

TXU COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

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| MEETING | TXU TALLAWARRA LANDS CLG WORKSHOP | | MEETING NUMBER | 2 |
| HELD AT | TXU SITE | | DATE | 16/3/05 |
| PROJECT | | | | |
| ATTENDEES | John Osseweyer Doug Prosser Andrew Knowlson Ray Chapman Kara Lamond Graham Dowers Nicola Ryan Ian Kinlough Rita Webb Chris Brandis Graham Towers Matt Coetze Vince Berkhout Ben Grounds Brian Elton Sharon Burke | Scout Group Lake Illawarra Authority Duck Creek Catchment Group Winten Property Group Wollongong City Council TXU TXU TXU Dapto Chamber of Commerce Illawarra Bird Observers Club DIPNR URS JBA Healthy Cities Elton Consulting Elton Consulting | | |
| APOLOGIES | Stewart Russell Daryl Goldrick | University of Wollongong DIPNR | | |
| DISTRIBUTION | To all invitees | | | |

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| 1.0 | WELCOME & INTRODUCTIONS <i>The meeting commenced at 4.35 PM. Brian welcomed everyone and went through the agenda for the meeting.</i> | | |
| 2.0 | Tallawarra Project Update – Graham Dowers TXU GD: There has been another change of ownership since Singapore Power purchased TXU mid 2004. The regulated and unregulated parts of the business were separated and China Light & Power (CLP) was successful in buying the unregulated component of the business, subject to the normal completion timeframes. We anticipate this will be at the end of May. The business has been further divested, but the project is still moving along. This change is not anticipated to affect the project. CLP have a strong sustainability focus and a strong presence in energy in SE Asia. They also have an existing business in Australia, Yallourn Energy. But for us it is business as usual. CLG: Where are they based? GD: They are a SE Asian operation running out of Hong Kong –their website is clpgroup.com. In terms of other developments, we are into the commercial phase now; the technical specification has been completed. We are moving forward with our network connection studies, and moving forward with work on the lake. | | |
| 2.1 | Recap of the last CLG workshop – Brian Elton <i>Brian talked through the outcomes of the last workshop. He revisited the visioning exercise undertaken with the CLG and TXU. Please see attachment.</i> BE: At this stage, we want to reflect back on the outcomes of the workshops that were undertaken but we don't wish to develop the visions further, as it is still a work in progress. The pre-rezoning application will outline the emerging visions but it won't go further at this stage. Are there any views or questions about that? Are you happy that what we have presented is an accurate reflection of what you said? <i>CLG members agreed that it was.</i> BE: Are there any views about taking the vision further at this stage? CLG: I'm happy for it to go forward as it is, it is an evolving process. CLG: When you say we will park this, do you mean we will hold it as is until further work is done? BE: Yes, for example Vince's material might make you reflect on what you said in the first workshop, which is a usual thing to have happen. CLG: So it will still be part of the submission to Council? | | |

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| | <p>BE: Yes, but it will be included with an explanation that there has been limited and targeted consultation, these are the results at this stage, but that it is not final as it hasn't been tested with the wider community.</p> <p>CLG: There are some differences between the TXU and CLG visions, and while I think there are lots of similarities, there are different emphases in places. For example point 1 on the second page, we have included all elements of the site in that comment, where as TXU were more focussed. So I want it to be there as part of process, but for it to be subject to further discussions, then we might feel more comfortable about how it's submitted to Council. There are enough similarities but enough differences to be cautious, for us to want to look at other issues before the final submission is submitted.</p> <p>CLG: I think there are surprising similarities, which is pleasing to see.</p> <p>BE: OK, so we will proceed with the visions as they are, we won't meld them at this stage.</p> | | |
| 3.0 | Summary of Key Findings informing the pre-rezoning process – Vince Berkhout JBA, Matt Coetzee URS | | |
| 3.1 | <p><i>Location and Context</i></p> <p>VB: For any pre-rezoning we do not do a full and detailed investigation of issues, it is more an in principle indication of what is to come. Pre-rezoning is really preliminary work, identifying issues and then identifying how they might be addressed. The work is intended to give you sufficient flavour for what the opportunities and constraints may be for the site.</p> <p><i>Vince talked to a map of the site.</i></p> <p>It is a 600ha site, with urban areas surrounding the site - it is in close proximity to Shellharbour and the southern parts of Wollongong. It is a highly accessible, well-located site, which is in close proximity to the highway and a railway line. There is a deal of modified environment as part of the site.</p> <p>There are arising issues relevant to the transport system, with a potential new rail station at the southern end of Dapto, and the investigation by the RTA into the extension of the freeway bypassing Yallah, so there are different opportunities for access and there may be some modification to current access.</p> <p>GD: The main access road that leads to the site is listed with the Council. The same as the foreshore land with LIA.</p> <p>CLG: Is there any suggestion for the rationalisation of the transmission towers?</p> <p>VB: That is a question for TXU, we might come back to that.</p> <p>Given the surrounding residential development there are sewer and water connections to the site, but this needs to be further investigated. We need to know whether these can be tapped into; there will be detailed discussions to come with</p> | | |

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| | <p>Sydney Water, Shellharbour Council etc.</p> <p>In terms of utilities – we need to consider the power lines, and a potential easement for a gas pipeline. Graham do you want to talk about the transmission lines?</p> <p>GD: There is a network study currently taking place, it has been delayed but it will give us a better idea of what we need, there are a number of pylons around the foreshore which will disappear, but in terms of the rest of the site it is still a bit unclear until we have the results of the study.</p> <p>CLG: The reason I was asking, is that in West Dapto there has been some suggestion of rationalising the lines, putting two sets of lines in one tower, which might be a more effective use of land?</p> <p>GD: We need to do a cost benefit analysis. The lines we need to use may be the next size up, it will be the subject of detailed engineering studies.</p> <p>CLG: If you had to go to another level, would you still use the same towers?</p> <p>GD: In a previous project I worked on, the towers weren't capable of handling the cables, we had to think about twin circuit towers, but I think it depends on the individual design of the tower. At this stage I don't know that kind of detail; it will all be part of the network connection studies, which will take about 3 months.</p> <p>CLG: In terms of the master planning exercise, do you think relocating them to a more peripheral location might be worth considering?</p> <p>GD: Where could we move them to?</p> <p>CLG: Not sure; but they do have a substantial impact on the site.</p> | | |
| 3.2 | <p><i>Archaeology</i></p> <p>VB: A number of archaeological sites have been identified – some have been registered with DEC which coincides with some Aboriginal activity on the site. These will need further investigation as part of rezoning process. The EIS was done in 1998 so the work is 7 years old, some legislative changes since then mean the work will need to be revisited.</p> | | |
| 3.3 | <p><i>Ecology</i></p> <p><i>MC pointed out the ecological features of the site on a map.</i></p> <p>MC: In terms of ecological features on the site, there are certain communities of value, for example the acacia scrub may provide an opportunity for a corridor back into Lake Illawarra. The SEPP 14 wetlands are important, but it's not about looking at pockets in isolation but about looking at linkages. For example Duck Creek is an obvious one that provides a corridor from the escarpment into the lake. It's not about pockets of valuable vegetation and ecological resources but about looking at it as a system which functions as a whole. Any questions?</p> | | |

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CLG: In relation to the Duck Creek corridor, is it about defining boundaries at this stage?

MC: No not yet, we've defined it broadly at this stage. It will be a mix of studies that will determine this.

CLG: Have you seen the report by DIPNR on the classification of creeks, Duck Creek was identified as one of the prime ones in the region?

MC: Yes we have.

3.4 *Contamination and Geotech*

MC used a map to talk through the relevant sites.

MC: Most of the information is information we have collected previously on the power station site. In some areas there will be some heavy metals and hydro carbons that have been deposited, but there are low levels of contamination. There is also an asbestos area which is well defined, also an area where filter bags were dumped – both of these areas are well controlled and well defined. There is also an area where general waste was dumped; more sub surface investigations are needed here.

CLG: I have a question regarding ecology, you are probably aware of the National Parks report that was done, a lot of this site was identified as a corridor from the escarpment to Lake Illawarra?

MC: Yes we are trying to respond to that corridor concept in the work we are doing.

3.5 *Preliminary Site Vision*

VB talked to a map of the site.

VB: We have prepared a preliminary vision, an amalgam of the ideas and statements that came from the workshops. We've looked at those and compatible land uses and then the physical character of the land, and identified what may be possible, for example there may be some opportunities to re-naturalise.

You will see areas of natural environment, for example the area of vegetation in top left hand corner, the linkage through Yallah creek to the lake; you can see opportunities for continuous public access.

CLG: What is the break in public access?

GD: We need to come up with what the public access is - we need to come up with that as part of this process.

NR: In conjunction with LIA.

CLG: There is access all the way around.

GD: But it stops at the bridge then you have the road going out.

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Vince pointed out potential areas for active / passive recreation and tourism opportunities.

VB: There has been significant past modification to Ash Dam 3 – it is clearly not natural and something that creates an opportunity to recreate natural creek lines to the site. There is a question regarding the long term sustainability of some of this area as wetlands, but it could be made sustainable by some sort of land modification. The remaining area is power station and compatible uses – noise footprints etc need to be looked at, industrial uses may be possible, it is all dependent on issues such as how noise can be controlled.

This leaves three key areas. In the top north area, residential, recreation, open space or tourism could be possibilities, depending on the contextual issues.

In the middle of the site, tourism, recreation, employment or residential might be possible, issues such as drainage need to be looked at here.

In the south western corner – there is access potentially off the highway off Yallah Woolshed; this raises opportunities for employment, tourism, residential and open space use.

Also being considered are eco tourism opportunities, education / vocation uses and opportunities for the use of water related land. Some aboriginal groups may be interested in doing some things around the area.

The overall framework that is pictured here is picking up vision statements from CLG /TXU, maintaining green areas and connections to the lakefront and recreating some of natural environment, and then looking at sustainable options for rest of the areas.

Are there any questions?

CLG: The SEPP 14 wetlands –will they be revisited?

VB: In terms of how they are defined? Yes, they continue to be re-evaluated, we are looking closely at those areas. From a legal perspective we are obliged to protect SEPP 14 wetlands.

CLG: Unless they are redefined?

VB: That would be hard to do.

CLG: Are either of those defined within Ramsar? (concerning the protection of wetland areas of international importance)

VB: No, they are not Ramsar wetlands.

CLG: There are wetlands in the area that are covered by the agreement.

VB: We see it as an area to protect and as the study progresses we will define it more clearly.

CLG: Is it possible to get a copy of the site vision?

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| | <p>GD: We thought we would go to Council first, once it is fully formulated and once it goes to Council, we will be happy to share a copy.</p> <p>MC: From a technical perspective there are still fuzzy boundaries. We are talking about opportunities and constraints at this stage rather than the final vision, and we don't want to get locked into what's on the slide – it is more about where there might be opportunities at this stage.</p> <p>GD: Is there anything in particular you want to see?</p> <p>CLG: No, not really.</p> <p>BE: Are there any other comments or questions?</p> <p>CLG: Being from the Land care group I have strong views on the need for corridors, from an urban management perspective, it's about mistakes made in the past and I feel there is not sufficient separation between urban areas, for example Dapto and Hayward's Bay, and some separations that are visual and have a natural component aren't appreciated until they disappear. This is the only place where separation is possible (between Shellharbour/Wollongong). At the last meeting I made a circle to identify visual and physical separation between urban spaces. It's about making sure we don't end up with continuous urban development along Shellharbour to Wollongong, that would not be a good outcome.</p> <p><i>The CLG member pointed the area of concern out on the map.</i></p> | | |
| 4.0 | Outline of Communication Strategy –Nicola Ryan TXU | | |
| 4.1 | <p>NR: Communication will expand as we go along, and communication will be undertaken with a wider group. In terms of what we are planning to do, we had the CLG Beginning the Vision Workshop on 23 February 05, and we are having the CLG workshop today. We will accept further contributions from CLG members until 1 April 05.</p> <p>We are in the process of developing a detailed community engagement and communications plan, to be submitted with the pre-rezoning submission.</p> <p>There will be coordinated publicity around the time of lodgement of the pre-rezoning submission. We have had targeted consultation with the CLG only at this stage, we will be going more broadly.</p> <p>The website will be updated shortly and the pre-rezoning submission will be going in soon; the plan is for late April.</p> | | |
| 4.2 | Community Engagement Principles | | |
| | <p>NR: I'd just like to talk through our Community Engagement Principles, which we have always followed but I just want to reaffirm – these are commitment, clarity of purpose, communication, evidence, flexibility and responsiveness, timeliness, inclusiveness, collaboration and continuous learning. We will continue to evaluate and survey to make sure we are on track with our consultation.</p> | | |

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These principles are not new to the project; it is an extension of what we've already been doing. I invite any comments or feedback from the CLG on how the process is going.

4.3 Phases of community and stakeholder engagement

NR: I now want to take you through the Phases of engagement:

Pre-rezoning (now - end of May) – the CLG has had input here into the vision and the opportunities and constraints for the site.

Rezoning process (June – October) – which will consist of taking the community vision and values to a broader audience, commencing land use options/ the master plan and the sustainability strategy, and looking to a preferred re-zoning/master plan option.

Lodgement of rezoning application (12-18 months)

Statutory Exhibition, lodged November (12-18 months)

TXU remains committed to engaging throughout the planning, development and occupancy stages of the project. I also want to emphasise the importance of the sustainability process.

CLG: Do you have contact details for Yallah corner residents?

NR: Yes we have.

4.4 Who will be engaged and how?

NR: We will be engaging with a range of groups including relevant agencies and authorities, the CLG, and wider communities of interest such as neighbours, residents, business and indigenous groups. The process will capture both depth and breadth of input and the CLG will have an important role in drilling down deeper into particular issues.

In terms of how we will do this, we will use the CLG group, hold stakeholder workshops, community information and feedback sessions, the website, newsletters, local media and other techniques as required.

The Illawarra Mercury interviewed GD a few weeks ago, and in The Australian on 27 March there will be a feature on Wollongong and the Illawarra. TXU will place an advertisement in that to show support for the area.

We will provide CLG with a pre-rezoning submission summary once we have submitted. We are also developing sustainability strategy and will be seeking CLG input.

The next CLG is set for 20 April, which we will discuss today.

BE: Are there any comments?

There were no further comments.

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5.0 Next Steps –Brian Elton

NR: The pre-rezoning submission will not be delivered to council until May, not April as was initially thought, and as I will be away on leave for the next month we thought it best to hold our next meeting until May? What do people think?

11th May 2005 at 4.30pm at Tallawarra Site was agreed upon for the next meeting.

NR: At the next meeting we will have appointed a sustainability partner; we are keen to get input from CLG on that strategy as it progresses.

BE: Is there any other business?

The meeting closed at 7.10pm.

NEXT CLG MEETING: 11 May 2005, 4.30pm at Tallawarra.

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

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