

RFP #8201911101

# BlueScope Lands Kembla Grange

## Kembla Grange

July 2022



# 1. Introduction (Planning Proposal)

In June 2020, BSL submitted a Planning Proposal (PP) to Wollongong City Council (Council) as part of a Neighbourhood Plan and Planning Proposal submission for the future urban development of four lots owned by BlueScope (AIS) Pty Ltd (BSL) at Kembla Grange. The land is within the West Dapto Urban Release Area (WDURA).

The four lots (collectively known as 'the site') are shown in **Figure 1-1** and consist of the following locations:

North of West Dapto Road, known as 84 Sheaffes Road, Kembla Grange:

- > Lot 1 DP 588139
- > Lot 2 DP 230137

South of West Dapto Road, known as 261 West Dapto Road, Kembla Grange:

- > Lot 1 DP 588140
- > Lot 1002 DP 1192327

The PP has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and in accordance with the document 'Planning Proposals: A Guide to Preparing Planning Proposals' (NSW Department of Planning, Industry and Environment).

The PP was ratified by Council via an extraordinary meeting on 29 April 2021 and submitted by Council to the Department of Planning & Environment (DPE) for review and determination via a Gateway Determination. Gateway Determination was issued by DPE to Council for the Planning Proposal on 4 February 2022.

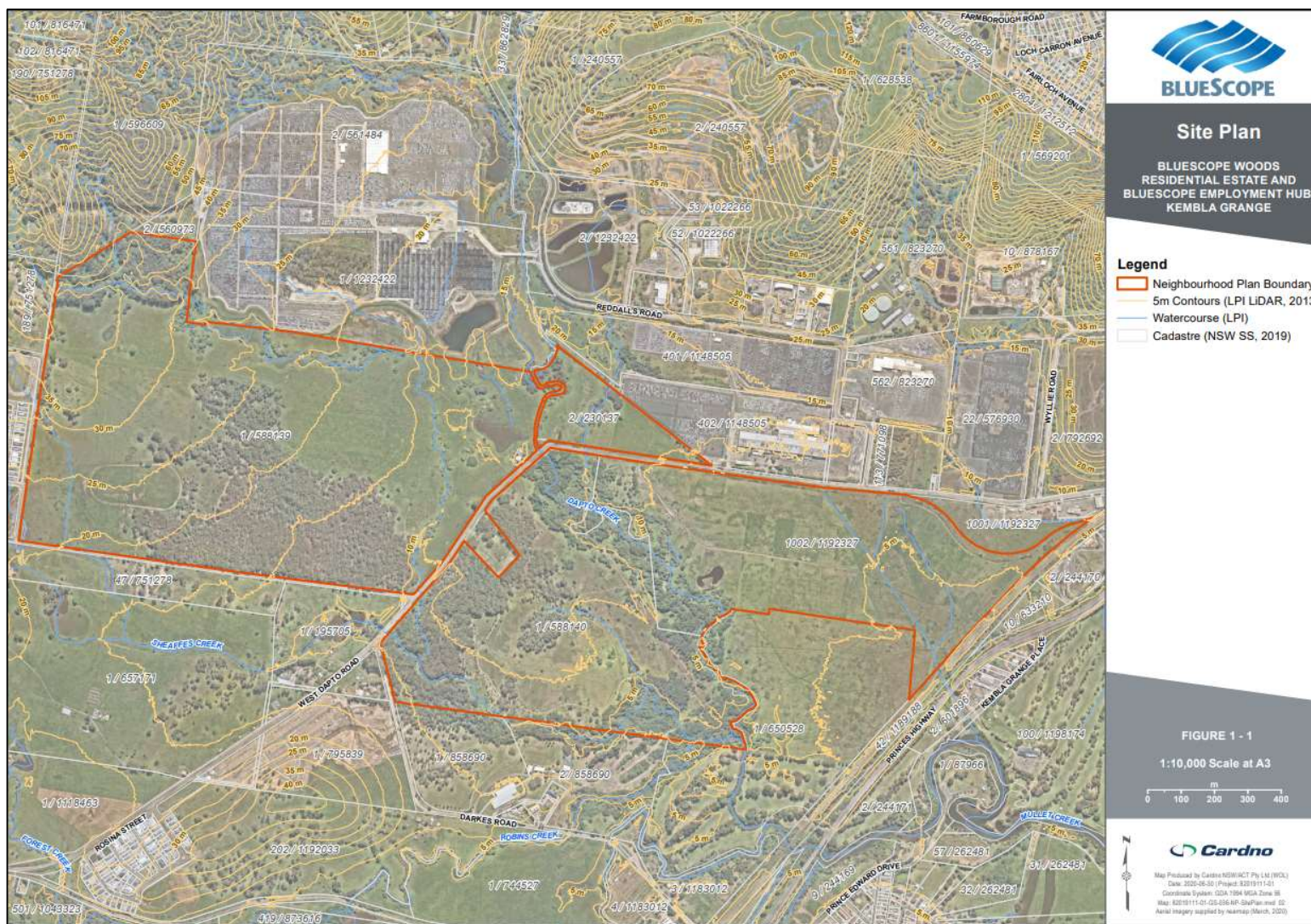


Figure 1-1 Site Location

## 2. Preparation for Public Exhibition

In accordance with the Gateway Decision Notice provided to WCC by the DPE, the Planning Proposal is required to be placed on public exhibition for 28 days for public consultation.

In preparation for the public consultation period, BSL have prepared this summary to confirm:

- All documents that were submitted as part of the original Planning Proposal have been updated (as required) to incorporate comments and requested changes from the Gateway Decision
- All actions outstanding associated with Requests for Information (RFIs) from WCC to Stantec/BSL have been adequately addressed (included in **Section 3** of this letter)
- Updated Planning Proposal map
- Updated Neighbourhood Plan map

A copy of the Planning Proposal, Neighbourhood Plan and suite of up-to-date documents that have been updated (since the original submitted PP documents) have been included in **Section 4** of this letter as well as the Attachments to this letter below.

### 3. Response to Planning Proposal Items

In line with the actions detailed in the Gateway Determination Notice (Letter), Gateway Notice Report and items raised by WCC in the recommendation to progress to Gateway (Council report dated 19 July 2021), BlueScope have undertaken the following actions to ensure that the Planning Proposal is ready for exhibition:

#### 3.1 Flooding

##### Gateway Determination Report- Table 7 9.1 Ministerial Direction Assessment

###### 4.3 Flood Prone Land

*This direction requires that a proposal must not rezone land in a flood planning area from an environmental zone to a residential or industrial zone.*

*This proposal is inconsistent with this direction. Flood information supporting the proposal identifies that the proposal is consistent with environmental controls for floodplain management, stormwater management and water sensitive urban design.*

*Council considers that further information is required to justify the inconsistency with this direction.*

##### Response:

The Planning Proposal seeks to rezone land in Environmental Protection to IN2 which aims to improve developability of the land for the intended purpose. The Water Cycle Management Report (Cardno, June 2020) which was prepared in accordance with the Floodplain Development Manual 2005 and is consistent with the NSW Flood Prone Land Policy indicates that although a portion of this land is subject to existing flood risk in the Pre-Development Scenario as shown in figures B1 to B11, the mitigations proposed as part of the development ensure that no area proposed for re-zoning is affected by flood risk in the Post Development Scenario shown in figures C1 to C11.

Cardno's Technical Memo dated 31 August 2021 outlines how the proposal aligns with the objectives of the LEP and enunciates the reasons for justification of this proposal, namely:

- The proposed development, and specifically the occupation of land currently defined as a floodway or in a high-risk flood precinct, is able to fully meet the objectives of the LEP (outlined in Section 3.4 of the Technical Memo) and the overall objectives of the NSW Floodplain Management Manual and therefore application of more narrow controls has the impact of sterilizing land that is capable of being developed
- The proposed development will not result in any increased flood impacts on adjoining land
- The proposed development does not result in any risk to life or cause any adverse impact to the capacity of existing evacuation routes
- The planned precinct evacuation routes (being the proposed Northern Distributor Extension) will have the capacity to cater for the proposed development
- There have been historic adjustments to the landform both within and to areas adjoining the site which have altered the nature of the flood behavior, which means that the floodway mapping documented in our WCMR does not necessarily reflect the historic floodway. The application of the pre-development floodway mapping detrimentally impacts the landholding which should not be an impediment to development if it can be managed and adjusted
- There are significant community benefits to allowing this proposal to proceed, including the provision of critical employment lands for the region and a net environmentally beneficial outcome.



The Ministerial Direction allows a Planning Proposal to be inconsistent so long as certain criteria are met, being:

*(c) the planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or*

*(d) the provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority.*

In the case of this Planning Proposal, it is accompanied by a Water Cycle Management Report (Cardno, June 2020) which was prepared in accordance with the Floodplain Development Manual 2005 and is consistent with the NSW Flood Prone Land Policy; and the components which would be considered inconsistent are of minor significance.

The Pre-Development High Risk Flood Precinct Map (**Attachment Two**) overlays the proposed rezoned land with the existing floodway and existing high risk flood precinct. This area will allow for critical employment land to be created where previously zoned land is not capable of being developed due to the existing flooding constraints. Whilst the area is within the pre-development high risk flood precinct, the proposal includes flood mitigation works that ensure there are no off-site impacts.

The extracts from the map shown below in Figure A and B shows the area proposed to be rezoned from C3 to IN2 with the existing (pre-development) high risk flood precinct and floodway extent to particularise the area inconsistent with the Ministerial Direction. Figure A extent is a minor adjustment that facilitates the orderly creation of the road network and does not diminish the required riparian offsets in Dapto Creek. This is further outlined in Technical Memo dated 8 November 2021.

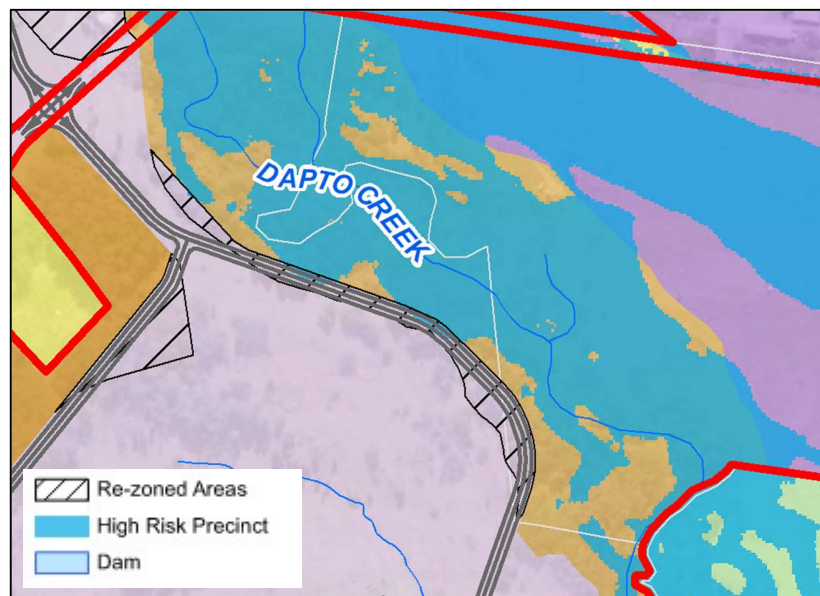
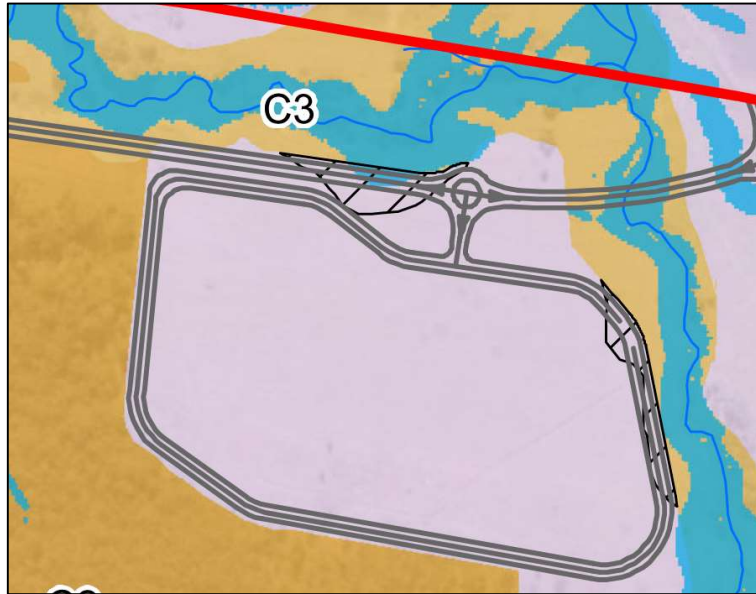
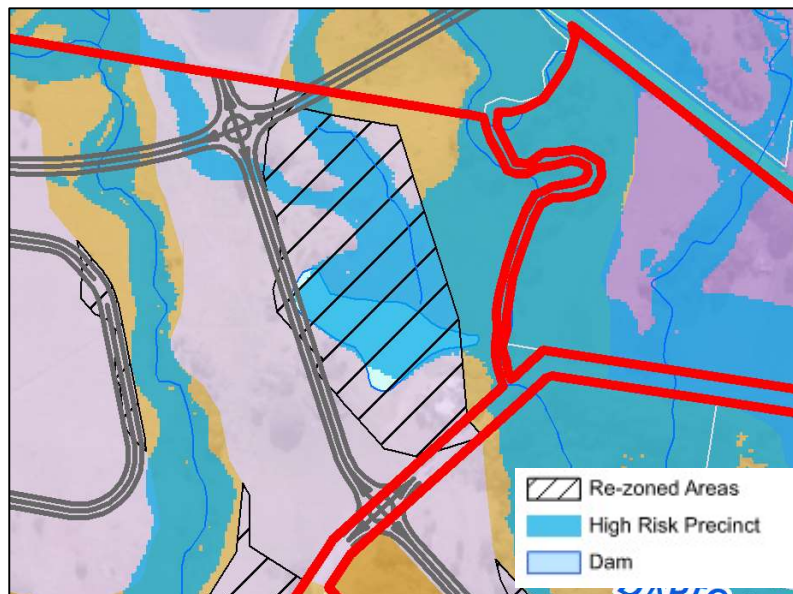


Figure A – Extract from the Pre-Development High Risk Flood Precinct Map at Dapto Creek



*Figure B – Extract from the Pre-Development High Risk Flood Precinct Map at NDE*

Figure B is a minor adjustment that facilitates the orderly creation of the critical road network, being the NDE, the alignment of which has been proposed by Council. Whilst the planning pathway for the NDE may not require the rezoning, this adjustment is an opportunity to realign the zoning boundary.



*Figure C – Extract from the Pre-Development High Risk Flood Precinct Map at Area B Industrial*

Figure C extent is more substantial; however, it should be noted that the majority of this area is in fact a man-made dam, which is a historic adjustment to the landform which is creating an artificial outcome for the existing flood risk precinct which can be mitigated in the post development scenario (see Figure D).

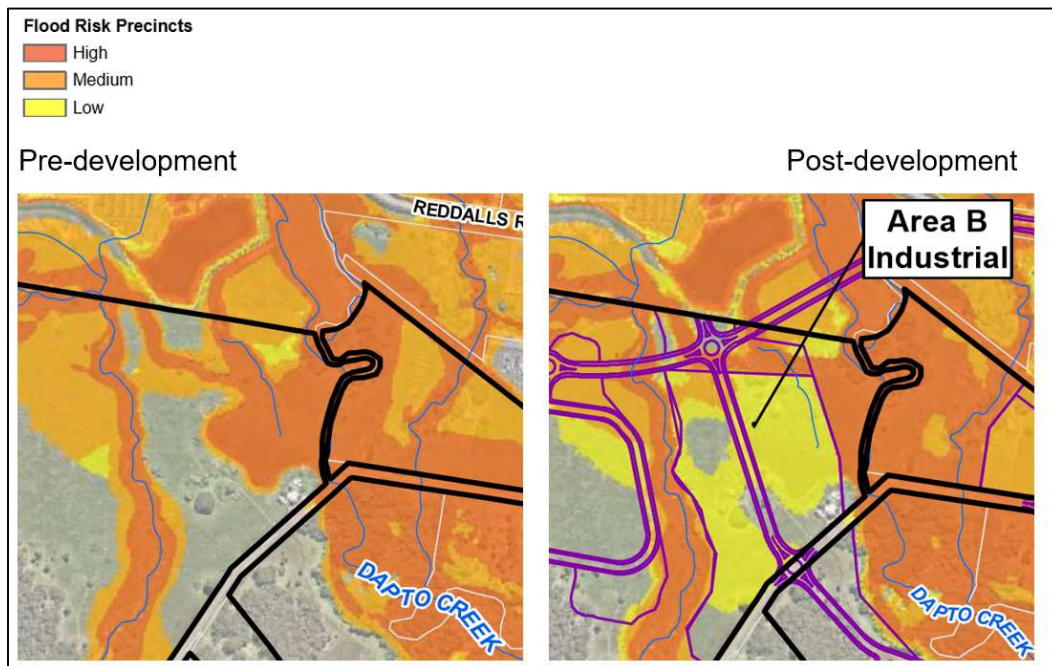


Figure D – Flood Risk Precincts in the pre and post development scenarios

The area proposed for rezoning is also not identified as an Objective 1, 2 or 3 under the Wollongong City Council planning framework as can be seen in Figure E.

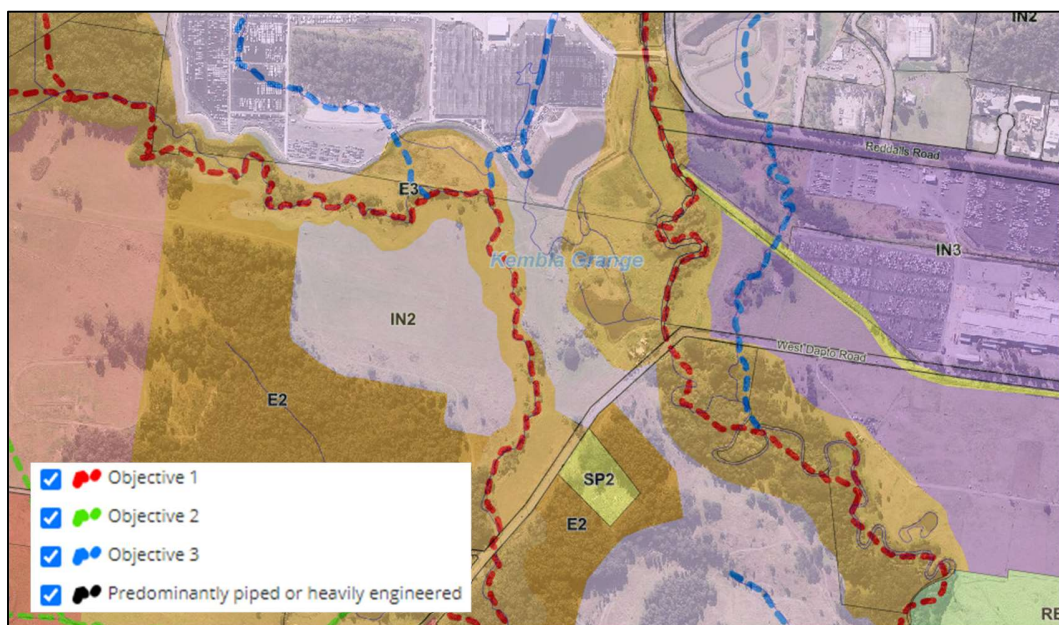


Figure E: Watercourse values at the confluence located in Area A (Industrial), B and C as identified by Wollongong City Council

Given this, the inconsistency is of minor significance and is shown through the Water Cycle Management Report to be able to be meet the objectives of the LEP and the NSW Floodplain Management Manual.



## Gateway Determination Report- Table 9 Environmental Impact Assessment

### Flooding

*The site is within the Mullet Creek catchment and parts of the site are flood affected. Development of the industrial areas will require landform medication to mitigate flood impacts. Council found that additional flood investigations are required to determine whether the proposed zone boundaries and required mitigation measures are appropriate with respect to flooding. This work will be completed prior to exhibition and may result in changes to the proposal*

### Response:

Development of the industrial areas which are proposed for rezoning will require landform modification as shown in the Neighbourhood Plan with an indicative average fill of 1.0m. These flood mitigation works have been summarized in the figures below which is overlaid on the ARI 100 Impacts map.

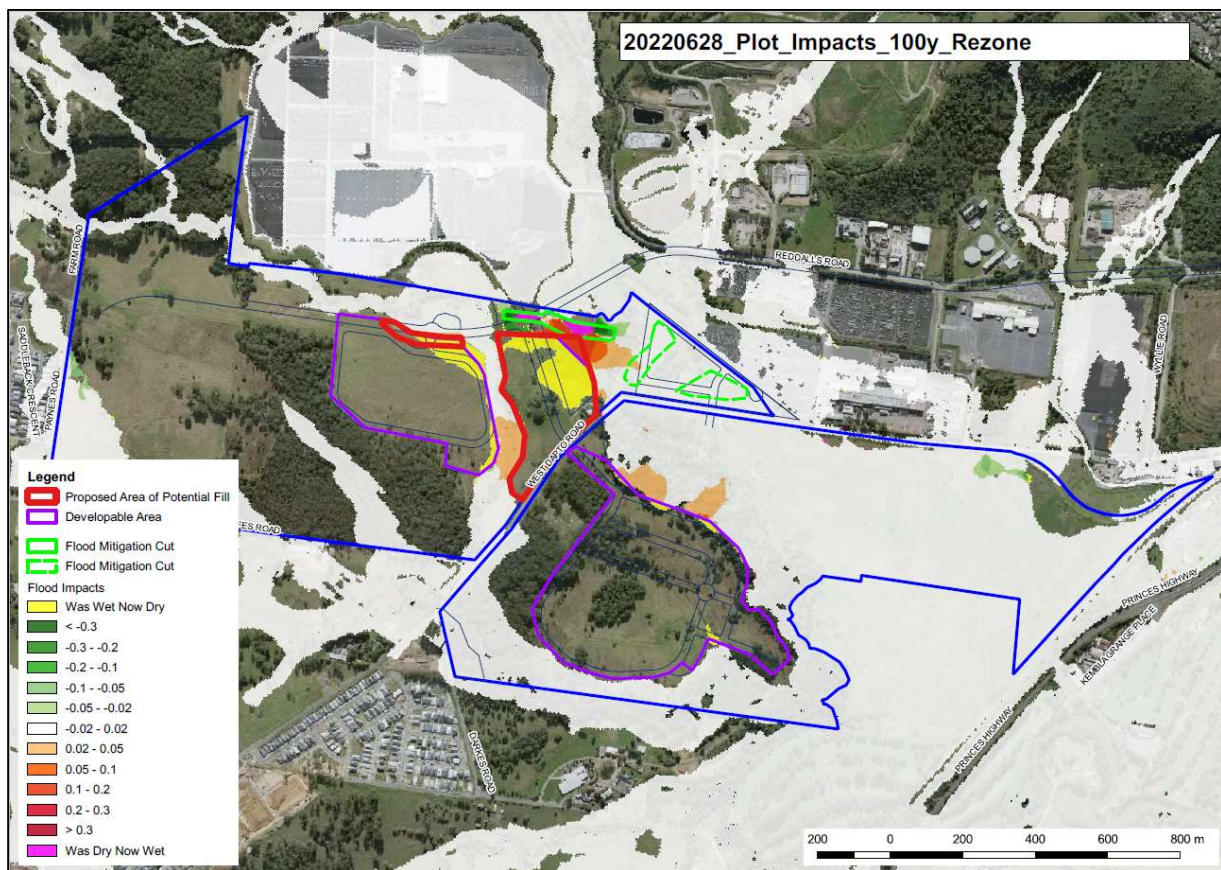


Figure F: Post Development - 100 Year ARI Impacts.

As noted in the response to Item 7, the majority of this area is a man-made dam, which is a historic adjustment to the landform. The Photograph below shows the homestead, along with the dam site to provide further perspective to this site.



*Photograph A: Site photograph of the existing dam, indicating the significant landform adjustment and homestead.*

In the following aerial images (Photograph B through D), it can be seen that the dam was constructed between 1972 and 1980.



*Photograph B: Aerial photograph of the area of the existing dam, 1972.*





*Photograph C: Aerial photograph of the area of the existing dam, 1975.*



*Photograph D: Aerial photograph of the area of the existing dam, 1980.*

In previous iterations of the proposal, there was more significant landform modification proposed to the existing IN3 zoned land. This portion of the Neighbourhood Plan proposal has been placed on hold pending further investigations. In order to confirm that the delay of these proposed works does not substantially change the results of the flooding assessment, this model was re-run and the results are shown in Figure F.

## 3.2 Heritage

### Gateway Determination Report- Objective 23: Celebrate, Conserve and Reuse Cultural Heritage

*The proponent is undertaking additional archaeological studies that will be finalised prior to exhibition of the proposal. The site contains locations recorded under the Aboriginal Heritage Information Management System showing historic use of the land by local Aboriginal people. These are generally located in areas of environmental value and will be protected through the environmental zoning of significant areas. Further work is being done in this area to ensure appropriate recognition and protection of Aboriginal Heritage, European Heritage and Natural Heritage. While not part of the planning proposal, the Neighbourhood Plan also recommends that interpretation and signage associated with the former Dapto radio telescope be included to recognise the role the site played in the development of this technology.*

#### Response:

A S140 and AHIP have been granted by DPE Heritage NSW and issued to BlueScope. Works are underway to undertake test pitting onsite and to complete investigations and reporting by a qualified archaeologist.

It is noted that due to recent inclement weather caused by the La Nina' weather event, these onsite investigations and subsequent reports will not be completed prior to public exhibition being undertaken. WCC have confirmed (see email from WCC in Attachment Seven) that the Planning Proposal can progress to public exhibition with the heritage assessments and reporting to be undertaken as soon as possible.

### Gateway Determination Report- Table 7 9.1 Ministerial Direction Assessment

#### 2.3 Heritage Conservation

*The planning proposal is supported by Aboriginal and non-Aboriginal cultural heritage assessments which identify the presence of Aboriginal and non-Aboriginal cultural heritage items. Council has asked the proponent to undertake further heritage studies prior to exhibition of the planning proposal.*

*Council anticipates that the proposal will be consistent with this direction however this will be determined following the provision of additional information prior to exhibition.*

#### Response:

A S140 and AHIP have been granted by DPE Heritage NSW and issued to BlueScope. Works are underway to undertake test pitting onsite and to complete investigations and reporting by a qualified archaeologist.

It is noted that due to recent inclement weather caused by the La Nina' weather event, these onsite investigations and subsequent reports will not be completed prior to public exhibition being undertaken. WCC have confirmed (see email from WCC in Attachment Seven) that the Planning Proposal can progress to public exhibition with the heritage assessments and reporting to be undertaken as soon as possible.



### 3.3 Local & State Planning Constraints

**Gateway Determination Report- Item 1: Removal of Land on Darkes Road requesting to be rezoned from E3 to R3**

**Response:**

Removal of land on Darkes Road has been updated in the attached NP mapping submitted as part of this letter. This has been undertaken in line with the above action and shown in the revised NP in **Attachment One** of this letter.

**Gateway Determination Report- Table 6 Local Strategic Planning Assessment**

*Illawarra Escarpment Strategic Management Plan 2015*

*The proposal is consistent with the principles in this plan. Council chose not to support an R3 zoning on land closer the Escarpment (which was part of the original submitted proposal by BlueScope) to protect the environment including visual impacts.*

**Response:**

The R3 zoned land in proximity to the escarpment have been updated in the NP and PP zoning and included as part of this submission. These updates have been undertaken in line with discussions between BlueScope and WCC.

**Gateway Determination Letter- Item 1: The Planning Proposal is to be Updated Prior to Public Exhibition to:**

*Amend Part 2 Explanation of Provisions to remove the reference to proposed rezoning of land on the corner of West Dapto Road and Darkes Road from C3 to R3 to reflect the proposal that was supported by Council.*

**Response:**

Removal of land on Darkes Road has been updated in the attached NP mapping submitted as part of this letter. This has been undertaken in line with the above action and shown in the revised NP in **Attachment One** of this letter.

**WCC Council Report- Item 9: The draft Neighbourhood Plan (Attachment 6) be updated to reflect the draft Planning Proposal and be exhibited with the draft Planning Proposal.**

**Response:**

A copy of the draft Neighbourhood Plan and Planning Proposal figure (Zoning) has been attached to this letter in **Attachment One**. These updates have been made based on consultation and discussions with WCC in line with the meeting minutes attached and correspondence attached to this letter.

**Gateway Determination Report- Table 7 9.1 Ministerial Direction Assessment**

*2.2 Coastal Management*

*The objective of this direction is to protect and manage coastal areas. It notes that a proposal must now allow increased development on land within a coastal wetland. Council has asked the applicant to provide additional flood information which will better inform consistency with this direction.*

#### Response:

Council communicated at a meeting between BlueScope, Cardno and WCC held 30 March, 2022 that an amendment to the Coastal Management SEPP will not be pursued. A copy of the minutes where this item was discussed has been attached to this letter in **Attachment Three** for councils' reference.

### 3.4 Contamination

#### Gateway Determination Report- Table 7 9.1 Ministerial Direction Assessment

##### 2.6 Remediation of Contaminated Land

*The objective of this direction is to reduce the risk of harm through the consideration of contamination and remediation by a planning proposal authority.*

*A preliminary site investigation has identified various potential areas of concern. Council will require a letter from an accredited auditor. This will be required prior to exhibition. Council anticipates the proposal will be consistent with this direction however this will be determined following the provision of additional information prior to exhibition.*

#### Response:

This item was confirmed as closed at the meeting between WCC, BlueScope and Cardno on March 30, 2022. A copy of the letter provided by an accredited EPA auditor with interim advice has been attached to this letter in **Attachment Four** as well as associated correspondence providing this documentation to WCC staff.

#### Gateway Determination Report- Table 8 Assessment of Planning Proposal Against Relevant SEPPs

##### SEPP55 – Remediation of Land

*Preliminary site investigations have identified several areas of potential concern that need further investigation. Council has asked the proponent to arrange for an accredited site auditor to provide an Interim Advice Letter relating to the future management and monitoring and Site Audit requirements for the land.*

#### Response:

This item was confirmed as closed at the meeting between WCC, BlueScope and Cardno on March 30, 2022. A copy of the letter provided by an accredited EPA auditor with interim advice has been attached to this letter as well as associated correspondence providing this documentation to WCC staff.

#### Gateway Determination Report- Table 9 Environmental impact assessment

##### Site Contamination

*The site is identified as contaminated land with several Potential Areas of Concern identified. SEPP55 will apply to future development of the site. As a result, Council has required a NSW EPA accredited site auditor to issue an Interim Advice Letter to support the planning proposal. Council will want this information prior to exhibition of the proposal.*

#### Response:

This item was confirmed as closed at the meeting between WCC, BlueScope and Cardno on March 30, 2022. A copy of the letter provided by an accredited EPA auditor with interim advice has been attached in **Attachment Four** to this letter as well as associated correspondence providing this documentation to WCC staff

## Bushfire Management

### Gateway Determination Report- Table 7 9.1 Ministerial Direction Assessment

#### *Direction 4.4 Planning for Bushfire Protection*

*The site contains areas mapped as bushfire prone land. A bushfire strategic study has been prepared to support the planning proposal. Council considers the proposal can comply with the Direction. The Direction requires Council to consult the Rural Fire Service on the proposal prior to exhibition.*

#### **Response:**

WCC noted at the meeting on 30 March 2022 that a consultation package would be provided to the Rural Fire Service prior to exhibition. WCC to provide this information to RFS and manage this process in accordance with the Gateway Determination. A copy of the minutes where this item was discussed has been attached to this letter in **Attachment Three** for councils' reference.

### Gateway Determination Report- Table 9 Environmental Impact Assessment

#### *Bushfire*

*A bushfire report was undertaken in accordance with Planning for Bushfire Protection 2019. The report identifies vegetated areas as a potential bushfire hazard and makes recommendations for mitigating potential impacts. Council considers that bushfire impacts will be managed through road/subdivision design at the development application stage. NSW Rural Fire Service will be consulted on the proposal as a requirement of Ministerial Direction 4.4. Planning for Bushfire Protection.*

#### **Response:**

WCC noted at the meeting on 30 March 2022 that a consultation package would be provided to the Rural Fire Service prior to exhibition. WCC to provide this information to RFS and manage this process in accordance with the Gateway Determination. A copy of the minutes where this item was discussed has been attached as **Attachment Three** to this letter for councils' reference.

### Gateway Determination Report- Item 1: The Planning Proposal is to be Updated Prior to Public Exhibition to:

*Incorporate the outcomes of consultations with the NSW Rural Fire Service.*

#### **Response:**

WCC noted at the meeting on 30 March 2022 that a consultation package would be provided to the Rural Fire Service prior to exhibition. WCC to provide this information to RFS and manage this process in accordance with the Gateway Determination. A copy of the minutes where this item was discussed has been attached as **Attachment Three** to this letter for councils' reference.

### 3.6 Biodiversity

#### Gateway Determination Report-Table 9 Environmental Impact Assessment

##### *Flora and Fauna*

*The site contains several threatened fauna species and areas of EECs (Illawarra Lowlands Grassy Woodland). These areas are generally protected through the application of environmental zones and within the existing Biobank site and future Biodiversity Stewardship area.*

*Biodiversity and environmental investigations supporting the proposal have identified that areas that are being rezoned from an environmental to an industrial zone are unlikely to contain threatened or endangered species.*

*However, given the values of the site there remains a potential for industrial and residential development to have an impact on native flora and fauna. Future development will likely require survey and assessment under the Biodiversity Assessment Method and the preparation of Biodiversity Development Assessment Reports to support the applications. DPE – EES will be consulted on the proposal if a Gateway determination is issued. The protection of flora and fauna will be further considered through future development application processes.*

##### **Response:**

BlueScope acknowledge that DPE-EES will be consulted on the proposal now that Gateway Determination has been issued. It is also noted that flora and fauna will be considered through future development applications over the site.

#### Gateway Determination Report- Section 8. Assessment summary

*Based on the assessment outlined in this report, the proposal must be updated before consultation to:*

*Clearly identify that the Biodiversity Stewardship agreement falls outside of the scope of the planning proposal.*

##### **Response:**

As noted in the Gateway Determination, the stewardship site is not part of the Planning Proposal and will be managed separately from the exhibition process. The stewardship agreement does not include an amendment to the LEP.

#### Gateway Determination Letter- Item1: The Planning Proposal is to be Updated Prior to Public Exhibition to:

*Clarify that the proposed Biodiversity Stewardship agreement does not involve an amendment to the Wollongong LEP so will sit outside of the planning proposal process.*

##### **Response:**

As noted in the Gateway Determination, the stewardship site is not part of the Planning Proposal and will be managed separately from the exhibition process. The stewardship agreement does not include an amendment to the LEP.

**WCC Council Report- Item 4: The proposed 48.51 ha Biodiversity Stewardship site across Lot 1 DP 588139 and Lot 1 DP 588140 be supported in principle, subject to further consultation with Council Officers, the Biodiversity Conservation Trust and the NSW Department of Planning, Industry and Environment and the following be addressed prior to a Gateway Determination**



*a) The applicant address the proposed dedication of E2 and E3 lands including the current western Biobank site and proposed Biodiversity Stewardship site, including details of in-perpetuity funding for the restoration and enhancement of the site.*

*b) The applicant discuss the potential for Biodiversity Certification of the Planning Proposal/Neighbourhood Plan area with the NSW Department of Planning, Industry and Environment to streamline and provide certainty in planning outcomes, future development and biodiversity impact assessment and offsetting.*

**Response:**

As noted in the Gateway Determination, the stewardship site is not part of the Planning Proposal and will be managed separately from the exhibition process. Gateway Determination has now been issued and this land will be managed under the signed Biobank terms of agreement.

### 3.5 Other

#### **Gateway Determination Report- Item 1: The Planning Proposal is to be Updated Prior to Public Exhibition to:**

*Incorporate the outcomes of the further studies into heritage; flooding and contamination proposed by Council as identified in the planning proposal*

#### **Response:**

As noted in the comments above, a copy of the correspondence showing the closure of contamination assessments undertaken reviewed by an accredited auditor. The site has received s140 and AHIP approvals to undertake testing of heritage on the site. Flooding information has been included in this letter through responses to points 7, 11 and 19 as well as information included in technical memos attached to this letter.

#### **WCC Council Report- Item 3: The draft Planning Proposal not be referred to the NSW Department of Planning, Industry and Environment for a Gateway Determination, until the following additional studies are submitted to Council within three (3) month period**

- a) Amended Flood Study and Stormwater Assessment.*
- b) Studies or information to justify the inconsistencies with Ministerial Directions.*
- c) Archaeological Testing of areas of moderate – high Aboriginal Archaeological Potential as recommended in the Biosis Archaeological Report.*
- d) Archaeological Research and Design Report for Testing of Areas of high Archaeological Potential (non-Aboriginal) as recommended in the Biosis Archaeological Report.*
- e) Tree Testing of Heritage Item No. 6326 to be carried out as recommended by the Arborist Report prepared by Moore Trees, dated June 2020.*

#### **Response:**

- a) Additional Technical Memorandums have been submitted to support the Flooding and Stormwater Assessment as per the documentation table in Section 4 of this letter.**
- b) All revised information and studies submitted have been included in the documentation table in Section 4**
- c) A S140 and AHIP have been granted by DPE Heritage NSW and issued to BlueScope. Works are underway to undertake test pitting onsite and to complete investigations and reporting by a qualified archaeologist.**
- d) A S140 and AHIP have been granted by DPE Heritage NSW and issued to BlueScope. Works are underway to undertake test pitting onsite and to complete investigations and reporting by a qualified archaeologist.**
- e) Tree testing was undertaken in accordance with action above by Moore Trees in August 2020. A copy of the findings from the tree testing undertaken for Heritage Item No. 6326 has been included as Attachment Six to this letter for councils' reference.**

## 4 Updated Planning Proposal Documentation

Report No.	Planning Proposal Document	Updated since application?	Status
<b>Planning Proposal Report</b>			
Appendix A	Water cycle management study	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix B	Ecological constraints assessments	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix C	Traffic Impact assessment	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix D	Bushfire assessment	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix E	Aboriginal cultural heritage assessment and archaeological report	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix F	Arboricultural development assessment report	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix G	Preliminary site investigations	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix H	Statement of heritage impact	<b>No</b>	Still active- consistent with the current Planning Proposal.
<b>Neighbourhood Plan Report</b>			
Appendix A	Traffic Impact assessment	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix B	Water cycle management study	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix C	Ecological constraints assessments	<b>No</b>	Still active- consistent with the current Planning Proposal.

Appendix D	Bushfire assessment	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix E	Preliminary site investigations	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix F	Aboriginal cultural heritage assessment and archaeological report	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix G	Statement of heritage impact	<b>No</b>	Still active- consistent with the current Planning Proposal.
Appendix H	Arboricultural development assessment report	<b>No</b>	Still active- consistent with the current Planning Proposal.

<b>Post submission documents</b>			
<b>Document Name</b>	<b>Description</b>	<b>Reason for submission</b>	<b>Submission Date</b>
Technical Memo	PP-2020/4 RFI Discussion	Technical memo submitted to WCC dated 31/08/21 associated with RFI's received from WCC for the Planning Proposal.	31/08/2021
Technical Memo	Draft Site-Specific Provisions to Development Control Plan- CH 16 West Dapto	Technical memo addressing draft DCP amendments and updates to the RFI's requested by council for the Planning Proposal.	24/09/2021
Technical Memo	Riparian Corridor Assessment – Sheaffes Creek and Dapto Creek	Technical memo submitted to WCC dated 8/11/21.	8/11/2021
Letter	8201911101-COR-001_00-01_Letter RFI Response to Council NP PP RFI Ver 0	Letter to WCC responding to the RFI request "Appendix 1- internal comments" provided by WCC dated 21/06/21	21/06/2021
Neighbourhood Plan	Updated Figure	Updated Neighbourhood Plan figure in accordance with the changes agreed with council through consultation on the original application and recommendations outlined for	22/07/2022



		the Planning Proposal in the Gateway Decision Notice.	
Planning Proposal	Updated Figure- Proposed Zoning	Updated figure showing the Proposed Zoning across the Planning Proposal in accordance with the changes agreed with council through consultation on the original application and recommendations outlined for the Planning Proposal in the Gateway Decision Notice.	22/07/2022

## 5 Summary & Next Steps

In addition to the documents that have been attached as evidence for closure of actions in **Section 3** of this letter, BlueScope have also provided a drop box link for council to access all files listed in **Sections 3 and 4**. A copy of this access link has been included below:

### [BlueScope Kembla Grange Planning Proposal \(Exhibition Pack\)](#)

BlueScope request WCC review this package of information and confirm that all information has been received to enable the public exhibition process for the Planning Proposal to commence. Should WCC have any questions or require further information to progress the Planning Proposal onto the public exhibition phase, please feel free to contact myself directly at [justine.wallis@cardno.com.au](mailto:justine.wallis@cardno.com.au)

Yours Sincerely,



**Justine Wallis**

Project Manager

Phone: (02) 4231 9641

Email: [justine.wallis@cardno.com.au](mailto:justine.wallis@cardno.com.au)

## Attachments



**Attachment One:**

**Updated Neighbourhood Plan**



**Attachment Two:**

**Pre-Development High Risk Precinct Map**

### **Attachment Three**

**BlueScope, Cardno & WCC Meeting Minutes (30 March 2022)**

## **Attachment Four**

### **Technical Memo: Riparian Corridor Assessment**

## **Attachment Five**

**Correspondence and advice regarding contamination auditor (interim advice).**

## **Attachment Six**

**Arboricultural Development Assessment Report (prepared by Moore Trees- August 2020)**

### **Attachment Seven**

Email from WCC (6 July 2022) confirming heritage studies would not form part of the package for public exhibition.