

Client

TRUenergy

Project

Consultation Outcomes Report for
Tallawarra Lands Concept Plan

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1 Introduction

1.1 Overview of report

This report summarises the main outcomes from a series of engagements undertaken by TRUenergy in developing the draft concept plan for Tallawarra Lands. The engagement process entailed:

- A request for preliminary comments from government agencies
- Meetings of the TRUenergy Tallawarra Community Liaison Group over the course of the project
- A Community Information Session (CIS) held on Tuesday 9 June 2010.

The engagement process built upon the extensive stakeholder consultation that had occurred during the earlier Local Environmental Study ("LES") and Local Environmental Plan ("LEP") phases of the Tallawarra project.

This report complies with the NSW Department of Planning's Guidelines for Major Project Community Consultation (2007).

1.2 Background

In 2003, TRUenergy purchased the 585 hectare site now known as Tallawarra Lands. Since this time, TRUenergy has continually and proactively engaged with the Illawarra community through:

- Community information sessions
- Regular newspaper updates
- A locally distributed newsletter
- The Tallawarra Community Liaison Group that meets every two months to discuss issues related to the development and operation of Tallawarra.

2 Preliminary Responses from Agencies

Throughout the development of the LES, LEP and concept plan there has been ongoing engagement with a number of government agencies on the emerging plans. Prior to finalising the concept plan TRUenergy sought responses from the following agencies on the draft master plan:

- Department of Planning
- Wollongong Council
- Shellharbour Council
- Lake Illawarra Authority
- DECCW / NSW Office of Water
- DECCW / NPWS
- Rural Fire Service
- Roads & Traffic Authority
- DEWHA.

2.1 Responses received from agencies

• Shellharbour Council

- Thank you for the opportunity to comment on the draft concept plan
- It appears that the proposed employment lands have been reduced in size (due to the nomination of the school and seniors living sites) and those that are remaining are lacking planning details such as indicative lot layouts
- Shellharbour Council would be concerned at any reduction of employment lands from the region
- Without the supporting studies and reports it is difficult to offer any further comment and council wishes to reserve its right to offer further comment when the additional information is available.

• Rural Fire Service

As the site includes bush fire prone land, a bush fire assessment is required to be carried out. The RFS is unable to provide detailed comments on the concept plan without the support of a bush fire assessment. Considerations to be included in the bush fire report are:

- The requirements of Planning for Bush Fire Protection 2006 and the section 117 Direction 4.4. Planning for Bushfire Protection. Particular attention is drawn to the requirement to minimise the perimeter of the area of land, interfacing the hazard which may be developed
- Identify how access and egress to the proposed area will be achieved during a bush fire
- The proposed land use pattern is to take into account the need to evacuate vulnerable special fire protection purpose developments (such as schools, childcare centres, and aged care facilities) during bush fires. Consideration should be given to excluding these types of development in areas at high risk of bush fire
- Demonstrate that asset protection zones can be achieved within future urban land, having regard to environmental and topographic constraints. Asset protection zones are not to be located within areas that have identified threatened species and endangered ecological communities as management objectives will conflict
- Demonstrate that the ongoing maintenance of asset protection zones can be maintained over the life of the development without significant enforcement action by authorities, through its design, location and complementary land use strategies. In this respect the RFS recommends asset protection zones being located within individual property boundaries or by infrastructure (roads, managed picnic areas, etc)
- Avoid vegetation corridors and remnant patches of bush land which provide a path

for bush fire to proposed urban areas (i.e. limit the potential for isolated 'pockets' of residential development within the site)

- Address the provision of adequate water supply for fire fighting, with respect to the design of the reticulated water supply and the necessity for additional water supplies for fire fighting
 - Identify the servicing of the area by emergency services and the need for additional fire stations and emergency services infrastructure
 - The NSW Rural Fire Service is prepared to provide any advice or assistance where necessary to assist with the strategic planning of the site.
- **Roads & Traffic Authority**
 - The RTA has reviewed the master plan and is concerned that it does not highlight the need for the proponent to provide significant road infrastructure upgrades, in particular, north facing onroad and offroad ramps to the F6
 - The RTA considers that the provision of this infrastructure is fundamental to the project and emphasises that it will need to be provided at no cost to the RTA.
 - **Lake Illawarra Authority**
 - The LIA is generally supportive of the draft concept plan, in particular the extensive areas proposed for community recreation
- (including shareways) and environmental protection (wetlands and creek corridor)
- With regard to other land uses the LIA doesn't have any specific comments to make other than that development should be compatible with the landscape and sufficient space provided for environmental controls
 - The LIA considers that every aspect of development at Tallawarra should be considered as to what possible effect it could have on Lake Illawarra. Maintaining the lake's health and appearance will be of benefit to any future development on the Tallawarra land
 - The LIA takes this opportunity to express their interest in future tenure for the land identified as public open space to the south of the outlet canal along the foreshore of Lake Illawarra
 - Further comments will be made by the LIA on the concept plan and environmental assessment when it is on exhibition.
- **DECCW / NPWS**
 - DECCW will not be providing comments on the draft TRUenergy - Tallawarra Lands concept plan prior to finalising submission to the Department of Planning (DoP)
 - DECCW will provide advice to DoP in response to the formal agency consultation following DoP's adequacy assessment and the provision of the complete environmental assessment report.

3 Community Liaison Group

3.1 Overview of CLG process

The Tallawarra Community Liaison Group has been operating for over six years and has provided ongoing feedback on all the Tallawarra projects. The group meets every two months and comprises representatives of a range of community and environmental interest groups, council representatives and government agencies from within the Illawarra.

Since April the group has been briefed on a number of aspects of the Tallawarra Lands project with presentations and discussion from the following members of the project team:

- **April 2010**
 - Melanie Thomson, Biosis – Aboriginal heritage
 - Roger Swinborne, Urbis – ecologically sustainable development
- **May 2010**
 - Grant Smith, Gabites Porter – traffic and transport
- **June 2010**
 - Nathan Kearnes, Eco Logical – ecology
 - Warren Lee, Warren Lee Urban Design – urban design
 - Richard Lamb, Richard Lamb and Associates – visual assessment
 - Mark Wainright, – drainage and water management
 - Michelle Fletcher – climate change
- **August 2010**
 - Noel Corkery, Corkery Design – landscape design
 - Mat Richards, Northrop – servicing strategy
 - Katherine Sheppard and David Kettle, Don Pox Planning – statutory planning

3.2 Summary of key issues raised by CLG members

The following section provides an overview of the issues raised in discussions at the relevant CLG meetings:

- **Aboriginal heritage**
 - Representatives of Aboriginal groups should be present at time of excavation
 - Procedures for removal and analysis of artifacts from the site
 - Compliance with all relevant legislation
 - Consultation with Aboriginal groups and other parties
 - The Illawarra Local Aboriginal Land Council's desire to see employment opportunities for Aboriginal people arising from the development of Tallawarra site.
- **Ecologically sustainable development**
 - Maintaining and protecting the water quality of Lake Illawarra
 - A major part of sustainability will be maintaining the attractiveness of this area
 - Protecting and preserving Country and its significance to Aboriginal people
 - Useable, accessible and safe places
 - Renewable energy
 - Accommodating population growth
 - Sustainability is not just about what happens on this site but how we respond to the cumulative impacts of development within the region.
- **Traffic and transport**
 - Importance of intersection controls
 - Access to and from Haywards Bay and the impacts of increased traffic on residents in this area
 - Keeping truck traffic away from residential areas within and around Tallawarra
 - Government investment in infrastructure, e.g. upgrades to the F6
 - The importance of considering the needs of commuters coming to employment lands at Tallawarra
 - Impact on Haywards Bay residents.

- **Ecology**
 - Possible impacts of development on the riparian and ecological values of Duck Creek must be fully considered and mitigated.

- **Urban design**
 - Achieving compatible land uses, e.g. school and retirement village
 - Ensuring adequate set backs from foreshore
 - Compatibility with LEP
 - Minimising the visual impacts of housing development particularly in the northern and central precinct
 - Need for shared pathway connection to foreshore
 - It would be desirable to see more detail on street and lot layouts within industrial zones.

- **Visual assessment**
 - Streetscapes must be attractive
 - View impacts from adjacent residential areas and from across the lake need to be considered and mitigated
 - Reasonable road widths
 - Housing design/style.

- **Climate change**
 - Calculations for sea level rise and flooding need to take into account the potential for extreme weather events such as the 1984 floods.

- **Landscape design**
 - Cycling facilities and links to road network
 - Need for shared pathways, not just cycleways
 - Connection of pathways to foreshore
 - Dedicated cycle route for commuter cyclists on streets
 - Consideration of SEPP 14 areas and Mount Brown within assessment
 - Scenic protection planting along freeway / planting recommendations for DCP
 - Maintaining ridge lines
 - In general pocket parks are not favoured by Wollongong Council
 - Safety by design considerations
 - Boundary between environmental and recreational uses shouldn't become too blurred. At times these values may not be compatible

- **Servicing strategy**
 - Capacity of existing sewerage infrastructure
 - There needs to be measures to prevent overflow of sewage into lake during high rainfall periods
 - Keen to see solar-powered / energy reducing street lighting
 - Latest ICT infrastructure should be provided

- **Statutory planning**
 - There is a preference to see planning matters approved locally
 - Potential for conflict of uses, e.g. locating primary school next to seniors' living
 - It is critical that employment capacity of Tallawarra is maximised for the long term needs of the region
 - Greater detail is required on the site's employment generating capacity
 - There is a shortage of large lots within the region and the detailed planning for the industrial employment lands should accommodate this need.

4 Community Information Session

4.1 Overview

The Community Information Session (CIS) ran between 6.00pm and 8.00pm in the Koonawarra Community Centre. This voluntary community engagement was convened by TRUenergy and facilitated by Elton Consulting. The event was structured as an informal drop-in session for members of the local community and stakeholders.

The session was the fifth in a series of voluntary pre-lodgement consultation events aimed at informing the local community about the key projects being undertaken by TRUenergy at the Tallawarra site.

Participants were invited to view a series of display panels presenting information on the project and to discuss issues of relevance with the project team.

Representatives of the project team at the session included:

- TRUenergy – proponent, land owner
 - Anthony Savenkov
 - Graham Dowers
- Don Fox Planning – statutory planning
- Warren Lee – urban design
- Corkery Consulting – landscape design
- Eco Logical Australia – ecology, bushfire
- Gabites Porter – traffic and transport
- Urbis – sustainability
- Coffey – geotechnical
- Northrop – utilities & services
- Bewsher Consulting – flooding
- BMT WBM – drainage, climate change
- Worley Parsons – coastal impacts
- Sinclair Knight Merz – noise

- Biosis – heritage
- Richard Lamb & Associates – visual resource
- Pitney Bowes Business Insight – market assessment and economic impact
- Elton Consulting – community consultation

4.2 Notification

Members of the community were notified of the session using the following methods:

- A Community Update distributed to a local catchment area of 4,000 properties (see Appendix A for the Community Update and map of catchment area)
- A full page Community Update published in the Illawarra Mercury and the Lake Times
- Community notices on the following local radio stations:
 - PowerFM
 - 2ST
 - VOXFM
 - ABC Radio Illawarra.
- An invitation sent to all Community Liaison Group members.

4.3 Participants

15 community stakeholders attended the CIS. Attendees came from surrounding areas including Dapto, Kanahooka, Marshall Mount and Koonawarra.

Participants provided verbal feedback to members of the project team at the CIS and were invited to make submissions through feedback forms provided with postage paid return envelopes. Of the 15 feedback forms distributed only two were returned completed.

4.4 Comments received at the session

In general the session was well received by the fifteen people who attended. The following is a summary of points that were raised by attendees at the CIS in regards to the proposed concept plan for the development of the Tallawarra Lands site.

- There were a number of questions about which stage the planning process for the Tallawarra site is currently up to and when development would begin.
- Many attendees requested information as to how the proposed development may impact upon their outlook and views.

- Some residents from the Gilba Rd area commented upon an increase in antisocial behaviour and trail bike riding on Tallawarra Lands and noted the proposed development may assist in controlling this unauthorised use.
- The waterfront bike and walkway was seen as an important amenity that would contribute to the existing community and significantly change the way the area was used. One attendee commented that if the development brought improvements to the foreshore and better management of rubbish and overgrown vegetation it would be positive.
- One attendee expressed reservations about plans for lot sizes of 450 square metres.
- There was general support for the open-space and environmental conservation elements of the plan.
- Specific issues raised in regard to the environment and conservation included:
 - That the bat and bird habitat on the site is retained
 - Reports that a local botanist (who also works for the Royal Botanic Gardens) had observed threatened plant species on the site previously (further information to be supplied).
 - Management of cats, dogs and feral animals such as foxes and hare.
- One community member noted that while areas of the Mt Brown slopes may not have conservation value they are important for landscape therefore continued agistment may be a good use of this land.
- A representative of the Lighthouse Church (which has recently purchased the neighbouring Yallah woolshed) noted the church's interest in a potential school site within Tallawarra as well as a preference to see more residential use in the vicinity of the church's holdings. A detailed submission from the church is contained in the appendix. The Church also expressed interest in participating in the CLG.

4.5 Comments received via feedback forms

Of the fifteen forms distributed only two were returned completed as follows:

What are the most important issues that you think should be considered as planning for the Tallawarra Lands site progress?

- Appropriate community facilities in each precinct so that residents and workers have access to

commercial & community services that encourage and support community integration and development.

- Well designed vehicular, cycle and pedestrian road and path access to all parts of the development (precincts 1, 2 and 3) including easy access to adjoining developments such as Haywards Bay, Yallah Roadhouse and from the F6 and Princes Highway (from both North and South directions).
- Retain as much of the remnant bush adjacent to Lake Illawarra as possible along with the wet lands of Ash Pond 3 and Duck Creek.
- Future planning of transport requirements of the site through public transport and cycleways
- Having housing and business as eco friendly designed as possible.

Do you have any comments or suggestions on TRUenergy's indicative concept plan which you have seen today (i.e. Northern precinct, Central precinct, Southern precinct, and or other elements of the plan)?

- It is important that each precinct have a small retail, commercial and community centre.
- No - it is starting to take shape with multi-consultation, both professional and public.

Do you have any other ideas or suggestions that you would like to see incorporated into the proposed development of the Tallawarra Lands site?

- The fostering of local Landcare groups to help manage the natural areas.
- The new church at the Yallah Roadhouse to be incorporated into a larger community services sector with adjoining lands designed for community & recreation facilities.

Do you have any other comments about the proposal for the site?

- It would be great to see the housing cat free.
- The owners of the Yallah Roadhouse have plans to establish a community focused church with non-profit family, youth and children's services for all members of the community to access and enjoy.
- Ensuring direct access from Tallawarra Lands development to the existing Yallah Roadhouse site, and enabling other compatible community use facilities to be developed on land adjoining the site would create an integrated community,

commercial and educational precinct that would add considerable value to residents and workers in the proposed Tallawarra Lands project.

What community facilities would you like to see included in the local community through this project? (1 most important - 8 least important)

Facilities	Respondent	
	A	B
Playgrounds	6	3
Community parks	4	3
Sports fields	2	6
Cycleway /walkways	3	5
	1	4
Conservation areas		interlinked throughout the development and adjoining playgrounds and community parks
Neighbourhood centre	5	2 commercial and retail
Child care centre	7	
Other		1 community centre - child care, health care, training/meeting rooms and conference facilities

Appendix A: Community Update and Distribution Area

Issue 15, June 2010

TRUenergy Tallawarra community update

A big thank you to all who attended our fifth Community Information and Feedback Session at the Koonawarra Community Centre on the 9th of June.

It was a great opportunity for our project team to talk with members of the local community about the future of Tallawarra Lands. These sessions have been very valuable in guiding our planning for the site.

TRUenergy remains committed to ongoing engagement with relevant stakeholders about its Tallawarra projects.

*Anthony Savenkov
Project Manager, Tallawarra Lands*

Where the concept plan is heading

Tallawarra Lands is a site of over 500 hectares. Its development will produce significant environmental benefits and support the regional economy.

At the information session TRUenergy presented our initial ideas for the site's concept plan. These are consistent with and build upon Wollongong's new Local Environmental Plan (LEP). The concept plan contains a range of land uses permitted by the LEP, including conservation, employment, housing and tourism.

These uses will be supported by a range of on-site facilities and amenities such as parks, recreational tracks and shops, as required to service the new and surrounding communities.

Over a dozen specialist studies are being undertaken to prepare the Tallawarra Lands Concept Plan application, which will be publicly exhibited once finalised.

These studies help ensure that the Concept Plan is properly thought out, and can provide good social, environmental and economic outcomes for the region.

Many of the experts preparing these studies were at the Community Information Session to talk through their initial findings with the community.



Our fifth Community Information & Feedback Session

What we heard from the community

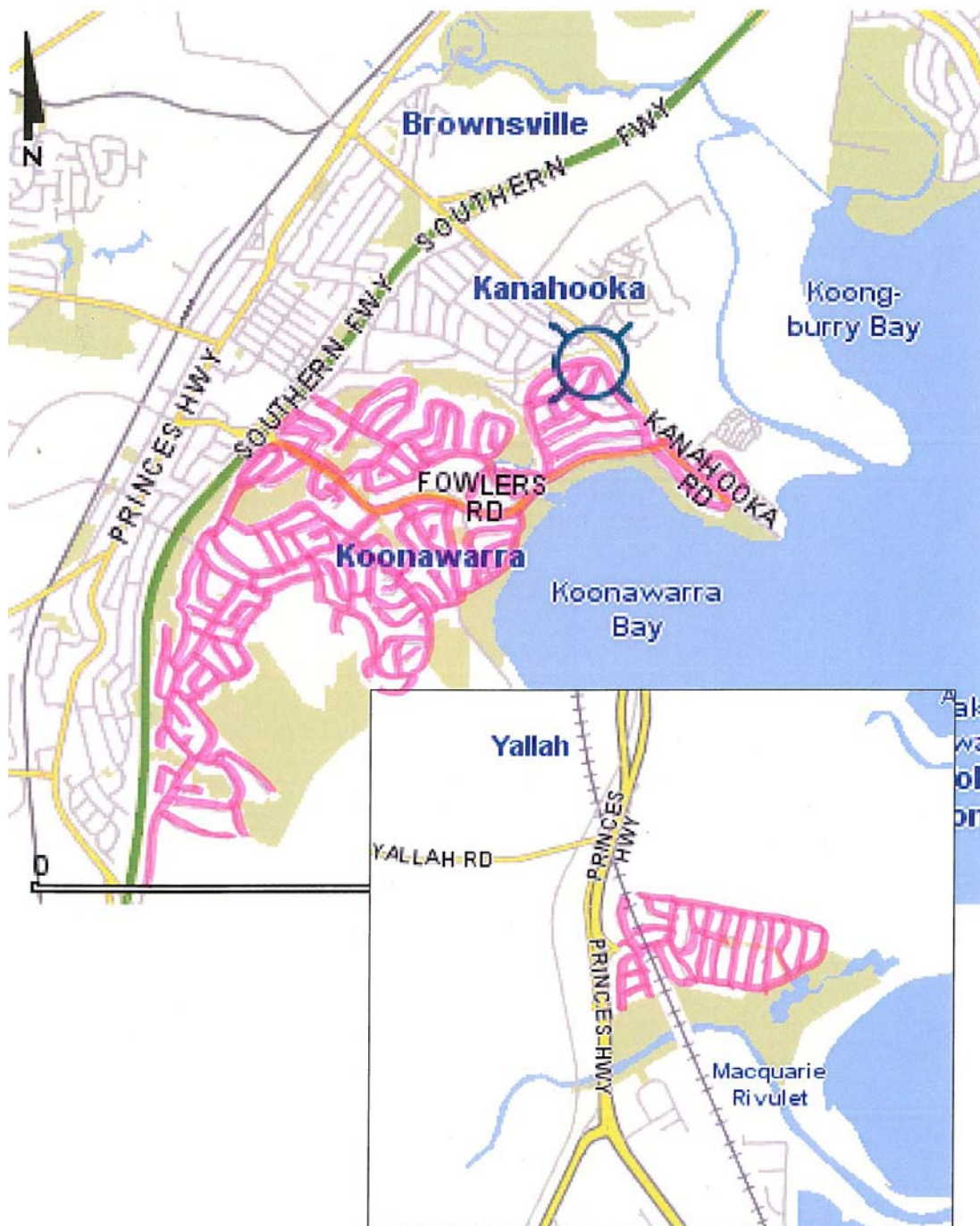
At the session we heard a range of views about the proposal. Some of the matters raised included:

- the timeframe for the development;
- how the development would change the views of the area;
- arrangements to minimise traffic flow through Koonawarra;
- a desire to see a continuous pathway and parkland around the lake foreshore;
- current misuse of the land by trail bike riders;
- maintaining water quality of the lake; &
- the type of sustainability initiatives being considered.

Need more info?

For more information, please visit www.truenergy.com.au/tallawarra

Alternatively, you can call us on 1800 336 003.



The Tallawarra Community Update (newsletter) is delivered to homes in close proximity to the Tallawarra site, in the suburbs of Kanahooka, Koonawarra and Haywards Bay. The catchment area is bounded by (but does not include) the Southern Freeway to the west. It extends north of Fowler's Road and is bounded by and includes Bambil, Culgoa, Eleebana Crescents and Edgeworth Avenue. It incorporates the southern end of Kanahooka Road and includes Murra Murra Road, to the east. It includes the residential area bounded by Lakeside Drive, and extends as far south as Carlyle Close. The catchment area also includes all streets in the suburb of Haywards Bay.