

Department Of Planning And Environment
Locked Bag 5022
PARRAMATTA NSW 2124

REFERENCE	DE-2023/116
Date	11 December 2023

Dear Sir/Madam

WOLLONGONG CITY COUNCIL RESPONSE AND RECOMMENDED CONDITIONING

Development	Tallawarra A Power Station Upgrade (SSD-60938959)
Location	Lot 1092 DP 1140369 & Pt Lot 31 DP 1175058 Yallah Bay Rd, Yallah. Tallawarra Lands Yallah Bay Road YALLAH NSW 2530

Thank you for the opportunity to both provide comment on the Environmental Impact Statement (EIS) for the above project as well as recommend conditions for the Department's consideration.

Council is generally supportive of the proposal, as the EIS indicates that the proposal will have negligible additional environmental impact and is likely to improve environmental outcomes in the future.

Due to the limited scope of the works proposed under the application, and the proposed maintenance of the existing operational regimes that are already regulated by existing approvals and licences in place, Council would like to provide the following comments with respect to the proposal:

1. All existing controls and conditions that apply to Tallawarra A as a result of existing approvals and licences already in place should be continued;
2. Any additional safeguards and mitigation measures outlined in the EIS with respect to the proposed development should be employed;
3. Council would like to ensure that any damage to public infrastructure arising as a result of increased traffic movements, particularly from heavy vehicles, is identified and rectified. Condition 1 at Attachment One is recommended for inclusion on any approval issued by the Department.
4. The site is identified on Council's mapping system as being vulnerable to sea level change. Council recommends Conditions 2 and 3 at Attachment One for inclusion on any approval issued with respect to the proposed development:

If you have any questions regarding the above, please contact me on the telephone number below.

This letter is authorised by

Nicole Ashton
Senior Development Project Officer
Wollongong City Council
Telephone (02) 4227 7111

Enc.

Attachment One – Wollongong City Council Recommended Conditions

Condition 1

1 Dilapidation Report - Yallah Bay Road

A dilapidation survey and report of Yallah Bay Road from the intersection of Yallah Bay Road and Princes Highway up to and including Yallah Bay Road at the entry point to the site is required to be prepared. The report shall be submitted to Wollongong City Council's Development Engineering Manager prior to the commencement of works.

The dilapidation survey and report shall accurately reflect the condition of the existing public road, Yallah Bay Road. The report shall outline measures for the protection of existing public infrastructure during the works.

Any damage to Yallah Bay Road which is caused by the developer shall be repaired to the satisfaction of Wollongong City Council's Development Engineering Manager prior to commencement of operation of the development.

Reason:

To protect and maintain public infrastructure.

Condition 2

2 Flood Level Requirements

The following requirements should be satisfied by the development:

- a. Any portion of the building or structure below RL 3.53 metres AHD (being the 2100 sea level rise scenario in the Lake Illawarra Flood risk Management Study and Plan 2012) must be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP 2009, relevant documentation from the manufacturer shall be obtained demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP 2009.
- b. The proposed works shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 3.74 metres AHD.

Reason:

To comply with Council's Development Control Plan.

Condition 3

3 Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer is required at the completion of the construction works and prior to the commencement of use, and shall be submitted to Wollongong City Council's Manager Development Engineering. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 3.74 metres AHD or greater.

Reason:

To comply with Council's Development Control Plan.