

NORTHBANK ENTERPRISE HUB COMMUNITY MEETING – 17 January 2011

Commenced: 1pm Venue: Tomago House

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1 Apologies

DoP Julia Pope, NPWS Deon von Rensburg, ADWJ Scott Day, Brenda Stephenson , Shane Heard

It was advised that the DoP representative has changed. Details of the new representative will be provided to the next meeting.

2 Present

Wendy Howell (resident), Margaret Wilkinson (resident), Bev Cotton (resident), Pauline Swords, Toni Heard (resident), Craig Marler (ADWJ), Scott Robinson (ADWJ), David Aspinall (WEPL), Kurt Robinson (WEPL), Ian McNicol (ADWJ), Kathy Gresham (EJE),

3 Previous minutes

Previous minutes for November 2010, were distributed. All to advise Ian McNicol by Friday 21 Jan if any changes are required.

4 Site environmental monitoring

No new matters have arisen since November. Additional groundwater assessment of inflows to stormwater detention basin has been undertaken.

5 Project progress / upcoming works

David Aspinall advised there had been a name change for the project. All the works to have been undertaken by WEPL will now be under the name of Northbank Enterprise Hub.

The website address is www.northbankenterprisehub.com.au

Contracts have been let for the demolition of the 4 houses along Tomago Rd (lot 1001, Northbank). Works have commenced

Abigroup have been awarded the construction contract for the WesTrac building. Abi will occupy the site on 31 January and are required to fence the whole site. Works should take 18 months with the scheduled finish in June 2012.

David Aspinall advised that the Northbank project (lot 1001) over the balance of the WEPL site was lodged as a Part 3A project for subdivision of the site on 16 December 2010.

6 Matters raised in November community meeting

i) drainage

The results of drainage investigations and the outcome of a meeting about drainage with NPWS were reported to the meeting by Ian McNicol . The investigations and meeting both originated as a result of groundwater flows into the WesTrac site stormwater basin and the potential effects on the local drain network and management.

The groundwater flows into the stormwater basin had their origins in the relatively wet period leading up to November 2010. During this period Hunter water had decreased pumping from the Tomago sand beds “upstream” of the site. Groundwater outflows from the sand beds into local drains are a reflection of the level of groundwater in the beds relative to the bottom level (invert) of the drains. Groundwater flows into the WesTrac stormwater basin had ceased while groundwater flows have continued in the lower level drains on adjoining private land.

Groundwater from a roughly 2km section edge of the sand beds along Tomago Rd is drained from the area by the “north/south” drain within the adjoining National Park area. This drain also receives the surface water flows from direct rainfall onto the area. Any additional flows into the drainage system have the potential to affect drainage from the site and compromise the operation of the NPWS salt marsh regeneration project downstream of the north south drain. Drainage in the area is affected by tidal effects which alternately hold, then release, water leaving the area via the “north/south” drain.

As result of the investigations ADWJ:

- Has made provision for additional capacity to the proposed groundwater system and a greater proportion of groundwater will be disposed of to the west onto NEH property. These works will be constructed as part of the building contract by Abigroup.
- Is making provision to minimise groundwater entering the WesTrac site stormwater system;
- Has advised NPWS of the findings and the proposed groundwater disposal to the west;
- Has confirmed that the drain network is operating satisfactorily;
- Is satisfied that the WesTrac site water management will result in less surface water leaving the site and entering the drainage system which is to the advantage of the adjoining neighbours including NPWS.

Margaret Wilkinson showed images of the drains from mid November 2010 and asked a range of questions regarding the investigations, drains and WesTrac site water management.

ii) Graham Drive

At the previous meeting Jim Swords had expressed a concern that the proposed traffic lights could be bypassed along Graham Drive. The likely short phasing of the proposed lights should avoid this problem. Pauline Swords was shown where the new traffic lights would be located relative to Graham Drive.

8 Community feedback

The issue of the bump on Tomago Rd was again raised. Apparently the bump had been fixed but the problem has re-emerged. David Aspinall undertook to write to the RTA about the matter.

A question was asked regarding the future of the land around Tomago house and the church. David Aspinall responded that the matter would be dealt with as part of the subdivision proposal lodged with DoP on 16 December. A land donation was possible but would need to be negotiated with the owners of Tomago House.

9 Next meeting

The next meeting has been scheduled for the third week of February. The preferred venue is Tomago House. Details to be confirmed.