

TRUenergy TALLAWARRA COMMUNITY LIAISON GROUP

DRAFT MEETING MINUTES

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| MEETING | TRUenergy CLG MEETING | | MEETING NUMBER | 6/2005 |
| HELD AT | TALLAWARRA SITE, WOLLONGONG | | DATE | NOV 23 2005 |
| PROJECT | TALLAWARRA CLG MEETING | | | |
| ATTENDEES | <div> <div> Raymond Chapman Andrew Knowlson Doug Prosser Chris Brandis Graham Towers Stuart Russell Darryl Goldrick Rita Webb Nicola Ryan Ian Kinlough Brian Elton Brendan Blakeley </div> <div> Winten Property Group Duck Creek Catchment Community Group Lake Illawarra Authority Illawarra Bird Observers Club Department of Planning University of Wollongong Department of Natural Resources Dapto Chamber of Commerce TRUenergy TRUenergy Elton Consulting Elton Consulting </div> </div> | | | |
| APOLOGIES | <div> <div>Ben Grounds Rod Oxley William Dove Graham Dowers</div> <div>Healthy Cities WCC EPA TRUenergy</div> </div> | | | |
| DISTRIBUTION | To all invitees | | | |

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| 1.0 | WELCOME & INTRODUCTIONS | | |
| 1.1 | <p>The meeting commenced at 4.30 PM. Brian Elton welcomed all those present. Apologies were received from:</p> <ul style="list-style-type: none">• Ben Grounds• Rod Oxley• William Dove <p>Nicola Ryan welcomed Jon Bridge the new CLG representative for WCC. Jon will be the Council planning officer overseeing the forthcoming alternate land use process.</p> | | |
| 1.2 | <p>The previous minutes were accepted. Moved by Doug Prosser and seconded by Ray Chapman.</p> | | |
| 2 | Plant Update: Nicola Ryan TRUenergy | | |
| 2.1 | <p>Plant design and tender</p> <ul style="list-style-type: none">• 3 tenderers have submitted bids with long term maintenance options.• The tenders have proposed a variety of locations on the existing platform for the plant.• 2 preferred tenderers will be identified by Christmas and detailed negotiations will begin.• TRUenergy still anticipates a 26 month build time. | | |
| 2.2 | <p>Clearance Works</p> <ul style="list-style-type: none">• Initial clearance works will commence in February 2006. This is in accordance with the original timetable. However the first component of these works will be separate from the EPC contract and may not necessarily be undertaken by the preferred tenderer.• A Draft licence to proceed allowing TRUenergy to reopen the asbestos repository and proceed with the clearance works has been received from the EPA. | | |
| 2.3 | <p>Discussion</p> <p><i>CLG Member:</i> To what extent is TRUenergy formally committed to proceeding with the power station? It would be good to receive a statement from the company affirming its commitment.</p> <p>Nicola Ryan: The company has always been committed to Tallawarra. The next step in the process is dependent upon financial analysis of the received tenders and subsequent negotiations.</p> <p><i>CLG Member:</i> Have any contracts for providing energy been entered into yet?</p> <p>Nicola Ryan: No, not at the moment. The financial analysis at this point is more</p> | | |

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focussed upon the numbers relating to the construction and operation of the power station. Tallawarra will help with our maintenance schedules at other stations and help cover existing contracts. The owners would like to establish operations along the east coast and as long as the commercials are right, Tallawarra will proceed.

CLG Member: I would like to see a stronger statement from TRUenergy about their commitment to proceed with the PowerStation and the business case for this. We need assurance of the business case for proceeding particularly given that no supply contracts have been entered into.

Nicola Ryan: We are committed to the station and are also obliged by Treasury to have made substantive progress with the station before alternative uses of the site can be implemented.

CLG Member: I don't think it is the role of the CLG to look into these matters. The construction of the station is covered by the conditions of purchase.

Nicola Ryan: The green paper gives a good indication of the future NSW energy market and the growth needed. TRUenergy is a key player in the national electricity market in both SA and Victoria. To grow our business TRUenergy needs to expand into new retail and generation markets in NSW. It is the next logical step for the company.

3.0 Site Maintenance Update Ian Kinlough - TRUenergy

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| 3.1 | <ul style="list-style-type: none"> We are entering a contract with a new security provider that permits tighter management by TRUenergy and the LIA. A number of motorbike riders have made it onto the site causing damage. A patrol officer identified a four-metre section of fencing had been peeled back at gate 5 (the old main gate). A local contractor was engaged to repair the fence that day. We are having discussions with Police to provide them with access to the site so they can deal with trespassers who are damaging the property. Warilla Police will increase patrols down the access road to the foreshore area. The illegally dumped tyres have been disposed of by a licensed contractor. TRUenergy has had discussions with the Illawarra Noxious Weeds Authority. The Authority was recently on site for 1 day of spraying. They targeted: <ul style="list-style-type: none"> African Boxthorn: Lower reaches of Duck Creek; Groundsel Bush: Swamp forest area east of Ash Dam 1; Serrated Tussock: South facing grazing slope north of main entrance road. Our priority is noxious weeds as we are required to manage these however we are looking at programs to control nuisance weeds where possible. From what we have been told fighting Fireweed and Lantana has proved difficult in this region. The Storming Illawarra Festival was postponed. We were approached by the Defence Department regarding a no-notice skills | | |
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assessment exercise at Tallawarra Power Station. We co-operated with Defence on this request but due to a change in orders the exercise did not eventuate.

- A temporary water supply from the water tanks to wetland 4 has been connected and is now in use to allow for ongoing irrigation requirements to be drawn from reuse water.
- Telstra will soon commence work to improve the quality of service to Tallawarra. It is anticipated the work will be complete by the end of November.
- The wetlands are filling up due to recent good rains.

3.2 Site Maintenance Discussion:

CLG Member: I was walking around the site recently and noticed a poisonous Rhus tree growing in the area where Duck Creek goes past Ash Ponds 1 & 2.

3.3 Alternate land use planning: Nicola Ryan

- 3.4
- At this point it seems that both an LEP and LES will be required. The studies Council and DIPNR have tentatively identified are very similar to those we proposed at the previous CLG.
 - Similarly the critical issues that Council feels need to be addressed are consistent with the values identified in the pre-rezoning submission. These include:
 - Protection of threatened species
 - Maintaining environmental values of site
 - Protecting the Lake
 - Employment generation
 - Relationship to West Dapto planning process
 - Enhancing access to the lake and public lands.
 - The team's focus towards year end will be to look at the detail of arrangements between Council and TRUenergy. We are hoping to start the process with a Planning Focus Meeting amongst the relevant agencies early in 2006 with a view to commencing community consultation in February 2006.

Alternate land use planning: Discussion

CLG Member: Do you envisage the alternate land use planning process will get caught up with West Dapto?

Jon Bridge (WCC): There needs to be an interrelationship between them and the studies will need to have regard to what is emerging for West Dapto

Nicola Ryan: The Tallawarra site is an infill project and we will need to be mindful of the progress of West Dapto as we proceed.

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CLG Member: Will there be DGs requirements?

Nicola Ryan: Council has resolved to prepare a LEP. There will need to be a resolution from Council to complete the LEP following the studies.

CLG Member: What is the emphasis on employment generating uses for the site?

Graham Towers (DoP): There will be a strong emphasis on employment generation on this site as there will be with West Dapto.

CLG Member: What is the status of the jail option for Tallawarra?

Nicola Ryan: At the last council meeting WCC did not see Tallawarra as the best option for locating a jail within the Illawarra.

John Bridge: The planning pathway will be much clearer by the next CLG meeting. However from talks to date, Council is the consent authority for the rezoning. The Department of Planning will be very involved in the process and the Minister for Planning will actually need to sign off on the plan.

Graham Towers: From the Department of Planning's perspective Tallawarra is a very significant site.

4.0 Sustainability Management Framework Update - Nicola Ryan TRUenergy

Nicola Ryan outlined the structure of the sustainability management framework.

- The framework is currently oriented towards the power generation part of the company and as we progress the land development the SMP will grow in that area.
- The framework will also need to be incorporated into the requirements for the EPC contractor.
- TRUenergy is keen to take a leading practice approach to sustainable land use planning for the remainder of the site.
- TRUenergy is very keen to seek feedback on the work to date and when a final draft is ready to test it further with the CLG.

Discussion

CLG Member: Pacific Power prepared a land management plan for the site. It would be interesting to see how it fits in with your sustainability goals.

Nicola Ryan: We are aware of that Land Management plan.

CLG Member: The monitoring and measuring of sustainability outcomes will be important and of interest to the CLG.

CLG Member: From the small amount we have seen it is an impressive and innovative approach for a corporation to take.

Other matters arising from the Framework.

- The asbestos repository was on an EPA register.
- The framework and the new LES /LEP should also give consideration to security issues.

Nicola Ryan: TRUenergy undertakes regular security assessments of its sites.

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Community Consultation

4.2 Brendan Blakeley outlined the proposed consultation methodology for the alternate land use planning process:

Key points included:

- Pre-lodgement engagement allows TRUenergy to proactively address community issues and incorporate appropriate suggestions as plans are being formulated.
- Purpose of community consultation is to gather feedback as one of many inputs however community and stakeholder views are not the sole determinant of the future uses.
- The approach encourages a high degree of interaction between the community and the consultant team across a number of planning phases.

It is expected the consultation will occur over three phases:

PHASE TWO - VISION & VALUES *Late 2005 – Q1 2006*

- Commence Community Consultation around Vision and Values
- Introduce the study and the project team
- Provide input into making a vision for the Tallawarra Lands
- Identify community values and needs regarding Tallawarra
- Identify additional opportunities and constraints
- Identify additional stakeholder groups.
- Agency Consultation
- Ongoing development of planing options in response to site investigations and Agency and community input.

PHASE THREE - EMERGING DIRECTIONS *Q2 2006*

- Community Consultation around Emerging Directions
- Present findings from studies to date
- Seek stakeholder and community input on emerging concepts to assist with identifying preferred planning option.

PHASE FOUR - PREFERRED OPTION Ongoing Agency Consultation

- Preferred Option Community Consultation
- Seek stakeholder and community input into draft preferred option with a view to finalising planning concept for lodgement.

APPROVALS –Lodgement and Presentation to Council

STATUTORY EXHIBITION – public comments accepted

A range of techniques will be used to effectively engage the following groups:

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- The wider community within the Illawarra
- Immediately adjacent residential communities and landowners.
- Key stakeholder groups

These include:

- Community Liaison Group:
- Community Information and Feedback Sessions (CIFS)
- Focussed Stakeholder Workshops
- One on One Consultation
- Web-based Consultation:
- Project Newspaper Column

Discussion:

CLG Member: It will be important to be very clear with the community on the extent of influence they have over the planning for Tallawarra. If the consultation is to be linked into the vision then people can't think it is an open slate.

CLG Member: Without parameters in the consultation process the vision may be seen as too pre-emptive or presumptuous and this would need to be carefully positioned with the community.

CLG Member: There needs to be a combination of targeted and broader consultation.

CLG Member: It may be of benefit to have some CLG members involved in the more public consultation to help explain the CLG process and their involvement in the planning process.

CLG Member: The CLG wishes to play an active role in the planning process. I would suggest that as the studies are completed, the various consultancies attend our CLG meetings to explain their key findings and recommendations.

Brendan Blakeley suggested that for further detail on the approach to consultation members may wish to refer to the Elton web site (www.elton.com.au) where a number of long term planning projects are posted. Our usual approach is an iterative one where we tell the story of the project starting with values and testing a draft vision; then report back to the community what we have heard through consultation and show how the emerging plan has responded or taken comments into account.

4.3 Vision

5.0 The Vision addresses the following range of uses:

- Employment,
- Power generation,
- Residential,
- Recreational,
- Environmental uses.

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CLG Member: Whilst the CLG and TRUenergy visions are quite consistent is it a little too detailed or pre-emptive at this point in time?

Brian Elton: No it is common for landowners to put forward strong vision for what they believe the site could support. Particularly if there has been community input to that vision by a group such as CLG. The ensuing studies and consultation process may modify the vision. It also allows TRUenergy to test the acceptability of a range of particular uses with the community.

Graham Towers (DoP): Ultimately the type of use is up to the consent authority. In the case of residential uses the studies would identify suitability of such use as well as the constraints and potential locations of this type of use. It may even include more detailed design work such as a DCP to give people a sense of what it would look like.

CLG Member: It will be important that the vision emphasise's the employment value of the site not just the Power station but opportunities across the complete site.

CLG Member: What are the DGs requirements for the site and are they addressed in the vision?

Graham Towers. The Department of Planning has a very open mind to the investigation process and potential uses for the site. The studies will be very important in testing suitability of range of uses.

8.0 Meeting dates: Brian Elton, Elton Consulting

8.1 Next meeting will be on 15 February 2006 starting at 4.30pm on the Tallawarra site.

8.2 Brian thanked all those present and declared the meeting closed at 6.40pm

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

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