

TRUenergy COMMUNITY LIAISON GROUP

MEETING NOTES MAY 2012: ADOPTED 15 AUGUST 2012.

MEETING	TALLAWARRA COMMUNITY LIAISON GROUP MEETING		MEETING NUMBER 2/2012
HELD AT	TRUENERGY TALLAWARRA SITE, WOLLONGONG		DATE 16 MAY 2012
PROJECT	TALLAWARRA		
ATTENDEES	Doug Prosser Chris Brandis Rita Webb Cheryl Lappin Anthony Savenkov Brendan Blakeley Georgie Wheadon Paul Grech Peter Johnson Renaë Riviere Graham Dowers John McIntyre	Community member (former Chair Lake Illawarra Authority) Illawarra Bird Observers Club Dapto Chamber of Commerce Shellharbour Council TRUenergy Elton Consulting (facilitator) Elton Consulting (notetaker) Statutory Planner, Grech Planning Statutory Planner, Grech Planning Conservation Volunteers Australia TRUenergy TRUenergy	
APOLOGIES	Graham Towers Sharralyn Robinson Kevin Cassenago Werner Steyer Andrew Knowlson Garry Doughty	Department of Planning Illawarra Local Aboriginal Land Council Lighthouse Church iBUG Duck Creek Catchment Community Group Illawarra Cycle Club	
DISTRIBUTION	To all invitees		
ITEM NO.	DESCRIPTION	ACTION	DATE
1.0	Welcome & Introductions – Brendan Blakeley, Elton Consulting		
	Brendan Blakeley from Elton Consulting opened the meeting at 4:30pm. Comments and amendments were sought on the notes of the last meeting. The notes were accepted without amendment.		
2.0	Tallawarra A – John McIntyre, TRUenergy		
	The power station has been running very well since the previous inspection and overhaul. With the exception of a minor outage, the plant has been operating continuously. Around the power station, some fishermen have been cutting fences and locks to enter areas deemed unsafe. Measures have been taken to protect peoples' safety, for example, installation of security mesh and signage. This remains an ongoing concern.		
3.0	Tallawarra B power station – Graham Dowers, TRUenergy		
	In the short term the market does not warrant a new energy production plant. Factors that have impacted this decision include: <ul style="list-style-type: none"> • a slow downturn in the demand for energy; • gas prices and their connection to the global market; • climate conditions and the growing market share taken up by wind 		

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	<p>based renewable energy.</p> <p>CLG member: Does TRUenergy look into Coal Seam Gas?</p> <p>Graham: TRUenergy are essentially a contractor of gas services. We have a 20% interest in a coal seam gas project, Narrabri Gas Project. Santos have taken over ownership and operation of this project and are currently returning the plant to best practice.</p>		
4.0	<p>Tallawarra Lands – Anthony Savenkov, TRUenergy; Paul Grech and Peter Johnson, Statutory Planners, Grech Planning</p>		
	<p><i>Anthony Savenkov – General Maintenance and Repair</i></p> <p>A re-emerging issue for the site is feral pigs. They are a concern because they can destroy native flora and fauna, potentially spread disease, and also attract illegal hunting.</p> <p><i>Anthony Savenkov - Concept Plan application</i></p> <p>TRUenergy has responded to feedback received during exhibition with the Preferred Project Application it has lodged for exhibition with the Department of Planning & Infrastructure.</p> <p>Anthony pointed out the key refinements to the Concept Plan, including:-</p> <ul style="list-style-type: none"> • Core uses and locations are the same except for some minor adjustments. E.g. The northern precinct has a slightly different layout and ridge area; there is now a dedicated cycle lane in this area. • The colour of lines (on the plans) marking shared-use paths and other paths has been changed to make the distinction clearer. • A potential road connection to Hayward's Bay has been included (detailed planning will follow). <p>CLG member: Could you explain more about the link to Haywards Bay? Wouldn't it be better to take the road that currently goes through the lake area around the wetlands?</p> <p>Anthony: Based on the feedback of government agencies and others, a secondary link has been reinstated to provide better connectivity. The conceptual route is directly route along an embankment of the former railway line. This avoids a pocket of higher value conservation land to its west. The masterplan is at concept stage approval stage; subject to approval, elements such as this road alignment will undergo further detailed planning and design.</p> <p>CLG member: What are you going to do with the bridge?</p> <p>Anthony: Flood modelling indicates that the bridge is a flood hazard, so will likely need to be replaced by one with a more flood-friendly design.</p> <p>CLG member: Is the second main entrance roughly at the Yallah Woolshed?</p> <p>Anthony: The potential entrance is about 500 metres north of the Woolshed.</p>		

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	<p><i>Paul Grech – Infrastructure Delivery Strategy</i></p> <p>The Concept Plan will have a new, though similar, set of commitments relating to consultation requirements for the provision of infrastructure and ownership of lands. Grech Planners have been commissioned to take these commitments to the next stage. E.g. Grech will consult with Wollongong City Council (local infrastructure), State Government (state infrastructure) and Lake Illawarra Authority (open space/conservation lands) and conservation land managers such as Bush Heritage Australia.</p> <p>To date we have held one meeting with each of the government organisations to determine:</p> <ul style="list-style-type: none"> • how open space will be divided up • Potential planning mechanisms will be used to transfer ownership • Potential ownership models. <p>CLG members: Wouldn't you still need agreement with RMS about road maintenance?</p> <p>Paul: Local roads, community facilities, connecting subways and pathways and local drainage that have to stay in local ownership will be identified for transfer to Council or a local authority.</p> <p>State government infrastructure is mainly regional or arterial roads. The legislation for the planning controls for the area requires all applicants to make appropriate arrangements with the State government for state infrastructure.</p> <p>Draft documents require developers pay money to the State government that contributes to a list of infrastructure items including road infrastructure. TRUenergy is investigating if it would be better to provide this infrastructure outright rather than the payment.</p> <p>CLG member: What about the Sydney Water Strategy?</p> <p>Paul: There will be no timing delay for Sydney Water to supply water and sewage infrastructure for Tallawarra. We will meet the standard requirement for a water strategy. This will not have to be consulted on separately. We will also meet the requirement for a Utility Services Strategy.</p> <p>CLG member: Are you still proposing senior's living?</p> <p>Anthony: Yes, this option is an important part of the concept plan, and all of its relevant supporting studies (e.g. traffic, bushfire risk) have taken this use into account.</p>		
5.0	<p>Tallawarra Lands Concept Plan – Anthony Savenkov, TRUenergy</p>		
	<p><u>Superlot scheme</u></p> <p>The Tallawarra Lands site comprises many land parcels. The next key step for TRUenergy is to rationalise these in order that they align with the Concept Plan, which in turn reflects Council's Local Environment Plan zoning.</p> <p>Among other things, this will help with an orderly staging of the</p>		

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	development, and for the delivery of soft and hard infrastructure to be allocated to specific stages. Cadastral history of Tallawarra Lands Anthony provided a PowerPoint presentation outlining the history of previous subdivisions of the site, and how these have resulted in the current land parcels.		
6.0	Other matters		
	Brendan Blakeley from Elton Consulting asked the group if there were any other issues for discussion. No further questions were raised.		
7.0	Close and next meeting		
	Brendan Blakeley from Elton Consulting thanked the group and closed the meeting at 5:43pm. The next meeting was set, as previously agreed, for Wednesday 15 August 2012.		
If you have any questions in relation to these notes please contact Brendan Blakeley at Elton Consulting. Tel: 02 9387 2600 Fax: 02 9387 2557 Email: brendan@elton.com.au			