

## MINUTES OF MEETING

### WEPL Investments/WesTrac Tomago project

### COMMUNITY MEETING MONDAY 3<sup>RD</sup> MAY 2010

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At Tomago House 10:00 am

#### 1 Attendees

**WEPL Investments P/L:** David Aspinall

**WesTrac:** Darren Tasker (Chief Operating Officer)  
Aaron Rumer (Operational Development Manager)

**Daracon:** David Rutter (Project Manager)  
Ben Read (Operations Manager)  
Jon Mingay (General Manager)

**Residents:** Rob Cotton  
Bev Cotton  
Brenda Stephenson  
Keith Stephenson  
Jim Swords  
Wendy Howell  
Margaret Wilkinson

**Dept of Planning:** Julia Pope

**RTA:** David Uphill

**ADWJ:** Scott Robinson (Director)  
Craig Marler (Northbank Project Manager)  
Ian McNicol (Environmental)  
Scott Day (Project Manager/Environmental)

Apologies: Greg Rodwell Port Stephens Council, Jo Erskine NPWS.

## **2 Welcome**

David Aspinall (WEPL) – Important Project for WEPL & Community  
*Redlake no longer Trustee it is now WEPL*

Deliver building on WesTrac site by June 2012. Construction to commence late August 2010. 40,000m<sup>2</sup> of building to go on site.

Lot 1001, 335 hectares of land to develop. Term of Project 18 months to lodge and Govt. process. Probably 3 yrs to approval to develop and build.

### **Social & Community Benefits of project**

Benefits include :

- Employment
- Training of apprentices

Social benefits fall into categories WesTrac train young people in trades to go out to work in communities.

## **3 Introductions**

All present gave names and brief description of their interest in the project.

## **4 Environmental Management (Ian McNicol)**

Brief outline of site context and source of potential site issues for first stage of project

- Potentially affected residents
- Tomago Road
- Environmental (particularly adjoining RAMSAR wetlands)

Project Approval recognises risks for site and works and applies conditions that must be complied with. The conditions contain the basis for the environmental management of the site.

All the management requirements come together in the Construction Environmental Management Plan (CEMP).

There is a hierarchy of Environmental Management Plans for the site



Legal obligation on all to comply with CEMP requirements.

### **How do we know if there is an environmental or compliance problem?**

- Monitoring between sub-contractors, contractors plus consultant monitors objectively recording what is going on to ensure compliance with approvals.
- Community also has a role - two complaints, one from Wendy Howell and one from a Road User.
- Complaints in regard to noise (construction vehicles) and dust.

### **Noise & Dust monitoring**

- Approval sets noise levels for site construction works
- Noise report obtained verifying that current noise levels meet approval requirements.
- Noise of trucks reversing is annoying (even though beepers are an OH&S requirement)
- Issue of Tomago road noise from trucks hitting unevenness in pavement.
- Proposed acoustic wall is a concern, both location and appearance.
- Will reversing noise be on-going? *Answer: Yes and acoustic wall is the proposed solution to managing of the reversing noise problem from future WesTrac operations.*

Dust issue has been mitigated by onset of wetter weather.

A site inspection will be arranged for residents to show where the acoustic wall is to be located.

### **Consideration of Environment of North West side of Tomago Road.**

- Water and drainage is an issue for residents.
- Evapotranspiration of site effluent – increased area allocated following discussion with NPWS which also upgraded size of Wetland.
- Another report was completed for stormwater with zero waste water infiltration to Sand beds and wetlands.
- No water for current construction site is being obtained used from the Tomago Sand Beds.
- Sewerage will be via Hunter Water sewerage system.

### **Complaints procedure for community to identify problems and action them immediately.**

- Complaints straight to the source of the problem

Contractors	– Daracon (Rob Lowe)	Ph: 0488 334 675
ADWJ	– Ian McNicol	Ph: 49785100, ianm@adwjohanson.com.au
WEPL	– David Aspinall	email: david@aspinall.com.au

WEPL will provide residents with list of all telephone contacts for the site.

## **5 Works progress (Scott Day)**

1. Power lines were moved prior to Christmas.
2. Stage 1a Earthworks completed and fill with preload in south east corner and will progress west.
  - Stage 1b earthworks starts mid May. Bringing sand in to site from east.
  - 100 trucks per day over six-eight weeks.
3. Road patch/bump on Tomago Road is a problem at corner of eastern boundary. RTA will look at the problem.
4. Intersection works starting October – November 2010.
5. Site camera is fixed and with record time lapse photography. Pole to look down on the site at WestTrac site. No lights associated with site.
6. Complaint regarding community consultation during approval process.
7. Regarding courtesy i.e. letter from Dept of Planning.
8. Money being allocated to 4 star green rating for admin and institute buildings.
9. WEPL will be giving 22 hectares of land back to National Parks and Wildlife.
10. DA WEPL re-fencing the whole property current houses will be demolished and removed.
11. Last residents will leave by mid May.
12. Clean property up for fire risk and to deter squatters.

## **6 Next Community Meeting**

June 2010