

# TRUenergy COMMUNITY LIAISON GROUP

## MEETING MINUTES

MEETING	<b>TALLAWARRA LANDS CLG MEETING</b>	MEETING NUMBER	6/ 2006
HELD AT	TRUENERGY TALLAWARRA SITE, WOLLONGONG	DATE	<b>16 AUGUST 06</b>
PROJECT	<b>TALLAWARRA CLG MEETING</b>		
ATTENDEES	<div> <div>John Osseweyer</div> <div>Doug Prosser</div> <div>Chris Brandis</div> <div>Aapo Skorulis</div> <div>Cheryl Lappin</div> <div>Rita Webb</div> <div>Nicola Wojcik</div> <div>Ian Kinlough</div> <div>Jeff McEntee</div> <div>Stuart Harding</div> <div>Louise Tychsen</div> <div>Brendan Blakeley</div> <div>Lucy Greig</div> </div> <div> <div>Scout Group</div> <div>Lake Illawarra Authority</div> <div>Illawarra Bird Observers Club</div> <div>University of Wollongong</div> <div>Shellharbour City Council</div> <div>Dapto Chamber of Commerce</div> <div>TRUenergy</div> <div>TRUenergy</div> <div>TRUenergy</div> <div>Willana</div> <div>Willana</div> <div>Elton Consulting</div> <div>Elton Consulting</div> </div>		
APOLOGIES	<div> <div>John Bridge, Wollongong City Council</div> <div>Pat Mowbray, Futureworld/Healthy Cities</div> <div>Rod Oxley, Wollongong City Council</div> <div>Graham Towers, DoP</div> </div>		
DISTRIBUTION	To all invitees		

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### 1.0 WELCOME & INTRODUCTIONS

- 1.1** *The meeting commenced just after 4.30pm. Brendan Blakeley welcomed all those present. Apologies were received from Pat Mowbray (Futureworld/Healthy Cities), Rod Oxley and John Bridge (Wollongong City Council), Graham Towers (DoP) and Graham Dowers (TRUenergy).*
- 1.2** *The minutes of the previous CLG meeting were accepted with no amendments. They were moved by John Osseweyer and seconded by Chris Brandis.*

### 2.0 Power station update – Geoff McEntee, TRUenergy

Geoff McEntee advised that:

- The contact was awarded to Alstom last week and site establishment will commence next week.
- Bids are due for the Connection Agreement by the end of August.
- Geotechnical exploration of the pipeline is currently underway.

Points of clarification:

- Geoff confirmed that some power lines will remain on the site for the time being and will be removed in 2008.
- Geoff confirmed that the green power lines (as shown in the presentation) will replace those (shown in red) at the north east of the site.

### 3.0 Site clearance works update – Geoff McEntee

Geoff McEntee advised that:

- Site clearance works commenced on 15 February.
- There have been some delays in these works as there is more material to extract than initially anticipated.
- Blasting will be complete within 1-2 weeks time, using Penetrating Cone Fracture (PCF).
- The extracted material will be sent to the asbestos repository which is fully compliant and capped.
- Mass foundations and contaminated rubble excavation work is expected to be completed within approximately 3 weeks.
- A site office will be established in late August to accommodate additional TRUenergy staff.
- Alstom will commence site establishment next week / late August.
- Alstom is currently discussing contracts with local suppliers, however further details regarding contracts / suppliers are confidential at this stage.

#### Local content

- TRUenergy has employed three new staff in the last month and plans to employ a further 2-5 over the next few months.

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- TRUenergy has also met with local suppliers.
- Geoff presented copies of the job advertisements placed by TRUenergy for the following positions: Safety and Health Officer, Quality and Documentation Officer, Business Manager, Planning & Cost Control Engineer. He noted that all positions are expected to be filled shortly.

### Power station layout

- There have not been any significant changes to the layout of the power station in the last 6-8 months. TRUenergy is currently awaiting detailed layout plans from Alstom.

### Points of clarification:

- Geoff confirmed that there were no problems with contaminants leaching into groundwater, tanking, etc. He expressed confidence that the auditor would provide TRUenergy with site clearance at the completion of the clearance works process.
- Ian Kinlough noted that the PCF was being conducted on bedrock, not rubble.
- Geoff confirmed that Alstom's site sheds would be temporary structures. TRUenergy's buildings would also be temporary structures, but would be built to remain on the site for the longer term, to accommodate a range of future uses.

## **4.0 Tallawarra Lands Update: Nicola Wojick, TRUenergy**

Nicola Wojcik advised that:

- Willana has been working on updated plans for the site which demonstrate the potential uses within each precinct.
- The Tallawarra Lands Community Information & Feedback Session was held on 22 July – with a summary of the day's proceedings and feedback obtained following the session to be provided by Elton Consulting.
- Methods of notification for the Community Information & Feedback Session included: the placement of advertisements in the Illawarra Mercury and Lake Times newspapers; a letterbox drop of the Tallawarra Lands newsletter to approximately 1,300 residents of the surrounding area; and community notices in local media.
- Nicola noted that the low rate of attendance at the Session could be related to a low level of concern regarding the process, in comparison with the immediate community outrage displayed in relation to the previous proposal for the site which involved development of a prison.
- There was a high level of interest in the process displayed at the last Interagency Planning Focus Meeting with 35 representatives of government agencies in attendance. The next meeting of this group will take place on 30 August, following which the Willana Draft LES Report will be finalised – by the end of September.
- Further community consultation is scheduled to take place in February 2007, following the holiday period.

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Cheryl Lappin and Chris Brandis both expressed the view that more community interest would be likely to follow in the next stages of the development process.

Points of clarification:

- SH: The consultation process currently being undertaken is part of the LES phase. At end of LES Council will take on board the findings and prepare a LEP. There will be further community consultation at that stage.
- Stuart Harding confirmed that this LEP will be an amendment to the current LEP.

### Summary of Community Information & Feedback Session

Brendan Blakeley advised that:

- The Session on 22 July was attended by a small number of people (17), with several interested in the power station itself, rather than in future planning for the site. The session went well and participants were pleased with the information provided. There was a high response rate with 12 feedback forms received. Participants also provided verbal feedback to Willana and the other consultants present.
- Common elements identified in participant feedback included: the importance of protecting the ecological values of the site, protection of scenic amenity (eg ridgelines and the area around the point to the north of the site), and provision of access to foreshore areas (eg through provision of paths, bikeways, playgrounds, BBQs, etc). Participants expressed some concerns around the lack of physical infrastructure to accompany development. There was a preference for the use of endemic vegetation in landscaping of the site, and it was suggested that local young people be involved in revegetation of the site (particularly considering the current level of local unemployment). Restoration of Duck Creek was also seen as a priority. In terms of the development of the site, some participants opposed any development of the site (except the power station building) while others believed that appropriate development of the site should give careful consideration to ecological issues and visual amenity. Many participants recognised that the site would be developed over time, and expressed a preference for lower density residential development. It was also suggested that any employment uses on the site should be environmentally-friendly.
- Brendan noted that a copy of the information boards displayed at the Session was available for viewing by members of the CLG.
- Brendan welcomed all CLG members and their respective organisations to attend the next Community Information & Feedback Session to be held on Saturday 2 September from 10 .00am to 12midday. The Session will provide members of the community with more detailed plans for the site (similar to those to be presented to the CLG). Brendan also noted that newsletter notification of the second session would be distributed to a larger number of homes than previously.

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### 5.0 Presentation of Draft LES Findings: Stuart Harding, Willana

Stuart Harding advised that the purpose of the Local Environmental Study (LES) is to identify and map the opportunities and constraints of the site and to provide recommendations regarding its future use.

Stuart presented a series of maps demonstrating the opportunities and constraints of the site in relation to a number of variables, including: the priorities identified in the Yallah-Calderwood study; vegetation / threatened species; bushfire hazard zones; flooding; etc. He made the following additional points:

#### Yallah-Calderwood study

- The main focus of the Yallah-Calderwood study is on preserving ecological outcomes. The status of the Yallah-Calderwood corridor is currently the subject of discussions between the Department of Natural Resources (DNR) and the Department of Environment and Conservation (DEC), and related mapping cannot be completed until this matter has been resolved by the government agencies.

#### Flood studies

- Constraints have been mapped using the Lake Illawarra Flood Study which was conducted several years ago. In addition, TRUenergy has commissioned further flood study work that will be undertaken over the next three weeks, and will feed into the LES process. Flood studies of the Duck Creek area have not yet been undertaken.
- Nicola Wojcik advised that more detailed flood studies for the Duck Creek area would be undertaken.
- Cheryl Lappin advised that a flood study was undertaken by Winten in relation to excavation work on the nearby Winten site.
- Cheryl Lappin and Aapo Skorulis both commented that a flood study has been undertaken for Mullet Creek.
- Doug Prosser noted that the February 1984 floods should also be recognised in the flood study.
- Nicola Wojcik advised that Cardno would be conducting this additional work. The firm has extensive experience in this area and the study will also be subject to peer review.

#### Mapping of easements

- Easements represent a significant constraint, affecting large parcels of the site.

#### Geotechnical studies

- TRUenergy has commissioned additional geotechnical work regarding potential contamination of the two ash settling ponds on the site, which will feed into the LES process.
- Cheryl Lappin asked if TRUenergy would make a commitment to resolving any potential groundwater contamination, if this was identified as an issue in the study.
- Nicola Wojcik responded that initial indications suggest that groundwater contamination will not be an issue. However, TRUenergy will not be in a position

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to make any commitment regarding this issue until the study has been completed.

### Access / servicing issues

- Stuart noted that the studies need firstly to determine whether servicing is going to be an issue, and secondly to identify the types of services that will be needed – once the land use has been decided.
- Cheryl Lappin asked whether there are plans for on site disposal of effluent.
- Stuart responded that there are three options: 1) to direct sewage to the Shellharbour treatment plant; 2) to upgrade the existing sewage treatment network; 3) to install an on site system for sewage treatment. Plans will not be finalised until the land use has been decided.

### Site precincts

Willana has divided the Tallawarra Lands site into 11 precincts based on the opportunities and constraints mapping. Willana's Draft LES will provide a series of principles (that is, possible uses and relevant issues) for each of these precincts. There are a range of uses being considered for the site from residential to industrial. It is anticipated that the site will include a range of employment / commercial uses. However, it was noted that these would be designed so as not to compete with existing local business centres such as West Dapto, Wollongong, etc.

#### **Precinct 1:**

- Stuart commented that precinct 1 is likely to be used for residential development. Key issues for consideration are visual amenity in relation to neighbouring areas.
- Cheryl Lappin: NSW Premiers Department has indicated that there is a considerable need for employment lands in the local area. Cheryl commented that this should be away from the foreshore eg precinct 5 to minimise visual impacts from Shellharbour.
- Stuart responded that Willana has taken photos from Shellharbour which demonstrate that much of the site is below the visual catchment, with minimal impacts on visual amenity.
- Rita Webb commented that as a local resident she would prefer that precinct 1 be retained as open space rather than being used for residential development. She noted that there is a shortage of open space in the Dapto area.
- Stuart responded that if precinct 1 were used for residential development it would be a vegetated site in the longer term (eg with tree-lined streets), whereas it is currently a cleared site. Precinct 1 could contain a range of housing types with smaller clusters of integrated housing along the waterfront. Section 94 planning (for community facilities) would need to consider the different types of housing and corresponding contribution rates.
- Cheryl commented that any development in precinct 1 should maintain through visual access from the road to the lake.

#### **Precinct 3:**

- Stuart advised that precinct 3 which includes the power station is likely to be retained for industrial uses.
- Cheryl Lappin asked about the size of the buffer to be retained around the power

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station building.

- Nicola Wojcik advised that the buffer would comprise a semi-circular area around the power station building of a size that minimises acoustic impacts. The exact size is yet to be determined.

### **Precinct 4:**

- Stuart commented that precinct 4 could include some residential development. It was noted that residential development might include aged care facilities / seniors living developments in addition to regular housing.

### **Precinct 6:**

- John Osseweyer commented that the Scouts would like to continue their use of areas of precinct 6 for camping / recreation purposes, such as kayaking and sailing.

### **Precinct 7:**

- It was commented that this precinct could potentially include an eco-tourism style resort.

### **Precinct 8:**

- Stuart commented that precinct 8 could include some low/medium density residential uses.
- Cheryl Lappin expressed support for regeneration of precinct 8 to connect with the Yallah-Calderwood corridor – rather than using this precinct for industrial uses.
- Stuart responded that while a range of land uses are permissible in the corridor, the Yallah-Calderwood corridor study sets out principles for regeneration. In addition some councils have a regeneration policy. Another option for retaining parts of precinct 8 as open space could be through a Developer Agreement arrangement.
- Cheryl Lappin asked whether Willana would recommend that this precinct be dedicated open space.
- Stuart responded that Willana would not recommend this as management of such a large parcel of land would be a burden for the community.
- Nicola explained that TRUenergy does not want to be a long term owner of the land, but instead seeks to ensure that the land is used in a better way than at present. Various parties have expressed an interest in purchasing the land.

### **Precinct 9:**

- Stuart commented that precinct 9 could also include some low/medium density residential uses.

### **Precinct 10:**

- Stuart noted that ecological values are a priority in precinct 10, and limited tourism development is also possible.
- Doug Prosser noted the LIA has a strong interest in all of Precinct 10.
- Chris Brandis commented that the Illawarra Bird Observers Club would support activities such as walking tracks, but not trail bike riding etc, in precinct 10.

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### Other precincts / General:

- Cheryl Lappin asked whether Community Title arrangements have been considered for any part of the site. She noted that management of some of the land near the Mt Brown Reserve may be secured through a Community Title scheme.
- Stuart responded that a Community Title scheme could be encouraged (through zoning and planning controls) but could not be imposed. The Willana Draft LES Report will make recommendations on elements for inclusion in a Masterplan or DCP.
- It was commented that the existing fire trails on the site could be used for bushwalking.
- Stuart advised that Wollongong Council's Geotechnical DCP specifies that development cannot occur on a slope greater than 20%.
- Cheryl Lappin asked if consideration has been given to new suburbs that include a commercial centre / opportunities for employment.
- Stuart responded that the only commercial space on the site is likely to be located on the waterfront. This would be a small centre (eg of approx. ½ ha) to service the local workforce and local residents, possibly with some tourist activity. The centre would not include commercial uses that would conflict with those in West Dapto and surrounds.
- Nicola Wojcik noted that a commercial centre (including a service station, KFC, etc) is planned for development in Haywards Bay.
- It was commented that planning for the site should consider amenity issues in relation to the 'Roadhouse' hotel.
- Aapo Skorulis suggested that parts of precincts 4 or 9 be used for home business developments (as per Central Coast).
- Rita Webb supported provision of camping facilities and or a caravan park facility on the site. She advised against use of Shee-Oak trees in planting of the site.
- Nicola Wojcik responded that such a facility with lightweight cabins might be an option for precinct 6.
- Doug Prosser and Cheryl Lappin commented that the site should include recreational areas for the longer term.
- Public access to the lake foreshore needs is an important objective.

### 6.0 Next steps and close: Brendan Blakeley, Elton Consulting

Brendan noted that the information would be finalised by Willana for presentation at the next Community Information & Feedback Session to be held on Saturday 2 September. He reiterated the invitation for all CLG members and other interested parties to attend the Session.

Nicola Wojcik commented that there are two remaining meetings this year. She proposed that the meeting dates be brought forward to maximise input from CLG members into the Willana Draft LES process, suggesting the following meeting dates: Wednesday 20 September; and the third week of November.

Nicola noted that before the LES is lodged it is important that the Willana finalised Draft



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LES Report is presented to the CLG.

Doug noted that he would be an apology for the next meeting and would ask another representative of LIA to attend on his behalf.

### **NEXT REGULAR MEETING: 4.30 pm 20 September 2006.**

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