

**Meeting** **Tallawarra Community Liaison Group** **Date** Tuesday 15 April 2014

**Venue** Tallawarra Site Offices **Time** 4.30-6.30 pm

**Attendees**

Michelle Rower	Illawarra Bird Observers
Cheryl Lappin	Shellharbour Council
Andrew Knowlson	Duck Creek Catchment Community Group
Renae Riviere	Conservation Volunteers Australia
David Olsen	Lighthouse Church
Doug Prosser	Ex Chair LIA
Rita Webb	Dapto Chamber of Commerce
Graham Dowers	EnergyAustralia – Thermal Developments
John McIntyre	EnergyAustralia – Tallawarra
Brendan Blakeley	Elton Consulting – Chair
Olivia Dodds	Elton consulting – Notes

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### 1 Welcome & Introductions

Presenter

Brendan Blakeley

*The meeting commenced at 4.40pm. Brendan welcomed all to the meeting and thanked CLG members for their ongoing commitment to the group.*

*Apologies were received from Chris Brandis.*

*The minutes of the previous meeting were accepted.*

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### 2 Tallawarra Power Station Update

Presenter

John McIntyre,  
EnergyAustralia

John McIntyre made the following key points:

- The Power station is running well with only a few minor issues.
- The Fisheries study has been completed. It found that fish do suffer a degree of mortality as a result of the thermo shock process. This mortality rate is within the limits outlined by the EIS for the station. Thermo shock remains the most effective method in terms of environmental impact on the lake (in comparison to using chemicals).
- A major round of maintenance work has been scheduled for Q3 this year. It entails an overhaul of equipment, including replacement of components. This will involve a complete shutdown that will take approximately 35 days and will employ 350 people – majority local workers, with some experts coming from overseas.
- The electricity market is a challenge and is expected to continue to be so for a few years. NSW and VIC have an excess of power supply. The price of gas continues to rise against coal. At the same time wholesale electricity prices and demand remain subdued.
- Tallawarra is one of Australia's most environmentally efficient gas fired generators and is operating with the same personnel as 12 months ago.

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Presenter

Graham Dowers made the following key points:

- Significant developments have happened since last meeting.
- EnergyAustralia received concept development approval for mixed use development of the site last May for around:
  - 1,000 homes
  - industrial development to generate employment
  - a neighbourhood centre
  - a tourism and public recreation precinct
  - 320 ha of open space/ environmental management lands.
- EnergyAustralia has now put the land up for sale. The process will progress over the next 4-6 months.
- It is a good in-fill project that provides much needed development activity and accommodation for the Illawarra region. While it requires significant infrastructure and more detailed planning, it is now ready to be moved forward. The new owner will need to work through the concept plan conditions with Planning and Council before taking the next step of applying to gazette the four super lots to enable development applications to be lodged.
- 274ha of land is being sold – 135 ha of potentially developable land and 140 ha for parks and urban open space areas.
- The buffer area around the power station is not included in the sale, nor is the environmental land to the south of Wollongary Pt. EnergyAustralia believe that at this time they are best placed to manage these areas.

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#### 4 Discussion

All

- *CLG member: How will you deal with the staging of a development program if there are to be superlots that could end up in different ownership?*
  - Graham Dowers: We are an energy company, not land developers. We have completed the rezoning and initial planning in order to provide a platform for the further development of this area. We have now taken this project as far as we logically can and it is now time to hand over to a specialised land developer.
  - The land will be offered for sale as one line. Following the sale, and once the purchaser gets approval for titling of the superlots, they could on sell the superlots to different owners.
  - Unless the new owner/s initiates a new planning process to modify the existing approval, any future development of the site will need to be consistent with the existing concept development plan.
  - The infrastructure required to develop the project would tend to ensure a coordinated approach to its release.
- *CLG member: Who will construct the requirements? Different owners have their own way of doing things – how will it pull together?*
  - Graham Dowers: The concept plan has an indicative staging plan and the superlot application will necessarily provide a detailed outline of the staging of development and supporting infrastructure including a development control plan.
- *CLG member: Who will look after the major infrastructure?*
  - Graham Dowers: The new owner will assume responsibility for this. The process has been ongoing throughout the planning phase with lead up work such as road layouts, water plans and discussions about Voluntary Planning Agreements (VPAs) with both state Government and Wollongong City Council. It is understood detailed applications will be approved subject to conclusion of VPAs.

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- In creating the superlots we have tied relevant environmental land, parks and areas for community purposes to their respective superlot.
  - *CLG member: What is the timeframe for the sale and subsequent development?*
    - Graham Dowers: CBRE have been engaged to run a 2 stage on market sale campaign. At this point we anticipate:
      - 1st stage completion by late May
      - A shortlist based on indications of price, capacity to undertake development and extent to which the proponent's proposal adds value to the region along with EnergyAustralia's legacy for Tallawarra, will be compiled by CBRE and EnergyAustralia.
      - 2nd Stage – will see shortlisted proponents carry out further detailed due diligence for the Land with a firm offer provided in late July.
      - Following final negotiations with the preferred purchaser, documentation of signed agreement will then take place.
  - *CLG member: Could you promote the group to the prospective buyer? We could act as a point of reference – people who have followed the process.*
    - Graham Dowers: Yes, the group has played a very important role for EnergyAustralia throughout all of our projects at Tallawarra and your contribution is appreciated. I would offer to introduce the CLG and advocate to a potential purchaser that they continue to liaise with the CLG, but ultimately the decision is up to them.
  - *CLG member: Does the concept plan still have dedications to the LIA?*
    - Graham Dowers: As you know the LIA is no longer in operation. We have continued to talk with both Council and the LIA executive officer however the negotiation will need to be completed by the successful proponent.
  - *CLG member: I don't want the same thing to happen with this as what happened with the industrial land in Shellharbour.*
    - Graham Dowers: It has taken 10 years to get to a stage where we have decided to sell the residual lands. The VPA discussions are up to a point where they can be taken over by the successful proponent. Orderly provision of infrastructure will require cooperation between all parties and a detailed staging program is required as part of the application for superlot subdivision.
  - *CLG member: Can you brief this group again when you have a buyer?*
    - Graham Dowers: EnergyAustralia is very happy to brief the CLG as long as the group is happy to come together. Early August might be the right time and could involve an introduction to the developer/s (subject to their decision to attend). I will monitor and make contact when the sale has arrived at a point where there is significant new information to discuss.
  - *CLG member: What do you envisage for the environmental land to the south of the site?*
    - Graham Dowers: The vision for the Tallawarra Land is per the concept plan - that the land is developed, rejuvenated and maintained. Also that it will have long term social and economic benefit for the Illawarra, its visitors and residents. The environmental land will be maintained and in the longer term EnergyAustralia would like to see it transferred to Council or a government body for public and environmental benefit.  
The area around Wollungary Pt is noted for open space use and will need strategies to ensure the foreshore land is preserved for recreation purposes and hopefully developed for employment uses associated with recreation and tourism; however this may challenge the private sector.
  - *CLG member: Will the industrial land be light or heavy?*
    - Graham Dowers: Heavy industrial is unlikely as it is not suited to the area and there is a lot of other land suited for heavy industrial use
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within the Illawarra. Australia's heavy industrial manufacturing base is currently in decline. It is more likely to be: big box commercial, factory units, storage, logistics, staging yards and data centres. The value of industrial land is low, which will make it harder to justify development; residential is higher.

- *CLG member: It will be limiting if residential land is developed first, rather than the industrial area.*
- Graham Dowers: The concept plan anticipates that through use of buffers roadways and commercial uses between residential and industrial areas. It is also conditioned for noise so I think adequate precautions have been taken to allow the developer to manage according to market needs. Development can only be undertaken in accordance with market needs; forcing one form of development over another or limiting one precinct over another could lead to non development of the area with a consequential overall negative result for the region.
- *Link to the concept plan:*
  - Tallawarra Lands: MP09\_0131 Mixed Use Development Concept Plan  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3362](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3362)
  - *Environmental Assessment*  
[https://majorprojects.affinitylive.com/public/01791e7e5247f65f8ea9fdec079049bd/00\\_1%20Environmental%20Assessment.pdf](https://majorprojects.affinitylive.com/public/01791e7e5247f65f8ea9fdec079049bd/00_1%20Environmental%20Assessment.pdf)

Item No.	Discussion points	Presenter
5	<p><b>Close</b></p> <p>The meeting was closed at 6.05pm. Next meeting to be confirmed pending timing of sale.</p> <p>In the interim if there are any issues that CLG members would like to raise they are encouraged to speak to:</p> <ul style="list-style-type: none"><li>• John McIntyre regarding the power station and day to day lands operation</li><li>• Graham Dowers regarding Tallawarra Lands planning or sale</li><li>• Brendan Blakeley at Elton Consulting.</li></ul>	Brendan Blakeley

If you have any questions in relation to these notes please contact Olivia Dodds at Elton Consulting.

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