantum of agricultural lands is not a consideration of the BCAM. In rezoning the site for residential purposes, both CCC and the Minister for Planning determined that the loss of agricultural land for grazing is negligible in the context of NSW in line with the requirements of the EP&A Act. Neither the rezoning or the biocertification application of the site propose to impact on existing vegetation on Lot 1 in DP 1218887.	
• General concern for loss of agricultural and scenic values	10, 19	See above	
• Ongoing grazing in Lot 1 necessitates the retention of all treed areas for livestock shade and shelter and allows successful coexistence with wildlife	19	Neither the rezoning or the biocertification application of the site propose to impact on existing vegetation on Lot 1 in DP 1218887	
• GPT's and other measures must ensure that drainage into the Heritage Dam will not reduce the use of this water for domestic use and irrigating		Stormwater detention and bio retention basins required as part of the planning requirements ensure that the impact of urban runoff does not adversely impact adjacent properties, biobanks or conservation areas.	

2.13 Other Site Values

Comments	Raised in submissions	Response	Relevant Section of ELA report
pastures for livestock. Concerns the measures won't be maintained.		CCC has the statutory responsibility/obligation of maintaining the completed infrastructure	

2.14 Water Pollution

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Fig 13 "Site Analysis map" in the Campbelltown Council document shows drainage flowing towards Noorumba and the Sydney water canal, which could result in pollutants washing from the proposed development into the reserve and then into the Sydney water supply. Plus, water drainage changes can adversely impact the health of bushland, thereby affecting wildlife within that bushland, detracting from the health of the Noorumba biobanking site and therefore its wildlife. I consider these impacts would hinder biodiversity.	4	Stormwater detention and bio retention basins required as part of the planning requirements ensure that the impact of urban runoff does not adversely impact adjacent properties, biobanks or conservation areas. CCC has the statutory responsibility/obligation of maintaining the completed infrastructure	
• General concern for pollution increasing from development	7		

2.15 Air Pollution

Comments	Raised in submissions	Response	Relevant Section of ELA report
• General concern for air pollution at present and getting worse into the future	7	In rezoning the site for residential purposes, both CCC and the Minister for Planning determined that based on more localised and recent air quality data, the development of the site for residential purposes will not have significant impacts on air quality.	
• Air pollution is a major concern especially in the Macarthur district, it is now common knowledge that air flows bring pollution down from Sydney and then it drains out through the Macarthur Region every night. We further know that lung cancer and childhood asthma are increasing in our region	10, 17	See above	
• the health of the local human population damaged by the extra air pollution that development, extra roads and vehicles will cause. • The cumulative effect of extra air pollution emanating from houses and vehicles should be considered rather than taking this as a one off development	17	See above	

2.16 Land Tenure

Comments	Raised in submissions	Response	Relevant Section of ELA report
In her submission, Katrina Hobhouse discusses land ownership, the structure of the Mt Gilead Pty Ltd	19		

(MGPL), various legal proceedings and recent changes to Mt Gilead ownership including acquisitions with Lendlease (see submission for details and relevance)		The ownership structure of Mt Gilead P/L are not a consideration of an assessment under the TSC Act.	

2.17 Political Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
• Strong leadership is required to ensure that its biodiversity is improved and maintained rather than diminished and depleted. Councils and Ministers are ultimately answerable to the broader public, which of course includes developers. • There are 2 such matters where the public will require that the Minister and Council act decisively in the interests of preservation and protection of the environment rather than even bigger profits for developer – The Red Flag Section for the expert reports and Koala Habitat. The Minister should show leadership and decline the request for a waiver absent a more meaningful on-site solution.	3	Noted. The application for biocertification, including the request for red flag variations, will be assessed and determined by the NSW Minister for the Environment.	
• I do not understand how Lend Lease a DEVELOPER can be allowed to hire the same company (Biological) as the STATE GOVERNMENT to do a report on an area they wish to develop. • I believe it is unethical that developers (with no vested interest in the area other than dollars) are allowed to come in, sell off tiny parcels of land at	5	The Biocertification Assessment Report has been prepared by accredited assessors.	

2.17 Political Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
ridiculous prices, perform sub standard work that needs constant maintenance and then leave. • The reports have been prepared on behalf of the developers. An issue of public perception • The Biodiversity Conservation Act much trumpeted by the State Government is a sham and will result in carte blanche for developers whilst koala and other threatened native species are lost, and totally unsuitable 'other' land used to offset this loss. This is a shell game con which the public sees and they will hold the State Government responsible for it.	6	The application for biocertification is being assessed under the Savings Provisions of the BC Act and follows the methodology prescribed by the TSC Act.	
• And I'm very cynical regarding the "DoTEE" - that's just a charade to make it look & appear as though something is being carefully considered & looked over, when in actual fact the outcome has already been decided & the public haven't been consulted.	7	The application for biocertification will be assessed by the NSW Minister for the Environment, not the C'wealth DoTEE.	
• I feel that once all the new information is to hand the public should be able to comment once again, although to be honest I think anything we say is a waste of time, as I am sure the only reason this development was passed by councillors is because the proponent offered cash to help upgrade Appin Road.	10	Noted.	
• A disease free colony of koalas in an already critically endangered habitat should be ringing alarm	14	See comments in relation to Koala issues above.	

2.17 Political Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
bells at all levels of government. Of course, no development at Mount Gilead would be best for the survival of this disease free colony that may become the saviours of the species on mainland Australia, • It is very sad and unfortunate that such a beautiful location will have 1700 homes built on it. I do understand however that people do need to live somewhere. So can all responsible parties please, please, ensure that any development that takes place does so with utmost care and responsibility given to the environment and biodiversity of the area.	15	Noted.	
• All responsible parties MUST ensure no cost cutting takes place, Lend Lease can easily afford to develop in a completely environmentally responsible way. How any council, government or authorising agency could allow anything but would be an absolute dereliction of duty and a complete moral and professional failure. Please ensure that any development that takes place makes the environment the first priority and can be an example for the rest of Sydney, NSW and Australia.	15	Noted	
• Implementing the wildlife corridors recommended by the TEC would reduce the number of house lots but would demonstrate that the NSW planning system can give real and balanced recognition to the	16	Noted. See comments on wildlife corridors above.	

2.17 Political Issues

Comments	Raised in submissions	Response	Relevant Section of ELA report
importance of wildlife corridors and habitat expansion.			

3 Conclusion

Of the issues raised in the 19 submissions, several were not relevant to matters the Biodiversity Certification Assessment Methodology (BCAM) is required to follow (i.e. suitability of land for urban development (planning matter), impacts to agricultural land (planning matter) lack on infrastructure (planning matter), previous DA refusal, heritage values and political decision making).

The most common issue raised in the submissions is the threat to the local chlamydia-free population of koala and the impact this development (and by association, an upgrade to Appin Road) will have on this population. In particular the loss of habitat and movement corridors, increase in road kill and dog attack, increased stress on koala as a result of the development causing chlamydia which will reduce the health, breeding and size of the local population.

Other key issues included the complexity of the BCAM process and impacts to endangered ecological communities.

Prior to preparing the application, Lendlease and Campbelltown City Council consulted extensively with the NSW Office of Environment and Heritage and the Department of Planning and Environment through the Mt Gilead Planning Proposal to address the suitability of the land for urban development and protect environmental values (including endangered ecological communities, Koala habitat and corridors).

The proposal is consistent with this planning outcome and protects (and enhances) all Koala corridors identified in Councils Comprehensive Koala Plan of Management (Biolink 2016) by a commitment to register these areas as in perpetuity conservation areas. The potential upgrade of Appin Road is not part of the application and is currently being prepared by the NSW Roads and Maritime Services (RMS). In preparing the review of environmental factors for Stage 1 of this road upgrade, RMS has consulted with OEH regarding the management of Koalas and is currently proposing Koala mitigation fencing along the eastern side of Appin Rd, which is identified by OEH as the Primary Koala corridor (Refer to **Appendix E** of this report).

Following a review of the relevant issued raised in the exhibition period, it is concluded that the assessment has followed the BCAM, however, the assessment report has been updated to provide additional information on the presence of threatened species in the locality (Figures 5, 6 and 7), include additional Koala records from the SCKHCS (Biolink 2018) (Figures 10 and 11), updated credit calculations to reflect minor amendments to proposed offset areas (which have been increased slightly), and reflect the commitment to register the proposed Council Reserve on Lot 61 as a Biobank site following land transfer to CCC.

4 References

Biolink 2016. Campbelltown Comprehensive Koala Plan of Management. Prepared for Campbelltown City Council, May 2016.

Biolink 2018. South Campbelltown Koala Habitat Connectivity Study. Final report to Campbelltown City Council, updated April 2018.

Campbelltown City Council (CCC) 2015. *Mt Gilead Planning Proposal*. Prepared January 2015.

DEECW 2011. Biodiversity Certification Assessment Methodology. NSW Department of Environment, Climate Change and Water, February 2011.

Department of Planning and Environment 2013. *The Draft Metropolitan Strategy for Sydney to 2031*. Available from http://planspolicies.planning.nsw.gov.au/index.pl?action=view_job&job_id=6051

Department of Planning and Environment (NSW) (DPE) (2015). Greater Macarthur Land Release Investigation – Preliminary Strategy and Action Plan.

Eco Logical Australia 2014. Mt Gilead Rezoning Ecological Assessment. Prepared for Mt Gilead Pty Ltd and S & A Dzwonnik, September 2014.

Eco Logical Australia ELA 2017. *Mt Gilead – Biodiversity Certification Assessment Report and Biocertification Strategy*. Prepared for Mt Gilead Pty Ltd and Mr & Mrs Dzwonnik, October 2017.

Eco Logical Australia ELA 2018. *Mt Gilead – Biodiversity Certification Assessment Report and Biocertification Strategy* – Final Report to Minister. Prepared for Mt Gilead Pty Ltd and Mr & Mrs Dzwonnik, April 2018.

Eco Logical Australia 2018a. *Biobanking Agreement Credit Assessment Report: Macarthur-Onslow Mt Gilead Biobank Site*. Prepared for Mt Gilead Pty Ltd.

Eco Logical Australia 2018b. *Biobanking Agreement Credit Assessment Report: Noorumba-Mt Gilead Biobank Site*. Prepared for Mt Gilead Pty Ltd.

NSW Department of Planning 2010. Metropolitan Plan for Sydney 2036.

OEH 2015 Biodiversity Certification – Guide for applicants. NSW Office of Environment and Heritage, May 2015.

Worley Parsons 2014. Mount Gilead Rezoning Stormwater Management and Flooding Assessment. Report prepared for Mount Gilead Pty Ltd and S&A Dzwonnik, 4 September 2014.

Appendix A : Compendium of submissions

Provided as a separate Pdf document with names of submittors removed for privacy reasons.

Appendix B Campbelltown Councils Koala habitat map (CCC 2016)

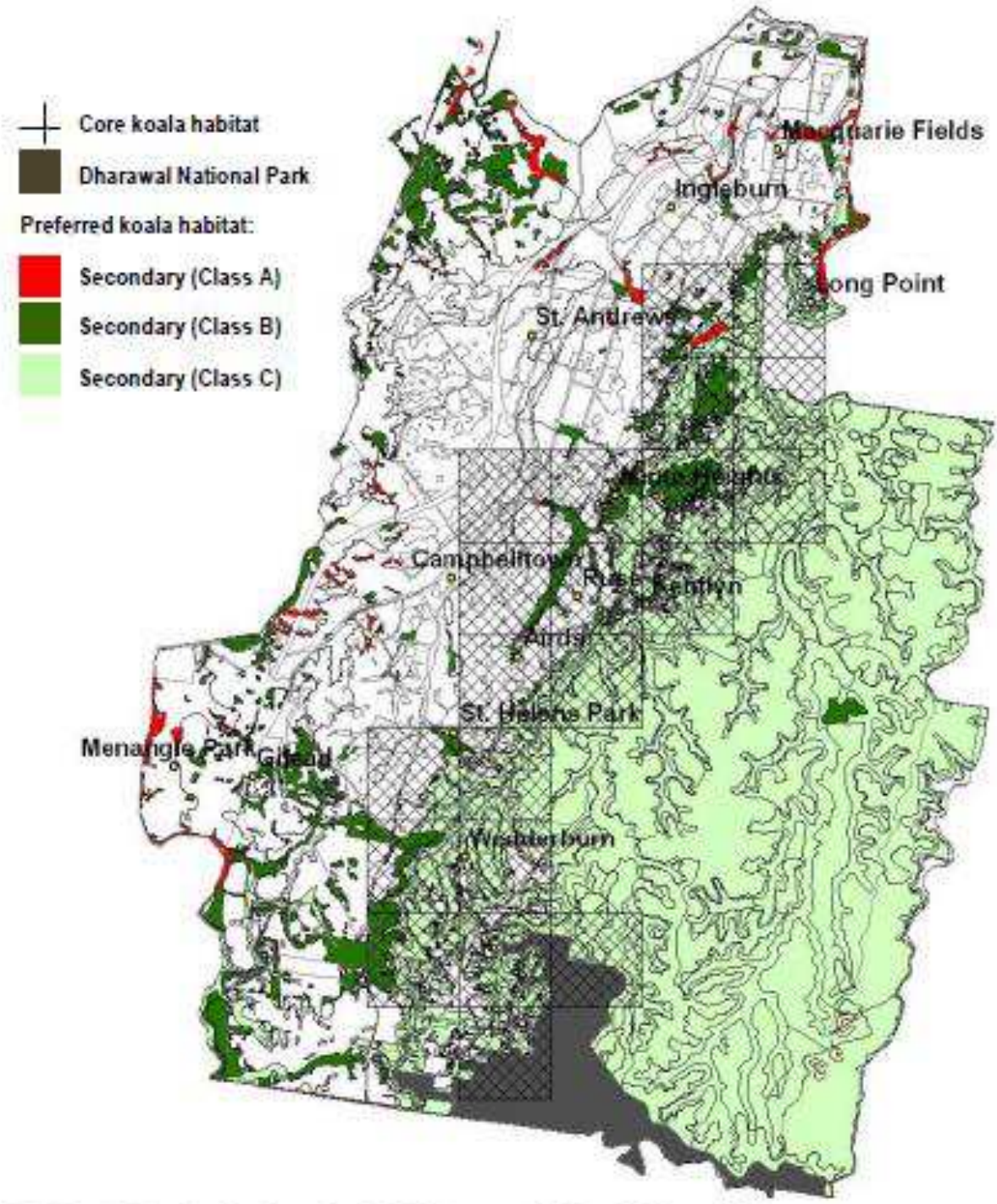


Figure 5.1: Extent of preferred and core koala habitat across the Campbelltown LGA.

Note: Areas of Secondary Class A, Class B, and Class C collectively constitute preferred koala habitat. The approximate extent of core koala habitat as evidenced by the presence of one or more koala records for each of the three most recent koala generations 1984 - 2012.

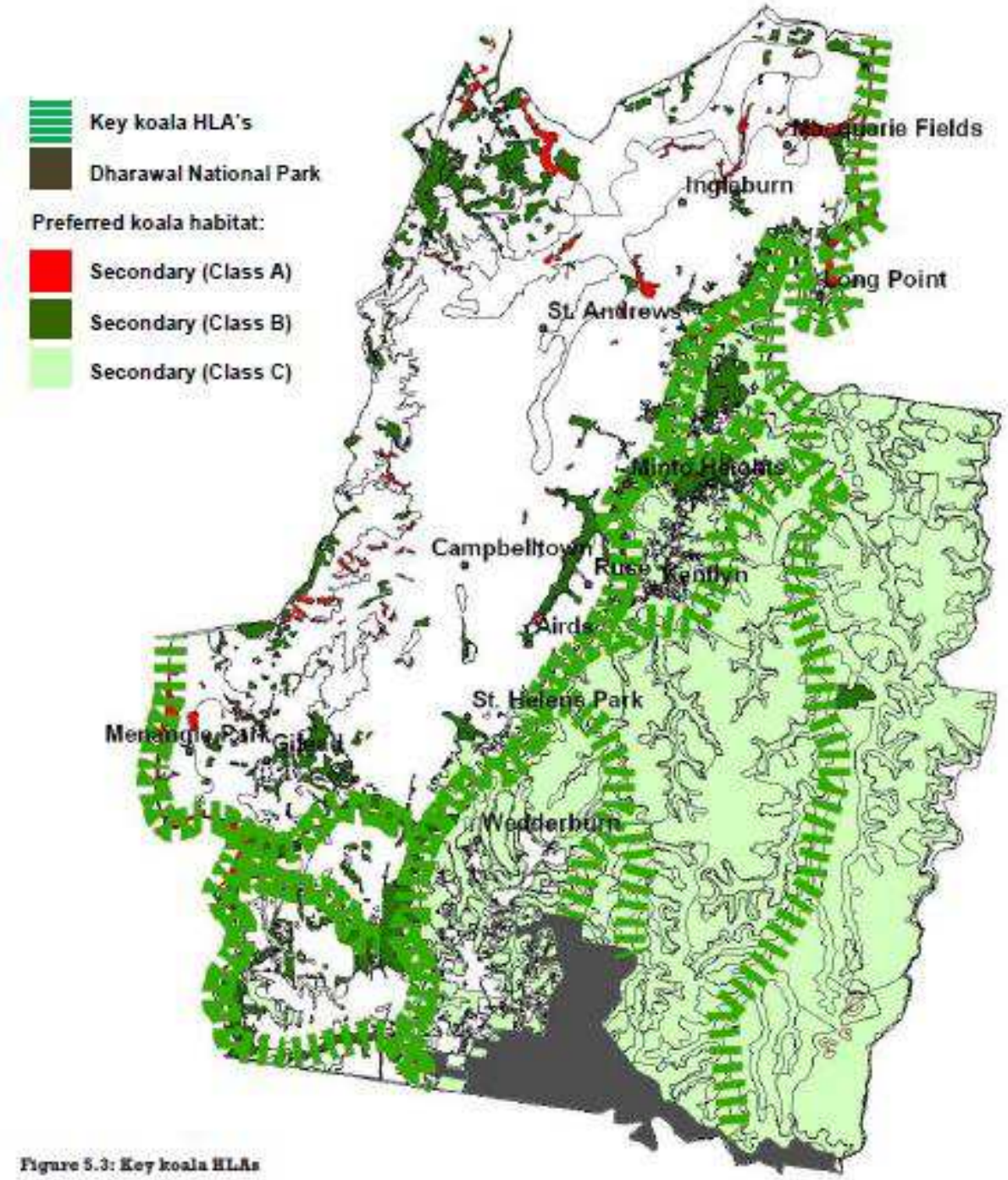
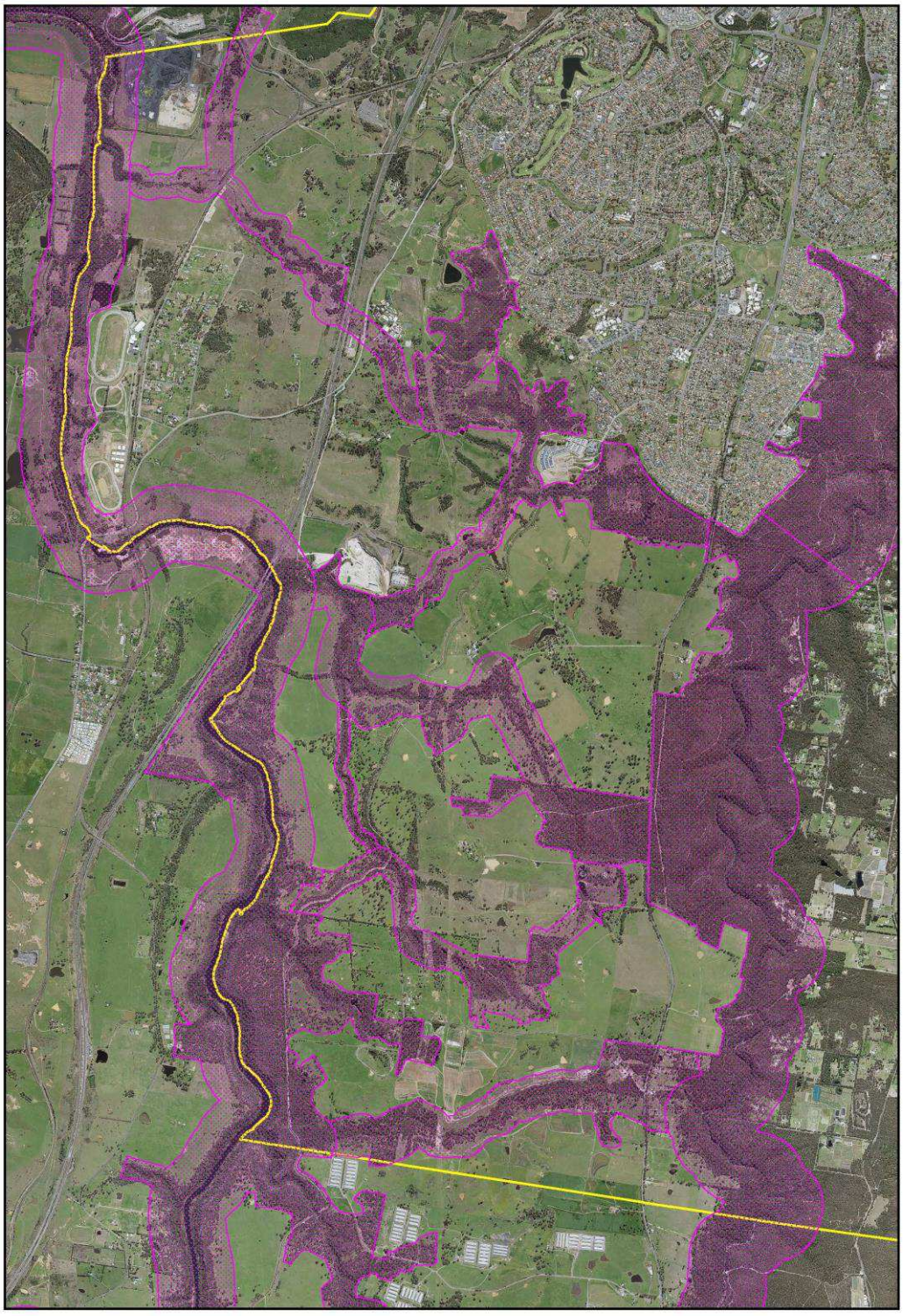


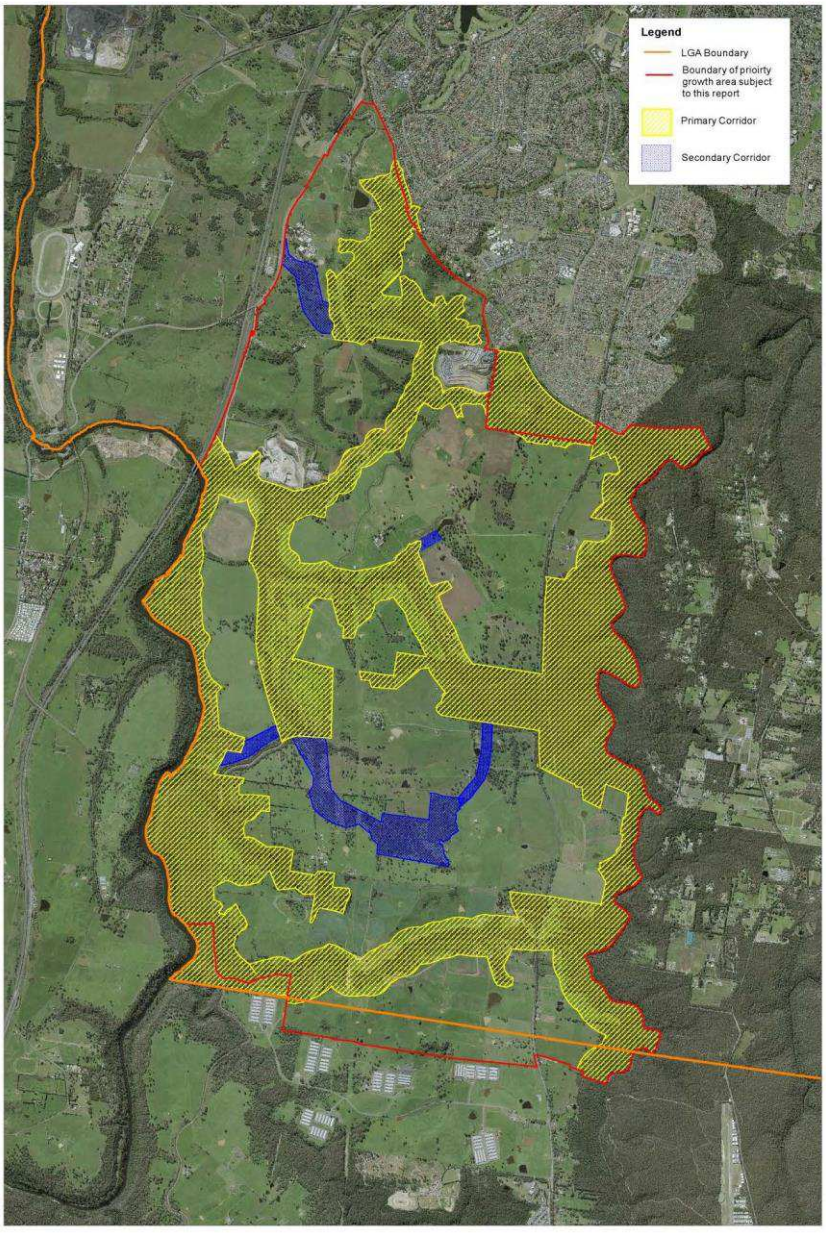
Figure 5.3: Key koala HLAs

Appendix C : Campbelltown Councils revised Koala Corridor Map – March 2017



Appendix D : Campbelltown Councils Wildlife Corridors Map – November 2017

Ordinary Council Meeting 28/11/2017



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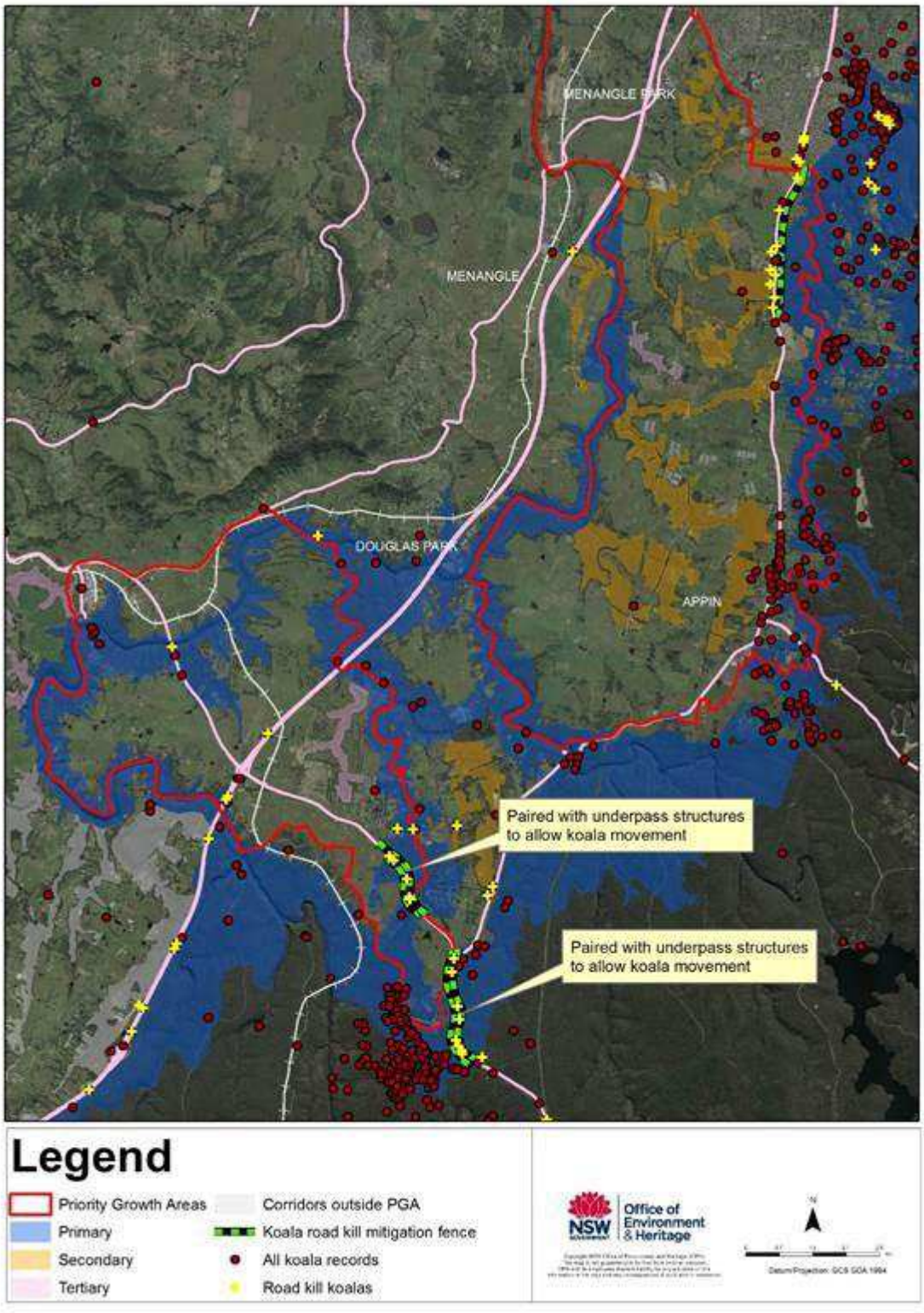
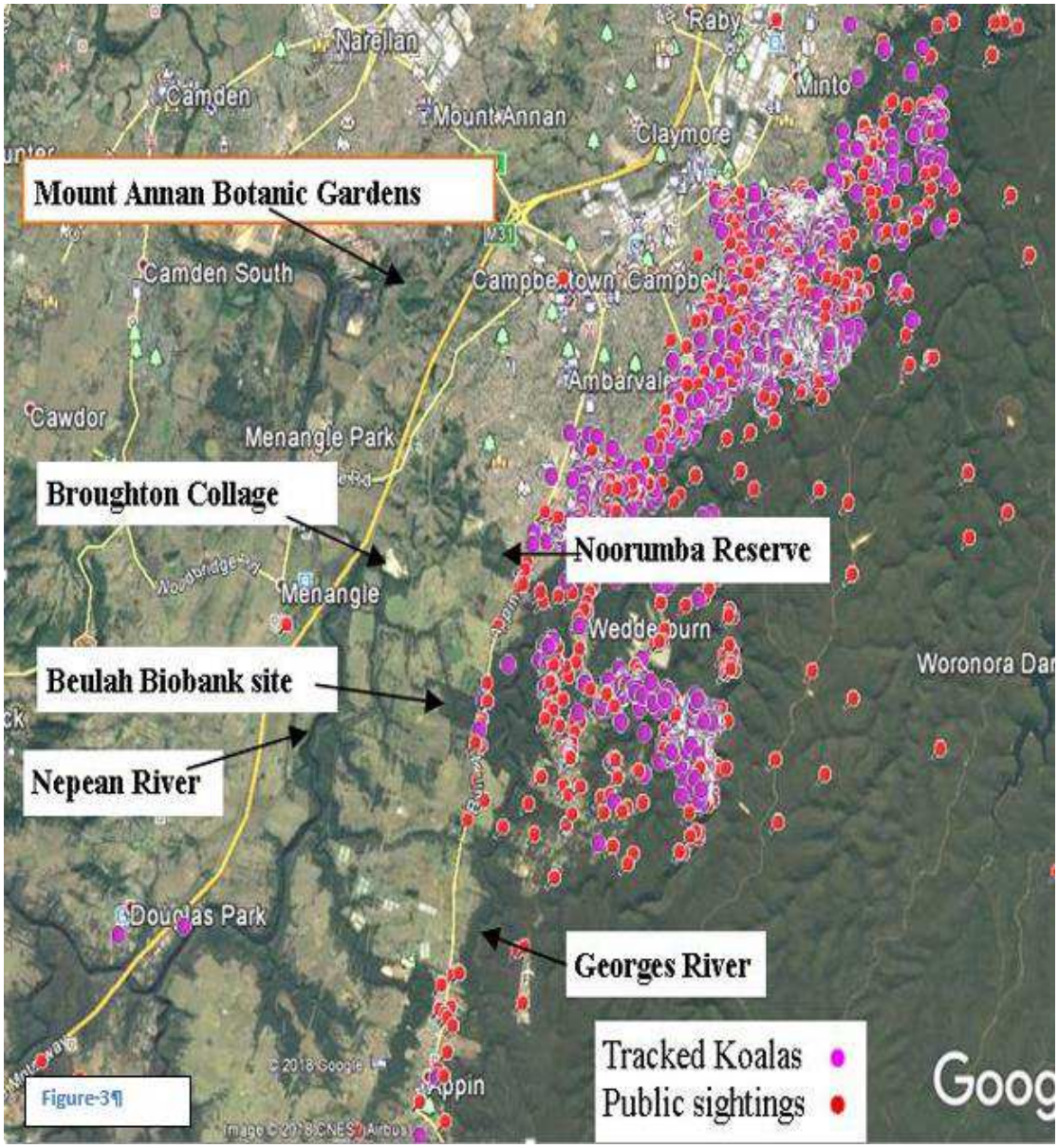
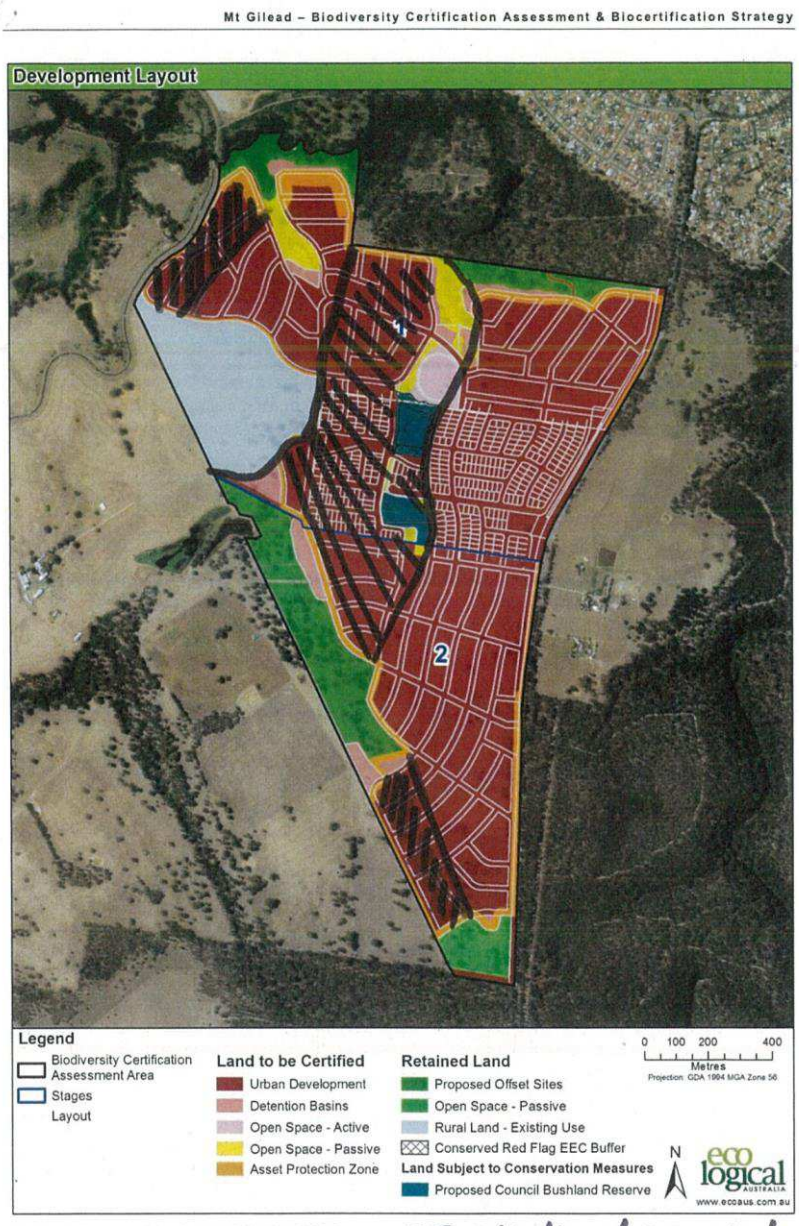
Appendix E : OEH Koala Corridors Map 2017



Appendix F : Additional Koala records – Submission #14



Appendix G : Proposed Koala Corridors - Submission # 1)



Appendix A – Submissions received

Contents

Submission 1 – [redacted]

From: [redacted]>
Date: 30 January 2018 at 9:52:36 pm AEDT
To: "[redacted]>
Subject: MT GILEAD submission

Hi I'm [redacted]

I'm emailing my submission about Mt Gilead . MT GILEAD the historical significance of this land is unbelievable and should be protected for the community into the future unless you have entered the premises you won't understand the feeling you get on this site. as for the wildlife in the area of this development site of 1700 to 2000 homes Im a wildlife rescuer have removed many deceased koalas and kangaroos that have not been lucky enough to survive Appin Rd to get through to the wildlife corridor through Mt Gilead that they have been using to get from A to B for many years . The development site is on critically endangered Cumberland woodlands that we only have around 5% left of this precious land left also there has been noted sightings of the koala , Cumberland woodlands snail , and the greater glider . Remember Campbelltown has the only known disease free koala colony and their habitat should be protected. I'm hoping council and government do the right thing and protect the beautiful farm as a whole and not dissecting it till its gone forever .

HELP SAVE THE WILDLIFE AND BUSHLANDS IN CAMPBELLTOWN

[redacted]

Facebook link

[redacted]

Submission 2 – [redacted]

I am totally against this submission as it will affect native animals and threatened species. We have lost so much bushland due to deforestation. Every time some V.I.P visits from another country our politicians can't wait to put a koala in their arms and have a photograph taken with them holding them yet you keep allowing developers to cut down trees that are vital for their survival. How can you allow this project to go ahead and sleep at night while OUR koalas are losing their homes. So hypocritical. There are also other threatened species that will be affected if this is allowed to go ahead. Please do not allow this.

Thankyou. [redacted].

Name: [redacted]

Email: [redacted]

Phone: [redacted]

Submission 3 – Save Mt Gilead Incorporated ([redacted])

Save Mt Gilead Incorporated

[redacted]

APPIN NSW 2560

Email:council@campbelltown.nsw.gov.au

31st January 2018

To: The General Manager

Campbelltown City Council

PO Box 57

CAMPBELLTOWN NSW 2560

Submission Regarding Mt Gilead Biodiversity Certification Application

There are few if any members of the public who have any mastery of the complex assessment criteria required to accompany an application for biodiversity certification. The papers exhibited on Council website are lengthy and complex. The invitation to the public to make submissions is an essential part of the community consultation process which has at its heart the need to balance the commercial drivers for provision of additional housing against the protection and preservation of the ever-diminishing natural flora and fauna.

The Campbelltown area has an ever-shrinking reservoir of natural flora and fauna. Strong leadership is required to ensure that its biodiversity is improved and maintained rather than diminished and depleted. Councils and Ministers are ultimately answerable to the broader public, which of course includes developers. The difference is that sectional interests are mainly focussed on doing the minimum to achieve their goals and objectives, whereas the broader public look at the big picture and make an assessment as to whether decision makers have applied common-sense or merely ticked the boxes.

Most members of the public would understand that the reports on the Council website have been prepared by experts on behalf of the developers. Seeing that these same experts have identified areas where there is a demonstrated requirement to maintain the existing biodiversity it is therefore a very significant matter in terms of public perception.

There are 2 such matters where the public will require that the Minister and Council act decisively in the interests of preservation and protection of the environment rather than even bigger profits for developers.

The Red Flag section of the expert reports

The Minister, Council and the developer have a real opportunity to show leadership by working out more meaningful on-site solutions than those currently proposed.

Even with no knowledge of the Threatened Species Conversation Act 1995 and its complexities, virtually every member of the public knows a Red Flag or signal means Stop – the retained experts clearly acknowledge that removal of Red Flag areas will **NOT improve or maintain** those specific endangered and threatened areas. The public will rightly question 2 aspects. First, why areas 1, 2 and 3 in figure 16 of the Eco Logical report need be

removed at all as they are clearly an integral part of the Red Flag area identified by the experts. Second, why the proposed RE 1 areas shown in Figure 2 have now been significantly shrunk by the application of a complex formula which "allows" somewhere else on the site, or in some other unspecified location, in some way to compensate for the removal and destruction of these Red Flag areas.

The lack of common-sense in the outcome derived from this formula driven approach, is also graphically and clearly seen by looking at figure 16 side by side with figure 10. This shows that all of areas 1, 2 and 3 are koala habitat; in the mind of the public, this is yet another Red Flag even if the formula and result driven approach taken by the experts produces a different outcome and is yet another reason why the Minister should show leadership and decline the request for a waiver absent a more meaningful on-site solution.

Koala habitat

The submissions lodged by Total Environment Centre on 16 and 17 January incorporate a great deal of common-sense as well as an acknowledgement that a large part of this Mt Gilead land will be approved for development. Figures 10 and 16 referred to above provide compelling evidence for significant changes to be made to the current proposed development.

Doing this will ensure that the Government policy decision to take significant measures to protect koalas, including its recently announced initiative to acquire koala habitat land just south of Mt Gilead and the Campbelltown area, is not undermined by the insidious erosion of biodiversity which is always present when there is development of greenfield areas.

This is a perfect time for the Minister to demonstrate the Government's resolve to act decisively and resolutely to protect the unique chlamydia-free koala population at and around Mt Gilead. There is a similar opportunity for Council and the developer to show their respect for our shared heritage.

Yours Sincerely,

[redacted]

[redacted]

Public Officer

Help Save Mt Gilead

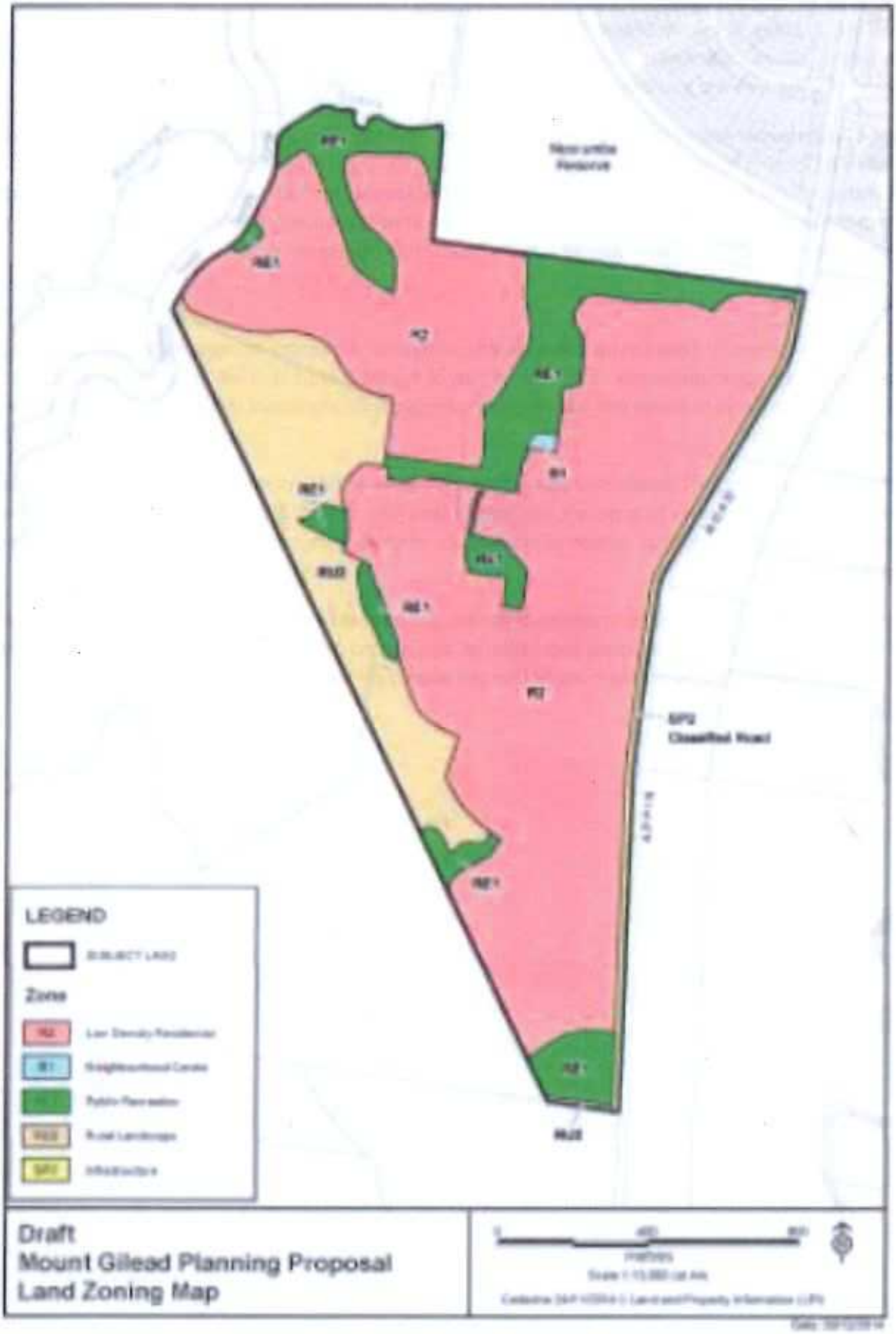


Figure 2: Proposed Land Zoning Map (Source CCC 2015)

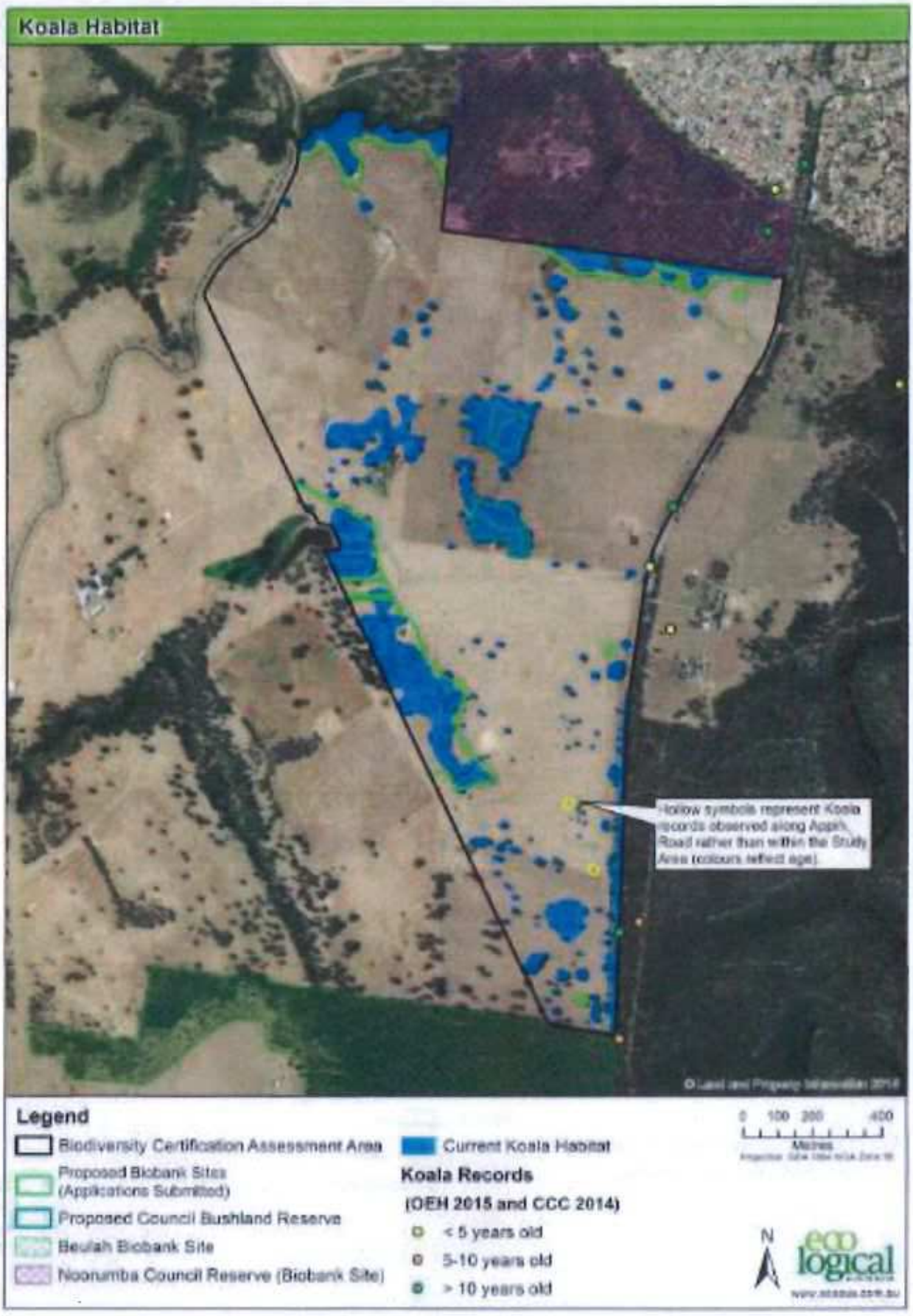


Figure 10: Koala habitat polygon in the BCAA and records for koala in adjacent areas

Figure 11: Red flag vegetation within the BCAA

Figure 14: Impacted Red Flag vegetation

Figure 16: Impacted, conserved and retained red flag vegetation

Note: The scattered trees in the assessment area do not constitute red flags as their site value score < 34.

Submission 4 – [redacted]

The General Manager

Campbelltown City Council

By email: council@campbelltown.nsw.gov.au

30 January 2018

Dear Ms Deitz,

Mount Gilead Biodiversity Certification Application

Biocertification can be conferred by the Minister if the 'conservation measures' proposed in the application result in an overall 'improvement or maintenance' in biodiversity values. The relevant items considered for this biocertification application which covers 208.89ha of land, include 29.81ha of native vegetation communities (CPW and SSTF (critically endangered ecological communities under the NSW Threatened Species Conservation Act 1995 and Commonwealth Environment Protection and Biodiversity Conservation Act 1999), and River-Flat Eucalypt Forest (endangered ecological community under the TSC Act). The remaining 179.08 ha of the assessment area is not considered (exotic vegetation and cleared land). As for threatened flora & fauna species recorded near or within the assessment area, only the Koala is considered because it requires specific assessment under the BCAM (it is assumed to be present for impact assessment purposes, and 'expert reports' conveniently claim koalas are likely to utilise the two proposed Biobank sites located within the BCAA which will be registered prior to this application for biodiversity certification being determined).
I submit that this biodiversity certification application does not result in an overall 'improvement or maintenance' in biodiversity values as required, and that biocertification therefore should not be granted, for the following reasons.

1. The land which is the subject of this application should not be looked at in isolation from the surrounding land, given its location as the narrowest distance between the Nepean River and the Georges River, its position being nestled between two sites which are rich in flora and fauna biodiversity including Koalas (Noorumba Reserve and the Beulah Biobanking site), being surrounded by EEC buffers, and being wedged between the Sydney water canal and the soon-to-be-widened Appin Road (a road which already sees way too many Koala deaths due to vehicle impact).

2. At a recent Campbelltown Council meeting I first heard that Council engaged an ecologist who found evidence of koala scats throughout this proposed development site yet this report is not included as part of this biodiversity certification application (the EcoLogical report funded by the Dzwonniks does not really refer to recent evidence of koalas on the Mt Gilead property).

3. Fig 2 (draft Planning Proposal land zoning map) shows that there is a considerable area of land zoned for public recreation on this site. If this particular area could be zoned in a way which creates a wildlife corridor/bushland protection zone between Noorumba and the farm, then wildlife including Koalas could safely traverse the site once the rest of the site is developed into a housing estate. Instead, the plans in the EcoLogical report (including Fig 4 "Proposed land use within the BCAA") show this area of open space and bushland from Noorumba across part of the development site as becoming land-locked within the area of higher density housing (in current Lot 61), leaving wildlife in a position where they either have to retrace their steps back to Noorumba or having to cross

roads and fences to reach open space of farmland to the southwest and/or the bushland of Beulah. Given the fragility and rarity of Campbelltown's largely disease-free and growing koala population the lack of safety in crossing this development site could foreseeably fragment our koala colony and sign its death knell unless it can be adjusted to create a continuous wildlife corridor between the biobanking sites (even a koala-friendly wildlife underpass would be a welcome sight in this development).

4. Prof R Close has said that to maintain the health of our local disease-free koala population, genetic diversity must be maintained through koalas being free to visit neighbouring koala colonies. Therefore healthy corridors connecting areas of core koala habitat should be fully mapped out prior to any biodiversity applications being considered in any development along Appin Road between Campbelltown and Appin, especially given the lack of a State Government approved CKPoM along this large area of koala habitat.

5. Fig 4 shows that wildlife travelling across the ground from Noorumba alongside the water canal will have its way totally blocked by residential development. , as no buffer is proposed along that boundary of the property. A wildlife corridor/bushland buffer between the proposed development and the Sydney water canal fenceline would provide some protection for wildlife and would also add protection to the convict-built water canal by minimising the sight-lines to it.

6. Shale Sandstone Transition Forest contains koala feed trees, and yet this application confirms that a particularly high percentage of this EEC will be destroyed in this development. This would be unfortunate given that it is listed as an EEC for a very good reason, and given that this property is surrounded by core koala habitat.

7. Fig 13 "Site Analysis map" in the Campbelltown Council document shows drainage flowing towards Noorumba and the Sydney water canal, which could result in pollutants washing from the proposed development into the reserve and then into the Sydney water supply. Plus, water drainage changes can adversely impact the health of bushland, thereby affecting wildlife within that bushland, detracting from the health of the Noorumba biobanking site and therefore its wildlife. I consider these impacts would hinder biodiversity.

8. It is difficult as a lay person to fully understand the concept of Koala habitat credits, it would be comical if it is not potentially so serious, when considering this land holistically in the context of all the land along Appin Road between Campbelltown and Appin which is largely already owned by developers. There needs to be a detailed map of wildlife corridors along the Appin road corridor prior to any development going ahead along Appin Road so that wildlife overpasses and/or wildlife underpasses and floppy top fencing can be properly planned prior to Appin Rd being widened help ensure survival of all wildlife in both the Campbelltown and Wollondilly LGA's into the future.

Thank you for the opportunity to take part in this process. I hope my submission is of some assistance.

Due to privacy reasons I request my name and address be omitted if submissions are published, and I reserve the right to add to this submission if more information comes to light.

Yours sincerely,

[redacted]

[redacted]

[redacted]

Submission 5 – [redacted]

Attn: Mrs Lindy Dietz - General Manager

I am writing to express my opposition to the rezoning/development of the Mt Gilead site.

Firstly, i do not understand how Lend Lease a DEVELOPER can be allowed to hire the same company (Biological) as the STATE GOVERNMENT to do a report on an area they wish to develop. It seems like something out of a bad movie.

The report states that up to 1700 new dwellings would be squashed into the area with an average lot size of 600sqm. With the average number of cars per household in Australia being 1.9 this means an extra 3400 cars on an already overburdened Appin road (approx). It is also said tha ta VPA is in place to widen Appin road - however, this will only apply to the section from rosemeadow to Gilead and then a bottle neck toward Wollongong. Also - i have experienced how little VPA's actually mean and how developers are more than happy to just pay the price as opposed to fulfilling the agreement.

There is a constant message being pushed by developers that housing supply is low - a point that has also been disproven on many occasions, There are plenty of empty houses (or house that have been bought up by investors - often foreign and are being rented or remain empty deliberately) This push to rezone Gilead into more housing with the suggestion that it will have little to no impact on" sensitive vegetation; heritage; and traffic and transport infrastructure are able to be managed and mitigated by a combination of additional LEP provisions, site-specific development controls, the provision of road infrastructure through a VPA, and the offsetting of the loss of vegetation." is ridiculous! We have seen first hand the destruction and impact that the small development of Appin Valley has had on wildlife in the area.

I have lived in the area for 34 years and for about 30 of those years had not once seena koala. Now, i have seen 5 in the wild and many more dead on the side of the road as their habitat and mating corridors have been destroyed. I do not believe for one minute that a development of 1700 houses over 201hA will have no impact.

Where it states that "For those social and economic services and facilities that will not be provided on site, it is considered that there is sufficient capacity in the neighbouring areas to accommodate the needs of the incoming community." i see a big problem. Most services - hospitals, doctors, transport etc in the Campbelltown area are already overburdened. How do the expect more people to access these already 'full' services? you can't create space where there is none!

It saddens me that at every turn developers are trying to tear up parts of the community that are crucial to the public's well being. Mental health, obesity and other anxiety disorders are crippling our country and all developers are doing (and being allowed to do) is cram more people in to small spaces, removing back yards from green spaces from the community and exacerbating all the aforementioned problems.

I believe it is unethical that developers (with no vested interest in the area other than dollars) are allowed to come in, sell off tiny parcels of land at ridiculous prices, perform sub standard work that needs constant maintenance and then leave.

It reminds me of the Dr Seuss book "The Lorax". However, at lease the Onceler redeems himself in the end. I do not see developers or those in coercion with them feeling any remorse or enlightenment in the end.

Thank you for the opportunity to express our concerns, i do hope that common sense prevails in the end.

Regards,

[redacted]

[redacted]

[redacted]

[redacted]

Submission 6 – [redacted]

From: [redacted] mailto:wandeen@bigpond.com]
Sent: Friday, 19 January 2018 10:12 AM
To: roberth@ecoaus.com.au
Cc: Freelander, Mike (MP); Frydenberg, Josh (MP)
Subject: Mt Gilead Proposal for rezoning and development

Dear Sirs - Please forward to persons involved in accepting submissions on the above

I understand that the exhibition of the above plans will end today, therefore I hasten to add my name to those others who have objected to the rezoning and proposed development of this area. My objections are as follows: -

1. This property of Mt Gilead is heritage listed and deserving of serious consideration before redevelopment. The rapid development of Narellan, Gregory Hills, Oran Park, etc has already changed a considerable part of Macarthur, once the birthplace of Australian rural industry. We cannot get it back once it is gone and the problems of traffic, infrastructure and general loss of amenity has produced some of the worst new development I have seen on very small blocks with all trees cleared prior to road building and very few planted afterwards. Ask any resident how they feel about the extreme overbuilding of an already crowded Macarthur!
2. This proposed redevelopment for residential housing is on land that runs right down to the Georges River and adjoins important koala habitat already endangered by what has been done in the last 10 years. This koala colony is the only known disease-free colony in NSW and Chlamydia has threatened nearly all existing colonies with a disease that has the potential to wipe out koalas in NSW. This national symbol needs habitat, not strips of land isolated and unconnected to larger areas of bush. Without it, they cannot thrive and will eventually disappear. The more development placed near them, the sooner it will happen. Cars, dogs and other risks of living near humans is already having a big impact – some 17 koala were killed in one two month period recently on the roads nearby. Every loss of an individual is a blow to maintaining this important colony as a viable population.
3. Along with the Mt Gilead proposal, there is a concurrent plan to build a parkway through the Georges River alignment to come out at Liverpool. This State Govt proposal will also seriously impact the NECESSARY habitat for the colony also affected by Mr Gilead's proposal.
4. The koala colony moves between the Georges and the Nepean River and all lands along the river should be protected from development in line with maintaining the rivers' health and supporting koala habitat.
5. One thing Macarthur is **not** short of is people – the rapid development of the area will continue to cause difficulties not yet apparent and then there is the second airport, again, perilously close to the areas I am discussing.
6. Surely, there is some point at which the community is entitled to push back against rampant development especially when unintended consequences are piling up as a result.
7. So far as I know, there is no plan, either from Council or the State Government to protect into the future this koala habitat. The Biodiversity Conservation Act much trumpeted by the State Government is a sham and will result in carte blanche for developers whilst koala and other threatened native species are lost, and totally unsuitable 'other' land used to offset this loss. This is a shell game con which the public sees and they will hold the State Government responsible for it.
8. Please do not participate in this action to rezone and develop Mt Gilead for residential housing. Macarthur has done its part and shouldered a huge amount of residential development in the areas mentioned above closer to Sydney. More will no doubt come with the second airport. Let Mt Gilead stand as testament to at least one government body understanding the significance and importance of the koala colony along

the Georges and Nepean River catchments. It makes sense to conserve catchments – we need the water in this dry continent, so to jeopardise it and the inhabitants who also need it is short-sighted in the extreme.

9. I hope that your government will not be accorded the notoriety of being the cause of the beginning of the end for Macarthur's koalas!

Yours sincerely,

[redacted]

[redacted]

[redacted]

(we live on the other side of the Georges River and have close family who live in Macarthur

Submission 7 – [redacted]

To: the General Manager

Here we go again.

Yet ANOTHER development

I'm sure I speak for many Campbelltonians who are just SICK TO DEATH (!!!) of being imposed upon in having our area defiled by these endless, formulaic, treeless, narrow, cul-de-saced estates .

What we have out here (in Campbelltown) which is different from other parts of Sydney is: our open spaces, green hills & trees.

What do we get in exchange for the destruction of all this ???? We get: MORE traffic, MORE pollution, MORE noise, AND increased rates to pay for it .

We do **NOT** get "more jobs", "more local employment" as you all claim. All the people who come out here to the estates are lining up with me every morning on the M7 & M5 to go their jobs which are NOT in Campbelltown !!!

Why would tourists now want to come out here? Where's the drawcard? When all that we had is gone ??

This is absolutely disgusting and it has to end .

And I'm very cynical regarding the " DEE" - that's just a charade to make it look & appear as though something is being carefully considered & looked over, when in actual fact the outcome has already been decided & the public haven't been consulted.

It's nothing but a quick money grab & that's all it is.

Enough is enough

Any by the way, the Appin Rd will be worse than Narellan Rd is because every new estate that's going to be built along there will have a traffic light at it's entry.

[redacted]

[redacted]

[redacted]

Submission 8 – [redacted]

Get the FUCK out of my country.

Name: [redacted]

Email: [redacted]

Phone: [redacted]

Submission 9 – [redacted]

Attention: The General Manager

Regarding. Application for the conferral of biodiversity certification on Lot 61 DP 752042, Part Lot 2 DP1218887 and Lot 3 DP 121887, Appin Road, Gilead

Dear Sir,

As you will see from my address, I reside in Queensland. Nevertheless, I am

Greatly concerned about the application regarding the above lots.

It seems apparent that this development will destroy core koala habitation as well The habitats of other important native wildlife.

Sadly, we are seeing more and more destruction of koala habitation and we need To keep important koala colonies safe if they are to continue thriving in the wild.

Therefore, I am asking you to please take into consideration the detrimental Consequences of destroying koala habitation and keep our koalas safe for the

Future. We really need to preserve koala colonies no matter whereabouts in

Australia they are as every one is important for the future.

Thank you for reading my email and making the right decision to protect Our koalas for the future.

Yours sincerely

[redacted]

[redacted]

[redacted]

[redacted]

Sent from my iPad

Submission 10 – [redacted]

Submission 11 – [redacted]

From: [redacted]
Sent: Monday, 29 January 2018 12:40 AM
To: robeth@ecoaus.com.au
Cc: [redacted]
Subject: Mt Gilead proposal for development by Lend lease submission

[redacted]

[redacted]

[redacted]

[redacted]

Dear Sir/Madam,

I would like to endorse my support for the submissions sent by the National Parks Association of NSW and also the Total Environment Centre.

I would also like to commend Eco Logical Australia for their extensive survey work.

However, it is my opinion that the development proposed does not take into consideration the long term effects on the region as a whole. It is not just Koalas and other native species that will be impacted but humans as well. Appin Road is notorious for road fatalities of humans over many many years.

The proposal does not look at the effects of extra traffic movements on the area.

There also appears to be no plan for a school in the proposal. All of the local schools are full I believe.

The other thing is that this land is currently a productive farm and as such should be preserved for the future. We can not be turning all our farmland over to housing development.

The NSW Government is currently proposing reforms to the planning framework for primary production and rural development. In regional areas of NSW some of the most productive farmland has been subdivided and sold for housing. This can't continue or if it does we will also be like the Koalas with nothing to eat. When Mt Gilead was first farmed it was said to be the most productive land in the early colony. If now the land use has been allowed to slip into mere cattle grazing and of little importance, then the current owners are not making best use of this property.

We must aim to strike a balance with development and not focus on just the need to house people.

In conclusion, I believe that the proposal as it stands is flawed and more work needs to be done to consider the long term benefits to the community as a whole for retaining the land as it is and preserving it for future generations.

Yours faithfully,

[redacted]

Submission 12 – [redacted]

Re:The Mt Gilead Biodiversity Certification I strongly appose this submission and I wish to endorse the attached submission by the Macarthur branch of the National Parks Association (NPA) NSW. I am greatly concerned about the effects on wildlife and especially the associated corridor along the properties boundary and in particular to the North at Noorumba Reserve.

Submission 13 – [redacted]

I would like to make you a where that I am not in support of the Mt Gilead Biodiversity Certification. I wish to support the attached submission by the Macarthur branch of the National Parks Association (NPA). The development may have advise effects on wildlife and the associated corridor along the properties boundary and in particular to the North at Noorumba Reserve.

Submission 14 – [redacted]

Dear Ms Deitz

General Manager

Campbelltown City Council,

SUBMISSION ON CAMPBELLTOWN CITY COUNCIL'S APPLICATION FOR BIODIVERSITY CERTIFICATION OF MOUNT GILEAD URBAN RELEASE AREA LANDS UNDER SECTION 126N OF THE THREATENED SPECIES CONSERVATION ACT 1995 (TSC ACT)

I welcome the opportunity to comment on Council's Biodiversity Certification Application (BCA) for these lands. Please find attached a copy of my submission I sent to Lend Lease Communities P/L for the assessment under the EPBC Act for your information.

The problem with bio-certification is the system pre-supposes, that once asked for, approval will be given by the Minister. It is just a matter of how to go about getting that approval and the outcome may not be best for the conservation of threatened species

Bio-certification of development land gives developers and councils assurance that once certification is achieved they do not have to consider the ecology on the development land and that development may proceed without the usual environmental assessment requirements under the Environmental Planning and Assessment Act 1979

The Biodiversity Certification Assessment Methodology 2011 (BCAM) is used to quantify the biodiversity values that would result from certification of these development areas. These values are converted into credits that can be traded to offset damage to species and communities caused by development. How credits are calculated is not clear and the process relies heavily on the integrity of assessors.

Now turning to the Mount Gilead Biodiversity application.

It is clear from documents that Office of Environment and Heritage (OEH) and Ecological were in consultation over this Mount Gilead development since March-April 2015, and a lot of work and planning has been carried out by Ecological. The Ecological assessment raised a Red Flag area on Lot 61 DP752042 for critically endangered flora that is also koala habitat their studies did not find koalas on the assessment site, but OEH took the attitude that they needed to assume koalas were present.

Once the assumption of Koalas was made, Ecological then applied for a Red Flag waiver to deal with endangered species.

They realised they would be in a deficit credit situation with koalas so, also, they just decided to go and buy credits to off-set this deficit.

However if a Red Flag has been raised, it should be treated as a Red Flag. It means "stop!" **It doesn't mean:** "How do we get around this problem? Oh, let's apply to the Minister for a waiver/variation. And also, we are going to have a deficit credit situation with koalas, so we better go buy some credits too."

It doesn't pass the sniff test of common sense, that as soon a Red Flag is raised, the reaction is "How do we get around it?" That is what is happening here, and the Minister should **not** give bio-certification.

The actual proposal they are making is they want to reduce these vegetation patches by half their size. It has been a Red Flag area and now they want to halve it off and put houses there. That doesn't make sense. It defies the purpose of having the legislation to protect threatened species

To date the local Koalas are Chlamydia disease free but it has only been an assumption that Koalas are present. There is now strong evidence from a study undertaken on behalf of Campbelltown Council in late November 2017 that Koalas are present. I ask Council to release details of that study and extend the submission time so people can be fully informed before making a comment.

This raises the threshold.

A disease free colony of koalas in an already critically endangered habitat should be ringing alarm bells at all levels of government. At the very least these patch sizes on Lot 61 should be increased, not decreased , zoned E2 Environmental Protection (not RE1 Public Recreation or RU2 Rural Landscapes as currently proposed for some of the retained native vegetation) and continuous corridors made to facilitate ease of movement.

A widened Appin Road will need wildlife fencing, overpasses or underpasses and there will have to be some restrictions on residents along Appin Road keeping their front gates shut and dogs under control, especially at night. The same will apply to all the residents in this new housing estate. They will have to keep their domestic animals under control at all times, or perhaps, there should be a ban on keeping dogs altogether.

None of this will be easy to enforce

Of course, no development at Mount Gilead would be best for the survival of this disease free colony that may become the saviours of the species on mainland Australia

Yours sincerely

[redacted]

Submission 15 – [redacted]

I would like to make a submission concerning the Mount Gilead Biodiversity Certification Application. It is very sad and unfortunate that such a beautiful location will have 1700 homes built on it. I do understand however that people do need to live somewhere. So can all responsible parties please, please, ensure that any development

that takes place does so with utmost care and responsibility given to the environment and biodiversity of the area. Surely, common sense can be used and we can maintain a place where our kids can actually have some natural environment to enjoy without having to travel hours away. The environmental importance of this area and the beauty of it has been well documented. Every effort and expense must be made to ensure that there is minimal impact on the Koala population and to ensure the continued existence of Koala's in the area as well as their ability to traverse through the area (Koala's are dwindling in Australia with massive habitat loss and here we are with a location on the edge of Sydney that is proven to be vital to their health and existence and 1700 homes will be built right in the middle of it all). The same goes for all biodiversity in the whole area. All responsible parties MUST ensure no cost cutting takes place, Lend Lease can easily afford to develop in a completely environmentally responsible way. How any council, government or authorising agency could allow anything but would be an absolute dereliction of duty and a complete moral and professional failure. Please enure that any development that takes place makes the environment the first priority and can be an example for the rest of Sydney, NSW and Australia. Please show some leadership and strength and don't just let money drive everything. Please do what you know is right.

(As an aside if there is to be development can the final product actually be something that ties in well and appropriately with the environment? Not some suburban monstrosity where a tree or anything green is never seen and it's all just ugly houses. Development companies are worth millions and yet it seems that so often a primary school class could come up with designs and developments that manage the environment better and are more environmentally appealing and sustainable. An example where it appears to have been done better, mostly due to the planting of a lot of gum trees in the suburb and well designed houses, is Ropes Crossing in the Blacktown LGA, a Lend Lease development in fact).

Sincerely and with serious concern, but hoping to be pleasantly surprised,

[redacted].

Submission 16 – Total Environment Centre

Submission 17 – National Parks Association (Patricia Durman)

Campbelltown City Council
PO Box 57
Campbelltown
NSW 2560

NATIONAL PARKS
ASSOCIATION OF NSW INC
MACARTHUR BRANCH
PO Box 792 Campbelltown 2560

Please address all correspondence to:
28th January 2018

63 Katanna Road Wedderburn 2560

bazpat@bigpond.com

SUBMISSION: Mount Gilead Biodiversity Certification Application

We are opposed to this development which will degrade the heritage values of Mt. Gilead, Beulah, the Hume Monument, and Meadowvale, and cut the essential and last wildlife corridor between the Nepean and Georges Rivers, thus endangering the future of the Campbelltown Koala populations' ability to expand into the Nepean system and beyond.

There is no doubt that Council staff has tried to make good on a bad development and has given wildlife corridors serious consideration, but it is surprising and disappointing that advice given by NSW Government Departments appears to have been ignored, especially in regard to the zoning of areas REI Public Recreation and RU2 Rural Landscape which should be E2 Environmental Protection.

We are pleased to see that Mallaty Creek has been included as part of the suggested wildlife corridor, but as land further along Appin Road is now with State Government for their determination as to whether development will be allowed. We would have preferred to see wildlife corridors identified all the way between Rosemeadow and Appin which would have meant Campbelltown Council negotiating with Wollondilly Council, but would have instilled more confidence in the long term survival of this important and very necessary corridor.

We are told that BioCertification will ensure that land on Mt.Gilead will be protected into the future, but legislation changes every few years and we have no faith that this will not be the case, and in the recent past we have seen the rezoning of Scenic Protection Areas, both RE1 and RU2 lands within the Campbelltown Council region. The only way for these wildlife corridors to be protected is that development is not allowed to go ahead.

Furthermore, Council has now identified wildlife corridors within the development, but there is no guarantee that these corridors will be accepted by the proponent, Councillors, State or Commonwealth Governments.

Neither has the question of who will fund Koala fencing, underpasses or overpasses for native animals along the Appin Road, or whether these will be in place before building takes place.

Once fencing is in place along the Appin Road it is more than likely Koalas will get caught on the wrong side and wander into the nearby suburbs of St Helens Park, Bradbury and Ambarvale, we therefore request that a 20 metre tree lined nature strip be included into the widening of the Appin Road and building of Spring Farm Link Road, which might help Koalas and other native animals to gain access to Noorumba Reserve.

A 20 metre Nature Strip would also give Campbelltown a more appealing look than the broken wooden fences that are in place at the moment and unfortunately will remain, and the generally neglected and uncared for state it is at the moment.

It should be a question as to the quality of wildlife corridors in an area that is known to be an integral and essential part of the last corridor between the Georges and Nepean Rivers for the last viable Chlamydia free Koala population in NSW and not the number of unsustainable houses that can be built.

We question whether this development is necessary given that thousands more properties will be built along the railway corridors, including high rise units.

The following comments are taken from Campbelltown City Council – Ordinary Meeting 22/11/2016. 8.1 Draft Mount Gilead Planning proposal – Outcome Of Public Exhibition.

Department of Primary Industries	*Would prefer the zoning of the watercourses and riparian corridors to be zoned E2 Environmental Conservation and not RE1 Public Recreation and RU2 Rural Landscape, and be under the under Council's ownership and management.*
Environment Protection Authority	*Considers that this planning proposal should not be assessed in isolation, but should be considered as part of the Macarthur Investigation Area and the South West Sydney Sub Regional Delivery Plan* (now Greater Macarthur Priority Growth Plan)
Heritage Council (OEH)	*Considers that the adjacent colonial farms (Mt.Gilead, Beulah and Meadowvale) have been overlooked in the heritage assessment.* And: *Recognition of the former Hillsborough cottage* (should have been included)
Office of Environment & Heritage	*Advises that areas proposed for conservation should be zoned E2 Environmental Protection to ensure the long term retention and protection of these areas.* *They also request that active recreation and other incompatible uses be removed, and that corridors are widened.*

Wollondilly Shire Councils main concerns were that zoning should be upgraded, to alleviate the impacts on existing regional habitat and corridors and the movement of Koalas.

Wollondilly Council were also concerned about the potential air quality impacts which have been glossed over by a vague suggestion that trees will be planted to mitigate the extra air pollution. However as houses will be built so close that residents will not be able to plant trees this suggestion is hard to believe or take seriously.

In 1995 Campbelltown Council refused to allow a subdivision at Mt. Gilead this was for less houses than are proposed within the present development. The refusal was based on a Nexus Mt. Gilead Environmental Study which found the development would be unsuitable because of air pollution and run off to the Nepean River.

Nothing has changed except Councils attitude to development and that we now know more about the effects of air pollution to the local population and that Macarthur has very high numbers of childhood Asthma and Lung Cancer in adults. We also know that air pollution from the Sydney region drains through Macarthur every evening.

CAMPBELLTOWN CITY COUNCIL – SUGGESTED WILDLIFE CORRIDORS

We agree with Total Environment Centre that a substantial wildlife corridor between Noorumba Reserve and Beulah is an essential corridor and must be in place and zoned E2 Environmental Protection. Further, those dead end corridors should be linked to avoid Koalas ending up in backyards where they are likely to be killed by dogs.

At least one Koala has been killed within the new Airds redevelopment, and others have tried to enter the development in an effort to find their traditional habitat it is obvious that the same thing will happen in developments along the Appin Road.

EPBC development where Koalas may be killed by dogs or vehicle strike is dealt with in the attached Submission to Eco Logical.

In regard to: *Lands attached to the Heritage protection area of the Mount Gilead Homestead marked in blue Figure 4: Proposed development layout plan zones and proposed conservation areas – Eco Logical EPBC Preliminary Documentation Report (EPBC 2015/7599)*

This area includes a stand of large mature trees, which would provide foraging for Koalas, native mammals and birds, plus tree hollows which provide nesting for several different species.

This area should either be included within the Heritage precinct of the Homestead, or zoned E2 Environmental Protection.

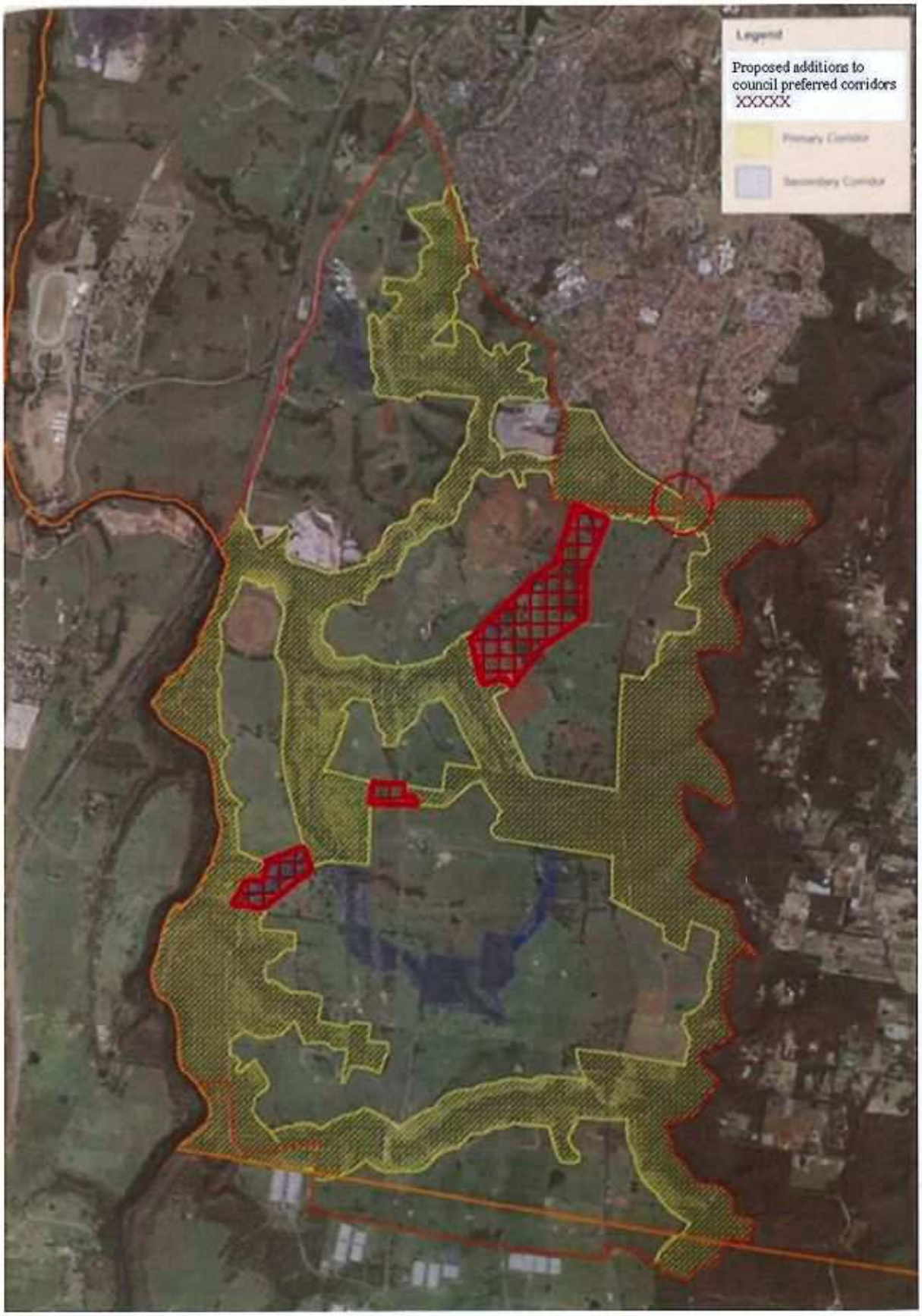
We attach a map of our preferred corridors

We also attach a copy of our Submission to Eco Logical Australia who are collating all Submissions received by the public, and request that our comments within this Submission be taken as part of this submission.

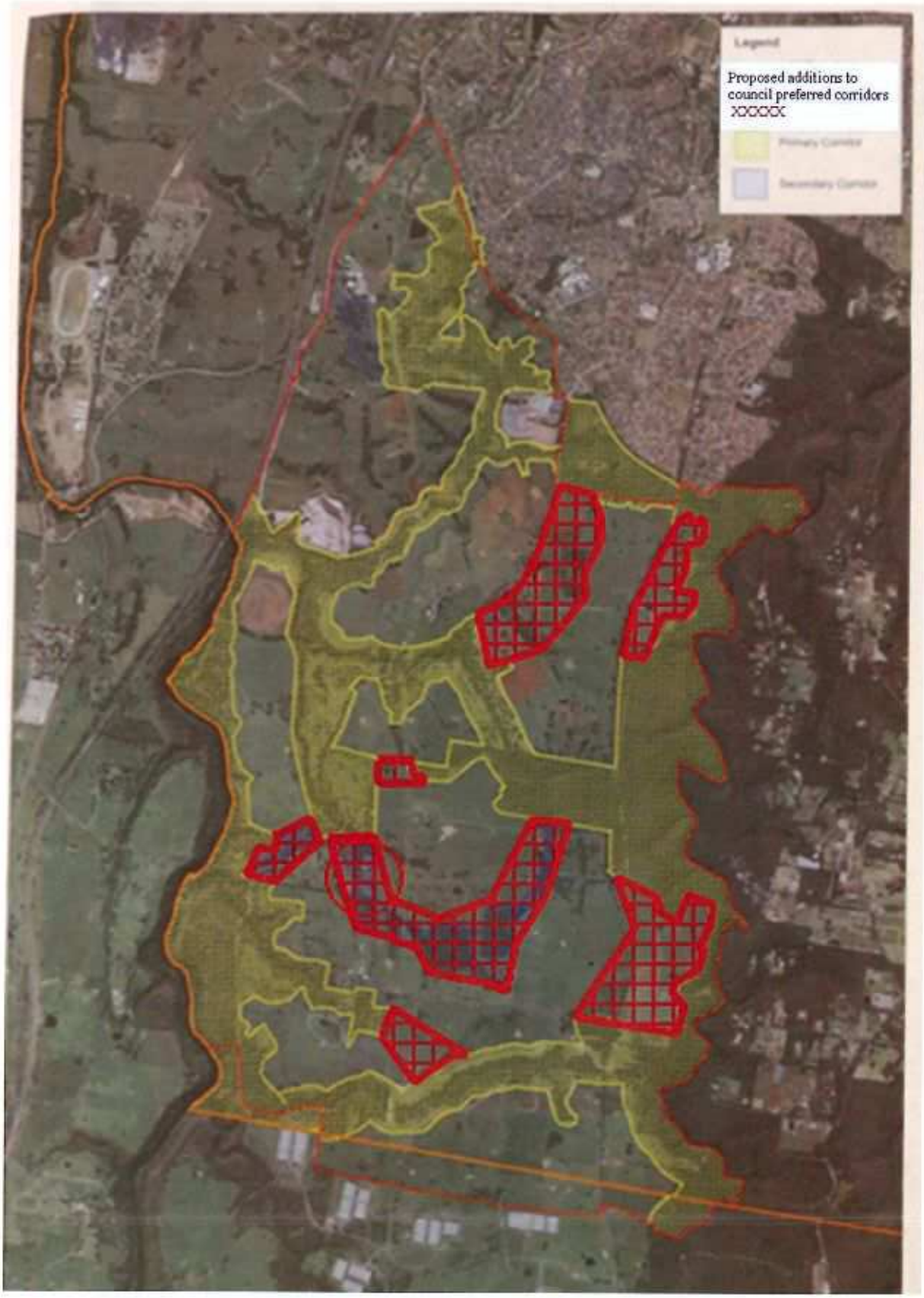
Yours faithfully

[redacted]
For: National Parks Association of NSW Inc.,
(Macarthur Branch)

Attachments: Maps in relation to suggested wildlife corridors
NPA Federal submission in regard to EPBC species which we believe should have been included into all Reports



Mount Gilead Primary, Secondary and our suggested additional corridors should all be E2 Environmental Protection



General Area

NATIONAL PARKS
ASSOCIATION OF NSW INC
MACARTHUR BRANCH
PO Box 792 Campbelltown 2560

Lendlease Communities (Mt Gilead) Pty Ltd
correspondence to:
Eco Logical Australia
Suite 2, Level 3
668 Old Princes Highway
Sutherland NSW 2232

Please address all postal

63 Katanna Road
Wedderburn NSW 2560 bazpat@bigpond.com

Attention Robert Humphries

21st January 2018

SUBMISSION: MT GILEAD RESIDENTIAL DEVELOPMENT ASSESSMENT UNDER THE EPBC ACT (EPBC 2015/7599)

We are opposed to this development on the following grounds:

The Mt Gilead proposed development is the first step in the Greater Macarthur Priority Growth Plan/Greater Macarthur Investigation Area, which will see the destruction of thousands of hectares of good to remnant Cumberland Plain Woodland, and Shale Sandstone Transition Forest, Koala habitat and trees bearing hollows which are known to be the roosting place for micro bats, many bird species and tree dwelling mammals.

The development proposal within the Greater Macarthur Priority Growth Plan/Greater Macarthur Investigation Area, is a plan created by the NSW State Government and goes against the principles of the Greater Sydney Commission, who have been excluded from having any say in the Plan, and past development refusals by local and State Government.

The Heritage values of Mt Gilead, The Cobb and Co Road, Beulah, Humewood, The Upper Water Canal the Hume Monument, and Meadowvale will also be seriously compromised, and the health of the local human population damaged by the extra air pollution that development, extra roads and vehicles will cause.

We cannot understand why this group of heritage buildings has not been given the protection of either State or National Heritage Protection; this could be that subdivision has become more important than retaining these grand old properties.

The cumulative effect of extra air pollution emanating from houses and vehicles should be considered rather than taking this as a one off development.

<u>KOALA</u>

Section 8: Could your action interfere substantially with the recovery of the koala?
EPBC Act referral guidelines for the vulnerable koala

Comment to follow items 1 to 5 relate to the EPBC Referral on this proposal

(1) Increasing koala fatalities in habitat critical to the survival of the koala due to dog attacks to a level that is likely to result in multiple, ongoing mortalities.

There is absolutely no legislation in place that would see dogs banned from new estates, this has been tried and failed in the past. Neither can irresponsible dog owners be guaranteed to keep their dogs fenced and under control at all times, especially at night when Koalas are more likely to move into built up areas.

Despite the findings of Prof. Robert Close who had reported all his sightings of Koalas to National Parks and Wildlife (now NSW Office of Environment and Heritage) for inclusion within the BioNet, and the submission and verbal assertions of local people the redevelopment at Airds went ahead and within a few short months of residents moving into the area now at least one Koala had been killed by a dog and others have tried to move back into what were once areas of woodland destroyed for housing.

It is obvious the same thing will happen when Mt Gilead is developed and Koalas will be killed.

(2) Increasing koala fatalities in habitat critical to the survival of the koala due to vehicle-strikes to a level that is likely to result in multiple, ongoing mortalities.

The widening of Appin Road up to six lanes, the building of the Spring Farm Link Road and subdivision along the Appin Road will increase the high number of Koalas and other native species already being killed along the Appin Road between Campbelltown and Appin.

If subdivision along the Appin Road did not proceed the road would probably not need to be widened, neither would the Spring Farm Link Road need to be built. It would be far more logical to build a road further south that would not endanger the Campbelltown Koala population, link up with the Picton Road to take traffic to the South Coast, avoid the Appin township, and also link present planned subdivision south of the township of Appin.

Unfortunately, it is more than likely that Koalas will be killed by vehicle strike once the new development goes ahead. Fatalities have in the past and continue to be recorded within existing suburbs in Campbellltown,

Dog attack and road kill within built up areas within the Campbelltown region are the two main reasons why Koalas have been killed in the past and this is continuing and increasing in numbers.

(1) Facilitating the introduction or spread of disease or pathogens for example* Chlamydia *or Phytophthora cinnamomi, to habitat critical to the survival of the koala, that are likely to significantly reduce the reproductive output of koalas or reduce the carrying capacity of the habitat.

It is a known fact that Koalas suffering from Chlamydia produce less young, and do not live as long as the Campbelltown Koala population, and that the protection of the Campbelltown population is critically important so that they can continue to stay healthy to add to the gene pool and move into other areas especially into the Nepean River Corridor, Wollondilly, the Camden area and east across the Holsworthy Military Reserve.

A large gene pool indicates high genetic diversity, increased chances of biological fitness, and survival. A small gene pool indicates low genetic diversity, reduced chances of acquiring biological fitness, and increased possibility of extinction.
Gene pool – Biology https://www.biology-online.org/dictionary/Gene_pool

(4) Creating a barrier to movement to, between or within habitat critical to the survival of the koala that is likely to result in a long-term reduction in genetic fitness or access to habitat critical to the survival of the koala.

Destruction of habitat and the building of houses shown in Fig. 1 and 3 Pages 15 to 20 (EPBC Preliminary Documentation Report (EPBC 2015/7599) will block movement of Koalas and other Native species between the Georges and Nepean River systems, and movement between Noorumba Reserve and Humewood (Beulah)

The existing wildlife corridor between the Georges and Nepean Rivers is the last opportunity to ensure that Koalas and other native species can continue to move between the two major river systems.

From the very high number of native animals including Koalas killed on the road between Noorumba Reserve, Gilead and Beulah it is obvious that the wildlife corridor is an existing and busy thoroughfare necessary to the future health of the Campbelltown Koala population and other native species. It has to be assumed that at the moment for every animal killed at least one or two successfully cross from one river system to the other.

Wildlife Corridors across Mt Gilead should be zoned E2 Environmental Protection and not RE1 Recreation or RU2 Rural Landscape. Advice to this effect was given by NSW Office of Environment and Heritage and NSW Department of Primary Industries. These areas should be used only for conservation purposes and should not be used for recreation including ovals, or picnic areas

(5)Changing hydrology which degrades habitat critical to the survival of the koala to the extent that the carrying capacity of the habitat is reduced in the long-term.

Clearing of land, changing topography and the possible filling of ephemeral creeks will change the flow of water across Mt Gilead and any trees that are left standing will be put under stress from less or more water around their trunks and root systems.

The filling in of buffer dams could increase the likelihood of flooding which can kill trees utilised by Koalas, and of course cause major problems to residents.

KOALA FENCING ALONG APPIN ROAD AND NATIVE ANIMAL CROSSINGS have been discussed but no firm commitment has been made by local or state government to build and fund the installation of fencing or road crossings for native animals, and at this stage it is not known whether tunnels will be able to be built as the land is flat on both sides of the road which could result in all tunnels being flooded.

Eco Logical Australia's EPBC Assessment Report states "No Presence assumed" (of Koalas) and no additional survey required(Page 105). Since then council has employed an environmental consultant who has found Koala Scats on Mount Gilead and so the assumption of Eco Logical that there were no Koalas present appears to be incorrect and the Department does have the authority to insist on receiving the Report undertaken by Councils consultant.

Department of Environment has been given photographic proof that an amazing number of native species are utilizing Mt Gilead either living on the property or moving through. These species may not be including in the EPBC listings, but it does show the property is indeed an important and necessary wildlife corridor between the Georges and Nepean Rivers.

These species include Wombats, Echidna, Wallabies, Wallaroos, Possums, small birds and a family of Lyre Birds and since that time Squirrel Gliders, Cumberland Plain Snails and a high number of Koala scats have been identified by Campbelltown Councils consultants.

GREY HEADED FLYING FOX Vulnerable EPBC Act

This bat has been driven away from built up areas and is a nightly visitor to the bushland in the local area, clearing of bushland for fire protection, subdivision, human produced noise and light is of considerable danger to the future of this species and possible new roosting sites such as along the Appin Road should be maintained.

The Flying Fox roosting area at Macquarie Fields is causing many residents to demand that this species is removed from their neighbourhood. Flying Foxes within the Royal Botanic Gardens in Sydney have already been chased away from their traditional roosts.

Every year Western Sydney is getting hotter whether this is due to Climate Change or heat sink areas caused by major increases in dark roofed houses and roads is unclear, but it should be taken into consideration that thousands of baby Flying Foxes are dying and whole generations of these mammals are increasingly being lost.

MICRO BATS

We could only find 8 species of Micro Bat recorded by Eco Logical one of which the Large-Eared Pied Bat listed as Vulnerable under the EPBC Act.

Since the devastating fires of Christmas 2001/2002 which burnt across the area from Appin Road to the coast, there has been a marked decline in sightings of Micro Bats in the Campbelltown region, along with some bird species

It will take many years for the numbers to recover if at all, but only if habitat is kept intact or increased the clearing of trees bearing hollows and dead trees along the Appin Road will seriously hamper the restoration of these populations. Lighting from streets and houses will further increase the decline of Micro Bats.

EPBC Act - CRITACALLY ENDANGERED WOODLAND - CUMBERLAND PLAIN SHALE WOODLANDS, SHALE-GRAVEL TRANSITION FOREST AND SHALE SANDSTONE TRANSITION FOREST

Department of Environment: Shale Sandstone Transition Forest Profile 07 September 2017
Only 9,950 ha remains intact 22.6% of its original extent

Cumberland Plain Woodland only 6% remains totalling only 6400 hectares.

Lerps, insects and subdivision are now increasing the amount of both of these woodland species being lost within the Sydney Basin especially in South Western and Western Sydney, only by protecting both of these types of woodland including remnant pockets can the future of their existence be ensured or at least helped to remain as important and necessary woodland species.

The Clearing of native vegetation is a Key Threatening Process on Schedule 3 of the Act. 28th February 2011.

As previously stated and of concern to the Department, the clearing of these types of woodland for farming, development and the like has already seriously compromised the long term survival of these woodland species.

The proposed Mt.Gilead/Greater Macarthur Priority Growth Plan development proposal will open the door for remnant to huge stands of both of these woodland species being destroyed not only on both sides of the Appin/Campbelltown Road, but beyond to Wilton.

The cumulative effects of clearing Critically Endangered Woodland and Forests from Mount Gilead to Wilton must be taken into consideration and the present development application should not be assessed as a one off development. (see attached newspaper cutting in which Lendlease chief Tarun Gupta is quoted as stating that a 610 hectare site had been acquired)

TREE HOLLOWS

The Scientific Committee, established by the Threatened Species Conservation Act, has made a Final Determination to list the Loss of Hollow-bearing Trees as a KEY THREATENING PROCESS in Schedule 3 of the Act. Listing of key threatening processes is provided for by Part 2 of the Act.

Tree Hollows can take between 100 and 200 hundred years to form for small birds and mammals, and larger hollows for birds such as the Black Cockatoo can take a lot longer.

Native species utilizing the hollows of both alive and dead trees include many of the endangered animals identified under the EPBC Act. (Voluntary Conservation on Private and Public Land Note 5 -- 1999 NPWS)

SWIFT PARROT Swift Parrot
Scientific name: *Lathamus discolor*
Conservation status in NSW:Endangered
Commonwealth status:Critically Endangered
Gazetted date: 24 Mar 2000
Profile last updated: 01 Dec 2017
Swift Parrot

It was the wrong time of year for Eco Logical to survey for the Swift Parrot, however there are historical records of this species on the neighbouring Humewood (Beulah) property and as far as we could ascertain no surveys have been undertaken within the past 35 years when they were identified.

A good number of the species were identified at Camden Airport Conservation Woodland 2015/2016 by Alan Lelshman.

Further Swift Parrots were identified at Macarthur Square by Michael Paul when he was undertaking a survey in regard to a recent development.

It should be assumed that Swift Parrots are present on the property rather than dismiss their existence, and therefore, suitable tree hollows and foraging should be retained

CUMBERLAND PLAIN SNAIL (NSW ENDANGERED).

Although not listed under the EPBC Act it has been listed under the Species Action Statement and the Justification for allocation to this management stream is:

This species is distributed across relatively large areas and is subject to threatening process that generally acts at the landscape scale (e.g. habitat loss or degradation) rather than at district, definable locations.

The Macarthur Priority Growth Plan will indeed be on a major alteration of landscape and destruction of bushland scale, probably never seen in our region before.

For all these reasons and the high amount of EPBC species utilizing the Mt Gilead to Wilton region, we request that all reports including that of consultants employed by Campbelltown City Council to undertake surveys on Mt Gilead during 2017 be included in the Eco Logical Report Also:-

That the cumulative effects of the Mt Gilead development along with future development along the Appin Road and Wilton is assessed and not taken as a one off development.

That all Koala fencing, wildlife corridors including tunnels/overhead corridors be funded, planned and in place and agreed to by the State and Commonwealth Governments, developers and the local community.

That solid and worthwhile wildlife corridors between the Georges and Nepean River be identified and preserved.

That once all this information has been collected the proposed development be placed on public display and adequate time be allowed for the public to submit their comments, and not during a holiday period when members of government, Eco Logical and the public are on holiday.

It is essential for the future continuing health of the Campbelltown Koala population and that of other Koalas in the Macarthur Region that if this development has to go ahead it be completed correctly. Otherwise the future of the Koala in NSW will be under the greatest threat since they were almost shot to extinction for their pelts.

Both State and Commonwealth Government have stated that they will protect the Koala and Recovery Plans have been produced, The Campbelltown Koala population is the last one free of Chlamydia, and the corridor across Gilead is a very significant necessary part of the last link between the Georges and Nepean Rivers.

Yours faithfully

[redacted]

National Parks Association of NSW Inc.,
(Macarthur Branch)

Telephone: [redacted]
[redacted]om

Robert Harley

Lend Lease has topped up its pipeline of Australian housing lots with plans for a 30-year master planned community at Mount Gilead in Sydney's far south-west.

The global property and construction group has conditionally acquired a [illegible] site [illegible] of the regional centre of Campbelltown.

The chief executive of Lend Lease's property business in Australia, [illegible], said Mount Gilead would be a key [illegible] Lend Lease's growing pipeline in Australia.

"This purchase is in line with our national growth strategy to acquire sites [illegible] in key growth corridors, replenishing our portfolio and [illegible] our footprint [illegible]," he said.

[illegible]

Lend Lease's [illegible] Gupta.

[illegible]

In the [illegible] Lend Lease sold [illegible] [illegible] one of its [illegible] projects, [illegible] springs, [illegible] the highest selling master planned communities in the country.

Mr Gupta said the market was "very good" in NSW [illegible].

Lend Lease has been involved in the Macarthur region [illegible].

"We look forward to building on the legacy of Mount Gilead and working in close collaboration with Campbelltown City Council, state agencies and most importantly the local community," Mr Gupta said.

"We want Mount Gilead to set national benchmarks in design, sustainability and community creation to provide an inspiring master-planned community for western Sydney.

"Our vision for Mount Gilead is to deliver a market-leading community, which not only provides homes for people in this growth corridor and much needed future supply to the Sydney market, but also delivers the amenities and infrastructure they need to live, work and play."

Details of the sale or the structure of the deal have not been disclosed. Despite being slated for urban development for 30 years, the site still has to be rezoned.

Weekend Australian Financial Review May 2015

Submission 18 – [redacted]

Submission 19 – [redacted]

App A

No Tree No Me

Submission 10

Campbelltown City Council

Council@Capbelltown.nsw.gov.au.

Attention: The General Manager

Re: Mount Gilead Biocertification Application.

I do not think the reports produced in regard to this stretch of land do the property justice and that the biodiversity and heritage values of the area have been downplayed.

Development of Mount Gilead has been refused twice in the past and red flags should have been flying with a third refusal by council the only decision council should have made, and now after State approval has been given council is trying to negotiate for wildlife corridors.

Council staff has worked hard trying to have wildlife corridors included in the development, but at this point it is unclear whether State and Federal Governments or the proponent will agree to these corridors which must allow the safe passage of Koalas and other Australian species to cross between the two rivers without getting killed by dogs or vehicles. Other than in zoos we know that animals will run if they see humans, and this is why they often run into cars.

On the night of 22nd November when councillors discussed the wildlife corridors, Councillor Ben Moroney put forward an amendment that would have removed the dead ends within the wildlife corridors and this was passed by the councillors, but I note that no record of this was kept on the night.

Council has stated that corridors should be 350 metres wide to avoid erosion on both sides and give protection. This can still be achieved by altering the layout on The proposed land use map (BCAA) Page 9 By bringing the higher density housing shown on the land previously owned by the Dzwonnik family to the front of the property, add to this, and leaving the back of the property for larger blocks of land. By doing this there should not be so many roads going through the development. All roads built on site near or in wildlife corridors should be on a bridge or in a culvert.

I understand that council has employed a consultant who has already found proof that Koalas and Squirrel Gliders along with Cumberland Plain Snails are living or passing through Mount Gilead this should put a question on the ecological reports undertaken by the proponent and the development put on hold whilst further studies into wildlife corridors and which animals are using them is clear.

I feel that once all the new information is to hand the public should be able to comment once again, although to be honest I think anything we say is a waste of time, as I am sure the only reason this development was passed by councillors is because the proponent offered cash to help upgrade Appin Road. A reduction in the speed limit and speed cameras would be cheaper and save lives.

No Tree No Me

I see that two small areas are marked for Bushland Reserves at the moment these areas have Critically Endangered CPW and SSTF on them, these areas should be linked together and included into a wildlife corridor across the development, and it is unclear as to who will eventually manage these areas, as it is obvious that council cannot cope with even keeping our roads clear of litter and rubbish let along add more Reserves and roads to the burden.

I have noticed an increasing number of elderly people regularly picking up litter in Campbelltown streets and Reserves, they do it because they cannot stand to see the mess, these people do this unrewarded and with little thanks from the public.

There is also a large section marked in light blue Rural land, it is unclear about the future of this land and it should be either marked as a heritage or wildlife reserve otherwise it will probably be developed for housing in the future.

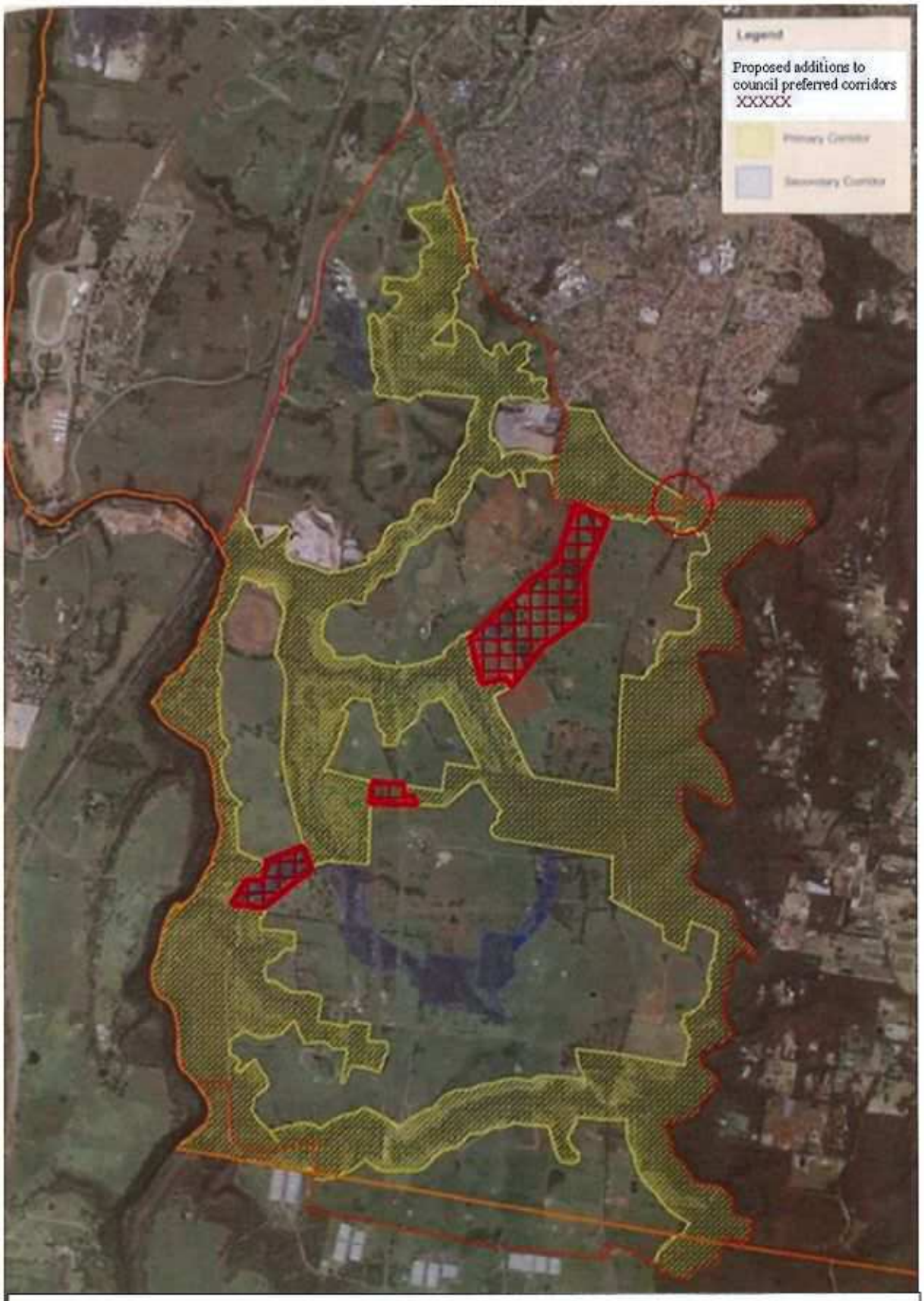
The heritage values of Mount Gilead, Beulah, Meadowvale have been downplayed within reports and there is no doubt that their value will be lost once development goes ahead. This group of buildings and their land, should have been listed on the State Heritage list and protected. The Scenic Protection Zoning should not have been removed, and the agricultural benefits to our area kept in tacked, so that future residents of Campbelltown can actually afford to eat fresh vegetables, fruit and meat.

And: The value of the Campbelltown Koala colony should not be compromised by blocking their only wildlife corridor between the two rivers by housing which will only bring more people and more competition for local jobs, more children for overcrowded schools, and more vehicles to try to find car parking places near train stations and shops.

Campbelltown is full and the door should be closed and this wonderful vista when leaving Campbelltown will be lost forever.

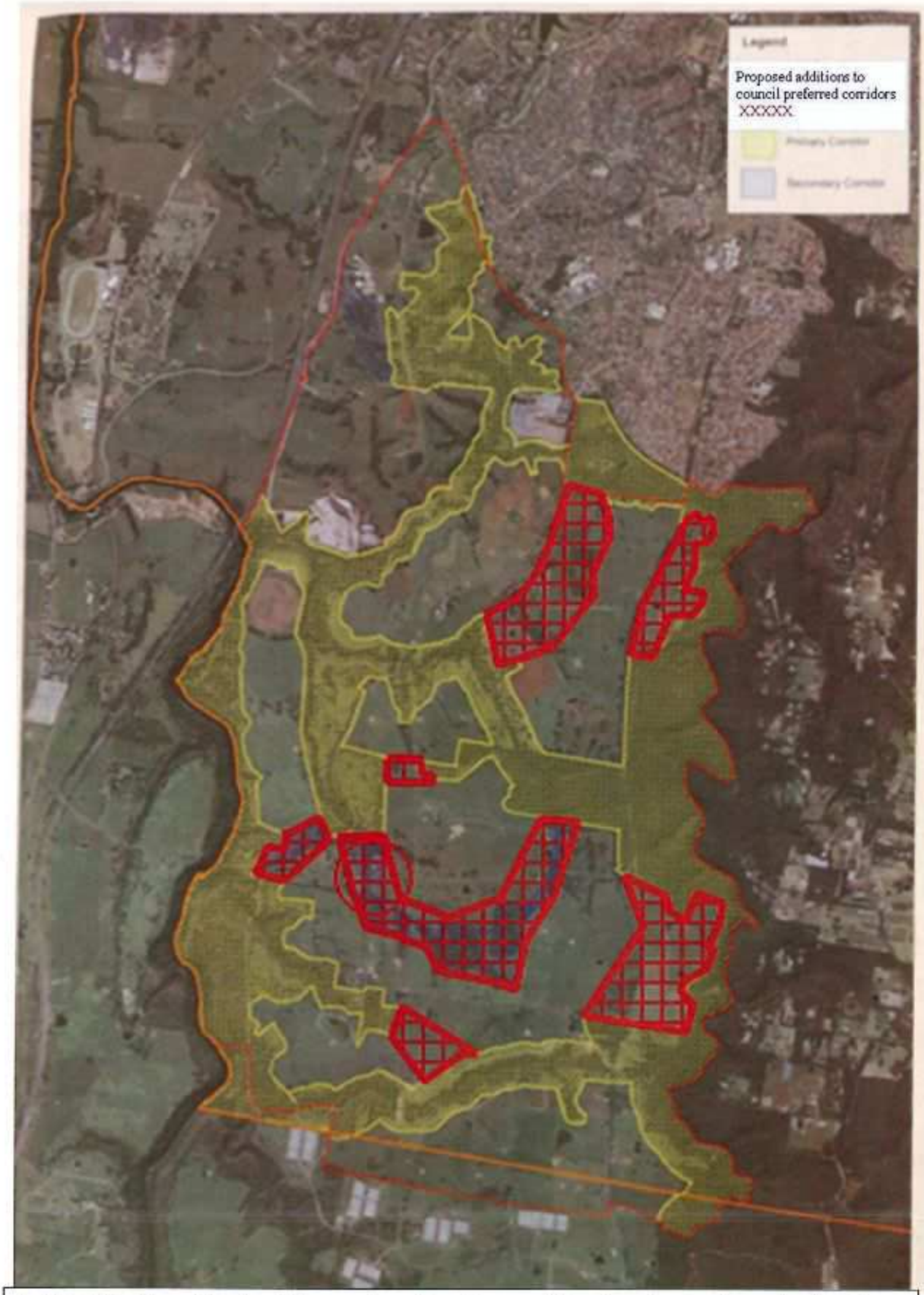
OUR CHILDREN DESERVE A BETTER FUTURE AND THEIR CHILDHOOD DAYS SHOULD BE FULL OF HAPPY MEMORIES NOT THAT OF A PLACE THEY LOVE BEING DESTROYED.

No Tree No Me



These are the missing links as you can see it would give wildlife two options' of movement across the land instead of being caught up in someone's backyard or hounded by dogs and humans

No Tree No Me



As this is for Biocertification this map show the other corridors along the Appin road and making council secondary corridors into primary

No Tree No Me

Suite 2 Level 3
668, Old Princes Highway
Sutherland NSW 2232

January 24th 2018

Dear Sirs

I am against this proposal

We have just been advised the period for the public to send submissions has been extended until the 2nd February and although I welcome this, it will not be advertised for public release until 22nd January or maybe 24th as the original period was from December 20th until 19th January. I now have been told that the person who is dealing with this is on holiday until the 27th January which highlights the fact that the exhibition time may not have been thought through

Public Notices

Invitation for public comment Mt Gilead Residential Development, Gilead, NSW (EPBC 2015/7599)

The following notice is published pursuant to Section 95A(3) of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Lendlease Communities (Mt Gilead) Pty Limited is proposing to construct a residential development at Gilead, NSW. The overall development will be for residential land use and is planned to consist of residential dwellings, with an indicative yield of approximately 1,700 lots, associated infrastructure, community centre and small kiosk/store, parkland, open space and biodiversity offset and environmental conservation areas. The proposed action has been determined to be a "controlled action" under the EPBC Act and will therefore require assessment and approval by the Commonwealth Department of the Environment and Energy before it can proceed. The controlling provision under the EPBC Act is "Listed threatened species and communities" (Sections 18 and 18A) and the assessment approach is through preliminary documentation. The draft preliminary documentation for this proposal includes the referral information and will be on public display from 20 December 2017 to 19 January 2018 at the following locations: Campbelltown City Library – 1 Hurley St, Campbelltown, NSW, 2560

State Library of NSW – Macquarie St, Sydney NSW, 2000

Online at: www.ecoaus.com.au/uploads/Mt_Gilead_EPBC.zip

Alternatively, the documents may also be obtained in hardcopy or digital (CD) format from the contact listed below. Interested persons and organisations are invited to provide comments on the proposal in writing to Lendlease Communities (Mt Gilead) Pty Limited via Robert Humphries at Eco Logical Australia:

Email: roberth@ecoaus.com.au Post: Robert Humphries Eco Logical Australia, Suite 2, Level [illegible] and, NSW [illegible] for subm[illegible]018, Note[illegible]may contact Robert Humphries on (02) 8536 8620 for assistance in accessing the documentation.

Figure 1 Advertisement

The original exhibition period was at the most inconvenient time possible, whether this was done intentionally or not is your own preference, but when you can't get Documents from the Proponent in a fair time because of Christmas and Holidays your reading and writing time is greatly reduced .As this was on public display then the proponent must realise first they should receive comment and then respond to it all this whilst thinking about Christmas and going away.

Since then when I refer to the original advertisement I have received a hard copy of most of the Reports, but the Referral Document referred to in the advertisement has not been supplied, neither could I find it on Eco Logicals web site. I assume this is an error and the Referral should now be supplied to the public. SEE Figure 1

Furthermore we now know that Campbelltown City Council employed an Ecological consultant during 2017 who found that Koalas, Cumberland Plain Snails and a Squirrel Glider have all been found at Mt Gilead and this Report should be added to the Eco Logical Reports and released with time for the public to comment.

Campbelltown City Council are now planning wildlife corridors, which makes three reasons why this development should be refused or delayed until all three of these Reports can be incorporated into the Plan, put on public display and time allowed for residents to comment.

No Tree No Me

These three very important items should not be added as an afterthought or amendment, but should be included in the original Plan. It appears to be that the horse has bolted and government has rushed this proposal through without thought for wildlife corridors, Vulnerable or Endangered species of flora or fauna.

Robert Harley

Lend Lease has topped up its pipeline of Australian housing lots with hopes for a 10-year master planned community at Mount Gilead in Sydney's far south west.

The global property and construction group has conditionally acquired a 610 hectare site, sloping down to the Nepean River, seven kilometres south of the regional centre of Campbelltown.

The chief executive of Lend Lease's property business in Australia, Tarun Gupta, said Mount Gilead would be a key contributor to Lend Lease's growing pipeline in Australia.

"This purchase is in line with our national growth strategy to acquire sites selectively in key growth corridors, replenishing our portfolio and expanding our footprint in NSW," he said.

Much of the focus on Lend Lease is on its inner city urban regeneration and apartment operation but the group also has a master planned community business, developing and selling land on the fringes of the big cities, with a pipeline of 55,000 lots that is second only in size to that of Stockland.

Lend Lease chief Tarun Gupta

Mr Gupta said that despite the trend to inner-city living in Sydney and Melbourne, 50 per cent of the development stock being sold was still on the outskirts of the big cities.

In the last half, Lend Lease sold 2348 land lots, up 21 per cent on the comparable half in 2014 financial year with one of its western Sydney projects, Jordan Springs, amongst the highest selling master planned communities in the country.

Mr Gupta said the market was "very good" in NSW. Only in Perth has the volume of sales "moderated."

Lend Lease has been involved in the Macarthur region 1958.

"We look forward to building on this legacy at Mount Gilead and working in close collaboration with Campbelltown City Council, state agencies, and most importantly the local community," Mr Gupta said.

"We willst Mount Gilead to set national benchmarks in design, sustainability and community creation to provide an inspiring master-planned community for western Sydney."

"Our vision for Mount Gilead is to deliver a market-leading community, which not only provides homes for people in this growth corridor and much needed future supply to the Sydney market, but also delivers the amenities and infrastructure they need to live, work and play."

Details of the sale, or the structure of the deal have not been disclosed. Despite being slated for urban development for 30 years, the site still has to be re-zoned.

Weekend Australian Financial Review May 2015

Figure 2

The Report goes on to discuss the need for houses which are car based and it is obvious this is not a one off development as the report states and therefore the cumulative effects of the proposed Greater Macarthur Priority Growth Area (GMPGA) and land held by Lend Lease (at least 610 hectares) makes it obvious that this is not a one off development. See figure 2 Therefore, the development of all proposed development should be the basis of any decision made by government.

New Reports have now been released that show that high rise buildings including units will be built right along the railway corridor, and I would question why more houses need to be built in an area of natural beauty and heritage properties.

The unsustainable building of houses is now considered a major source of employment especially in Macarthur (Campbelltown), unfortunately this has not included setting aside land for industrial use, neither does it take into consideration that bringing more residents into an area will increase competition for existing local residents to keep or obtain employment, especially if new residents have better qualifications, which is quite likely as no new or additions to schools have been completed for the new residents of Mt Gilead to attend and local schools have already reached their capacity (Submission by Dept. of Education)

Rather than building houses the sensible and sustainable alternative is to improve public transport, so that existing residents can easily travel for work, unfortunately in the case of Campbelltown and Macarthur trains to Parramatta have now been completely stopped and roads are congested at all times of the day and night.

Car parks are full and overflowing at stations and even at Campbelltown hospital, where sick and disabled patients have to walk or be pushed in wheelchairs a very long way over bumpy roads and paths.

This development hinges on the contribution to upgrade the Campbelltown to Appin Road, which is being assessed for a six lane highway, although we are told that four lanes will be built at this time.

No Tree No Me

The building of these roads including the Spring Farm Link Road will degrade and destroy a large amount of the Cumberland Plain Woodland and Shale Sandstone Transition Forest both EPBC Critically Endangered and Koala habitat, which will add to the loss of these forest species because of development.

The six roundabouts which will need to be built along the Appin Road will seriously slow down emergency vehicles, fire, police and ambulance, an estimated three minutes for each roundabout will add 36 minutes (return journey) before a person from Appin will reach the hospital. (Information obtained from a Campbelltown Councillor after he consulted with emergency personnel)

The cumulative effects of the removal of EPBC Critically Endangered forests and woodlands, plus Koala habitat within all developments within the GMPGA should be taken into consideration especially along the Appin/Campbelltown Road, because (1) it is the last wildlife corridor left between the Georges and Nepean Rivers (2) the last Chlamydia free Koala population in NSW is based between Glenfield and Appin and they need to disperse along the roads length. This proposal is the first phase of a huge development. If a one off attitude is taken then it is obvious that the Cumberland Plain Woodland, Shale Sandstone Transition Forest and Koala Habitat will soon be lost and extinction of these species will soon follow.

Critically Endangered Koala habitat, SSTF and CPW – The loss of these types of woodland in the Campbelltown to Appin areas has been consistent and ongoing, St Helens Park and Rosemeadow were just the start of this destruction, and the Greater Macarthur Priority Growth Plan will see the destruction of thousands of hectares more of these woodland species.

If we just examine a few developments such as Mt Gilead, Macquariedale Road, and Kellerman Drive, plus future developments along the Appin Road being planned now, it is very clear that Critically Endangered Woodlands and Forests along with Koala Habitat will be extinct in the very near future.

We are now being told that Koalas are being found south of Appin although Chlamydia appears to be a problem in this area, their habitat should be protected, and a corridor between Glenfield and Wilton should be identified protected and managed by OEH, and this corridor must allow these animals to move safely between the two river systems of the Georges and Nepean Rivers.

Eco Logical presumed that Koalas were not present on the proposed development site; the survey by Campbelltown City Councils Ecological consultant makes it obvious that Eco Logical was wrong and I consider this a very grave oversight.

The history of Koalas in Campbelltown is interesting when they were being shot for their pelts around 1950 the numbers went down to approximately 20 animals and over the years they have grown into a healthy population, but even then it took Prof. Robert Close and his team 6 months until they actually found a Koala, and over the 22 years of his surveys hundreds of captures were made. We now know that Campbelltown is home to hundreds of healthy Chlamydia free Koalas, but if their habitat is removed then it will only take a few years for them to disappear.

No Tree No Me

Prof. Robert Close and a student wrote a weekly column in the Macarthur Advertiser, this was closely followed by the majority of residents in the region, and these residents were only too pleased to report the sighting of Koalas so that the team could record, and in many cases catch examine and re-release the animals.

Prof. Robert Close also stated that the Koalas would be seen in the Botanic Gardens at Mt. Annan, in the future, this is very likely if the animals are allowed to move between the two rivers, and they are now reported within Mt. Gilead, Noorumba Reserve and at Broughton College, which are just a stone's throw away from the Botanic Gardens. Please note there are more Koala sightings along the Appin Road and Noorumba Reserve which are not shown as they are in the hands of WIRES. See Fig.3

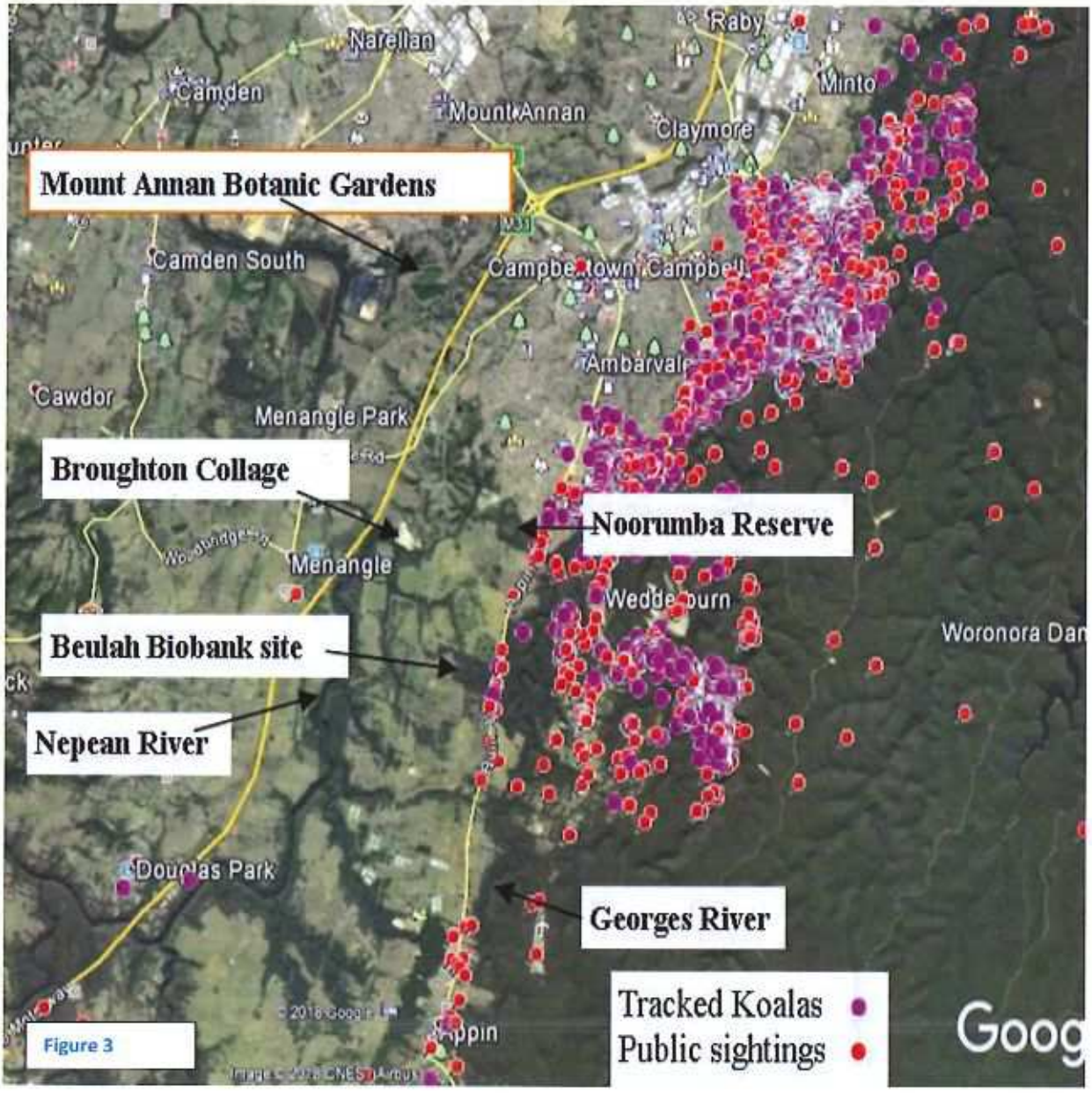


Figure 3

No Tree No Me

Trees between Noorumba Reserve and Beulah will be reduced in number, and even though they are EPBC Act Critically Endangered species. These trees should remain in place so that Koalas have a safe haven away from dogs and vehicles.

The rezoning for the re development of Airds has proved that houses and Koalas cannot co exist, as one Koala has already been attacked by a dog and killed. Please do not make the same mistake again and allow subdivision to endanger the local Koala population

Figure 4

Campbelltown Council has been so concerned about the high number of koalas being killed that they have now purchased and erected an electronic sign near Mt. Gilead to warn drivers of vehicles to slow down to try to avoid these deaths. For every animal killed others would safely move across the Appin Road at the moment. Subdivision, road widening and a new road will see a marked increase in native animal fatalities. See Fig. 4

Figure 5 – Photographer: Richard Lonza (2017)

Every year Koalas and other native animal species are killed along Appin Road, especially between Noorumba Reserve, Mt. Gilead and Beulah, and this number has increased within the past year at an alarming rate. See Fig 5

Just a few of the EPBC and NSW Threatened species that use Mt Gilead and surrounding areas including Gang Gang Parrots who come to Campbelltown every summer to breed. Glossy and Yellow Tail Cockatoos, Swift Parrots, various owls including the Powerful Owl, Grey Headed Flying Foxes, Koalas, Pigmy Possums, Squirrel Gliders, Giant Burrowing Frogs and several other frog species. The list is endless without even touching on the endangered flora of the area including ground orchids.

No Tree No Me

Residents know they are lucky to live in this area, and yet it has been treated with disdain and disrespect by all layers of governments and the mainstream media. We know the value of our local bushland it is a pity that so much of it has been marked for destruction, along with our children's quality of life.

There is no doubt that the heritage values of Mt Gilead, Beulah, The Water Canal, and Meadowvale will all be downgraded if this subdivision and others being planned go ahead. Runoff to the Nepean and Georges Rivers will also inevitably occur.

This group of buildings along with their land content has formed a well loved and respected part of Australia's history and should have been protected by a National Heritage listing or at the least a State listing, many years ago, but it is still not too late for this to happen if the Minister does take heritage items seriously, as the local residents do.

The fact that Mt Gilead was not entered onto the State Heritage Register (SHR) under the NSW Heritage Act (19977) appears to be an anomaly (GML Report – February 2015)

The green belt put into place around Fairfield was destroyed many years ago, but it has never been replaced. Agriculture has continued at Mt Gilead since 1812 when the land was first granted. A Green Belt should have been put in place around the Scenic Protection Areas around Campbelltown, but instead of this these areas are being re zoned for houses and a cemetery. Hardly the act of Government with any concerns about creating or keeping sustainable cities, and I am very concerned as to whether families will be able to afford fresh meat and vegetables once all the land in our region is covered with houses.

Campbelltown City Council refused the smaller development of Mt Gilead in the mid 1990's because of the expected serious adverse environmental impacts to areas outside the development; including Beulah and the Nepean River, air pollution from houses was also a reason for this refusal. (Nexus Mount Gilead Environmental Study 1995)

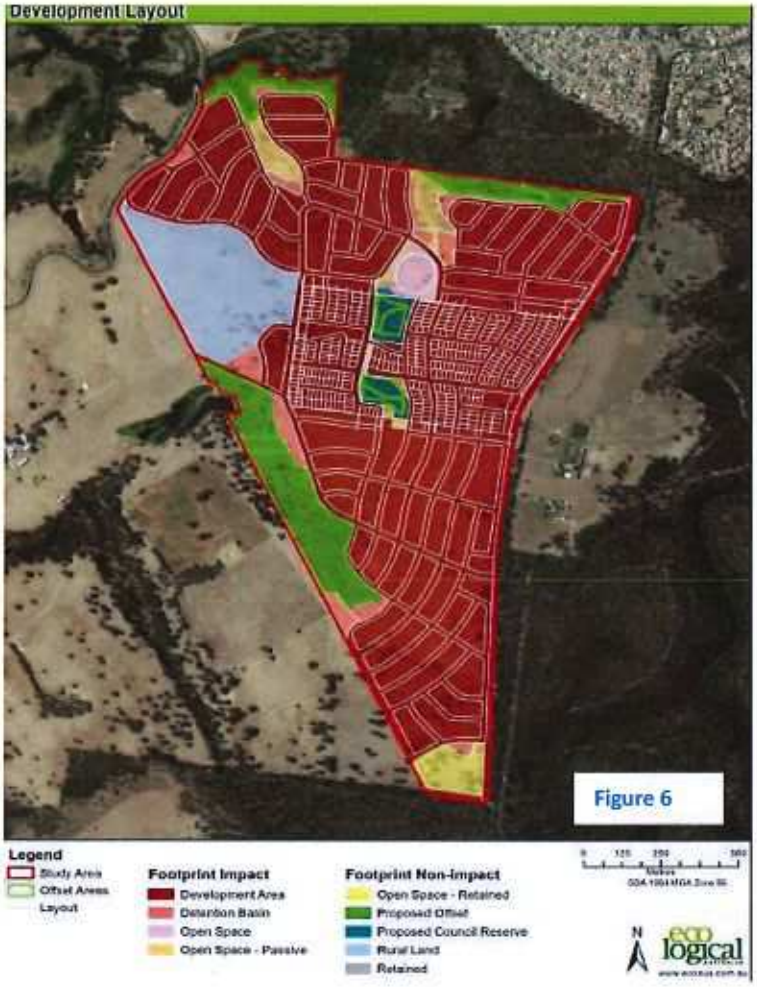
Air pollution is a major concern especially in the Macarthur district, it is now common knowledge that air flows bring pollution down from Sydney and then it drains out through the Macarthur Region every night.

We further know that lung cancer and childhood asthma are increasing in our region, and we hold the dubious record of one of the highest records of these diseases in the State. I have lost friends to lung cancer. Ladies who did not smoke and had lead healthy lives; we can only put this down to the lack of fresh air in our suburbs. Two other ladies are lucky enough to be in remission.

Koalas are being lost at an outstanding rate along the Eastern edge of Australia; in fact the only State that appears to understand that they must be protected is South Australia where they have been released on the main land, but only after the overpopulation on Kangaroo Island.

The proponent requests that this development by allowed to go ahead despite the fact that adequate wildlife corridors have not been included into their Plan. Campbelltown City Council are only now trying to identify these corridors, neither has there been any confirmation by developers, State or Commonwealth Government that these corridors, Koala fencing, underground or overhead wildlife corridors will be in place before development commences.

No Tree No Me



Page 25 Figure 4 Proposed development layout plan zones and proposed conservation areas – Shown as Rural land and marked in pale blue – As there are several different zonings indicated within the map I had assumed that this land was to be included within the Curtilage area around the Homestead to protect One Tree Hill, but this assumption could be wrong and its future protection from any future development. See Figure 6

A politician told me that we must give and take to make a discussion on development, but I believe this has been one sided and so far developers just take without providing good wildlife corridors or community infrastructure.

If good wildlife corridors are included in a development then native animals should be using them in 20 years time.

Reports and wildlife corridors are missing and I call on the Minister to refuse this assessment until all information is available for public comment, and then the proposal be placed on exhibition and not just supplied later as an amendment to governments.

Other places we have visited have been proud of their heritage properties and built tourist businesses around them which in turn has created work not only on the properties but in nearby shopping centres.

No Tree No Me

The environmental and Heritage values of Mt. Gilead, Beulah, Meadowvale and the Water Canal would be of more value to the Australian people than unsustainable housing.

Georges River

Georges River is a major feature of the Western City District, the Central River City and, as it flows east, the Eastern Harbour City. Its catchment flows through a varied landscape from the steep, heavily wooded upper reaches near Appin to the urbanised lower reaches. Vegetation communities in the catchment are primarily influenced by the distribution of shale (Cumberland Plain) and sandstone (Woronora Plateau) geologies.

Woronora Dam and Prospect Reservoir – both within the Georges River catchment – are part of Greater Sydney's drinking water supply network. Tributaries include important creeks such as Cabramatta Creek and Prospect Creek which flow through suburban and urban areas of Fairfield and Liverpool. The river provides a riverside setting for Liverpool strategic centre and also flows through Chipping Norton Lakes, providing an attractive location for waterside recreation.

Figure 7

Taken from DRAFT WESTERN DISTRICT PLANS (Greater Sydney Commission) page 102 showing that whoever wrote this part of the Report had not properly researched the Georges River Catchment.

Woronora Dam is situated near Heathcote National Park and eventually flows into the Woronora River which meets the Georges River at the entrance near Botany Bay.

Georges River has never been part of Sydney's drinking water system (See Fig.7)

Yours faithfully

App A

Submission 16

TOTAL ENVIRONMENT CENTRE

To: The General Manager
Campbelltown City Council
PO Box 57
Campbelltown NSW 2560

Cc: NSW Minister for the Environment, Australian Minister for the Environment and Energy, Eco Logical Consultants (Mr Robert Humphries), Lendlease communities (Mr Kevin Montier)

SUBMISSION TO MT GILEAD BIODIVERSITY CERTIFICATION APPLICATION

16 January 2018

The Total Environment Centre (TEC) welcomes the opportunity to provide comments on Campbelltown City Council's Biodiversity Certification Application (BCA) associated with the Mt Gilead lands.

We understand that in late 2017 ecologists engaged by Council conducted fauna surveys and found evidence of koalas on the Mt Gilead Stage 1 area. **This information, as well as other data collected through these surveys, is directly relevant to the Mt Gilead BCA. On this basis, we request that it be placed on public exhibition, along with the Eco Logical report dated October 2017.** This should occur as a matter of urgency and the exhibition period for the BCA extended accordingly so the public is fully informed.

With regard to the current Biocertification Strategy proposed as part of Council's BCA, we are of the view that the 159 koala credit deficit should be addressed by creating suitable koala corridors within the Biodiversity Certification Assessment Area.

The Mt Gilead property is uniquely situated between the Georges and Nepean Rivers, and currently provides the local disease-free koala population with a short distance (ie-a few kilometres) to travel between the two river corridors. Many koalas are killed while crossing Appin Rd but some succeed in getting across.

We contend that the development of Mt Gilead Stage 1 for housing, as currently proposed, will make it near impossible for koalas to successfully make this crossing, further restricting important koala movement in the region.

The approach to native vegetation retention proposed as part of Council's BCA involves retaining Lots 2 and 3 as rural land and passive open space respectively, as well as reserving 2 biobank sites (the Noorumba-Mt Gilead and Macarthur-Onslow Mt Gilead sites) and conferring 2 new Council bushland reserves (Map 1).

This approach would create a mosaic of native vegetation and open space across the Mt Gilead Stage 1 area, but would fail to retain suitable koala corridors enabling animals to travel the few kilometres between the Georges and Nepean River.

Instead, **we recommend creating two koala corridors, the first along the western boundary of the Mt Gilead site, the second between Noorumba Reserve and the western boundary of the Mt Gilead site (Map 3).** The creation of these corridors and their planting with suitable koala feed trees would address the 159 koala credit deficit and could also generate additional koala credits in the longer-term.

In order to protect the integrity of these corridors in the long-term, **we also recommend that all retained vegetation on the Mt Gilead site be zoned E2 Environmental Protection (not RE1 Public Recreation or RU2 Rural Landscape as currently proposed for some of the retained native vegetation).**

We appreciate that the creation of koala corridors as described above would require a reduction of the proposed number of housing lots to be built on the Mt Gilead Stage 1 area. However, we are of the view that by doing so, the developer would make a strong statement about their commitment to the survival of the local, disease-free, koala population. It would also be an opportunity to demonstrate that the NSW planning system can give real and balanced recognition to the importance of wildlife corridors and habitat expansion.

The construction of wildlife underpasses across Appin Rd near the Noorumba reserve and Macarthur-Onslow Mt Gilead sites, as well as the placement of floppy fences to prevent koala access to Appin Rd along the Mt Gilead housing development, would be needed to complement our proposal.

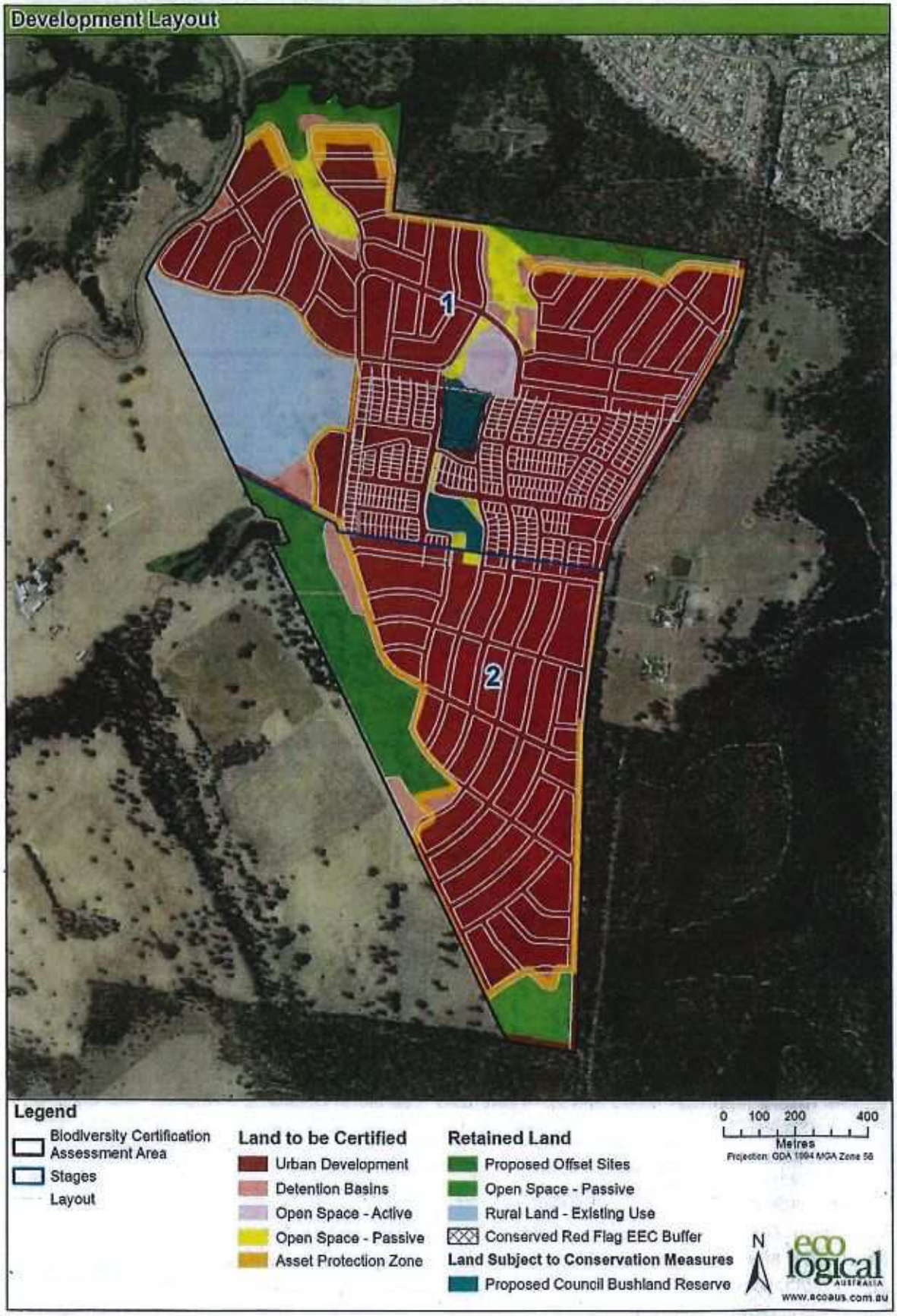
Koala corridors are essential to the survival of the species in Western Sydney and it is not sufficient to retain isolated areas of trees/bushland. This is an opportunity for the developer (and Council) to demonstrate best practice.

Please do not hesitate to contact me on Ph: 02-9211 5022 should you wish to further discuss this submission in more detail. I also look forward to hearing back from you regarding the placement of Council's additional Mt Gilead survey results on public exhibition.

Sincerely,

Jeff Angel

Executive Director



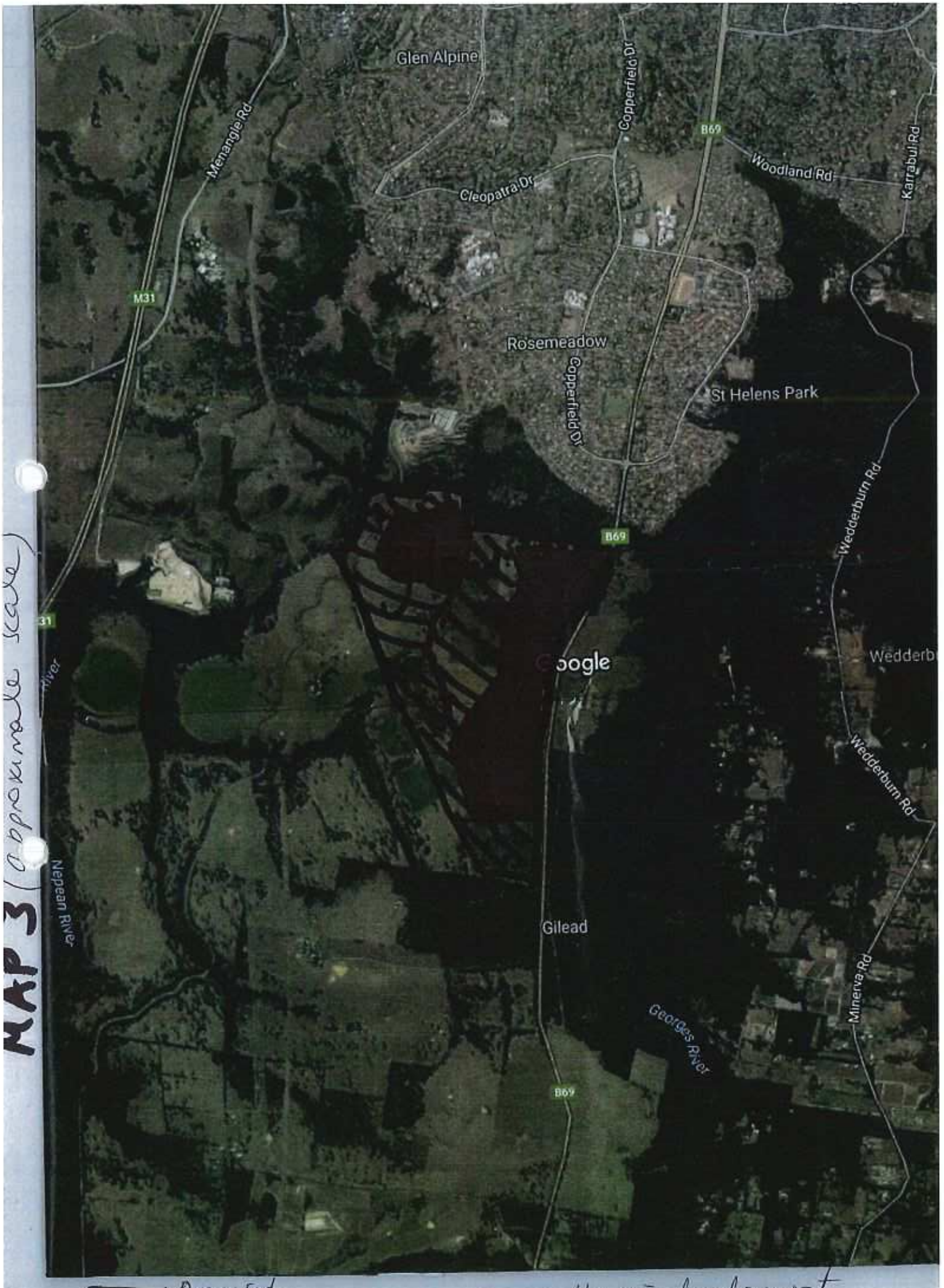
~~Figure 4:~~ Proposed land use within the BCAA

Map 1

~~Figure 4~~: Proposed land use within the BCAA

Map 2

Additional proposed retained land



MAP 3 (approximate scale)

Proposed koala corridors on Mt Gilead Stage 1 area

Housing development on Mt Gilead Stage 1 area

App A
Submission 18

To The General Manager
Campbelltown City Council
PO Box 57
CAMPBELLTOWN NSW 2560

cc. Greg Warren MP 3/72 Queen St Campbelltown NSW 2560
TECinfo@tec.aug.au Attention Jeff Angel

Biodiversity Certification Application for the Mount Gilead Urban Release lands under the NSW Threatened Species Act 1995

Submission:

Address:

Mobile:

Dated: 30 January 2018

I object to Mount Gilead being rezoned and attach a copy of my submission on that rezoning proposal, dated 29 June 2015, for your information.

This invitation to comment on Campbelltown City Council's Biodiversity Certification Application (BCA) associated with the Mount Gilead Urban Release Area land is welcome but the timing over Christmas/New Year means few people will have had the time to review this application and give their comments.
Time extensions have not been granted by Council.

Bio-certification of development land benefits developers and councils in that once certification is granted, they don't have to take into account the ecology of the land they are developing. Bio-certification gives certainty to developers and councils but may not be in the best interests of preserving threatened species and communities.

For example Campbelltown Council's BCA for Mt Gilead will result in there being an expected 159 koala credit defecit which, under the current Biocertification Strategy proposed will be addressed by buying credits elsewhere. This will benefit the koalas elsewhere, however it is quite a different thing to have a healthy community on site. As all other NSW communities have a disease problem, it would be better to preserve this disease free colony rather than benefiting an unhealthy colony that may die out anyway in the future
Creating a suitable corridor through the site from Noorumba Reserve to Beulah could be used to address the deficit. Of course, the best thing for koala preservation is to not develop the land, let them roam freely and plant more food trees amongst the existing scattered paddock trees.

With Council's BCA there will be plots of native vegetation, linked in some cases by street trees that are not natives, and this will create a patchwork of green spaces. However these would make a less suitable wildlife corridor through the assessment site than what is already being provided by native scattered paddock trees. On that basis the Council's BCA should not receive bio-certification from the Minister because the existing biodiversity on the land will be diminished and wildlife movement made more difficult
The test under the TSC Act is that the proposed conservation measures must result in an overall "improvement or maintenance " in biodiversity for the Minister to confer bio-certification. Clearly that would not happen with council's proposed plots of vegetation.

This test for bio-certification is too lenient. If a community or species is endangered or critically endangered it needs more than being 'maintained'. It should be preserved and enhanced where it stands and not off-set elsewhere, either on-site or off-site. Developments must work around these endangered communities and species and not simply off-set and bulldoze them. Red flag areas need to be preserved, not subjected to a "variation" from the Minister.

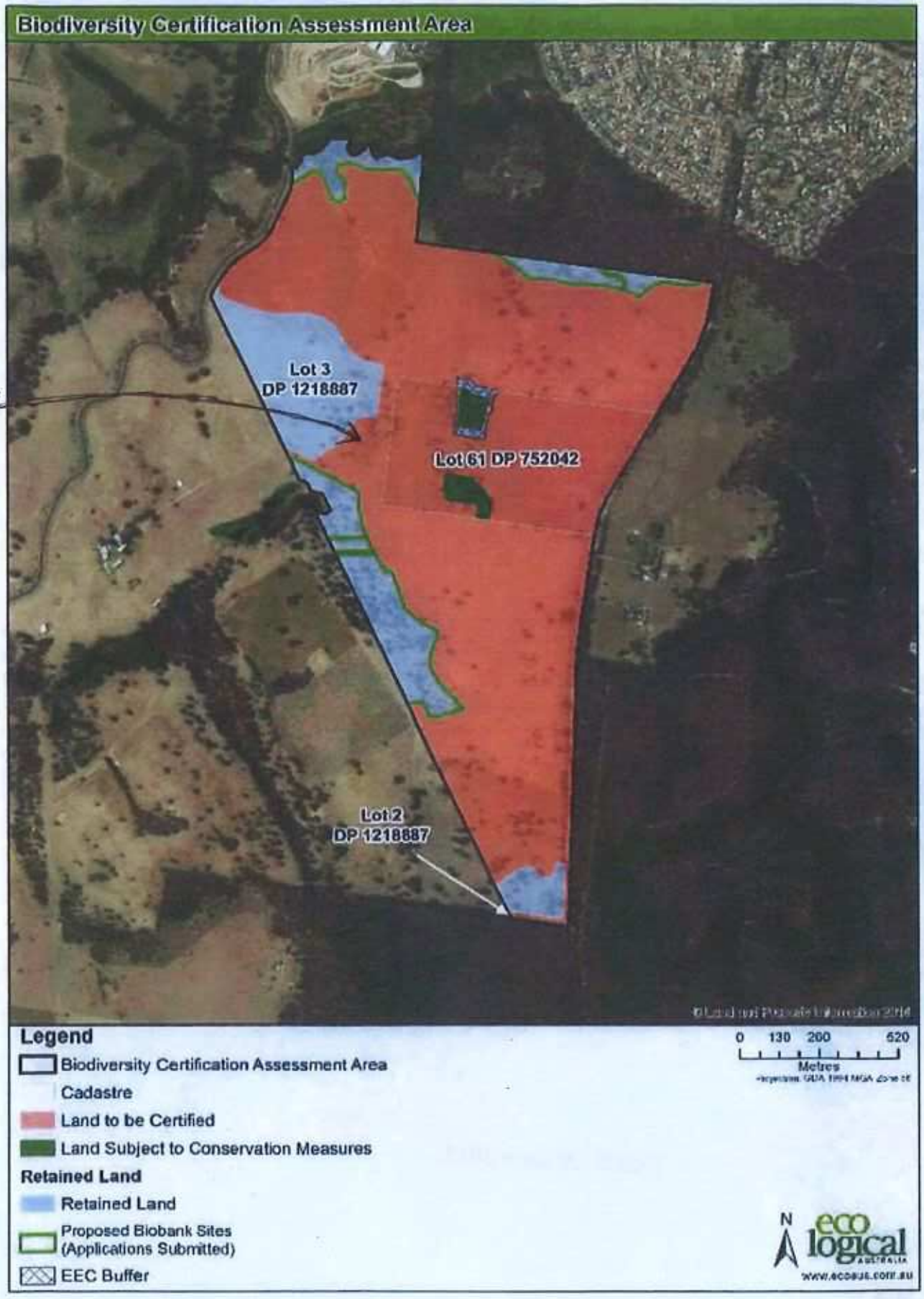
Frequently the off-set sites are not of the standard of the site being bulldozed and take many years to rehabilitate. For example, the stands of timber on Lot 61 DP7502042 of the site will take many years to replicate elsewhere and, by reducing the patch size of these magnificent trees, their long term viability will be reduced.

Similarly, the trees that are going to be impacted by this development west of Lot 61 are regarded by locals as parrot nesting trees because, due to their 200 year age, most have hollows suitable for nesting birds. Such things cannot be off-set.

Yours sincerely

Dated 30 January

2018


Biodiversity Certification Assessment Area
Lot 3
DP 1218887
Lot 61 DP 752042
Lot 2
DP 1218887
Legend
Biodiversity Certification Assessment Area
Cadastre
Land to be Certified
Land Subject to Conservation Measures
Retained Land
Retained Land
Proposed Biobank Sites
(Applications Submitted)
EEC Buffer
0 130 260 520
Metres
N
eco logical
AUSTRALIA
www.ecoaus.com.au

Mount Gilead Rezoning Proposal 2015
Planning Proposal (Department Ref: PP_2012_CAMPB_002_00): to amend the Interim Development Order No.15 and the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002

Submission:

Address:

Mobile:

Dated 29 June 2015

SIGNED:

Submission Recommendation:

1. That Council formally request the Minister of Planning to set up a public inquiry to fully explore all Councils concerns outlined in the report.

2. That Council endorse the attached submission to the Department of Planning and Minister for Planning expressing its strongest objection to the Rezoning Application for the Mount Gilead Urban Release for the following reasons

a) The potential impacts of the Mount Gilead rezoning on:

i. Local regional and inter-regional air quality and in particular the extent and implications of ozone formation as they relate to the existing and future air shed and community health.

ii. The holistic approach to the development of South Campbelltown, agreed to by the majority of Councillors present at the February 2015 Campbelltown Council meeting.

iii. Future urban residential amenity.

iv. The visual landscape.

v. The historically important group of heritage properties in South Campbelltown, (Glenlorne, Mount Gilead, Hillsborough, Beulah and Meadow Vale Farm Group) as recognised by Colleen Morris and Geoffrey Britton, *Colonial Landscapes of the Cumberland Plain and Camden NSW*, National Trust of Australia (NSW), August 2000, which is widely regarded as the defining work on landscapes and heritage in the area.

vi. The fauna and flora corridor between the Nepean–Hawkesbury and Georges Rivers, the two major river systems of the Sydney Basin.

viii. The corridor between the Noorumba Reserve and the Beulah bio-banking site.

ix. The local and inter-regional water quality of the Hawkesbury-Nepean River and in particular the extent of flooding, storm water management, and erosion of River and tributary stream banks causing river turbidity and silting and loss of amenity

x. The Appin Road and the additional congestion that will be caused for Campbelltown and Appin and beyond.

b) The approval of the application would set an undesirable precedent and give rise to other urban "spot developments" wanting to establish in the locality, rendering impossible any future attempts at a co-ordinated development of South Campbelltown or Macarthur South.

c) The application has failed to adequately address and demonstrate:

i. A curtilage that preserves the historic integrity of Mount Gilead.

ii. The true extent of impact of air emissions from increased vehicles, wood heaters, hazard reduction burns and in particular ozone and particulate matter.

iii. The true extent of impact of stormwater and floods on the Hawkesbury-Nepean river system from increased houses, roads and other hard surfaces.

iv. The true extent of impact of noise from increased traffic on Appin Road and from dogs barking, schools, sportsgrounds and other public meeting places within the site, especially considering the unique atmospheric conditions that frequently prevail and magnify noise in the Menangle-Douglas Park air-shed

v. Any proposal for the necessary mass public transport or light rail transport system to reduce the dependence on cars as suggested in the 2009 Peer Review Report into Leafs Gully Power Plant, that was requested by Campbelltown City Council in their bid to stop the building of the Power Plant.

vi. Any comprehensive air quality study has been undertaken before any further urban development takes place in South Campbelltown, as recommended in the Peer Review Report 2009.

vii. The visual impact of the development noting the absence of all, but one, photographic montages that accurately depict the visualisation of the development in existing landscape settings from selected viewpoints.

viii. That all important site views and vistas and all the visually significant features within the site, as recognised in the Environment Study Mount Gilead Urban Release Area, March 1995, will be fully retained.

ix. The nature and extent of any required planning and management of bush fire risk, including vegetation removal, given that these houses are being built in a designated bushfire prone area.

x. The extent and impact of the development on flora and fauna due to unsatisfactory survey effort and solutions including those associated with the assessment of potential and core Koala habitat pursuant to SEPP 44.

xi. That there will be an adequate corridor to fulfil the stated second objective of the Mount Gilead planning proposal; that is, to protect environmentally sensitive land and provide an environmental bushland corridor that links the Noorumba Reserve with the Beulah bio-banking site and the Nepean River Corridor

d) **The Release Area is located in a long recognised "Scenic Protection Area", which was deliberately made part of the Non-Urban (minimum 100ha development standard) zone in IDO No 15, in order to protect it from future urban development.**

e) In consideration of other issues raised in the submission.

3. That Council also write to the Minister for Water as it is recognised that the Minister has a significant role in this matter.

4. That the attention of Government be drawn to the report in the Australian Financial Review (23 May 2015, Page 39) detailing developer Lend Lease acquiring 610 ha of Mount Gilead, significantly more than the 210ha Mount Gilead Urban Release Area, and urge that the Environmental Assessment being undertaken address the considerably high impact on the Nepean River and on the level of emissions from extra cars, wood burners and hazard reduction burns, should the additional area be developed for housing.

5. That Council question the validity of the two-year-old Appin Road study and request that it be upgraded to current standards in light of residents moving into Appin Valley since 2013

6. That Council immediately initiate a campaign notifying all local residents of the impact of the Mount Gilead Urban Release Area on their quality of life.

Signed

Dated:

Submission by

Mount Gilead Rezoning Proposal 2015

Planning Proposal (Department Ref: PP_2012_CAMPB_002_00): to amend the Interim Development Order No.15 and the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002

I have reviewed the Mount Gilead Planning Proposal, Draft Mt Gilead Development Control Plan and Supporting Documentation and make the following observations:

The Draft Development Control Plan is an indicative structure plan only which is more detailed than the Local Environmental Plan but provides guidelines to site development only and can be altered at a future date.
This means that the development principles and controls relating to Heritage and Views , street layout and public transport , Public Open Space , Residential subdivision and development can all be changed so what the public is being invited to comment upon may not even be the development that is eventually constructed on the site if approval is granted..
Unless there is another public exhibition and a further opportunity to comment on a final Development Control Plan then this present exercise may be a waste of time.

That said, the site is located immediately south of Noorumba Reserve, north of the Beulah Bio-Banking area and geological fault line, west of Appin Road and east of the Sydney Catchment Authorities Upper Canal.
Also, it lies approximately 2-3 km from what was to be the proposed Leafs Gully Power station site, now abandoned.

The Mount Gilead Proposal is not a development known as a "Major Project" under the Environmental Planning and Assessment Act 1979, (EP&A Act) as was the case with the Leafs Gully Power plant. It is a "Gateway" rezoning proposal under section 56(2) of the EP&A Act in which the Director General of Planning, acting as delegate for the Minister, determined that there could be an amendment to rezone the site to a range of urban purposes under the Campbelltown (Urban Area)LEP2002, subject to 8 conditions. (see Appendix A)

First, have these conditions been fulfilled?
Second, is the undertaking of those 8 conditions and completion of the required technical studies, regardless of their findings, sufficient to allow this Proposal to proceed to an automatic re-zoning of the site?

For example, Condition 4 requires that Council ensure that an assessment of the final planning proposal against relevant S117 Directions has been undertaken prior to the commencement of public exhibition. Council planning officers undertook this assessment but they concluded that this proposal has massive infrastructure and funding problems and may not be economically feasible. (February 2015, CCC Planning Committee Minutes)
Therefore, should this proposal be allowed to continue to progress towards re-zoning?
Clearly, the answer is "No". In relation to residential zones, under clause 3.1(5)(a) (of S117 Directions), a planning proposal must not permit residential development until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it).

The 'Consistency' clause of the S117 Directions (that is, clause 3.1(6)) does not apply because there was no justifying 'strategy' involved with this approved by the Director-General of the Department of Planning (cl 3.1 (6) (a). This planning proposal is simply an ad hoc development sought by a group of developers.
It has more than a 'minor significance'(cl 3.1 (6) (d)), was not in accordance with any relevant Regional or Sub-Regional strategy prepared by the Department of Planning (cl 3.1(6) (c)), or justified by any prepared study which gives consideration to the objective of the direction (cl 3.1 (6) (b)).

Clearly, Condition 4 is not met, so this planning proposal should not be approved.

Other conditions have not been met. For example, Condition 8 requiring a timeframe for completing the LEP to be 24 months from the week following the Gateway determination was not met, but a time extension was sought and granted.

To determine if conditions have been fulfilled I will look at the Development Control Plan, the Planning Proposal 2015 and at the Technical studies all together.

The key objectives of the Development Control Plan are broad, sweeping and full of good intentions:

i) Create an environmentally and socially sustainable residential development at MG that provides housing diversity, and choice.
ii) Provide a broad variety of lot sizes.
iii) Ensure all development achieves a high standard of urban and architectural design.
iv) Promote walking and cycling and provide access to good public transport
v) Maximize opportunities for residents to access and enjoy the outdoors.
vi) Protect riparian corridors and significant vegetation.

However, it is unlikely that objectives i), iv), v) and vi) will be achieved for reasons to be presented, below.

The objectives of the Planning Proposal are to: (Page 20)

1) Permit low density residential development supported by public open space and community facilities , including a small retail centre.
2) Protect environmentally sensitive land and provide an environmental bushland corridor that links the Noorumba Reserve with the Beulah biobanking site and the Nepean River corridor.
3) Respect the heritage significance of the Mount Gilead homestead site including the outbuildings, mill and dam and their setting.
4) Respect the environmental significance f the Beulah biobanking site.
5) Reserve land for acquisition by Roads and Maritime Services for future road infrastructure (widening of Appin Road).
6) Increase the supply of housing within the Campbelltown LGA with the addition of up to 1700 new dwellings .

Similarly, most of these objectives are not achieved:
In regard to 1) the question of what is low density is largely a matter of opinion. Blocks down to 340sq metres in size would not be low density in the minds of many people who have grown up on the traditional "quarter acre block".
By the building standards of today, this site is regarded as being a low density development.

However there is a concern that dual occupancy will be allowed on these blocks, in which case the number of dwellings could be 3400 instead of 1700.
An additional 1700 dwellings on this site may mean that, technically, it remains a low density development but it would not be regarded so by most residents.

In regard to 2) this objective is definitely not met for reasons to be presented below.
In regard to 3) the objective is not met for reasons to be outlined.
In regard to 4) Sydney Living Museums is best qualified to comment
In regard to 5) the objective has not been met at this time.
In regard to 6) it is too early to comment

The Reasons:

A. In Heritage and Views (Page 7) in the Proposal's Development Principles and Controls, the views to and from the homestead or dam are not even considered. This is despite the Campbelltown Council Planning and Environment Committee specifying in it's meeting of 14/04/2015 : (see P41 Minutes)

"Views and Vistas
The heritage listed Mt Gilead homestead, old mill and dam are located west of the land proposed to be rezoned for residential purposes. It is therefore important to ensure that the integrity of these items is respected in any future development….."

Only views to and from the old mill are considered in the Proposal. This appears to be because the mill and house are treated as the Mount Gilead Homestead complex. The dam is treated as a 'separate' heritage item altogether.

Indeed the Control Plan appears more concerned with maintaining views to the west from **within** the subdivision than protecting the views and vistas from the historic sites looking outwards towards the subdivision. Preserving the 'scenic qualities' of this historic estate are not addressed.

This is shown by the fact that on page 7 the Control Plan suggests using tree species that will NOT block views as one of the methods to be adopted to maintain views to the west. This means it will be difficult to screen housing development from the Mount Gilead homestead, dam and mill.

Similarly the suggestion that boundary fencing (Page 19) must " not detract from the streetscape" and can be a maximum height of 1.2 m. means that the security of the adjacent rural lands and the welfare of the livestock on those

lands is not even considered as it might detract from the visual amenity for the development's residents looking outwards. The Control Plan is only interested in what is best for the development, not what is best for the region.

Indeed, preserving the "scenic qualities" of this historic estate and the Gilead area in general, is not addressed.

In the 1995 attempt at rezoning this same area for urban development, the Environmental Study Mount Gilead, March 1995 (Nexus Environmental Planning Pty Ltd) acknowledged (at Page 2) the Department of Planning's regard for the importance of those scenic qualities as follows:

" As part of the Macarthur South Regional Environmental Study, the New South Wales Department of Planning commissioned Devine Erby Mazlin (Australia) Pty Ltd to undertake a Landscape, Urban Design, Heritage and Open Space Study.[23] That study provided a visual analysis of the Macarthur South area. This section draws on the contents of the Devine Erby Mazlin study."

And

"The Devine Erby Mazlin study continues that the Menangle/Sugarloaf and Mt Gilead hills are the southern extension of a range which has been identified in the Macarthur Region as the "Central Hills Land". Mt Gilead creates a visual definition in the north- east of the Macarthur South area, effectively closing it from the suburban development areas of Rosemeadow and Ambarvale immediately- to the north. When taken into consideration with the "Humewood", this high point creates a potential corridor linkage between the Nepean River gorge and the Georges River and adjoining water catchment areas.[27]

In an attempt to further refine the findings of the Devine Erby Mazlin study, a site inspection was undertaken with the aim of identifying

regions within the study area which have high visual significance. These areas were mapped on a 1:5,000 contour map of the area and are presented as Figure 7.

The areas within the study area which are visually significant are:

- ***The "One Tree Hill" area;***
- ***Significant stands of vegetation on Portion 61;***
- ***The Sydney Water Supply Canal (although it only passes through the site and is not part of the study area);***
- ***The knoll at the south-eastern comer of Portion 61, upon which stands the remains of a cottage, and***
- ***The area immediately adjacent to Appin Road."***

Yet, in the current attempt to rezone the Mount Gilead site it is only the Water Supply Canal and One Tree Hill areas that are being protected. The stands of vegetation on Portion 61 are to be reduced in size, the knoll in the south east corner of Portion 61 and the area immediately adjacent to Appin Road are to be affected by road widening and/or houses.

Much has been said by the applicants that that this site has been on the MDP for many years and "slated for development."
The truth is, this area was always intended to be a scenic protection area as shown by the words in the 1995 study:

"Environmental Study, Mt Gilead ***Page 2 - 3***

The study area was included in the overall "New City Complex" as part of a large "Scenic Protection Area" which later became part of the Non-urban (minimum 100 ha development standard) zone in IDO No.15."

The placing of this land on the MDP did not happen until many years later, and every attempt to rezone it has been rejected.

My detailed submissions on the current Landscape and Visual Impact Assesment and the Heritage assessment are attached as Appendix B and C respectively.

B. Open Space incorporates animal corridors, sports oval, detention and bio retention basins including waste traps or Gross Pollutant Traps (GPT's). There is little, if any, "real" open space allowed for in this Planning Proposal. Indeed it is quite misleading that some items (such as GPT's) are even shown as "Open Space" on the Proposal's Land Reservation Acquisition Map.

C. There is very little open space for fauna and flora corridors, prompting one astute Councillor at the February 2015 Council Meeting to comment "*A koala would require and advanced degree in orienteering to negotiate it.*"
The Proposal adopts the assertion on Page 29 of the MG Stormwater and Management and Flooding Assessment by Worley Parsons, that koalas do not frequent the site: "*There are no records on the study site or west of Appin Road. Therefore, the site should not be considered core koala habitat.*"
The presumption is implied, therefore, that there is not much need for a corridor.
Perhaps, however, the answer lies more in an unsatisfactory survey effort, constricted by time and costs.
Certainly the road signs along Appin Road at the Site indicate a koala presence.
There are recorded sightings on the west side of Appin Road near Beulah and the fact that sightings have not been recorded officially on a private agricultural property such as Mount Gilead's Site, could be expected.
There have been sightings.
Craig Vincent saw a koala on the site while rabbiting.(Page 29, The Macarthur Chronicle Tue. May 19, 2015). About 3 years ago a truck driver from Mount Gilead reported seeing a baby koala on the western side of Appin Road on the site as he drove cattle to sale. Neither siting was "officially" reported.

Also, it is not only the corridors that are physically too narrow in this Proposal. The whole approach to considering fauna and flora is too narrow in that the assessment is restricted exclusively to the Site. The 1995 NEXUS

Environmental Study took a much broader approach, recognising the connectivity of this site to the general area:

"With regard to flora and fauna, the Mt Gilead area is addressed in the context of a larger study area which incorporates both this area and surrounding areas of vegetation and fauna habitat. This larger area encompasses the major habitat types of the locality, thus allowing the site's flora and fauna significance to be evaluated in relation to other habitat in the locality"

To that end the 1995 study recognised the vulnerability of the Beulah Forest to urbanisation:

"To the south is Beulah Forest which is part of a vegetation and wildlife corridor linking the Nepean and Georges Rivers."

"Beulah Forest supports a diverse plant community. Of the 128 species listed as occurring in the Beulah/Menangle Creek wildlife corridor, Z8 are vulnerable in western Sydney. ***Due to factors such as fire, weed invasion, nutrient run-off and groundwater changes urban development has the potential to have a significant impact on the continued viability of the corridor as a flora refuge."***

The 1995 Study also referred (Page viii) to the importance of the endangered Coast Grey Box along creeks on adjoining lands and in the Portion 61 forests:

"Coast Grey Box is a tree found in the study area in Forest Red Gum Open Forest along Menangle Creek and Woodhouse Creek. A few individuals also occur in the Broadleaved Ironbark Open Forest of Portion 61 and in the grassland. This species is regarded as rare and vulnerable in the Western Sydney area which includes the Carnpbelltown Local Government Area."

The current assessment needs to have this widened approach to allow a proper evaluation of other habitat in the local area.

As far as the actual physical width of the corridors is concerned

the lack of space provided for corridors possibly contravenes the Terrestrial Biodiversity provision that is proposed to be inserted as Clause 7.20 under Appendix C in the Local Environment Plan. This needs to be investigated.

Also, as this development impacts the only corridor between the two major river systems of the Sydney Basin it could have a significant impact on matters of National Environmental Significance, so additional approval will be required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is the applicant's responsibility to contact the Commonwealth Department of the Environment, Water, Heritage and the Arts to determine if an approval under the EPBC Act is required for the development

My submission on the Ecological Assessment is reviewed in Appendix D.

D. The NSW Rural Fire Service has the Site mapped as bushfire prone land on the Campbelltown Bush Fire Prone Land Map because of the surrounding forests and has required that water be installed for fire fighting purposes. As there were insufficient water supplies for fire fighting purposes, for the Leaf's Gully Power Plant in 2008, will there be sufficient supplies for this Proposal?
Water to the site needs to be sourced from Rosemeadow Reservoir and currently remains unfunded.

NSW Fire and Rescue does not appear to have provided written approval or detailed it's requirements for the Proposal.

My submission on the Bushfire assessment is attached as Appendix E

E. The studies into Riparian corridors at Mount Gilead by Ecological Australia have omitted at least one riparian and ecological investigation on the Hillsborough land.
In the Worley Parsons Stormwater Management and Flooding Assessment (Page 29) it is mentioned:
"An unnamed reach (not presented in the Ecological Australia Report) which discharges in a south-westerly direction towards Discharge Point 4. It is noted that this reach is characterised by an existing farm dam, which is likely to be removed as part of future subdivision works."

Question whether it is this reach that was the focus of extensive flooding on 23/4/2015?

My submission on Flooding and Stormwater is attached as Appendix F

F. On 21/5/2014 RMS and Traffic for NSW signed off on proposed mitigation measures for Appin Road as being adequate for the development. This suggests that someone in RMS or Traffic NSW regards the existing Appin Road width as being adequate immediately to the north or south of the Site.
Also, this appears to contradict the Proposal's own Traffic, Transport and Access Study 2013, which reveals concerns about the adequacy of upgrades to 3 roundabouts on Appin Road and other "mitigation" measures, such as encouraging walking and cycling, to keep the traffic flowing smoothly on Appin Road.

Also, The Traffic, Transport and Access Study 2013 is now outdated given that since then, Appin Valley has been completed and residents have moved in and increased the number of vehicles using Appin Road

A letter dated 13/1/2015 from RMS and Traffic NSW said the plan could go on public exhibition providing a VPA was in place. No VPA has been signed.

On 22/4/2015, the Director of Planning and Environment at Campbelltown City Council reported to Council that an email had been received by the proponents, to the effect that RMS and Transport NSW now said that they would not enter a VPA **until** the plan had been on public Exhibition.
To date the existence of that email has not been sighted or verified as having been sent by RMS and Transport NSW to the Proponents?

Further, Appin Road upgrade remains unfunded with RMS insisting that the upgrade of this state owned road must be at no cost to the state government. The economic feasibility for a developer of the site is highly questionable.

G. Sydney Water
Until 20 March 2015 there had been NO PLAN for servicing water and wastewater to the site. Sydney Water's letter of 20 March 2015 provides a plan and confirms that water services will be totally funded by the proponents/developer, that no recycled water will be provided to the area

and the proponents/developer must consider other options to meet their BASIX requirements.
"*Sydney water has advised...that all work with regard to water and wastewater is not complete*" (Page 46 Mount Gilead Planning Proposal Jan 2015)
The plan is not costed, requires water to come from the Rosemeadow resevoir and new storage tanks to be built near Beulah Bio Bank site and Noorumba Reserve.
The Sewage and Drainage is to be taken to Glenfield with the addition of extra carriers and rising mains but there is no mention of how this is to negotiate through Noorumba Reserve. Is the Reserve land to be underbored as was done with the Appin WasteWater Project?
Sydney Water has said that this project will have to be funded entirely by developers and to date remains uncosted.

H.The Draft INFRASTRUCTURE SERVICES DELIVERY PLAN APRIL 2015 details timing , plan of management, development contributions but there is no commitment by proponents or authorities to undertake the construction or to provide funding in the form of signed VPAs. This plan is an indicative plan only, subject to final alteration and so not really a plan at all.

I. There is <u>no connectivity</u> between Noorumba Reserve and Beulah Forest with this plan.
Indeed the widening of Appin Road will further reduce the connectivity of the Reserve and Beulah Forest and the rivers. The proposed Spring Farm Link Road through Menangle Park and linking Appin Road south of Rosemeadow (Macarthur Advertiser May 4, 2015) will reduce connectivity further again, if it is built, because it will reduce the width of the Reserve fronting Appin Road.
All of this goes to prove that if there is no co-ordinated plan for the development of South Campbelltown then the environment and amenity of the region will suffer as a consequence of ad hoc planning.

J. In the Mount Gilead Planning Proposal- January 2015 **part of** the historic dam is within the site. (Page 36)
This means:
"The proposal has the potential to impact the heritage significance of the Artificial Lake."

Similarly, the Sydney Catchment Authority water canal is impacted by this development adjoining the boundary of the Authority's land
The Environmental Assessment should detail the outcomes of consultation with the Sydney Catchment Authority regarding

a) the adequacy of the separation distances and water pollution controls to ensure the protection of the water supply in the canal.
b) the impact of the development on the heritage significance of this listed canal

K. Air Quality assessment in the Proposal is superficial and inadequate. It assumes at Page 43:

"*The existing air quality environment at the Mount Gilead site is expected to be good due to it's location away from significant urban development…*"

This is a critical issue and my analysis of this assessment for Mount Gilead will be dealt with in a separate paper attached to this submission and marked Appendix G.

Sufficent to say The Environmental Assessment must include a comprehensive air quality impact assessment developed in consultation with the Department of Environment and Climate Change (DECC) and prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (EPA, 2005), with particular reference to:

i.) cumulative air emissions and existing background air quality levels at a local, regional and interregional level
ii.) emissions of pollutants that contribute to photochemical smog formation;

iii.) a specific analysis of the development in the context of current NOx guideline exceedances in the region, including a clear demonstration that the development has been designed to minimise NO emissions.;
iv.) an analysis of the development's potential to limit or preclude transport-related or employment-generating emissive industry in the Sydney airshed by virtue of this development directly or indirectly consuming available airshed capacity (with respect to NO,, 03, VOCs or particulates
v.) outlining what other mitigation measures will be applied to achieve cumulative air emissions reduction, including any proposal by the applicant to insulate homes, ban the use of wood burners, or offset emissions elsewhere in the region with a greening or tree planting program.

L. Stormwater and flooding assessment is inadequately dealt with in the Proposal. It is a critical issue due to it's affect on the Nepean-Hawkesbury River so it, too, will be dealt with in separate paper,already mentioned as Appendix F, attached to this submission.

M. Electricity supply on Page 46 is contradictory:
"*Initial discussions with Endeavour Energy suggest that future development can be supplied from the Ambarvale Zone Substation. It is expected that a new substation will be required and two new 11kV feeders would need to be installed. The existing power poles running along Appin Road cannot accommodate the new 11kV feeders.*"
This assessment is confusing and needs clarification.

N Impacts on agricultural land are estimated as the loss of 125 beef cattle per year. (Page 48 Mount Gilead Planning Proposal)
The accuracy of this assessment is questioned as I am reliably informed that in the last two years around

600 head per year have been turned off Mount Gilead and part of that time the property was in drought.
It is recognised that the these numbers were produced on a larger acreage than the 210 ha that is presently being considered for rezoning but it is submitted that the rezoning of this smaller area will detrimentally affect the cattle production of the whole property especially as the land being rezoned is the superior agricultural land.

O. Noise assessment in the Proposal (Page 42) has been dealt with mainly in the context of noise from surrounding businesses, such as Menangle Quarry and Gas Treatment Plant and noise levels from the Appin Road impacting upon this new housing estate. Indeed, these noise levels do vary enormously, depending on meteorological conditions.
However, there is no assessment, and appears to be little concern for, the increased noise **from** this housing estate, including from increased cars, dogs barking and sporting events, on the historic homestead area and other surrounding land that is currently rural.
Such an assessment should be conducted with particular focus on scenarios under which meteorological conditions characteristic of the locality may exacerbate impacts.

Also an assessment should include consideration of construction noise impacts against the criteria provided in Chapter 171 of the Environmental Noise Control Manual (EPA, 2004). The Environmental Assessment must clearly outline the noise mitigation, monitoring and management measures the applicant intends to apply to the project.

P. Mount Gilead Planning Proposal Height of Buildings Map shows that land designated to be rural land within the Site, also has a maximum building height of 9 metres. Clearly, this is an error that needs to be rectified.

Conclusion:
For all the reasons set out above, the 8 conditions (set out in Appendix A) have not been adequately fulfilled. The Land should not be rezoned.

APPENDIX A

NSW GOVERNMENT | Planning & Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP_2012_CAMPB_002_00): *to amend the Interim Development Order No.15 and the Campbelltown (Urban Areas) Local Environmental Plan (LEP) 2002*

I, the Director-General, Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to rezone land being part Lot 1 and part Lot 2 DP 807555 and Lots 59 and 61 DP 752042 Appin Road, Mount Gilead from Non Urban under Interim Development Order No 15 to a range of urban purposes under the Campbelltown (Urban Area) LEP 2002 should proceed subject to the following conditions:

1. It is noted that Council has identified that additional information regarding flora and fauna, heritage, bushfire, flooding, air quality, economic impacts, social impacts, traffic and transport, geotechnical and mine subsidence and infrastructure will be investigated in detail to support the next stage of the rezoning process. Council is to undertake the necessary technical studies and the planning proposal is to be amended to reflect the outcomes of this work.

2. Council is to ensure that a proposed land zoning map is prepared following completion of the necessary technical studies. The zoning map and any other relevant maps are to be included with the planning proposal for the purposes of public exhibition.

3. It is noted that a detailed investigation into traffic, transport and access has not been undertaken at this stage. Council has indicated that infrastructure impacts will be investigated. In doing so, Council is to consult Roads and Maritime Services in regards to access and traffic impacts and the department's Strategy and Infrastructure Planning team in regards to infrastructure provision and contributions.

4. Council is to ensure that an assessment of the final planning proposal against relevant S117 Directions is also carried out. This is to be undertaken prior to the commencement of public exhibition.

5. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

   (a) the planning proposal must be made publicly available for **28 days**; and
   (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009).*

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

   - Sydney Metropolitan Catchment Management Authority
   - Office of Environment and Heritage
   - Landcom
   - NSW Department of Primary Industries (Agriculture)
   - NSW Department of Primary Industries (Minerals and Petroleum)
   - Integral Energy
   - Mine Subsidence Board

NSW GOVERNMENT | Planning & Infrastructure

- NSW Fire and Rescue
- Transport for NSW
- NSW Rural Fire Service
- Roads and Maritime Services
- Sydney Water
- Telstra
- Adjoining Local Government Areas

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

8. The timeframe for completing the LEP is to be **24 months** from the week following the date of the Gateway determination.

Dated 7 day of September 2012.

S Haddad

Sam Haddad
Director-General
Delegate of the Minister for Planning and Infrastructure

APPENDIX B

MT GILEAD

Landscape Character and Visual Impact Assessment

S14-0048
FINAL ISSUE D
September 2014

This Assessment by Clouston Associates looks at the visual amenity from the development looking outwards. It does not properly consider the amenity of the outside area looking inwards at the proposed urban landscape to be built. This is a serious flaw in that this development is being proposed in an historical landscape of significance. (Page 8)

Indeed this Assessment treats this historic landscape as nothing more than raw land for development as shown at the bottom of Page 9 where it says that this Landscape and Visual Impact study 'ADOPTS A BASELINE POSITION THAT A PROPOSED REZONING OF THE LAND FOR RESIDENTIAL LANDUSE IS AGREED IN-PRINCIPLE BY THE REVELANT PLANNING AUTHORITIES"

Clearly that is not the case, as this proposal is yet to be approved, and it is presumptuous for anyone to consider it so. This demonstrates the lack of understanding with which Cloustons have undertaken this assignment.

On Page 15, The Cultural Landscape is dealt with in a piecemeal way, very much on the basis that items or features such as the mill, dam and homestead are all separate historic entities within the landscape. Partly, this can be blamed on the Navan Officer Historic Report (August 2013) which was commissioned by the proponents and referred to by Cloustons at Page 15. The Navan Report is quite contrary to the GML Heritage Report approach, which recognises that the historic significance of Mount Gilead results from the intactness of the property and that all the features together give it the original "estate" landscape. I refer you to the GML Heritage Report.

Also this Assessment deals with the landscape's character by breaking it into quite separate "zones", and then undertaking an analysis to see the impact that housing will have in each of those zones. Again this approach fails to take into consideration this "intactness" that has given Mount Gilead its historic landscape and significance and which Colleen Morris and Geoffrey Brittain refer to in their defining work "Colonial Landscapes of the Cumberland Plain."

Now turning to the individual zones, on Page 20, under Landscape Character Zone 1, which includes the homestead and outbuildings, the Report admits: "**Given the open spatial quality of the landscape any new development will be clearly visible within this zone**... **This landscape character zone is described as having moderate to high sensitivity to change"**
If that is the case , no development should be allowed within view of the historic core area (Lot 1) of Mount Gilead .

The same with Character Zone 4 Open Hilltop on Page 23 where "Views to the surrounding landscape are panoramic and afford uninterrupted distance views". It is recognised, also, as having moderate to high sensitivity to change so, there too, there should be no development, as is currently proposed, on the south-east side of the hill within the Release area

On Page 24 Character Zone 5 Rural Road refers to Appin Road where it says: "**The rural, scenic quality of the road is key to it's character however and is described as having a moderate to high sensitivity to change**." The Assessment recognises the importance of the screening affect of the tall roadside trees along Appin Road for blocking out the new housing and for preserving the scenic qualities of the zone but fails to realise that these trees will be removed for road widening for the development!!

Clearly on the basis of this Assessment, Appin Road should be left untouched so the "rural, scenic qualities" are preserved but that is not going to happen if this urban release is approved. Therefore, again it appears that Croutons' lack understanding about what is involved in this project and what will be the true visual impact of housing on this landscape.

Another thing to mention under Landscape Character Zones is that the diagram on Page 19 indicates that a much larger green "open woodland" area will exist on the Dzwonnik land, than is actually the case. The Page 19 diagram is misleading.

The Clouston Assessment does acknowledge the importance of preserving the "property's parklike appearance" but, even there, it makes mistakes when for example at Page 27 it refers to:
"The rural nature of Appin Road to the west of the property, giving cues to the former extensive rural property"
The Appin Road is to the east of the property and the size is the same as in colonial days with the exception of land east of Appin Road that was resumed by the DMR some 40 years ago. Again Cloustons clearly do not appreciate the "intactness"of this unique property.

The Clouston Assessment fails to mention the furrowed farmland on the south-west side of One Tree Hill, within the Urban Release Area, which is a particularly significant visible feature that can be traced back to early farming practices,when wheat was grown on Mount Gilead. It is a strong reason why that whole area of One Tree Hill should not form part of the Urban Release area but be kept with the retained homestead Lot.

The VISUAL assessment by Cloustons focuses on (Page 29)

"*the local visual catchment from which the site can be readily viewed and from which any change to the site would be readily discernable.*"

Cloustons chose 6 sites from which to view and consider the impact of the development.
The two Private domain sites (from the old mill and from the drive to the homestead) were given medium/high sensitivity grading. Of the four Public Domain sites chosen, three were along Appin Road and one was from the Kilbride Nursing Home. The three Appin Road sites were given a moderate grading and the Kilbride site was given negligible or no grading as this line of site will be built out by another development in a short space of time.
The three Public Domain sites along Appin Road were accorded a moderate sensitivity but the analysis relies heavily on clumps and scattered trees and vegetation that are slated for removal or thinning so those ratings are conservative, especially for PD 2 &3. All trees on the roadside, on the western side of Appin Road are expected to be removed for road widening. Additionally, the 2&3 sites look down on the broadest area of the housing and the clumps of trees on the Dzwonnik block are slated for reduction in size.

On Page 50 of the Clouston Assessment suggested **core mitigation principles recommend**:
"***ensuring that only native vegetation and no built form is visible on the lower flanks of One Tree Hill"***

This statement indicates that the proponent's consultants believe there should be no housing west of the Dzwonnik land, below the shale pit. Clearly this land should not have houses on it.

There is **only one montage** (looking from the mill north to One Tree Hill) to show what the affect of housing will be on this landscape. This montage is principally to illustrate the mitigating affect of strategic tree planting.

APPENDIX C

EUROPEAN HERITAGE ASSESSMENT

Heritage Consultants are Navan Officer
Tropman and Tropman Conservation Architects

It is stated at Page 5:

"The proposed Mount Gilead Rezoning would potentially result in indirect impacts to part of the visual setting of the Upper Canal System

Direct impacts are potentially anticipated within the eastern portion of the artificial lake. These impacts may result in reduced heritage significance against NSW Heritage criteria c, e and g.

A visual impact assessment and significance assessment of the *Mount Gilead* Homestead Complex and Windmill has been undertaken (see Appendix D).

It concluded that historically, the *Mount Gilead* Homestead Complex and Windmill, together with the artificial lake to the east, had been considered to be part of a single picturesque vista. The views to and from these items are important in the context of their heritage significance against criterion c at local and State levels. As such, where practicable and feasible, it is desirable that the current rural landscape setting for these two items be retained. However, it should be noted that the proposed rezoning **would not result in a total loss of heritage value** against criterion c, **nor would it appreciably affect the overall heritage significance of these two items.**

Visual impacts to the *Mount Gilead* Homestead Complex and Windmill from the proposal will not have a significant or otherwise unacceptable impact on the heritage values of the items"

It is unacceptable that because there is not "a total loss of heritage value" that this proposed rezoning is considered acceptable.

Also the statement that it would not "appreciably affect the overall heritage significance of these two items" shows that these consultants do not understand or appreciate that the true heritage significance of Mount Gilead lies in the intactness of the landscape and not merely in two items within the landscape (Refer: Colleen Morris and Geoffrey Britton, *Colonial Landscapes of the Cumberland Plain and Camden NSW*, National Trust of Australia (NSW), August 2000, widely regarded as the defining work on landscapes and heritage in the area)

Also, at Page 5 this Assessment admits that it is necessary to:

"4 Retain significant stands of remnant forest trees & shrubs. Note: The northern stand of trees appears to be the most important of the two tree stands on the Hillsborough site, having a denser understorey and being less disturbed."

However the current plan is to greatly reduce the size the size of both these stands of trees and particularly the northern stand

At Page 16 The Assessment says:

"Mt Gilead
The study area is located five kilometres south of Campbelltown city centre and comprises 210 hectares. Refer to Figures 1, 2 and 3.
Key points regarding the proposed development are:
• Mount Gilead has been on the government's urban release agenda for many years, and a portion of the site is already part of the committed urban footprint;
• Mount Gilead is in close proximity to the existing urban footprint;
• The government has identified Campbelltown as a future sub-regional centre. Mount Gilead presents an excellent opportunity to contribute significantly to achieving this critical mass and to boosting the economic growth of Campbelltown;
• The land currently identified for release in the MDP for Mount Gilead would support the development of 1400 - 1700 lots; and
• Mount Gilead will ensure the protection and enhancement of biodiversity and cultural heritage values.
This report documents the results of a European cultural heritage assessment of the Hillsborough and Mount Gilead Rezoning"

These "Key Points" are more in keeping with what you would expect to find in a Land Developer's brochure for selling land than in a professional Assessment of European Heritage by reputable European Heritage and Conservation Architects.

Also there are some inconsistencies in this Assessment. For example the Assessment recognizes that there were 2 Access Tracks and says at Page 18:

"From the establishment of the estate several roads have extended across the property with the principal ones linking Appin road and the homestead. From 1817 through to at least the late 1830s the main Southern Road ran through the *Mount Gilead* estate as there was no bridge at Menangle. The Nepean River was crossed by a ferry located near the junction of the river and Menangle Creek (Morris, 1941). Therefore, at this early stage the main road in the area crossed the estate and it was assumedly near this track that Rose constructed his third dam. Unfortunately, there is no sign of this road in the present landscape"

Yet on Page 30:

"Little evidence remains of these two track in the landscape today as they have become disused and overgrown. However, they are clearly visibile along some portions of their original length as bench like archaeological features."

Other significant features are either not mentioned or simply not recognized as being significant. For example The Assessment recognizes that much of the land has been ploughed and at Page 21, for example, simply says that this masks the pre –European settlement landscape:

"The indirect impacts of ploughing and cultivation include the sedimentation of sites located downslope and downstream, and downstream erosion. Due to the downslope movement of eroded soil sediments from upper slopes a variably thick layer of historic sediment deposition is frequently encountered on basal slopes and valley floors. This overlies the original pre-European land surface and has the effect of concealing archaeological sites and preventing their detection during surface survey."

What this Assessment does not recognize is that these furrow lines are themselves highly historically significant in that they show the early European wheat farming in the area.
Indeed the significant furrow lines on the slopes of One Tree Hill are not even mentioned.

The access road to the Mount Gilead homestead is treated in a most irreverent manner in this assessment. The Assessment recognises at Page 30

"While this access road had been modified to suit modern conditions it does occupy the location of a former track which dates to at least the 1880s if not the late 1860s."

And at Page 19

"Today the carriageway is still the main access track for the estate but has been surfaced with gravel and bitumen"

With these statements, the consultants then suggest that this access road can be modified or "interpreted", rather than retained in it's original historic alignment.

APPENDIX 'D'

Ecological assessment

1 Noted the Limitations of the Report are included on Page 2 under "Disclaimer:

The scope of services was defined in consultation with Old Mill Properties and RMB Lawyers ***by time and budgetary constraints imposed by the client, and the availability of reports and other data on the subject area****. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up to date information.*

Eco Logical Australia Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. ***Information provided is not intended to be a substitute for site specific assessment*** *or legal advice in relation to any matter"*

2. Noted at Page 9

"Native vegetation within the boundaries of the site consists of three vegetation communities:
- Cumberland Plain Woodland (CPW)
- Shale Sandstone Transition Forest (SSTF)
- River-flat Eucalypt Forest (RFEF).

CPW is listed as a critically endangered ecological community (CEEC) under both the Commonwealth *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) and the NSW *Threatened Species Conservation Act 1995* (TSC Act). SSTF is listed as an endangered ecological community (EEC) under both these acts. RFEF is listed as endangered under the TSC Act only."

And at Page 10

"Of the 9.06 ha of Cumberland Plain Woodland mapped on site, approximately 7.35 ha of the higher quality CPW will be retained and 1.71 ha in poor condition, mostly scattered paddock trees, will be impacted. Of the 24.97 ha of Shale Sandstone Transition Forest on the site, 11.18 ha will be impacted and 13.79 ha retained. The development will cover areas of moderate condition and scattered paddock trees for SSTF. All of the River-flat Eucalypt Forest (RFEF), 1.16 ha (100%) is to be retained.

No threatened flora species were identified during the field surveys which were undertaken in early – mid 2013"

3 Noted about Fauna

"Seven threatened fauna were detected during targeted surveys. All of these species were microchiropteran bats except for one bird; *Glossopsitta pusilla* (Little Lorikeet)."

4 The assessment maintains at Page 10:

"The proposed rezoning would at least maintain the interrupted connectivity with surrounding vegetation to the north (Noorumba Reserve) and south (Beulah Biobank site) within the study site. Vegetation within the study site forms a stepping stone of islands within a predominantly exotic ground cover. The proposed rezoning and conservation measures will enhance the condition of retained patches of woodland reducing the degree of fragmentation. However, there is more significant vegetation to the east of Appin Rd that connects Noorumba reserve and Beulah (refer to **Figure 1**)."

This is **incorrect** except for part of the last sentence. There is no connectivity between Noorumba and Beulah on the west side of Appin Road.
On the east side of Appin Road the vegetation almost connects Noorumba and Beulah EXCEPT the Road means there is still NO connection and a WIDENED road will make it even less of a connection.

5 The objectives of the report are: (Page 11)
"□ To identify and describe the vegetation communities and flora species present in the study site, and describe their conservation significance
□ To assess the likelihood of threatened and migratory fauna species listed on the schedules of the EPBC Act occurring within the study site, and their conservation significance
□ To comment on the likely impact of the proposal on threatened ecological communities, populations, and species, and other environmental features pursuant to relevant statutory requirements."

6 "The *Native Vegetation Act 2003* regulates the clearing of all native vegetation in NSW except on land listed under Schedule 1 of the Act. The NV Act provides a framework for the conservation and sustainable management of native vegetation in NSW.
The Campbelltown LGA is excluded for the NV Act, and therefore, the NV Act does not apply to this proposal"
Is this correct?
Why is Campbelltown LGA excluded from the Native Vegetation Act?

7 Core Koala Habitat:
"SEPP 44
□ Requiring the preparation of plans of management before development consent can be granted in relation to areas of Core Koala Habitat"

As Craig Vincent has seen a koala on the site and is prepared to give an affidavit to that effect, does this make the site Core Koala Habitat?

Also note:
"Whilst the mechanisms of SEPP 44 do not apply to rezoning of land, the principles and aims of the SEPP should be considered during the plan making stage (refer to section 4.5)."

Also, under Commonwealth Legislation
As there are endanged Bats, Koalas, a corridor between two major river systems, should there be Controlled Action under Commonwealth legislation before any DA is granted? (P17)

"Controlled Action (CA): (The project will or is likely to have a significant impact on one or more matters of national environmental significance.) The project will require full assessment and approval before it can proceed.

(Under the Act, any action which "has, will have, or is likely to have a significant impact on a matter of national environmental significance" is defined as a "controlled action", and requires approval from the Commonwealth Department of the Environment (formerly Commonwealth Department of Sustainability, Environment, Water, Population and Communities (DSEWPaC)) which is responsible for administering the EPBC Act.

Actions that may have a significant impact on one or more matters of NES need to be referred to the Department under the EPBC Act. The EPBC Act referrals process can produce one of three outcomes" --one of which is a Controlled Action)"

8 Page 46

"There are two points that are acknowledged when using the BCAM for this project. Firstly, the project is not currently being proposed for Biodiversity Certification, but it is intended that Biodiversity Certification will be pursued after rezoning. The BCAM is being used in this report to give a broad indication of the conservation impacts and benefits of the planning proposal only so that impacts to threatened species and EECs can be assessed at an early stage in the planning process. Secondly, the development footprint will impact 1.89 ha of one endangered ecological community which is „red flagged" (SSTF in moderate to good condition) (**Figure 15** depicts all red flag areas on the study site).

The existence of red flags within the study site means that Biocertification of the land cannot be conferred, unless a Red Flag Variation is granted by the Director General of OEH. In order to apply for a red flag variation a request to OEH is required satisfying Section 2.4 of the BCAM (DECCW 2011).
Section 2.4 of the BCAM outlines the criteria to be considered for a proposal to be regarded as improving or maintaining biodiversity values, even if a red flag has been triggered. The following criteria will need to be addressed:
1. Feasibility of options to avoid impacts on red flag area(s) where biodiversity certification is conferred

2. Viability must be low or not viable. The application for biodiversity certification must demonstrate to the satisfaction of the Director General that the viability of biodiversity values in the red flag area is low or not viable. The viability assessment of the red flagged vegetation should consider such factors as condition, patch size and isolation, current or proposed tenure"

The condition and patch size is good so viability must be high and good.
Therefore the applicant should not be reducing the size of those patches of trees on the Portion 61 land

Assessment says:

"Given that only part of the red flag area is likely to be removed, and the area of EEC proposed to be protected, it is considered that a red flag variation request will be considered favourably'

This should not be allowed to happen as reducing the size will reduce the viability of the patch of trees overall.

APPENDIX 'E'

BUSHFIRE ASSESSMENT-by ECO LOGICAL AUSTRALIA 2014

1. This assessment undertaken with restrictions: Page 2

"The scope of services was defined in consultation with Mt Gilead P/L and S & A Dzwonnik, by time and budgetary constraints imposed by the client, and the availability of reports and other data on the subject area. *Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up to date information. Eco Logical Australia Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited"*

2 The objectives of this study are therefore to:

- **Provide statements as to the capability of the site to achieve *the required minimum* bushfire *protection measures* for future development, namely subdivision and the construction of dwellings;**
- Satisfy the legislative requirements for assessment of rezoning bushfire prone land for residential purposes under the *Environmental Planning and Assessment Act 1979*;
- Investigate the application of asset protection zone (APZ) building setbacks to vegetation/bushland and report on the location and dimensions of any required APZ;
- Provide guidance on the access and egress requirements for residential development in bushfire prone land; and
- Provide guidance on other bushfire protection measures such as the provision of utilities..

3 The study area is identified as bushfire prone on the Campbelltown Bush Fire Prone Land Map

4 It was identified on Page 9:

"The primary hazard is predominantly forest to the east and south of the study area with smaller pockets of forest and woodland contained within the subject land and grassland."

5. On Page 11, Fig 2, the map is inaccurate suggesting ironbark where the dominant species is spotted Gum

6, As the area is bushfire prone land, the bushfire management requires: (Page 14) -

"No tree or tree canopy is to occur within 2 - 5 m of future dwelling rooflines;"

This means that there will be little possibility to soften or screen the stark urban landscape from the Homestead, Mill and other heritage locations on the Homestead Lot.

7. Also:

" Any landscaping or plantings should preferably be low flammability species such as local rainforest species;"

This is in contrast with the species in the nearby Beulah bio bank area and Query whether this requirement will cause contamination of the bio bank site.

'F'

POINTS TO NOTE: STORMWATER MANAGEMENT & FLOODING: MENANGLE PARK and Other Reports, WORLEY PARSONS REPORT FOR MOUNT GILEAD REZONING

1 CAMPBELLTOWN CITY COUNCIL HAS UNDERTAKEN FLOOD STUDIES OF THE NEPEAN RIVER WITH GHD. THE WORK DEFINED FLOOD DETENTION BASIN SIZING (P11 Menangle Park Local Environmental Study prepared by MG Planning Pty Ltd Urban Planners (MPLE STUDY)

BUT THE WORK MAY BE COMPROMISED BY A CONFLICT OF INTEREST IN THAT CCC ARE LARGE LANDOWNERS IN THE MENANGLE PARK DEVELOPMENT AREA

2 THE CAMPBELLTOWN (SUSTAINABLE CITY) DCP DEALS WITH FLOOD MANAGEMENT AND REQUIRES THAT DEVELOPED FLOOD PEAKS MATCH THE UNDEVELOPED NATURAL PEAK FLOW FOR ALL STORM EVENTS (PAGE 41 MPLE STUDY). IN ASSESSING THE FLOOD RISK, GENERALLY ALL BUILDINGS MUST BE ABOVE THE FLOOD PLANNING LEVEL ASSOCIATED WITH CREEKS IN THE SITE AND FLOOD EVACUATION PLANNING MUST BE IN PLACE FOR ALL AREAS DESIGNATED AS FLOOD PRONE LAND

3 MOST OF THE CAMPBELLTOWN LGA LIES IN THE GEORGES RIVER CATCHMENT EXCEPT FOR 39 SQ KMS WHICH IS IN THE NEPEAN-HAWKESBURY RIVER CATCHMENT(page 12 MPLE STUDY).

BOTH MENANGLE PARK AND MOUNT GILEAD DEVELOPMENTS, **FALL ENTIRELY WITHIN THE NEPEAN-HAWKESBURY RIVER CATCHMENT.**

4 IN 2009 THE NSW GOV. INTRODUCED REFORMS TO CHANGE THE WAY THAT LOCAL ENVIRONMENTAL

PLANS (LEP'S) ARE DEVELOPED AND APPROVED. THIS IS THE "GATEWAY" PLAN MAKING PROCESS AND INVOLVES THE MOUNT GILEAD REZONING.

THE MENANGLE PARK LEP CONTINUES TO BE MADE UNDER THE OLD LOCAL PLAN MAKING SYSTEM BECAUSE NOTIFICATION TO PREPARE THE DRAFT LEP WAS GIVEN TO THE DIRECTOR GENERAL OF PLANNING PRIOR TO 1 JULY 2009.

5 BOTH DEVELOPMENTS ARE OTHERWISE VERY SIMILAR:

a THE DISTANCE BETWEEN THESE AREAS IS ONLY 2-3 KM

b TOPOGRAPHY, RAINFALL, SOILS, CLIMATE, VEGETATION IS SIMILAR

c ALL DRAINAGE FOR FLOOD AND STORMWATERS PRESENTLY GO DIRECTLY INTO THE NEPEAN RIVER VIA CREEKS (WOODHOUSE/NEPEAN AND MENANGLE CREEKS AT MOUNT GILEAD)

d BOTH DEVELOPMENTS SHARE A COMMON AIRSHED- THE MENANGLE/DOUGLAS PARK AIRSHED- THE MOST POLLUTED IN THE SYDNEY BASIN.

e PLANNED DENSITIES OF DWELLINGS AND LOT SIZES ARE SIMILAR, WITH SMALLEST LOT SIZES BEING AROUND 350 SQ M.

f BOTH DEVELOPMENTS HAVE BEEN ON THE MDP FOR SOME YEARS; MOUNT GILEAD SINCE 1995 AND MENANGLR PARK SINCE 2001

g INFRASTRUCTURE AND UTILITIES ARE LACKING AT BOTH SITES. (ALTHOUGH AT MENANGLE PARK, UNLIKE AT MOUNT GILEAD, SYDNEY WATER HAS UNDERTAKEN TO FUND AND PROVIDE SEWAGE AND DRAINAGE FOR THE SITE. See Sydney Metropolitan Water plan for 2015 page)

For all these reasons, studies done for Menangle Park are relevant for Mount Gilead. Also we note that Menangle Park remains un rezoned despite that process starting 9 months before Mount Gilead

6 AT FIRST GLANCE, IT APPEARS THAT THE STATE ENVIRONMENT PLANNING POLICY 2007 (SEPP) APPLIES TO MENANGLE PARK BUT NOT MOUNT GILEAD BECAUSE OF THE INTRODUCTION OF THE GATEWAY PROCESS.
HOWEVER THAT IS NOT THE CASE BECAUSE BOTH DEVELOPMENTS LIE IN THE HAWKESBURY –NEPEAN RIVER CATCHMENT
FROM 1 JULY 2009 REGIONAL ENVIRONMENTAL PLANS ARE DEEMED(UNDER CLAUSE 120, SCHEDULE 6 OF THE EP&A ACT) TO BE STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)
THUS THE SYDNEY REGIONAL ENVIRONMENTAL PLAN No 20-HAWKESBURY NEPEAN RIVER AMENDMENT No 2, APPLIES TO BOTH MENANGLE PARK AND MOUNT GILEAD DEVELOPMENTS.

THE MPLE STUDY STATES AT page 26:
"*SREP 20 AMENDMENT NO 2 AIMS 'TO PROTECT THE ENVIRONMENT OF THE HAWKESBURY-NEPEAN RIVER SYSTEM BY ENSURING THAT THE IMPACTS OF FUTURE LAND USES ARE CONSIDERED IN A REGIONAL CONTEXT'. THE PLAN CONTAINS A SERIES OF POLICIES AND SUBSEQUENT STRATEGIES TO ACHIEVE THIS AIM. POLICIES RELATE TO MATTERS SUCH AS A TOTAL CATCHMENT MANAGEMENT , ENVIRONMENTALLY SENSITIVE AREAS , WATER QUALITY AND QUANTITY, HERITAGE, FLORA AND FAUNA ETC.*

THE MENANGLE PARK SITE IS WITHIN THE HAWKESBURY-NEPEAN CATCHMENT AND INCLUDES A NUMBER OF CREEKS THAT ARE TRIBUTARIES OF THE HAWKESBURY-NEPEAN SYSTEM AS WELL AS THE NEPEAN RIVER ITSELF. ***THEREFORE PLANNING FOR THE RELEASE AREA HAS CONSIDERED IN DETAIL THE IMPACTS OF THE DEVELOPMENT ON THE HEALTH OF THE SYSTEM***."(Page 26 MPLE Study)

MOUNT GILEAD IS IN THE SAME CATCHMENT WITH TRIBUTARIES TO THE NEPEAN, SO WHY HAVEN'T THE IMPACTS OF DEVELOPMENT ON THE HEALTH OF THE RIVER SYSTEM BEEN CONSIDERED AT ALL FOR THE MOUNT GILEAD RELEASE AREA?

7 THE ANSWER IS FOUND IN THE MOUNT GILEAD REZONING STORMWATER MANAGEMENT AND FLOODING ASSESSMENT BY WORLEY PARSONS WHICH PRESUMES THAT 3kL RAINWATER TANKS ATTACHED TO EACH DWELLING (Page10) AND THE PROPOSED FLOOD DETENTION BASINS WILL PROTECT THE NEPEAN RIVER COMPLETELY.

FROM A LAYMANS POINT OF VIEW THAT APPEARS UNLIKELY. THE FLOOD OF 23 APRIL 2015, PROVIDED CLEAR VISUAL EVIDENCE OF THE INADEQUACY OF ANY PROPOSED DETENTION BASINS SYSTEM FOR CONTAINING MOUNT GILEAD STORMWATER.

ON 23 APRIL 2015, ALL DAMS WERE ¾ EMPTY BUT THEY FILLED AND WERE MASSIVELY OVERFLOWING IN UNDER ONE HOUR. THE OVERFLOW INTO THE WOODHOUSE-NEPEAN AND MENANGLE CREEKS AND THEN INTO THE NEPEAN RIVER CONTINUED FOR SEVERAL DAYS

MORE IMPORTANTLY, THE FACT THAT MOUNT GILEAD IS IN THE HAWKESBURY NEPEAN CATCHMENT AUTOMATICALLY MEANS THAT AN ASSESSMENT OF PPOSSIBLE IMPACTS ON THE RIVER SHOULD HAVE BEEN UNDERTAKEN BECAUSE OF SREP 20 AMENDMENT No 2. **THIS IS A SERIOUS OMMISSION IN THE WORLEY PARSONS REPORT INTO STORMWATER AND NEEDS TO BE ADDRESSED BEFORE ANY REZONING IS CONSIDERED.**

ALSO
DRAFT LEP's IN THE NEPEAN HAWKESBURY NEED TO BE CONSISTENT WITH REQUIREMENTS OF THE FLOODPLAIN DEVELOPMENT MANUAL 2005 (*INCLUDING THE GUIDELINE ON DEVELOPMENT CONTROLS ON LOW FLOOD RISK AREAS*) RESULTING IN **NO INCREASE IN DEVELOPMENT POTENTIAL PROPOSED WITHIN FLOODWAY AREAS.**
(p 29 MPLE STUDY 2010)

8. AS A MATTER OF INTEREST:

MENANGLE PARK WSUD STRATEGY PREPARED BY AECOM (page 3), STATES:
" *FLOOD STUDIES OF THE NEPEAN RIVER AND ITS TRIBUTARIES WERE UNDERTAKEN BY GHD AND BY CAMPBELLTOWN COUNCIL.* ***THIS WORK DEFINED THE FLOOD DETENTION BASIN SIZING*** *TO ATTENUATE THE STORMWATER RUNOFF FROM THE DEVELOPED CATCHMENTS TO MAINTAIN PREDEVELOPMENT PEAK*

FLOW RATES AND TO RESPOND TO CONSTRAINTS OF EXISTING INFRASTRUCTURE."

HOWEVER, REMEMBER AS STATED ABOVE, CAMPBELLTOWN COUNCIL IS A LARGE LANDHOLDER IN MENANGLE PARK DEVELOPMENT, SO THERE WAS PROBABLY A CONFLICT OF INTEREST IN CAMPBELLTOWN COUNCIL PLANNING OFFICERS EVEN UNDERTAKING SUCH WORK .

IF THOSE SAME FLOOD STUDIES WERE USED TO DEFINE THE DETENTION BASIN SIZING FOR THE MOUNT GILEAD DEVELOPMENT, THEN THERE IS ALSO A REAL QUESTION MARK OVER THE ACCURACY OF THE MOUNT GILEAD RESULTS REGARDING DETENTION BASIN SIZING.

9 MENANGLE PARK STUDIES HAVE FOUND:

" *THE QUANTITY OF RUNOFF IS SIGNIFICANTLY INCREASED (MORE THAN 4-FOLD), FROM 457ML/YEAR IN THE PRE DEVELOPMENT CASE TO 2100ML/YEAR.*
IN THE POST DEVELOPMENT SCENARIO, 60 %OF RAIN FALLING ON THE SITE LEAVES AS STORMWATER RUNOFF (COMPARED WITH 15% IN THE PRE DEVELOPMENT SCENARIO).
INFILTRATION AND EVAPOTRANSPIRATION IS LESS THAN HALF THAT OF THE PRE-DEVELOPMENT CASE (REDUCED FROM 2965ml/YEAR TO 1322ML/YEAR)". (see Page 26) Menangle Park WSUD Strategy prepared by AECOM 2010.)

AND

"COMPARISON OF THE PRE-DEVELOPMENT AND POST DEVELOPMENT WATER BALANCE SHOW THAT DEVELOPING THE SITE SIGNIFICANTLY INCREASES THE AVERAGE ANNUAL STORMWATER VOLUMES. THERE ARE ALSO POTENTIAL IMPACTS ON WATER QUALITY AND ON THE HEALTH OF THE RECEIVING WATERWAY. THIS WSUD STRATEGY AIMS TO MITIGATE THE IMPACTS ASSOCIATED WITH THE CHANGES TO THE WATER STREAMS RESULTING FROM URBAN DEVELOPMENT." Page 28 WSUD Strategy

YET, THE WORLEY PARSONS PRE AND POST DEVELOPMENT SCENARIO MODELLING FOR MOUNT GILEAD STORMWATER MANAGEMENT SUGGESTS (page 24) THAT THE FLOOD WATER VOLUMES WILL BE ONLY SLIGHTLY MORE THAN DOUBLE WITH DEVELOPMENT.

WHO IS CORRECT? WILL THE POST DEVELOPMENT RUNOFF INCREASE 2 FOLD OR 4 FOLD ?

10 "THE TOPOGRAPHY IS AN IMPORTANT CONSIDERATION WHEN PLANNING STORMWATER MANAGEMENT FACILITIES…. STEEPER SLOPES (GREATER THAN 4-10%) ARE GENERALLY NOT SUITABLE FOR THE CONSTRUCTION OF WSUD FACILITIES SUCH AS BIO RETENTION AND WETLAND SYSTEMS. FLOW ATTENUATION VIA VEGETATED SWALES AND BIO-RETENTION SYSTEMS ARE LESS DESIRABLE DUE TO EXCESSIVE FLOW VELOCITIES, REDUCED DETENTION TIMES AND POTENTIAL SCOURING. IN ADDITION, DETENTION BASINS ARE DIFFICULT TO CONFIGURE, PARTICTULARLY WHEN LOCATED OFF-CHANNEL."

(Page 5 GHD and Deptment of Planning (Draft) Report for Riverstone and Alex Avenue Precincts. May 2010.
This study area lies within the Hawkesbury Nepean catchment like Menangle Park and Mount Gilead)

YET, THE MOUNT GILEAD STORMWATER MANAGEMENT STRATEGY SUGGESTED BY WORLEY PARSONS USES DETENTION AND BIO RETENTION BASINS ON THE STEEPER NOTHERN SLOPES OF MOUNT GILEAD THAT DRAIN DIRECTLY INTO MENANGLE CREEK, AS WELL AS THE MORE GENTLY UNDULATING LAND DRAINING INTO WOODHOUSE CREEK .

IT APPEARS THAT THIS APPROACH WAS ADOPTED BY WORLEY PARSONS AFTER DISCUSSIONS WITH THE PROPONENTS ABOUT THEIR PREFERENCE FOR END-OF-LINE STORMWATER TREATMENT DEVICES AS OPPOSED TO AT-SOURCE MEASURES SUCH AS SWALES AND RAIN GARDENS. (page 9 Worley Parsons ASSESSMENT) PRESUMABLY THIS WAS DONE TO MAXIMIZE THE NUMBER OF LOTS ACHIEVABLE.

THE END RESULT IS:

"THE PROPOSED STORMWATER QUALITY MANAGEMENT STRATEGY FOR THE (MOUNT GILEAD) SITE HAS BEEN DEVELOPED TO INCORPORATE GPT'S (GROSS POLLUTANT TRAPS) AND BIO RETENTION SYSTEMS WITHIN PUBLIC OPEN SPACES" (page 9 Worley Parsons Assessment)

THIS MEANS THAT MUCH OF THE AREA SHOWN AS PUBLIC OPEN SPACE OR WILDLIFE CORRIDOR, IS IN FACT BEING TAKEN UP BY GROSS POLLUTANT TRAPS(GPTs) AND BIO-RETENTION SYSTEMS.

WHERE ARE THE GREEN PARKS FOR PUBLIC RECREATION AND WHERE DOES WILDLIFE ESCAPE TO DURING FLOODS???

11.THE WORLEY PARSONS ASSESSMENT SAYS AT (bottom page 33):
"HENCE FLOODING UP TO THE PMF IS NOT PREDICTED TO IMPACT ON **MOST** AREAS PROPOSED FOR RESIDENTIAL DEVELOPMENT. WHERE AND IF RESIDENTIAL DEVELOPMENT IS PROPOSED WITHIN FLOOD AFFECTED AREAS, CONSIDERATION OF MINIMUM HABITABLE FLOOR LEVELS AND FLOOD FREE EVACUATION ROUTES WILL NEED TO BE MADE DURING THE SUBSEQUENT DEVELOPMENT APPLICATION STAGES."

CLEARLY, AND AS ALREADY OUTLINED ABOVE, DEVELOPING FLOOD PRONE AREAS IS INCONSISTENT WITH THE FLOODPLAIN DEVELOPMENT MANUAL 2005, WHICH GOVERNS THE NEPEAN HAWKESBURY CATCHMENT AREA. IT IS ALSO CONTRARY TO THE CAMPBELLTOWN (SUSTAINABLE CITY) DCP WHICH ENSURES ALL BUILDINGS MUST BE ABOVE THE FLOOD PLANNING LEVEL.

INDEED, WITH THE CLIMATE CHANGE PREDICTIONS AND THE FLOODING PROBLEMS THAT HAVE BEEN SEEN ON THE EAST COAST OF AUSTRALIA IN THE LAST FEW YEARS, IT IS **OUTRAGEOUS** THAT WORLEY PARSONS WOULD SUGGEST THAT IT IS NECESSARY AT MOUNT GILEADTO BUILD ANY NEW HOUSES IN AREAS THAT FLOOD!!!
INCREASING THE FLOOR LEVELS OR PUTTING IN PLACE FLOOD FREE EVACUATION ROUTES, AS OUTLINED IN THE CAMPBELLTOWN (SUSTAINABLE

CITY) DCP, AS POSSIBLE FLOOD MITIGATION MEASURES, IS NOT SOMETHING THAT SHOULD BE UNDERTAKEN LIGHTLY OR AS A METHOD FOR PUTTING HOUSES WHERE THEY SHOULD NEVER BE BUILT.

12 WORLEY PARSONS PROPOSE THAT THERE WILL BE LITTLE MAJOR EARTHWORKS WITH THIS DEVELOPMENT SO THE CATCHMENT DELINEATION WILL REMAIN THE SAME IN PRE AND POST-DEVELOPMENT SCENARIOS. (Page 13 Worley Parsons Assessment)
THIS MEANS THE AREAS THAT CURRENTLY FLOOD WILL CONTINUE TO FLOOD IN THE SAME DIRECTION POST DEVELOPMENT. THE ONLY QUESTION IS THE QUANTITY OF RUNOFF AND THE AFFECT ON THE NEPEAN HAWKESBURY RIVER AND IT'S TRIBUTARIES WHICH, SO FAR, HAS BEEN UNADDRESSED.

13 Open space includes animal corridor and bio detention basins including waste traps.
Page 29 of Worley Parsons' MG Stormwater and Management and Flooding Assessment says about Koalas: "There are no records on the study site or west of Appin Road. Therefore, the site should not be considered core koala habitat."

Craig Vincent saw koala on the site while rabbiting and will give statement to that effect. A truck driver at Mount Gilead saw baby koala on western side of Appin Road on the site about 3 years ago as he was driving cattle to sale.

14 The Worley Parsons Assessment uses (Page 25) the MUSIC model for existing and post development scenario modelling for stormwater and flooding. (NSW Draft MUSIC modelling Guidelines (Sydney Metropolitan CMA,2010))

<u>This model has severe limitations</u>. It was designed for modelling within metropolitan Sydney where traditionally stormwater is channelled to ocean outfalls.

Limitations:

a) *The study says on Page 26:*

"It is noted that the MUSIC model used to determine the SEI(Stream Erosion Index) does not incorporate the stormwater detention basins that are proposed to satisify the stormwater quantity management requirements."

Indeed, this development relies totally on detention basins and 3kL house rainwater tanks for managing stormwater quantity. There is no channelling stormwater to ocean outfalls.

Therefore there has been no proper modelling providing reliable information about the degree of stormwater erosion that will be caused to the Nepean River, Menangle and Woodhouse Creeks by this new housing development. Also the affect on the water turbidity and possible silting downstream is not known.

b) THE WORLEY PARSONS ASSESSMENT FOR MOUNT GILEAD USED RAINFALL DATA FROM BRINGELLY (Page 10), ABOUT 30KM WEST FROM MOUNT GILEAD, AND FROM PENRITH (Page 26), ABOUT 50 KM WEST OF MOUNT GILEAD.

NO ADJUSTMENT HAS BEEN MADE FOR THE DECREASE IN RAINFALL THAT OCCURS THE FURTHER ONE MOVES INLAND FROM THE COAST. THEREFORE DOES THE RAINFALL DATA USED BY WORLEY PARSONS RENDER THE STORMWATER MODELS MEANINGLESS?

APPENDIX G

MOUNT GILEAD AIR QUALITY REVIEW-Wilkinson Murray

Notes:

1. This Review is very **restricted in that**:

a) "*All materials specified by Wilkinson Murray Pty Limited have been selected solely on the basis of acoustic performance.*
Any other properties of these materials, such as fire rating, chemical properties etc. should be checked with the suppliers or other specialised bodies for fitness for a given purpose." (Document Control)

b) "*A qualitative air quality impact review has been undertaken for this project to assess the viability of rezoning the Mount Gilead land to residential. The aspects covered are:*
Air quality impact of surrounding existing and proposed industrial facilities on theproposed housing lots; and
Air quality impact of future traffic on the proposed housing lots."
(Introduction)

That is all. Nothing else such as geological configuration of the site, airshed location, metrological date are even mentioned.

c) Air quality takes into account the increased traffic that will be generated by the development but makes no allowance for increased traffic from proposed developments at Appin. Already since the Traffic Study for Mount Gilead was undertaken in 2013, Appin Valley has opened and much more development is proposed for Appin Area.

2. Also This Review is now outdated in that :

"*The air quality goals that are relevant to this study are sourced from the NSW EPA document "Approved Methods for the Modelling and Assessment ofAir Pollutants in NSW" (**NSW DEC, 2005**).*"
And

"*With regard to ozone the closest EPA air quality monitoring stations are located at Liverpool and UWS Campbelltown Campus stations.*" (Page 12)

Mount Gilead is not in the same airshed as Liverpool or Campbelltown Campus stations. It is in the Menangle-Douglas Park airshed.
Also,Wilkinson Murray have not even attempted to use more up to date techniques such as Australian Air Quality Forecasting System (AAQFS) which is able to deliver twice daily "a forecast of air quality hour by hour for the next 24 hours or more for the target region to a resolution of 1km (ie.down to suburb scale)" Page 118 Dept of Environment and Heritage "Air quality forecasting for Australia's major Cities" Final Report

3. The Wilkinson Murray Review makes SWEEPING statements that are not backed up by fact. For Example in regard to the Rosalind Park Gas Plant:

"From our experience with similar plants, offsite impacts from NO2, CO, SO2 and particulate matter are usually within air quality goals." (Page 14)

In fact Rosalind Park Plant has been in breach of its EPA requirements (air and water) for many years:

"*There has been non-compliance with license conditions of the Camden Gas Project's Environmental Protection License (EPL No 12003) in each year since it was issued in 2004.*
Full impacts on groundwater in prior stages of the project are unknown due to the minimal level of data provided by AGL in its Annual Environmental Performance Reports (Mudd, 2010) a claimed breach of its PEL2 & PPLs (Potts, 2011)
In August (2012) AGL admitted it had failed to conduct continuous air monitoring at its Rosalind Park Treatment Plant for 3 years in breach of its EPL, now the subject of an investigation by the EPA."
Scenic Hills Association, Nov 2012

In December 2013 AGL was fined for these breaches:
http://www.agl.com.au/about-agl/media-centre/article-list/2013/dec/agl-fined-by-epa-for-minor-breaches

In regard to the Menangle Park Quarry which is approximately 1200 metres from the site to the west, a similar sweeping statement is made: (Page 16)

The key air quality issue from this type of quarry is particulate matter (dust). From our experience with similar quarries, offsite impacts from particulate emissions are usually well within air quality goals within 500m from the quarry.

Where are the tests they have undertaken to prove that is the case? Particulate matter is now proven to be particularly hazardous for health and at the time the Quarry was approved, the air quality and other environmental impact studies required were basic or non-existent.

Furthermore, if dust can travel from the centre of Australia under the right meterological conditions, strong westerly winds which prevail in both summer and winter in the Macarthur Region are likely to drive dust 1200 metres onto the site.

4. Also, particulate matter from the rise in the use of wood heaters in the area is also a cause for concern. On winter nights the smell of smoke in the South Campbelltown area is often very strong but this Review makes no mention of this increasing problem which is likely to become worse with more housing.

5. The Review appears to be unaware of, or is ignoring, other studies and reviews into air quality in the South Macarthur region:(Page 10)

The background air quality in the vicinity of the proposed site is expected to be good given that the Mount Gilead site is situated away from significant urban development

However, Campbelltown Council's own submission in opposing the Leaf's Gully Power plant in 2009 flagged existing air quality problems in South Macarthur as background levels of ozone frequently exceeded DECC criteria. Council had this assessment peer reviewed by a firm of specialist consultants, "Atmospheric Solutions" who confirmed Council's findings and added:

"The specialist peer review report....also advises that the expected increase in NOx emissions from vehicles, based on growth figures supplied for the Macarthur Region, will result in an increase in the ambient level of Nitrogen

Dioxide, although the DECC criteria would not be likely to be exceeded (based on these figures) for at least 10 years"

It is now only 4 years until that 10 years is up.

Although Leafs Gully power plant was never built, the specialist peer review report made it quite clear that depending on the *"nature and extent of proposed urban expansions such as Macarthur South, the levels of Nitrogen Dioxide will also become an issue due to its associated health impacts and increased potential for formation of ozone (under suitable metrological conditions)"*

Indeed the peer review report RECOMMENDED a comprehensive air quality study be undertaken before there is ANY further development of South Campbelltown.
To date that has not been done.

What all of this information points to is that there must be a "wholistic" approach to Macarthur South urban development. Development should not be undertaken in a piecemeal fashion with developer driven spot rezoning.

In conclusion this Wilkinson –Murray Report relies more upon a 'wing and a prayer' that this urban development will be satisfactory rather than upon studies and empirical evidence.

? NOT ATTACHED

Agricultural Investigation — MG URBAN RELEASE

1. This Study does not accept responsibility for the accuracy or otherwise of it's assessment. In the Disclaimer at Page 4:

However, it should be noted that predictions, forecasts and calculations are subject to assumptions which may or may not turn out to be correct and AgEconPlus Pty Ltd expressly disclaim all and any liability to any persons in reliance, in whole or in part, on the report in total or any part of its contents.
Michael Clarke
AgEconPlus Pty

2. The Study's aim is:

'An investigation of the feasibility of the use of the land for food production and how the land fits with the stated focus of securing agricultural land as expressed in the *Discussion Paper – Sydney Over the Next 20 years*'.

However The Study states at Page 5:

The NSW Government (2012) *Discussion Paper – Sydney Over the Next 20 Years* identifies a number of aims for NSW through to 2021. Those relevant to agriculture and the residential development of the project site include:
- Protecting strategic agricultural land and improving agricultural productivity
- Improving productivity on NSW farms

The Discussion Paper also points to the need for the resultant Metropolitan Development Program to strike a balance between land for a growing population and land for agriculture and resources

This means, that from the outset, the Study is looking at this site's agricultural land as development land rather than simply assessing the agricultural qualities and potential of the land.

3 The approach was to do the feasibility study in three parts:
"1. Examination of the agricultural capability of the site and identification of its food production potential
2. Comment on the availability/scarcity of this land class in the Sydney Basin and in NSW more generally (using NSW Agriculture Agricultural Land Classification system
3. Conclude on whether the land is of strategic importance for agricultural production, its scarcity, factors offsetting scarcity that work against loss of food production potential and the need for trade-offs as expressed in the 'Discussion Paper – Sydney Over the Next 20 years'.

To discharge the feasibility study AgEconPlus reviewed relevant background documents, publications and maps and completed a site inspection and agricultural land use questionnaire with both of the relevant landholders. Site inspection was completed 14 June 2013"

The site inspection was conducted near the middle of winter when rainfall tends to be at it's minimum and pastures dormant. Indeed, the winter of 2013 was also a drought period throughout much of eastern NSW.
Normally annual or bi-annual pasture crops of oats and rye together with permanent clover are grown as forage crops for this period on approximately 90+ ha of the site. Normally this was used to supplement feed upwards of 1500cattle (including calves) from the rest of the Mount Gilead property. Much of "the site" is the grain bowl of the Mount Gilead property where cattle are wintered.
In 2013,"The Manager" refused to plant forage crops for the winter, perhaps in anticipation that the site was going to be inspected for it's agricultural potential .

The site inspection fails to identify the number of livestock run on the site and there is no mention of the fact that the site periodically feeds up to 600 cows with calves over the winter months.

The Dzwonnik land within the site is wrongly described as having no flooding

The questionnaires by the managers are not available for scrutiny.

Both managers are absentee managers, visiting the properties occasionally.

The accuracy of the land classification is questioned. The Land classification is noted as Class 3-shallow, stony or eroded soils- when in fact much of it is overlaid with weathered basalt as an investigation into CSG revealed in around 2004-5.

APPIN ROAD

PROJECTED TRAFFIC FLOW FOR 1700 LOTS

(ACCORDING TO THE MOUNT GILEAD REZONING- TRAFFIC, TRANSPORT AND ACCESS STUDY dated 20/06/2013)

1,290 VEHICLES/HOUR DURING PEAK HOUR now

2,247 VEHICLES/HOUR DURING PEAK HOUR with development of 1700 lots

UNREALISTIC

App A

Submission 19

roberth@ecoaus.com.au

Dear Mr Humphries
These are my comments by way of response to the invitation for public comment on the Mt Gilead residential development at Gilead (EPBC 2015/7599) as per the notice published pursuant to section 95A (3) of the Act. These comments are equally relevant to the invitation for public comment issued by the Campbelltown City Council (CCC).

Background information to ownership of the Mount Gilead property
The Mount Gilead property has been owned by the MacArthur Onslow family since 1941. Apart from the time I lived in England between 1993 and 1999, the Homestead and the property have been my principal place of residence since I was born. When I was at school and University I lived in the city and returned to Mount Gilead to spend most weekends and a substantial part of my vacations at the property.

The Mount Gilead property is owned by Mount Gilead Pty Ltd (MGPL) which in turn is owned by a family trust company. My brother and I are equal shareholders of the family trust company and are presently equal beneficiaries in the trust which it controls. When the trust terminates my brother and I will each receive one half of shares in MGPL. In the meantime, my brother is the Governing Director of MGPL and may make decisions with which I do not necessarily agree even though we are both directors of the family trust company which owns those shares.

Since our mother died in 2013 it has been necessary for me to institute legal proceedings to achieve the following outcomes:

- a Supreme Court declaration that I was and had been at all times a Director of the family trust company. Whilst this application was initially opposed by my brother and the company, the proceedings were successfully resolved in my favour when the court made consent orders and declarations to this effect.

- a Supreme Court declaration and order to set aside my mother's 2004 will and to grant probate of her 1998 will. These proceedings were opposed by my brother and the estate during a contested hearing over four days in April 2016. In his reserved judgement delivered in December 2016, Justice Robb made orders setting aside those parts of the will which would have otherwise entitled my brother to control the family trust company. The effect of this decision, and the Supreme Court declaration noted above, ensured that I have equal control of the family trust company as an equal shareholder and director with my brother.

- a Supreme Court declaration and order to entrench my right of occupation of the Mount Gilead Homestead. These proceedings are current. A consent order was made by the list judge to refer the matters in dispute to mediation by a former High Court justice. The mediation is still current.

Some recent changes to Mount Gilead ownership
A plan of subdivision for the Mount Gilead property lodged by MGPL was finalised in September 2016 as DP 1218887 and created three lots for the property. Those three lots are the MDP land (lot 3), which adjoins Appin Road, the Homestead lot (**lot 1**) and the balance land (lot 2). There were two main changes in the new subdivision. First, a triangular section of approximately 26 ha was removed from what was formerly the Homestead lot and added to the MDP land and a 7.661 ha section from the lower north-western corner of

the property, previously part of the balance land, was also added to the MDP land.

My brother as governing director of MGPL entered into contractual arrangements in 2015 with Lend Lease for them to acquire the MDP land (lot 3) and, most likely, the balance land (lot 2). These arrangements are said to be confidential and have not been disclosed to me. Lend Lease lodged a caveat over this land in 2015 notifying this contractual interest.

The Homestead Lot (**lot 1**) is not part of the proposed Lend Lease acquisition(s) and is not included in the caveat.

Constraints which affect my submission
The confidentiality arrangements between Lend Lease and MGPL and my pending Supreme Court action, including the mediation which is current, are significant constraints to what I might otherwise have said in response to the request for public submissions. Accordingly, my comments are confined to pointing out inconsistencies or highlighting matters contained in public record documents and noting matters relevant to the ongoing ownership of the Homestead Lot by MGPL, including land or creek systems adjoining or directly affecting the use of the Homestead Lot. I will refer to the Eco Logical EPBC Assessment Report on public exhibition as **the EPBC Report**.

Wildlife corridors
I am an ardent supporter of protecting our native wildlife and welcome measures which achieve this.

In or around the time of sending the proposal to rezone the MDP land for Gateway determination, CCC specified that connectivity from Noorumba Reserve to Beulah Bio-bank (in contrast to figure 6 in Appendix D) is to be through the development site (ie. the MDP land itself). The reason for this is and was self- evident; it allows the Homestead lot to remain as actively managed farmland and SECURITY FENCED to protect livestock **within Lot 1** and to prevent harm to or from cattle, to or from trespassers or members of the public in the new housing estate. There appears to be no logical reason to change this approach by shifting the obligation onto the Homestead Lot.

Use of the Homestead Lot to support the development
As a contingent 50% owner of the Homestead Lot, I oppose any undisclosed use, not presently known to or agreed by me, of the Homestead Lot land (**Lot 1**) to support the Lendlease developments on the MDP or other part of the Mount Gilead lands in which Lendlease has some form of contractual interest as set out above. Specifically, I oppose the proposed bio-bank sites on the homestead lot as suggested in Figure 1 in Appendix D.

Co-existence of wildlife and grazing activities
As a general observation, based on my 50 years of farming and grazing, ongoing farming activities on the Homestead Lot necessitate the retention of all treed areas for livestock shade and shelter. This has the added benefit that native wildlife, which have always been welcome, can share this habitat and successfully co-exist with livestock in those areas. This approach has worked successfully to date and has resulted in the proliferation of wildlife that currently exists on Mount Gilead. Indeed, livestock management practices, such as drenching, actively helps wildlife by reducing parasitic infestations of ticks, leeches, lice and worms which also adversely affect wildlife.

Stormwater catchment and pollutant traps

The Heritage Dam has been used for over 120 years to provide water to the Homestead for domestic use. As stormwater and other water flows from household activities (eg washing cars, paint brushes etc) from the proposed development will flow into the Heritage Dam, it is essential that the Gross Pollutant traps and other measures proposed are of the highest order to ensure this water flowing into the dam is of suitable quality for domestic use and irrigating pastures for livestock.

I am extremely concerned about the adequacy of the measures proposed which in several respects are entirely dependent on how well or often there is human intervention to clear traps or minimise polluting behaviour.

Koala habitat

The EPBC Report contains detailed information and analysis based on a comprehensive scheme designed to measure and then balance impacts of the environment. The information presented is subject to interpretation and the balancing exercise is undertaken with the sole purpose of obtaining approval to proceed with the proposed development.

Items 3 and 4 in Table 1 on page 13 and 14 of the EPBC Report lists the additional information requests made by DotEE relevant to CEECs and koalas.

Section 7 of the EPBC Report relates to koalas and clearly and appropriately acknowledges the proposed development adversely affects both the habitat and the koala population. However, the balancing act material lacks the same scientific rigour when it includes a most emphatic and simplistic statement that dog attacks on koalas WILL NOT occur in public use areas in or adjacent to critically endangered locales because people must keep dogs on leashes (page 76) and the untenable proposition that spread of chlamydia will not occur due because mitigation measures will be in outlined in a CEMP (page 77).

The inclusion on Figure 19 (page 78) is most helpful because it sets out the recorded observations of koala sightings over more than 10 years. Even a cursory examination of this most helpful pictorial shows a very disturbing fact; namely, the number of sightings of the koalas in the locale significantly and drastically reduced in most areas except Mt Gilead in the 3 periods up to the most recent time.

As it appears sightings provide a direct correlation to the size of the koala population, Figure 19 provides direct evidence that development north of Mt Gilead over the past 10 years has drastically and irretrievably reduced the koala population and by extension the measures suggested in the EPBC Report have not worked and will not work without a more rigorous approach to preservation of existing endangered habitat

Yours faithfully