

TRUenergy COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

MEETING	TALLAWARRA LANDS CLG MEETING	MEETING NUMBER	2/2007
HELD AT	TRUENERGY TALLAWARRA SITE, WOLLONGONG	DATE	18 APRIL 07
PROJECT	TALLAWARRA CLG MEETING		
ATTENDEES	<div> <div> Doug Prosser Andrew Knowlson John Osseweyer Cheryl Lappin Chris Brandis Jon Bridge Anthony Savenkov Michael Knez Graham Dowers Lloyd Townsend Geoff McEntee Lucy Greig Brendan Blakeley </div> <div> Lake Illawarra Authority Duck Creek Catchment Group Scout Association of Australia - South Coast Region Shellharbour City Council Illawarra Bird Observers Association Wollongong City Council TRUenergy TRUenergy TRUenergy TRUenergy TRUenergy Elton Consulting (Note taker) Elton Consulting (Facilitator) </div> </div>		
APOLOGIES	<div> Graham Towers Rita Webb </div> <div> Department of Planning Dapto Chamber of Commerce </div>		
DISTRIBUTION	To all invitees		

ITEM NO.	DESCRIPTION	ACTION	DATE
1.0	Welcome & Introductions – Brendan Blakeley, Elton Consulting		
1.1	<i>The meeting commenced just after 4.30pm. Brendan welcomed all those present. Apologies were received from Graham Towers and Rita Webb.</i>		
1.2	<i>The minutes of the previous meeting were accepted without amendment. Adoption of the minutes was moved by Graham Dowers and seconded by Chris Brandis.</i>		

2.0 Power Station Works Update – Graham Dowers and Geoff McEntee TRUenergy

Graham Dowers made the following key points:

- The proposed location for Stage B is at the far end of the slab from Stage A.
- Stage B would generate approx. 300-400 megawatts OCGTs, probably in the form of two units.
- There are benefits of co-locating the proposed facility with Stage A.

Planning:

- Approval for the project is to be considered under Part 3A of the EP&A Act.
- The application and preliminary Environmental Assessment are to be lodged on 30 March.
- A Planning Focus Meeting has been scheduled for 24 April with government agencies.

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Representation from Shellharbour City Council is still to be sought.

- Anticipate receipt of the Director General's Requirements (DGRs) for the project in early May.

Concept Design and Feasibility:

- Source target plant information.
- Next steps: complete concept design and define the preferred option (see in principle approval from Network Service provider).

Environmental Assessment (EA):

- A background noise assessment has been conducted.
- Other relevant data is being sought for review.
- Next steps: complete environmental modelling, visual simulation and desktop studies, factor in DGRs.
- Further information regarding the concept design and EA will be provided at the next meeting of the CLG.
- Graham indicated the proposed location of Stage B on an image of the site and the program for the proposed works.
- Geoff McEntee showed an illustration of the type of power plant proposed.

Discussion:

- Doug Prosser emphasised the importance of beyond compliance water quality and hazard containment measures in the design of Stage B

3.0 Site Maintenance Update – Michael Knez & Lloyd Townsend, TRUenergy

Lloyd Townsend made the following key points:

- TRUenergy hosted a group of Clean Up Australia Day supporters on 4 March – involving members of the CLG and some local weekend detainees, and ending with a BBQ lunch by Lake Illawarra. He thanked all who took part for their efforts in collecting a significant amount of rubbish.
- TRUenergy is currently addressing the fox situation in the area around Ash Dam 3.
- A survey marker has been located at the tip of Wollongurri Point to use as a reference point for the ongoing monitoring of sea grasses.
- Maritime Services is working with TRUenergy to establish speed limits and public exclusion zones around canals.
- Landscaping around the power station site has been surveyed to identify an appropriate location for establishment of fencing.
- A landscape architect will be employed to assist in landscaping tender process.
- Lawn mowing of the site continues. This work is done by Illawarra Vocational Services.
- Yallah Bay Road is in poor condition – Wollongong City Council has been contacted in relation to this and TRUenergy awaits its response.

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Progress to Date – Power plant:

- The majority of structural foundations are above ground level and most are complete.
- The canal walls and floor are being formed up and poured progressively.
- Manufacture of centreline components (generator, turbine, etc) is on schedule. These are supplied by companies in Europe, Indonesia, Vietnam.
- Lloyd showed a photo demonstrating the progress to date on the power plant and canal.
- Geoff McEntee confirmed that the floor level demonstrated in the photo is 3-3.5 m below the level of Lake Illawarra, falling steeply to -11m at the foreground of the photo.

Progress to date – Connection works (switchyard and towers):

Major earthworks have been completed.

Filling of the lower bench has begun.

- The first foundations have been poured for the towers.
- Design approvals with Integral Energy are continuing.
- Lloyd showed an image of the switchyard, demonstrating the various levels.

Gas pipeline:

- Alliance contract with Nacap.
- The procurement, design and approvals process continues.
- Route review using directional drilling to reduce cultural heritage risks.
- Environmental monitoring baseline has been established.
- EPA operating licence requirements are being worked through.

Geoff McEntee made the following key points:

Looking forward

- Sea grass monitoring intended to be ongoing – Connell Wagner to assist.
- Work at the inlet to the lake to be designed (Alstom) to address the concern regarding jelly fish – proposal for boom in lake to keep them away.
- Major equipment is starting to be delivered, requiring special permits, etc.
- Plans for commencement of the demolition of old buildings is underway.
- Switchyard and transmission progress.
- Gas pipeline – finalise design and formalise contractor.
- Planned commercial load date unchanged.

Discussion:

- Doug Prosser thanked Brendan Blakeley for his participation on Clean Up Australia day.
- John Osseweyer noted that with more notice more Scouts would be willing to participate.
- Geoff McEntee confirmed that not all of the power plant components could be

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produced locally. However, the stack, for instance, will be produced in Australia.

- Graham Dowers confirmed that TRUenergy will need to retain the transmission towers near the lake until early 2009. Once Springhill is complete, these can be removed.
- CLG member: We can see the current works from Shellharbour. What sort of structure will be established on the site?
- Geoff McEntee: The structure will be a fence / metal structure (rather than a building) with small brick towers and insulators, etc. It will be screened with landscaping behind, but not in front of the switchyard. The top of the main building will also obscure this in part.
- Doug Prosser requested that the landscape contractor be asked to discuss landscaping matters with Claude at the LIA. DP to provide contact details.

4.0 Tallawarra Lands Update – Anthony Savenkov, TRUenergy

Anthony Savenkov made the following key points:

- Wollongong City Council has adopted the Tallawarra Lands LES.
- The Tallawarra Lands LEP will be a component of the Wollongong wide LEP. Required revisions are to be considered at the next meeting of Council's Planning Committee on 7 May.
- Cox is currently working on the Structure Plan. This plan is intended to provide indicative land uses, pending the outcomes of the LEP process.

Brendan Blakeley welcomed all those present to take a copy of a CD containing documentation relating to the LES.

Discussion:

- Brendan advised that any technical questions raised during the meeting in relation to the LES would be forwarded to Stuart Harding of Willana for his response.
- Jon Bridge: Preliminary Section 62 works have commenced and will continue as the LEP is finalised. These will be rolled into the comprehensive Wollongong City LEP 2007 which is anticipated to go on public exhibition later in 2007. Other projects in the area may affect timing for this such as the Escarpment, Port at Port Kembla and others.
- CLG member: This could influence land use tables and zonings earmarked for other areas? When are you considering best fits and land uses/zones?
- Jon Bridge: We might add 1-2 of the template zones that are not used separately, but these will be circulated as we draft the list.

5.0 Presentation of Draft Structure Plan – Philip Graus, Cox

Philip explained the various components of the plan and how the plan has been developed. He also identified issues of relevance to the group and the scenarios he showed to the CLG at a previous meeting. He made the following key points:

- The objective was to prepare the LES first to frame the LEP and to prepare the Structure Plan to help explain what the LES shows as appropriate land uses. The LES document is available on Wollongong City Council's website.
- The LES Environmental Plan 'Preferred Land Uses' shows the environmental areas, publicly accessible foreshore, conservation zones for ecologically sensitive areas, areas for employment, and shopping, etc. The LES provides a detailed description of each precinct, including its character and constraints.

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- A preliminary, indicative and illustrative master-plan (Structure Plan) has been developed. While the detail of this plan may change, it shows elements that are fundamental to the design structure. It shows linkages to and within the site which are important for sustainability. The traffic engineers have identified that the regional bus route would go through the site. Cox has placed employment centres and residential uses around this route so that all residents/businesses would be within 400m of public transport.
- Environmental considerations: The Structure Plan has increased the buffer around Duck Creek and includes major connections from the escarpment to the water. Philip confirmed the road reserves running alongside Duck Creek are outside the riparian area. The Structure Plan includes approximately 45% green areas, 30% employment, and 25% residential land. There is also a green buffer to the north west of the site to create a visual buffer between residential areas.
- The Masterplan includes special entry points into the site. There is a local centre located at the central west of the site and there could also be minor local centres in individual neighbourhoods.
- Green ridges such as at the north eastern point and the top of Mount Brown, are retained and enhanced to provide visual amenity and other benefits. Foreshore areas have to be wide enough to be useable.
- Brendan Blakeley noted that including roads as boundaries was raised as an important issue in a previous CLG meeting.
- Philip Graus: This will probably be a quieter local road, but with public access to the foreshore. Houses will front rather than turn their backs on the green area, maximising safety.
- Green areas: These include conservation areas such as conservation zones and publicly accessible open space. The full length of the foreshore area is publicly accessible. The areas under the power transmission lines will also be green. There are some constraints regarding permitted uses in these easements and detailed studies are required to more fully investigate these.
- Employment uses: A local centre is proposed on the site. A green backdrop is proposed behind the power station as are green edges – with a road along the foreshore. A businesses park (near residential/environmental areas to the south of site), general industrial area (central east of the site), and enterprise corridor are proposed
- Residential uses: There are no detailed dwelling numbers at this stage. However, there is approximate potential for around 500-600 dwellings in each area of the three residential areas on the site. Low density residential concentrated at the central western edge of the site (NB there is a need to ensure visual quality of this area, through the private care of the adjacent green area). There would be certain specifications regarding setbacks, etc. For instance, there would have to be gaps between buildings so the landscape remains visible, etc.

6.0 Discussion and Next Steps – Brendan Blakeley, Elton Consulting

Discussion:

- CLG member: The Mt Brown ridgeline was considered visually sensitive, being quite prominent for those travelling north up the highway. The scale of development in that area was an issue, prior to development occurring on other side of the freeway. However, it is still an important area as a gateway.

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- Jon Bridge: This has been recognised in the draft LEP.
- CLG member: How will any acoustic impacts associated with Stage B on the nearby residential area be managed?
- Graham Dowers: We plan to accommodate Stage B within a building and have undertaken studies regarding existing and anticipated noise levels associated with the plant. We are also looking at potential increases associated with the new plant and will review the acoustic controls accordingly. The existing plant is well within accepted noise levels.
- CLG member: In relation to the Structure Plan, how is medium density defined?
- Philip Graus: This is dependent on the design controls, but we can assume the medium density areas will have dwellings as small as townhouses. We can have super lots of which not all have to be built up front.
- A CLG member asked about the creekline and drainage at the south west of the site.
- Philip Graus: The intent is to create an edge to the water. Both the initial and more recent geotechnical and traffic studies have been used to inform preparation of the Structure Plan report.
- CLG member: There may potentially be water quality control issues in the area around the north eastern point.
- Anthony Savenkov acknowledged water management as a matter which will be addressed.
- Brendan Blakeley: There was some concern at the last meeting about the edge treatments in the light industrial area. Would it help CLG members if some indicative images of this could be provided for the next meeting?, *Will endeavour to obtain some indicative material for the Next CLG meeting. [Note however, that edge treatments are a design matter more relevant to a detailed development application rather than a Structure Plan].*
- CLG member: The Structure Plan shows thought and response to many of the issues raised by CLG members. I support the treatment of the Duck Creek area, retention of the environmental protection area to the south of the SEPP 14 wetlands, and the provision of continuous foreshore access. I also support the (yellow) tourism area, and visibility of the ridgeline from Shellharbour. What is the blue area on the map?
- Graham Dowers: This is a riparian zone at the northern end of the power station site.
- A CLG member expressed some concern regarding the extent of development in the northern area. He regarded the treatment of the ridgeline as positive. How wide is green area around the point?
- Philip Graus took this question on notice (will refer to the survey of roads).
Response: At the least wide point there is a 38m setback, including an 18m road and path reserve. Please see Attachment One. Actual setback is significantly greater, as buildings are in turn set back from the road.
- A CLG member noted their support for the green areas along the freeway.
- CLG member: The residential area and road access at the south of the site may create a disturbance for the conservation area.
- Philip Graus: There is approximately 300m from one side of the water body to the surrounding green area.
- John Bridge: The road to the right of the ash dam could potentially be a pathway

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rather than a road.

- CLG member: What is envisaged for the enterprise corridor to the south west of site? There is a business zone in Haywards Bay but nothing has gone ahead. What does the LES specify?
- Anthony Savenkov: Permitted uses as per the draft Wollongong Local Environmental Plan 2007 document include business premises, carparks, childcare centres, community facilities, education establishments, hardware suppliers, hotels, landscaping, places of worship, gardening suppliers, etc.
- A CLG member expressed some concern regarding its potential use.
- CLG member also expressed concern regarding the geotechnical assessment work – at what point would it be finalised enough to provide some indication of a likely development outcome?
- Philip Graus: Geotechnical studies confirmed that development is possible in that location. Further studies will be undertaken as part of the Development Application stage, but these will not affect zoning. Additional detailed studies will also be undertaken regarding what uses are more economically feasible than others – based on relevant constraints, including geotechnical,
- Philip Graus: The LES specifies that there should be some employment and some residential uses. There has been significant consideration and discussion in the Tallawarra Lands Process Control Group regarding the location of these, including minimising potential conflict between residential and employment uses.
- There was general discussion around the foreshore zone controlled by the owned by LIA.
- Doug Prosser noted that the foreshore access zone varies in width and in places where it is quite narrow the LIA would welcome any opportunity for this to be increased.
- CLG Member: Who will manage the conservation areas eg at the top of Mount Brown?
- John Bridge: Council owns the upper side.
- Anthony Savenkov: The Voluntary Planning Agreement (VPA) process will help inform the management strategy for the land.
- CLG member: Is Council to zone areas around Mt Brown E2 Environmental Conservation and/or E3 Environmental Management?
- Jon Bridge: Yes.
- CLG member: Will the Lake Illawarra Association be involved in preparation of the VPA?
- Doug Prosser: The LIA has made its interest in increasing its foreshore and environmental land holdings very clear to TRUenergy from day one.
- Jon Bridge: The zones will have to be finalised first.
- CLG member: What is Council's position on how the Structure Plan relates to the Yallah-Calderwood corridor and how it meets the principles of this and the West Dapto work.
- Jon Bridge: Council believes that the proposal for Duck Creek and the area to the south of the site provide the best opportunity to address these principles. The

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employment area to the south is on environmentally degraded land and the site is also identified as important for employment uses. Council needs to balance environmental and employment outcomes.

- CLG member: How wide is the Duck Creek corridor?
- Phil Graus: 200m.
- Jon Bridge noted that the (orange) low density area may be slightly misleading regarding the location of the residential area near Mount Brown.
- Brendan Blakeley: The Structure Plan needs to be read in conjunction with the LES. On the CD containing the LES there is a land use plan very similar to the plan shown by Willana during a previous CLG meeting.
- A CLG member expressed concern that McDonalds may seek to develop the site on the south western part of the Tallawarra Lands site.
- John Bridge: This is an employment area and provides good access to the road – we need to identify opportunities for good employment outcomes as part of the regional strategy.
- CLG member: Employment opportunities would mainly be provided in the light industrial areas of the site. What is the capacity of the 'local centre' to generate employment?
- Philip Graus: There would be local retail, mixed business and community facilities at a scale that would serve the site.
- Jon Bridge: Council's intent is to create one community with Haywards Bay (at the south of site).
- A CLG member expressed concern regarding the residential/industrial interface on the site. Would green space be preferable? We may need to include design criteria in planning controls for these areas.
- Philip Graus: The Masterplan for Newington included urban design guidelines for an area comprising a business park with adjacent 2-3 storey apartments – the streetscape is working well.
- Jon Bridge: These are issues that can be addressed at the more detailed planning stage.
- Brendan Blakeley welcomed further feedback on the Structure Plan from the group over the next few weeks.
- A CLG member sought comments from TRUenergy regarding the Structure Plan.
- Anthony Savenkov: Overall the illustrative Structure Plan represents a balanced mix of uses – it builds on the framework of the LES and other inputs. There remains work to be done on the detail of the design.
- Graham Dowers agreed with these comments, stating that a fairly balanced design had been achieved. It is consistent with TRUenergy's development vision for Tallawarra Lands, which the Community Liaison Group helped form.

CLG members concluded the meeting with the following comments about the overall Structure Plan.

- The Structure Plan does not show any surprises. I'm pleased with outcome.

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- The Structure Plan is more conservative than anticipated.
- It appears to accommodate employment and environmental objectives and have responded to issues raised by the CLG in past workshops
- Brendan Blakeley stated that he would email all group members regarding the outcome of Council's Planning Committee meeting in May.

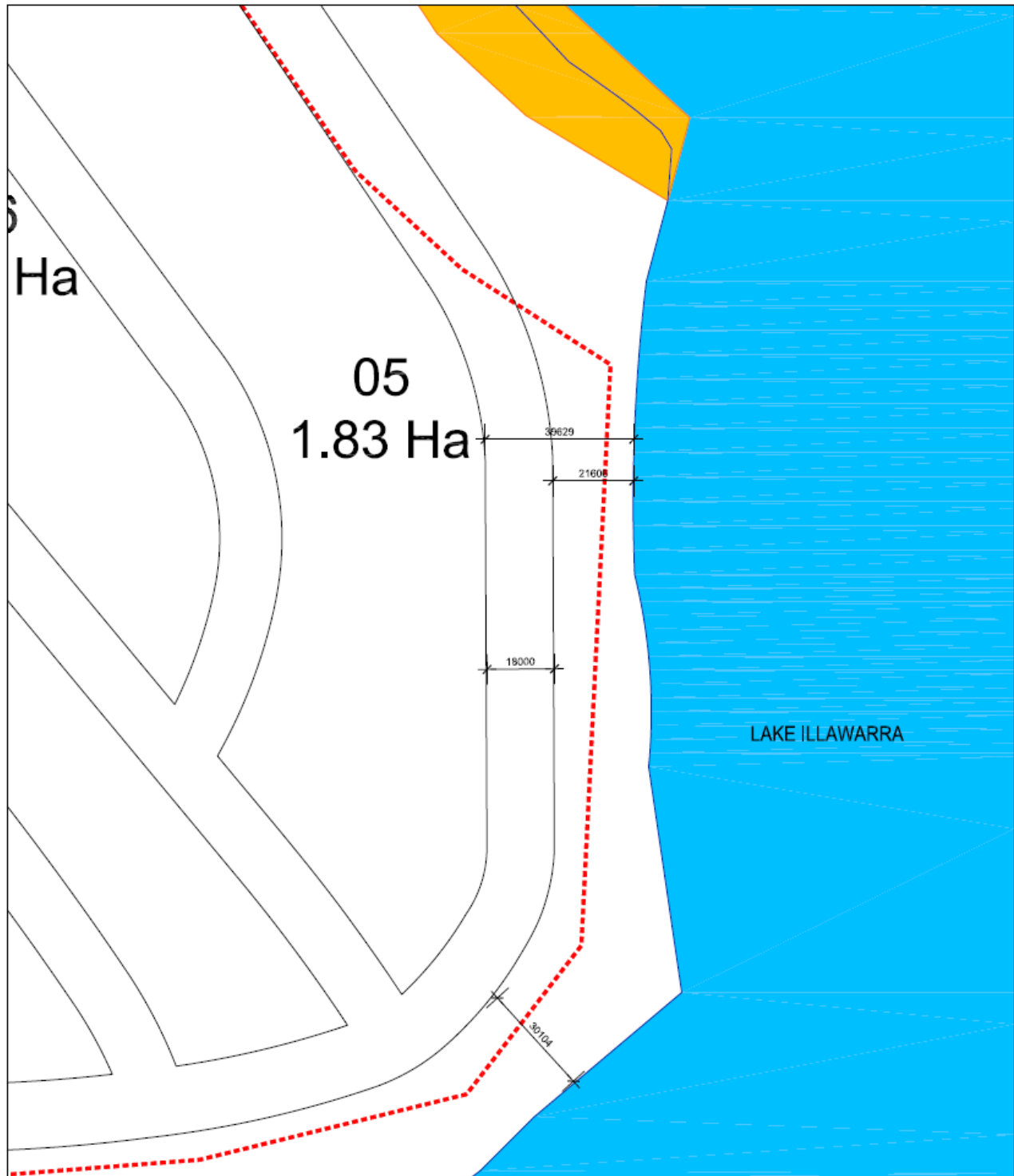
7.0 Close – Brendan Blakeley, Elton Consulting

7.1 Brendan Blakeley thanked all attendees and closed the meeting.

NEXT REGULAR MEETING: 4.30 pm Wednesday 20 June 2007 at Tallawarra Site Offices.

If you have any questions in relation to these minutes please contact Brendan Blakeley at Elton Consulting. Tel. 02 9387 2600 Fax. 02 9387 2557 Email. brendan@elton.com.au

Attachment One: Indicative foreshore widths



LEGEND

- Site boundary
- Council foreshore reserve

Scale 1:1000 @ A3

