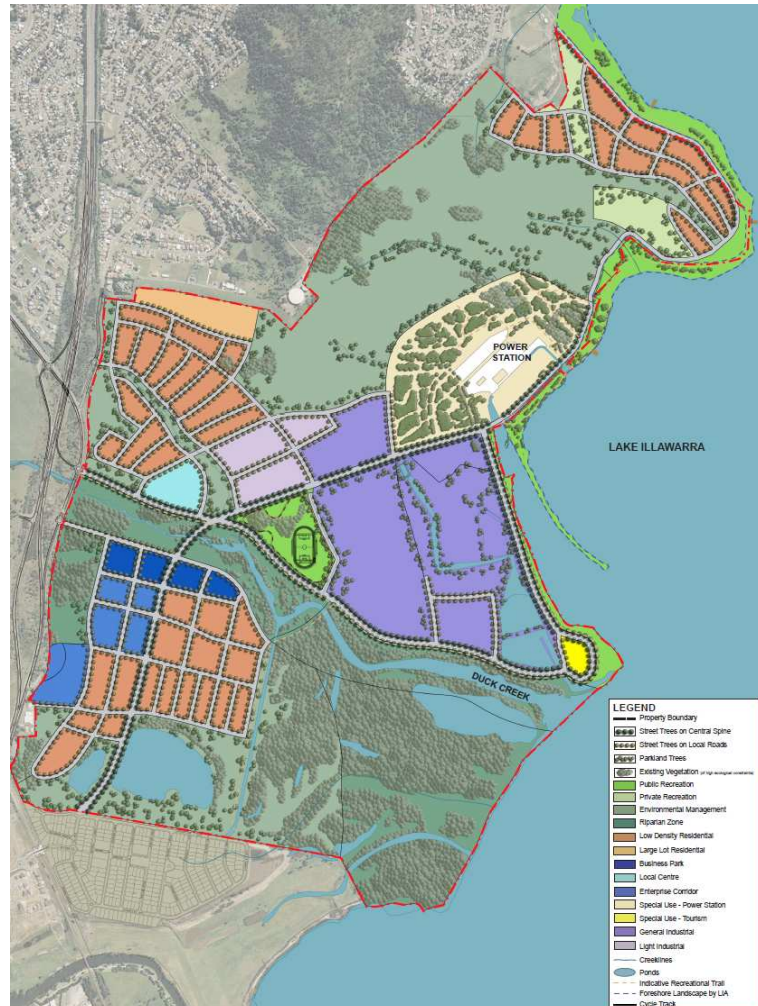




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Tallawarra Concept Plan Application Preliminary Assessment Report

Prepared for: TRUenergy Tallawarra Pty Ltd
Project No: 6643D
Date: June 2009



Preliminary Assessment Report

Tallawarra Concept Plan

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1 Introduction

This report has been prepared by Don Fox Planning (DFP) on behalf of TRUenergy Tallawarra Pty Ltd, owner of the 565 hectare site comprising the Tallawarra Power Station and the residual Tallawarra Lands, collectively referred to herein as "Tallawarra".

The land that comprises the Tallawarra site is currently predominantly zoned 5(a) Special Uses (Power Station) under the provisions of Wollongong Local Environmental Plan 1990. In addition, some parts of the site are zoned 6(b) Private Recreation, 7(a) Special Environmental Protection and 7(b) Environmental Protection - Conservation.

The Tallawarra Power Station (Stages A & B) requires approximately 40 hectares of the 565 hectare site. Over the last few years, TRUenergy has investigated future potential land use options for the remainder of the Tallawarra Lands site that have become surplus to the power station's needs. Assisted by input from the community, the State Government and Wollongong City Council, TRUenergy Tallawarra has established a vision for the development of the surplus land which includes an industrial precinct, a commercial precinct, residential precincts and extensive environmental conservation and recreational lands. The mixed use development concept for Tallawarra is illustrated on the indicative Concept Plan prepared by Context (in association with Cox Richardson) attached at **Appendix A**.

The surplus land not required for the power station is the subject of a rezoning process by Wollongong City Council as part of the preparation of their new template Local Environmental Plan ("LEP") being prepared pursuant to the Standard Instrument (Local Environmental Plans) Order 2006. As discussed further below, the rezoning of the Tallawarra lands has been preceded by a Local Environmental Study (LES) prepared by Consultants on behalf of the Council in accordance with the provisions of the *Environmental Planning & Assessment Act and Regulation*. The LES was the subject of consultation with a wide range of Government agencies and the public and has been adopted by Council for the purposes of moving forward with the rezoning of the lands.

The Concept Plan has been prepared to illustrate TRUenergy's development vision for the Tallawarra site. It correlates strongly with the draft LEP. Having said this, a number of specific zoning amendments have been requested by TRUenergy and they are detailed in our submission to Council, primarily to ensure the ongoing operational rights of the power station are protected.

The proposed rezoning has the potential to deliver the following public benefits:

- Employment generating land
- Land zoned for environmental conservation purposes
- Land to satisfy the Illawarra region's growing housing needs
- Improved public recreational opportunities

1.1 Purpose of this Report

TRUenergy Tallawarra is seeking Concept Plan approval pursuant to the provisions of Part 3A of the *Environmental Planning & Assessment Act 1979* (the Act) for the Tallawarra Lands development proposal. Accordingly, the purpose of this Preliminary Assessment Report is to:

- i. brief the relevant government agencies about the Tallawarra Lands Project;
- ii. identify the key issues that will need to be addressed in the Environmental Assessment Report prepared to support the Concept Plan application;

- iii. obtain the Director General's Requirements (DGR's) pursuant to Section 75F of the Act for the preparation of the Environmental Assessment report;
- iv. request that the Minister make the necessary Ministerial declaration pursuant to Clause 6(1) of State Environmental Planning Policy (Major Projects) 2005 to enable the Concept Plan application to be made under the provisions of Part 3A of the Act; and
- v. confirm that a concurrent assessment of the Concept Plan application will be undertaken pursuant to Part 3A of the Act while the rezoning of the Tallawarra site progresses as part of Draft Wollongong Local Environmental Plan 2009.

This Preliminary Assessment Report identifies the key environmental issues associated with the project and will ultimately inform an application under Section 75M of the Act for Concept Plan approval.

1.2 The Proponent

TRUenergy Tallawarra is part of TRUenergy, the name for the energy business formally known as TXU. TRUenergy supplies natural gas and electricity to residents and businesses in Victoria, South Australia, New South Wales, the Australian Capital Territory and Queensland. In addition, TRUenergy also owns power stations in Victoria, South Australia and New South Wales.

TRUenergy is owned by CLP Power Asia, a subsidiary of the CLP Group. The CLP Group is based in Hong Kong and is listed on the Hong Kong Stock Exchange. The CLP Group strives to be the leading investor-operator in the Asia-Pacific electric power industry. CLP invests and operates power plants and systems in Hong Kong, the Chinese mainland, Australia, India, Thailand and Taiwan.

A recent World Wildlife Fund (WWF) study rated TRUenergy as an "industry leader" for carbon reduction performance.

Since purchasing the Tallawarra site from Pacific Power, TRUenergy Tallawarra has undertaken a number of environmental initiatives including:

- removal of the weir blocking the natural flow of Duck Creek in 2005;
- removal of four tonnes of rubbish from the site in 2008;
- new vegetation planting along the Lake Illawarra foreshore; and
- partnering with Conservation Volunteers Australia in 2008 to help deliver a range of special environmental initiatives at Tallawarra. Works include restoring Duck Creek with natural vegetation, clearing weeds and creating a route for a potential future walking track.

2 Background

In 1954 a coal fired power station was constructed on the Tallawarra site which operated until 1989. The former plant and much of its ancillary buildings have been demolished and the operational areas of the site remediated.

The then owner of the site, Pacific Power, prepared an Environmental Impact Statement in 1998 to support a Development Application for a new combined cycle gas turbine (CCGT) power station. Wollongong City Council granted development consent for the CCGT power station in 1999.

The Tallawarra site was purchased by TRUenergy Tallawarra from Pacific Power on 30 April 2003 with the permit to develop a modern, gas fired power station. TRUenergy has fully funded the development of the new Tallawarra Power Station

2.1 Tallawarra Power Station (Stages A & B)

The recently completed 400MW Tallawarra A Power Station is Australia's most efficient gas fired combined cycle power station and was built to address the growing demand for electricity in NSW. It has capacity to produce enough electricity to reliably supply power to 200,000 dwellings. The Tallawarra Power Station produces around 70% less greenhouse gas emissions than traditional coal fired power stations.

To ensure there is a continued secure and reliable supply of energy, TRUenergy has prepared plans for a second gas fired power station at Tallawarra (Stage B) on land adjoining Stage A. The scale of Stage B will be similar to Stage A, however Stage B will use much of the existing Stage A infrastructure. DGR's for the preparation of the Environmental Assessment Report for the Stage B major project application have been issued to TRUenergy Tallawarra and an Environmental Assessment Report has been prepared accordingly. It is understood that this report is currently at the Test of Adequacy review stage. The major project reference number for the application is Major Project Number 07_0124.

The power station design and materials selection combine to significantly mitigate against any adverse operational noise impacts. In addition, a substantial buffer zone is provided around the power station (Stages A & B) to ensure that existing and future potential surrounding land uses are further protected from potential noise impacts. The buffer area is being extensively landscaped with native plants. This increases the attractiveness of the site and provides additional natural habitat for flora and fauna.

In order to comply with government regulations which aim to ensure that air, water and noise emissions associated with the operation of the power station do not exceed the relevant environmental standards, TRUenergy is required to regularly report emissions and ambient air quality data to the Department of Environment & Climate Change.

2.2 Current Zoning

The land that comprises the Tallawarra site is currently predominantly zoned 5(a) Special Uses (Power Station) under the provisions of Wollongong Local Environmental Plan 1990. In addition, some parts of the site are zoned 6(b) Private Recreation, 7(a) Special Environmental Protection and 7(b) Environmental Protection - Conservation.

2.3 Tallawarra Rezoning Process to Date

In 2005, Wollongong City Council resolved to commence the process for the potential rezoning of Tallawarra Lands. The LES was subsequently undertaken by Willana Associates in association with a range of technical experts on behalf of Council in 2006 following a tender process administered by Council. The LES was overseen by a Project Control Group that included representatives from Council, the Department of Premier and Cabinet, Illawarra regional offices of the Department of Planning and TRUenergy.

The purpose of the LES was to determine the suitability and capacity of the site for a range of different land uses. The LES identified preferred categories of development including industrial, commercial, residential and conservation and the appropriate locations for the different land uses. The LES also provided key background information which guided the preparation of proposed zoning controls for the Tallawarra site by Wollongong City Council.

At its meeting on 2 April 2007, Council resolved to adopt the LES and to prepare a draft LEP for the Tallawarra site based on the LES. The Tallawarra site was subsequently included by Council's in its review of the zoning controls for the Wollongong Local Government Area based on the standard instrument LEP template. This document is known as Draft Wollongong Local Environmental Plan 2009 (DWLEP). When ultimately gazetted, this new planning instrument will effect the rezoning of the Tallawarra site.

Council endorsed DWLEP at its meeting on 24 June 2008. DWLEP was subsequently certified for public exhibition by the Department of Planning on 28 November 2008 and was initially placed on public exhibition until 13 March 2009. The public exhibition period was subsequently extended to 31 March 2009 and the submission period extended to 17 April 2009.

Submissions dated 31 March 2009 and 17 April 2009 were forwarded to Wollongong City Council on behalf of TRUenergy in respect of DWLEP with particular reference to the Tallawarra site.

Conceptually, the land uses zones proposed to apply to the Tallawarra site outlined in DWLEP reflect the Concept Plan that has been prepared to support TRUenergy Tallawarra's redevelopment vision. However, a number of specific amendments have been requested by TRUenergy. Several of the amendments are aimed at ensuring the ongoing operational rights of the power station are protected while the others reflect recent minor changes to the land use boundaries shown on the Concept Plan made by TRUenergy Tallawarra.

Broadly speaking, the next steps in the DWLEP drafting process will involve Wollongong City Council reviewing the submissions received, updating DWLEP where considered appropriate and forwarding the amended version of DWLEP to the Department of Planning for review prior to either gazettal or further public exhibition of the document.

3 Site & Locality Description

The Tallawarra site is situated on the western foreshore of Lake Illawarra adjacent to the West Dapto release area, approximately 13 kilometres southwest of the Wollongong Town Centre and is within the Local Government Area of Wollongong (refer to **Figure 1**).

It is comprised of:

- Lot 1 in DP109795;
- Part Lot 501 of DP 1129361;
- Lot 1 in DP 551658;
- Lots 21 and 22 in DP 774118;
- Lot 20 in DP 633211;
- Lot 102 in DP 716727;
- Lot 3 in DP 109795;
- Lot 15 in DP1050255;
- Lot 151 in DP 628980;
- Lot 1 in DP 543285;
- Lots 10 and 11 in DP 552933;
- Lots 1 and 2 in DP 792664; and
- Lots 7 and 8 in DP1049520.

The site includes a number of wetlands and watercourses that flow to Lake Illawarra, the largest being Duck Creek

The Tallawarra site comprises the majority of the Yallah locality. The surrounding area also includes the suburbs of Koonawarra and Dapto to the north, the recently established suburb of Hawyards Bay to the south, Lake Illawarra to the east and the suburbs of Marshall Mount, Penrose and the future West Dapto urban release area to the west.

The climate of the Illawarra region can be described as temperate and is moderated by the proximity of Lake Illawarra and the Pacific Ocean. The region experiences warm to hot summers and cool to mild winters.

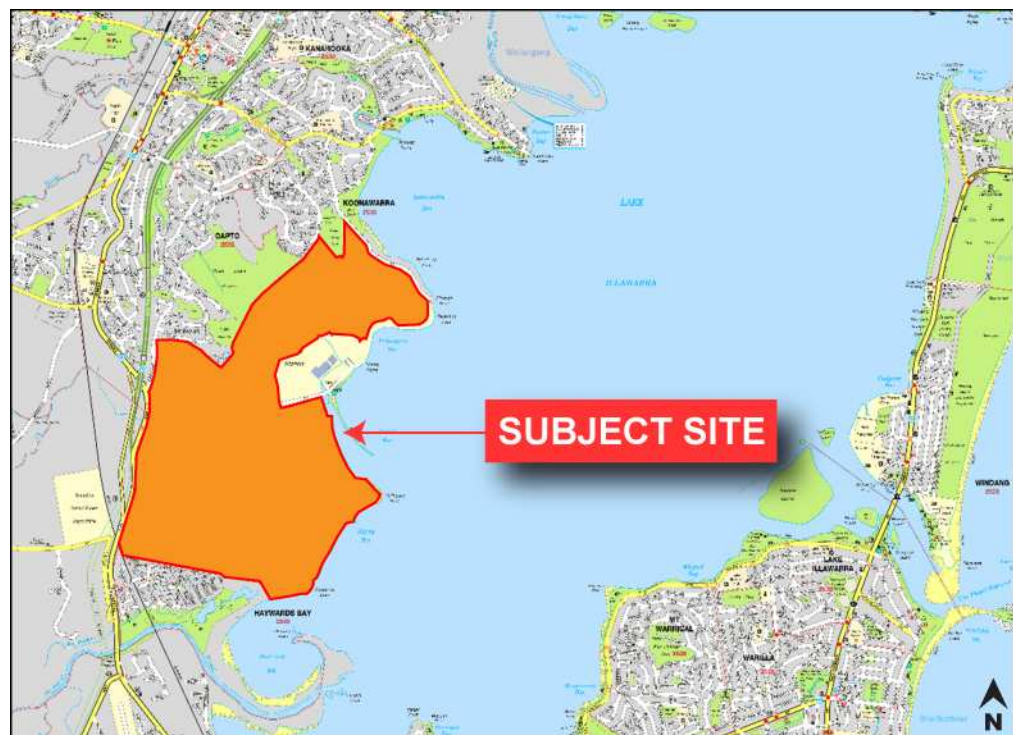


Figure 1 - Locality Plan

4 Land Ownership

TRUenergy Tallawarra owns all of the land within the area to which this Concept Plan application relates.

5 Development Concept

5.1 Project Description

The surplus land that has resulted from the construction of the new more rationalised Tallawarra Power Station facility by TRUenergy will provide opportunities for the development of a mix of uses across the remainder of the site including employment lands, land for housing and land for recreation and conservation.

An indicative concept plan dated March 2009 has been prepared by Context and is attached at **Appendix A**. The concept plan envisages that the Tallawarra development will comprise:

- subdivision
- employment generating commercial, industrial and retail development
- new housing stock (approximately 1,300 allotments)
- public open space areas
- new recreation facilities
- environmental management and conservation areas and riparian corridors
- new internal roads
- new pedestrian and cycle pathways
- landscaping
- power station buffer areas

Potential Gross Floor Area (GFA) calculated by land use will be detailed in the Environmental Assessment Report together with employment and dwelling number estimates.

The employment zones are located around the lower, flatter areas of the site which are more suited to office, commercial and industrial floor plates. Limiting the commercial and industrial floor space to the lower and flatter areas of the site will also mean they will have less visual impact than they would if built on the higher slopes.

Major open space and conservation areas are proposed to be focussed around ridgelines, the Duck Creek area and the wetlands and along the Lake Illawarra foreshore. The Concept Plan will facilitate the long term conservation and enhancement of a major ecological connection between the escarpment and the water.

The proposed development has been divided into precincts. The numbering of these precincts reflects the likely construction staging although some precincts may ultimately be delivered simultaneously rather than sequentially. Details regarding the precinct boundaries will be included in the Environmental Assessment Report.

Throughout the ongoing preparation and assessment of the Concept Plan and future Project Plan applications, TRUenergy will continue to liaise with the relevant stakeholders to ensure the delivery of an appropriate level of service and infrastructure provision to meet the needs generated by the proposed development. Further information in this regard will be detailed in the Statement of Commitments and potentially a Voluntary Planning Agreement that will form part of future approval(s).

5.2 Aspects for Which Concept Plan Approval Will Be Sought

Concept Plan approval will be sought for:

- the distribution and quantum of GFA for different land uses
- maximum heights
- maximum floor space ratios
- road layout/hierarchy
- open space networks

Pursuant to the Concept Plan provisions of Part 3A of the Act, the detailed design of buildings and works will be the subject of future separate project plan application(s).

5.3 Project Objectives

The key objectives of the Tallawarra project include the following:-

- To deliver new employment lands including a local centre, business park, industrial area and enterprise corridor
- To conserve, enhance and protect sensitive wetlands, endangered ecological communities, endangered flora and fauna and environmentally sensitive lands
- To deliver accessible and connected public open space areas and facilities for sport and recreation purposes
- To generate opportunities for recreation along the foreshore of Lake Illawarra
- To deliver an integrated traffic network that connects with surrounding areas
- To ensure an adequate supply of land is retained for future potential expansion of the power station
- To ensure an adequate buffer zone is provided around the power station
- To deliver a supply of new housing
- To deliver a new neighbourhood shopping centre

6 Major Project Criteria

6.1 State Environmental Planning Policy (Major Projects) 2005

State Environmental Planning Policy (Major Projects) 2005 (SEPP Major Projects) is the principal planning instrument for nominating projects of State or regional planning significance that are to be determined pursuant to the provisions of Part 3A of the Act subject to the Minister's discretion. The schedules attached to SEPP Major Projects detail the development to which the policy applies by nominating classes of development, specified sites, State Significant Sites and Critical Infrastructure Projects.

The listings in Schedule 1 of the SEPP (Classes of Development) that potentially apply to the Tallawarra Lands development concept are:

Group 4 Other manufacturing industries, distribution and storage facilities

11 Other manufacturing industries

Development that employs 100 or more people or with a capital investment value of more than \$30 million for the purpose of:

- (a) laboratory, research or development facilities, or
- (b) medical products, or
- (c) printing or publishing, or
- (d) textile, clothing, footwear or leather manufacturing, or
- (e) furniture manufacturing, or
- (f) machinery or equipment manufacturing, or
- (g) the vehicle, defence or aerospace industry, or
- (h) vessel or boat building.

Group 5 Residential, commercial or retail projects

13 Residential, commercial or retail projects

(1) Development for the purpose of residential, commercial or retail projects with a capital investment value of more than \$50 million that the Minister determines is important in achieving State or regional planning objectives.

Group 6 Tourism and recreational facilities

17 Tourist, convention and entertainment facilities

Development for the purpose of tourist related facilities, major convention and exhibition facilities or multi-use entertainment facilities that:

- (a) has a capital investment value of more than \$100 million, or
- (b) employs 100 or more people, or
- (c) has a capital investment value of more than \$5 million and is located in an environmentally sensitive area of State significance.

The listings in Schedule 2 (Specified Sites) that could potentially apply to the Tallawarra Lands development concept are:

1 Coastal areas

(1) Development within the coastal zone for any of the following purposes:

- (f) recreational or tourist facilities (other than internal refits of, or minor alterations or minor additions to existing facilities or a change of use of a building by which the building becomes a recreational or tourist facility):
 - (ii) in the case of facilities wholly or partly in a sensitive coastal location in the metropolitan coastal zone—that provide accommodation (or additional accommodation) for 100 persons or more
- (g) buildings or structures (other than minor alterations or minor additions to existing buildings or structures) that are:
 - (i) greater than 13 metres in height, in the case of buildings or structures wholly or partly within a sensitive coastal location, or
 - (j) subdivision for residential purposes of land that is not in the metropolitan coastal zone (unless it is wholly or partly in a sensitive coastal location):
 - (i) into more than 25 lots, or
 - (ii) into 25 or fewer lots, if the land proposed to be subdivided and adjoining or neighbouring land in the same ownership as that land could be subdivided into more than 25 lots

6.2 Criteria for declaring development to be a Major Project under Clause 13 of Schedule 1 of SEPP Major Projects

6.2.1 Local impediments to urban renewal

The Tallawarra site is identified in the Illawarra Regional Strategy as being potential employment and residential lands.

The delays experienced to date in “unlocking” the West Dapto release area and the Tallawarra infill site, both of which are identified in the Illawarra Regional Strategy as being suitable for urban purposes suggest that Council may not be sufficiently resourced to adequately assess and determine the Concept Plan application through the local planning process in a timely manner.

6.2.2 Facilitate housing or job growth

The Tallawarra development concept will contribute to significant growth in both employment generating activities (on land identified in the Illawarra Regional Strategy as potential employment lands) and residential dwelling stock provision.

6.2.3 Improved recreational infrastructure

The Tallawarra development concept will result in the delivery a significant quantum of additional public open space and public domain improvements and facilities along the foreshore of Lake Illawarra and elsewhere within the site.

6.2.4 Environmental sensitivity

The Tallawarra development concept will result in the protection and rehabilitation of a large area of environmentally sensitive lands. TRUenergy is committed to the preservation and conservation of high value ecological areas within the Tallawarra site.

The concept plan envisages that over one third of the site will be dedicated to achieving these goals.

Areas for conservation and ecological enhancement include a large wetland site to the south of Duck Creek, a wildlife corridor along Duck Creek and riparian zones along the watercourses. In addition, the concept plan has increased the buffer around Duck Creek to facilitate an ecological connection between the escarpment and the water.

6.3 Capital Investment Value

TRUenergy has estimated the Capital Investment Value of the Tallawarra Lands development concept to be approximately \$250 million.

6.4 Major Projects Summary

Given the estimated Capital Investment Value of \$250 million, the scale of the proposed development concept which includes a significant quantum of residential, commercial, retail and industrial land uses and it's potential to contribute towards State and Regional planning objectives, we are of the opinion that the Tallawarra Lands Concept Plan application meets the criteria listed in the schedules attached to SEPP Major Projects and should be declared by the Minister to be a Major Project to which the provisions of Part 3A of the Act apply.

Furthermore, having regard for Council's limited development assessment resources and the scale and complex nature of the development proposal, we consider it is appropriate that the Concept Plan application be submitted to the Department of Planning for assessment and determination under Part 3A of the Act.

7 Summary of Legal Advice

TRUenergy has received advice from Corrs Chambers Westgarth lawyers (CCW), a copy of which is attached at **Appendix B**. The purpose of obtaining the advice was to ascertain whether there is any legal impediment to the Minister for Planning conducting an assessment of the Tallawarra Concept Plan application at the same time as Wollongong City Council is in the process of effecting the rezoning of the land.

The advice provided by CCW is premised on the following assumptions that the project:

- will be undertaken on land that is either or both within an environmentally sensitive area of State significance or a sensitive coastal location; and
- is for a land use that is presently prohibited.

By way of summary, the advice provided by CCW confirms that there is no legal impediment to the Minister for Planning undertaking an assessment of the Tallawarra Concept Plan application while the Council is concurrently processing the rezoning the land. However, the advice goes on to note that because the project will be undertaken on land that is either or both within an environmentally sensitive area of State significance or a sensitive coastal location, the Minister cannot approve the Concept Plan application until such time as the land is rezoned to permit the land uses contemplated by the Concept Plan Application.

The advice prepared by CCW cites a number of examples of concept plan applications and project applications that have recently been or are currently being assessed by the Minister for Planning in circumstances where the proposal would be prohibited, but for a rezoning of the land to convert the proposal to a permissible use. In each instance, the rezoning of the land is or has occurred concurrently with the Minister for Planning's assessment of the relevant application. These examples include:

- Tathra River Estate (Major Project reference 06_0068)
- Sussex Inlet Golf Course Badgee Lagoon (Major Project reference 07_0126)
- Batemans Bay Marina (Major Project reference 06_0049)

8 Planning Framework

In addition to approval under Part 3A of the Environmental Planning & Assessment Act, the project may also require approval under the Commonwealth Environmental Protection and Biodiversity Conservation Act 1999.

The assessment of the Concept Plan application undertaken pursuant to Part 3A of the Act should have regard to the following State, Regional and Local Environmental Planning policies and strategies:

Regional Planning Policies

Illawarra Regional Strategy

Regional Environmental Plans

Illawarra Regional Environmental Plan No. 1

State Environmental Planning Policies

SEPP 14 Coastal Wetlands

SEPP 32 Urban Consolidation

SEPP 55 Remediation of Land

SEPP 71 Coastal Protection

SEPP Major Projects 2005

SEPP Infrastructure 2007

Local Environmental Planning Policies

Wollongong LEP 1990

Draft Wollongong LEP 2009

Other Relevant Documents

Tallawarra Lands Local Environmental Study

Planning for Bushfire Protection

9 Identification of Key Issues

The key issues to be considered in the assessment of the Concept Plan application in relation to the impacts of the project on the natural and built environment are likely to include:

- water quality and drainage
- bushfire hazard
- geotechnical / land stability
- protection of environmentally sensitive lands
- flora and fauna conservation
- potential flood affectation factoring in sea level rise associated with climate change
- landscape and visual impacts
- appropriate height controls having regard to the natural topography
- preservation and enhancement of Aboriginal archaeological and cultural sites
- connectivity (pedestrian and vehicular) and traffic flows
- provision of infrastructure and utilities
- provision of public transport to the site
- proximity of the power station to the proposed residential development – management of operational impacts including noise and emissions
- relationship between the West Dapto release area and the Tallawarra development
- contaminated land / remediation
- provision of foreshore recreation areas around Lake Illawarra

10 Agency & Community Consultation

Since purchasing the Tallawarra site from Pacific Power in 2003, TRUenergy has been actively involved in consulting with the community and with other relevant private and public sector stakeholders on their plans for the redevelopment of the site. This commenced with the formation of the Tallawarra Community Liaison Group which meets every two months. Wollongong and Shellharbour Councils, Dapto Chamber of Commerce, Lake Illawarra Authority, Scouts, Landcare, the Illawarra Bird Observers Group and the Local Aboriginal Land Council are among the organisations represented in the Group.

In addition to the Department of Planning, and the abovementioned organisations, the key government agencies to be consulted include:

- NSW Roads & Traffic Authority;
- NSW Ministry of Transport;
- NSW Rural Fire Service;
- NSW Department of Environment and Climate Change;
- The Commonwealth Department of the Environment, Water, Heritage and the Arts; and
- Wollongong City Council.

Consultation with the abovementioned authorities, utility service providers and any other organisation specified by the Department of Planning in the Director General's Requirements will be ongoing throughout the environmental assessment phase of the project.

Full details of the agency and community consultation outcomes will be documented in the Environmental Assessment report prepared for the project.

11 Summary and Conclusions

The report provides preliminary information on the Tallawarra Concept Plan application to enable the Minister for Planning to make a decision in relation to whether the application should be assessed as a major project under Part 3A of the Act.

The project has an estimated Capital Investment Value of \$250 million and includes a significant quantum of residential, commercial, retail and industrial land uses.

If approved, the project will result in the delivery of employment generating floor space, environmental protection and conservation areas, open space and recreation areas and housing that will be consistent with the findings of the Local Environmental Study and the planning objectives of the Illawarra Regional Strategy. In addition, the delivery of a large industrial precinct on the Tallawarra site will address the region's undersupply of large sites suitable for heavy industrial development.

In light of the above, we are of the opinion that the Tallawarra Lands Concept Plan application meets the criteria listed in the schedules attached to SEPP Major Projects and should be declared by the Minister to be a Major Project to which the provisions of Part 3A of the Act apply.

Furthermore, in consideration of Council's evidentiary limited development assessment resources and the scale and complex nature of the development proposal, we consider are of the view that it is appropriate that the Concept Plan application be submitted to the Department of Planning for assessment and determination under Part 3A of the Act.

Based on legal advice provided by CCW, it is our understanding that there is no legal impediment to the Minister for Planning undertaking an assessment of the Tallawarra Concept Plan application while the Council is concurrently rezoning the land.

Accordingly, we request that the Minister for Planning declare the Tallawarra project to be a major project pursuant to Clause 6 of SEPP Major Projects, confirm that a concurrent assessment of the Concept Plan application will be undertaken while Council progresses the rezoning of the site and arrange for the Director General's Requirements to be issued.