

VOLUME 2 APPENDICES FEBRUARY 2009

AGL Leafs Gully Power Project Environmental Assessment

MP 08_0077

Appendix B Consultation Materials

URS



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Appendix B – Part 1

Phase 1-3 Consultation Materials



AGL Gas-Fired Power Station Leafs Gully Development

Social Impact Assessment

Prepared for

The Australian Gas Light Company

July 2006

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Executive Summary

The Executive Summary provides an overview of the Social Impact Assessment process undertaken by Coakes Consulting for the proposed AGL Leafs Gully Gas-Turbine Power Project. The summary highlights the key aspects of the assessment process, the key issues raised through the assessment, and the mitigation strategies developed by the company and potential future planning in respect to ongoing community engagement programs.

Background

After assessment of a number of possible site options, AGL selected the property currently known as the Leafs Gully Farm as a highly viable site for a gas-turbine power plant due to the presence of all supporting infrastructure and locality to the Greater Sydney area. Following the completion of initial feasibility studies, an option to purchase the site was obtained and in November / December 2005 the company announced its intention to proceed with planning approvals for the proposed project.

Methodology

In early 2006, AGL engaged Coakes Consulting to conduct a full social assessment for the project. The objectives of the social assessment were to:

1. Analyse and assess the social context of the region, focusing on demographics, social change, regional economy, governance, and areas of community concern or priority;
2. Inform community and key stakeholders of the proposed project and the associated approvals process;
3. Seek community and stakeholder input on the proposal, and provide opportunities for questions or issues to be raised;
4. Ensure community and stakeholders are informed of the outcomes of the Environmental Assessment studies and mitigation measures proposed;
5. Assess and recommend strategies to address the issues raised.

The social assessment program for the Leaf's Gully Project took a phased approach and involved a variety of secondary data review and community involvement methods. These phases are illustrated in Figure A below. Stakeholders were identified through a community networking approach to ensure a representation of stakeholder views associated with the project. This technique involves a process called 'snowball sampling' where stakeholders are identified through a review of secondary data sources e.g. Community Service directories, title and internet searches and through the involvement process. Stakeholders included:

- Landholders/tenants in proximity to the proposal;
- Local Business groups;
- Environmental groups;
- Aboriginal groups;

- Local and State Government agencies; and
- Industry Groups



Figure A: The Social Impact Assessment Process

Two phases of formal consultation were conducted with stakeholders in May 2006 and July 2006 as part of the social assessment program. These phases were aimed at ensuring that all stakeholders were informed of the project parameters, the outcomes of the Environmental and Social Assessment process, and given ample opportunity to have input into the project throughout the assessment process.

In total, 68 participants took part in the consultation process, 40 in round 1, and 28 in round two. Consultations mostly took the form of one-on-one or group presentations. At the conclusion of round 1 consultation phase, feedback on community issues, concerns and questions was provided to AGL who then incorporated this feedback into the various Environmental Assessment studies. For round two of the consultations, the AGL Project Manager attended all consultations in order to address questions and provide stakeholders with a comprehensive review of the EA's.

In addition to the direct consultations, two Community Information Sheets were produced and widely circulated throughout the community. In total 5,500 of each of the two CIS's were distributed to the neighbouring communities of Appin, St Helen's Park, and Rosemeadow.

Social Context

The Leafs Gully site is located at Gilead, 4.6 kilometres north of Appin, and within the jurisdiction of the City of Campbelltown. Campbelltown is a rapidly expanding urban centre and in recent years has experienced a changing population profile. With relatively low land values compared to other parts of Sydney, the area has become attractive to young families, however expansion is inhibited by limited employment opportunities. The Sydney Metropolitan Strategy (Department of Planning, 2005) identified the City of

Liverpool as the South West Urban Growth centre, with Campbelltown earmarked for retail and commercial development to encourage regional employment growth.

Gilead has, from time to time, been regarded as having urban development potential, a view that is reflected in the landholders consultations conducted for the Leafs Gully project. However, in December 1993, development for the area was rejected by the State Government on the grounds of locality and possible impacts on the Nepean River.

The Leafs Gully farm sits close to the border of the Shire of Wollondilly. Wollondilly's profile varies from Campbelltown's in several significant ways: land values and property prices have not followed the broader Sydney area, with some parts of Wollondilly experiencing a price slump. Community attitudes to development are mixed, with some development welcomed because of its potential to positively influence land values; some of the development in the town of Appin has been insensitive to the historic context of the town. Media analysis also suggests there is a high focus on the environment in the Wollondilly Shire, including the National importance of the area to flora and fauna.

The social context of the region in which the Leafs Gully property is situated reveals an area of high historical value undergoing significant population and social change. The mix of pro- and anti-development sentiment would suggest that any development in the area would need to be conducted with a high degree of sensitivity to the social context and engage with community stakeholder to ensure all, potentially conflicting, views are taken into account and, where possible, addressed as part of project planning. This is the view taken by AGL in respect to the Leafs Gully property and is reflected in this Social Assessment.

Community Issues

The priority placed on specific issues differed depending on the stakeholder's proximity to the site (see Figure B below). For community groups generally, the key issues raised were in respect to:

- water use, particularly in reference to the source of water, catchment zones, potential impacts on the Nepean River,
- visual amenity,
- future plant expansion,
- traffic impacts, and
- flora and fauna and the area's status as a biodiversity corridor.

For landholders, on the other hand, the areas of greatest priority were associated with potential rezoning and development opportunities for the area. In particular, issues highest concern for this group of stakeholders related to:

- visual and noise impacts;
- future plant expansion;
- air quality;
- land values; and
- possible "buffer zones" around the plant.

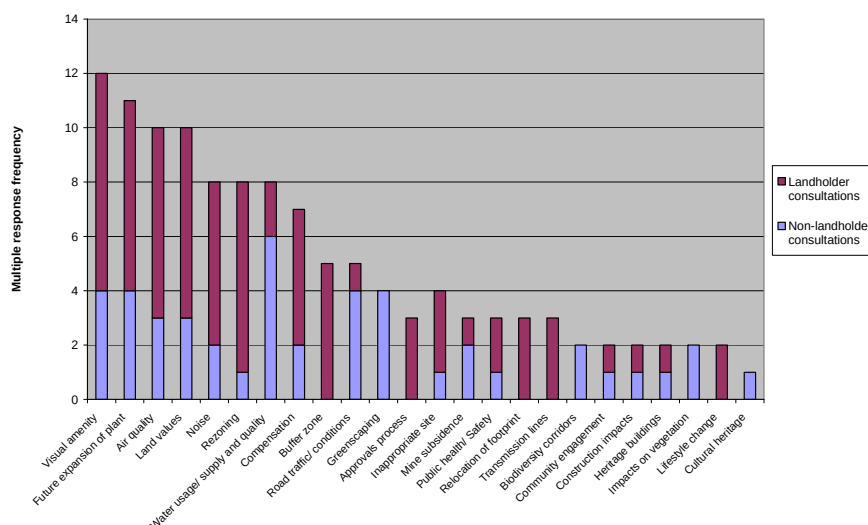


Figure B: Leafs Gully Power Project: Frequency of Issues Raised Phase 2 Consultations

Mitigation

In order to address these concerns, AGL has developed a variety of mitigation measures into their project planning including the following:

- **Flora and Fauna:** Commitment to undertake extensive tree planting and revegetation with native plants to enhance vegetation surrounding the proposed plant.
- **Traffic Impacts:** Installation of turning lanes in both directions at the junction of Leafs Gully turnoff and Appin Road.
- **Visual Impacts:** Development of an earth mound, or bund, constructed on the site along the crest running to the north east of the plant. The mound will be vegetated with an appropriate selection of native trees and shrubs. Prominent features of the plant will be painted in colours consistent with the surrounding landscape to further reduce visual impacts.
- **Noise Impacts:** Development of an earth mound, or bund, constructed on the site along the crest running to the north east of the plant. AGL will also specify to equipment suppliers that noise levels must be guaranteed for the plant; and the plant will undergo appropriate commissioning to ensure that noise mitigation strategies are effective.
- **Water:** The site will be fully contained with a sedimentation pond and other control measures to capture run off. The plant will recycle water internally until it is evaporated or is no longer suitable for use.
- **Air Quality:** AGL will explore the impacts of air quality emissions on rain water drinking supplies.
- **Aboriginal and European Cultural Heritage:** AGL will apply to the Department of Environment and Conservation for a permit to conduct sub-surface investigations on the site to determine the existence of Aboriginal artefacts.

AGL will consult with the Sydney Catchment Authority and the NSW Heritage Office to ensure adequate protection measures during construction and access to the Upper Canal.

If approved, it will be important for the company to develop an ongoing community engagement program to ensure that local landholders and key stakeholder groups are informed of project development for construction through to operation.

1. Introduction

AGL is proposing to construct and operate a 600 Megawatt open-cycle gas turbine peaking power plant at Leafs Gully farm off Appin Road in Gilead, 14 kilometres south of the Campbelltown CBD and 4.6 kilometres north of the township of Appin (refer to Figure 1.1).

The AGL “Leafs Gully” Project is a State Significant development which requires the approval of the NSW Minister for Planning. An Environmental and Social Assessment has been prepared in support of an application to develop the plant which, if approved, will be commissioned by 2009/10. The plant would employ approximately 50 people during the eighteen month construction phase and five full-time operational staff.

As part of the Environmental and Social Assessment for the project, AGL has consulted with relevant stakeholders and other community members who may be impacted by the development. AGL engaged Coakes Consulting to undertake the social assessment component and this report details the process and outcomes of this program.



Figure 1.1: Location of Leafs Gully farm (highlighted in red), Site of the Proposed AGL Gas Turbine Power Plant

1.1 Site Selection

As part of the initial project feasibility for a gas-turbine power plant development, AGL undertook a comprehensive site assessment across a range of potential development sites. Other sites considered for this project are outlined in the Environmental Impact Assessment produced by URS (please refer to Section 3 of the environmental assessment).

By way of recapping on the site selection process, this section outlines in brief the characteristics of the Leafs Gully site that make it a highly appropriate choice for a development of this type.

Leafs Gully Farm covers an area of 280 hectares and is currently used as a horse training and breeding centre. The majority of the land on the site has been cleared for paddocks.

The proposed gas turbine plant will occupy less than 20 hectares of the 280 hectare site (see Figure 1.2).



Figure 1.2: Aerial Photograph of Leafs Gully farm indicating the plant footprint

The Leafs Gully site is unique in that it already contains the necessary supporting infrastructure to install a gas-fired power plant. It is close to a supply of gas and water as well as electricity transmission lines. Features on the site include:

- Eastern Gas Pipeline;
- Moomba to Sydney Gas Pipeline;
- Transgrid 330kV electricity transmission line;
- Integral 66 kV distribution line; and
- 1.2m water main.

Impacts to the site during the construction phase will be contained as much as possible with much of the property remaining untouched from its existing condition. As part of the company's mitigation strategy, extensive tree planting will take place and some currently cleared areas of the site will be rehabilitated with locally appropriate flora (outlined in detail in Section 6).

1.2 Report Structure

This report begins with an overview of the assessment methodology employed. This section outlines the mechanisms utilised as part of the assessment process and details of stakeholders consulted.

Section 3 contains the Social Profile for the region. The social profile is an important part of the social assessment as it enables the identification of key issues relevant to a particular area and assists in providing a detailed overview of the social context in which the project is based. For the AGL Leafs Gully proposal, the Social Profiles include a review of

the geographic location and characteristics, local history and trends, regional socio-economic characteristics, governance, community issues, and project implications. The Leafs Gully project is located within the boundaries of the City of Campbelltown, close to the border of the Wollondilly Local Government Area. Hence, profiles have been prepared for both Campbelltown and Wollondilly.

Section 4 provides a summary of community issues associated with the project and reviews the community consultations undertaken. This phase included two periods of consultation: stage one, Scoping, took place in May 2006. This stage was targeted at informing the community, particularly key stakeholders such as adjacent landholders, and community and environmental groups, of the parameters of the project, and to invite community input. Concurrent with this round of consultation, Community Information Sheet Number 1 (Appendix C) was given to all participants and 5,500 copies were distributed to households in the Appin, St Helen's Park, and Rosemeadow areas. Feedback from this initial phase was provided to AGL who integrated the issues raised by community into the environmental assessments and modelling. For example, mitigation measures, such as the introduction of an earth mound to reduce visual impacts, were introduced to ameliorate potential impacts.

The second round of consultation took place in early July 2006 and provided the community with information on the outcomes of the Environmental Assessments and an additional opportunity to raise questions or issues with the company. The AGL Project Manager attended all of the second phase consultations.

Sections 5 and 6 comment on the economic contribution of the project and population change associated with construction and operational phases. The Leafs Gully project will have only minor impact on the population, mainly due to its low employment numbers (approximately five full-time positions once the project is operational). The Economic Assessment was conducted by URS as part of their Environmental Impact Assessment (for further detail on this aspect, please refer to Section 16 of the environmental assessment).

Section 7 details AGL's impact management strategies developed in response to community feedback. Each key area, identified by the community, has been listed and the respective mitigation measures highlighted.

Section 8, Monitoring, contains suggestions for future monitoring and assessment of social impacts for the project. Given the concerns raised by the community, particularly adjacent landholders, it is recommended that AGL establish a program to facilitate ongoing community engagement.

2. Methodology

2.1 Overview

Social impact assessment is a tool used to predict the future effects of a particular proposal on people, that is their way of life (how they live, work and interact with each other); their culture (norms and traditions); and their community (institutions and structures) (Armour 1990).

Vanclay (2003), building on Armour's categorisation, has identified the following as important drivers in the formation of attitudes towards development proposals:

- People's *way of life* – that is, how they live, work and play and interact with one another on a day to day basis
- Their *culture* – that is, their shared beliefs, customs, values and language or dialect
- Their *community* – its cohesion, stability, character, services and facilities
- Their *political systems* – the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- Their *environment* – the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- Their *health and wellbeing* – where 'health' is understood in a manner similar to the World Health Organisation (WHO) definition: 'a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity'
- Their *personal and property rights* – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- Their *fears and aspirations* – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children

The social impact assessment process has a number of phases, as illustrated in Figure 2.1. These include:

- Profiling to better understand the communities of interest and to obtain baseline information;
- Scoping to identify stakeholder issues associated with the proposal;
- Assessment of potential issues/impacts, and prediction of the likely socio-economic effects associated with the proposal;
- Mitigation, that is working with the community to develop appropriate strategies to address the issues raised; and

- Monitoring and management of the issues through the life of the project.



Figure 2.1: The Social Impact Assessment Process

As is the case with any type of change, some individuals or groups within the community may benefit, while others may experience negative impacts. If negative impacts are predicted, it is the role of social impact assessment to determine how such impacts may be ameliorated or mitigated to produce the minimum degree of social disruption to those affected.

Monitoring is also a key component of the social impact assessment process and a program should be developed to identify deviations from the proposed action and to document any unanticipated positive or negative impacts that may arise in the implementation/operational phase.

2.2 Social Assessment Program for the Leaf's Gully Project

The social assessment program for the Leaf's Gully Project has involved secondary data review and community involvement methods. Community involvement is an integral part of any social assessment program, and there is a range of different ways of involving the community and collecting relevant information to inform the assessment process.

The full range of methods and mechanisms used to collect, communicate and disseminate information about the proposal are summarised in Table 2.1.

Table 2.1: Social Assessment Mechanisms and Methods

Method	Description
Documentary analysis	Collation, examination and review of relevant reports and studies relating to the project and region
Social indicator analysis	Examination of census data (1996, 2001) and other community data sets to develop detailed profiles of the relevant local government areas of Campbelltown and Wollondilly
Media review	Extensive monitoring and review of local, regional, State media to identify historical and current community issues.
Personal interviews	Semi-structured interviews with stakeholder groups across the community e.g. local landholders/residents, local government, community and environmental groups, to identify salient community issues and concerns, and assess likely impacts of the proposal
Community Information Sheets (CIS)	Production and distribution of two Information Sheets detailing the parameters of the Leafs Gully project, the outcomes of the environmental assessments, and the mitigation measures being adopted to address impacts/issues identified by the community

2.2.1 Consultation Program

To guide consultation activities, a Consultation Plan was developed to identify stakeholder issues to be considered and addressed.

The specific objectives of the Consultation Plan included:

- To initiate and maintain open communication with key stakeholders and members of the community on all aspects of the project, particularly local landholders and key stakeholder groups;
- To identify community issues and concerns in relation to the project; and
- To work with stakeholders to develop appropriate solutions/strategies to, where possible, address the issues raised.

2.2.1.1 Participants

In the current assessment, stakeholders were identified through a community networking approach to ensure a representation of stakeholder views associated with the project. This technique involves a process called 'snowball sampling' where stakeholders are identified through a review of secondary data sources e.g. Community Service Directories, title and internet searches and through the involvement process. Stakeholders included:

- Landholders/tenants in proximity to the proposal;
- Local Business groups;
- Environmental groups;
- Aboriginal groups;
- Local and State Government agencies; and

- Industry Groups

Appendix B lists the groups consulted by category, affiliation and outlines the number of participants involved in the consultation.

Community consultation has been a key part of the assessment program for the Leafs Gully Project occurring in two main phases - Phase 2 (Scoping), and Phase Four (Environmental Assessment feedback).

2.2.1.2 Phase 2 – Scoping (Identification of issues)

Phase Two (Scoping), which commenced in early May 2006, provided stakeholders with an overview of the proposed project and the approvals process, sought their initial feedback on potential issues and impacts associated with the proposal, and gathered community suggestions on potential mitigation strategies. Community Information Sheet Number 1, which provided details of the proposal, was provided to all consultation participants and was also distributed to all households in the neighbouring communities of Appin, St Helen's Park, and Broadmeadows. In total approximately 5,500 Information Sheets were distributed during this phase.

As part of the Phase Two consultation program, invitations to participate in one-on-one consultations were extended to all immediate landholders and residents, as well as special interest groups in the Appin / Gilead areas, such as key commercial and environmental groups. Of the immediate landholders and neighbours, all except two landholders were contacted via telephone and were invited to meet with Coakes Consulting to discuss the project. Of the two that were not contacted, one of these properties was for sale at the time of the consultations and attempts to reach the owners via their representative real estate agent and their tenant were unsuccessful. Contact details for a further landholder were also unable to be sourced. All official enquiries via the title office, and informal enquiries in the locality, failed to reveal the whereabouts of this landholder.

Almost all stakeholders contacted as part of Phase Two accepted the invitation to participate in the consultation process, however, two declined to meet, citing opposition to the project. One additional landholder, who resides interstate, was contacted in writing and via the telephone. This landholder has been sent both Community Information Sheets but declined the opportunity for a face-to-face meeting at his Queensland home due to stated opposition to the project.

In total 20 stakeholder groups comprising 40 participants were consulted in this phase. The majority of consultations were conducted by Coakes Consulting, with the AGL Project Manager present at some of the initial meetings.

Concurrent with the consultations, Community Information Sheet Number 1, "Leafs Gully Power Project" (Appendix C), was distributed by letterbox drop to all households in the township of Appin, and the suburbs of Rosemeadow and St Helens Park. Copies were also made available at key venues such as the Appin Bakery and distributed to consultation participants. Contact details of the project manager and principal social consultant were provided to facilitate ease of contact to the project team. However, only a small number of contacts were received in response to the distribution of the information sheet (no.1). These contacts were permanent employment and contractor related enquiries.

2.2.1.3 Phase 4 – Assessment feedback and Mitigation Strategies

The second period of consultation, which occurred in Phase Four of the assessment program, was undertaken in early July 2006. Key objectives of this phase included the provision of feedback to stakeholders on the findings of the environmental studies; provision of information on the proposed mitigation strategies that the company has committed to implement to address the issues of concern raised by the community; and an overview of the company's proposed management plans, should the project be approved by government.

As part of the Phase Four consultation, all landholders, residents, community and special interest groups, who participated in the initial community consultations, were contacted and invited to participate. This round of consultations also included the landholders immediately opposite the Leafs Gully site on Appin Road. Again, most stakeholders accepted the invitation to meet, however three declined, one citing opposition to the project and two citing lack of interest or no objections to the project. A small number were unavailable to meet during the week of official consultations, due to other commitments, and these stakeholders were forwarded Community Information Sheet Number 2 and invited to submit their feedback or questions via the feedback form attached to the information sheet.

In total 20 stakeholder groups comprising 28 participants were consulted in this round. Coakes Consulting was accompanied by the AGL Project Manager, who was able to provide detailed technical information on the Environmental Assessments and respond to any specific questions raised by stakeholders.

As with CIS Number 1, CIS Number 2 (Appendix D) was again distributed to all households in Appin, St Helen's Park, and Rosemeadow. Additional copies were also supplied to the Wollondilly and Campbelltown Councils, and other relevant stakeholders.

Although Phase Four marked the conclusion of the formal community consultation period, participants (in particular local landholders) were encouraged to continue their dialogue with Coakes Consulting and/or AGL should they have any queries or concerns in relation to the proposal.

Table 2.2 summarises the mechanisms employed by stakeholder group, during the two phases of community consultation.

Table 2.2: Consultations mechanisms by stakeholder group

Mechanism	Phase Two: Scoping			Phase Four: EA Feedback		
	CIS No.1	Personal Meeting	Media Release	CIS No.2	Personal Meeting	Media Release
Stakeholder Group						
Adjacent Landholders / Tenants	x	X		x	X	
State Government Agencies and Elected Members	x			x	X	
Local Government	x	X		x	X	
Community and environmental groups	x	X		x	X	
Aboriginal groups	x	X		x	X	
Service providers	x	X		X	X	
Relevant committees	x	X		x	X	
General Community – Appin, St Helen's Park, Rosemeadows	X			X		

In addition to the meetings held by Coakes Consulting, during Phases Two and Four of the assessment program, AGL representatives have met, or had e-mail or telephone contact with, the following groups or authorities:

- Department of Environment and Conservation;
- Campbelltown Council (briefings provided to the Mayor, Council and Executive);
- Several landholders who requested specific meetings with AGL at their properties;
- One external environmental consultant representing a landholder.

3. Social Profile

This section of the report provides an overview of the social context in which the AGL gas turbine power plant proposal is based. The social profile is an important part of the social assessment as it provides an ability to consider the key attributes of an area and its communities; to identify key stakeholders who may have an interest in the project; and to identify relevant issues that can be further explored in the scoping phase of the social assessment program.

The profiling phase involves the necessary preparatory work to develop a detailed understanding of the project context. This work is necessary to provide a baseline from which potential impacts can be predicted and measured. Community issues raised in response to the AGL gas turbine peaking power plant proposal are likely to be driven by the relationship (instrumental, functional and affective) that the community has with the area. To gauge this relationship it is important to have an understanding of the community's current function as well as its history.

The profile is based on an analysis of relevant census data (time-series), media analysis and other secondary data sources. Historical and contemporary issues; political and social structures; development issues; organizations and leadership; and knowledge of, and attitudes towards development, are also documented.

The profile contains the following subsections:

- Geographical Location and characteristics
- Local History and Trends
- Socio Economic Characteristics and trends
- Governance
- Community Issues
- Project implications

3.1 Project Background

The proposed AGL 600 Megawatt gas turbine peaking power plant site is located off Appin Road in the suburb of Gilead which falls within the Local Government Area (LGA) of the City of Campbelltown. Gilead lies on the border of the Campbelltown LGA between the suburb of Rosemeadow and the Wollondilly Shire LGA.

The nearest township to the project site however, is the semi-rural locality of Appin located within the Local Government Area of Wollondilly Shire, consequently this area has also been included as part of the profile.

Both the City of Campbelltown and Shire of Wollondilly, along with the Municipality of Camden, form the historic Macarthur Region which is 3067 square kilometers and has a population approaching 240,000. The region has approximately 17,600 businesses and is located on major transport corridors.

The Macarthur region is renowned for its natural features and assets, agricultural land and historical importance as one of the pivotal areas in the development of the nation. Production in the region is based on manufacturing, farming, service industries and mining. Campbelltown, Wollondilly and Camden also form part of MACROC, the Macarthur Regional Organisation of Councils.

Campbelltown is also located in the Sydney Metropolitan Region which is comprised of 38 Local Government Authorities and considered Australia's premier global city and economic powerhouse, comprised of strong industry and commerce sectors. The Sydney Metropolitan Region is experiencing strong population growth and subsequently many of the localities that comprise it are experiencing similar development pressures.

However, whilst displaying some socio-economic similarities the City of Campbelltown and Shire of Wollondilly experience different development pressures and unique conditions, community attitudes and issues. As such, each LGA will be treated individually in this section, in order to obtain an appreciation of the contextual nuances and to better understand historical factors that have shaped current community function.

3.2 City of Campbelltown Profile

The City of Campbelltown is located 55 kilometres south west of the Sydney central business district, or less than an hour by road or rail. Campbelltown City is a significant regional centre and one of the ten largest local government authorities in NSW. It is bounded by Wollondilly Shire to the south, Liverpool City to the north, Sutherland Shire and the City of Wollongong to the east, and the Camden Council area to the west.

Campbelltown City covers an area of 312 square kilometres and is bordered by the Georges River, and the Holsworthy Military Reserve to the north, Williams Creek, Lake Woronora and the Woronora River to the east, a section of O'Hares Creek, the Dharawal State Recreation Area to the south, and the Nepean River, and the Mount Annan Botanical Garden to the west.

Campbelltown is considered a cosmopolitan urban centre and is characterized by a combination of city and country; rolling hills, meandering waterways, strong tourism industry as well as significant urban development. Land use in the Campbelltown City LGA is mixed and also includes numerous European heritage buildings and smaller pockets of natural reserves and non-urban zoned land.

Gilead is one of the largest suburbs in the City of Campbelltown but has a small population base as it is less developed and classified rural residential. As such it is quite distinct to the rest of Campbelltown LGA and possesses more similarities to the neighbouring rural township of Appin.

Gilead contains rolling paddocks and many natural features including: Woodhouse, Nepean and Menangle Creeks; as well as wildlife corridors linking the Georges and Nepean Rivers called 'Brown's Bush' and 'Humewood Forest'. The suburb of Gilead is physically separated from its neighbouring suburb of Rosemeadow by 'Noorumba Reserve' named after the Aboriginal term for hunting ground (McGill, Fowler & Richardson, 1995). Gilead only has one public thoroughfare, Appin road.

The 32 suburbs in the City of Campbelltown include:

- Airds
- Ambarvale
- Blair Athol
- Blairmount
- Bow Bowing
- Bradbury
- Campbelltown
- Claymore
- Denham Court
- Eagle Vale
- Englorie Park
- Eschol Park
- Gilead
- Glen Alpine
- Glenfield
- Ingleburn
- Kearns
- Kentlyn
- Leumeah
- Long Point
- Macquarie Fields
- Macquarie Links
- Menangle Park
- Minto
- Minto Heights
- Raby
- Rosemeadow
- Ruse



Source: Profile.id. 2002a

Figure 3.1: Suburb map of City of Campbelltown

The City of Campbelltown LGA is located within the boundaries of both the Macarthur and Werriwa Federal electorates. The suburb of Gilead is located within Macarthur which is 573 kilometres square and borders the edge of the Sydney Metropolitan area, spanning the southern suburbs of Campbelltown, all of the Local Government Area of Camden and small parts of Wollondilly.

The Macarthur Federal Electorate has been represented by the Liberal Party member Pat Farmer since 2001, but has been represented by different parties over the years due to larger than average swings associated with redistributions. Varying degrees of support for the Liberal party in Macarthur during the last election was associated with the district's mix of public and private housing estates.

Land use within the Macarthur federal electorate is mixed and comprises new housing estates between Camden and Campbelltown, as well as remnant rural areas of the Sydney basin between Liverpool and Penrith such as Bringelly and Leppington. The population of the electorate is likely to expand significantly in the next few years due to speculated residential land releases surrounding Sydney.



Source: Australian Electoral Commission (2006).

Figure 3.2: Map of electoral division of Macarthur

The City of Campbelltown Local Government Area spans three NSW State electoral districts: Campbelltown, Macquarie Fields and Camden. The suburb of Gilead is located in the NSW State electorate of Camden which covers 2,160 square kilometres and is represented by Geoff Corrigan of the Australian Labor Party since the 2003 election. Prior to that, it was held by Liz Kernohan of the Liberal Party.



Source SEO: Retrieved from http://www.seo.nsw.gov.au/__data/assets/pdf_file/893/camden.pdf

Figure 3.3: Map of State electoral division of Camden

3.2.1 Local History & Trends

3.2.1.1 Aboriginal History

The original inhabitants of the Campbelltown area were known as the Dharawal people, (also spelt as Tarawal or Thuruwal) whose territory spanned the coastal areas of Sydney between Broken Bay /Pittwater to the Shoalhaven River and inland to Camden. The traditional language of this tribe was also known as Dharawal and this was spoken from Sydney in the north to as far south as Bega. Today Campbelltown has one of Sydney's largest populations of people identifying as Aboriginal or Torres Strait Islander descent (Wollongong city library).

3.2.1.2 European History

Campbelltown was founded by Europeans in 1820 and has a rich colonial as well as Aboriginal history. Named after Elizabeth Campbell, the wife of the Governor of NSW at the time, Lachlan Macquarie, Campbelltown was pivotal to the start of Australian agriculture and farming. Campbelltown is known to have been the area in which Australia's first farmer, James Ruse, produced wheat, while John Macarthur established his merino wool empire in nearby Camden.

The Campbelltown and Macarthur region have become known as Sydney's 'Living Heritage' area and contain numerous heritage listed buildings and sites, pioneer

cemeteries, and Aboriginal heritage items. Heritage listed buildings range from humble slab huts to opulent manors and mansions.

Campbelltown was selected as a satellite city and regional capital of south west Sydney in the 1950s and subsequently experienced extensive population expansion and urban development. Land surrounding the Campbelltown Township was designated for future public and private housing by the government. Some of the areas in Campbelltown developed for public housing, such as Minto, have been redeveloped in order to rectify significant social issues stemming from poor town planning principles of earlier decades. Recently land prices in Campbelltown have risen in line with the rest of the Sydney metropolitan region and strong growth is anticipated in areas such as Bringelly and Camden.

3.2.1.3 Gilead History

The suburb of Gilead gains its name from the 400 acre property with the same name nestled between Rosemeadow and Appin granted to Reuben Uther in 1812, and later owned by one of the pivotal founders of Campbelltown and namesake of Rosemeadow, Thomas Rose. Thomas Rose renamed the property Mount Gilead, which it retains today. In the 1880s the property was turned into one of Sydney's social centres by then owner Edmund Woodhouse. Mt Gilead is currently owned by the notable Macarthur- Onslow family who purchased it in 1941, and use it as a working diary farm.

Mount Gilead adjoins the project site and contains a group of heritage listed stone buildings, including the homestead, stables, and windmill tower (McGill, Fowler & Richardson, 1995; Mount Gilead Group, 2006). Another adjoining property, Meadowvale, also contains heritage listed colonial buildings and was granted to Andrew Hume in 1812. Meadowvale currently operates as a horse riding school.

The suburb of Gilead was identified as a site for future urban development by the State Government in 1993. The plans involved subdividing the fields of Gilead into residential lots capable of housing 20 000 people, but were controversial and were halted because they were deemed to pose a significant pollution risk to the nearby environmentally sensitive Nepean River (McGill, Fowler & Richardson, 1995).

3.2.2 Socio-economic Characteristics & Trends

This section of the report details the socio-economic characteristics of the Local Government Area of the City of Campbelltown. Where available, data has been assessed across two ABS census periods (1996, 2001) and compared to the broader Sydney Statistical division and NSW state in order to map and compare trends. However, it must be noted that the Sydney region has experienced significant growth in recent years, which may not be captured by the last census. For, instance a review of local, regional and State media, which will be detailed in a later section of the report, suggests population expansion related to several new housing development, and land releases in the Campbelltown area within the last year.

According to 2001 census data the Campbelltown City LGA had a population of 145,294 which represented population growth of only 1.3% from the 1996 census. This growth is lower than that of the NSW state in which there was a 5.5% population expansion.

According to 2001 census data Campbelltown has a relatively high proportion of the population identifying themselves as Indigenous. For example in 2001, 3,602 people or

2.5% of the Campbelltown population were Indigenous compared to 1.9% of the broader NSW population.

Table 3.1: Trends in summary statistics, Campbelltown LGA and NSW

Summary statistics	2001				1996				Change 1996-2001			
	Campbelltown LGA		NSW		Campbelltown LGA		NSW		Campbelltown LGA		NSW	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Total population	145,294	100.0	6,371,745	100	143 431	100.0	6,038,696		1,863	1.3	333,049	5.5
Indigenous population	3,602	2.5	119,865	1.9	3,448	2.4	101,485	1.7	154	4.4	18,380	18.1
Australian born	99,455	68.5	4,450,772	69.9	103,245	72.0	4,394,326	72.8	-3,790	-3.7	56,446	1.3
Overseas born	36,532	25.1	1,474,987	23.1	35,200	24.5	1,388,849	23.0	1,332	3.8	86,138	6.2

The age structure profile of a community can be a social indicator of several demographic factors: including relative socio-economic disadvantage and trends in family structure. According to 2001 census data the City of Campbelltown City LGA was characterised by relatively high proportions of the population in both young and more mature family age groups, with 69% of the population aged between 0-17 and 25-49, which is indicative of substantial residential development in the area over a number of decades. Comparatively young populations can also indicate relative socio-economic disadvantage.

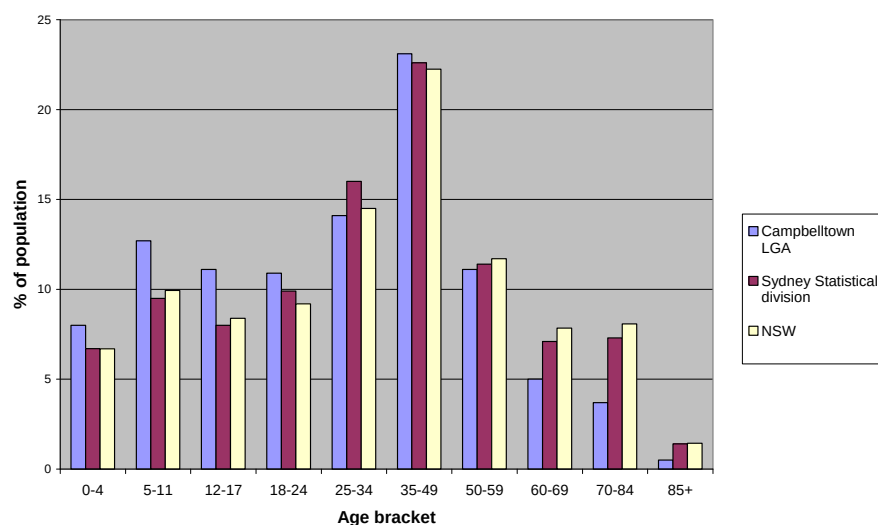


Figure 3.4: Age structure of Campbelltown LGA, Sydney Statistical Division and NSW state, 2001

Changes in age structure can provide insights into the demand for services and facilities in the future and changes in the area's residential role and function. Changes in the age structure of the Campbelltown LGA between 1996 and 2001 suggests an ageing population and demonstrate an increase in the number of people aged between 50-59 (4386 persons) and 60-69 years (1553 persons) as well as a decrease in the number of people aged 0-4 years (1553 person).

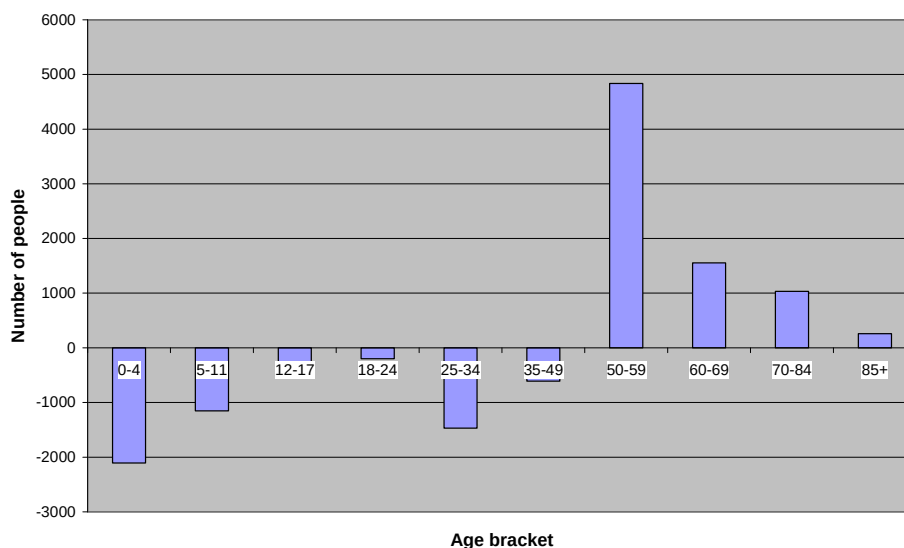


Figure 3.5: Changes in age structure of Campbelltown LGA from 1996 to 2001

According to the 2001 census data Campbelltown LGA demonstrated relatively lower household incomes than the broader Sydney Statistical Division. In 2001 Campbelltown LGA had a greater concentration of households at the low income end of the spectrum, and a higher proportion of households in the lower income quartile groups, below the average income for the Sydney Statistical Division.

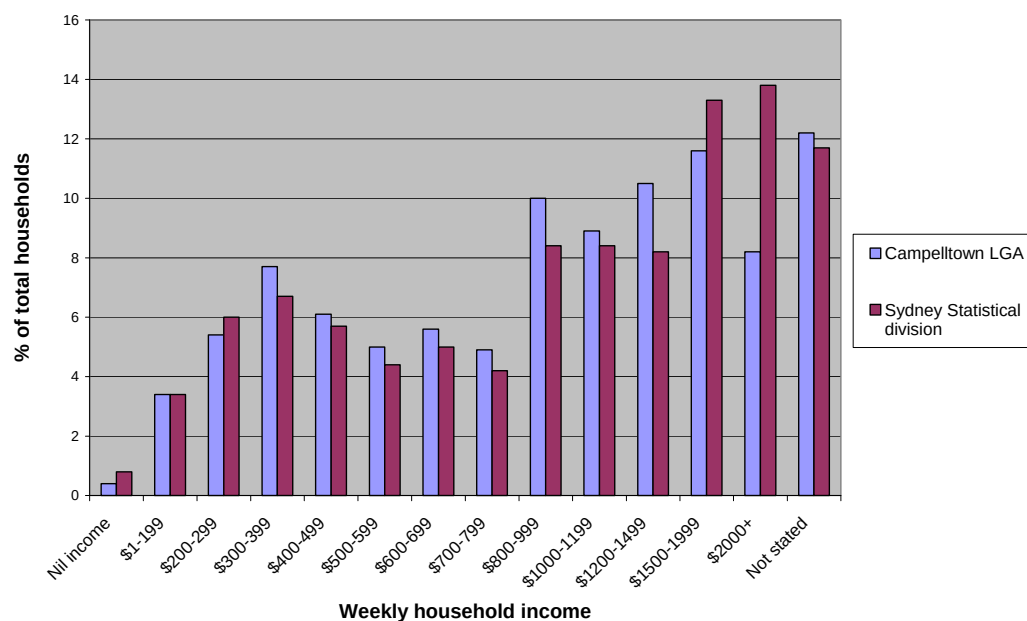


Figure 3.6: Weekly household income, Campbelltown LGA and Sydney Statistical Division, 2001

Table 3.2: Household income quartile groups, Campbelltown LGA and Sydney Statistical division, 2001

Income groups	% of households			
	2001		1996	
	Campbelltown LGA	Sydney statistical Division	Campbelltown LGA	Sydney statistical Division
Lowest	25.7	25	22.6	25
Medium lowest	29.1	25	28.1	25
Medium highest	27.6	25	29.3	25
Highest	17.6	25	20.1	25

Income quartiles allow for comparison of relative income over a period of time by taking into account inflation and economic factors. Comparison of 1996 and 2001 census data indicated that the Campbelltown LGA experienced growth in the number of households in the lowest income group and a decrease in the number of households in the highest income group in 2001, suggesting a greater concentration of low income households.

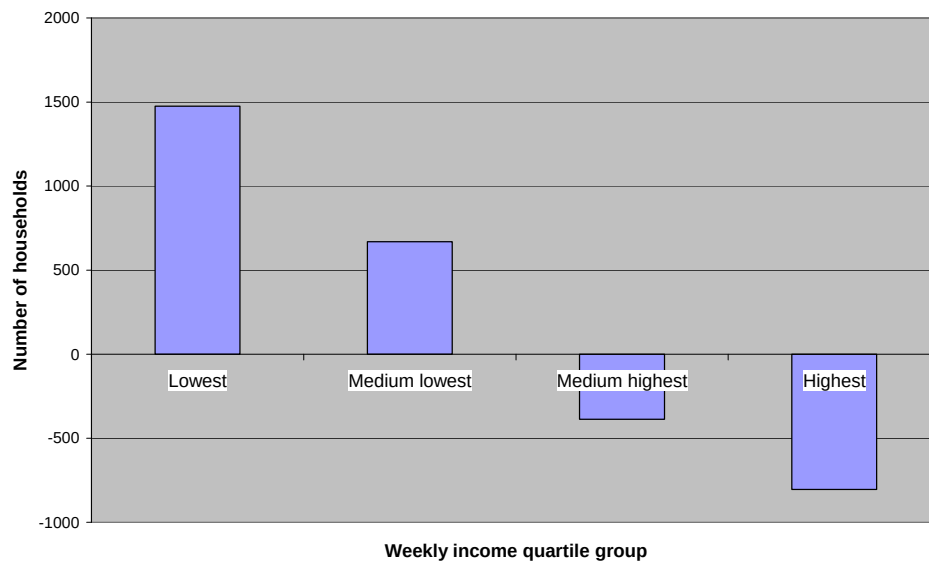


Figure 3.7: Change in weekly household income (quartiles), Campbelltown LGA, 1996 to 2001

The relatively low incomes demonstrated in Campbelltown LGA may be related to the higher proportion of the population without qualifications. According to the 2001 census, 58.7% of persons aged 15 years and over in Campbelltown LGA did not possess any qualifications, compared to 48.7% of people in the broader Sydney Statistical Divisions.

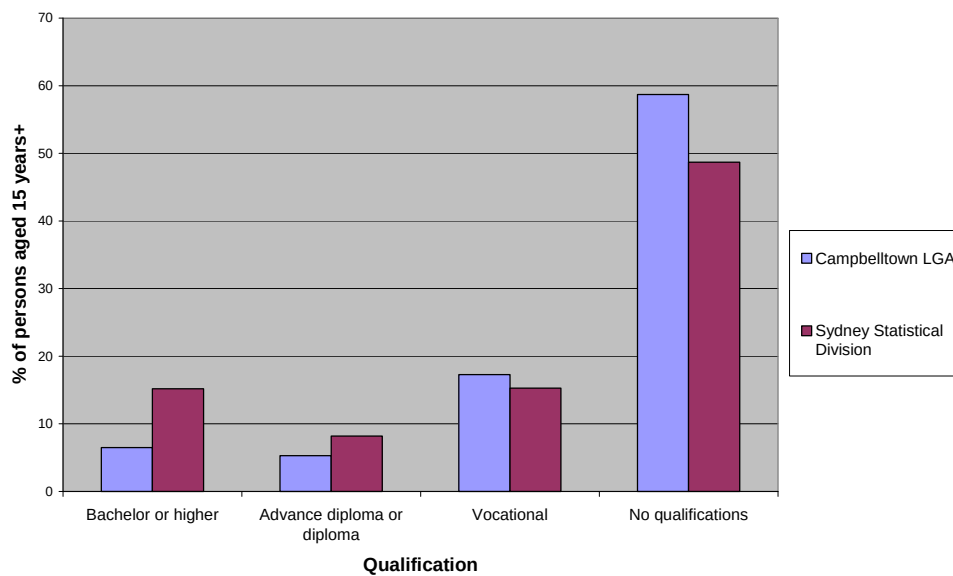


Figure 3.8: Qualifications attained, City of Campbelltown and Sydney Statistical Division, 2001

The proportion of dwelling types can be an indication of land use patterns, family structures as well as the role and function that the area plays in the housing market. According to the 2001 census there is a relatively high concentration of separate houses

in Campbelltown, which comprise 76.1% of the market, compared to 69.7% of the broader NSW state market. Campbelltown also demonstrated a relatively low concentration of flats or apartments, which consisted of 2.4% of the housing market compared to 18.3% in the broader NSW state market. This indicates a high proportion of families, and lower density of population in Campbelltown LGA compared to NSW.

Comparing dwelling composition of a community can also provide insights into changes in the housing market. An additional 3107 separate houses were built in Campbelltown between 1996 and 2001, representing 9.1% growth in separate houses since 1996, compared to 6.9% growth in separate houses since 1996 in NSW. There was actually a reduction of 99 flats or apartments in Campbelltown from 1996 to 2001, representing a decrease of 7.69% in the number of flats or apartments in the housing market, compared to 14.8% growth in NSW. This indicates that flats or apartments were being replaced for separate houses in Campbelltown during this period. Strong growth in separate houses has implications for the amount of available undeveloped land in the area.

In 2004, Campbelltown City Council undertook community consultation whereby around two-thirds of residents surveyed felt that there was enough or too many apartments/townhouses in Campbelltown. Furthermore media coverage of the City of Campbelltown (Units take over home market: Sunday Telegraph, 18th of September 2005) indicated that the Greenbank Twins development represented the first new apartments to be built in the suburb of Campbelltown in 30 years.

Table 3.3: Changes in dwelling types, Campbelltown, LGA and NSW state, 2001

Dwelling type	2001			1996			Change 1996-2001		
	Campbelltown LGA Number	%	NSW %	Campbelltown LGA Number	%	NSW %	Campbelltown LGA Number	%	NSW %
Separate house	37092	76.1	69.7	33985	73.7	70.21	3107	9.14	6.9
Semi-detached	8056	16.5	9.3	7836	17	8.22	220	2.81	22.5
Flat, apartment	1188	2.4	18.3	1287	2.8	1.72	-99	-7.69	14.8
Not stated	362	0.08	0.9	110	0.2	2.39	252	229.09	-58
Other	38	0.7	1.7	75	0.2	1.9	-37	-49.33	-7.5
Total occupied private dwelling	46736	95.9	91.14	44293	96	91.06	2443	5.52	7.7
Total unoccupied dwelling	2012	4.1	8.86	1826	4	8.94	186	10.19	7
Total dwellings	48748	100	100	46119	100	100	2629	5.70	7.7

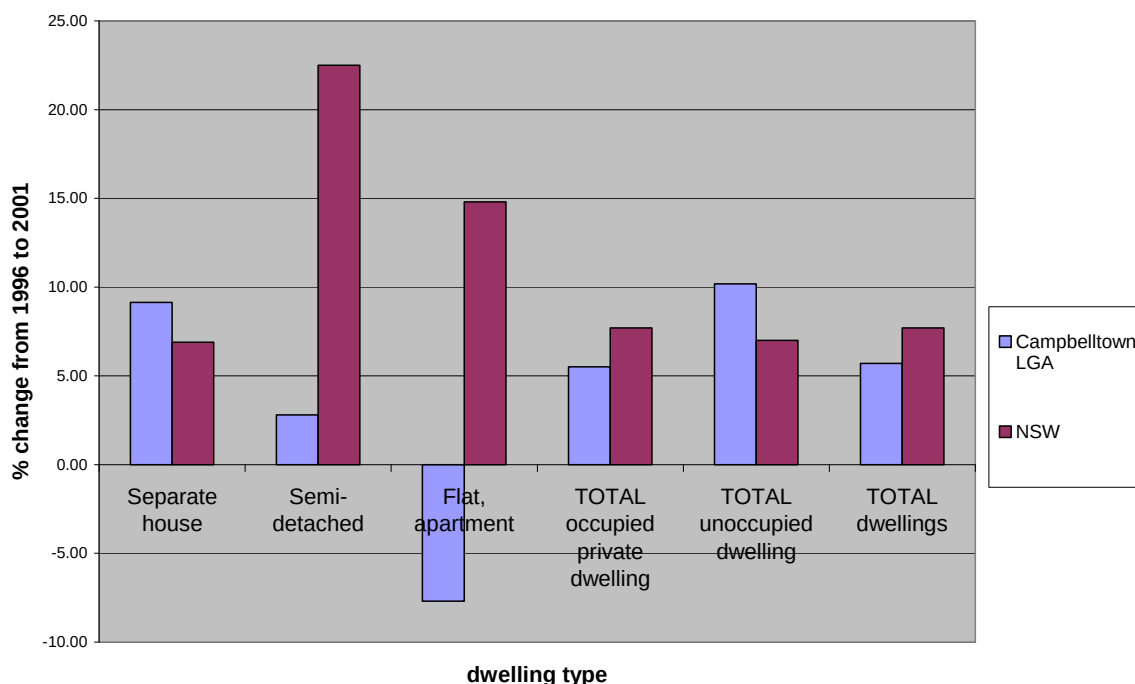


Figure 3.9: Percent of change in dwelling types, Campbelltown, LGA and NSW state, 2001

3.2.3 Governance

The Campbelltown City Council has produced detailed social plans for the period 2004-2009 which identify factors affecting quality of life now and in the future, as well as strategies to mitigate decrements in the quality of life in the area. Part of identifying these factors and challenges has been developing a community profile in which several issues were highlighted including: strain related to Campbelltown and the Macarthur regions growing populations; Campbelltown increasingly becoming a regional centre; changes in social structure related to migration in and out of Campbelltown; housing becoming less affordable; challenges associated with providing infrastructure to support new housing developments; social disadvantage and poor health in Campbelltown; and education and unemployment issues- including the mismatch between the skill base of residents and local employment opportunities.

Several issues were identified through the Council's initiated community consultation in 2004. Traffic, roads and transport were perceived as the biggest issues affecting Campbelltown residents as public transport was considered costly, unreliable and inaccessible, roads were congested, and commuting to work by car was creating financial strain for families. Campbelltown was above Sydney and state averages in a number of crimes and residents were concerned about safety. Health services were considered inaccessible due to transportation issues and there was a lack of nursing aged care facilities to support the ageing population. Residents wanted to preserve the semi-rural nature of Campbelltown and were concerned about the nature and extent of urban development. Furthermore improvements in infrastructure were considered necessary to support the growing population. There were concerns about the amount of apartments or townhouses in the area and indication that public housing needed to be better maintained.

In order to address these issues the Campbelltown City Council has identified areas of focus areas and strategic directions. The Focus areas include:

1. Traffic and transport
2. Crime and safety
3. Health
4. Recreation and Culture
5. Urban development
6. Employment education and training
7. City image
8. Council's leadership in the community
9. Strengthening local communities

The strategic directions include:

1. Growing as the regional city centre
2. Building a distinctive Campbelltown Sense of place
3. Getting around the city
4. Protecting and enhancing the city's key environmental assets
5. Building and maintaining quality infrastructure
6. Keeping people at work- investing in economic sustainability
7. Empowering the community

3.2.4 Community Issues

3.2.4.1 Media Review

A search of local, regional, state and national media was conducted using the Factiva database to review media coverage of Campbelltown area. The review identified several community issues which support those identified in demographic analysis and through the Campbelltown City Council's community consultation program. Consultation conducted by Coakes Consulting with landholders directly affected by the AGL proposal has also identified concerns relating to impacts on potential future urban development of neighbouring properties.

In light of this a review of local, regional, state and national media coverage of the City of Campbelltown, as well as attitudes towards the AGL power plant proposal, urban development and associated pressures was conducted in order to provide a general overview of public opinion and to identify salient community issues. As such, the media time line presented below is a selected review of articles published in the past year that

best illustrate community issues, public opinion and attitudes towards the proposal and urban development generally. It must be noted that the Campbelltown-Macarthur Advertiser was not available through the Factiva database or available online, and as such has not been included in the review.

Campbelltown Media Review

September 2005	Menangle gets the go-ahead: 1400-metre race track at Menangle Park Sun Herald, 4 September 2005
	Railing to make interchange safer: Campbelltown Council to improve overcrowded bus-rail interchange Macarthur Chronicle, 13 September 2005
	\$39 extra for drive to city: Campbelltown families affected Sunday Telegraph, 18 September 2005
	Units take over home market: Greenbank Twins the first new apartments in Campbelltown in 30 years Sunday Telegraph, 18 September 2005
November 2005	AGL steps on gas with \$200m plan The Australian, 16 November 2005
	AGL to develop power station Townsville Bulletin, 16 November 2005
	NSW property market is a buyers market, survey shows: Campbelltown Sydney's most affordable area Australian Associated Press Financial News Wire, 22 November 2005
	Australia's AGL announces new project Power in Asia, 24 November 2005
	Australian Gas Light Co. plans to develop 300-MW gas-fired plant in New South Wales Global Power Report, 24 November 2005
December 2005	Power station fires up mayor: Campbelltown concern that AGL proposal will be of state significance and ignore south west people Macarthur Chronicle, 6 December 2005
	Stop milking the cash cow - Property tax income still rising: NSW Government's income generated by property taxes more than doubling in six years Daily Telegraph, 19 January 2006
March 2006	Estate short-changed over lack of facilities: Blair Athol residents concern about the lack of community facilities Macarthur Chronicle, 7 March 2006
	Smog city Area exceeds ozone national standard: New Camden release area a pollution trap Macarthur Chronicle, 14 March 2006
	Appin Road fatality: sign to get makeover Macarthur Chronicle, 14 March 2006
	Truckies demand Appin Rd upgrade Illawarra Mercury, 18 March 2006
April 2006	Promise of parks falls by wayside Sunday Telegraph, 2 April 2006
	Land rezoned: One of Campbelltown's last great land expanses rezoned for 23,000 people and 250ha of parkland Macarthur Chronicle, 4 April 2006
	Iemma's rant an ad man's dream: campaign by the ACT Government to lure skilled people from the south-western suburbs of Sydney to work in Canberra Canberra Times, 9 April 2006
	More housing estates at boiling point: Campbelltown's housing estates need government intervention Macarthur Chronicle, 11 April 2006
	Property slump sparks rate hike: 10 per cent rates increase likely Wollondilly residents as the council battles falling revenues Macarthur Chronicle, 25 April 2006

May 2006	Cash in Campbelltown: affordability, generous land size and development opportunities. Median prices \$A200,000s; population forecasts of 1.24% a year between 2001 and 2021 Australian Property Investor (ABIX Abstracts), 1 May 2006
	More green cars planned for future: Campbelltown Council's fleet of company vehicles could soon include more environmentally friendly hybrid cars Macarthur Chronicle, 2 May 2006
	Fuel hike hits home: Campbelltown residents become "working poor" as they travelled to work Macarthur Chronicle, 2 May 2006
	Homebuyers are flocking to the west: Other suburbs include Campbelltown Liverpool Leader, 3 May 2006
	Stepping ahead on environmental issues: Campbelltown area says the Macarthur branch of the National Parks Association Macarthur Chronicle, 16 May 2006
	Macarthur Village claims strong demand for units: Campbelltown's Park Central precinct described as benchmark development in aged-care industry Macarthur Chronicle, 30 May 2006
June 2006	Menangle mini city project back on agenda: Plans for 4200 houses in Menangle Park after State Government announces coal mining limited for urban development Macarthur Chronicle, 6 June 2006
	Funding likely for fatal road: Appin Rd Macarthur Chronicle, 6 June 2006
	Public housing reforms having negative effects Macarthur Chronicle, 6 June 2006
	Call to break up housing clusters : Public housing in Campbelltown promotes crime and anti-social behaviour Mt Druitt/St Marys Standard, 14 June 2006
	Value of old house disputed : Glenalvon an impediment to southerly growth in Campbelltown's CBD Macarthur Chronicle, 20 June 2006
	Health ambitions: Sydney South West Area Health Service survey on local air quality Macarthur Chronicle, 20 June 2006
	At the crossroads of good or bad suburbs: Push for south west Sydney land releases but concerns about infrastructure The Sydney Morning Herald, 26 June 2006
	NSW: Nine councils allowed to increase rates above the cap: Campbelltown Australian Associated Press General News, 27 June 2006
July 2006	Now it's councils hitting the hip pocket: Campbelltown spend \$ 5.73mill on roads infrastructure for five years The Sydney Morning Herald, 28 June 2006
	Road blocked: Appin Rd blocked after truck roll Illawarra Mercury, 30 June 2006
July 2006	Council redeems park: One of the few land parcels in the Minto redevelopment not owned by the State Government Macarthur Chronicle, 11 July 2006

Figure 3.10: Media review of Campbelltown

Media coverage of the AGL proposal has been largely portrayed from a business rather than community perspective, and focused on the economic and financial aspects of the proposal. Media interest in the AGL proposal was limited to November and December last year and has not elaborated on the initial concerns expressed by representatives of the City of Campbelltown. The only article conveying community concern about the proposal detected in the media review was from the Macarthur Chronicle 6th of December 2005 (Power station fires up mayor). Campbelltown Mayor, Russell Matheson,

was quoted as expressing concern that the proposal would become of State Significance and not need approval from the City of Campbelltown Council. He stated that "There are a few worried landowners adjoining the site...what council needs is a briefing from AGL...We need to look at the technology side and see how it works", he went on to say "...we don't want to become a dumping ground for industries that aren't healthy or not in the community's best interest".

Other central community issues arising from a review of relevant media include:

- Concerns about traffic, roads and transport
- Issues related to urban development, land releases and housing markets, and
- Issues associated with housing estates and related infrastructure requirements.

3.2.4.2 Concerns About Traffic, Roads & Transport

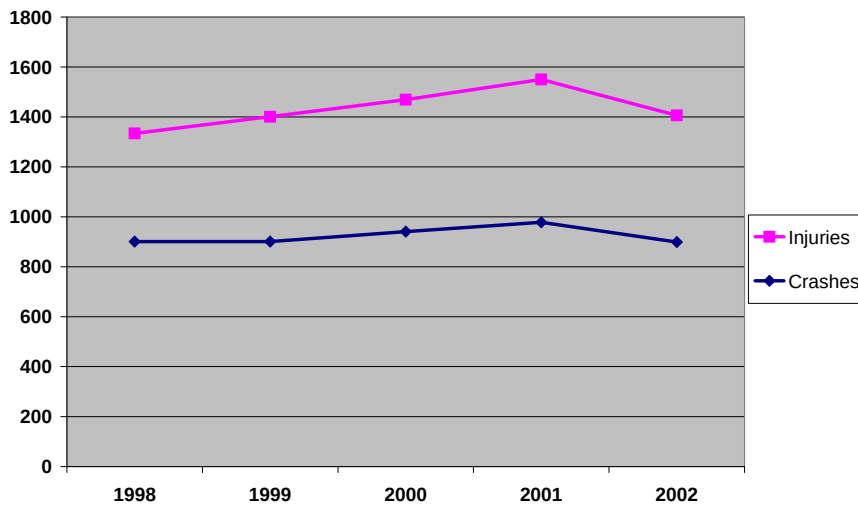
Issues associated with traffic, roads and transport largely stem from Campbelltown being a South West residential centre, not having local employment opportunities compatible with the skill base of residents, resulting in large numbers of people commuting to work in areas like the Sydney CBD.

Coverage of public transport indicated that service capacity could not accommodate the large population in the South west of Sydney and subsequently commuting to the Sydney CBD was problematic. Workers driving to work however had to contend with high fuel prices placing considerable strain on household income, as well as congested and dangerous roads. Appin road received a lot of coverage for fatalities and requests from the community and truck drivers for upgrades and to improve safety.

Appin road is the only public thoroughfare through Gilead and is essentially a country road that deals with dense urban traffic moving between Campbelltown, Appin and the coast, as well as industrial vehicles including coal trucks. A crisis meeting between the Appin Road Action Group [ARAG] and the Ministers for Transport and Roads in August 2000 resulted in a commitment of \$280,000 for upgrades (NSW Legislative Assembly Hansard, 7 June 2001, article 35).

Problems associated with Appin road are related to its physical characteristics as well as the fact that the road traverses two Council areas- Campbelltown and Wollondilly, and is under the administration of two RTA divisions centred in Wollongong and Blacktown, resulting in confusion regarding maintenance responsibilities (NSW Legislative Assembly Hansard, 9 August 2000, article 19).

In response to community concerns regarding traffic, roads and transport Campbelltown Council have released plans to spend \$5.73 million on roads and infrastructure (Sydney Morning Herald, 26 June 2006). Campbelltown City Council have also released a Road Safety Strategic Plan for 2004-2009, the key objectives of which are to reduce road crashes and casualties by improving road user behaviour and the safety of the road environment. This involves ensuring that road safety is a council priority in relation to land use and transport planning. Road crashes are described as having high social and economic costs to the community in Campbelltown, and likely to occur for residents within a 2 kilometre radius from home. Road environment factors contributing to road incidents include: traffic volumes, changing road alignment, road surface line marking, signage and lighting.



Source: Road Safety Strategic Plan for 2004-2009

Figure 3.11 Trends in road injuries and crashes in Campbelltown LGA

3.2.4.3 Urban Development, Land Releases & Housing Markets

Consultation conducted by Coakes Consulting with landholders of properties adjoining the AGL project site revealed concerns about impacts of the proposal on land prices and the future urban development potential of their properties. Future local and state government decisions to rezone the land of these adjoining properties from the current non-urban zoning were perceived to be negatively affected by the presence of industrial development on the project site. However a review of media and public documents pertaining to urban development in the City of Campbelltown indicated that the desire of landholders to develop parts of Gilead currently classified as rural residential were not shared by all sections of the community.

The City of Campbelltown was identified as one of Sydney's most affordable areas, attracting many young families and new homebuyers, continuing the trend of South west migration. Media coverage of recent land releases and rezoning in the City of Campbelltown indicated a significant amount of recent urban development as well as some community concern regarding impacts to sense of place and rural character, as well as capacity of community services and infrastructure to accommodate this growth.

The strong push for urban development in Campbelltown has resulted in some community dispute. The heritage listed Glenalvon, a colonial stone building and stables central to early development and civic life of Campbelltown, was identified by developers as an impediment to south west growth in Campbelltown's CBD.

Recent urban developments and land releases in and around the City of Campbelltown include: 800ha at Edmondson Park for 7500 new home sites; Macarthur Village aged care development in Campbelltown's Park Central; Greenbank Twins apartment development in the suburb of Campbelltown; the Minto redevelopment; Bringelly and Leppington developments in Liverpool; and development of 4200 houses in Menangle Park.

One of Campbelltown's last great land expanses, in Edmondson Park, located south-west of Liverpool between Glenfield and Denham, was officially rezoned to make way for 23,000 new residents and 250ha of parkland (Land rezoned: Macarthur Chronicle, 4th

April, 2006). The land release was released as part of the State Government's "Smart Growth" Urban development program and was perceived as continuing the trend of the South West Sydney becoming a premier and affordable location for young families. Edmonson Park will eventually house up to 108,000 families and is the first development within the South West Growth Centre (Department of Planning, 2005).

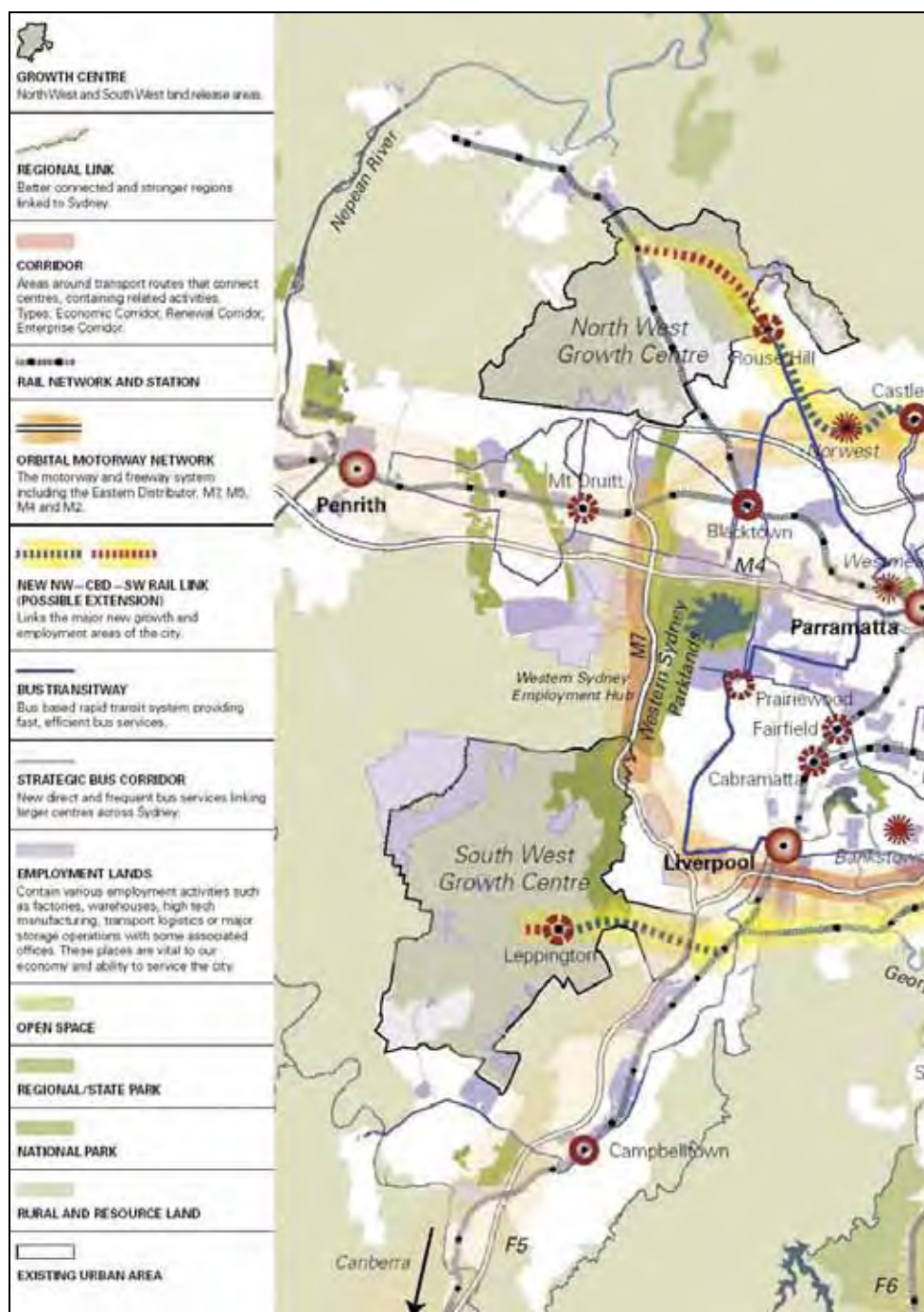
The NSW State Government has released The Metropolitan Strategy (2005) to guide growth over the next 30 years in the Greater Metropolitan Region of Sydney which extends from the lower Hunter to the Blue Mountains. It considers a range of issues including: urban growth, housing, communities and urban renewal, conserving natural resources and protecting the environment, as well as transport and infrastructure.

The City of Cities- A Plan for Sydney's Future (Department of Planning, 2005) was developed to manage Sydney's anticipated growth of 1.1 million people between 2004 and 2031. To accommodate growth, the NSW State Government has predicted the development of 64,000 new homes. The plan concentrates on strategic growth centres which will ensure that Sydney's residents do not have to travel more than one hour a day for jobs, services or recreation opportunities.

In this plan, the City of Liverpool, which adjoins Campbelltown, has been identified for development as the South West growth centre and a Regional city. In this plan Campbelltown is excluded from the growth centre but is identified as a major shopping and business centre for the surrounding area with a full scale shopping mall, council offices, taller office and residential buildings, central community facilities and a minimum of 8,000 new jobs.

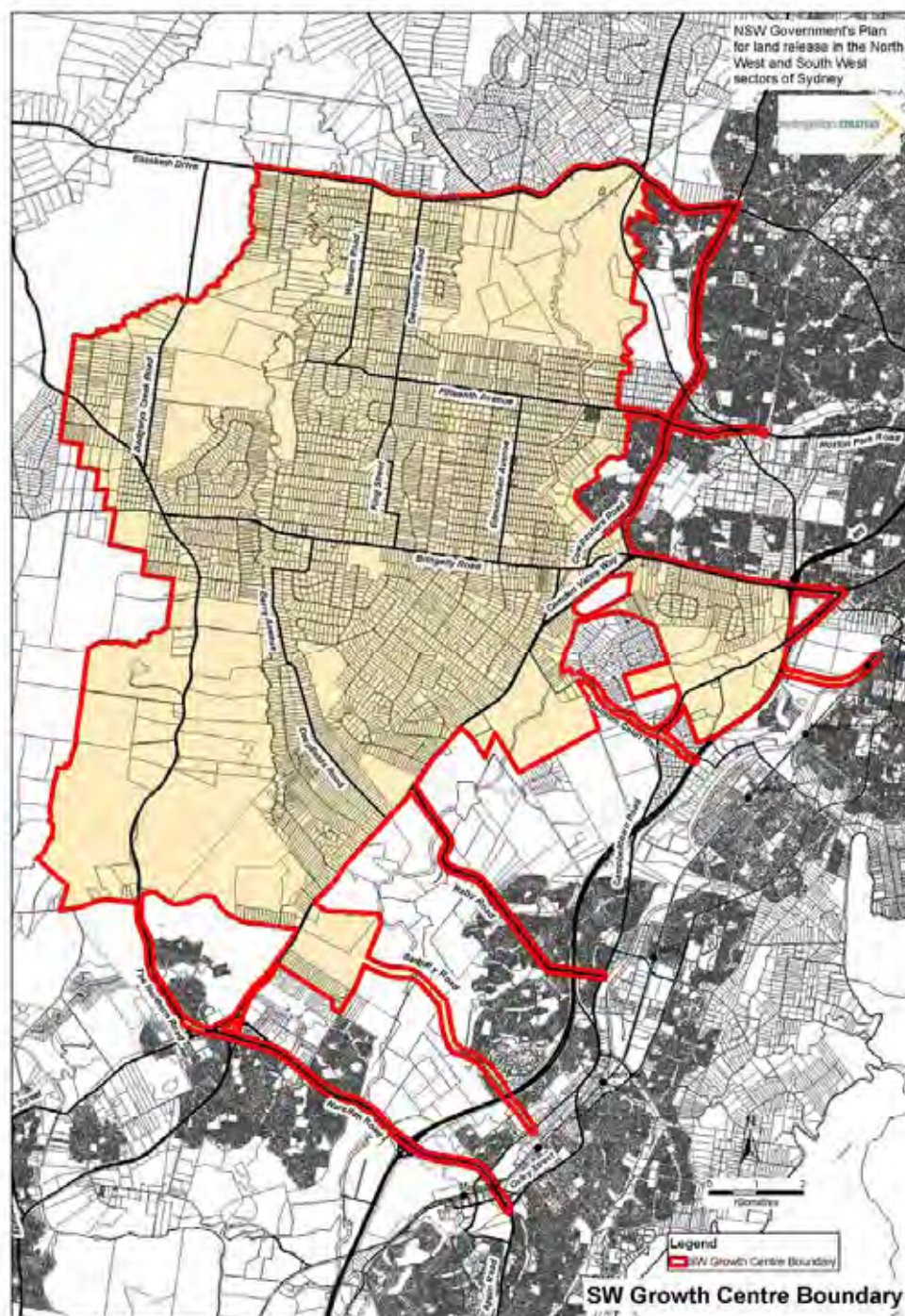
The City of Cities plan has five central aims:

1. Enhance Liveability- by ensuring housing development accommodates a changing and ageing population, and is close to service whilst protecting the character of suburbs and communities.
2. Strengthen Economic competitiveness- by promoting long-term economic sustainability
3. Ensure fairness- ensure equity of access to employment, services, public transport and recreational opportunities
4. Protect the environment- and improve natural resource and waste management
5. Improve governance- ensuring high quality planning and decision making



Source: Department of Planning (2005)

Figure 3.12: Map of Sydney metropolitan growth centres



Source: Department of Planning (2005).

Figure 3.13: Map of South West Sydney metropolitan growth centre

3.2.4.4 Housing Estates & Related Infrastructure Requirements

Existing high-density housing developments in the City of Campbelltown have received media coverage relating to socio-economic disadvantage and inadequate resident access to services.

Urban development in previous decades has resulted in community impacts and social problems. These developments are testimony to the impacts of development based on poor town planning principles, without addressing infrastructure requirements.

Residents in housing estates in Campbelltown have expressed annoyance over the lack of community facilities that had been previously promised by developers (Estate short-changed over lack of facilities; Macarthur Chronicle, 7 March 2006). Subsequently recent community concern has been generated about potential land releases and urban development which does not address infrastructure requirement (At the crossroads of good or bad suburbs: The Sydney Morning Herald, 26 2006).

3.2.5 Project Implications

Given the profiling undertaken, the following dot points outline the main issues relevant to the AGL proposal

- Community opposition to the AGL gas turbine power plant proposal has been predominantly limited to the adjoining landholders, some of which have future urban development aspirations for their properties.
- The suburb of Gilead in which the project site is located was earmarked for future urban development by the State Government in December 1993; however these plans were put on hold due to the environmental sensitivity of the nearby Nepean River, which was not thought to be able to support residential housing. Gilead is thought to have wildlife corridors that link nature reserves and water systems running through undeveloped sections of land.
- Media coverage of the AGL proposal was limited to December and November 2005, and was largely focused on economic and business aspects. Minimal community interest in the proposal has been documented in local media.
- The City of Campbelltown is experiencing strong population growth and migration people from other areas in the State, particularly young families. This is related to the affordability of land in the City of Campbelltown.
- There has been a strong push for urban development and rezoning in the City of Campbelltown in recent years which has mirrored broader Sydney Metropolitan region trends. This push has resulted in community dispute of heritage value of Campbelltown buildings, such as Glenavlon which has been described by developers as an impediment to the CBD expansion.
- Community attitudes to urban development in Campbelltown are variable. Some landholders are eager for non-urban zoned land to be rezoned for urban development, whereas other residents wish to retain the rural characteristics and sense of place of Campbelltown.
- The City of Campbelltown is experiencing pressures associated with outward urban development of the Sydney Metropolitan Region. These pressures

include problems associated with: transport, roads, infrastructure requirements, local employment and housing estates.

- The Sydney Metropolitan Strategy (Department of Planning, 2005) for the period 2004 to 2031 has identified the City of Liverpool, which adjoins Campbelltown, as the South West Urban Growth centre. Campbelltown was excluded from the urban growth centre, but was identified as retail and business centre in order to provide more local employment opportunities and reduce the amount of commuting to the Sydney CBD.

3.3 Shire of Wollondilly Profile

3.3.1 Geographic Location & Characteristics

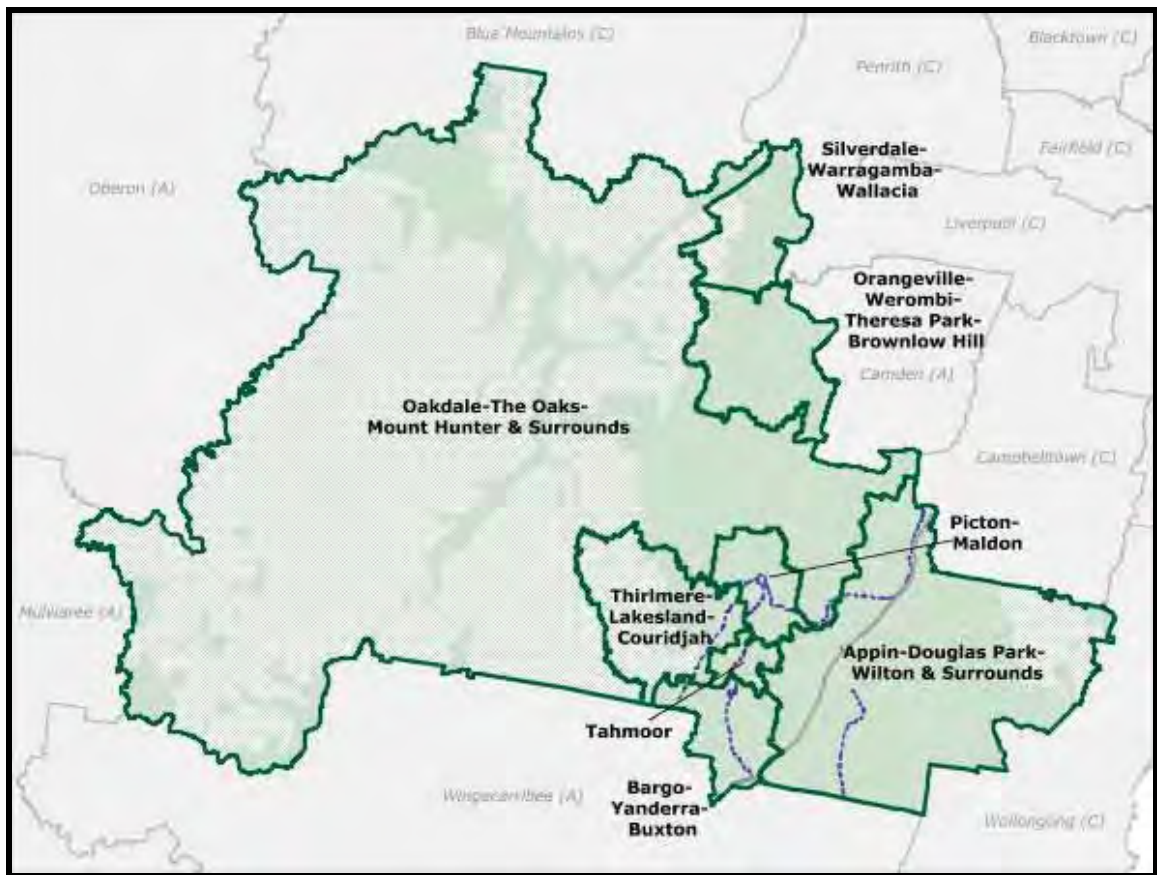
Appin is the closest township to the AGL project site, and is located 71 Kilometres south west of Sydney on the road between Campbelltown and Wollongong, Appin road, in the Local Government Area of Wollondilly Shire. The Wollondilly Shire covers an area of 2,560 km² and is on the fringe of the Sydney metropolitan area, stretching from Yanderra in the south and Appin and Menangle in the east, to Warragamba in the north and the Nattai Wilderness and Burrangong Valley in the west.

Wollondilly is located in the Macarthur region at the foothills of the Southern Highlands and is one hour's drive from the Sydney CBD. Wollondilly is bordered by the Blue Mountains in the North, the Local Government Areas of Camden, Campbelltown, Liverpool and Wollongong to the east, Wingecarribee Shire in the south and Goulburn, Mulwaree and Oberon Councils to the west.

Wollondilly consists of 16 towns. Localities in the LGA include:

- | | |
|-----------------|-----------------------------------|
| • Appin | • Nattai and the Burrangong alley |
| • Bargo | • Oakdale |
| • Belimbla Park | • Pheasants Nest |
| • Brownlow Hill | • Picton |
| • Buxton | • Razorback |
| • Camden Park | • Silverdale |
| • Cawdor | • Tahmoor |
| • Couridjah | • The Oaks |
| • Douglas Park | • Theresa Park |
| • Darkes Forest | • Thirlmere |
| • Glenmore | • Warragamba |
| • Menangle | • Wilton |
| • Mount Hunter | • Yanderra |
| • Mowbray Park | • Yerranderie |

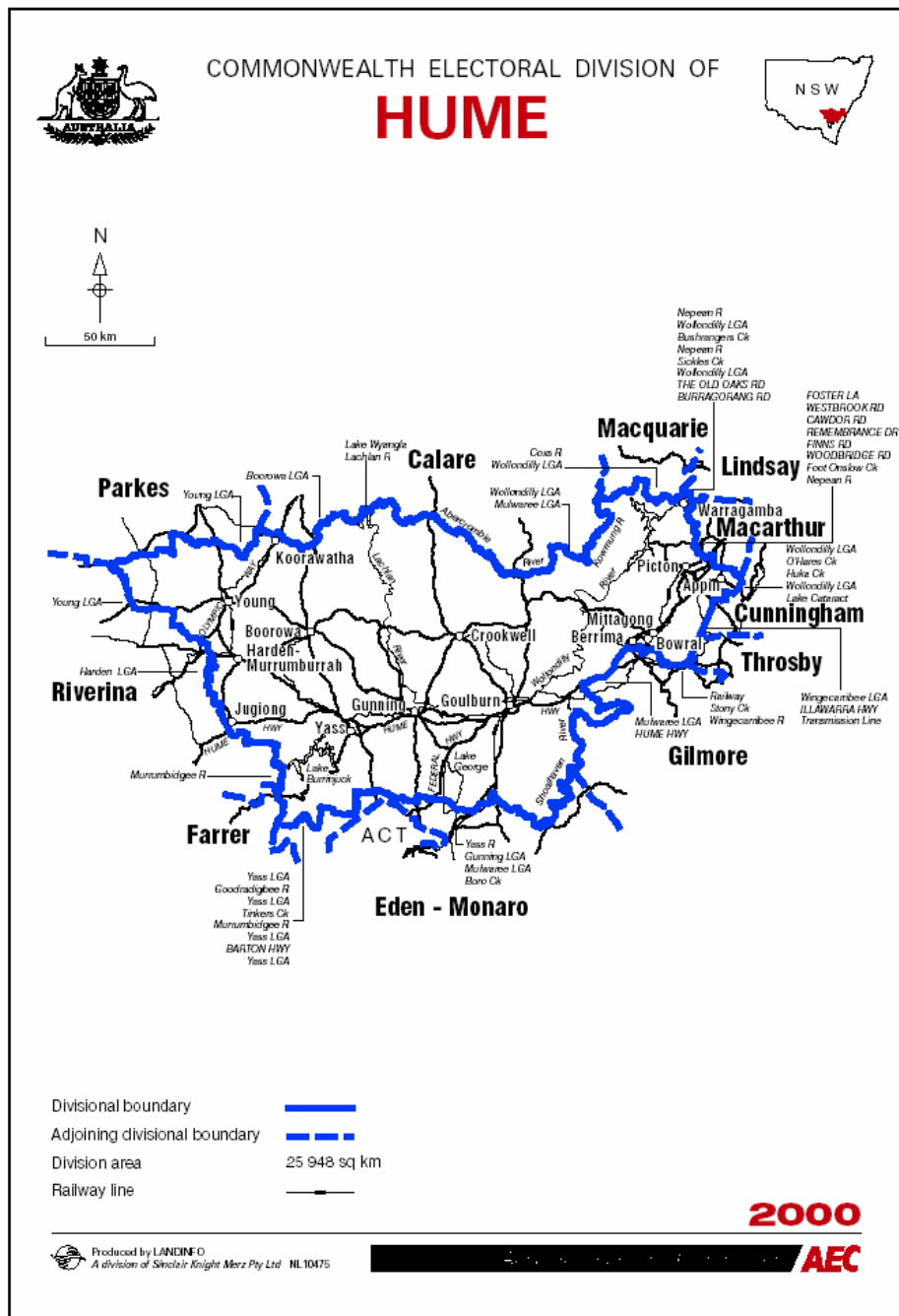
The largest town is Tahmoor with a population of 4,664 and the smallest is Darkes Forest with a population of 17. The Camden, Campbelltown and Wollongong Local Government Areas (LGAs) adjoin Wollondilly Shire.



Source: Profile.id. 2002b

Figure 3.14: Location Map of Wollondilly Shire

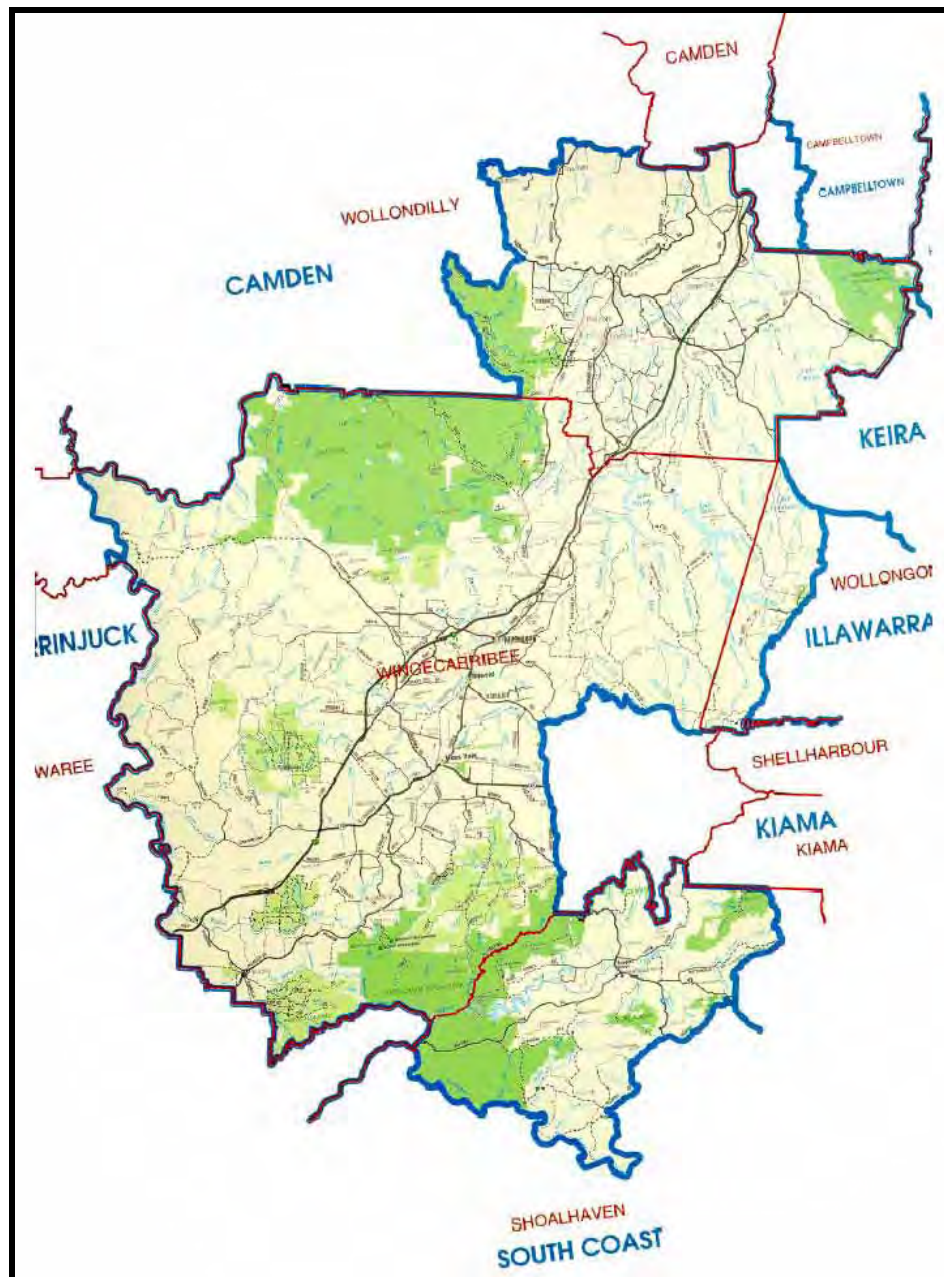
The Shire of Wollondilly lies within the Federal Electorate of Hume, which covers an area of approximately 25,948 kilometres square from Warragamba in the north to Yass in the south and from Bowral in the east to Young in the west. The Hume Electorate is a safe Liberal seat held by Alby Schultz since 1998.



Source: Australian Electoral Commission

Figure 3.15: Map of federal electoral division of Hume

The Shire of Wollondilly spans the State electorates of the Southern Highlands and Camden. Appin is located in the State electorate of Southern Highlands which is 3,714 kilometres square and spans parts of the Shires of Wollondilly, Wingecaribee and the Cities of Wollongong and Shoalhaven. The Southern Highlands seat has been held by Peta Seaton of the Liberal Party since 1995, prior to which it was held by John Fahey also a Liberal party member.



Source: State Electorate Office

Figure 3.16: Map of State electoral division of Southern Highlands

Land use in Wollondilly is diverse and consists of residential areas (large suburban areas, towns and villages), water supply catchment areas for Sydney and Wollongong, agricultural land, state recreational areas and industry.

More than half of the Wollondilly LGA is comprised of National Park and sensitive water catchment lands and all of the settled areas of the Shire are located east of the Sydney's major water supply source, Lake Burragarang. Two-thirds of Wollondilly Shire is protected

from clearing due to it being designated as a drinking water catchment area for Sydney's Water supply, of which the Shire provides approximately 97%.

Production in the Wollondilly Shire is based on coal mining, poultry, lamb, fruit, vegetables, timber and textiles. The LGA is a centre for fine wool, dairying, horse-breeding/agistment and tourism.

3.3.2 Local History & Trends

3.3.2.1 Aboriginal & European History

It is believed that the Tharawal and neighbouring Gundungurra and Wodi Wodi people used the area around the Southern Highlands as a major trading route amongst Aboriginal communities.

Picton is one of the earliest European settlements in Australia, founded in 1795 when a convict located some wandering stock in the area. Picton is thought to have been named after Sir Thomas Picton.

The suburb of Appin was named by Governor Macquarie in 1811, and Andrew Hume settled there in 1812. Over the following years Hume and company travelled the area exploring the Razor Back Range, and the townships now known as Berrima, Picton, Mittagong, Bowral and Bong Bong.

Appin has been used as an example of Sydney's urban sprawl negatively affecting historic communities through the development of housing insensitive to heritage issues. The historic township of Appin consists of numerous heritage buildings that have been altered or are in disrepair.

3.3.3 Population Characteristics & Trends

According to the 2001 census, the Appin Township had an estimated total population of 1,453, which represents 3.9% of the total Wollondilly LGA population of 37,123. The population of Appin grew approximately 9.6% since the 1996 census.

The Wollondilly LGA total statistics include statistics for the Appin township area, therefore when comparing trends between the two it is important to extract the individual contributions that each makes. As such the following section outlines the statistics for the Wollondilly LGA excluding the Appin area in order to make meaningful comparisons.

Table 3.4: Summary statistics 1996 to 2001, Appin and Wollondilly LGA-excluding Appin

Dwelling type	2001		Appin	1996 Wollondilly LGA- excluding Appin	Change 1996-2001			
	Appin	Wollondilly LGA- excluding Appin			Appin		Wollondilly LGA- excluding Appin	
					No.	%	No.	%
Total population	1453	35670	1326	32087	127	9.6	3583	11.2
Indigenous population	10	564	11	462	-1	-9.1	102	22.1
Total occupied private dwelling	468	11711	411	10314	57	13.9	1397	13.5
Total unoccupied dwelling	16	753	14	669	2	14.3	84	12.6
Total Dwelling	484	12464	425	11040	59	13.9	1424	12.9

Both the Appin area and the Wollondilly LGA demonstrated growth in total dwellings from the 1996 to 2001 census. Appin demonstrated stronger growth in both occupied and unoccupied dwellings than the Wollondilly LGA excluding the Appin area. Approximately 57 new dwellings were built in the Appin area between 1996 and 2001, representing growth of 13.9%.

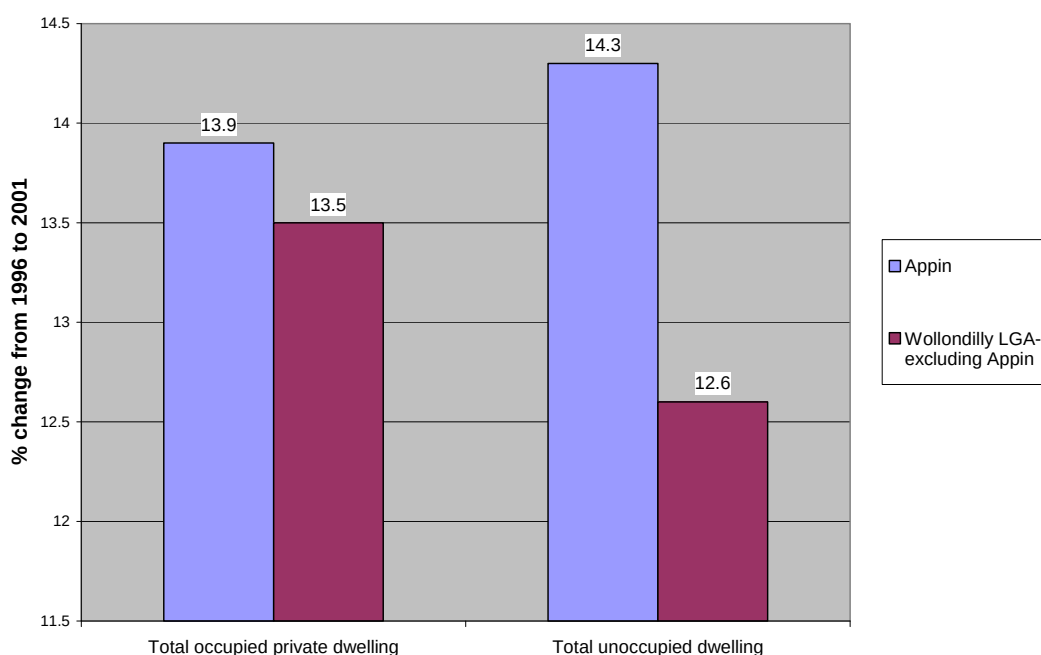


Figure 3.17: Percent of change in dwellings from 1996 to 2001, Appin and Wollondilly LGA excluding Appin

In 2004 the number of residential building approvals for total dwelling in the Wollondilly LGA demonstrated an annual decline from the previous year of 134. The following table details trends in building approvals in the Shire of Wollondilly. Residential building approvals are compiled from permits issued by: local government authorities and other key certifying authorities; contracts let or day labour work authorised by Commonwealth,

state, semi-government and local government authorities, and; major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

Table 3.5: Trends in building approvals in the Shire of Wollondilly LGA

Building approvals				Annual change*		
Year (year ending June 30)	Separate dwellings	Other dwellings	Total dwellings	Separate dwellings	Other dwellings	Total dwellings
2004-05	248	43	291	-134	14	-120
2003-04	382	29	411	24	-31	-7
2002-03	358	60	418	-1	5	4
2001-02	359	55	414	91	30	121
2000-01	268	25	293	-98	-5	-103
1999-00	366	30	396	37	17	54
1998-99	329	13	342	20	-13	7
1997-98	309	26	335	48	19	67
1996-97	261	7	268	8	-25	-17
1995-96	253	32	285	--	--	

Source: Australian Bureau of Statistics, Building Activity, Australia, (catalogue number: 8752.0 to 8752.7) Taken from Profile.id (2002b)

* Annual change represents the difference in number from the preceding year. Negative numbers denote a drop in the number of approvals from the previous year, and positive numbers an increase

The main findings from the 2001 census indicate that the area comprised of Appin, Douglas Park and Wilton and surrounds show:

- The number of persons per dwelling is significantly higher than the NSW average.
- There has been a decline in homes that are fully owned, while there has been an increase in the percentage of homes being purchased (i.e. mortgages)
- Between 1996 and 2001 the percentage of people of pre-retirement age in the population of the three towns has increased.
- In Appin the number of children below 12 years of age is significantly higher than the State average.
- The child dependency ratio across is also significantly higher than the State average, suggesting higher concentrations of children below 14 years of age when compared to the NSW State averages.
- Relative to NSW State, there were a higher percentage of people that have left school at year 10.
- Relative to NSW State, there were a higher percentage of people who are Australian born. In the area there were also a relatively higher percentage of people from North-West Europe.

- Appin has relatively high percentages of couples with children and relatively fewer couples without children.
- The weekly household income in 2001 across was significantly higher than the NSW state average.
- There has been a decline in the level of full time employment and an increase in part time employment, although in 2001 the percentage of full and part time employment is similar to the NSW State average

The township of Appin and the broader Wollondilly LGA excluding Appin demonstrated different trends in age structure from the 1996 and 2001 census. Changes in the age structure of Appin indicate an aging population and migration of people of young family age out of the area. Interestingly media coverage of neighbouring Campbelltown indicates that the area is attracting young families due to the affordability of land and access to services.

Table 3.6: Trends in Age-structure from 1996 to 2001, Appin and Wollondilly LGA excluding Appin

Age structure	2001				1996				Change 1996 to 2001			
	Appin		Wollondilly LGA-excluding Appin		Appin		Wollondilly LGA-excluding Appin		Appin		Wollondilly LGA-excluding Appin	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
0-4	159	10.8	3181	8.8	158	11.7	3283	10.1	1	0.6	-102	-3.1
5-12	229	15.5	5116	14.2	234	17.4	4872	15	-5	-2.1	244	5
13-17	117	7.9	3092	8.6	107	7.9	2684	8.3	10	9.3	408	15.2
18-24	119	8.1	3019	8.4	97	7.2	2844	8.7	22	22.7	175	6.2
25-39	331	22.4	7560	21	366	27.2	7318	22.5	-35	-9.6	242	3.3
40-49	246	16.7	5633	15.7	182	13.5	5110	15.7	64	35.2	523	10.2
50-64	193	13.1	5497	18.3	140	10.4	3955	12.2	53	37.9	1542	39
65+	83	5.6	2880	8	62	4.6	2460	7.6	21	33.9	420	17.1
Total	1477	100	35978	100	1346	100	32526	100	131	9.7	3452	10.6

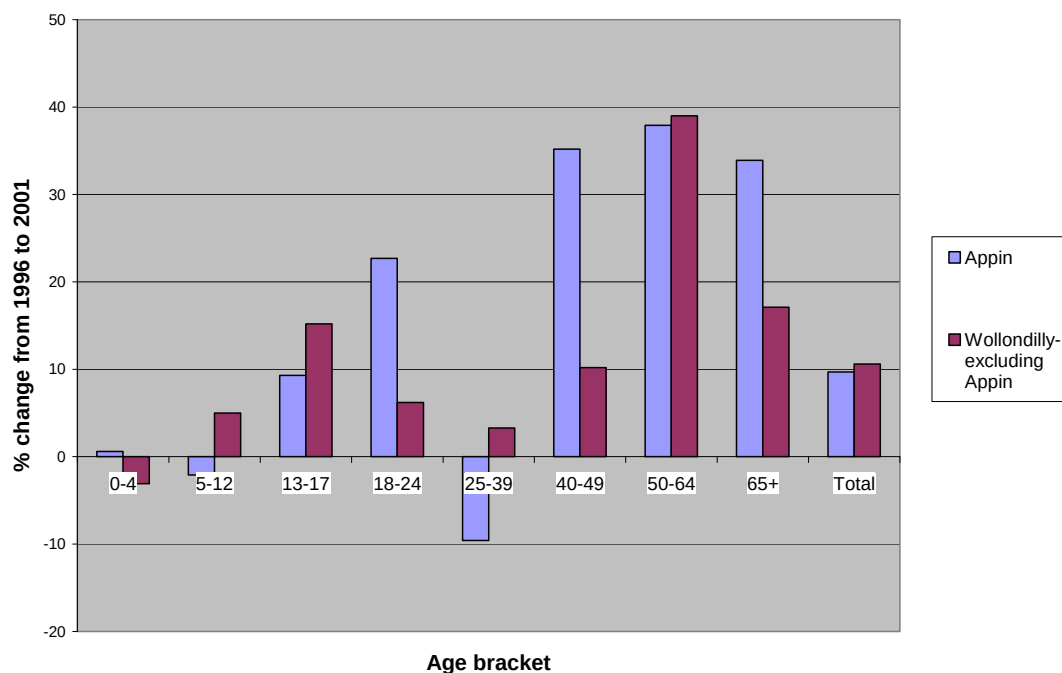


Figure 3.18: Trends in Age-structure from 1996 to 2001, Appin and Wollondilly LGA excluding Appin

3.3.4 Governance

The Wollondilly Shire Council, as it is today, was formed in 1939 and was amalgamated with the Picton Municipality. The Wollondilly Shire forms part of MACROC, the Macarthur Regional Organisation which covers three local government authorities with Camden and Campbelltown.

In 2002, the Wollondilly Shire embarked upon an innovative process which resulted in it receiving a Commendation Award for Innovation from the Australian Government Department of Transport and Regional Services. This involved producing a State of Wollondilly Report which merges the State of the Environment Report, their Social Plan and the Shire's Management Plan. This first report established baseline indicators that would be reported in future years. It set out to monitor key aspects of life in Wollondilly and, with community comment, established the following as six community expectations, each of which is supported by a goal and a series of measurable outcomes:

- A Sustainable Natural and Built Environment
- A Balanced Urban & Rural Lifestyle
- A Vibrant and Diverse Local Economy
- A Community Together
- A Range of Lifestyle Opportunities

- An Open & Accessible Council

These expectations underpin the Shire's on-going Management Plan which is supported by an integrated financial planning tool that links these community expectations to the Shire's financial performance and service delivery. This linkage ensures that the corporate decision-making is measurable, transparent and focused on realistic outcomes.

The innovative State of Wollondilly reporting process involves an annual update with a major review every four years. This is supported by a Community Vision for Wollondilly which is revised every four years. These activities support the Management Plan which includes work programs, a five-year financial plan and an asset development plan. This Management Plan determines service delivery which is measured through the performance indicators and reflected in the Annual Report. The Shire's comprehensive corporate management process ensures that they have clear targets, achieved through community consultation.

In respect of the representatives for the Tharawal people, their legitimate and statutory representatives are the Tharawal Land Council, the largest landowner in Wollondilly.

3.3.5 Community Issues

3.3.5.1 Media Review

A review of local, regional, state and national media of the Wollondilly Shire area, and the community's attitudes towards development issues was somewhat distinct to the community attitudes documented in the City of Campbelltown.

Wollondilly Media Review

September 2005	Rezoning win for Wilton Parklands Australian Financial Review, 16 September 2005
	Residents upset as rezoning is put on hold: Wollondilly LEP Macarthur Chronicle, 27 September 2005
October 2005	Warning signs to be installed: Wollondilly Council to erect wildlife warning signs after campaign by conservation groups Macarthur Chronicle, 18 October 2005
January 2006	Wollondilly, Shoalhaven land values fall Australian Broadcasting Corporation (ABC) News, 18 January 2006
March 2006	Development control plan to be formed for Wilton Park: Wollondilly council votes to adopt a development control plan Australian Broadcasting Corporation (ABC) News, 21 March 2006
	Stop building before the smog gets us all: urban development in Campbelltown, Camden and Wollondilly may make our children sick Macarthur Chronicle, 28 March 2006
April 2006	Property slump sparks rate hike: Wollondilly Macarthur Chronicle, 25 April 2006
	Best efforts fail to stop ongoing cycle of tragedy: Wollondilly road deaths Macarthur Chronicle, 25 April 2006
May 2006	Menangle locals rap terminal: Developers seek state significant approval, residents concerned Macarthur Chronicle, 2 May 2006
	Easy does it: bush development back on course: Contentious proposal could see Wilton population treble Sun Herald, 21 May 2006
	Wilton's \$1b expansion a goer: Wollondilly Mayor pleased that rural Wilton undergo development Illawarra Mercury, 23 May 2006
	Threat to gorge: Centennial Coal's plans to mine near Bargo River Gorge could damage Wollondilly shire's natural wonder Macarthur Chronicle, 23 May 2006
June 2006	Bid to keep trains out of Menangle: Menangle Action Group member protests against rail development Macarthur Chronicle, 30 May 2006
	Prices rising as tree changers move in: Concerns about developers turning rural Picton into medium density housing Sun Herald, 25 June 2006, 476 words
July 2006	Councils share in roadworks funds: Wollondilly to receive \$500,000 Australian Broadcasting Corporation (ABC) News, 28 June 2006
	Backyard bushcare aid: The Cumberland Landholder Incentives Program to target Wollondilly and Campbelltown to protect secure remnant native vegetation on properties Penrith Press, 11 July 2006
	Railway fight resurrected Illawarra Mercury, 17 July 2006

Figure 3.19: Media Review of Wollondilly

Key community issues arising from a review of relevant media include

- Issues related to development, land releases and housing markets
- Environmental issues, and
- Concerns about roads

3.3.5.2 Issues Related to Development, Land Releases & Housing Markets

A review of relevant media indicated that community attitudes to urban development in the Wollondilly shire were variable. Some land holders expressed concern over delays in rezoning from non-urban to residential, whereas other residents were concerned about impacts of urban development, such as decrements to air quality, health and native vegetation.

There was significant media coverage of urban development in Wilton Park which is set to see the population of Wilton treble. Community attitudes to this recent development were also variable and ranged from excitement to apprehension. However development of a rail terminal in Menangle was met with considerable community opposition and formation of Menangle Action Group.

The housing market in Wollondilly has not demonstrated the same trends as Campbelltown and the broader Sydney metropolitan region, with slumps in property prices. However, media coverage indicates that the recent increase in developer interest in the area has resulted in price rises.

3.3.5.3 Environmental Issues

Media coverage of the Wollondilly area had a stronger focus on environmental issues than Campbelltown, including concerns about decrements to native flora and fauna, Bargo River Gorge, as well as air quality. The Cumberland Landholder Incentives program has targeted Wollondilly landholders to revegetation their properties with native vegetation. The Wollondilly Council has also installed warning signs along road ways to protect native animals.

The Shire of Wollondilly produces comprehensive State of The Environment Reports which detail issues associated with Land, Air, Water, Biodiversity, Waste, Noise, Aboriginal Heritage and Non Aboriginal Heritage.

3.3.5.4 Concerns About Roads

Media coverage indicated that considerable community concern was directed at the safety of Wollondilly roads which have recorded several fatalities. Consequently Wollondilly Shire council has received additional funding for road maintenance and upgrades.

3.3.6 Project Implications

Given the profiling undertaken, the following dot points outline the main issues relevant to the AGL proposal

- The Shire of Wollondilly has distinct community attitudes and conditions compared to the City of Campbelltown. This distinction may be related to the fact that Wollondilly borders the Sydney Metropolitan Region;
- Media coverage of the Shire of Wollondilly indicates variable attitudes of residents towards urban development, with stronger scepticism than Campbelltown residents towards development;
- The Shire of Wollondilly has a stronger focus on environmental issues including concerns regarding decrements to native flora and fauna, air quality and water systems;
- The Shire of Wollondilly is characterised by natural reserves, water catchment areas and rural areas. As such it experiences different development pressures;
- The nearest township to the AGL proposal site, Appin, has been used as an example Sydney's urban sprawl negatively affecting historic communities through the development of housing insensitive to heritage issues;
- Both Appin and the broader Wollondilly Shire have experienced growth in the amount of dwelling types in recent years.

4. Community Attitudes Towards the Project

This section provides an overview of community attitudes towards the proposal as identified through two phases of consultation with key stakeholders.

4.1 Phase Two (Scoping) – Issue Themes

As outlined in Section 2 (Methodology), Phase two of the “Leafs Gully” social impact assessment program was designed to introduce the project to key stakeholders, focusing primarily on adjacent landholders, local councils, and key community and special interest groups, and to identify community issues in relation to the proposal.

Where questions were raised by participants, questions were addressed immediately, where possible, or a commitment made to provide feedback (see Appendix A for Frequently Asked Questions raised by participants).

Figure 4.1 provides a quantitative representation of issues raised during Phase Two of the program. To assist in the comparison of issues across stakeholder groups, issues have been categorised as landholder/non-landholder, as often issues differ according to the stakeholder's proximity to the proposal. As the chart illustrates, the priority placed on specific issues differed depending on the stakeholder's proximity to the site. For non-landholders, questions around water use, particularly in reference to the source of water, catchment zones, and potential impacts on the Nepean River, was the greatest priority area. This was followed equally by visual amenity, future plant expansion, traffic impacts and greenscaping opportunities.

For landholders, on the other hand, the areas of greatest priority were associated with potential rezoning and development opportunities for the area. In particular, questions around visual and noise impacts, possible plant expansion, air quality, land values, and possible “buffer zones” were the areas of highest concern for this group of stakeholders.

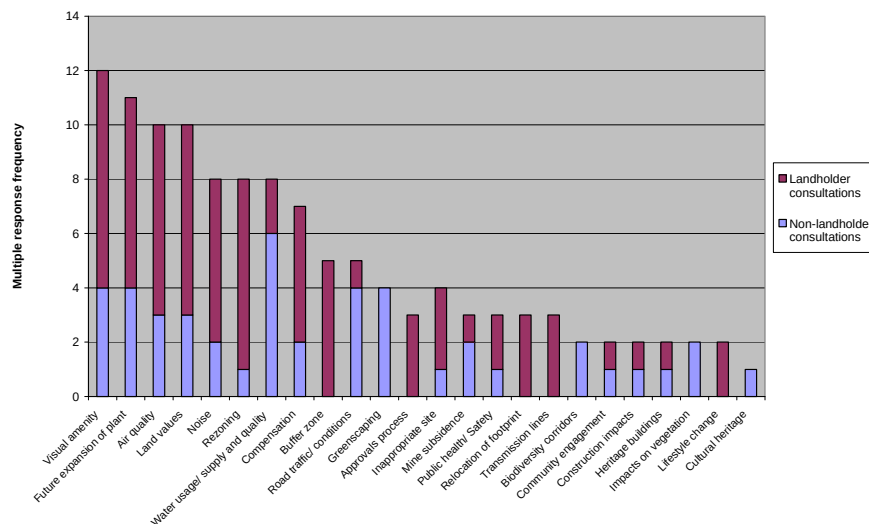


Figure 4.1: Leafs Gully Power Project: Frequency of Issues Raised Phase 2 Consultations

The following sub-sections provide a summary of the issue themes identified during the consultation process.

4.1.1 Awareness of the Proposed Project and Choice of Site

Except for a small number of prominent local landholders, most participants either had not previously heard of the proposed Leafs Gully Project, or had only heard of the project recently, either through the local media or direct contact by the company in late 2005.

Although most parties expressed appreciation of being contacted as part of the social assessment program, several were concerned that they had not been contacted earlier, prior to the formal commencement of the environmental and social assessment studies.

There was a widespread perception that the company had maintained a low profile in relation to the project and this was treated with considerable cynicism by several participants. There was also the view, by some, that the government process was 'a *fait accompli*' and that the project would go ahead irrespective of community concern.

"At which stage do we get to voice our disapproval? If government wants it to go ahead, then we can't resist it"

"Why haven't we been given ample opportunity to object. As a land holder I should have been contacted earlier"

One of the participant groups questioned the extent of the consultation process and asked if the consultations would be expanded to include Rosemeadow and St Helens Park residents and other community groups e.g. local schools. Mechanisms for involvement were also suggested by some participants, e.g. use of a website to provide information.

"You want to talk to them [the broader community] directly so that they don't talk amongst themselves and come back at you with a pick axe".

Four participants (three landholders and one environmental group) explicitly questioned the choice of site, stating that other sites to the east around Wollongong or south, outside of the greater Sydney area, would be better suited to such a development.

"Something as grand as a power station shouldn't be in a town like Campbelltown. It should be further out. Building an extra few kilometres of gas pipeline is a small price to pay for a big company, for us it is a huge price; it's the loss of our future"

"It seems amazingly stupid when you have a gas line going to South Australia to stick it here in a populated area, contributing to the greenhouse emissions in the area".

"Only 4 kilometres from a growing town is totally the wrong spot for a power plant, particularly with the woodlands next door. Right down Marulan way where the company has already done a study would be a far better place... If they can build pipelines from Moomba to Sydney then they can build them anywhere".

Other participants, mostly landholders, questioned the location of the project's 'footprint' within the boundaries of the Leafs Gully property. Several of those who had previous knowledge of the proposed plant, suggested the plant was initially intended to be positioned closer to the training track, currently located on the Leafs Gully property. These

landholders expressed disappointment that it had been moved closer to their property boundaries and requested clarification as to why this decision had been made.

4.1.2 Environmental Impacts: Visual Amenity, Air Quality, Noise and Water

Visual amenity was one of the key issues raised by participants. For landholders, the provision of an adequate visual buffer provided via trees, greenscaping and the creation of a visual bund, was considered critical to address visual impacts.

There were some concerns raised regarding whether visual pollution would be caused by emissions from the stacks, with at least one family group expressing concern that their property is particularly vulnerable to visual impacts by virtue of its elevated position. This family also questioned the night-time impacts of the plant, and any light pollution that might accompany the operation of the plant during both the construction and operational phases. Of the non-landholder participants, most questions on visual amenity were related to the visibility of the stacks from Appin Road.

The second most commonly raised issue was air quality. The potential toxicity of emissions, and the contribution these emissions might make to the existing air pollution problem in the Campbelltown basin, was of particular concern and was linked by some participants to broader public health issues such as asthma in children.

"The metro air study indicated that the Douglas Park air shed was a basin of dangerous emissions.... Peaking plants operate during times of the year in which inversion effects are most significant. As such the impact on air quality is likely to be greater."

There was a perception expressed by one participant that potential emissions from the plant would have greater impact on Liverpool, while others were more concerned about potential smells and the effects of wind direction on the distribution of air emissions in the area.

The issue of noise was similarly raised, although mostly commonly by landholders in proximity to the site, rather than the broader community. One participant stated concern that any noise or air quality impacts from the plant would contribute to the existing pollution in the area, suggesting that:

"I can hear across the river the traffic noise at Menangle. The chickens from Inghams stink in the evenings and early mornings."

Noise impacts were also raised in the context of the time of day of operations, i.e. night time versus day time, and possible excessive start-up noise that might be associated with the plant at the beginning of an operating cycle. For example, one particular participant operates a Christian retreat centre in the nearby vicinity and expressed concern that noise impacts would be particularly detrimental to their facility.

Issues relating to water were also raised, with several participants wanting to know where the plant's water would be sourced, what would happen to excess water, and the potential impact on the Nepean River. The question of water run-off, for example, was raised in a number of the consultations, with one participant expressing concern about potential secondary impacts on the creek line.

4.1.3 Impacts on Land Values and Rezoning Potential

There was broad acceptance among stakeholders interviewed, that the region in which Leafs Gully Farm is situated is increasingly becoming encompassed by the development of the south-west suburban corridor; and that this development will change the current semi-rural lifestyle of the area.

The majority of local landholders stated their intention to retain ownership of their properties in anticipation of the eventual rezoning of the area suitable for sub-division and suburban development. As such, the construction of a power plant was viewed negatively by local landholders because it was perceived to potentially inhibit future rezoning potential.

"The fact that they can't tell us that it won't affect us indicates that it will. I need to be told whether it will or won't be the case. Don't beat around the bush."

"The effect on land values is the obvious problem. People have been sitting on land for a long time".

Concerns that the Leafs Gully project will detrimentally impact land values and rezoning was most strongly expressed by landholders whose properties were immediately adjacent to the proposed site. Of the ten landholder groups consulted, seven highlighted land values and future rezoning as their major areas of concern with several stating they had purchased their properties specifically in anticipation of eventual rezoning and the possibility of exploiting urban subdivision opportunities. Several of the landholders stated they took a long-term view to potential rezoning and were willing to wait ten or twenty years if necessary to realize any sub-division potential. They were concerned that the presence of a power plant in the area would severely inhibit this potential.

Of the ten local landholders consulted, five raised the question of potential compensation.

"If we get compensation it will be fine, but they won't give us money."

"All this land is going to be sold off for residential. That's all they [landholders] hold onto it for, selling it off."

"The city is expanding and not enough land is being released, this is an important state issue. We have been excited about Appin and St Helens Park growing."

Of the ten non-landholder groups consulted, a number of groups also raised the issues of land value and rezoning. These issues, however, were mentioned mostly in the context of noting the concerns of landholders rather than as an issue of general community concern.

4.1.4 "Buffer Zones" and Greenscaping of the Leafs Gully Site

In addition to issues associated with rezoning and land values, there was a perception that industrial development in the area would potentially affect livelihoods and be detrimental to the lifestyle currently afforded in the area. This concern was expressed particularly in respect to the aesthetic qualities of the area. However, concerns were also raised in respect to health and safety.

"We are not going to be here forever and our future is in that land."

"We thought that we had a beautiful farm in a growing area, but maybe we have nothing, but an area for 40 head of cattle a year."

Amongst landholders, there was considerable discussion around the issue of "buffer zones", with several participants wanting to know the precise distance between the proposed plant and their property boundaries; and whether the State Government or Campbelltown Council could impose a mandatory 'zone of exclusion' around the plant. This concern was raised in relation to both current and future planning requirements, with some participants questioning the potential for mandatory exclusion zones being imposed in the future.

"Is there a limit to the distance between the plant and the nearest house? Is the Council going to suddenly say they don't want development within half a mile or more from the site?"

Several, community group participants raised the suggestion that AGL might consider greenscaping to improve visual amenity and to rehabilitate the Leafs Gully property. One participant suggested a greenscaping program could be implemented as part of a comprehensive plan of management for the Leafs Gully site. Other stakeholders, such as environmental groups, suggested the proposed project offered an opportunity to revegetate the site using locally appropriate plants and seeds, thereby contributing to the preservation of flora in the area.

4.1.5 Operational Potential and Future Plant Expansion

Concern about potential expansion of the proposed power plant and its operational capacity in the future, was one of the most dominant stakeholder issues. This concern was raised in eleven consultation sessions. There was a perception that the proposed peaking plant could extend operational capacity and operate as a base load plant at a later date.

"It may only be a peak demand plant at the moment but it will be the perfect spot for a full-time plant later... foot in the door sort of thing."

"There is no guarantee that it wouldn't run continuously in the future. The idea of it running 24/7 in 10 years time is really concerning."

Some scepticism was expressed by stakeholders about the predicted operational potential of the plant. Some stakeholders expressed doubts as to why AGL would consider making such a financial investment in a plant that only operates 2-3% of the time, a figure stated in the project application and Community Information Sheet.

"It doesn't seem viable to spend 360 million dollars for 2-3% of the time"

Generally speaking, stakeholders understood that operating a gas turbine power plant for extended periods of time was unlikely to be financially viable in the current economic environment and accepted this as explanation for the predicted operational output of the plant. However, there was a perception that future economic conditions may make enhanced operational capacity viable. Stakeholders expressed concern that as the cost of electricity increases, so the capacity of the plant would also increase.

Some stakeholders expressed concern that possible expansion of the plant and its operational potential would result in greater social and environmental impacts. There was a perception that once the plant was established, other facilities would be constructed on the site in order to centralise operations.

Concerns were also expressed about other potential impacts associated with the plant, such as enhanced gas mining in the area to provide fuel supplies. There was a perception that the community would have limited opportunities to oppose future development and expansion in this regard.

"It is 10 times harder to stop expansion than it is to stop construction"

4.1.6 Other Issues: Road Traffic, Mine Subsidence, Public Safety, Flora and Fauna

Of the remaining issues, the condition of Appin Road and the impact of increased road traffic, particularly during the construction period, were raised by several participants, particularly community stakeholders. Appin Road is recognized by locals as a particularly dangerous road, which carries high volumes of traffic, and it was generally considered that the proposed plant would only contribute to this problem.

"More people are killed on that corner of road and the entry needs to be away from the bend and the trees. They'd have to widen the road and make a slip lane".

Mine subsidence was raised in three of the consultations, with participants questioning the safety of building a power plant in an area currently earmarked for underground mining.

A related area of concern was public safety and security, and the possibility of a power plant being targeted as part of terrorist activities or, alternatively, experiencing a catastrophic accident. One participant suggested that even if these fears were unfounded, people frequently 'perceive' danger and that this could inhibit the area's potential to attract newcomers.

One participant group raised the question of the area's status as a biodiversity corridor and koala habitat, and posed the question that the site could potentially contribute to biodiversity by enhancing these features of the local area through appropriate management plans and strategies.

"It could be possible to almost make a corridor around the site and bring birds in."

4.1.7 Potential for Opposition

Of the landholders consulted, two stated explicitly that they would oppose the project on the grounds of detrimental impacts on land values and rezoning potential. Two additional objections were lodged, one in writing and one verbally via telephone, by landholders who declined to meet directly with Coakes Consulting or AGL as part of the consultation process. Several other landholders indicated during consultation that they were considering opposing the project but were taking a "wait and see" approach until further information was made available to them during the second round of consultation in Phase 4.

"I will oppose [the project] unless compensation is granted."

"I am opposed to anything that is detrimental to future development"

"Who wants to live near a power plant? [but] if it goes ahead I won't oppose it".

Of the community groups consulted, the majority of participants did not voice any personal objections to the project. In this regard, it was suggested that the broader community “doesn’t mind expansion, but they don’t want spoilage”.

The only group who expressed significant reservations about the project and indicated they may be objectors was one of the environmental groups and these objections were for the most part based on concerns about the potential impact of emissions on air quality.

4.2 Phase Four (EA Feedback and Strategy Development)

As outlined in Section 2 of this report, consultation in Phase 4 of the program involved the provision of feedback on the studies undertaken as part of the environmental assessment program and an overview of the strategies to be employed by the company, should the proposal be approved, to address and manage issues raised by the community in phase 2. In this round of consultation, a few additional issues were also raised by stakeholders.

For landholders, issues of most concern related to visual amenity, noise impacts, and operating times, and the influence these factors may have on future land values and the potential for property zoning. For the broader community, traffic and environmental impacts remained the highest priority areas. Air quality was an area of interest across all the stakeholder groups consulted.

4.2.1 Operating Times

One of the most frequently raised issues in Phase Two (Scoping) was the question of plant operation and the proposition that a gas turbine power plant, such as the one planned for the Leafs Gully development, could operate for only 2-3 percent of the time and still be a viable proposition for AGL. In response to this, participants were provided with information on the economics of peaking power plants and the operating times of comparable plants currently located in Australia. Only one participant continued to express very strong concerns about operating times following this explanation.

4.2.2 Visual Amenity

Although the outcomes of the Visual Assessment were well received by most landholders, several participants raised questions around the vantage points that had been selected and used for the visual assessment. There were concerns noted that the visual modelling did not adequately represent the plant’s potential visual impacts from certain vantage points around the site. In response to these concerns, AGL committed to conduct some additional modelling for specific landholders. A commitment was also made to make available to landholders, all the photographs taken as part of the visual assessment. One landholder also requested further investigations into lowering the plant below ground level.

Some participants also raised questions about potential light pollution that may be caused by the plants spot lights. The planned mitigation measures, which include shielding night lights, reassured most participants that light impacts could be managed effectively.

4.2.3 Noise Impacts

Noise was also a key issue for landholders. In order to provide neighbouring landholders with as much information as possible about potential noise impacts to their properties, the noise assessment was based on impacts at the boundaries of the Leafs Gully property rather than at nearby sensitive receptors as is the usual requirement for assessments of this type. The noise modelling, completed to date, was presented to stakeholders and the variations in the measurements of noise levels at the boundaries of the Leafs Gully property explained. Unfortunately the noise impact assessments were not finalised at the time of the consultation process, hence AGL has committed to follow-up with all neighbouring landholders once the Environmental Assessment is on public exhibition. One participant, a nearby landholder, was offered noise monitoring at the residence on their property to measure current levels of background noise. Because noise monitoring for the project took place at property boundaries, this information was not previously collected as part of the project's noise assessment.

4.2.4 Air Quality

Impacts on air quality and the Sydney air shed was an area of concern across all groups consulted. The outputs of the Air Quality Assessment were reviewed in detail with stakeholders, most of whom expressed a sense of reassurance that the air quality impacts of the plant were minimal. One stakeholder, however, did question the cumulative effect of industrial development and the extent to which the totality of development in the Campbelltown / Appin area may exacerbate current air quality problems in southern Sydney and thereby jeopardise future rezoning potential. Another participant queried the impact of frequent plant start-ups on air emissions and asked if these would be worse than air emissions from a continuous operating plant. The AGL Project Manager present at the consultations provided response to concerns raised.

4.2.5 Traffic Impacts

The safety of Appin Road remains a major concern for local residents and was raised by a number of participants during the consultation process. However, amongst the general community, these concerns related largely to road safety; and the Leafs Gully plant was not generally viewed as constituting a major negative traffic impact.

The landholders potentially most affected by traffic from the Leafs Gully project are those who reside opposite the Leafs Gully turnoff. Although initially concerned with potential traffic impacts, particularly during the construction phase, these landholders responded very positively to the company's proposal to install right turning lanes, one in each direction, at the entrance to the Leafs Gully site and the residence directly across the road from the site.

One participant strongly advocated the inclusion of cycle paths in any AGL planning on road use.

4.2.6 Environmental Impacts, Water Management and Revegetation

The company's proposal to rehabilitate sections of the Leafs Gully property with locally appropriate revegetation, and to reconnect patches of existing bushland surrounding the proposed plant, was well received by participants. One of the Environmental groups

consulted requested that AGL consider entering a Conservation Agreement with the Wildlife Service as a measure of good will towards the environment.

Concerns were raised about possible run-off from the collection pond to be situated at the rear of the proposed plant and whether the nutrients from this run-off could trigger a weed infestation of the bushland adjacent to the Nepean River. This participant proposed that AGL consider pumping the water from this pond up to the grass on the opposite side of the plant, thereby watering the grass while protecting the native bushland. It was also proposed that AGL consider extending the earth mound, or bund, to guide water away from the plant for run-off purposes.

4.2.7 Other Issues

4.2.7.1 Location of Plant on the Site

One participant strongly questioned the location of the plant in the context of the overall Leafs Gully site, expressing concern that the plant was not more centrally located towards the middle of the property. Explanations as to site choice and the inhibitive logistics of positioning the plant elsewhere on the site did not allay the concerns of this family group.

4.2.7.2 Example of Other Plants Close to Housing

One participant requested that examples be provided of other plants located elsewhere in Australia or internationally that are positioned close to housing. The intent of this request was to provide an informed context in which the discussion and concerns around potential future rezoning could be conducted.

4.2.7.3 Security

The question of site security measures was raised by one participant in the context of ensuring that people cannot access nearby properties via AGL's land. Some questions were asked by landholders about the provision of security fencing, however fencing was considered to also result in visual impacts for neighbouring landholders.

4.2.7.4 Cultural Heritage Management

It was proposed by one of the Indigenous stakeholders that AGL give consideration to the development of a plan of management in respect of Cultural Heritage for the whole of the Leafs Gully site. This participant stated that, while not opposed to the development, it was nevertheless important that cultural heritage be preserved.

5. Economic Contribution

5.1 Economic Assessment

The Economic Assessment, including an analysis of the potential impact of the Leafs Gully project on land values in the Gilead area, has been undertaken as part of the Environmental Impact Assessment produced by URS (please refer to Section 16 of the environmental assessment).

6. Project Related Change

If approved, the construction phase of the Leafs Gully Project will be relatively short and span an 18 month to two year period. The construction phase will involve employment of up to 50 people, some of whom will be specialist engineering staff. Where possible, local contractors and supply companies will be utilised for the provision of labour and services during the construction phase.

Once operational, the Leafs Gully project will employ the equivalent of 5 full-time staff. Population impacts in the region are likely to be minimal given the relatively short construction phase and the low numbers of full-time operational employees.

7. Impact Management

As has been highlighted earlier in this report, a development proposal may bring benefits to particular individuals or groups and negative impacts or costs to others. Consequently, if negative impacts are predicted, it is the role of social impact assessment to determine how such impacts may be ameliorated, mitigated or managed to produce the minimum degree of disruption to those affected.

Mitigation strategies are processes, programs or plans designed to address the perceived impacts/issues raised by stakeholders during the assessment process. Such strategies can go some way toward ensuring that perceived impacts raised by the community are addressed or offset in an appropriate manner. In some instances, a particular strategy may fully address the concern raised. However, in other instances, where particular values are held, such strategies may only assist in making a proposal more acceptable to the community, rather than changing the values held by particular stakeholder groups. In contrast, other strategies may serve to enhance the positive impacts associated with a project.

In response to the perceived issues/impacts raised by the community in Section 4 of this report, AGL has identified a range of possible mitigation and amelioration strategies that could be employed to address community concerns.

With respect to the environmental issues raised in relation to the project, these issues have been subject to specific specialist reports as part of the Environmental Assessment (EA) for the project. Further discussion and details of proposed mitigation strategies can be found in the Draft Statement of Commitment.

7.1 Strategies

The following section summarises the recommended mitigation strategies in response to community priority areas raised in consultation.

7.1.1 Flora and Fauna

In response to concerns about the impact of the plant on the ecologically sensitive area surrounding the site, AGL has committed to the following strategy:

- To conduct extensive tree planting and revegetation with native plants to enhance vegetation surrounding the proposed plant. AGL will work with local specialists, such as representatives of the Wollondilly Shire Seed Bank, to ensure any revegetation is appropriate to the local flora and fauna.

7.1.2 Traffic Impacts

In response to concerns about road safety on Appin Road and increased traffic flow during the construction phase, AGL has committed to the following strategy:

- AGL will be responsible for road upgrades and maintenance that are directly related to damage or road design issues caused by operational and

construction activity. AGL proposes to install turning lanes in both directions at the junction of Leafs Gully turnoff and Appin Road.

7.1.3 Visual Amenity

In response to concerns relating to the visual impacts of the plant and stacks, particularly in respect to nearby properties and future development due to rezoning, AGL has committed to the following strategies:

- Development of an earth mound, or bund, constructed on the site along the crest running to the north east of the plant. The mound will be vegetated with an appropriate selection of native trees and shrubs. The mound will be six metres in height and will partially mitigate visual as well as noise impacts from the plant. Fill extracted from the civil works will be used to level the site and in the preparation of appropriate foundations for the bund. No fill will be brought into, or leave, the site.
- Prominent features of the plant will be painted in colours consistent with the surrounding landscape to further reduce visual impacts.

7.1.4 Noise Impacts

In response to concerns relating to noise impacts from the plant, particularly at properties immediately adjacent to the Leafs Gully property, AGL has committed to the following strategy:

- Development of an earth mound, or bund, constructed on the site along the crest running to the north east of the plant. As previously discussed, this mound/bund will go some way in further reducing/mitigating noise impacts from the plant.
- AGL will specify to equipment suppliers that noise levels must be guaranteed for the plant; and the plant will undergo appropriate commissioning to ensure that noise mitigation strategies are effective.

7.1.5 Water

In response to concerns of water run-off from the site and the impact on local water supply, AGL has committed to the following strategies:

- The site will be fully contained with a sedimentation pond and other control measures to capture run off.
- All stormwater run off from the compound will be discharged through pollutant traps, designed to remove any oil or rubbish. The plant will recycle water internally until it is evaporated or is no longer suitable for use. Water from plant operations will be diverted to an evaporation pond, plastic lined to protect against mine subsidence effects.
- Consideration will be given to pumping the water from the collection pond at the rear of the plant onto the grass at the front of the plant.

7.1.6 Air Quality

In response to concerns relating to air quality and emissions, AGL has committed to the following strategy:

- AGL will explore the impacts of air quality emissions on rain water drinking supplies.

7.1.7 Aboriginal and European Cultural Heritage

In response to concerns relating to aboriginal and European cultural heritage, AGL has committed to the following strategies:

- AGL will apply to the Department of Environment and Conservation for a permit to conduct sub-surface investigations on the site to determine the existence of Aboriginal artefacts.
- AGL will consult with the Sydney Catchment Authority and the NSW Heritage Office to ensure adequate protection measures during construction and access to the Upper Canal.

8. Monitoring

A key aspect of any social impact statement is the identification of specific mechanisms and indicators that may be implemented to monitor any potential impacts associated with the development over time.

Given the concerns expressed by local landholders, it is advisable that AGL establish a social impact monitoring program to enable the effective monitoring of future potential impacts of the plant on the local area. This may involve:

- Consultation with landholders in proximity to the site during key phases of project development i.e. pre-construction, construction and operation. Such a program would include personal meetings with landholders, provision of a diary of construction of events and a site visit prior to operation.
- Ongoing consultation with local landholders and key community groups to inform them of plant progress. Such consultation could be undertaken 6 monthly or annually to identify and respond to any issues raised by stakeholders relating to the plant's operation.
- Development of partnership projects through AGL's corporate community contributions program e.g. development of vegetation corridors, biodiversity enhancement, support for local community initiatives.

9. Conclusion

In conclusion, the Leafs Gully project, unlike many other industrial developments, is not likely to have a significant impact on the wider community in the area, due to its size, limited operating times, and location. Nevertheless, the concerns raised by the community, in particular nearby landholders, indicate the potential for significant negative community feedback, particularly in construction and early operational phases of the project.

While a number of social and environmental issues have been raised by local landholders in relation to the proposed development, these issues are generally localised to immediate properties surrounding the site.

While it is acknowledged that neighbouring landholders are, for the most part, opposed to the construction of the plant, it is anticipated that the mitigation measures introduced by the company in response to community feedback, will go a long way toward ameliorating landholder concerns. However, should the development be approved, it will be necessary to ensure that ongoing dialogue with local landholders continues to effectively monitor the social and environmental impacts of the operation over time.

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Appendix A

Frequently Asked Questions: AGL Leafs Gully Power Project Phase Two Scoping (Identification of Issues)

CHOICE OF SITE, POTENTIAL BUFFER ZONES and FUTURE ZONING

- Why not use other types of energy generation instead of just investing in peaking plants?
- There was a suggestion that the footprint would be further down on the [Leafs Gully] site. Why has it been moved?
- Why are they choosing this site when there are many way further down south along the gas line?
- What is the exact amount of distance required for the buffer zone?

OPERATIONAL UTILITY SUPPLIES AND ELECTRICITY OUTPUTS

- Where will the power go once it is generated?
- Why are they not using the gas out of the mines?
- Is the methane from Sydney gas down the road associated with the proposed plant?
- Where is the water coming from?
- Would you be mining for more gas, will you need more supply?

CONSTRUCTION PHASE

- When will the project be in the construction phase?
- How long is the construction period?
- What works are involved outside of the site in terms of infrastructures and services?
- What will the hours of construction be?

TRAFFIC IMPACTS

- What sort of traffic volume will there be?
- Will the company contribute to Appin Road upgrades and maintenance?
- Where will they be carting materials in and out from, Appin or Campbelltown?

IMPACTS ON LAND VALUES / POSSIBLE COMPENSATION

- The area may not be included in the Metro access Plan at this current time, but what about the future?
- Will the company offer any compensation to affected landholders?
- If land is severely affected is there room for the land to be non-compulsorily acquired?

PLANT CAPACITY AND FUTURE SITE DEVELOPMENT

- Is the second stage to go beyond a peaking plant and increase capacity?
- Why bother spending millions if the plant will only operate 2-3% of the time?
- What will happen with the rest of the site in terms of regeneration?
- What height will the mound be around the footprint?

ENVIRONMENTAL IMPACTS AND MINE SUBSIDENCE

- Can you see the stacks from Appin road?
- Do they have to clear trees from the power plant for access to the Transgrid network and will this affect visual impacts?
- What approval from the mine subsidence board is required?
- What impact will there be on the water quality and quantity of the Nepean river?
- Will there be any discharge into the river?
- What are the noise impacts?
- What is the impact on air quality and smog?
- What are the approved limits for air emission and regulation?

OTHER QUESTIONS

- Would the company make community contributions such as ongoing maintenance in the town?
- Will community consultation be extended to Rosemeadow and St Helens Park residents?

Appendix B

Stakeholder Consultations by Category: Phases Two (Scoping) and Four (EA Feedback) May and July 2006

Category	Affiliation/ Business	Participants	Phase Two: Scoping	Number of participants	Phase Four: EA Feedback	Number of participants
Landholders / Residents	Kyluk Pty Ltd	Michael 'Steven' Centiempo	✓	1	✓	1
	Sheraton Homes	Samuel Mir	✓	1		
	Sebastian Holdings	Michael Gerace	✓	1		
	Inghams Enterprises	Michael Parkinson	✓	1	✓	1
	Ellel Ministries	Diane Watson (Manager) & Paul Ryan (Mbr leadership team)	✓	2		
		Phillips Family	✓	2		
	Winkim Holdings	Alloggia Family	✓	5	✓	3
		Muir Family (verbal and written consultation also with Mr Peter Winn, executor, estate of Mrs Vida Muir)	✓	4	✓	2
		Macarthur-Onslow family	✓	3	✓	3
	Moreton Park Pty Ltd	Ernest Dupere	✓	1	✓	1
	El Bethel	Russell Halfpenny	✓	1	✓	1
		John & Janelle Matic, landholders opposite Leafs Gully Appin Rd			✓	2
		Lydia & Peter King, landholders opposite Leafs Gully Appin Rd			✓	2
		Jean Ellison, landholder opposite Leafs Gully Appin Rd			✓	1
Tenants		Confidential	✓	1	✓	1

Business	Appin Chamber of Commerce	Ernie Ring, David Camilleri, Debbie Quick, Julianne Rawcliffe, David Raw, Stephen Chapman	✓	6	✓	1
Environmental	National Parks Association	Pat & Barry Durman	✓	2	✓	2
	Cataract River Action Party	Rob Michie	✓	1		
	Upper Nepean River Users Association	John Stanham	✓	1		
Aboriginal	Cubbitch Barta Aboriginal Group	Glenda Chalker	✓	1	✓	
	Tharawal Land Council	Robyn Williams	✓	1	✓	
Local Government	Wollondilly Shire Council	Norman Jew; David Smith & Steven Moon	✓	3	✓	2
	Campbelltown Shire Council	Scott Phillips			✓	1
State Government	MLA for Camden	Geoffrey Corrigan			✓	1
	MLA for Campbelltown	Graham West			✓	1
State Authorities & Services	Sydney Catchment Authority	Graham Attenborough & Malcolm Hughes	✓	1	✓	1
	NSW Rural Fire Service	Dennis McTaggart			✓	1
Industry	Illawarra Coal BHPB community office	Zina Ainsworth; Rob	✓	2		
Total Consulted				40		28



Leafs Gully

POWER PROJECT



Community information sheet 1 – May 2006

Overview

Australian Gas Light (AGL) is proposing to construct and operate a gas turbine power plant within an area of cleared land known as Leafs Gully Farm between Campbelltown and Appin in order to meet future NSW power requirements. This project was originally announced by AGL in November 2005.

AGL has secured access to land which it considers the most suitable site for a gas-fired power plant. The site is uniquely suited to power generation in that it contains the necessary supporting infrastructure, such as gas, power and water supply required to operate the gas-fired power plant.

This information sheet provides an overview of the proposal, the technology proposed to be used in the plant and the government approvals process required for the project. Details of the environmental and social assessment studies to be undertaken as part of the approvals process are also provided.



Who is AGL?

Australian Gas Light (AGL) is one of the largest retailers of gas and electricity in Australia, servicing nearly three million customers. AGL has a long history in the Australian energy industry, having been in operation since 1837.

The company is committed to reducing greenhouse emissions and working towards a sustainable future. About 43% of operations within AGL's portfolio do not produce greenhouse gas emissions. In addition AGL participates in Federal and State government greenhouse reduction programs.

The company's renewable energy generation assets include 11 hydro power stations located in Victoria and New South Wales, and Australia's largest wind farm located at Wattle Point in South Australia.

Why the need for a Power Project?

The NSW demand for power is increasing rapidly. While existing power generation facilities have the capacity to service NSW requirements currently, the National Energy Market Management Company (NEMMCO) predicts that there will be a need for more power generation by 2009. The approval and construction of power generation facilities takes time and as a result AGL is starting the proposal process now in order to meet these future demands.



The Proposal

AGL is proposing to construct a 600 megawatt gas turbine power plant on land located approximately 14 km south of the Campbelltown CBD, and 4.6 km north-west of the Appin Township.

The proposed gas turbine plant will be constructed in two stages. Stage 1 will

be a 300 MW peaking plant, followed by another 300 MW in Stage 2. Peaking plants will only operate during periods of high electricity demand, usually occurring in winter and summer months associated with extreme weather conditions. Because of this it is estimated that the proposed gas turbine plant will only operate 2-3% of the time.

Where will the Plant be located?

Leafs Gully Farm is 280 hectares and is currently used as a horse training and breeding centre. The majority of the land on the site has been cleared for paddocks and the preliminary environmental assessment indicates that it is not likely to be habitat for endangered flora and fauna.

The proposed gas turbine plant will occupy less than 20 hectares of the 280 hectare site. As such, there will be a buffer zone of about 1.5 kilometres between the plant and the nearest residence.

Site Selection

As has been highlighted, the site is unique in that it already contains the necessary supporting infrastructure to install a gas-fired power plant. It is close to a supply of gas and water as well as electricity transmission lines. Features on the site include:

- Eastern Gas Pipeline
- Moomba to Sydney Gas Pipeline
- Transgrid 330kV electricity transmission line



Proposed site area, 280 Ha Leafs Gully Farm

What will the Plant look like?

The proposed gas turbine plant will have stacks up to approximately 35 metres tall with buildings and plant potentially up to 20 metres tall.

Gas-fired power plant



- Integral 66 kV distribution line
- 1.2m water main
- Non-urban zoning

AGL has already begun some preliminary environmental assessment in identifying the project site. These studies include:

- CSIRO Air Quality Assessment
- Flora and Fauna Assessment
- Planning and Heritage Review
- Mine Subsidence

It is suggested that the presence of existing infrastructure will result in less environmental and community impact than if the power plant was constructed on another site where critical infrastructure is not present.



How will the Plant work?

Gas fired power plants are a cleaner alternative to coal fired plants, emitting 30% less greenhouse gas emissions. Air is filtered and compressed in turbine generators and it then flows into combustion chambers where natural gas is burnt. Electricity is generated when heated products of this process expand and rotate turbines.

The proposed gas-fired power plant requires water for inlet air evaporative cooling. However water consumption will be relatively small and is estimated to be about 8 megalitres annually.

If approved, approximately 50 people would be employed during the construction of the proposed gas-fired plant, and when in operation the plant would employ about 5 full-time staff.

How can I be involved?

In order to construct and operate the proposed power project the company requires approval from the NSW Department of Planning. This means that the company must conduct an environmental assessment (EA) and develop a Statement of Commitments to be assessed by the Department and relevant government authorities.

Specialist studies to be undertaken as part of the EA include:

- Socio-economics
- Flora and Fauna
- Cultural heritage
- Surface and ground water
- Visual
- Noise
- Air quality
- Traffic
- Mine Subsidence

The socio-economic component of the assessment will involve consultation with members of the community including local landholders and residents, local and state government, community and environmental groups and other interested stakeholders.

This involvement is critical to ensure that social and community issues associated with the proposal are documented and, where possible, addressed through the development of appropriate strategies. This work will be facilitated by Coakes Consulting, specialised social impact and community consultants.



The following chart summarises the key steps involved in the approvals process. As highlighted, community involvement is a key part of the process. However, once lodged with the Department of Planning, the EA will also be placed on public exhibition. During this period the community will be able to make further submissions to the Department of Planning on the project, which will be considered by government in relation to the application.



Consultation with the community will begin in May, with further feedback to be undertaken in late June prior to lodgement of the environmental assessment.

FURTHER INFORMATION

If you would like further information about the AGL gas-fired power project, the consultation program, or would like to arrange a meeting to discuss the project with members of the project team please contact:



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Environmental Impact Studies Summary Community information sheet 2 – July 2006

Background

As outlined in Community Information Sheet No. 1, AGL is proposing to construct and operate a 600 Megawatt gas turbine peaking power plant at Leafs Gully farm off Appin Road in Gilead. Peaking plants only operate during periods of high electricity demand, usually occurring in winter and summer months associated with extreme weather conditions.

In May 2006 a range of Environmental Impact Assessments and the first phase of the Community Consultation program were undertaken as part of the approvals process. Consultation with 41 stakeholders including neighbouring landholders, environmental groups, local businesses, council, and state

authorities was undertaken to assess potential social impacts of the proposal and identify issues of importance and concern.

The first phase of consultation involved providing community members with a general overview of the proposal. This information sheet (No. 2) has been developed to provide the community with more detailed information about the proposed Leafs Gully plant; to summarise key findings of the environmental studies that have been undertaken as part of the formal Environmental Assessment (EA); and outline issues identified by stakeholders in the Social Assessment being undertaken by Coakes Consulting.



More about Leafs Gully Power plant

The proposed gas peaking plant is part of AGL's diverse energy portfolio which also includes investments in hydro and wind farms, base load power plants, gas production facilities as well as gas and electricity retailing. Different energy sources have unique limitations and uses. Open cycle peaking plants, like the one proposed for Leafs Gully, are used because gas turbines can be turned on and off quickly to meet surges in demand for power, but are expensive to run continuously. While hydro is also used for peaking capacity, there are limitations on the amount of water available.

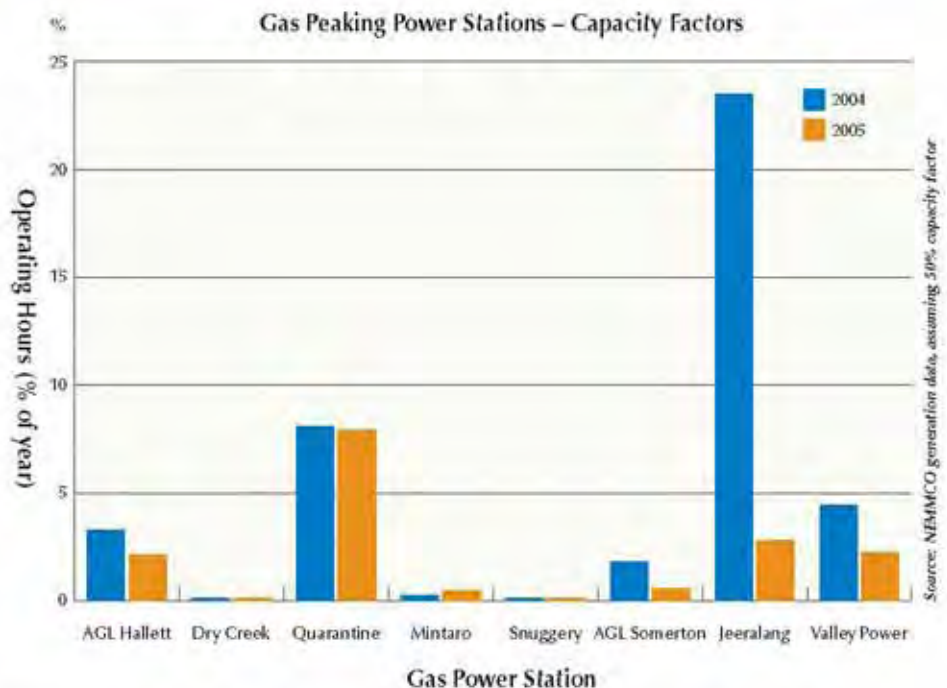


Other similar peaking plants already in the AGL portfolio typically operate for 2 to 3% of the time. AGL has analysed the operating times for peaking plants owned by others and has found that while operating times vary for peaking power plants in the National Electricity Market (NEM), low levels of operation are typical. The graph shows operating times for other similar gas peaking plants in Australia.

AGL is a retailer of electricity and during periods of peak demand the wholesale price that AGL pays to other generators can increase by 250 times the cost of base load power. To avoid high costs AGL must have the capacity to generate electricity at times of peak demand. AGL is prepared to invest large sums of money on a power plant that operates infrequently in order to avoid heavy financial losses and costs associated with buying electricity from wholesalers at periods of peak demand.

However, AGL recognises that the community would like greater certainty around future operating times and has conducted further analysis assuming that the proposed plant would operate for up to 15% of the time. Consideration of this aspect, combined with the review of other peaking plants in the NEM, provides an indication of a "worst case" operating scenario to be used in the environmental and social impact assessments. It is not possible to predict final operating times more accurately as they vary according to supply and demand for electricity.

The Leafs Gully site was chosen because of its proximity to two gas pipelines from different sources, ensuring continuous supply of gas. Sites north of Wilton are the only ones that experience such conditions. Other locations further south have only one supply of gas, leading to greater risk of interruptions to supply of natural gas. Recently, the Moomba and Longford gas processing plants have each



experienced serious and long disruptions in supply that heavily disrupted large gas consumers such as power stations. In addition the proposed site has existing water supply infrastructure and a good connection to the electricity transmission network. These attributes at Leafs Gully mean that the final footprint of the development will be much smaller than usually expected for such a facility. Being close to the bulk of electricity demand in NSW increases the reliability of the power supply network during times of peak demand when the transmission network may become constrained.

What were the issues arising from consultation?

Key issues identified by Stakeholders in relation to the proposal are outlined below:

- The visual impact of the plant on the rural surrounds
- Potential of expansion of the plant and its operational capacity in the future
- Impacts on air quality
- Impacts on water quality and quantity of the Nepean River
- Concerns about the noise generated by the plant
- Landholder's concern about potential impact of the plant on land price and future ability to develop housing should the zoning change
- How the plant will affect traffic on Appin Road

Responding to the Issues

The outcomes of the various assessments undertaken address many of the concerns and issues raised by stakeholders.

These studies include:

- Flora and Fauna
- Traffic Impacts
- Visual Amenity
- Noise
- Water
- Air Quality
- European Heritage
- Aboriginal Archaeology

Flora and Fauna

The flora and fauna study was undertaken to assess the impact of the proposal on native flora and fauna

Key findings:

- Tree clearing to allow connection to the electricity network will be limited to individual paddock trees and will not be required along existing vegetated areas such as Leafs Gully
- The footprint of the power station avoids impacts on existing bushland associated with Leafs Gully.

Mitigation strategies

Extensive tree planting and revegetation with native plants will reconnect patches of existing bushland surrounding the proposed power plant. We will work with local specialists to ensure revegetation is appropriate to the local flora and fauna.

Traffic Impacts

A traffic impact assessment was conducted to assess the impact of the proposal on traffic on Appin Road. A detailed traffic route assessment will be provided in the Environmental Assessment.

Key Findings:

- When the plant is operational there will be little or no increase in traffic volumes compared to current use of the site.
- During the construction period traffic volumes will vary depending on activities but is likely to average 12 truck movements and 32 light vehicle movements per day. Large loads such as transformers, turbines, and generators are few in number and will be transported under RTA and NSW Police permit approved conditions.
- Most materials such as concrete and steel will be transported from the north and a few imported and manufactured items will be transported from the south.
- Some work will be required at the intersection of the Leafs Gully Farm access road and Appin Road to ensure that the present traffic conditions on Appin Road are not adversely affected. This work may involve the provision of a turning lane or other local improvements in accordance with RTA requirements and standards.

Mitigation strategies

AGL will be responsible for road upgrades and maintenance that are directly related to damage or road design issues caused by operational and construction activity. The amount of costs contributed by AGL will be determined by consulting with the relevant authorities and is likely to be directed toward mitigating traffic impacts during the construction phase.



Visual Amenity

A visual assessment has been undertaken to assess the impact of the proposed development on the visual amenity and landscape character of the surrounding area.

Key Findings:

- There will be a limited number of locations where the proposed plant will be visible, and the stacks will not be seen from the Appin Road corridor. Future views of the plant from key viewing points are shown in the photomontages. These photomontages reflect the visual impacts of the plant assuming no mitigation measures.
- Views toward the site from Appin Road are blocked by a combination of hills rising to the west from Appin Road, and mature trees adjacent to and alongside the road corridor.
- A small number of neighbouring properties will have views toward the stacks, and in the majority of views only the upper portions of the stacks will be visible.
- Tree clearing to allow connection to the electricity network will be limited to individual paddock trees and will not be required along more densely existing vegetated areas such as Leafs Gully. Limited tree removal within the site is unlikely to significantly increase the visual impact of the stacks on residences in neighbouring properties.
- The majority of trees that provide beneficial screening for neighbouring properties are located outside of the site, along the river and creek lines. Larger paddock trees will be preserved where possible.





Vantage point: neighbouring property to the north east showing location of proposed plant and degree of visibility of stacks



Vantage point: top of the ridge along Morton Park Road showing location of proposed plant and degree of visibility of stacks



Vantage point: Menangle Road, between freeway overpass and railway bridge showing location of proposed plant and degree of visibility of stacks

Mitigation strategies

The visual assessment considered a number of mitigation measures, including additional tree planting within the site and the selection of materials and colour finishes of the plant, to minimise the potential visual impacts identified in the assessment process.

Prominent features of the plant will be painted in colours that reduce the visual impact, and consistent with the surrounding landscape.

An earth mound will be constructed on site along the crest running to the north east of the power station and will be vegetated with an appropriate selection of native trees and shrubs consistent with indigenous plant species found in the locality. The mound will provide additional screening for a number of neighbouring landholders and surrounding view locations. The mound will be six metres in height and will partially mitigate visual as well as noise impacts from the plant. It will use fill extracted from the civil works conducted to level the site and allow for foundations.

Nighttime lighting within the development will also be shielded or directed away from sightlines to minimise the potential for nighttime lighting to be visible away from the site.

Noise Impacts

To assess the potential noise impacts on nearby residents a noise assessment has been undertaken considering both construction and operational phases. Noise guidelines for both construction and operation of industrial developments have been specified by the Department of Environment and Conservation (DEC) and outline permissible noise levels at each sensitive receptor, such as nearby houses.

Key findings:

- AGL is required to meet the DEC guidelines at sensitive receptors such as nearby houses.
- To reduce uncertainty related to the location of future housing should the zoning change to permit such development, AGL will provide an assessment in the EA of noise impacts at the boundary of the Leafs Gully Farm property. This will assure neighbouring landowners that their properties will not be included as part of the buffer zone for the plant.

Mitigation strategies

As mentioned above a vegetated earth mound will be constructed on site to mitigate noise as well as visual impacts.

AGL will specify to equipment suppliers that noise levels must be guaranteed for the plant.



Water

A surface water assessment was undertaken to determine potential impacts on surface water quality and quantity.

Key Findings:

- Water used by the plant will come from relevant supply infrastructure already located on site such as the Upper Canal, operated by the Sydney Catchment Authority, or a Sydney Water main
- The peaking plant will not use any water from the Nepean River
- The plant will not have an impact on the quality of the water in the Nepean River as site run off will be controlled.

Mitigation Strategies

The site will be fully contained with a sedimentation pond and other control measures to capture run off.

All stormwater runoff from the compound will be discharged through pollutant traps designed to remove any oil or rubbish. The plant will recycle water internally until it is evaporated or is no longer suitable for use. Waste water from plant operations will be diverted to an evaporation pond, plastic lined to protect against mine subsidence effects. Due to the infrequent production and relatively low levels of waste water, further options for re-use and recycling are not viable for this project.

Air Quality

Air Quality has been assessed at both the regional and local scale. The regional scale involves impacts of the plant on photochemical smog in the Sydney air shed, whilst the local scale looks at impacts on the area immediately surrounding the plant.

The air quality modelling is based on predicting increases in pollutant levels

due to a variety of possible emission scenarios. The regional assessment of the impact was carried out by the CSIRO using five days proposed by NSW Department of Environment and Conservation (DEC) as being representative of photochemical smog occurrences in the Sydney region. The detailed air quality assessment is included in the Environmental Assessment. In summary the overall impact of the Leafs Gully Power Project on photochemical smog formation was predicted to be insignificant.

An assessment was made of the impacts on local air quality of several compounds emitted from these types of plants against criteria set by the DEC. The emissions from the plant generally show a minor impact on the local air quality. However the modelling, based on continuous operations, showed that short term exceedances of air quality criteria already occur in the local area and may potentially occur when worst case plant emissions associated with 100% operations are combined with unfavourable weather conditions. For the long term criteria, no exceedances are predicted to occur.

While the existing and predicted short term pollutant concentrations have the potential to exceed the DEC criteria it is unlikely that health risks will be associated with emissions from the power station, especially considering the plant will not operate for 100% of the time as modelled.

European Heritage Assessment

The European Heritage Study was undertaken to identify any heritage material located in the study area that may be at some risk from direct or peripheral effects of construction and operation of the proposed plant.



Key Findings:

- The study revealed no historic features on the site although the adjacent Upper Canal is a heritage listed item, from which water may be drawn for the project.
- An assessment was conducted of the vibration limits for nearby structures, including historic buildings and homesteads. This study found that there will be no impact on these homesteads.

Mitigation strategies

AGL is required to consult with the Sydney Catchment Authority and the NSW Heritage Office to ensure adequate protection measures during construction for access to the Upper Canal.

Aboriginal Cultural Heritage Assessment

The Aboriginal Cultural Assessment was undertaken to identify and assess the nature and significance of Aboriginal cultural heritage within the study area.

Key Findings:

- No Aboriginal artefacts or sites were found in the study area.
- There is moderate potential for Aboriginal artefacts to be located below the surface.

Mitigation strategies

AGL will apply to the DEC for a permit to conduct sub surface investigations on the site to determine the existence of Aboriginal artefacts.

In summary

In response to the feedback received from stakeholders the following amendments have been made to the proposal:

- An earth mound along the northern perimeter has been included to mitigate visual and noise impacts.
- The plant layout has been moved slightly away from Leafs Gully to ensure the impacts on flora and fauna are minimised.
- A worst case scenario for operating time, up to 15%, has been included in addition to the expected operating times of 2 to 3%.



FURTHER INFORMATION

If you would like further information about the AGL gas-fired power project, the consultation program, or would like to arrange a meeting to discuss the project with members of the project team please contact:



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Environmental Assessment Summary Community information sheet 3 – October 2006

Background

As outlined previously in Community Information Sheets 1 & 2, AGL is seeking Project Approval, under Part 3A of the Environmental Planning and Assessment Act, to construct and operate a 600MW gas turbine power station near Appin, NSW. This project is known as the 'Leafs Gully Power Project'

This information sheet (No.3 in the series) provides a guide to the Environmental Assessment (EA) by outlining key findings and directing the community to areas of interest. It is recommended that anyone requiring more detailed information in relation to any aspect of the EA contact AGL or Coakes Consulting to obtain a copy of the full assessment.

Why a Power Plant at Leafs Gully?

Growth in peak electricity demand in NSW will soon exceed existing generating capacity. To meet this growth in demand, a number of additional power plants will be required to serve peaking capacity.

The Leafs Gully Power Project is AGL's proposed contribution to meet rising electricity demand. The objective is to generate electricity at peak times, close to the high demand area of Sydney, to ensure reliable supplies are delivered. Leafs Gully Power Plant is intended to be operated as a peaking power plant only and generation levels would not exceed 15% in any year.

AGL investigated numerous sites in NSW before settling on this site in the Appin area. As well as being close to the market, the site has superior transmission access and access to two gas pipelines. AGL conducted preliminary studies reviewing air quality, flora and fauna, heritage, mine subsidence and planning issues before Leafs Gully Farm was selected. Access to infrastructure, land availability and the proximity of sensitive receptors were determining factors in selecting this site.

Consultation with our community

It was fundamental to our assessment process that we initiate and maintain open communication with our stakeholders. Coakes Consulting has managed this process, with two phases of formal consultation being conducted in May and July 2006. This program aimed at ensuring that all stakeholders were informed of the project parameters, the outcomes of the Environmental and Social Assessment process, and were given the opportunity to have input into the project throughout the assessment process.

The issues that dominated the concerns of landholders and non-landholders included:

- visual amenity
- potential for future expansion of plant
- air quality
- traffic impacts
- impacts on land values

Given feedback from the community, a number of modifications have been made to the proposal, including:

- detailed noise modeling to ensure noise levels at the site boundary do not

restrict the ability of landholders to realise future development potential;

- the inclusion of a vegetated earth mound designed to fit with the natural topography and to mitigate visual impacts;
- a proposal to rehabilitate the northern part of the property to link isolated remnant vegetation with the ecological community along the Nepean River using seeds native to the area.
- Permanent protection of 65 hectares of a valuable vegetation community under a Voluntary Conservation Agreement. The subject land is to the west of the Upper Canal and comprises over 1 kilometre of river frontage for the Nepean River.

For further details regarding the Community Consultation program, refer to Chapter 6 of the EA.



INFORMATION MORNING
Appin House
Saturday 11 November,
9.00am-12noon.
See back page for details.

A guide to the key findings of the EA

Set out below are the key findings of the EA, with particular focus on the key areas of concern to stakeholders.

Visual amenity

The Visual Assessment concluded that the proposed Leafs Gully Power Plant would have a low visual impact on people in areas surrounding the site. A total of 27 view locations were selected and assessed as part of the visual assessment process.

The 35 metres high gas turbine stacks are the most visually prominent components of the power station. Of the 27 view locations, 15 had a nil visibility rating, 11 a low visibility rating and 1 a moderate visibility rating. This is due to a combination of existing trees, natural landforms and the construction of an earth mound to the north and north east of the site, tree planting on the mound and other supplementary planting and lighting design (see photograph below).

For further details regarding the Visual Assessment, refer to Chapter 9 of the EA.

Potential for future expansion of the plant

The power station is designed to operate as a peaking power plant only and as such will operate for no more than 15% of the year. The operating hours of the Leafs Gully Power Project will not increase over time as other power plants would be constructed to meet intermediate and base load demand.

Air quality

The local air quality assessment focuses on emissions from the power plant and their impacts locally (within 10kms of the proposed site). The modeling was based on a worst-case scenario of 24-hour operation under all atmospheric conditions. The modeling found that ground level concentrations of emissions from the power station under adverse weather conditions are below the Department of Environment and Conservation regulatory criteria. As such the impact on local air quality from this development would be minor.

A regional air quality assessment was also undertaken, which focused on photochemical smog, the air pollution phenomenon of concern in the south western parts of Sydney. CSIRO were engaged to assess the regional formation of ozone and nitrogen dioxide when the plant is operational under different conditions on five selected ozone event days (Ozone event days are days with meteorological conditions known to



be conducive to photochemical smog events). The modeling found that under continuous operations on an ozone event day there is no substantial adverse impact on photochemical smog formation occurring as a result of the power plant operation.

The assessments described above are conservative and are based on continuous operations, well in excess of that proposed. As a peaking power station, the Leafs Gully Power Project will only operate for up to 15% of the time and any air quality impacts that may occur will be much less than if it were operating continuously.

For further information regarding the Air Quality Assessments, refer to Chapter 7 of the EA.



Vantage point: neighbouring property to the north east showing location of proposed plant and degree of visibility of stacks

Traffic impacts

The traffic and transport assessment found that the arterial road network can satisfactorily and safely accept the additional traffic generated by the development during the construction, operational and maintenance phases with one qualification:

- A separate right turn lane priority intersection be installed at the Appin Road/access road intersection.

In addition, to improve property access conditions for a property driveway on the eastern side of Appin Road, located opposite the access road for the site, the right turn opportunity will be extended to include a separate lane access for that property.

For further information regarding Traffic Impacts, refer to Chapter 10 of the EA.

Impacts on land values

The implications for the surrounding areas, both currently and in the future, from the proposed Power Project are important issues for the local community. There are two main issues of concern in this regard:

- the effect on the current value of the surrounding lands;
- opportunity cost of land over the next 10 to 30 years.

In terms of current value, the existing value of land surrounding the Development Site is based on its current use, which is zoned non-urban. However, it has been suggested that part of the current value of the land surrounding the proposed project is based on a belief that in the future this land will be zoned residential, and hence will be developed for housing purposes.

There are no existing plans identified in

the Metropolitan Strategy over the next 25 to 30 years for the surrounding areas to be developed into urban residential land; as such the 'speculative premium' of this land is limited. However, notwithstanding that there is no existing plan for urban development in this area, should the land surrounding the Development Site be re-zoned for residential development, the Leaf's Gully Power Project has been planned such that the environmental impacts of the power station would not affect this future potential.

AGL has adopted a conservative approach as part of the Environmental Assessment and has proposed mitigating measures greater than strictly necessary. In particular, the visual assessment and noise assessment have considered the potential for residential development on neighbouring properties.

For further information regarding Land Use & Property Impacts, refer to Chapter 15 of the EA.

Regulatory and community requirements

The Environmental Assessment has been produced to satisfy the following regulatory and community requirements:

- Environmental Planning and Assessment Act 1979;
- Campbelltown City Council;
- Specific requirements identified by the Department of Planning Director-General; and
- Local residents and businesses.

As a result of these various requirements, AGL is satisfied that:

- environmental issues associated with the proposed development of the power station have been fully considered;

- where modeling of impacts was carried out it was on the basis of worst case scenario, considered cumulative impacts with existing known facilities, and utilised conservative assumptions;
- potential impacts identified are capable of being mitigated and the proposed development does not represent a threat of serious or irreversible environmental damage; and
- biological diversity and ecological integrity of the area would not be affected by the proposed development.

For further information regarding the Regulatory Framework refer to Chapter 5 of the EA.

Public Exhibition

The EA is currently on display for 30 days at the following locations:

- Department of Planning, Information Centre, 23-33 Bridge St, Sydney
- Campbelltown City Council, cnr Queen and Broughton Sts, Campbelltown

An electronic version of the Environmental Assessment and earlier information sheets are available for download from the AGL web site at www.agl.com.au/leafsgully



INFORMATION MORNING

Appin House
150 Appin Road,
Saturday 11 November,
9.00am-12noon.

We would like to invite the community to attend an Information Morning, to provide an opportunity for you to meet with company representatives informally to discuss any aspect of the project or concerns that you may have.

Morning tea will be provided.
We hope to see you there.

Conceptual project design and preliminary environmental assessment

Planning Focus Meeting

Submit Project Application

Government provision of specific Environmental Assessment requirements

Commencement of environmental and social impact studies

Refinement of project design and completion of assessment studies

Lodgement of draft EA and Statement of Commitments

Public Exhibition of final EA and Statement of Commitments

Final assessment of EA and Statement of Commitments by DoP

Minister for Planning determines whether approval should be granted

We are here

Community Involvement

FURTHER INFORMATION

We would like to thank the community for their involvement in this process and their valuable feedback. If you would like any further information regarding the EA, please contact:

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Appendix B – Part 2

Phase 5 Consultation Materials

Monday 20 October 2008

Cr Russell Matheson
Mayor
Campbelltown Council
P O Box 57
CAMPBELLTOWN NSW 2560

Dear Cr Matheson,

Leafs Gully Gas Fired Peaking Power Station Proposal

We refer to the application made by AGL for a gas fired peaking power station to be located at the Leafs Gully farm site north of Appin, New South Wales ('the Leafs Gully Proposal').

You would be aware that in 2006 AGL submitted an application to build and operate a 600 MW gas fired peaking power station in Leafs Gully to meet New South Wales' peak electricity demands.

Following consultation with stakeholders during 2006, AGL withdrew the application in early 2007 to consider whether there might be other more suitable sites for a peaking power station in New South Wales.

During 2007, AGL assessed more than ten alternative sites across the State, located between Wagga Wagga and the Central Coast. The review assessed potential sites based on key selection criteria for a peaking power station. This set of criteria included:

- access to gas and electricity network connections;
- potential environmental impacts;
- availability of land;
- availability of water;
- altitude; and
- climate.

The review concluded that Leafs Gully is the most appropriate site in New South Wales for a peaking power station. It meets, and in some cases exceeds, best practice expectations both in terms of community impacts and power generation outcomes.

An amended major project application for Leafs Gully was submitted in May 2007.

AGL is now progressing the Leafs Gully Proposal with the Department of Planning.

The current proposal differs in several key respects from the first iteration of it submitted in 2006. The project will now be for AGL to construct and operate a 300 MW gas turbine power station, rather than a 600 MW plant.

The project will comprise two gas turbine generators, of around 150MW each, which will operate for not more than 15% of the year. The power station is proposed to be built on a large site of some 280 hectares, however the plant will occupy only 10 hectares of the site, well away from surrounding neighbours.

Importantly, a large proportion of the remaining land will be rehabilitated and protected from all future development, thereby providing significant capacity for buffer zones and screening for neighbouring properties. The setback available to adjoining properties and urban development at Leafs Gully is extremely generous when compared with that of other currently operating similar plants.

The gas turbines are a low emissions technology and will operate using only natural gas as fuel. In fact, when it is operating, this type of plant produces just two-thirds of the greenhouse gas emissions than other power stations in New South Wales.

AGL is committed to meeting its environmental obligations at Leafs Gully. Extensive studies into the effect on air quality and any potential health impacts have been completed with no adverse findings.

However, AGL acknowledges that some environmental issues were identified during the original 2006 application. These issues are being taken seriously and addressed in the environmental assessment process currently being undertaken.

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We note that URS have attempted to gain contact details for a number of properties within a 2km radius of the Leafs Gully site from Council in order to perform additional consultation but this information is not able to be provided due to "privacy issues".

AGL would like to invite the Council to comment on the revised proposal. Any submission should be submitted via email to penny_barker@urscorp.com before 28 October 2008. Additional opportunity will be available to make submissions direct to the Department of Planning during the exhibition period for the project Environmental Assessment.

Further information regarding the proposal can be sourced from www.aglleafsgully.com.au or by accessing the Department of Planning website www.planning.nsw.gov.au.

Yours faithfully

Penny Barker
Associate Consultant
URS AUSTRALIA PTY LTD

Monday 20 October 2008

Mr Paul Rosi
General Manager
Campbelltown Council
P O Box 57
CAMBELLTOWN NSW 2560

Dear Mr Tosi,

Leafs Gully Gas Fired Peaking Power Station Proposal

We refer to the application made by AGL for a gas fired peaking power station to be located at the Leafs Gully farm site north of Appin, New South Wales ('the Leafs Gully Proposal').

You would be aware that in 2006 AGL submitted an application to build and operate a 600 MW gas fired peaking power station in Leafs Gully to meet New South Wales' peak electricity demands.

Following consultation with stakeholders during 2006, AGL withdrew the application in early 2007 to consider whether there might be other more suitable sites for a peaking power station in New South Wales.

During 2007, AGL assessed more than ten alternative sites across the State, located between Wagga Wagga and the Central Coast. The review assessed potential sites based on key selection criteria for a peaking power station. This set of criteria included:

- access to gas and electricity network connections;
- potential environmental impacts;
- availability of land;
- availability of water;
- altitude; and
- climate.

The review concluded that Leafs Gully is the most appropriate site in New South Wales for a peaking power station. It meets, and in some cases exceeds, best practice expectations both in terms of community impacts and power generation outcomes.

An amended major project application for Leafs Gully was submitted in May 2007.

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Yours faithfully

Penny Barker
Associate Consultant
URS AUSTRALIA PTY LTD

Monday 20 October 2008

Cr Michael Banasik
Mayor
Wollondilly Council
P O Box 21
PICTON NSW 2571

Dear Cr Banasik,

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Yours faithfully

Penny Barker
Associate Consultant
URS AUSTRALIA PTY LTD

Monday 20 October 2008

Mr Les McMahon
General Manager
Wollondilly Council
P O Box 21
PICTON NSW 2571

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Yours faithfully

Penny Barker
Associate Consultant
URS AUSTRALIA PTY LTD

Monday 20 October 2008

THE LAND OWNER,

Dear Sir/Madam,

As you are no doubt aware, AGL has been proposing a gas fired peaking power station at the Leaf's Gully farm site since 2006.

AGL originally proposed to build and operate a 600MW gas fired peaking power station to meet the peak electricity demands of NSW and following consultation with stakeholders withdrew that application to consider the most suitable site for a peaking power station in NSW.

During 2007 AGL carried out a re-assessment of more than 10 alternative sites from Wagga Wagga to the Central Coast. The review assessed potential sites based on key selection parameters for a power station including access to Gas and Electricity Network connections, potential environmental impact, availability of land, availability of water, altitude and climate. The review concluded that the Leaf's Gully site is the most appropriate site in NSW for the power station.

AGL is now resubmitting a proposal to the NSW Department of Planning to construct and operate a 300 MW gas turbine power station at Leaf's Gully. As required under Part 3A of the Environmental Planning and Assessment Act, an Environmental Assessment Report is currently being prepared.

The project will comprise the installation of two gas turbine generators, rated at about 150MW each, that operate for no more than 15% of the year. The power station will be constructed and operated on an area less than 10 hectares of the 280 hectares site over 60% of the site from all future development. This will provide significant capacity for buffer zones and screening to adjoining properties. The setback available to adjoining properties and urban development at the Leaf's Gully site is favourable relative to other similar operating plants.

The gas turbines that will be operated use only natural gas as a fuel and are a low emissions generation technology. When operating, this type of plant has one third less greenhouse gas emissions than the highest greenhouse gas emitting power stations in NSW, such as existing coal-fired power stations. Extensive studies into the effect on air quality and any potential health impact have been completed, with no adverse findings.

Since project inception a comprehensive consultation program has been conducted with stakeholders. A range of environmental issues have been identified, and these will be addressed in the environmental assessment process currently being undertaken.

Additional information can be sourced from www.aglleafsgully.com.au or by accessing the Department of Planning website www.planning.nsw.gov.au. Should you require further information or wish to provide feedback on the proposal please call FREECALL 1800 039 600 or alternatively, comments can be submitted via the enclosed feedback form. Submissions should be received no later than 28 October 2008.

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Once the Environmental Assessment Report has been completed and submitted to the NSW Department of Planning it will be placed on public exhibition for a period of 30 days. A further opportunity for the community to make a formal submission will be available then.

Yours sincerely,

Penny Barker
Associate Consultant
URS AUSTRALIA PTY LTD

Monday 20 October 2008

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