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TRUenergy Tallawarra Community Update

After six years working closely with Wollongong Council, state government agencies and the community, the Tallawarra Lands Concept Plan is now on exhibition. More than 30 specialist studies and community feedback have informed the preparation of the Concept Plan.

The process has involved thorough research and detailed studies including environmental, social and economic impact assessments, traffic, transport and water management studies, a visual assessment, and flooding and sustainability reports.

The proposed development of Tallawarra Lands is not just about delivering a great place to work, live and visit. The project provides a unique opportunity to:

- » secure a long term supply of land suitable as a base for the expansion of business and employment within the Illawarra
- » create a vibrant new community with a full range of public amenities and services
- » improve access to the Lake Illawarra foreshore
- » restore and protect high value conservation land.

TRUenergy strongly encourages members of the Illawarra community to participate in the exhibition process and comment on the Concept Plan.

Anthony Savenkov

Tallawarra Land Development Manager.

Tallawarra Lands Concept Plan Exhibition

The Tallawarra Lands Concept Plan can be viewed at:

- » **Wollongong City Council**,
41 Burelli Street, Wollongong
- » **Shellharbour City Council**, Administration Centre,
Lamerton Crescent, Shellharbour
- » **Department of Planning and Infrastructure**
 - **Sydney Information Centre**,
23-33 Bridge Street, Sydney NSW 2000
 - **Wollongong Office**, Level 2,
84 Crown Street, Wollongong NSW 2520
 - **www.planning.nsw.gov.au**
(see Development Assessments)

The Planning Process

The Tallawarra Lands Concept Plan builds on over five years of planning work. Preparation of the Concept Plan is consistent with the new Wollongong Local Environmental Plan (LEP) which incorporated the findings of the previous Tallawarra Local Environmental Study (LES).

2005	2006	2007	2008	2009	2010	2011
Local Environmental Study (LES)				Local Environmental Plan (LEP)		Concept Plan

The Concept Plan

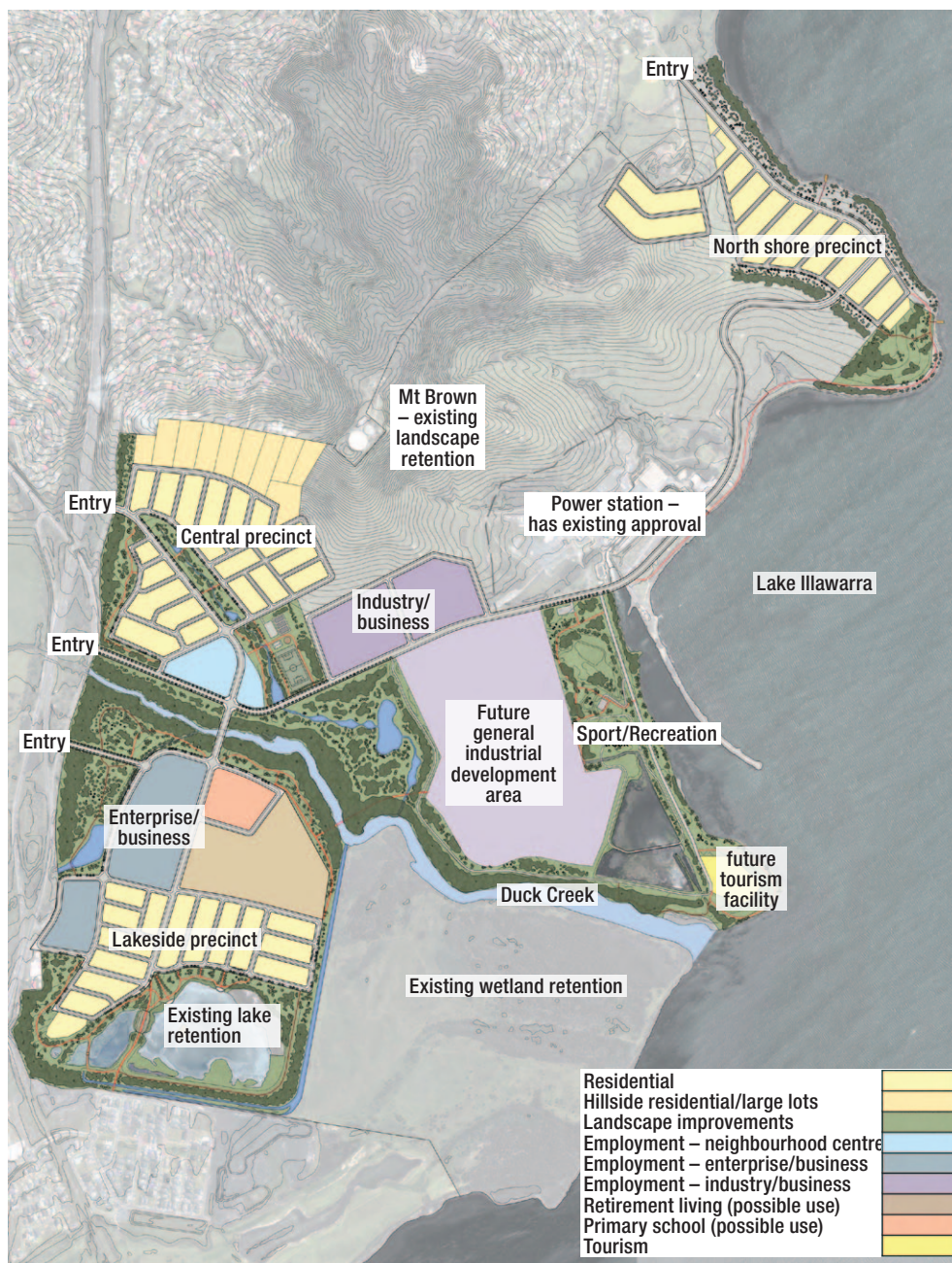
Tallawarra Lands is a site of 535 hectares. The Concept Plan proposes a range of land uses permitted by the LEP, including conservation, employment, housing and tourism. These uses will be complemented by a range of on-site facilities and amenities such as parks, recreational tracks and shops to service the new and surrounding communities.

Over thirty specialist studies have been undertaken to develop the Tallawarra Lands Concept Plan. These studies help ensure that the Concept Plan balances environmental, social and economic considerations and importantly, reflects the needs of the local community.

The Concept Plan contains detailed strategies for:

- » urban design
- » environmental sustainability
- » community facilities
- » flooding and water quality
- » ecology and heritage
- » traffic studies
- » infrastructure and services including roads, waste management and utilities
- » landscape design.

If the Concept Plan is approved further detailed planning applications will still need to be submitted so any significant development can take place.



Key features

Sustainability: Parts of Tallawarra and its surrounds have great environmental significance. TRUenergy is committed to achieving energy and water saving targets, as well as extensive measures to protect water quality in Lake Illawarra.

Employment: To maintain a strong local economy it is important that land suitable for the region's business and industry needs is planned for and secured. Tallawarra will play a major role in delivering land for future jobs growth. The Concept Plan provides a large supply of employment lands with direct access to regional road networks.

Housing: The concept includes approximately 1,100 dwellings, primarily low density housing across three precincts. The new community will be supported by community and recreational facilities.

Conservation and open space: The Concept Plan provides over 50% of the site for open space and conservation lands. Key environmental areas such as wetlands, foreshores and creek lines will be protected and enhanced as part of the redevelopment.

Tallawarra A Power Station

After three years, Tallawarra A power station has clocked up 24,000 hours of operation. This is a significant milestone for the project. Tallawarra A is now due for major routine maintenance called a 'C' inspection. This is undertaken to maintain the equipment at peak performance.

The 'C' inspection will take approximately 35 days. During this time the plant will be out of action.

Approximately 200-250 people will be employed during the inspection, including many local contractors and specialists from within the Illawarra.

Contact Us

If you would like more information, please visit us at
www.truenergy.com.au/tallawarra

Alternatively, you can call us on **1800 336 003**