

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

MEETING	TALLAWARRA LANDS CLG MEETING		MEETING NUMBER	7/2006
HELD AT	TRUENERGY TALLAWARRA SITE, WOLLONGONG		DATE	18 OCT 06
PROJECT	TALLAWARRA CLG MEETING			
ATTENDEES	Chris Brandis Cheryl Lappin Andrew Knowlson Graham Dowers Anthony Savenkov Darren Frost Stuart Harding Lucy Greig Brian Elton	Illawarra Bird Observers Club Shellharbour City Council Duck Creek Catchment Group TRUenergy TRUenergy TRUenergy Willana Elton Consulting (Notetaker) Elton Consulting (Facilitator)		
APOLOGIES	John Bridge, Nicola Wojcik Geoff McEntee	Wollongong City Council TRUenergy TRUenergy		
DISTRIBUTION	To all invitees			

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1.0	WELCOME & INTRODUCTIONS		
1.1	<i>The meeting commenced just after 4.30pm. Brian welcomed all those present. All introduced themselves to the group. Apologies were received from Jon Bridge, Nicola Wojcik and Geoff McEntee. It was noted that Graham Dowers and Darren Frost of TRUenergy would be presenting agenda items 2 and 3 respectively.</i>		
1.2	<i>The minutes of the previous meeting were accepted with no amendments.</i>		
2.0	Power Station and Site Clearance Works Update – Darren Frost, TRUenergy		
2.1	<p>Darren Frost gave a PowerPoint presentation, making the following points:</p> <ul style="list-style-type: none">• Civil works for Alstom have been completed and Alstom is currently mobilising the site.• The site auditor is conducting a final sign off.• There have been no reportable injuries or incidents over the last month.• TRUenergy has moved into its new offices on the site and IT infrastructure continues to be implemented.• The gas pipeline is under bidding which is scheduled close in the last week of October.• Clearance of asbestos has been concluded, capping of all areas has taken place and the power station wall has been painted.• Alstom have minor civil works underway. The crash curb barrier and safety fencing are complete.• 132kv connection into Integral Energy network.• The final contract is under negotiation with preferred bidder – anticipated to be awarded by the end of October.• TRUenergy's works will be staged to coordinate with Integral Energy's progress in rebuilding the Springhill Substation.• All works to be completed by mid 2009 (subject to Integral Energy's progress). <p>Darren Frost presented a mud map of the connection works, showing both existing and final power lines and towers, etc.</p>		
2.2	<u>Questions and Discussion</u> <p>Graham Dowers and Darren Frost made the following points in response to questions from the group:</p> <ul style="list-style-type: none">• All power lines at the south west of the site are Integral Energy's assets.• As part of the reuse of the site, TRUenergy will assess whether there is any benefit associated with relocating any of the existing transmission lines.• All power lines are still energised.• The containers visible from the site office contain Alstom's tools and construction equipment.		

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- In order to change from temporary to fixed lines there is a need to establish a couple of links with major lines. This will involve coordinated line outages.

3.0 Tallawarra Lands Update – Graham Dowers, TRUenergy

- 3.1 Graham Dowers formally thanked Nicola Wojcik for her significant contribution to both the Tallawarra Lands project and TRUenergy, over the last 3.5 years. He commented that Nicola would be welcomed back to the organisation upon her return to work following maternity leave.

Graham introduced Anthony Savenkov as the new Project Manager for the Tallawarra Lands project and welcomed members of the CLG to contact Anthony with any queries regarding the project.

3.2 Next steps in the project

Since the last CLG meeting TRUenergy has been progressing the LES outcomes, as well as flooding and geotechnical studies. Following finalisation of the draft LES, the draft LEP and Masterplan will be prepared prior to the December meeting with Wollongong City Council.

4.0 Presentation of Final Draft of LES – Stuart Harding, Willana

- 4.1 Brian Elton noted that a PCG meeting was held earlier today at which Council confirmed that it is on track to consider the draft LES and draft LEP before the end of the year.

Stuart Harding: At the CLG meeting before last Willana presented a plan showing the site divided into 11 precincts. Since that time TRUenergy has conducted the second stage of the community consultation process and the various technical studies have been progressed. In addition information on employment lands, provided by the DoP and Premiers Department, has been considered as part of the planning process.

Willana was engaged by TRUenergy to prepare a LES that discusses the appropriate land uses for the site and outlines a set of related land use principles. Discussion of the zones that may achieve these uses will occur during preparation of the draft LEP. Willana has labelled the Preferred Land Use plan with three types of 'development category' (rather than being too prescriptive at this stage in the process), as follows:

Category One Development – That is low density development eg a 2A residential zone might allow detached dwellings, older persons housing, other visually sensitive development.

Category Two Development – That is industrial / employment land. The site has some physical constraints which make these parts of the site conducive to this type of development. There is also regional demand for employment lands.

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Category Three Development – That is areas that are likely to be suitable for some type of urban development eg seniors living, residential, etc. There are some issues regarding proximity to the environmental sensitive area to the south of Duck Creek. Any employment uses in this area would be environmentally sensitive. Likewise so would any residential development eg medium density development with environmental trade-offs – to resolve issues around land management.

Public Recreation – That is areas identified as sensitive for environmental reasons, and or with other attributes such as foreshore access. Willana will recommend these areas are retained in public ownership.

Subject to Environmental Management – That is areas that will require some planning control to manage development eg no development, some development – but with regard to eg remnant vegetation, high level of ecological activity, etc.

4.2 Questions and Discussion

Cheryl Lappin: Will the LES specify areas of 'no development'?

Stuart Harding: Yes, it is likely that the LES will specify both areas of no development and controlled development.

Cheryl Lappin: The identified employment lands are quite close to the foreshore, with potential visual impacts from Shellharbour. Will the LES include design guidelines to minimise visual impacts to such areas?

Stuart Harding: The vegetation on the site is of a height that provides a significant visual buffer from Shellharbour Square. This part of the site has good access to Yallah Bay Road and is suitable for employment purposes. Willana will comment on the visual amenity of uses in this area in the LES report.

Graham Dowers: The area along side of outlet canal is quite elevated. Preserving foreshore areas is regarded as useful to access the point at the north east of the site, which then enables opportunities for use of the point eg for tourism / conservation purposes.

Cheryl Lappin: Is TRUenergy considering an IT park or industrial land on the site?

Stuart Harding: There is a demand for certain types of industrial land in the Illawarra Region, as discussed with government agencies. Industrial lands would also be subject to geotechnical studies.

Cheryl Lappin: Does TRUenergy have an alternative if the geotechnical study does not permit use of this area for employment lands?

Stuart Harding: In the worst case scenario the land would still be developable / there would still be some permissible uses.

Andrew Knowlson: Have the LES principles been developed yet?

Stuart Harding: Willana has built on the principles outlined on the display boards as part

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of the community consultation process. The LES will include a series of recommendations around these also and will be developed in line with the new LEP being prepared by Wollongong City Council.

Cheryl Lappin: Will Willana be involved in the preparation of the draft LEP?

Stuart Harding: Willana's commission is to prepare the LES. However, Willana, as part of the Project Control Group is involved in the dialogue around incorporation of the LES principles in preparation of the LEP.

Chris Brandis: Is there a difference between 'preferred' and 'recommended'?

Stuart Harding: No, probably not. Willana will provide an outline of the acceptable/desirable uses (based on environmental outcomes and demand for certain land uses such as employment land) and will seek to ensure land use zones are not inconsistent with these.

Andrew Knowlson: Is one of the suggested principles retention and preservation of the vegetation to the south of the SEPP14 wetland?

Stuart Harding: Yes, there is a need to preserve environmentally significant areas such as this. However, there is a very large amount of area on the site marked 'subject to environmental management' and public ownership of this area in its entirety is not appropriate. For instance, a pond wetland may be well looked after as passive open space in a private development. The new LEP specifies a range of layers to achieve environmental protection. We need to identify which areas are the most sensitive and require preservation eg the SEPP14 wetlands.

Andrew Knowlson: I have seen a number of examples where native vegetation has not been well maintained under private ownership, because land owner decision making is not appropriate.

Stuart Harding: There is an exercise to be undertaken to identify the areas of greatest environmental significance on the site such as the SEPP14 wetlands area. Fortunately this site will have a Masterplan and site specific DCP to achieve more specific controls. Willana will make some suggestions in the LES report regarding particular parts of the site for environmental protection such as the SEPP14 wetlands and foreshore area.

Andrew Knowlson: Under the standard LEP, while there are standard zones, there are opportunities to achieve local provisions and overlays. Will provision be made for this?

Members of the CLG were asked at the last meeting to make preliminary comments, however this was difficult due to the lack of relevant information available at that time. The LES could suggest environmental overlays within zones. I have some particular concerns regarding the area to the south of Duck Creek and the lake foreshore.

Brian Elton: Discussion of this issue will take place with Council next week.

Graham Dowers: The area of the site labelled 'Subject to Environmental Management' covers such an extensive area. It is possible within the LES to conclude that this area of land is developable, but to identify key issues for consideration in the next phase of the planning process.

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	<p>Cheryl Lappin: A key concern is the area around the ridgeline and its potential fragmentation into individual ownership. There is a particular issue of management of environmentally sensitive areas.</p> <p>Stuart Harding: The options are community or private ownership.</p> <p>Stuart Harding: Willana regards the environmental aspects of the site as the most significant issue. The LES will define the non-negotiable environmental outcomes – through developing categories and a series of dot point recommendations, as discussed.</p> <p>Brian Elton: Both Council and TRUenergy have stated that the LES study, LEP map and Masterplan will go on public exhibition at the same time – early next year. This suite of documents may also include a DCP.</p> <p>Cheryl Lappin: Council would need to know whether or not development is possible before a rezoning takes place eg regarding treatment of effluent, stormwater treatment, etc.</p> <p>Brian Elton: More detailed information will be provided during the next stage of the planning process ie where the LES process is met by the masterplanning and LEP process. We need to come back to the CLG with Willana, the masterplanners and Council.</p> <p>Stuart Harding: The Preferred Land Use Plan has been developed via a thorough process informed by the various technical studies.</p> <p>Cheryl Lappin: Will TRUenergy be asking Council at the December meeting to prepare the LEP based on this level of information?</p> <p>Response: Yes. The Draft Management Plan will also be submitted.</p> <p>Andrew Knowlson: Will there be enough land retained around the power station site to allow duplication of power plant?</p> <p>Graham Dowers: Extension of the power station would be subject to a concept study and review of options. This process is about to commence. The area around the power station has been designed to provide for an extended plant and appropriate buffer.</p> <p>Andrew Knowlson: It is unclear how the Preferred Land Use plan responds to the environmental objectives of the Yallah-Calderwood corridor. For instance, rehabilitation / additional enhancement initiatives should be clearly identified in the LES (in text to accompany the Preferred Land Use plan).</p> <p>Stuart Harding: The Yallah-Calderwood Study is a DEC policy not a whole-of government policy. It has been considered in Willana's work to date. Willana will recommend that a number of areas on the site lend themselves to regeneration / environmental enhancement.</p> <p>Andrew Knowlson: Please clarify the meaning of the label 'Increase foreshore width' at the point area on the Preferred Land Use plan. CLG members have emphasised the importance of the landscape value of the point area and of ensuring connectivity between the foreshore area and ridgeline.</p> <p>Stuart Harding: The Masterplan will provide for a larger area of open space on the point</p>		

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and Willana will recommend retention of a minimum width of open space along the foreshore area. We will also specify connectivity between the ridge and the foreshore in the point area.

Andrew Knowlson sought to ensure retention in public ownership and preservation of vegetation in the area from the mouth of Duck Creek to the south of the creek line. Preservation of this grouping of vegetation is regarded as being of particular importance, providing an opportunity for connectivity and long term sustainability. Similarly the area from the south east of the site to Duck Creek should be retained in public ownership and linked to the aforementioned area, to enhance environmental outcomes for the site. Principles need to be established for the appropriate management of these areas. Graham Dowers agreed with Andrew on this matter, noting that this land is currently isolated.

Stuart Harding: There is a S94 negotiation process, however the LES can also recommend management strategies for this area. There is a potential issue regarding ongoing management of such areas. We are in agreement that those areas are environmentally sensitive and any development in those areas should consider this.

Chris Brandis: What is the mechanism for specifying what will eventually be there?

Stuart Harding: The les will point to important land use outcomes. The draft LEP will implement certain zones, then a Masterplan and DCP that specifies heights, setbacks, etc. There is then another layer of assessment (EPA Act) involving conditions of consent about what is and is not permissible. To some extent there will only be a greater level of certainty provided in the later stages of the process because of the strong interest in the site of this group.

Cheryl Lappin: How compatible will the Category 3 Development area, between the riparian corridor and possible residential land, be with the residential land and how will access to employment lands be provided?

Stuart Harding: There is an easement that defines this development area, making residential options to the west of that transmission line undesirable. We do not want to have sensitive uses that close to the power station site. We believe that there should be a non-negotiable buffer zone in that area, but this may not mean dedicating the land to Council – ownership of the land is yet to be determined. There will be a road from the north to the south of the site, subject to appropriate location.

Andrew Knowlson: Interconnectivity between the north and the south of the site was seen as important to this group.

Cheryl Lappin: How will industrial movements be limited through residential areas?

Stuart Harding: Road limits will be designed to reflect desired uses.

Andrew Knowlson commented that preservation of both the Duck Creek corridor and SEPP14 wetlands were regarded as positive outcomes for the site. Provision of a visual buffer along the freeway is also very important to physically separate the visual development along the transport corridor.

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Cheryl Lappin: This visual buffer is diminished further from the area of discussion.
Stuart Harding: We support the philosophy of the buffer, but it is already undermined by existing development to west of the site.
Cheryl Lappin: Is there a buffer between the residential and employment lands?
Stuart Harding: Within that zone the Masterplan might show a level of detail – through a number of buffer treatments. This is the north western edge of the transmission easement.

4.3 Comments to inform dialogue with Council:

Andrew Knowlson: How would the principles for each of the identified categories shown on the Preferred Land Use plan (One, Two, Three, Public Recreation, Subject to Environmental Management) be able to be responded to through the LEP local provisions and or mapping layers, to achieve the desired environmental outcomes?

Environmental enhancements should be incorporated into the LES, in line with the objectives of the Yallah-Calderwood corridor.

Support preservation of the area to the south of the SEPP14 wetlands.

Cheryl Lappin sought clarification of how the issues raised would be communicated to Wollongong City Council.

Brian Elton: If representatives of Wollongong City Council were present at the meeting there would be an expectation that they would carry forward comments from this meeting to the discussion within Council. In their absence the meeting minutes will serve this function.

Cheryl Lappin: A Section 94 Plan or Planning Agreement will also need to be developed in the next stage. Has any forethought be given to this?

Brian Elton: It would not be unusual for a S94 Plan or at least a 'Heads of Agreement' outlining the intent of such a document to be provided as part of the suite of documents to be put on public exhibition.

Cheryl Lappin expressed concern that once consent is achieved for the rezoning, different developers could come on board with different ideas.

Graham Dowers: TRUenergy will retain ownership of the site going forward. We will need to get development expertise on board eg one or more JV partners to develop the site and achieve consistent and appropriate outcomes across the site. TRUenergy wants the site to be something special for the Illawarra. TRUenergy has made a commercial decision and a significant investment (of approximately \$350 million) to produce this power station at this time.

Andrew Knowlson: I think you have a good attitude and the follow through of Graham Dowers and Nicola Wojcik has given the community a considerable level of assurance.

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5.0 Other Business – Graham Dowers, TRUenergy

Graham Dowers: Graham Dowers thanked Ian Kinlough for his considerable contribution to the Tallawarra Lands project over the last two or more years. Ian has decided to return to the Torrens Island power station, which will allow him to remain working with TRUenergy, yet without living away from family and home for extended periods of time. Geoff McEntee has advertised to fill the position of Site Buildings and Services Manager. Michael Nees who has been undertaking some of the tasks associated with this role will continue with elements of the position.

Graham Dowers noted that the foundation ceremony will be held on 17 November. Other site related issues include the growing rabbit population, which is likely to be a result of resolving the fox issue on the site. There will be an update on this at the next CLG meeting.

6.0 Next Steps and Close – Brian Elton, Elton Consulting

6.1 Brian Elton thanked all participants for their attendance and input.

NEXT MEETING: End of Year Function

4.30 pm, Wednesday 22 November 2006

Lake Illawarra Authority Conference Centre (Squash Courts)

If you have any questions in relation to these minutes please contact Brendan Blakeley at **Elton Consulting**.
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