

TRUenergy COMMUNITY LIAISON GROUP

MEETING MINUTES FEBRUARY 2009

MEETING	TALLAWARRA COMMUNITY LIAISON GROUP MEETING	MEETING NUMBER	1/2009
HELD AT	TRUENERGY TALLAWARRA SITE, WOLLONGONG	DATE	18 FEBRUARY 2009
PROJECT	TALLAWARRA		
ATTENDEES	<div> <div> John Osseweyer Doug Prosser Werner Steyer Rhonda Warner Rita Webb Andrew Knowlson Cheryl Lappin Tony Gardiner David Green Anthony Savenkov Graham Dowers John McIntyre Lloyd Townsend Nathan Kiernes Lucy Greig Brendan Blakeley </div> <div> NSW Scouts Association Lake Illawarra Authority Illawarra Bicycle User Group Resident Dapto Chamber of Commerce Duck Creek Catchment Group Shellharbour Council Concerned Residents of East Dapto Wollongong City Council TRUenergy TRUenergy TRUenergy TRUenergy EcoLogical Elton Consulting (Note-taker) Elton Consulting (Facilitator) </div> </div>		
APOLOGIES	<div> Graham Towers Chris Brandis Michael Gray </div> <div> Department of Planning Illawarra Bird Observers Club Rural Fire Service </div>		
DISTRIBUTION	To all invitees		

ITEM NO.	DESCRIPTION	ACTION	DATE
1.0	Welcome & Introductions – Brendan Blakeley, Elton Consulting		
	<p><i>The meeting commenced at 4.30pm. Brendan welcomed those present. Apologies were received from Graham Towers, Chris Brandis and Michael Gray. Brendan welcomed Werner Steyer of the Illawarra Bicycle User Group, which aims to promote cycling and the development of cycling related infrastructure in the Illawarra.</i></p> <p><i>The minutes of the previous meeting were accepted without amendment. Adoption of the minutes was moved by Doug Prosser and seconded by Tony Gardner.</i></p>		
2.0	Site Maintenance Update – Lloyd Townsend, TRUenergy		
	<p>Lloyd Townsend made the following key points:-</p> <p><u>Lands Management</u></p> <ul style="list-style-type: none"> Some trespassers have been identified on the site, including hunters with weapons and dogs. This is being addressed in liaison with NSW Police. Noxious weed management is continuing according to the programme. The current focus is control of blackberry and salvinia at Duck Creek. Stage 2 landscaping is complete. Despite the hot weather, the 4,000 – 5,000 plantings have thrived with watering. 		

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	<ul style="list-style-type: none"> A new chain wire fence has been installed between the power station inlet canal and the road. Landscaping of this area is to be undertaken. Community Volunteers Australia (CVA) has spent several days spreading mulch and weeding the area along Duck Creek. Clean Up Australia Day will take place on Sunday 1 March 9am-11am. The TRUenergy team will meet at the Lake Illawarra Authority foreshore picnic area in front of the power station. All members of the CLG and their respective organisations are welcome to join the TRUenergy team. Tree and shrub planting of the picnic area will be undertaken. <i>ACTION: Elton Consulting to send an email reminder to CLG members.</i> <p><u>Questions and comments</u></p> <ul style="list-style-type: none"> To help ensure that the security bollards at the end of the new share-way bridge met appropriate safety standards for cyclists, Werner Steyer provided the relevant RTA guidelines. Anthony Savenkov thanked Werner for coming to visit the site and providing TRUenergy with thoughts regarding potential safety issues for cyclists. Rita Webb expressed a wish that cyclists should ring their bells upon approaching pedestrians and asked for this message to be communicated to local cyclists. 		
3.0	Power Station Update – John McIntyre, TRUenergy		
	<p>John McIntyre advised that TRUenergy has been pleased with the performance of the power station, and that it was currently operating at 400 MW.</p> <p>John McIntyre made a safety announcement, stressing that the outlet canal should not be used for any purpose other than its intended use, and highlighting that public access is not permitted. He commented that in the outlet canal, water velocity, rather than water quality, would pose a safety hazard if people attempted to utilise the canal for recreational purposes.</p> <p><u>Questions and comments</u></p> <ul style="list-style-type: none"> Tony Gardner: there was purportedly a noise sounding like a very loud jet engine heard in the Koonawarra area at 8:46am on 22 October 2008. Could this noise have been generated by the power station? TRUenergy: After viewing the operational logs, John McIntyre reported that the power station was not in operation at the time. Cheryl Lappin: Is the power station fully operational? John McIntyre: Yes, it is connected to the grid and in full commercial operation. Doug Prosser: I am amazed that it can run so quietly, and impacts on the lake are minimal compared to the former power station. John McIntyre commented that he is extremely proud of the power station. 		
4.0	Tallawarra Stage B Update – Graham Dowers, TRUenergy		
	<p>Graham Dowers made the following key points:-</p> <ul style="list-style-type: none"> Graham showed an image of the site with the power station operating at full load, highlighting that there were no visible emissions emanating from the power station. At times there is some steam that issues from the station. He noted that the shed near the Stage B site would be removed in the course of the next few months. He 		

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	<p>also noted that it had not yet been decided whether Stage B will be an Open Cycle Gas Turbine or a Combined Cycle Gas Turbine.</p> <p><u>Permitting process</u></p> <ul style="list-style-type: none"> • The revised Environmental Assessment ("EA") was submitted to DoP/DECC pre-Christmas 2008. There are a number of matters currently being addressed, including the following:- <ul style="list-style-type: none"> ➤ Noise – interrelationships between the three Tallawarra projects regarding noise. Previous modelling was based on design data. Actual data is now available; monitoring and modelling is to be undertaken. ➤ Display of regional air modelling data – to include modelled numbers as well as contours. ➤ Further information on use of lake water for cooling including: cooling towers to be established – need to maintain water quality within the towers. ➤ Proposed concepts for water inlet and outlet ➤ Temperature of the outlet ➤ Quantities and concentrations of the inlets (lake water) and outlet ➤ Characteristics and quantities of antifouling products used in cooling tower <p><u>Next steps</u></p> <ul style="list-style-type: none"> • TRUenergy to resubmit EA to DoP and agencies • Prepare public exhibition • Seek ministerial approval • Commercial process (contract in place by March 2010 / operational by September 2012) • Site preparations • Confirmation of fuel and plant cost projections • Electricity market assessment (NSW vs other States) <p><u>Questions and comments</u></p> <ul style="list-style-type: none"> • Cheryl Lappin: Will the cooling towers look like those in Hunter Valley? • Graham Dowers: No, they will be more compact, approximately 20-30 metres in height. The cooling happens in the cooling tower cycle and under certain conditions creates visible steam. The cooling tower would draw a smaller amount of water from the lake, and at a lower temperature. Lake water would provide greater efficiency/carbon reduction. There will also be another stack - lower in height than the existing stack. • Rita Webb: Will Stage B be smaller than Stage A? • Graham Dowers: The CCGT would approximately duplicate Stage A, except with cooling towers. • Doug Prosser: A CCGT would not require large diesel storage. • Graham Dowers: Correct. 		
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	<ul style="list-style-type: none"> David Green: What temperature will water exiting the power station be? Graham Dowers: A maximum of five degrees warmer than lake water. David Green queried the nature of DoP's request regarding regional air modelling data. Graham Dowers: The data was presented as contours, showing NOx on the worst day, at the worst hour, etc. DECC's senior air modelling officer and the air modelling consultant engaged by TRUenergy are currently discussing the format (rather than the content) required by the Department for presentation of the air modelling data. TRUenergy is not exceeding State or local air quality requirements. Due to the improved performance of Tallawarra A (when compared with initial air modelling), TRUenergy is confident that the cumulative impacts of Stages A and B will readily achieve air quality requirements. Werner Steyer: What is TRUenergy doing at Tallawarra to encourage its employees to use sustainable modes of transport? Are appropriate facilities provided for employees? TRUenergy: TRUenergy provides showers, lockers and storage areas for bikes onsite. Cheryl Lappin: What is the current status of works on the security building? John McIntyre: The Development Application for the building has been approved. 		
5.0	Tallawarra Lands Update – Special presentations		
	<p><u>Bushfire prevention at Tallawarra Lands – Guest presenter, Nathan Kearnes, EcoLogical</u></p> <ul style="list-style-type: none"> Nathan Kearnes from EcoLogical gave a presentation on bushfire planning and assessment for the Tallawarra Lands site. (See Attachment A). He made the following key points:- <ul style="list-style-type: none"> EcoLogical's review of the Structure Plan demonstrates that Tallawarra Lands is capable of implementing the relevant bushfire planning measures. The Structure Plan provides good access and egress to the site and the internal road system has the capacity to comply with the relevant requirements. For instance, Asset Protection Zones (APZs) are incorporated within road envelopes. EcoLogical's work to date is indicative, as the setbacks, number of dwellings proposed and so forth may change over time. <p><u>Questions and comments</u></p> <ul style="list-style-type: none"> David Green: From a planning perspective, one-sided roads are preferable as they encourage passive surveillance and maximise community safety. Brendan Blakeley: Philip Graus of Cox, the masterplanners for the Tallawarra Lands site, discussed with the CLG the principles of orienting buildings towards open spaces and having a roads run between buildings and major public space such as the a waterfront area as this tends to stop these spaces being "privatised". Rita Webb: There has been talk over the past weeks [with recent bushfires in Victoria] of rewriting the bushfire planning guidelines. Do you have any views on this? Nathan Kearnes: It is too early to say how recent events will influence change. Investigations are still to be undertaken. The NSW 2006 guidelines are more 		

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	<p>restrictive than those in other States and Territories including Victoria. Whatever changes flow through from recent events – these regulations will be complied with as part of this project.</p> <ul style="list-style-type: none"> Cheryl Lappin: Is the DCP being formulated concurrently with the LEP to ensure the ideology from the LES and proposed LEP will be carried forward? David Green: Yes. The Structure Plan will inform some of the DCP. Tony Gardner: Is static water supply an option for fire-fighting? Nathan Kearnes: While town water is the preferred method, both static and town water are available as potential options, and would need to comply with the relevant standards. 		
	<p><u>The role of Tallawarra within the draft Wollongong LEP – Guest presenter, David Green, Land Use Planning Manager, Wollongong City Council</u></p> <ul style="list-style-type: none"> Brendan Blakeley noted that the Draft Wollongong city wide Local Environmental Plan (LEP) is currently on public exhibition. <p>David Green made the following key points:-</p> <ul style="list-style-type: none"> Every Council in NSW is to prepare a conforming LEP to provide consistency across LGAs. The LEP has been on public exhibition from mid December 2008 to 13 March 2009. At Council's December meeting, it resolved to progress stages 1 and 2 of West Dapto. The southern area has been deferred in regard to future zonings. The Draft LEP involves name changes / translations to comply with the new template. Studies were conducted on housing, employment and open space – to inform the draft plan. Rezoning proposals such as Tallawarra and others were also incorporated into the Draft LEP. An LES and LEP for Tallawarra Lands was prepared with the involvement of a Project Control Group (Council, DoP, Premiers and TRUenergy). David distributed copies of a CD containing information on the Tallawarra Lands site and draft LEP. <p><u>Questions and comments</u></p> <ul style="list-style-type: none"> Rita Webb: How many houses are proposed for the northern part of the Tallawarra Lands site? When first mooted there were CLG members who wanted these to be larger lots. David Green: Approximately 600 on the northern part of the site. Rita Webb contended that there was inadequate listening to the community. Andrew Knowlson: In the early stages of planning for the site, a workshop was run with TXU involving a larger group than the current CLG. Community feedback was considered as an input to the planning process. There were also a number of consultation activities that were fairly poorly attended. It is often not until the planning process progresses that people realise the implications of what is being proposed. Preference for open space on the northern part of the site was raised as an issue. However, I do not remember larger lots being discussed at that first meeting. TRUenergy's plans for the site include a view corridor and protection of the wetlands, which are positive. I would not have supported residential uses on the site if it were not for the employment lands, which are critical for the Illawarra community including young people. 		

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	<ul style="list-style-type: none"> • David Green: The site is appropriate for employment lands as it has good access to the freeway and Port Kembla. • Tony Gardiner: Putting employment around the power station is appropriate. I am concerned about the potential for residential development on the northern part of the site. • Rita Webb commented that she participated in a series of consultations on the Tallawarra area some years ago. A number of community members had said they did not want the foreshores to be developed. This (Tallawarra Lands) proposal has potential for infrastructure and traffic impacts etc. • Brendan Blakeley: A number of community members said they did not want houses on the northern part of the site. Consultation is about developing an understanding of the issues and drilling down into what is underneath that position. People said they did not want hillsides covered in nothing but houses going all the way down to the water. That the ridgelines were important parts of the visual landscape. In the CLG's initial planning workshop, Phil Graus of Cox Richardson presented a response by the Structure Plan team to address the issue of visual impacts. For instance, development was not proposed along ridgelines, tree lined streets were designed to link the ridgelines with the waterfront parkland, buffer zones were placed between areas of development and adjacent neighbourhoods. It is not my position as Chair to comment on the adequacy of these measures but they are responses to issues identified as important by the CLG and the community throughout the consultation process. • Tony Gardner: It is difficult for many people to read plans and understand their implications. • David Green took these comments on board. He provided copies of a CD including Council's draft LEP and related consultant reports. • Andrew Knowlson: There may sometimes be a misunderstanding of what consultation is. Comments made by this group have been addressed in the Structure Plan to some extent. Consultation is about listening to the issues, but Council's also have to consider a lot of other views, such as the need for future urban lands. People do listen, but they don't necessarily agree. • Cheryl Lappin: The draft LEP states minimum lot sizes and heights, and people can make submissions if they do not believe these are appropriate. The draft LEP and Structure Plan provides the 'big picture'. Consultation also takes place at the subdivision stage and the development application phase, providing further opportunities for community input. • Rita Webb: When it comes to making money, things are compromised. • David Green: There are many planning drivers other than satisfactory financial outcomes - such as conservation, employment and social drivers. • Tony Gardner: Which would be developed first by TRUenergy – employment or residential lands? • TRUenergy: The processes for developing residential, employment and open space areas are interlinked and dependent on market demand and community need. Also, certain precincts may be developed simultaneously, rather than sequentially. • David Green: The site covers an area of 565 hectares. David showed a map of the site and identified the proposed zones under the new LEP. 		
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	<ul style="list-style-type: none"> Andrew Knowlson: Will the environmental management zone be private or public land? David Green: Council has not yet had that discussion about which land will be transferred, however the Concept Plan shows it as public land. David Green suggested that when making submissions, people should discuss the issues in their own words, rather than concern themselves with attempting to use planning jargon. 		
6.0	Discussion and next steps – Brendan Blakeley, Elton Consulting		
	<ul style="list-style-type: none"> Andrew Knowlson: Is the buffer area for the power station sufficient to contain the noise expected from the second power station? Graham Dowers: This is important to us. We are currently monitoring and modelling noise emissions to ensure that this is the case. Noise will be ameliorated to the appropriate level with the buffer area, as well as through any further measures required. Andrew Knowlson: In terms of protecting nearby residents against any noise you need to get this right. I would hate to see the outcomes that have occurred along the freeway (ie noise walls). If you can design to ensure there is no need to retro-fit sites in the future that provides the best outcome. My main issue is to make sure residential development is located on an appropriate part of the site. David Green: Do power stations get noisier over time? Graham Dowers: The power station will be regularly serviced over its lifetime, and its noise output under the environmental monitoring plan to ensure that it always meets the relevant noise standards. Cheryl Lappin: Do you have plans for a third TRUenergy power station on the site? TRUenergy: No. 		
7.0	Close – Next meeting		
	NEXT REGULAR MEETING: 4.30 pm Wednesday 22 April 2009, onsite.		
<p>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</p>			

Attachments:

Attachment A – Presentation by EcoLogical – Bushfire Planning for Tallawarra Lands



TRUenergy Community Liaison Group Tallawarra Lands Development Bushfire Presentation

Nathan Kearnes

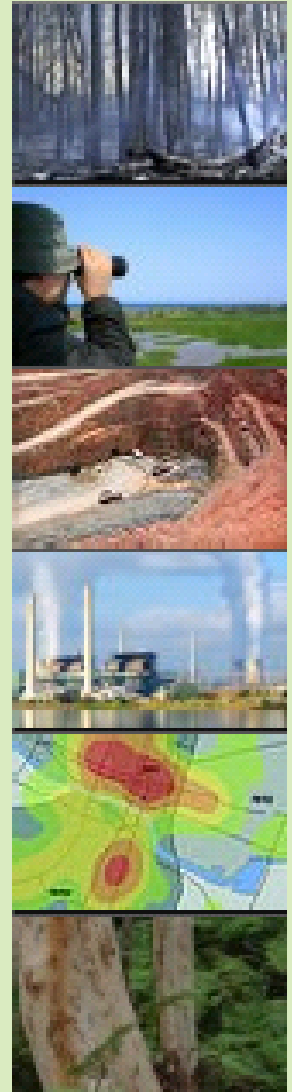
eco
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AUSTRALIA



Eco Logical Australia



- Leading provider of environmental services and 100% Australian owned
- One of the largest specialist environmental consultancies in Australia with nearly 100 staff across 11 offices throughout Australia





Our Involvement Onsite



- ELA prepared the Bushfire Assessment Report for the Tallawarra Lands Structureplan as part of the Local Environment Study in 2006
- ELA has subsequently been involved in the provision of expert advice regarding bushfire requirements & appropriate measures to mitigate risks from bushfire



Background to the Process



- In 2002, the EP&A Act and the RF Act were amended to enhance bush fire protection through the development assessment process.
- The planning considerations provide two main steps:
 - Strategic planning, and
 - Development assessment.



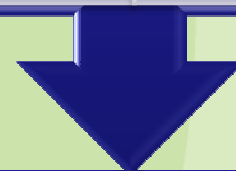
Current Status



Concept Feasibility Process

1998 – EIS prepared prior to the site being purchased by TRUenergy

2006 – LES – including consultation with community/government agencies



Rezoning Process

November 2008 – DoP certifies DWLEP 2009 for exhibition

March 2009 – exhibition of DWLEP 2009 concludes

August 2009 – finalisation and gazettal of LEP

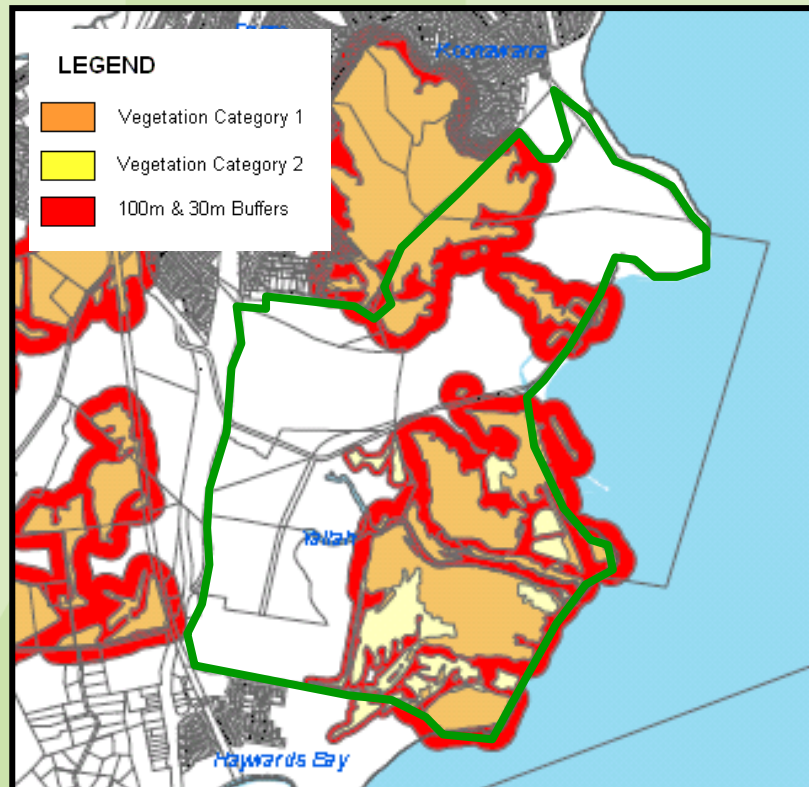




Background



- Wollongong City Council's Bush Fire Prone Land map showing Tallawarra Lands





System

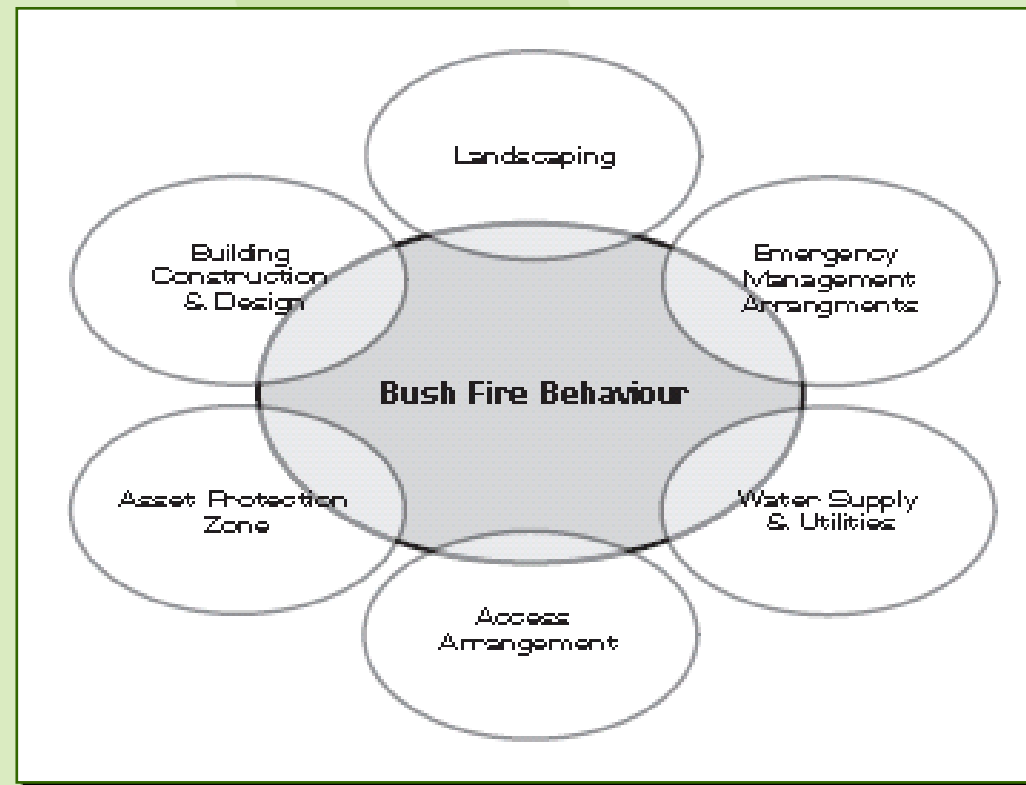


- Strategic Planning phase (rezoning) – preparation of Local Environmental Plan (LEP) following the preparation of a Local Environment Study (LES)
- LEP amendments need to address the planning principles of '*Planning for Bushfire Protection*'





System



- ELA's role has been to determine suitable bush fire requirements during the preparation.



Current Progress



- The Tallawarra Structureplan is a good design from a bushfire perspective
- Structureplan has initial support from both the NSW Rural Fire Service and NSW Fire Brigades.
- APZ requirements are provided for and the general level of bushfire threat across the site is low.



Current Progress



- Construction standards
 - assessed at dwelling construction stage
 - the bulk of the site has no requirements
 - where construction levels are required, majority will only require Level 1 construction



Current Progress



- Access and egress from the proposed development is adequate
- The internal road system also complies with PBP requirements



Current Progress



- Water supply is considered adequate if it is connected to reticulated town water
- Electricity/natural gas should be underground



What's Next?



Development Application Process

2009 – Finalise Structureplan to ensure consistency with LEP



2009 – Part 3A of EP&A Act – Stage 1 Environmental Assessment including lodgement of concurrent DA/VPA



2009 – Stage 2 DA/VPA exhibition and consultation



2010 – Stage 3 Assessment and determination including report by Director-General and decision by Minister for Planning



2010 onwards – Construction to proceed at Tallawarra Lands in stages



What's Next?



- Development assessment of the proposed development which from a bushfire perspective means obtaining a Bush Fire Safety Authority from the NSW Rural Fire Service
- Bushfire Assessment prepared to statutory specifications will need to accompany any development application and outline how the proposal meets RFS requirements



Conclusion



Questions?