

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

NVCMCVNM BN MJMMMMEE TING	TALLAWARRA LANDS CLG MEETING	MEETING NUMBER	5/ 2006
HELD AT	TXU TALLAWARRA SITE, WOLLONGONG	DATE	19 JULY 06
PROJECT	TALLAWARRA EXTRAORDINARY CLG MEETING		
ATTENDEES	<div> <div> John Osseweyer Garry Clarke Rob Linnehan Chris Brandis Pat Mowbray David Nolan Andrew Knowlson Graham Dowers Nicola Wojcik Ian Kinlough Jeff McCentee Stuart Harding Louise Tychsen Bruce Mullins Mathew Richards Brendan Blakeley Abbie Jeffs </div> <div> Scout Group Lake Illawarra Authority Winten Property Group Illawarra Bird Observers Club Futureworld/Healthy Cities Futureworld/University of Wollongong Duck Creek Catchment Group TRUenergy TRUenergy TRUenergy TRUenergy Willana Willana Eco Logical Australia Northrop Elton Consulting Elton Consulting </div> </div>		
APOLOGIES	<div> Doug Prosser Russ Grabbe </div> <div> Lake Illawarra Authority Winten Property Group </div>		
DISTRIBUTION	To all invitees		

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
1.0	WELCOME & INTRODUCTIONS		
1.1	<i>The meeting commenced at 4.45PM. Brendan Blakeley welcomed all those present. Apologies were received from Doug Prosser and Russ Grabbe.</i>		
1.2	<i>As it was an extraordinary CRG meeting, the previous minutes were not discussed at length. One necessary amendment was noted to change references to potential increases in ocean levels associated with climate change from 4 metres to 0.4 metres. The minutes will be amended for formal discussion and adoption at the next regular CLG meeting in August.</i>		
2.0	Tallawarra Lands Update: Nickola Wojcik <p>Nicola Wojcik noted that the CRG meeting was an extraordinary meeting called to update CRG members on the preliminary outcomes of technical studies being undertaken to prepare the Local Environmental Study (LES). Draft reports have been prepared by technical specialists and are being compiled into the LES by Willana. Information will be displayed at the Community Information and Feedback Session (CIFS) on Saturday 22 July, when the wider community will have the opportunity to learn about the planning process and the findings of technical studies that will underpin the LES.</p> <p>At the next ordinary CLG meeting, feedback gathered at the CIFS about the planning process, land use options and technical studies will be discussed.</p> <p>A second CIFS and Planning Focus Meeting (for government representatives) is planned in early September to provide opportunities for the local community and key regulatory stakeholders to give feedback on the LES.</p>		
3.0	Study Progress: Stuart Harding <p>Stuart Harding outlined the LES process that involves investigation of issues to identify preferred land use outcomes for the site. The process includes investigations and analysis of natural and built environment and social issues and utilises mapping overlays to determine the relativity of issues and the relationship between them. The mapping helps to identify the development capacity of the site for different land uses.</p> <p>Specialist consultants have undertaken technical studies. The primary data is now being analysed to determine opportunities and constraints of the site.</p>		
4.0	Primary Findings and Background: Stuart Harding <p>The primary findings of technical studies undertaken for the LES were presented to the CRG.</p> <p>Stuart Harding noted that the West Dapto Master Plan provides context and outlines the relationship between the site and overall development in the West Dapto region.</p> <p>Presentation included aerial images to show the site boundaries and the interface with surrounding lands.</p> <p>The views to and from the site are being carefully analysed to determine how visually prominent the site is. Photos were incorporated into the presentation to show views from Kemblawarra, north of Windang, Shellharbour Centre, Haywards Bay and Koonawarra.</p> <p>Internal views from the site and views to the site are been considered to take into account</p>		

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
----------	-------------	--------	------

key vistas and the impression of the site and its context.

CRG members requested that some images be re-taken under better light conditions to improve the clarity of the view analysis and also that views be considered from Marshall Mount Road looking back towards the site across the freeway and along the Ducks Creek corridor.

4.1 Natural Environment: Bruce Mullins

Bruce Mullins confirmed that Eco Logical is undertaking vegetation, fauna and bushfire analysis.

Vegetation and fauna, including threatened species and endangered ecological communities, is being assessed using mapping prepared by National Parks and through review of existing databases, reports and available literature.

The assessment process has involved validating and ground truthing to confirm the presence of vegetation communities and to determine their condition and potential to recover.

An ecological constraint map indicating areas of high, medium and low ecological constraint is being prepared.

Records indicate there are a number of endangered ecological communities and sub communities in the site area. Recent work has confirmed the findings of earlier work.

Some threatened flora species have also previously been recorded in the site area. Species include: Barking Owl, Black Battern, Eastern Bent Wing Bat, Freckled Duck, Grey-Head Flying Fox, Large Ear Pied Bat, Sprey and Pink Robin.

A map indicating showing the Yallah-Calderwood Corridor that the government has identified for conservation was included in the presentation. The corridor provides a regionally significant link between the escarpment and Lake Illawarra and connects West Dapto with the Tallawarra lands.

There are defined management objectives for the Yallah-Calderwood Corridor that provide for an end to clearing and promote ecological and biodiversity enhancement. The objectives promote appropriate residential development, ecotourism and agriculture and protection of waterways and the visual amenity of the escarpment and coastal plain.

Conservation significance mapping prepared by the Department of Environment and Conservation identifies most land within the Corridor as being of 'primary' importance or having 'enhancement' potential. Government policy seeks to ensure minimal clearing or negative impacts on existing vegetation and enhancement and regeneration of disturbed areas.

CRG member questioned the relationship between endangered communities on site and the policy implications of site development.

All vegetation communities on site have been identified and will be validated as part of the process of determining the levels of ecological constraint across the site. The recovery potential of different communities will help to determine the level of ecological constraint. Category 1 classified vegetation does afford increased protection. Vegetation classifications are considered as another overlay of opportunity and constraints.

There is opportunity to develop some parts of the site and off set any negative impacts

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
----------	-------------	--------	------

associated with vegetation clearing with regeneration and enhancement of other important areas.

CRG member questioned whether koalas and spotted tail quolls had been found or recorded on site and recalled a koala had been found several years ago that had come down from the escarpment.

It was confirmed that the escarpment provides habitat for koalas and spotted quolls and that koala feed trees exist on the site. An assessment of koala habitat is being made to comply with requirements under SEPP 44.

A bushfire analysis is also being prepared. Regulations restrict residential development on steep slopes greater than 18 degrees. There are prescribed requirements for Asset Protection Zones (APZs) for other slope classes. Requirements for APZs can be as wide as 70 metres for steep slopes in forested areas or as little as 20 metres for low slope in cleared areas.

4.2 Built Environment: Mathew Richards

Matt Richards confirmed that Northrop is preparing a contamination assessment, flooding analysis, infrastructure and services assessment and traffic and access analysis.

A preliminary flood study commissioned by Wollongong Council for 1 in 100 year flood indicates that the southern part of the site is flood prone. This means there is a one percent chance of a flood happening in any one year.

A specific flood study may need to be undertaken to determine the influence of Duck Creek and other tributaries on flooding potential. The influence of Duck Creek is likely to be localised.

There is potential to fill areas to reduce flood potential, but the potential to displace flood waters to other parts of the catchment must be fully assessed.

Residential, commercial and industrial land uses are prohibited in flood prone areas, but other uses including recreation are permitted.

One percent flood level has one percent chance of happening in any one year. 2.3m

CRG member questioned the current RL (AHD) of lake. It was estimated to be at 0.4 metres.

CRG member remembered the estimated 1 in 1000 year rainfall event in 1984 and questioned whether the Probable Maximum Flood (PMF) also needs to be considered alongside the 1 in 100 year flood as part of the assessment. The need to consider potential climate change impacts including sea level rise and increased storm intensity was also noted.

It was confirmed that the flood assessment being undertaken for the LES involves analysis of existing flooding information and does not include a detailed flood study for Duck Creek. S117 Directions identify when flood management studies need to be prepared.

In planning appropriate land uses for the site, topography must be considered alongside potential flood levels to ensure sufficient buffers can be provided between flood prone areas.

A contamination analysis is being prepared using historical photographs from 1949,

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
	<p>authority databases and on-site investigations to identify potentially contaminated areas.</p> <p>Three main areas have been identified. The ash settling ponds and the asbestos containment area are contaminated. The type of fill and the degradation of fill material used in the settling ponds needs to be further investigated. Asbestos removal work is currently underway around the slab of the former power station.</p> <p>There may also be other isolated points of contamination across the site, but they will be minor compared to the ash settling ponds and asbestos containment areas that require remediation.</p> <p>A geotechnical assessment is being undertaken to determine any slope constraints that may need to be managed if development is proposed.</p> <p>A services analysis is being undertaken to determine the capacity of existing utility services to service any future development on the site.</p> <p>Preliminary talks with Sydney Water indicate the site could be serviced with water and sewerage services.</p> <p>Potable water could be sourced from Kembla Grange water filtration plant, which has capacity to service the site. However, the reservoir may need to be upgraded to provide additional storage.</p> <p>There is opportunity to incorporate a range of water supply options into future development, including rainwater reuse and harvesting on site.</p> <p>The Shellharbour sewage treatment plant has capacity to service increased supply of 4 megalitres per day. However, the plant is 4 kilometres from the site and a new sewage transfer main may need to be bored under Lake Illawarra.</p> <p>Other options may include treatment and disposal on site or transfer to Wollongong sewage treatment plant. However, Wollongong treatment plant has limited capacity and may need to be augmented.</p> <p>Sydney Water's sewage transfer main leading to Shellharbour sewage treatment plant currently runs at low grade alongside Lake Illawarra. The system is designed to overflow to the Lake during wet weather. If supply is added to the existing transfer main there will be increased overflows to the Lake. Sewage overflows are high in nutrients and detrimentally impact water quality. The Shellharbour sewage treatment plant has capacity to service the site, but the transfer main has limited capacity and would need to be augmented.</p> <p>CRG members questioned whether the sewage treatment plant at Haywards Bay had capacity to service the site.</p> <p>Matt Richards agreed to further investigate the potential to transfer sewage flows from the site to Haywards Bay pumping station, which has been oversized and has capacity to be upgraded. The pumping station feeds into a large transfer main that runs parallel to the railway line.</p> <p>An access and traffic analysis is being undertaken to plan for cars, bikes and pedestrians to access the site and the Lake.</p> <p>Primary road access points are likely to be via Yallah Bay Road and from the Princess Highway to the north of the site. There are opportunities to access the Highway using</p>		

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
----------	-------------	--------	------

existing access points near Haywards Bay and near Koonawarra.

The RTA has planned for direct access from the Highway utilising existing off ramp to enter the site and exit the site via a new link.

It was noted that the mapping inaccurately indicates access along the ridgeline near Koonawarra. It was agreed the map would be altered prior to the community information and feedback session to more accurately reflect the potential access point to the north of the site.

3.1 Social and Human Services : Stuart Harding

Stuart Harding confirmed that Willana was undertaking an assessment of social services and is analysing demographic data to ascertain population growth over time for Wollongong City and Wollongong statistical district. Significant population growth is expected.

Changing household types affect social and development planning to allow flexibility in housing types.

There is an expected decrease of couples with children and an increase of couples without children in the area, which will change demand for housing types.

In Wollongong, there is currently higher demand for detached houses and less demand for apartments compared to Sydney and NSW as a whole.

CRG members noted the location of the site relative to Dapto and West Dapto. The need for higher housing densities to be close to places within walking catchments of main town centres was discussed.

Occupation and employment trends inform planning for employment generating land uses. Analysis is examining occupation and employment by sector. In Wollongong there are less jobs in the finance, insurance and property sectors than in Sydney and NSW as a whole.

Stuart Harding confirmed that an archaeological assessment is being undertaken to determine areas with potential Aboriginal or European deposits.

3.2 Questions

CRG member questioned whether there was potential for other land uses beside residential to be incorporated with the development.

Stuart Harding noted that community ideas for potential land uses across the site will be explored at the community information and feedback session. Through the LES process, Willana must determine the land use capability of the site and examine a range of land uses.

Diagrams and mapping will be used at the information session to test community attitudes to different land uses across the site. Four scenarios will be tested for residential use, employment/industrial use, retail/commercial use and conservation/recreation use.

Community input will be incorporated into the LES. Wollongong Council will consider the LES and determine whether to proceed with rezoning.

If Council proceed to rezone the site, they will adopt a new LEP that will change the planning zones and guide land use. The LEP must comply with the new template

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
	<p>prepared by the Department of Planning. Under the new template, there is scope for the LEP to identify a range of environmentally appropriate uses and performance criteria within each zone.</p> <p>It was noted the CLG supports a mix of uses with interaction between conservation, recreation and employment lands.</p> <p>There will be feedback forms at the community information session to enable people to identify values and planning priorities and issues for consideration. People will be asked to return feedback forms by 7 August, which will allow time to provide considered feedback.</p> <p>All feedback received through the consultation process, including the information sessions and through feedback forms and submissions will be compiled into an issues report for the LES.</p> <p>The community information and feedback session on Saturday 22 July will have display boards with project information. Members of the team will be available to answer questions. Elton Consulting will be in attendance assisting and Willana.</p> <p><i>CRG member questioned the foot print of the power station and whether it will be operated under a lease arrangement.</i></p> <p>The whole site is currently land owned by TRUenergy. The power station site is 20 hectares in size and includes ancillary easements for connections and transmission lines and easements etc. A noise management is also provided to separate the power station from sensitive receptors. A range of uses can be accommodated in the buffer area.</p> <p><i>CRG member questioned whether TRUenergy will manage the development of the site after the power station has been completed.</i></p> <p>TRUenergy has not determined whether it will retain control over site development. The company's core business is building and operating power stations; not land management and development. Given that TRUenergy has an interest in ensuring positive outcomes for the development of the site, there may be opportunity to enter into a joint venture with a property developer. TRUenergy will implement a development framework if the site is sold off. Control over the development outcomes of site will then shift to Council through development assessment and approval.</p> <p><i>Given that old acoustic studies have indicated noise contours up to one kilometre, a CRG member questioned how operational noise from the power station would impact future land uses?</i></p> <p>The EPA set ambient noise levels for different land uses. The development of the site must not impact the long term operation of the power station. As such planning will manage potential land use conflicts to ensure there are no sensitive receptors like housing adjoining the power station. Therefore, noise will not detrimentally impact surrounding land uses.</p> <p><i>CRG member noted the northern section of the site along the ridgeline is visually prominent. There are few green zones remaining and residential development in this part of the area would need to be carefully managed to protect views.</i></p> <p>A planning framework can be established to protect the site's intrinsic characteristics. For example, a policy could be implemented to protect the ridgeline or to pockets of</p>		

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
	<p>significant vegetation could be protected to form a habitat corridor.</p> <p>The LES is separate and distinct from the LEP. Any future master plan for the site will reflect the LES outcomes and identify and protect key features that reflect the site's intrinsic value to improve development outcomes.</p> <p><i>CRG member commented that the former ash pond areas are degraded and flat and may be appropriate for industrial type development.</i></p> <p>The site's natural constraints will partly determine where land uses can be accommodated. For example, the industrial land can not be established on steep slopes.</p> <p><i>CRG members noted the opportunity for TRUenergy to highlight the environmental benefits of the power station and incorporate retail, education, recreation and tourism uses.</i></p> <p>The visioning identified the need to create something of significance for the Illawarra and acknowledged the site has huge potential for a lot of uses.</p> <p>CRG members questioned whether the demand for employment lands was being informed by other inputs beyond population, housing and employment projections and census data.</p> <p>The Illawarra Regional Information Service are providing data about the need, or otherwise, for employment land and if so what type of land. An economic study is not being undertaken, but the LES is drawing on census data and regional data. The Department of State and Regional Development are also providing direction and to support industrial or related land uses that encourage regional economic growth.</p> <p><i>CRG member questioned whether studies prepared by the Department of Lands for regional employment lands have been considered through the LES process.</i></p> <p>The employment lands studies have not definitively identified there is demand for employment land.</p> <p><i>CRG members acknowledged that demand for employment lands is relative to urban growth. West Dapto and Yallah are high growth areas and unemployment is a major local issue, particularly for youth. It is important there is a sustainable balance of urban development, housing and jobs.</i></p> <p>The planning process is about balancing outcomes. If housing is an option then employment lands must be part of the mix to ensure sustainable outcomes. Issues must be drawn out in the social impact assessment which is being undertaken for the LES.</p> <p>There are different types of industrial land with different impacts between heavy and light industrial uses. A number of government agencies have been consulted as part of the LES process. Community input will also be considered.</p> <p>There is a need to understand the supply and demand dynamics for industrial land.</p> <p><i>CRG members noted that the Department of State and Regional Development must be involved in the LES process. They are approached by developers looking to invest in the region and enquiring about land availability. The Department will be able to provide valuable information about the type of land use enquiries received over the past few years.</i></p> <p>CRG members noted the advert in the paper for the community information and feedback session made reference to the CRG and the vision for the site. It was questioned whether</p>		

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

ITEM NO.	DESCRIPTION	ACTION	DATE
	<p>the CRG's vision would be presented at the information session. The list of groups represented on the CRG will also be displayed.</p> <p>The CRG's vision is presented on display boards that will be used at the community information and feedback session. The CRG's vision differs slightly from TRUenergy's vision for site. Both vision statements will be displayed for community feedback.</p> <p><i>CRG member referred to the mapping exercise that was done in 2005 to identify what the CRG felt were the key planning issues for the site. It was questioned whether the mapping would be available at the community information and feedback session.</i></p> <p>After further discussion, it was agreed that copies of the CRG's mapping outcomes would be made available.</p> <p><i>CRG members questioned whether government agencies and council had been invited.</i></p> <p>Key government agencies and Council representatives have been invited to provide them with an opportunity to attend and gauge community feelings for the future of the site.</p> <p>Jeff McCentee the project manager in charge of construction and delivery introduced himself. The contract to construct the power station has been awarded to Alstom. Design work is progressing in Switzerland. Excavation is due for completion in eight weeks. When excavation is finished, Alstom will mobilise on site and is aiming to commence construction in November 06. Mechanical and electrical equipment will then be able to be installed in early 2007.</p> <p>New office sheds are being established. The project team is being assembled and staff are coming on board locally and from existing power stations.</p> <p><i>CRG members questioned how job opportunities are being advertised to local firms.</i></p> <p>TRUenergy recently made a presentation to local industry groups which identified a list of areas within site that could be tendered for. Alstom have preferred contractors for some specialist areas, but other areas are available for local tender. All employment and contracting opportunities are advertised on the website and in the local paper.</p> <p>There will be a monthly column in the paper that promotes job opportunities associated with construction of the power station and site development.</p> <p>Alstrom's site manager is currently meeting regularly with local fabricators and contractors for materials.</p> <p>Elton Consulting gets several enquiries per week, which are referred on to the project manager. EC gets five or six calls per week that are referred on.</p> <p>It was agreed that the contracts could be discussed in more detail at the next CRG meeting.</p> <p>Meeting closed at 6.50pm.</p>		

NEXT REGULAR MEETING: 4.30 pm 16 August 2006.

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