

Tallawarra Lands Concept Plan  
Approval Modification

APPENDIX

C

STAKEHOLDER ENGAGEMENT PLAN

# Stakeholder Engagement Plan

Tallawarra Lands

82017142-01



Prepared for  
Bridgehill

10 November 2017

## Contact Information

**Cardno South Coast**  
**Trading as Cardno (NSW/ACT) Pty Ltd**  
ABN 95 001 145 035

Level 1, 47 Burelli Street  
PO Box 1285  
Wollongong NSW 2500

Telephone: 02 4228 4133  
Facsimile: 02 4228 6811  
International: +61 2 4228 4133

[southcoast@cardno.com.au](mailto:southcoast@cardno.com.au)  
[www.cardno.com.au](http://www.cardno.com.au)

Author(s):

  
Kaley Draper  
Civil Engineer

Approved By:

  
Daniel Thompson  
Manager Planning

## Document Information

Prepared for Bridgehill  
Project Name Tallawarra Lands  
File Reference Report 003 - Stakeholder  
Management Plan V0.docx  
Job Reference 82017142-01  
Date 10 November 2017

Version Number 1

Effective Date 10 November 2017

Date Approved: 10 November 2017

## Document History

Version	Effective Date	Description of Revision	Prepared by:	Reviewed by:
0	21/6/2017	Draft	Lachlan Matthews	Daniel Thompson
1	10/11/17	Revised Draft	Kaeley Draper	Daniel Thompson

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.

## Table of Contents

<b>1</b>	<b>Project Overview</b>	<b>1</b>
<b>2</b>	<b>Vision and Commitment</b>	<b>2</b>
<b>3</b>	<b>Project Stakeholder Management</b>	<b>3</b>
<b>4</b>	<b>Stakeholder Management Processes</b>	<b>4</b>
4.1	Identify Stakeholders	4
4.2	Plan Stakeholder Management	4
4.3	Manage Stakeholder Management	4
4.4	Control Stakeholder Engagement	4
<b>5</b>	<b>Consultation</b>	<b>5</b>
5.1	Mandatory Consultation	5
5.2	Non-Mandatory Consultation	5
<b>6</b>	<b>Outcome</b>	<b>6</b>

## Tables

Table 6-1	Consultation Undertaken	6
-----------	-------------------------	---

# 1 Project Overview

---

This Stakeholder Engagement Plan (SEP) has been prepared by Cardno (NSW/ACT) Pty Ltd on behalf of the Bridgehill Group (Bridgehill). The intent of the SEP is to identify the key project stakeholders and the strategy for engaging with these stakeholders to seek their inputs and feedback to inform the project.

The Tallawarra Lands mixed use development precinct is subject to Concept Approval MP09\_0131 under Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act). The site is located on the western side of Lake Illawarra, between Mount Brown to the north, Haywards Bay to the south and the Princes Motorway to the west at Yallah.

The Concept Approval was granted on 23 May 2013 by the Planning Assessment Commission for a mixed use development including residential, commercial, industrial and retail development, public open space areas, recreation, environmental management, conservation and riparian corridors. The Concept Approval has been reflected in the Wollongong Local Environmental Plan 2009 (LEP) mapping.

Bridgehill propose to amend the Concept Approval through a number of modifications under Section 75W of the EP&A Act. The modifications comprise:

- Section 75W Modification 1 – extend the Concept Approval Lapse date from May 2018 – May 2021. This modification has been prepared and submitted to the Department of Planning and Environment (DP&E) for assessment and determination.
- Section 75W Modification 2 – undertake the amendments generally identified within the Secretaries Environmental Assessment Requirements (SEAR's) request (refer to **Appendix A** for the SEAR's request), which are primarily associated with minor expansions to the concept approved residential areas and an increase in development densities to raise the residential yield from 1,010 to 1,480 residential lots. A number of other administrative amendments are proposed to uncouple the Northern and Central Precincts from the Southern Precinct that Energy Australia is currently unwilling to sell. An Environmental Assessment will inform the modification.
- Prepare the First DA as required by the Concept Approval and subsequent residential development applications for Wollongong City Council (Council) assessment and determination once Modifications 1 and 2 are approved.
- Section 75W Modification 3 – Lake Illawarra foreshore and Mount Brown improvements informed by an Environmental Assessment.

This SEP relates to all four approvals components of the project. The information gathered during the consultation process will be used to inform the design development and approvals documentation.

Note that Bridgehill have acquired land in the North Shore and Central precincts, to the north of Yallah Bay Road. Land to the south of Yallah Bay Road is being held in the ownership of Energy Australia. Consequently, the approvals documentation is heavily weighted to opportunities north of Yallah Bay Road. However, the scheme proposed would not jeopardise the Concept Approval south of Yallah Bay Road.

## 2 Vision and Commitment

---

This SEP has been developed as the driver for open and honest communication with the community and stakeholders. The SEP identifies stakeholders, their key drivers and concerns and subsequent engagement and management strategies.

The information obtained during the SEP implementation would inform future design development and approvals documentation. The SEP would be a publicly available document accessed via the Bridgehill website. The requirements of the SEP would be incorporated into staff inductions and ongoing training by Bridgehill and associated contractors to ensure effective implemented throughout the design, approvals and construction phases of the project.

### 3 Project Stakeholder Management

---

This SEP identifies the process to effectively engage stakeholders in project decisions and execution based on the analysis of their needs, interests and potential impact.

The purpose of the SEP is to enable a structured process based on the needs of the Tallawarra Lands project, to effectively and efficiently manage the myriad stakeholders. The output of this plan will be to develop a Project Stakeholder Register (Register) and the associated actions. The Register is the tool to capture stakeholder details and the engagement mechanism. The Register will be the primary engagement tool to manage stakeholders. The Register will be a live document held by Bridgehill that outlines specific stakeholder interests that may be required to be addressed.

## 4 Stakeholder Management Processes

---

The four (4) core stakeholder management process and accompanying steps are identified below.

### 4.1 Identify Stakeholders

This is the process of identifying the people, groups or organisations that could impact or be impacted by a decision, activity or outcome of the project. It includes analyzing and documenting relevant information regarding their interests, involvement, interdependencies, influence and potential impact on project success.

The steps involved in this process are:

1. Identify potential stakeholders.
2. List assign / stakeholders into groups.
3. Define stakeholder key interests; potential influence and support level.
4. Rate stakeholder impact and support.

### 4.2 Plan Stakeholder Management

This is the process of planning for and developing appropriate management strategies to effectively engage stakeholders throughout the project life cycle. This will be based on the analysis of their needs, interests and potential impact on project.

The steps involved in this process are:

5. Develop strategies.
6. Develop action plans.
7. Assign responsible person(s).

### 4.3 Manage Stakeholder Management

The process of communicating and working with stakeholders to meet their needs and/or expectations, address issues as they occur, and foster appropriate stakeholder engagement in project activities throughout the project life cycle.

### 4.4 Control Stakeholder Engagement

This is the process of monitoring overall project stakeholder relationships and adjusting strategies and action plans for engaging stakeholders.



## 5 Consultation

---

Consultation is proposed with the parties identified below.

### 5.1 Mandatory Consultation

The SEAR's require consultation with the following agencies:

- Wollongong City Council
- Shellharbour City Council
- Office of Environment and Heritage
- Environment Protection Authority
- Department of Industry - Lands
- NSW Office of Water
- Transport for NSW
- Roads and Maritime Services
- Rural Fire Service
- Lake Illawarra Estuary Management Committee
- NSW Department of Education and Communities
- Civil Aviation Safety Authority
- Air Services Australia
- Illawarra Regional Airport
- Australian Department of the Environment and Energy.

### 5.2 Non-Mandatory Consultation

Consultation with the following stakeholders is proposed. This is not an exhaustive list and it may change as the project progresses, with certain stakeholders becoming more or less relevant to the project.

- Local Residents
- Energy Australia Community Liaison Group
- Department of Planning and Environment – Illawarra Office
- Industry Groups
- State Politicians
- Local Councillors.

## 6 Outcome

**Table 6-1** below identifies the key issues raised in the consultation process.

**Table 6-1 Consultation Undertaken**

Agency	Form of Consultation	Key Issues Raised	Response
Wollongong City Council	A letter was sent to Council on 27 July 2017 providing information on the modification and requesting a meeting to discuss the proposal.	High-level meeting held with Council senior management to discuss the overall project. Council were generally supportive of the project.	N/A
Shellharbour City Council	A letter was sent to Council on 27 July 2017 providing information on the modification and requesting a meeting to discuss the proposal.	High-level meeting held with Council senior management to discuss the overall project. Council were generally supportive of the project.	N/A
Office of Environment and Heritage	A letter was sent to OEHL on 27 July 2017 providing information on the modification and requesting a meeting to discuss the proposal.	<p>A meeting was held with OEHL and the following points were raised:</p> <p>Ecological Assessments lodged or substantially commenced prior to 25/8/17 have a 12-month grace period in which the methodology and Biobanking requirements under the existing legislation would remain valid. This means that we can use the existing legislated methodology for the modification, but would be required to undertake assessments and offset in accordance with the Biodiversity Act for the subsequent DA's.</p> <p>OEHL noted that they do not require the following to be prepared as indicated in the SEARs:</p> <ul style="list-style-type: none"> <li>&gt; An environmental management strategy (EMS)</li> <li>&gt; Groundwater monitoring or assessment</li> <li>&gt; Wetlands consideration</li> </ul> <p>Aboriginal Heritage excavation is preferred as early as possible in the process – preferably pre DA.</p> <p>Larger scale investigation areas are preferred rather than small DA specific</p>	The information provided by OEHL has informed this application.

Agency	Form of Consultation	Key Issues Raised	Response
		<p>areas as this provides more flexibility for potential conservation items.</p> <p>The tourism precinct to the south was identified as having potential Aboriginal significance.</p> <p>European heritage is not considered to be an issue.</p>	
Environment Protection Authority	A letter was sent to the EPA on 27 July 2017 providing information on the modification and requesting a meeting to discuss the proposal.	A response was received from the EPA on 02 August 2017. The EPA has no further comments and did not wish to arrange a meeting.	N/A
Roads and Maritime Services	A letter was sent to the RMS on 27 July 2017 providing information on the modification and requesting a meeting to discuss the proposal.	<p>A letter was received from RMS on 14<sup>th</sup> September 2017 with the following comments:</p> <p>RMS is currently planning for the upgrade of the Princes Highway in the vicinity of the subject site. Following submissions, RMS has updated the design which will partially impact the proposed Central Precinct. As such, RMS seeks an amendment to the proposal through the repositioning of proposed lots so they are wholly located outside the future road reserve boundary.</p> <p>Details on how connectivity to/from Haywards Bay will be provided for vehicles, pedestrians and cyclists with the proposed separation of the Southern Precinct must be addressed and provided for in any amended design.</p> <p>A clear summary/comparative assessment is required to be submitted with any modification that details the proposed number of lots in each precinct, both as part of the issued concept approval and as part of the modification. Consideration will also need to be given to increased traffic generation and impacts this will have on the existing classified road network and proposed Albion Park Rail bypass.</p> <p>Confirmation that satisfactory arrangements are in place under Clause 6.1 of the LEP relating to</p>	<p><b>Section 3</b> of the Modification Document describes the proposed number of lots within each precinct.</p> <p>A Traffic Impact Assessment has been provided for the proposed modification at <b>Appendix D</b> of the Modification Document.</p> <p>The lot and road layouts have been adjusted to meet the requirements detailed in the RMS letter.</p> <p>Attachment A of this document shows the revised lot and road layout. It is noted that not all plans have been updated at this stage, however what is shown in the Attachment will accommodate RMS's request and will be fine-tuned further along in the process.</p>

Agency	Form of Consultation	Key Issues Raised	Response
		the provision of state infrastructure.	
Department of Industry – Lands	A letter was sent to DPI on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	A response was received from the Department of Industry - Lands on 17 <sup>th</sup> August 2017. The response raised the following concern regarding the use of Crown land to provide public open space for private development: Offset requirements for recreation and conservation lands cannot be placed onto adjacent Crown land, and the Department will not manage these lands to support private development.	
NSW Office of Water	A letter was sent to NSW OoW on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Transport for NSW	A letter was sent to TFN on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Rural Fire Service	A letter was sent to RFS on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Lake Illawarra Estuary Management Committee	A letter was sent to LIEMC on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	An email was received from the LIEMC on the 10 August 2017. Given the short time frame for a response the LIEMC is not in a position to provide comprehensive feedback. However, concern was raised over the proposed superlot boundary now encompassing land zoned as E3 and a significant piece of RE1.	
NSW Department of Education and Communities	A letter was sent to NSW DoEC on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Civil Aviation Safety Authority	A letter was sent to CASA on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A

Agency	Form of Consultation	Key Issues Raised	Response
Air Services Australia	A letter was sent to ASA on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Illawarra Regional Airport	A letter was sent to IRA on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A
Australian Department of Environment and Energy	A letter was sent to DoEE on 27 July 2017 providing information on the modification and requesting written feedback on the proposal.	No response received.	N/A