

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

MEETING	TALLAWARRA LANDS CLG MEETING	MEETING NUMBER	3/2007
HELD AT	TRUEENERGY TALLAWARRA SITE, WOLLONGONG	DATE	20 JUNE 07
PROJECT	TALLAWARRA CLG MEETING		
ATTENDEES	<div> <div> Doug Prosser Andrew Knowlson John Osseweyer Cheryl Lappin Chris Brandis Rita Webb Rhonda Warner Maureen Magee Anthony Savenkov Graham Dowers Lloyd Townsend Geoff McEntee Lucy Greig Brendan Blakeley </div> <div> Lake Illawarra Authority Duck Creek Catchment Group Scout Association of Australia - South Coast Region Shellharbour City Council Illawarra Bird Observers Association Dapto Chamber of Commerce Resident East Dapto Residents Group TRUenergy TRUenergy TRUenergy TRUenergy Elton Consulting (Note taker) Elton Consulting (Facilitator) </div> </div>		
APOLOGIES	<div> <div>Sharralyn Robinson Graham Towers</div> <div>Illawarra Local Aboriginal Land Council Department of Planning</div> </div>		
DISTRIBUTION	To all invitees		

ITEM NO.	DESCRIPTION	ACTION	DATE
1.0	Welcome & Introductions – Brendan Blakeley, Elton Consulting		
1.1	<i>The meeting commenced just after 4.30pm. Brendan welcomed all those present. Apologies were received from Sharralyn Robinson of the Illawarra Local Aboriginal Land Council and Graham Towers of the Department of Planning.</i>		
1.2	<i>The minutes of the previous meeting were accepted without amendment. Adoption of the minutes was moved by John Osseweyer and seconded by Chris Brandis.</i> The CLG was joined by two new members: <ul style="list-style-type: none"> Rhonda Warner is President of Illawarra Community Services (formerly Dapto Neighbourhood Centre). ICS is a non government organisation which provides services throughout the Dapto area and surrounds. Rhonda is also a long term resident of Koonawarra. She may represent the ICS on the CLG – to be confirmed. RW is also interested in being part of the East Dapto Residents Group. Maureen Magee is a resident of Kanahooka and part of an East Dapto Residents Group, which she represents on the CLG. Maureen is interested in community, environment, Aboriginal issues and issues affecting young people. 		
2.0	Power Station Works Update – Graham Dowers and Geoff McEntee TRUenergy		
	Graham Dowers (GD) made the following key points: <ul style="list-style-type: none"> Steel works have commenced. The steel works being erected in the centre of the site 		

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will support the heat recovery steam generator ("HRSG") and part of the turbine area has also been formed. TRUenergy is about to receive modules for the HRSG and the generator and other large components of the turbine (in August 2007).

- Other ancillary works are underway – buildings, control rooms, switchyard, water system.
- Gas line works have recently commenced.
- A pump failure during the heavy recent rain caused minor flooding to part of the construction site.
- The next stage of works is dependent on when heavy equipment arrives (over the next two months).

Discussion

- CLG Member: How do you guarantee products purchased from Asian countries meet the relevant quality assurance standards?
- GD: Our investment in this plant is very high - quality assurance is critical for TRUenergy if the plant is to operate reliably.
Quality is something we do not take any risks with. A quality assurance company, PB Power, oversees the manufacture of these products. TRUenergy used an EPC contract to specify that it wanted 'tried and true designs'. TRUenergy's process involves design reviews and quality inspections.
TRUenergy sought to build a high quality gas turbine plant and preselected four manufacturers to build the power station: General Electric (US), Siemens (Germany), Alstom (Switzerland/France), and Mitsubishi (Japan). All submitted bids with the exception of Mitsubishi. A 6 month selection process ensued with Alstom emerging as the successful tenderer. Alstom was selected for a range of reasons including preferable environmental outcomes. TRUenergy entered into an engineer, procure & construct ("EPC") with Alstom whereby Alstom would erect the plant and 50 Alstom staff would remain onsite. Alstom subcontracts particular aspects of the work. Alstom has to meet a range of performance criteria.

Geoff McEntee ("GM") is responsible for managing the contract with Alstom. GM made the following key points:

Power station progress

Power plant

- Concrete works are drawing to a close
- Major buildings are well commenced.
- Major equipment is about to arrive via Port Kembla harbour – transport of equipment is only allowed on weekends. This is expected to take place from early July onwards and will be intermittent.
- A series of large loads of equipment will soon be delivered to the site.

Switchyard

- Good progress on switchyard is being made. The stone wall under construction is a better alternative to visually imposing concrete.
- All major electrical equipment on the site is in storage.

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Gas pipeline

- Gas pipeline works are due to commence on site in July, with anticipated duration of approximately 4 months.
- GM showed images of the following:
 - The switchyard: stonewall, warehouse and maintenance building, canal, pump and plants, location of generator, gas turbine and stack, administration and control building.
 - Feedwater storage tank image.
 - Top section of one of 10 HRSG modules.
 - Module length wise (packed for shipment) – this is made from high grade steel with an increased surface area to capture as much heat as possible. There is currently an audit being conducted on this piece of equipment.
 - Structure for turbine house on site.
 - Precast concrete admin and control building.

Programme

- Planned commercial load date is unchanged – with commencement of operation and formal opening in 2008.
- Geoff showed diagram of Tallawarra CCGT from a trade publication. GM re-explained the process for operation of the combined cycle power plant.

Discussion

- CLG Member: How does the proposed stack compare in size with that of the old power station?
- GM: The proposed stack is 60m in height, compared with the old stack which was approximately 130-140m in height. Further, the new stack is located on a lower part of the site. The stack is proposed to be mid grey (which is heat resistant). It will have a couple lights on the top for navigation purposes. The building will be two-tone grey, cladding was recommended by the architect to minimise visual impacts of the building in the landscape. There will also be minor detailing around the building in the TRUenergy colours of teal green and lime green.

CLG Member: The colours should blend well with the landscaping when viewed from Shellharbour.

3.0 Site Maintenance Update – Lloyd Townsend, TRUenergy

Lloyd Townsend ("LT") is responsible for day to day operations regarding site services – ie managing flooding issues, general maintenance, etc.

LT made the following key points:

Lands Management

- Noxious weed spraying is continuing – this is done by the Noxious Weeds Authority (2-3 hours required for product to take effect).
- Noise level meters have been placed around the site to reference background noises.
- A small boat has been obtained for monitoring sea greases and temperature recording devices – in line with EPA requirements.

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- Mowing and slashing are continuing around site.
- There was a small grass fire on road side landscape mound.
- The Rural Protection Board conducts baiting of foxes.
- Illawarra Vocational Services is engaged to mow the site.
- Road side clearing of shrubs and overhanging tree branches is taking place in preparation for the arrival of wide loads.
- Integral Energy is maintaining power line towers and conducting tree lopping along foreshore road area.
- The design to convert the old bowling club into a Visitors Centre is being prepared for Council submission.
- Yallah Bay Road is in poor condition again after recent heavy rain. Council has patched the road.
- Sewage Treatment Plant (STP) – a graph showing spray irrigation usage was displayed. TRUenergy is allowed to spray 100,000L of water daily in line with EPA licence.

Discussion

- CLG Member: Council seems to be repairing Yallah Bay Road regularly. Is there an agreement between Council and TRUenergy whereby the developer contributes to the maintenance of the road?
- LT: There is no formal arrangement with Council.
- GD: When TRUenergy purchased the site the road was excised out of it. It is anticipated that the road will be completely renewed as part of the redevelopment.
- CLG Member: Do the three spikes on the graph indicate overflows due to rainwater?
- GD: The output from the STP can meet or be below the actual EPA requirements. The four ponds offer further provision for polishing inflow. The spikes are related to overall water inflows rather than sewage inflows. The treatment plant is a new package plant and is equipped to deal with a significant load.
- LT: There is a rain detector on top of the box that warns staff not to spray when it rains. TRUenergy sprays at well below half of the allowed spray irrigation level.
- CLG Member: Was there an abnormal flow this week? Someone I know reported the sprays being on for a long time recently.
- LT: Not to my knowledge. This could have been due to testing. Water readings are taken daily.
- CLG Member: Is there nutrient monitoring before water enters the lake?
- LT: Not from the hill, but from the sewerage pumping area (the fifth pit) – readings are taken at minimum every 3 months, and provided to the EPA annually. The readings are currently being undertaken monthly.
- CLG Member: Do you check nitrogen?
- GD: A BOD (dissolved oxygen) and TSS (total suspended solids) count is undertaken in line with EPA requirements. A secondary, supplementary way of monitoring this is through the smell of the water, level of bird activity and the visible colour and quality

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of water; none of which indicate any problems.

- DP: The LIA is not aware of any water quality problems arising from the STP even when the power station was operating at full capacity and with the old treatment plant.

Stage B

GD: TRUenergy is currently in the process of undertaking the environmental assessment.

The project:

- 300 to 400 MW open cycle gas turbines OCGT
- Liquid fuel back up with bunding
- Adjacent to Stage A
- Benefits regarding co-location – Utilise asset and resources from Stage A
- Peak generation growing at 400MW pa on NSW node
- Underpins TRUenergy's strategy of NSW retail entry
- Supports NSW grid with private equity power
- Part 3A Major Projects Planning. Local input to process in response to DGRs.
- 'Typical Layout' Stage B line realignment – showed: new transmission towers, rearrangement of existing transmission lines, reducing the number of lines – in liaison with Integral Energy.
- 'Stage B Layout' – showed entry points, proposed storage areas, etc, two stacks (likely to be approx. 30-40m in height and located to the north east of the existing stack).
- The peaker plant is operational at times of peak demand (i.e. in hot summers and cold winters). At present, peakers are operating quite heavily (at about 20%) operating quite heavily (up to 15%), but at other times expect lower levels of operation (1-10%). The operation of the plant is also dependent on the maintenance of grid equipment, and how reliably other plants are operating. Peaker plants provide the last line of backup which is designed to stop the grid going to brownouts or even blackouts.

Program

- The Minister is expected to make a decision on planning for Stage B towards the end of 2007. In parallel with this TRUenergy is preparing commercial documents. Pre-investment works are being undertaken. TRUenergy is likely to contract a supplier for installing the Stage B plant by early next year.

Discussion

- CLG Member: Does Tallawarra B have the capacity to operate more as the population grows?
- GD: Yes, but it would not be financially viable. Peaker plants are established because they are cheaper to build than a Tallawarra A type or another coal fired plant, however they are much more expensive to operate and generally do not provide baseline power.
- LT: Stage B does not use water for cooling purposes, as Stage A does.

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Discussion:

CLG Member: Is the Part 3A application with the Minister?

GD: The Minister has confirmed that a Part 3A application can be made and TRUenergy has made an application to the Minister under Part 3A. We have had a planning focus meeting and obtained the Director General Requirements (DGRs). TRUenergy is currently doing an Environmental Assessment.

4.0 Tallawarra Lands Update – Anthony Savenkov, TRUenergy

Anthony Savenkov (AS) made the following key points:

- Council has endorsed the amendments to its draft Local Environmental Plan required for the rezoning of Tallawarra Lands. The draft LEP is expected to go on public exhibition later this year.
- There is strong correlation between the draft Tallawarra Lands zoning map and the Tallawarra Lands structure plan presented at the previous Community Liaison Group meeting.

Discussion

- CLG Member: In a previous meeting it was proposed that there would be a presentation of the draft LEP?

AS: The draft LEP is a document prepared by Council. We shall invite Council to talk about the Tallawarra Lands components of its LEP to the group. In the mean time, you may wish to view the draft LEP map on Council's website. New members of the group may also wish to read the Tallawarra Lands Local Environmental Study, which has previously been distributed to the CLG, and can be found on Council's website.

ACTION: BB to send email with the relevant web links to all group members.

- CLG Member: Do you know whether Section 62 consultations (with other councils and government agencies) have been scheduled?
- GD: We understand that Council is currently preparing Section 62 letters to be distributed.
- CLG Member: The letters relating to the City wide LEP have been distributed. However, those regarding the Tallawarra site have not yet been received.

Comments on the Structure Plan

- BB: At the last CLG meeting we asked people if they would like to raise issues in relation to the Structure Plan. BB distributed a copy of Chris Brandis' concerns and suggestions regarding the area near the ash dam site and Cox's response indicating that the issues raised will be taken on board (**please see attached documents**).
- A CLG member expressed concern that some of the homes proposed for near the ash pond may create disturbances to ecological areas and have amenity impacts on houses in Hayward's Bay.
- CLG Member: Is the Masterplan being modified to reflect the draft LEP being created by Council?
- AS: The Structure Plan is intended as a very preliminary and indicative masterplan. As noted previously, it is subject to rezoning. It will undergo significant further work and input before reaching a level suitable for a development application.

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- CLG Member: The design intentions would be hard to enforce particularly without a DCP, or if the site is developed by a number of different builders. If I were Council I would like to develop a DCP that really spells out and specifies the design controls.
- The CLG Members expressed a preference for strong and binding design controls in the form of a DCP to ensure quality development where it occurs.
- CLG Member: Will TRUenergy do both the design and building? I think it would be much easier to achieve a quality outcome if both of these aspects of the project were controlled by TRUenergy.
- GD: No decision has been made regarding this.
- A CLG member noted it would be harder to ensure quality if the site was developed by a number of different developers.
- CLG Member: It is difficult to find developers who can manage both residential and industrial projects. Developers who particularly understand one field are unlikely to compromise on achieving quality, amenity, etc. He suggested the best outcomes (in terms of physical appearance and amenity) could be achieved on the Tallawarra site through a mixed approach.
- CLG Member: The northern part of the site is currently operated by a riding school. There is considerable concern among some long term residents of Kanahooka about the planned residential development on the northern part of the site and change of zoning in that area. Several of these residents attended the Tallawarra Community Information & Feedback Session (CIFS) and Council initiated meetings and are disappointed to see that the outcomes of these meetings have not been translated into actions. Residents want to see that area maintained as open space – for the continued operation of the riding school or an alternative use. The proposal has adverse social impacts on the local community which is not a wealthy community. This open space is part of the lives of people who live in East Dapto and has important social significance.
- CLG Member: At start of the consultation process the CLG said it would prefer that part of the site to be maintained as open green space. There are now 600 houses planned for that particular part of the site.
- CLG Member: We are running out of green space in Dapto and surrounds. This is a significant concern for people living in Koonawarra and those who value the iconic views from around the Lake. It holds a lot of emotional significance for local people. There is only one park in Koonawarra Bay and it is packed with people due to the shortage of open space in the local area. A recent small scale survey showed that many of the park users in Koonawarra Bay had come from West Dapto.
- A CLG member enquired whether it was possible to obtain/view a copy of this survey, and was advised that it was not.
- BB asked which particular uses would be missed.
- CLG Member: Visual amenity relating to open space, loss of access to the open space areas for use by young people – not just horse owners, loss of social connections and networks – particularly for young people from disadvantaged backgrounds, loss of opportunities for bike riding, walking, etc. The area also provides a place where kids can let off steam.
- CLG Member: The area provides an opportunity for informal use by local young people. Many families live in housing commission homes without social spaces and open spaces. It was noted that when the gate at the end of Gilba Road was closed for

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a period of time young people reported not being able to use the space.

- CLG Member: What types of specific uses would you envisage for that land? Even if it was dedicated to Council the land would have to be managed.
- CLG Member: Formalised bike tracks and a cycle path. If there is no funding available, maintaining the status quo is fine – and leaves an opportunity for future use of the area. This area is also an environment for quail breeding and other fauna such as snakes. The CLG Member noted she was happy with the planting the LIA is doing and would be pleased to assist with this work. If someone could manage the funding, the East Dapto Residents Group would be happy to manage initiatives around dumping in the lake and environmental programs.
- CLG Member: There are several significant Koori sites on the Tallawarra Lands site. The DKYC program auspiced by Illawarra Community Services assists young Aboriginal people to maintain their educational options – through land rehabilitation opportunities. There is an opportunity for these young people to be involved in Tallawarra. The CLG member would help to provide contact details for this group.
- GD: Yallah TAFE was previously involved in Aboriginal programs on the site and Illawarra Vocational Services and others have also been involved at various stages.
- CLG Member: You need to consider opportunities for participation by local young people in the design of open space areas to create a sense of ownership of the site. For instance young people could be involved in the design of areas of the foreshore or wetlands, outdoor furniture, walking tracks, etc.

5.0 Discussion and Next Steps – Brendan Blakeley, Elton Consulting

Action: BB to provide info materials to new members of the group – including copies of relevant meeting minutes.

GD: TRUenergy has completed its 2006 Social and Environmental Performance Report – Graham distributed copies to the group members.

Andrew Knowlson advised he will be an apology for the next meeting.

6.0 Close – Brendan Blakeley, Elton Consulting

6.1 Brendan Blakeley thanked all attendees for their participation and closed the meeting.

NEXT REGULAR MEETING: 4.30 pm Wednesday 15 August 2007 at Tallawarra Site Offices. Unless otherwise advised.

If you have any questions in relation to these minutes please contact Brendan Blakeley at Elton Consulting. Tel. 02 9387 2600 Fax. 02 9387 2557 Email. brendan@elton.com.au



Comments on the projected land use of the Tallawarra site as presented to the CLG by Phillip Grause on 18/4/07

In general the balance has been quite good and a credit to the designers with the only major concern of our group being the Precinct 10 area around the Ash Pond 3 and the associated small dams.

Ash Pond 3 and the adjacent dam is a wetland, although man made, of major significance in the Wollongong and Shellharbour area being a inland drought refuge and, with it being open and ephemeral, has a large range of bird life using the site throughout it's wet/dry cycle. There are very few large wetlands left in the area and this is the only largely ephemeral site left. It is, in our opinion, a much more important bird habitat than the degraded SEPP 14 wetland on the southern shore of the Duck Creek.

Our major concerns are that it is proposed to have housing on 2 sides and roads passing around and through the wetland which would produce major disturbances to the bird life. As well the housing would be a source of dogs and cats as well as trail bikes etc driving away some of the more sensitive species.

To over come this we propose 2 solutions :-

1. Extend the business park and housing on the northern side of Ash Pond 3 to the east and remove the roads so that the wetland becomes a continuous part of the green conservation zone to the east as shown below. The area to be zoned 7(a) or 7(b) with the drain besides the Hayward's Bay project to remain as a buffer and would retain the current good outlook of the Winton houses at the northern edge of the estate.

Remove the roads along the eastern, southern and central part of the ash pond/dam sites to ensure the area is as least disturbed as possible. There could be limited cycle and or walking tracks used if designed so as to reduce the disturbance to the birds using the area.

2. As above but reverse the housing/business park giving the houses an outlook onto the Duck Creek corridor rather than across Ash Pond 3 to the houses in the adjacent Haywood's Bay estate. This would also reduce the incidence of dog and cat disturbance in the area and the 3 current wetlands at the northern end of the bunded Ash Pond 3 basin should be included within the estate and used for storm water treatment before the water enters Duck Creek and then Lake Illawarra.

The Illawarra Bird Observers Club have produced reports on the bird life of the Tallawarra site and a report on the species using the Ash Pond 3/Dam site and the probable effect of disturbance can be prepared, if required, and used in future development considerations.

Chris Brandis

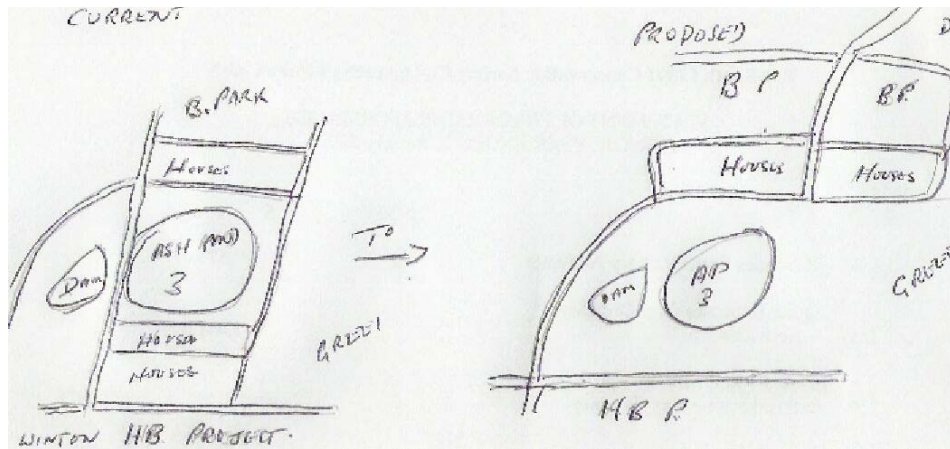
For the Illawarra Bird Observers Club

cbrandis@speedlink.com.au

(02) 4296 2837

19/4/2007

Rough sketch of proposal 1.



Cox Richardson

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MEMORANDUM

Architecture Planning Urban design Interior design Health facility design



Attention	Chris Brandis	Date	11-May-07	To	Initial	Date
Company		Fax no				
Copy to		Fax no				
Sender	Philip Graus	Pages incl. this form				
Project	Tallawarra Concept Master Plan	Job no				
Subject	THE ILLAWARRA BIRD OBSERVERS CLUB					
				File		

Thank you for your comments on the concept master plan based on the presentation to the community liaison group of 18th April 2007.

We agree that the dam adjacent to Ash Pond 3 has potential as an important bird sanctuary that is valued by the community. While the SEPP 14 wetland adjacent may be currently degraded, it is intended that this area be rehabilitated as part of the plan of management.

After having reviewed your comments with TRUenergy and the team we have agreed that we will more closely examine the issue you have raised in the further development of the master plan which is the next phase of our works. The issues include:

- Examining whether a road is required between the dam and SEPP 14 wetlands. We agree that the two notional areas should be linked. It may be that the detail development of walking and cycling links to these areas may be more appropriate;
- Examining the open space area between the housing proposed south of the dam and the dam itself. Our engineers are examining the site in more detail at the moment. Furthermore, we will be looking at the levels and landscape treatments with out landscape architects and engineers. We agree that the dam edge should be 'green' and that surrounding development should not negatively impact water quality in the dam.

We do however believe that this can be achieved with appropriate housing with guidelines south of the dam.

We would be pleased to discuss further as we develop the master plan.

Regards

PHILIP GRAUS
DIRECTOR
Cox Richardson

cc. TRUenergy (Mr Anthony Savenkov)