

Project	Hydro Kurri Kurri Site Redevelopment Project	From	Emily Strauss
Subject	Community Reference Group Meeting	Tel	1800 066 243
Venue/Date/Time	Thursday 16 June 2022 Hydro Aluminium / MS Teams video conference 6.05pm – 7.20pm	Job No	2218982
Copies to	All committee members		
Attendees	<p>Mr Richard Brown – Managing Director, Hydro Kurri Kurri (RB)</p> <p>Mr Kerry McNaughton – Environmental Officer, Hydro Kurri Kurri (KM)</p> <p>Mr Toby Thomas – Community representative, Towns with Heart (TT)</p> <p>Mr Allan Gray – Community representative - Retired Mineworkers (AG)</p> <p>Mr Michael Ulph – CRG Chair, GHD (MU)</p> <p>Mr Andrew Walker – Hydro Kurri Kurri Project Manager (AW)</p> <p>Mr Andrew Neil – Manager Strategic Planning, Maitland City Council (AN)</p> <p>Mr Iain Rush – Cessnock City Council (IR)</p> <p>Ms Emily Strauss – Minutes, GHD</p>		
Guests/observers	Mr Shane Boslem – McCloy Stevens Group		
Apologies	<p>Mr Bill Metcalfe – Community representative (BM)</p> <p>Philip Penfold – Mayor – Maitland City Council</p>		
Not present	<p>Mrs Kerry Hallett – Hunter BEC (KH)</p> <p>Ms Tara Dever – CEO Mindaribba Local Aboriginal Land Council (TD)</p> <p>Ms Debra Ford - Community representative (DF)</p> <p>Cr Rosa Grine – Cessnock City Council (RG)</p> <p>Mr Darrin Gray – Community representative (DG)</p> <p>Mr Brad Wood – Community representative (BW)</p>		



Table of Contents

1	Welcome and Acknowledgement of Country	3
2	Meeting agenda	3
3	Welcome and meeting opening	3
4	Last meeting minutes	3
5	Project Update	4
6	Meeting close	26

Notes

1 Welcome and Acknowledgement of Country

Meeting commenced at 6.05pm

Michael Ulph (Chair) (MU)

Acknowledgement of country.

Emily Strauss from GHD is taking minutes.

2 Meeting agenda



Agenda

1. Rezoning / Development Update (Shane Boslem, McCloy Group)
2. Approvals Update & SPL Recycling (RB)
3. ECC Construction & Site Remediation Update (AW)
4. CRG Q&A – CRG Members
5. General business

CREATING PROSPEROUS FUTURES

3 Welcome and meeting opening

MU welcomed attendees, provided an Acknowledgement of Country and noted apologies.

MU asked those present to declare any pecuniary interests.

4 Last meeting minutes

AN moved the minutes.

KM seconded the minutes.

5 Project Update

MU: So the first item on our agenda today is for Shane to give us a bit of an update on, I guess, your side of the fence Shane. What's going on around the development side, rezoning and so forth on behalf of the McCloy / Stevens Group.

SB: Thanks, Michael. Yeah, I'll give an update on the rezoning and the DA. There's been some significant, milestones reached in the last couple of weeks and I think probably Richard is deserving of probably giving this update.

SB: So up on the screen now we have our rezoning master plan. I assume that's probably familiar to most people. It outlines those proposed land uses or in the Maitland case now, the approved land uses that we've planned for the Hydro site for some time and a significant milestone was reached a couple of weeks ago, two weeks ago tomorrow.

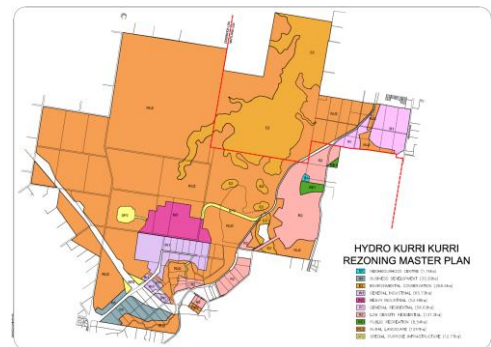
SB: A significant milestone was reached after 2896 days. The Maitland part of the rezoning was gazetted on the 3rd of June. Thanks to obviously a lot of hard work that the Hydro team have put in, I mean we're fairly new to the project. We've only been involved for 2½ years. You know, so it's nowhere near that 2896 days that it's taken to get it through the system, So that's a pretty significant milestone that was reached.

The other relatively significant milestone that was reached was last night. So, last night, at a Cessnock Council meeting, a report went out, prepared by the Council officers to Council to approve the planning proposal to be finalised in terms of Council's position. They've met all the Gateway requirements and the officers proposed that the planning proposal be sent to the Department of Planning for the plan to be finalised and then rezoned. That got approved by the Council last night as well. So that's two fairly significant milestones that were reached.

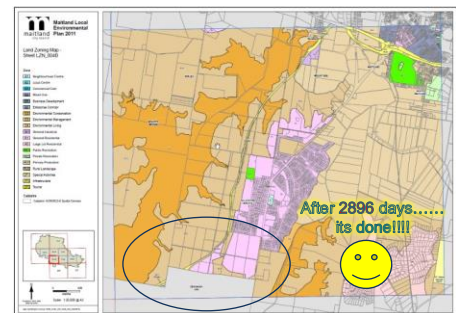
The Cessnock end of the project. It's still got a little way to go. It'll probably take to the end of the year to get that rezoning finalised. There's a relatively significant issue that still needs to be finalised in terms of the biodiversity approval with BCD, but that's seemingly heading in the right direction now, which is good.

So again, towards the end of the year, if all goes to plan, that rezoning will go through and allow us as developers to move on with the next phase of delivering the project. And that's the preparation of Development Applications.

MU: So it's a night of magnificent milestones in that case then Shane, because this is our 50th Community Reference Group meeting, which is fantastic. I'm sending you all a gold watch for your attendance especially the volunteers, the community members, that have come to 50 meetings which is fantastic and also Toby thank you for persevering mate. Toby's now got onto the meeting after about four attempts I think this evening but that's



Rezoning - Maitland





great, Shane. Fantastic news. I'm sorry for taking the microphone, but yeah, please proceed.

SB: No problem, so like I was saying it allows, now that the rezoning is through, for us to proceed with some confidence in the next phase of the development and that's gaining our development approvals and within Maitland, we've commenced that we're actually commenced it at the end of last year. The preparation of our DAs. Similar to what's happened with Cessnock last night, once the Maitland planning proposal left Council, it was deemed imminent. So on that basis we engaged the relevant consultants and started the preparation of DA's for the Maitland end of the site, which is shown on the next slide, if we could just jump to that next slide please.

SB: So this is the Maitland part of the site we've broken up into two precincts, Precinct 1A and 1B. We're getting serious now because we've got the marketing team involved and we've given the project the name and it's, as you can see on the slide there, it's called the Loxford. And we've got a logo as well, that sort of ties in with or supposed to tie in with the water and the hills and vegetation. It's a bit abstract as most of them are.



But what we've done is lodge our first DA with Maitland Council for Precinct 1A and that's for 342 lots. That was lodged with Council back in March and has been progressing pretty well through the Council approval process. We're hopeful of gaining an approval maybe July. Andrew, might want to comment on this, but July is our target date for an approval.

The Council has sought the assistance of what's called a flying squad, which is a department of Planning initiative to help councils in regional areas who need help to assess applications for regional housing. So this project got a guernsey for the flying



squad and I understand that the flying squad has been helping Council through that assessment process and they'll have a report prepared by the end of this month. That will then be put forward to the elected Council for consideration.

Within that precinct 1A, you might be able to make out the exhibition village, which has got a slightly darker shading just on the southern side of the entry road. So, there's a separate application that's been prepared with Maitland Council as well for 49 display home lots and that sits within that part of the site. So immediately off our new intersection that will be built, there's some greenery that side of that intersection which will be the entry features and then the display village will sit on the southern side of that entry road. So you know, probably most of you would be familiar with those they're typically projects that have scale and this one certainly has scale.

I think 50 lots is being conservative or 49 rather lots is being conservative in terms of an exhibition village, but we think that's an appropriate amount of lots for an exhibition village. So that application is before Council as well.

And then we just had our pre-DA meeting for our precinct 1B DA which is the other bit of shaded land you might be able to see that sort of straddles the central green corridor that's there. And it's for 241 lots, so that application is in the process of being finalised and it will be lodged with Maitland Council in early July. So from about early July, mid-July and we'll have applications before Maitland Council for a total of 573 residential lots and an exhibition village that will form part of it.

As part of that first Precinct 1 DA, which I didn't mention before, we've got our hilltop park, which is the green sort of triangular piece of land that you can see more central to that plan right beside a roundabout. That park is District Park in terms of its size and the amenity that we'll be offering for that park. It's just under a hectare in land size and we're working with Maitland Council to provide that park under a VPA for the project so it's sort of part of our contributions requirements that we've long known that we'll provide that park to meet those requirements.

So with a bit of luck in July, we'll have approval for our first 342 lots on the back of that even leading up to that, we've got a number of servicing strategies underway, a servicing strategy with Hunter Water Corporation for the connection of the lead infrastructure for sewer and water to the site. There's some relocation rather of some overhead power lines that run through the site, so that process is underway with Ausgrid for the relocation of those, there's an intersection design underway. We've commenced that intersection design with Transport for New South Wales as well as we'll commence very shortly after what we call our standard sort of subdivision detailed design for construction certificates as well. So there's a fair bit happening, it's ramping up fairly quickly, actually. We'll be launching, officially launching, the website next month.



We'll have a sales agent engaged to start fielding calls and you'll start to see some more marketing around the Loxford, as we start to sort of put the name out there within the community for what we're doing.

So I think that's it in a nutshell.

MU: Wow, thanks Shane, that's quite impressive as an image, isn't it? So that, do you have any sort of scope around A) what the Community playground might look like closer up or B) what the exhibition village might look like closer up. Are you looking to have a bunch of different house builders in the exhibition village. Is that how it works?

SB: Yeah, we typically, you can sort of go one of two ways with exhibition villages you can go to a Homeworld and they're out there at Thornton at the moment, and they can sort of control it and they've got builder members, the builders that most of you would be familiar with: McDonald Jones and Beechwood and Clarendon, Montgomery. There's a whole a list of those. And so they'll have a variety of different home sites that they'll be offering or display homes that they'll be offering or in the past, we've also gone down the track where and this is what we're doing at the moment at our Hereford Hill estate at Lochinvar, of just going directly to the builders and managing that display village ourself.

SB: It's the same sort of builders that would be in our Homeworld display, so it would be all the local builders and some Sydney builders and the like, so, they're normally quite, I was going to say spectacular in the homes that they put in, they put all the extras in, they look pretty flash and they cost a few dollars as well, but, what, obviously it does help with the future sales out there when people can come and see what homes can be built. But it's also that the quality that goes into the finishes on those houses, not only internally but externally with the landscaping helps sort of lift that whole entrance. So we'll be working with the builders over the next probably six months to finalize what that display village will look like and that information again will be on our website and be probably also sort of put out there on social media and the like. That'll be up to our marketing manager rather, to do that.

The community park land is quite significant. There's a lot of embellishment that we're proposing there. I don't have any plans with me at the moment, but, there's a range of different playground equipment to cater for all ages. When you hit that sort of district threshold, you have to put in amenities so there will be toilets, there'll be barbecues, there'll be bubblers. So there's a lot of amenity that will go in as well, it will be quite significant.

Maitland Council's recreation planners were quite keen for it because they don't have a district park facility in that part of the LGA, so I think that'll work out quite well. There'll be some additional parking that will go around that as well, so it's a fairly significant part of the site, something that Jeff McCloy, has been one of his top priorities with the project from the outset. He saw



the knoll on top of the hill with the existing trees that are up there and thought that was important that we maintain that from, you know, creating that sort of amenity of the site and especially that visual amenity that you get when you when you keep something significant like that rather than just have the roll in rooftops that that roll across the landscape so I think it'll add a pretty important part to the project.

MU: Thanks, Shane, any other questions to Shane? Toby, you're on mute. So can you take yourself off mute if you've got a question.

TT: Yes. Shane, can you give us an update on what's happening at the industrial end down Kurri Kurri - Western way?

SB: Now that the planning proposal has left Council, Toby, we'll commence our DAs down there as well. There'll be a series of DAs that we'll start preparing down there. We haven't done anything yet but we will start preparing our first DA. Haven't exactly worked out how we're going to attack it, whether it's a series of DAs like we've got here within Precinct 1, we've got 1A and 1B. Whether it's a larger DA for the whole or the majority of the site or whether we have a bit of a staged DA with a DA for say the first stage and then a master approval that comes on the back of it. So there's a bit of work we've got to go through there and just work through the different sort of constraints and opportunities for each one of those options. But our plan, Toby, is that similar to what we've done here with the Maitland end of the site is once the rezoning pops out, we've got DA's going straight into Council so that process just continues on.

There's a few pieces of large infrastructure down there that we need to get our head around as well and work through. Similar to the residential area, there's lead sewer and water infrastructure that we've been working with Hunter Water on gaining approval for.

We're not there yet, but we'll keep working through that process. And then there's the northern ramps as well that we need to work with Transport on - on the design and construction of those, they're fairly significant.

Anything connecting directly to an expressway is going to be challenging, so there's a bit of work for us to go there, but it's 'foot flat to the floor' in here, we're ramping up in terms of personnel as well, last year we put on a planner who's working probably 75% of the time on this project, we've got a number of different development teams within here and one of those teams is transitioning over to this project now. So we're resourcing up so that we can, get action on site as soon as possible because that's how Jeff McCloy measures progress: is how many dozers he's got on site. So that's what I need to get. I need to get approval so I can get some dozers on site and see some action.

AG: That spine road you've got coming through there. How wide is it? Is it only two lanes or four lanes?



SB: It's four lanes from the intersection to the roundabout, and then it goes back to two lanes, but it's got a parking lane either side.

And then you've got your on-road cycle way as well. I think the carriageway is about 13 metres wide, that runs from the roundabout through the central part of the site.

AG: So now the next part of that, when we get into Cessnock. Is that going to link up with the Hart Road interchange and also back to the Winton Group?

SB: Yeah, it will. It'll connect into William Tester Drive, which jumps into the Winton Group's land and eventually there will be a connection that'll link the residential area to the industrial area across to Hart Road.

AG: Hart Road.

SB: Yep

AG: And we make it standard from a Council point of view and ratepayers, we can flog it off and make it an RMS Road.

SB: It won't be an RMS Road. Really, RMS will just be interested in Cessnock Road and then obviously the Hunter Expressway. They will want to I guess have some input into that road, but it will be a Council dedicated road.

AG: Because it's a direct link to Abermain when it's all finished, isn't it

SB: Yep

IR: Shane, can I just ask a question? It's Iain, you're looking at a concept Development Application, are you?

SB: Ah that's what we just need to thrash out Iain. We've been pretty focused on the Maitland end of the site and we'll get that that DA in early July and then it will be Jeff Breitag and myself will be jumping over to the Cessnock end.

And then just sort of stepping through those different options that we have for the Cessnock end of the site so you know it could be a series of DAs or it could be yeah, like a DA with a master plan approval attached to it, Iain, we just need to spend a bit of time and look at the pros and cons of each option.

AW: Shane, what's the average lot size in Precinct 1?

SB: It's about, it's just under 600 square metres in size. If you have followed the sort of lot size, not sure if progression is the right word but I'll use it, progression in Maitland over the last or not even in Maitland, rather I should say in the Hunter and even



more broadly than that over the last sort of decade, lot sizes have certainly come down.

But you know which is fine. I mean we've, it's really about trying to meet affordability thresholds for people. But what we're very conscious of is that you can't just bring lot sizes down without offering amenity to the people that live there and that was one of the real drivers for that park in this precinct was to make sure that you know as those lot sizes decreased - but I mean our lot sizes aren't going to be smaller than some of the joining estates, but as you do bring those lot sizes down that you're offering people places where they can go and exercise and you know, get outdoors and the like so it will be under 600, it'll probably be about 575 off the top of my head, Andrew.

AW: Okay.

AN: Sorry, I was just trying to unmute myself there. Yeah, very much in keeping with the existing pattern through there. Obviously, the Department of Planning has its own density target figures, but we'll see how they go.

MU: Thanks, Andrew. Just on that natural water course area there is that remaining as is with no changes, that sort of thing. Is it an area that's got sort of high quality, you know, threatened species, an EEC sort of area or what's the status there?

SB: Yeah, if you, where it's got natural water course that sort of water course from the road there near the end sort of heading back to the right hand side of the screen, that's got some EEC vegetation within it which is, those who are familiar with sort of biodiversity assessments, it's not uncommon for EECs to exist on sites these days, I mean even some of the clean, not going to call it clean grazing land, but the grazing land on site qualifies as an EEC.

But that land will be retained. It sits within a zone which is the rural zone, the RU2 rural landscape zone. It'll be retained and also embellished. We've got a VMP, a vegetation management plan that we've prepared as part of the DA, that we'll look to embellish that vegetation within there as well.

MU: But the reason I ask is you know you mentioned the community playground as being an area where you know, that offers amenity. I'm supposing that area, you know, to the south there is an area where people can go and wander around as well or not having been there recently and I'm not that familiar with it, is it an area where people could wander around?

SB: I guess.

MU: This is where you go yes of course they can. Yes, they can do all sorts of things there, yeah.

SB: Well, I guess they could if you know, I mean I think. I look at those Creek lines as is, they're the amenity that helps.



break up the development land form so they you know, you probably don't interact with them directly too much. So I mean, the kids will probably run through there and ride their push bikes through there and the like, but they're the sorts of pieces of landform, though, that when you do tidy them up and you put these vegetation management plans in place, they're quite, you know, they're quite nice to look at and to look over, and they just help break up the scale of your development.

This project has got scale, I mean, you know, there'll be over 2000 lots here when it's complete. So those landforms help break up all of that scale and provide a good amenity outcome for residents there, whether you interact with them directly or not. I think that that's what they certainly help do.

AN: Yeah. I think essentially they provide a bit of a breathing room, a breathing space between urban development outcomes to sort of just break up that urban form. We've got a lot of these sort of situations in Maitland and they're really effective because they just allow for a break from an urban environment, even if it's for a small section along a road. If you're walking or cycling along there, it's a bit longer. We use floodplains, drainage corridors, waterways, EECs for this purpose throughout the LGA and it's really effective at just creating that greater sense of amenity.

AG: Shane, just on those waterways and that is there, lake deep enough or is there any provision made for the firefighting helicopters to be able to suck up water out of those in an emergency? Any thought been given to that?

SB: Yeah. So the plan that's on the screen, we've taken a bit of I guess marketing license with it, Alan. They're really, apart from some farm dams, the majority of it's sort of drainage lines. They don't really hold a lot of water. There's some water at the very eastern end near Cessnock Road in the dam, and then there's quite a large dam that's close to South Maitland Rail. They'll be reconstructed, though, as detention, Council detention basins to Council standards.

You won't keep a lot of water in them because it is to a Council standard and there'll be safety merits and warrants that are required to be met as part of that. So you probably wouldn't use those for firefighting, but certainly Wentworth swamps and wetlands it is over the other side of the rail line. That's probably going to be an easier area for firefighters to you know, with helicopters to fill up there.

AN: Yeah, very much so. If we go down that path, sorry, of creating those facilities large enough to act like that, it triggers dam safety provisions which is a lot of safety procedures around other things like that. So the intent isn't to store large volumes of water in there, it's to make sure that when water is collected it is dispersed of in a safe and effective manner.

MU: Gotcha. Alright, any further questions to Shane before we let him depart?

RB: I don't have a question but if Shane can just hang around for five minutes, I might inspire a couple of questions back off him. So I got a couple of slides now.

MU: Alright, Shane, you've got to stay for a few minutes, mate. Alright. OK then. Thanks, Richard. You want to speak to rezoning?

RB Well, Shane already talked about this, so I don't need to say too much other than the fact that he touched on the fact that we've got to go through the biodiversity certification process, but that BCAR now has been resubmitted. One thing that will happen in the coming period of time is that BCAR has to be publicly exhibited and we'll be arranging that. Talking to Michael next week about the plans for that. That probably won't happen for a month or so. Not sure yet. We're waiting to get some more guidance from BCD.

So a little bit on the divestment side. So just looking back at where we last met and what progress we were at, we talked a lot about getting VPAs released and the like from different lots. So I can confirm now that we have sold our first patch of dirt which is the lot for the Hunter Power Project. Initially our agreement was with McCloy Stevens, so we, once the VPA is released, we sold that to those guys and subsequent to that, that land has been since transferred to Snowy Hydro. Moving on, I think.

So that sort of brings us to the next part of our strategy on land release and land sales. So VPA release and land sales. So the next land that we'll be requesting the release of the VPA from because that means that we've completed all the remediation requirements is the land we call 3B, it's Precinct 3B and that's the lots that are shown there. So they're industrial lots that are adjacent to Hart Road and as you if you can imagine the smelter site as you're driving down Hart Road, it's the big open space on your left on the West. It also includes the old 77A building which is now housing the Snowy Hydro Project office.

So we expect that that will change hands within the coming month or so once we get the OK that the VPA is gone from that with the Department of Planning.

OK. So again, yeah, looking back at where we left a couple of matters off. So we had talked about at length a couple of mod applications over the last, you know, 12 months or so. The latest, potentially last modification was related to reducing the biodiversity impacts that was approved a while ago now, but linked to that was the requirement to retire some biodiversity credits and that now has also been done.

Not that you'll be able to see the detail, but that is the certification there, showing that those credits that were required to be retired by the project have been done so, it identifies the amount of credits required from each species and ecosystem, and also the

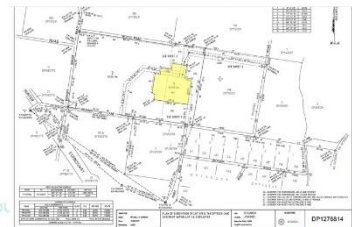
Rezoning - Cessnock

- 15/6/22 – Cessnock Council endorsed the planning proposal and has been sent to Dept. of Planning for finalisation
- Revised Biodiversity Certification Assessment Report (BCAR) has been submitted to BCD for review.
 - BCAR is required to be publicly exhibited which will happen in coming months

CREATING PROSPEROUS FUTURES

Divestment

- Hunter Project Lot was transferred to McCloy/Stevens ownership following release of the VPA
- The land has subsequently transferred to Snowy Hydro ownership



CREATING PROSPEROUS FUTURES

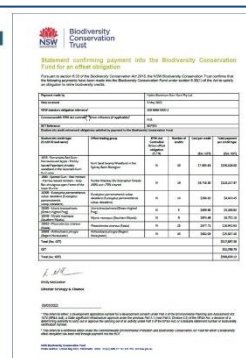
VPA – Release 3B



CREATING PROSPEROUS FUTURES

Mod 2 – Reduced Biodiversity Impacts

- The modification application was approved and required biodiversity credits have now been retired



Species/Ecosystem	Required Credits	Retired Credits	Balance
... (Detailed list of species and ecosystems)

CREATING PROSPEROUS FUTURES

price. You can see there that retiring biodiversity credits is not a cheap game. That's \$600,000 worth, and I think it was just over a hectare of vegetation reduced down from nearly double that, so the modification in our books was definitely worth the effort. It also means that we reduced the impact on vegetation.

I think that's it for that and maybe I have one more. Spent pot lining carries on, something that is becoming more apparent to us is that despite the efforts of the recycler, it looks as though we're going to be having to have a discussion with the EPA in the coming months. That means we will not be able to comply with our license requirement which states that all the recycling of SPL needs to be completed by the end of 2022.



There's a number of reasons for that, but there's also a number of risks and outstanding risks. So we want to talk to the EPA about what they want to do about that and what options we might have about dealing with that going forward.

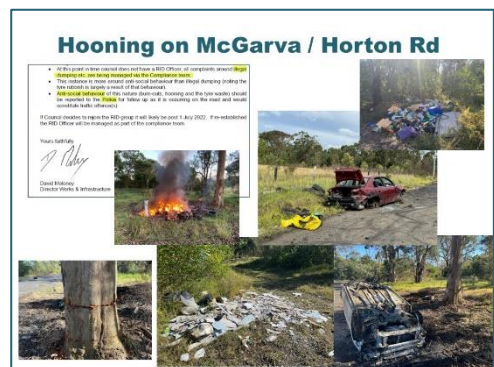
AW: There's one more Richard.

RB: Oh yeah

MU: That looks like a fun one.

AW: It looks like something out of Mad Max

RB: No, that's just Horton and McGarva roads. That's all that is. Nothing too exciting. Again, I have raised this a couple of times, but I just wanted to let people know that we're, I think we're done. We've been informed by the Council that the hooning activities, a police responsibility and obviously we've raised that with the police, and that any illegal dumping we'll report as through the systems, but Council at the moment doesn't have a RID officer to manage any sort of the follow up. So they'll deal with that through their normal course of business. But that's just a couple of snapshots, recent snapshots in the last month or so of the fun and games that have been had down on McGarva and Horton. One of those you see on the bottom left hand corner, is actually a tree. What we've been seeing is that people have been driving down there cutting down trees for firewood, and that's a partially cut tree that's just sitting on the road. You can see the edge of the tarmac there.



And obviously we've, you know, with the winds, the way that they've been, we've made sure that we've instructed our team to go nowhere near that because that could just fall at any time so. If you know anyone that frequents that area, encourage them not to do so, please, because it's not only antisocial but dangerous given those circumstances. I think that's me.

MU: That looks like an attempt at ring barking a tree that you know. I guess if you know, if that's the case, it'll die over time and then all the big branches will fall off and there's some firewood for someone.

RB: No, they're actually chainsaw cuts, Michael. They're quite deep chainsaw marks through the tree, so I think they started to chop it down and stopped, you know, run out of fuel, run out of chainsaw blade, you know? So I don't know.

MU: Right, yep, alright.

RB: And that's me. Sorry. You can go, Shane.

MU: Yeah. Thank you very much. Shane. I know you've got another appointment, mate. So yeah, thanks very much for sparing the time this evening to speak with everybody and I appreciate it. Cheers mate.

SB: No problem. I'll close out. See you later.

MU: Thanks Shane.

KM: See you guys.

MU: And before we move forward to the project update were there any questions to Richard around those last few slides?

Besides, do we know any good scrap metal dealers to get rid of those cars? Car bodies?

All right. OK, thank you. Yeah, over to you then Andrew, cheers.

AW: Yeah. Thanks Michael. Yeah. So once again, just a collection of photographs showing the progress over the last well, four months because we didn't have a meeting in April. The last get together was actually the site visit on the 17th of February and that's how the cell looked so it shows the secondary liner down with the separation geotextile.

Above the, that secondary liner ready to start placing the sand And the eastern side of the cell - the only part that's unlined and that was needed for access, for Daracon to bring in the sand.





Hydro

And this next slide is how the cell looks today so progress hasn't been great because of the wet weather that we've had. It's really held things up for Daracon, but they have got the 300mm sand drainage layer down, which you can see there and the clay bunds have been installed which is that cruciform shape.

MU: Is that the orangey / salmon colour in the middle there?

AW: Yeah. So that's what separates the cell into four quadrants which is part of the GHD design to minimise leachate so we can actually - we'll be filling the cell starting on the eastern half, which is on the left-hand side of the screen.

And then filling the western half second, which is on the right hand side of the screen.

MU: Andrew, I notice you've placed some human beings in that photograph for scale on the right hand side there, and you placed them above the white area so they stand out for contrast. So, well, well done.

That brings a question of how tall are these clay bunds that you're referring to there?

AW: They're 1.5 metres high, so 5 feet.

MU: Yeah. Yeah. Thank you.

AW: Yep. So what's happening on the right hand side of the cell, which is the western batter, that's the primary liner starting to go in. So that's been happening over the last few weeks and so they're installing what's called the GCL. Geosynthetic clay liner, which is going over the GCD. Which is the geo-composite drainage layer, which is in the foreground in the corner there. And then coming along following behind them is the HDPE high density polyethylene layer.

So I'll just run through what's been happening over the last four months, so after the CRG visit, Daracon started deploying the sand and there was a field trial you may recall that was done last year where Daracon had to prove to us by doing a field trial on a pad outside of the cell area, actually back on the smelter site and they actually simulated this whole operation.

And we set up some rules on what sort of equipment they're allowed to traffic on the sand, above the liners and what thickness of sand is required in order to protect the liners so you can see the small yellow excavator, that's a 6 tonne excavator.

And the positrack, which is like a bobcat, but it doesn't have wheels, it has tracks.

They're allowed to traffic on a minimum of 300mm of sand. Whereas the Moxie you can see there, which has just reversed down the ramp and it's full of sand it needs to traffic on at least a metre thick layer of sand, so it's going to in this photograph, reverse down the ramp to the excavator, tip off and then the excavator will start spreading the sand behind itself and then the posi comes in after the truck's left to get another load and then it



helps the excavator to spread the sand out to the sides, filling in those areas in between those fingers.

So it's got to be done carefully, and following those rules that were set up so that the liner doesn't get damaged because obviously, if you don't have enough sand there, the wheel loads from the, say the Moxie potentially could damage the liner, so we have to avoid that at all cost.

This is about a week later, and Daracon have progressed a bit further, so they're filling in the South West corner and most of the northern half of the cell has been done.



And then this is 21st of April, so jumping ahead a bit, all the sand's been installed and some trenches have been dug in the sand which actually follow the profile of the subgrade, which is the clay base underneath the secondary liner. And that's where the leachate drains are going to go. So there's going to be a network of perforated 160 diameter polyethylene pipe. And that will all be connected up and then the leachate will drain into those pipes and make its way into the two sumps, which you can see on the right hand side of the cell.



But those pipes will go in later, after the primary liner is installed, which is what we're doing now as I mentioned earlier. You can see some erosion has occurred on the sand and that's one of the problems we've got. Daracon have been having a lot of problems with obviously the wet weather, water runs straight down the western batter the northern and southern batter and makes its way to the sumps. So some weeks all they were doing was pumping water to the storm water detention basins, flocking and

discharging the clean water to the Creek and not really making any progress.

A lot of that erosion is still there but it won't be fixed until they actually get to that point with the lining. So rather than doing it now and having to do it again and again, they just following the 'just in time' principle of fixing it just before lining.

The other issue was the clay bunds have to be protected. You obviously don't want fines from the clay washing into the sand. They've been putting sandbags, double rows of sandbags around all the edges of the clay. It's a bit hard to see, but that's what they've done there.

And there's geotextile under the clay as well to protect the sand. Yeah, so not an easy thing to do. The constructability of this cell is not easy. There have been a lot of challenges.

Daracon are also working on constructing the wheel wash units, which are made out of prefabricated concrete elements, so I've got a few photos to show you of that.

That's a 3D isometric view and this is for the Moxies to drive through to clean the wheels of waste materials. There'll be one wheel wash at the capped waste stockpile and another one at the cell. And then there'll be a third one that can be relocated to a few other locations.

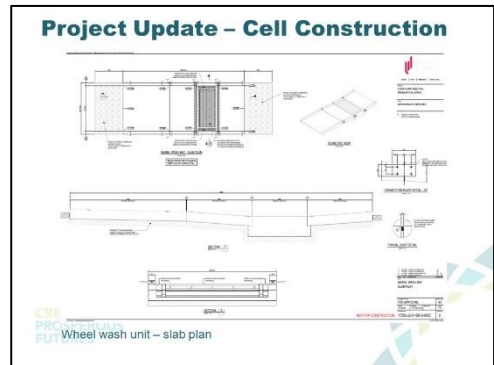
Where there's asbestos, we'll have one of these wheel wash units. Other areas include Dickson road, North and Dickson road, South. And they'll have a third unit that they can move between those two areas. So the trucks come in, they go over a blue metal aggregate section here and then they go over this first concrete element. They drive over a cattle grid here, which has a basin underneath it, which collects the leachate and the grates can be removed and it can be periodically cleaned out if there's a build-up of sludge.

Any asbestos or other contaminants, like fluoride can be pumped to the water treatment plant. That is collected and pumped, either to the water treatment plant or to the nearby leachate pond, which then makes its way eventually to the water treatment plant and then this is the exit side. There's two more concrete elements and another blue metal aggregate section on the exit.

This is a few photographs showing Daracon's concreters forming up some of those concrete elements so that this is actually on an old concrete slab next to the 7A furnace which was useful for them to use, gave them a good flat area to work on.

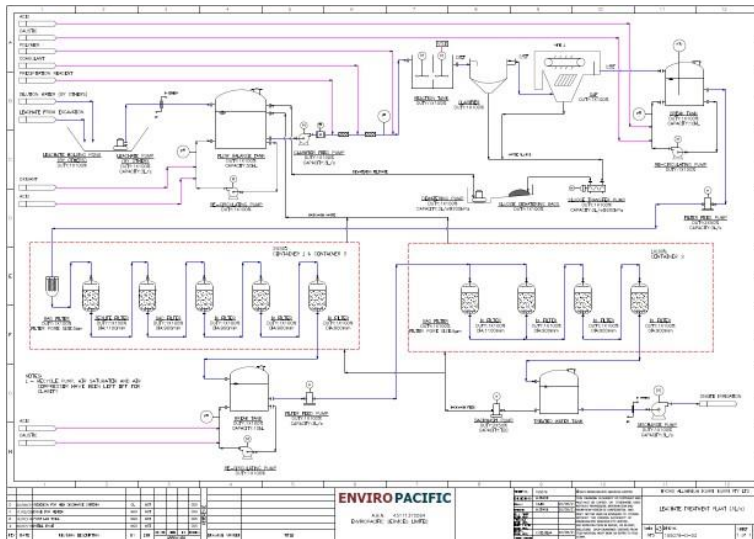
There's quite a lot of reo in there, it's 16mm bar.

That's the finished product, where the form work was stripped just in the last day or so and they're just going to sit there and cure now until they're needed, which isn't until September or October.



That was the first wheel wash, they're now forming up the second wheel wash, and they're actually doing that in a different area, next to, just to the north of the PTC building, which is not far from where we used to meet when we used to meet on site for the CRG meetings.

This photograph shows lining of the floor. They completed the western batter and now they're working on the northern and southern batter, but they've also done one panel across the floor and this is just going over one of the bunds, the western extremity of the bund which does actually connect into the batter at the western end and that's the geosynthetic clay liner (GCL), the white material is the GCL and then the black on the left is the HDPE, which goes on top of the GCL.



This is very hard to read probably, but the next photograph is of the water treatment plant so Richard mentioned Mod 2. Mod One was actually to get approval for the temporary water treatment plant and this is the process flow diagram from Enviro Pacific Services.

The raw leachate goes into a holding pond which is next to the treatment plant. It goes into a flow balancing tank, which has some recirculation. It's dosed with some chemicals so oxidants, some acid to bring the pH down and also precipitation reagent, coagulant, polymers for polishing and caustic if the pH has to be raised, which are added later on, then it goes into a reaction tank which has some stirrers. So those chemicals are mixed into the leachate.

It then goes through a clarifier which separates solid from liquid. The solids go down this way through a sludge transfer pump into sludge dewatering bags, which will capture any asbestos fibres if



it happens to be in the leachate and those bags will be drained of fluid and then put it into the cell. The liquid from the geobags goes to a sump, which is pumped back to the leachate pond for retreatment.

The liquid then goes through what's called a DAF unit which stands for dissolved air flotation, which involves injecting compressed air at high pressure into water and then the air goes back to atmospheric pressure and it removes fine solids, oils, those sorts of things, which then can be skimmed off the top and removed from the water.

Then the water will go into what's called a break tank, which is a fancy word for adjustment of the pH which is why they're adding acid or caustic to adjust the pH. And then it goes through a number of filters. So there's a bag filter which has a size of five microns, through a zeolite filter, which is a surface active agent or surfactant, then, through a GAC which stands for granular activated carbon, which is for removal of hydrocarbons. That can also remove PFAS compounds. Then it goes through ion exchange filters. There's three of those to remove other contaminants that are in our leachate potentially, fluoride and PAHs and those sorts of things. Then it goes through -

MU: I hope you guys are all paying attention for the quiz afterwards, because there's going to be a quiz later. Yeah. Sorry. Andrew. Go on mate.

AW: And there's another break tank where the pH is adjusted back to the normal range of around 7-8, then it goes through another set of actually four ion exchange filters and this bank of filters was actually added in later for PFAS removal.

So we paid a variation to Daracon and Enviro Pacific Services to actually add these filters for PFAS removal. So this is where the PFAS removal will occur because if you recall in previous meetings Richard and I spoke about the old fire training ground which we've remediated. That all went to the Solve facility at Altona in Melbourne for thermal desorption, but some traces of PFAS made their way into the western surge pond and in a previous meeting, I talked about removal of 1.5 metres of sediment from the western surge pond. Mixing that with cement and that's in two of our SPL sheds. Well, there's still a risk of some PFAS, once we put that material in the cell there could be some PFAS in the leachate, very small amounts.

And then the final step, it goes into a treated water tank. The water will be sampled, tested and it has to conform to some specifications before it can be released to our onsite stormwater system, which then goes to our onsite irrigation area in our buffer zone.

And that's what it looks like, that photo was taken today. You can see here's the leachate pond adjacent to the capped waste stockpile in the background.

That's the raw leachate holding tank. These units are the things I talked about, the mixing tank, the DAF, the caustic and hydrochloric or sulfuric acid in these tanks and these are the filter banks, and these are the ion exchange vessels. Over at the back is four 100,000 litre treated water tanks so the whole plant will be operated in a batch wise fashion so you fill one tank, you test it, it has to be conforming before you release it and obviously once you do that, then that tank is then available to be refilled with treated water.

The plant can run 24 hours a day and it won't have an operator there all the time, but there will be alarms that can be sent to an operator and operators are on call to come in and fix problems.

There's a control room here, chemical storage container there. And if in the unlikely event the treated water wasn't complying for any reason, it can be recycled back through the plant and retreated if necessary.

It's getting closer, they're finished most of the electrical work. They're now doing all the plumbing work this week and next week and then hoping to start dry commissioning followed by wet commissioning with potable water for pressure testing and then process proving with some typical leachate.

So it's about four weeks of commissioning activities, which will be happening through most of July, so then the plant should be available in early August, but it won't be needed until September-October at this stage because of all the delays with the wet weather.

And this is an aerial view of the cell taken today so you can see this is looking east, so the sand the clay bunds, and today they were lining the southern batter. That's the GCD, geocomposite drainage layer, going in. The western batter has been lined with primary and the northern batter, it's been lined, and 8 metres on the floor here over the bund has been laid.

Soon they will be finished the southern batter back to this corner, to this row of sand bags. On Saturday they'll be doing QA on the south and the north batters and then from Monday, they'll start lining the floor working their way from west to east, getting past the North-South bunds.

And then Daracon are actually looking at getting the ramps into operation, which means building a 1 metre thick road out of clay or the final pavement layers and actually reversing Moxies down the ramps and putting in the 300 mm thick layer of drainage aggregate onto a layer of protection geotextile, that aggregate is the round river stone that you would have seen on the site visit that has to go on top of the primary liner on the floor then a layer of separation geotextile on top of that, and then it's ready to receive waste.

Project Update – Cell Construction



Aerial view of the Temporary Water Treatment Plant on the 16/6/22

Project Update – Cell Construction



Aerial view of the cell on 16/6/22 showing primary liner (GCD) deployment on the southern batter.



So they'll be doing that, one quadrant at a time. There's still some repairs to do, this southern sump needs some repair work and this eastern batter needs to be lined with both secondary and primary.

MU: Just wondered about that one, Andrew. Yeah, I note that the four quadrants are of unequal size. Is that because they're designed to hold certain volumes at certain times or is that just an optical illusion because you're going to fill in or change the things at the top of the quadrants there?

AW: No, that's just the way it was designed by GHD. So, there wasn't any specific reason to make them of unequal size.

MU: It's probably actually, looking at it, it's probably just the angle.

AW: Yeah, probably more exaggerated because of the angle that we're looking at it. If you looked at it directly over here. That quadrant there looks much bigger, but it's not quite as big as it looks in that photo.

MU: Yeah, fair enough.

AW: The only other slide I had was I just wanted to update the meeting. I think I mentioned back in February or possibly in the December meeting that we had, on the compliance side, we had an Independent Environmental Audit done by AQUAS consultants. They were actually working for the Department, but paid by us. They were on site late November, early December. And they didn't find any non-conformances and that report was submitted to Department of Planning in December.

We also have to do an annual compliance audit. That was done by Ramboll and submitted to Planning in April. And that is on our website if anyone wants to read it. And just recently on the 3rd of June, we had a compliance visit from Planning, so the compliance group who are based out of Singleton I believe. They were on site to look at our project and they also looked at the Snowy Hydro Power Station Project, which is doing civil works at the moment, but they wanted to have a look at both sites.

Also just on the next phase of our project, which will be movement of waste, there's a lot of work that's been happening in the background on the methodology for removal of waste from the capped waste stockpile, which is 60% of the volume.

The handling of that waste, the gypsum addition, the cell filling, Daracon have been doing risk assessments and reviewing their control measures. We've asked them to do a trial, a dry run just before they start digging into the capped waste stockpile, just to simulate those activities that I mentioned, they're also working on the health monitoring protocols, which are required by Safe Work NSW for handling asbestos waste, so there'll be things like lung X-rays done of the workers both before and after the project and some of my team will also have those health monitoring protocols put in place.

Project Update – Compliance / Other

Compliance

- AQUAS independent environmental audit 30/11/21 – 2/12/21 with no non-conformances
- Annual Compliance Audit Report by Ramboll submitted to DPE (April 22)
- DPE Compliance Visit on 3/6/22 – no issues raised

Other

- A lot of work has been happening in the background on the methodology for CWS waste removal, handling, gypsum addition and cell filling.
- Risk assessments currently being conducted and control measures being developed
- Trial (dry run) to be conducted
- Health monitoring protocols being put in place
- Site auditor to review and make comments
- A pre-commissioning report will be submitted to DPE for review

PROS (consent condition)
FUTURES

Our site auditor, Ross McFarland, he needs to review and make comment on Daracon's methodology, work method statement, so that all needs to be approved before the work starts.

Finally, we have to submit a pre-commissioning report, which is at the end of lining the base of the cell, prior to putting waste in we've got to submit that to Planning four weeks before we want to start putting waste in the cell. That's one of the conditions of consent so that also needs to happen fairly soon.

And finally the dust deposition gauge results. That's the graph showing the results for April. Which were fairly low with the wet weather, there's been very low dust readings as you would expect.

And that's it. Any questions?

MU: Thanks, Andrew. You've certainly got your head around that water treatment plant to the schematic, which is pretty amazing, well done on that one, OK, any questions from anybody on the chat, Iain, Toby, Andrew?

TT: I take it that, when the containment cell has got all the waste stockpile put in it, there'll be initial leachate from rain and things like that. But once it's capped, there shouldn't be any, should there?

AW: No, that's right, the waste should dry out after a period of time. And the leachate that will be removed from the sumps should be diminishing and I think after 5 years, it's down to 4 litres per week, based on GHD's modelling, or something like that. It's not very much.

TT: 4 litres

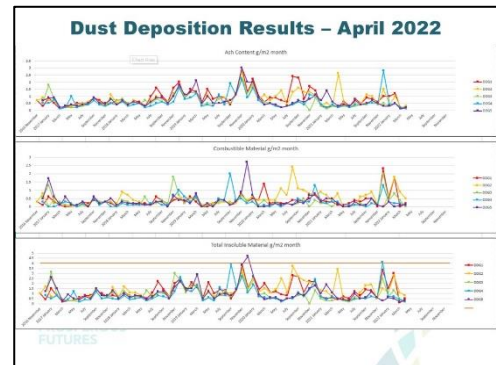
AW: Yes, it was some very low amount and eventually it should be nothing. It should be a dry tomb.

MU: And so the water treatment plant is temporary and will stay there for that period and then to be decommissioned. And then what somebody will just check the bottom of the sump every now and then is that right?

AW: That's right. Yeah. Be able to monitor the levels and if it needs to be pumped out. It can be. We can organise that and it'll be taken to an offsite treatment plant. We're looking at a plant in Sydney.

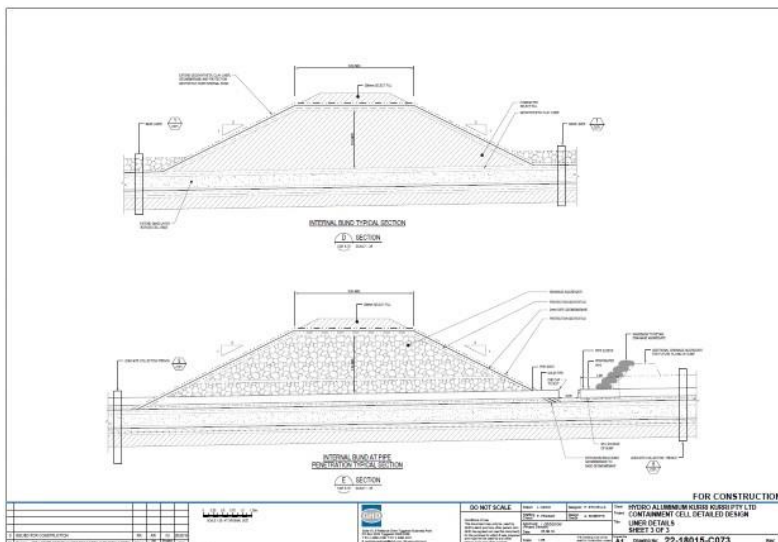
Just to maybe explain it a bit better. So this is, you know how I was talking about putting waste in the eastern half of the cell, which would be over on the left hand side of the bund. So this is the bund which runs north-south, which separates the eastern half of the cell from the western half.

Well GHD have designed a sleeve in that 160 diameter leachate pipe which is on the floor of the cell that can be slid to one side



and a cap can be put over this leachate pipe and so there will be no waste on the western side, which is on the right hand side of this diagram. So any rain that falls can be just treated as normal storm water, so it can be pumped from there out to one of the perimeter drains outside the cell.

But obviously on the left hand side any rain that falls on the waste has to be treated as leachate and that will fall to the sumps and will be pumped to the leachate pond adjacent to the cell, and from there it will get pumped to the other leachate pond next to the water treatment plant. And then it will get treated through the plant. So this is quite a good feature of the GHD design that will help minimise leachate and that's why those bunds are there. If people didn't realise that's to minimize the amount of leachate generated in the early stages of cell filling.



Obviously, once the waste gets above the bund height, which is 1.5 metres, on a one in two batter or something like that. Then if leachate starts spilling into the unfilled areas of the cell, then that would also have to be treated as leachate. Could certainly save a lot of cost and risk of environmental impact by doing this and minimising leachate generation.

MU: Thanks, Toby. I did mute you just then. There was some feedback coming through there. So if you've got any other questions, you need to unmute yourself. But thanks, Andrew.

Any other questions, Iain, Andrew.

IR: Nothing from me.

AN: No, all good at my end.

MU: Thank you very much. Toby, anything further from you?



Who else have we got there? Did we have? We did have, but he's dropped out. OK, we did have, we did have Mr. Gray. But he seems to have dropped off.

Alright. OK. Well, thank you very much for that.

Andrew, congratulations on and Richard, on reaching the 50th CRG meeting and congratulations even further to you know those that have been here since day dot, since we first started here. I don't think I've missed one either. I'm getting a gold watch too. I'll have to send it to myself. But thank you very much for that.

RB: You might be the only one, Michael.

MU: Possibly.

RB: I think you might be

AW: What about Kerry.

KM: I think I missed a few over the years.

AW: I think I missed the first one and maybe one other.

MU: Yeah. Well, it's a been a fun 50 meetings anyway. Here's to another 50. Something like that. Alright, so look, is it there any other business generally?

This is where I generally ask, you know, community members and representatives from Council and others. If you've had any questions, you know, when you've been down the shops or anything. Anyone asking. Hey, you're on that Community Reference Group, aren't you? What? What about this or that? Or the other? Are you getting anything? I mean, some of it's been answered and you know the answers to it already. And you may have answered people down the shops or the pub or whatever, but it's interesting for us to know what sort of questions are coming from the community if anything, even if you've answered them so that we're aware of, you know, the sorts of things that are out there, sort of questions that are out there. So anything at all that's coming up from the corridors of power within the Councils potentially or others.

TT: I think the main questions that are coming not so much related to the rehabilitation of the site, but what industries are going to go in there, that's what everyone's getting a bit excited about.

MU: So they should.

RB: Toby, I can speak a little bit on Shane's behalf, cause I've got, you know obviously, I talk to him regularly about this, but what he didn't talk about today was the fact that they have been building quite a number of inquiries, some of them, you know, very interesting. And if they were to come off, they'd be fantastic. But clearly he's got his focus set on the rezoning in the first instance and the quicker that can happen followed shortly thereafter by



DA's for subdivision and the like obviously, that makes land available because that's part of the challenge is when someone comes knocking on the door as they are, if the land is not ready, they look elsewhere. If they're ready to go. But what we can say, I guess is that the future looks promising, frankly.

MU: Yeah, there is a level of interest there. As you know, we've got a community line that people can call us on to inquire about the project and from time to time, we do get people ringing and asking about the land and what's happening and who do we contact to progress discussions and so forth. So I won't tell you anything about the quantum of that, but it's certainly there. So that's of interest, alright and any other general business, any other general questions or comments or anything else?

TT: Just one more question now that the SPL sheds are basically emptied out. Is there anything going in there apart from the limestone, the lime?

RB: At the moment, there's a range of things being kept in them for the project, so there's the gypsum, as you say, there's also a couple of sheds full of contaminated sediments that we're going to put in the cell.

The other thing that's happening with one of the sheds at the moment is we're helping out our friends down the road at Tomago. As you'll remember, there was a fire at Western Aluminium at the end of last year, I think it was November or so, and that's prevented them from having an outlet for their dross materials.

At the moment they're working on a solution for that, and in the interim, they need a place to store that dross whilst they get a permanent solution. So we are actually storing some of their material in one of our sheds. It may end up being two and that might be for a couple of years.

Beyond that, the sheds are staying, so part of the agreement we've got with McCloy-Stevens is to keep the sheds where they are and I think they have a view that in the first instance, at the very least, they would look to try and repurpose those in some way.

MU: Yeah, thanks. Thanks. I did mute you again. Toby. You got some feedback there from the speaker.
Alright, very good. Anything else from you, Toby? No, all right. Thanks mate. OK. And I'm assuming there's nothing else, Iain and Andrew who've already told us such and Alan Gray has dropped out unfortunately.

Alright, so the only other thing for us to do then is to consider the next meeting and I guess that's likely to be the third Thursday in two months' time. So it's now June that makes it the third Thursday in August, which I believe is about the 18th of August, so we will target that and certainly let you know if anything changes in that regard. But if any anyone has got any screaming



issue why that doesn't work please speak now or forever hold your peace.

Assume that's all good. Alright well, in that instance, then we'll close the meeting at 7:20. Happy 50th, everybody. Again, thank you so much for your efforts, for your volunteerism and we'll catch you at the next one. Thanks very much.

6 Meeting close

Meeting closed: 7:20

Date of following meeting: 18 August 2022