

TXU COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

MEETING	TXU TALLAWARRA LANDS CLG WORKSHOP		MEETING NUMBER
HELD AT	DAPTO RIBBONWOOD CENTRE		DATE 23/2/04
PROJECT			
ATTENDEES	John Osseweyer Doug Prosser Andrew Knowlson Ray Chapman Kara Lamond Stewart Russell Graham Dowers Nicola Ryan Ian Kinlough Rita Webb Chris Brandis Damion Stirling Rebecca Hamilton Roger Lyle Mark Parker Trevor Knowles Daryl Goldrick Graham Rollinson Matt Coetze Vince Berkhout Brian Elton Sharon Burke	Scout Group Lake Illawarra Authority Duck Creek Catchment Group Winten Property Group Wollongong City Council University of Wollongong TXU TXU TXU Dapto Chamber of Commerce Illawarra Bird Observers Club Conservation Volunteers Australia Landcare Illawarra Landcare Illawarra DIPNR Lessee Group DIPNR MMJ URS JBA Elton Consulting Elton Consulting	
APOLOGIES	Ben Grounds Vikki King	Healthy Cities Neighbourhood Committee	
DISTRIBUTION	To all invitees		

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1.0	WELCOME & INTRODUCTIONS <i>The meeting commenced at 4.10 PM. Brian welcomed everyone and thanked them for coming.</i> BE: I want to start by explaining the purpose of the workshop. It is at the front end of a very long process. Today is an initial discussion, while you will have your first contribution today, it is not the only opportunity you will have for input. <i>Brian explained the agenda for the meeting, and explained the work that was being prepared was for a pre-rezoning submission.</i>		
2.0	Tallawarra Project Update – Graham Dowers TXU <i>Please see attached presentation.</i> CLG: How big is the station you are planning? GD: It will be a 400 megawatt power station. CLG: I find it odd that the Government hasn't already made the connection about possible benefits of the site in the green paper they released. NR: Tallawarra was mentioned in the green paper. CLG: When will the power station be up and running? GD: Late 2007, early 2008. Alternate Land Use Update, Nicola Ryan, TXU <i>Please see attached presentation.</i>		
2.1	The Statutory Process – Vince Berkhout JBA <i>Please see attached presentation.</i> CLG: Could you explain the contributions plan? VB: With any development there has to be a contributions plan that relates to it, which is the same as any development in Wollongong. It is an opportunity for the Council to require contributions to public facilities. For example, it is more than likely there will have to be an analysis of implications of this development for the highway, and TXU may need to provide contributions for upgrades.		
3.0	Site Analysis – Vince Berkhout JBA, Matt Coetzee URS, Graham Rollinson MM&J		
3.1	<i>Vince Berkhout presented to the group - please see attached presentation.</i> CLG: Can you tell us where the regrowth is versus the vegetation? VB: There are communities within certain areas where there is vegetation which affords protection. It is not sustainable in own right, we need to create some corridors. There are two significant SEPP14 areas.		

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	<p><i>Areas were pointed out to participants using AO maps.</i></p> <p>CLG: As part of the Illawarra Escarpment study, the Department (DIPNR) prepared a scoping paper on Yallah Corner, they identified Duck Creek as a major corridor based on a biodiversity study of national parks. They identified endangered species, ecological communities – so a lot of recent mapping has just been completed and can add to this exercise.</p> <p>TXU: Yes we agree, it's very important.</p> <p>CLG: Is the footprint of the new station on the old station?</p> <p>GD: Yes, it will be about 2/3 of old station (<i>this was shown to the group on the map</i>). In the old days more space was need for power station to operate, this will be smaller, it uses natural gas, there is no storage of fuel and no waste product.</p>		
3.2	<p><i>Matt Coetze presented to the group –please see attached presentation.</i></p> <p>CLG: Are there any asbestos problems?</p> <p>MC: Yes there are some asbestos issues, which will be dealt with as part of ongoing management of the site. In terms of constraints for development, and which part of site can deal with geotechnical issues, it's the lower areas, the other parts of property have been filled.</p>		
3.3	<p><i>Graham Rollinson presented. Please see attached presentation.</i></p> <p>CLG: In West Dapto there is expected to be a 15,000 dwelling increase alone which could cater for all the projected population growth you spoke about?</p> <p>GR: There are other things besides population increase that we need to consider. We have occupancy rate decreases, and we anticipate that will continue to decrease. We still need to house people, but we have changing lifestyles for example an increase in 1 person only households. That could change however. We need to look at timings of West Dapto and the type of product that will be there. Density will be an issue in next 10 years.</p> <p>CLG: One issue about urban growth is there needs to be a matching urban regeneration trend toward ensuring new growth areas also have employment generation activities.</p> <p>GR: It's not just employment, we need to think about education and recreation also. There are a sphere of pressures. This site may address some, it may address quite a few.</p> <p>CLG: Have you looked at aboriginal heritage?</p> <p>GD: That will be in previous reports which we will refer to.</p> <p>CLG: It would be useful to know where the options are in planning for the site.</p> <p>BE: Today is about vision, about higher level strategic thinking. What kind of place do people aspire to on the land? We are not at the stage of planning specific options for particular areas yet.</p>		

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	<p>CLG: I thought land use options were being presented to Council?</p> <p>BE: We are not at stage of land use planning today. It is about broad directions for the site.</p> <p>CLG: Could you explain the significance of the escarpment study?</p> <p>CLG (DG): Bioregional studies have been going on for years, we have been looking at land stability, geotechnical studies – those resource inventories extended beyond these boundaries but are useful for this exercise.</p> <p>CLG: Pre TXU, there were expressions of interest concerning uses for the site, are they dormant? Could they re-emerge?</p> <p>GD: I don't have any expression of interest from the past, I think those propositions have since died. I have had interest but I'm not at liberty to disclose who. Things come up and go but no, no old ones are currently active.</p> <p>CLG: Do TXU envisage certain opportunities? For example would you market the eco energy park?</p> <p>BE: They can't do that until they understand capabilities of the land.</p> <p>GD: We are doing is looking at the synergies of the land and following that up.</p> <p>CLG: There are a number of participants who would like to know what might be possible (to have an indication from TXU.)</p> <p>BE: We are talking about overall aspirations today. We want broad aspirations that will inform the planning. Specific plans will be built over time through consultation.</p> <p>CLG: Under the pre-rezoning process, you had a landuse concept dot point – can you explain that?</p> <p>BE: That will be an outcome of this process, we don't have that yet. It will be built through studies, interaction with DIPNR, Council, consultations etc. The pre-rezoning process is about starting the conversation with Council.</p> <p>CLG: Are there regulations for how close things can be to the power station?</p> <p>BE: Yes there are – all those things need to be put together to map constraints.</p> <p>CLG: What work has been done on the aesthetics of the power station?</p> <p>GD: Development consent had some requirements to minimise impact. There are some specific things about colour etc that have been worked into the technical specifications. The station will essentially be below the level of trees that are there except for the stack that is 60metres. The treatment of that will be as per development consent.</p>		

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4.0	<p>Opportunities and Constraints – Brian Elton</p> <p><i>Brian explained that the exercise was being undertaken to look at opportunities and constraints for the site to inform the site analysis. Brian directed people to AO maps of the site and asked them to draw the things that are important, things they are aware of, things that TXU need to know in terms of opportunities and constraints. Brian directed that it would be OK to repeat things that had been discussed earlier.</i></p> <p><i>Please see attached photos for results.</i></p>		
5.0	<p>Towards A Vision for Tallawarra Lands</p> <p><i>Brian explained the next stage of the process. He asked participants to note down what are the three most important elements that they would like to see contained in a vision description for the site. In 10 years what would you want to see on the land?</i></p> <p><i>Please see the attached table for the results.</i></p> <p>CLG: Can we compare our results with the TXU & their consultants' views?</p> <p><i>NR read out consultants' results from a similar workshop undertaken by TXU on 1 February 2005.</i></p> <p>BE: TXU has an item which focuses on having a financially viable outcome, and an item which enhances corporate reputation, otherwise the views of the consultant group are complimentary with the CLG views.</p> <p>CLG: While I agree there were lots of things common, the divergence was that TXU looked at landuse opportunities. We were directed not to. I may have said something different in my response.</p> <p>BE: I asked the same question of both groups.</p> <p>CLG: I thought we weren't responding about land use. I would have commented more about other uses such as urban employment uses.</p> <p>BE: It wasn't my intention to constrain you.</p> <p><i>Brian asked the CLG member to write down what they would like to add, which was added to the results table.</i></p> <p>CLG: Will we get the consultants' results?</p> <p>BE: I don't think we'll do that. We want to feed back your results, which will influence their results, but we don't want the vision out there when it hasn't been fully developed. This process is a public process. The TXU vision will be out once we have been through the process, once TXU have had the opportunity to consider a number of different inputs.</p> <p>NR: We don't want to be held to that (draft vision). We want it to be an informed vision that encompass everyone's opinion.</p>		

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	<p>CLG: I think it is generous of them to say what they have. But I would like to take outcomes of this, plus the graphical maps to take back to my group.</p> <p>BE: We will do that and send it back to you.</p> <p>CLG: The existing zoning map colours didn't print clearly on my printer. I can't see the zoning.</p> <p>BE: We will send a coloured A3 zoning map as well.</p>		
6.0	<p>Next steps – Brian Elton</p> <p>BE: We would like to bring the group back together prior to the next CLG meeting in April to consider the outcomes of this process.</p> <p><i>The date decided upon was Wednesday 16th March, 4.30pm, Tallawarra Site</i> <i>Brian thanked everyone for their participation in the workshop.</i> The meeting closed at 7.10pm.</p> <p>NEXT REGULAR CLG MEETING: 20 April 2005, 5.30pm.</p>		

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

TO MOUNT BROWN

VEGETATION LINKS

Remnant Veg Corridors

VISUALLY PROMINANT AND SLOPES

RIDGELINE

VEGETATION LINK

Foreshore Access Veg

Buffer vegetation

VEGETATION ENHANCEMENT OPPORTUNITIES

IMPORTANCE OF VEGETATION LINKING TO ESCARPMENT

SIGNIFICANT WOODLAND

RESIDUAL LAND

Rehabilitation Buffer for Sepp Lk Wetlands

Significant Migratory Habitat Birds

PASSIVE RECREATION OPPORTUNITY VEGETATION LINK

SIGNIFICANT RECREATION AREA

EDUCATION OP'S VEGETATION

SEPP LK WETLAND

DICK CREEK CORRIDOR

PUBLIC ACCESS FROM DARTFORD MACQUARIE TO RIVULET

VEGETATION LINK TO RIVULET

Connell Wagner PPI

Energy Solutions



TXU

THIS DRAWING MAY BE OF REDUCED SIZE

Legend	Scale	Notes
Vegetation Link	1:10,000	Vegetation Link
Remnant Veg Corridor	1:10,000	Remnant Veg Corridor
Significant Woodland	1:10,000	Significant Woodland
Significant Recreation Area	1:10,000	Significant Recreation Area
Significant Migratory Habitat	1:10,000	Significant Migratory Habitat
Rehabilitation Buffer	1:10,000	Rehabilitation Buffer
Public Access	1:10,000	Public Access