

MEETING NOTES
FRIENDS OF TOMAGO HOUSE

Attendees:Project Team

David Aspinall	WEPL Investments Pty Ltd
Scott Robinson	ADW Johnson
Scott Day	ADW Johnson
Craig Marler	ADW Johnson
Barney Collins	EJE Architecture
Robert Macindae	Suters Architects
Angela Felton	Ford Communications

Friends of Tomago House

Dr Graeme Studdert		Graeme.studdert@tpg.com.au
G. Studdert	(02) 4963 5060	
Meryl Moxey	(02) 4965 1541	
Maureen Henning	(02) 4934 1191	
Fay & Tim Woolley	(02) 4930 1471	twoolley8@bigpond.com
Kerry Howlett	(02) 4964 5989	kerry_howlett@bigpond.com
Tom Howlett	(0418) 496 464	tom_howlett@bigpond.com
Geraldine Bush		blackdogrunning@bigpond.com.au

Introduction - David Aspinall - thank you & welcome. WEPL / WesTrac second gathering to talk about development in Tomago.

Attendance sheet circulated.

Web site is up and running and up to date. Change of name from Redlake to WEPL. David explained the merger of Channel Seven and WesTrac. All WesTrac properties now invested in Australian Capital Equity.

David introduced the project team.

Civil works on WesTrac site have started. Stage 1a civil works almost complete. Stage 1b civil works commences in one week, finishing in July. Building construction on the WesTrac site is to commence 23rd August with completion in June 2012.

David described the WesTrac facility building approx \$90M (not including fitout), Earthworks \$20M.

We are on time.

Fay Woolley enquired as to distance from WesTrac site to Tomago House (David replied approx 1.8 to 2.0km). Fay also asked about the water ponds. Scott Day outlined prep works and project delivery, moving power lines, civil works, and intersection. First power lines have been relocated to allow civil works to start. Power lines will be relocated back to the southern side of the road after civil works are completed.

Stage 1a – Worimi Land Council involved and collected aboriginal artefacts that will be interred back on the site at their request. Worimi Land Council happy with work. Aboriginal artefacts generally collected from on top of the sand hill.

Project will re-align power lines to front of site from current diagonal route through the site.

Intersection is currently at concept design and will be a signalised intersection. RTA happy with this approach – in principle approval received from RTA. Intersection construction scheduled to commence in Nov-Dec 2010.

Dept of Planning Compliance Officers happy with site works.

Sound monitoring currently being carried out on site.

Fay Woolley stated that mosquitos are a major problem. Are holding ponds going to increase numbers of mosquitos?

Scott Day replied water is already there so mosquitos are already there. Vector management plans have been prepared and design detail will minimise breeding of mosquitos. Management of mosquitos has been given serious consideration.

Fay Woolley asked about drainage to wetland – what impact will the development have? Project has received approval from State and Federal Governments as well as National Parks & Wildlife. National Parks want to retain tidal inundation and want development to minimise stormwater infiltration to wetlands. This will be monitored.

Two megalitre water tank storage on site has been provided for and re-using of stormwater onsite before discharge to sewerage has been incorporated.

Sewerage: It is likely that the site will be connected to Hunter Water sewer to Raymond Terrace sewerage plant. Hunter Water are being helpful in providing sewerage to the site. WEPL have given 22 hectares of land back to National Parks and Wildlife.

WEPL have now bought all of the land surrounding Tomago House (Lot 1001).

Fay Woolley informed the meeting that Tomago House electricity supply is not good. Will this affect the development?

Scott Day noted that the speed zone on Tomago Road is likely to change back to 80km from 90km.

Friends of Tomago House have been trying to purchase land between Tomago House and the Chapel unsuccessfully. David Aspinall indicated that development between Tomago House and the Chapel was unlikely.

Fay Woolley asked if the RTA has suggested anything about widening Tomago Road? David Aspinall outlined RTA road works prior to civil works on WesTrac site. WEPL have done three traffic surveys. WEPL required a signalised intersection, not the RTA.

David Aspinall explained that WesTrac assemble machines and manage equipment for clients. Other than Off Highway Trucks, all equipment comes ready assembled.

The Tomago site will be the operational headquarters of WesTrac in NSW.

WesTrac hope to encourage Wilhelmsen to offload Caterpillar products in Newcastle Harbour. WEPL is required to put street lights from the WesTrac facility along Tomago Road to Pacific Highway and will contra flow large vehicles over the Hexham bridge "after hours" and with police escort. Street lighting will make Tomago Road safer. Barges from Newcastle Harbour may be considered but not necessarily likely.

Fay Woolley asked David Aspinall to define "After Hours".

David replied late at night - after 10pm.

Weekend movements unlikely and if required WesTrac will inform locals.

The "Other Bit of Land" Lot 1001 RLMC (H.D.C)

WEPL was originally not selected as successful tenderer by Hunter Development Corporation (HDC) for Lot 1001. Original tender failed. AGL proposed gas cylinders for half of the land adjacent to Tomago House. After representation to HDC, WEPL became the successful tenderer.

Enormous effort is being put into in what the land should be used for.

WEPL have appointed ADW Johnson to work out what part of land can be developed and what cannot. Craig Marler and team from ADW Johnson will work on the Lot 1001 Project.

Due diligence will be done and documentation will be submitted as a Part 3A application to NSW State Government.

David Apsinall: Where does Tomago House and Chapel fit in? Conscious of Tomago House and Chapel.

Two firms of architects (Suters and EJE Architecture) will work on the project. Barney Collins as Heritage Architect to provide advice on what should be considered for Tomago House as part of the development.

Tomago House is seen as a positive contribution to WEPL Development.

It will be 18 months – 2 years before proposals will be resolved (3 or 4 years before anything happens from a construction point of view).

Friends of Tomago House will have adequate opportunity to talk to WEPL and WEPL will talk to Friends of Tomago House to keep them informed.

Time Frame: say 3 years for approval and proposal may take 30 years to be developed.

WEPL is looking at quality industrial development for the site.

Site will be fenced, access to Church will be maintained. Fire control will be done properly for the total WEPL land holdings.

Drains will be cleaned out to help the mosquito problems.

Fencing to be rural fencing. WesTrac will have a higher security fence around its facility – similar to a metal palisade fence.

All houses on site will be removed. Port Stephens Shire Council will still have input through the State Government.

Tomago Aluminium Monitoring Station will remain on site.

Craig Marler reiterated that it will be 18 months before planning for the Part 3A lodgement will be complete. Have been working for 4 years thus far. At this stage there are no firm ideas what can be developed on site.

In 2005 the NSW State Government selected this site for employment opportunities for the future and zoned it as “Industrial”.

Dr Graeme Studdert stated that it is fortunate to have WEPL here, as the land has not been sold off to the many owners which would have meant haphazard land development. WEPL are the only owner to talk to.

Process going forward.

WesTrac project was only a project application for the Part 3A approval.

Lot 1001 land is different. We will lodge a Concept Plan. Team is still to the studies and set up principles for future development.

Issues that must be regarded as part of the Part 3A process:

- Aboriginal

- Acoustic
- Ecological
- Flooding
- River
- Geotechnical
- Contamination
- Heritage
- Traffic

We are looking to lodge Concept Plan in 12 months.

Process will need lots of meetings with Statutory Bodies and we need to engage them early.

Tomago House is an important part of what we are doing.

Geraldine Bush asked about the Tomago Sandbeds - what impact? Scott Day responded that we must consider them – our sites are on the downslope from the sand beds. Therefore we are in a good position. We are not spear pointing on site and will not be affecting the sand beds.

We do not drain towards the sand beds. WesTrac environmental management is exemplary. Green Star rated for Admin and Institute buildings.

WEPL insisting on Statutory Bodies, Friends of Tomago House, the National Trust and local residents join in the planning / design process.

David Aspinall stated WEPL will not build around Chapel site.

Dr Graeme Studdert said good corporate citizenship can be displayed by WEPL in conjunction with Tomago House. Road noise is more an issue. Is Dyno noise an issue? Aaron Rumer said mechanical plant related to the Dyno is the issue to understand. As the Dyno and its mechanical plant is in the middle of the site shielded by buildings it will not be an issue on the Tomago WesTrac site.

David Aspinall talking to scientist to bring steam power to co-generation facilities from Tomago Aluminium to Lot 1001.

WEPL wants to Masterplan the whole site properly.

Lighting will be directional and unlikely to impact Tomago House.

Legislation deals with light spill to adjoining properties.

Worimi Land Council have been involved with our projects to achieve positive outcome for aboriginal culture.

Friends pleased that it is not being subdivided and sold off willy-nilly and in bits and pieces.

WEPL and K.Stokes are good community citizens and contribute significantly to the community.

7:30pm – Conclusion. Refreshments served.