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TRUenergy Tallawarra community update.

TRUenergy is in the final stages of preparing a Concept Plan for the Tallawarra Lands site. The proposed development will provide a great place to work, live and visit, and a unique opportunity to:

- secure a long term supply of land suitable for business and employment within the Illawarra
- create a vibrant new community with a full range of public amenities and services
- improve access to the Lake Illawarra foreshore
- protect and restore high value conservation land.

This newsletter outlines the overall Concept Plan and looks closely at how the project will ensure Tallawarra is a diverse and sustainable community that contributes positively to the Illawarra.

Anthony Savenkov
Project Manager – Tallawarra Lands

The planning process.

The Concept Plan for Tallawarra is consistent with the Local Environmental Plan (LEP) prepared by Wollongong City Council earlier this year. The LEP determines how the land can be used and the extent of development allowed on the Tallawarra site.

The Concept Plan provides more details than the LEP, including the general form the development will potentially take and detailed strategies for:

- urban design
- environmental sustainability
- community facilities
- flooding and water quality
- ecology and heritage
- traffic studies
- infrastructure and services
- landscape design.

More than a dozen specialist studies were undertaken to prepare the Concept Plan.

In July, TRUenergy held its fifth community information session about the draft plans for Tallawarra. Community members were able to provide feedback on our ideas for the site before the Concept Plan was finalised. We have also been discussing the Concept Plan with the Tallawarra Community Liaison Group.

TRUenergy intends to lodge the Concept Plan with the Department of Planning within the next few months. We will keep you informed of the progress of this lodgement in future newsletters.



Artist's impression of Tallawarra Lands site

Key features of the Concept Plan.

- Over 40% of the site retained as open space and conservation lands.
- A total of approximately 1,100 dwellings across three precincts located in the northern, central and southern parts of the site.
- Potential for 200 retirement living units.
- New shared pathways for cyclists and pedestrians along the lake foreshore.
- Community and recreational facilities.
- A long-term supply of land for jobs well into the future.

Focusing on sustainability.

Tallawarra is home to the most efficient gas-fired power station of its type in Australia. TRUenergy wants to continue this commitment to sustainability by developing a planning and delivery approach for

the development of Tallawarra Lands based on the following themes: -

- Environmental quality
- Livability
- Economic prosperity
- Design excellence
- Governance.

The initiatives within the sustainability strategy include ambitious targets for reductions in energy and water use along with innovative measures to ensure water quality within Lake Illawarra.

The sustainability strategy is not just focused on environmental matters. It outlines ways to ensure a thriving working and residential community at Tallawarra, as well as looking outward to how this new community will integrate with the surrounding established neighbourhoods of Hayward's Bay, Mt Brown, Koonawarra and Kanahooka.

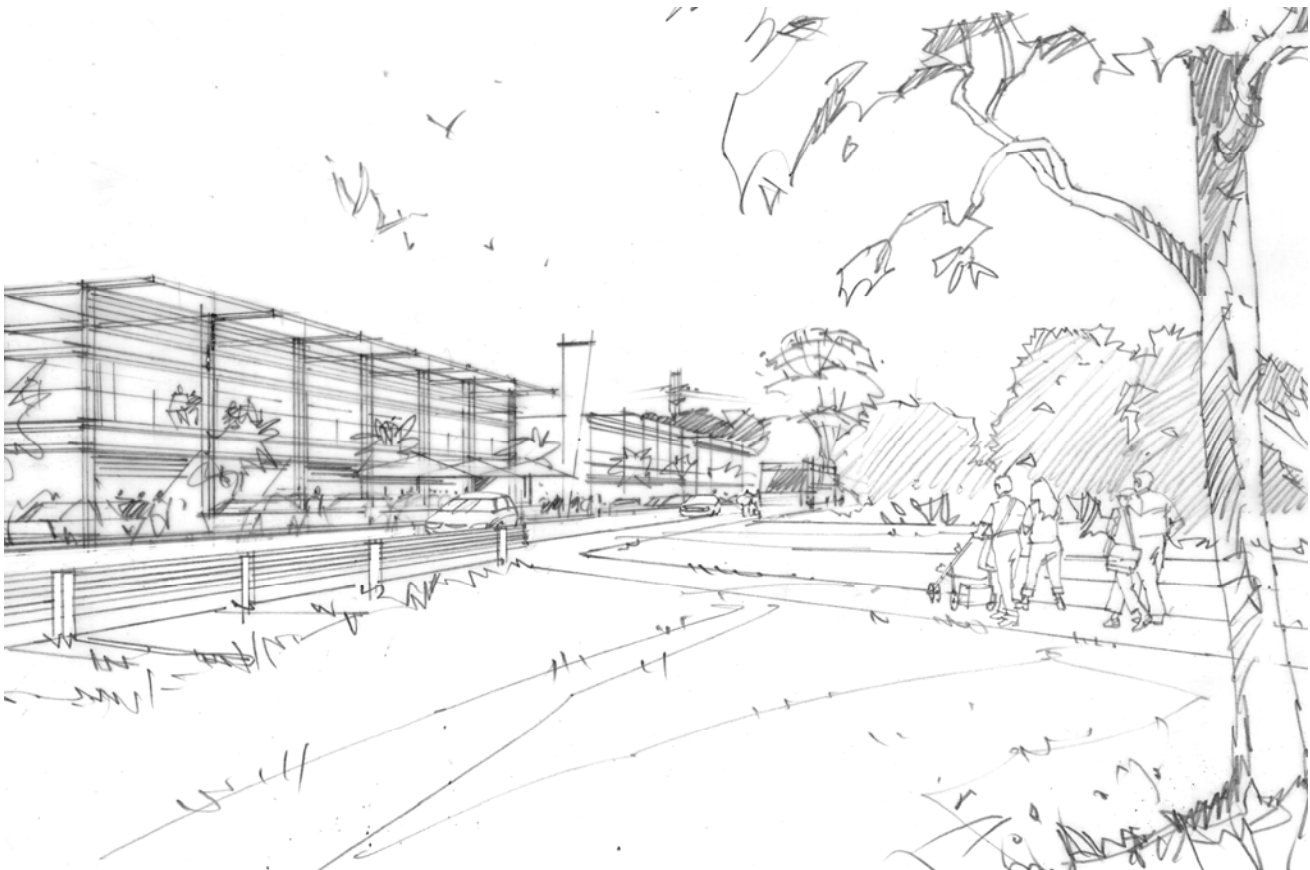
Focusing on employment.

It is important for a strong local economy that land suitable for the region's business and industry needs is secured for well into the future. Tallawarra Lands will play a major role in delivering land for future job growth by providing:

- approximately 16 hectares of land for enterprises, such as large format and neighbourhood retail
- up to 51 hectares of land for business parks and industrial uses, including lots over two hectares in size, to accommodate large scale operations in the future
- two hectares of land in a high amenity lakeside location for tourism purposes.

Under the Concept Plan for Tallawarra Lands, employment related uses will account for an unusually high portion of the area to be developed.

Artist's impression of Tallawarra Lands site



We look forward to telling you more about the proposed Concept Plan in our next update.