



**Note that minutes are paraphrased to an extent and may not exactly match actual statements.**

Project	Hydro Kurri Kurri site redevelopment project	From	Alexandra Parker
Subject	Community Reference Group	Tel	1800 066 243
Venue/Date/Time	Thursday 20 October 2016 Hydro offices, Kurri Kurri 6.00pm – 7:00pm	Job No	21/23175
Copies to	All committee members		
Attendees	Mr Toby Thomas – Community representative Mr Andrew Walker – Hydro Kurri Kurri Mr Richard Brown – Managing Director, Hydro Kurri Kurri Mr Ian Turnbull – Manager Natural Environment Planning, Cessnock City Council Mr Ian Shillington – Manager Urban Growth, Maitland City Council Mr Kerry McNaughton – Environmental Officer, Hydro Kurri Kurri Ms Debra Ford - Community representative Clr Darrin Gray – Cessnock City Council Mr Michael Ulph – CRG Chair, GHD Ms Alexandra Parker – CRG minutes, GHD		
Guests/observers			
Apologies	Mrs Kerry Hallett – Hunter BEC Mr Alan Gray – Community representative Clr Arch Humphery – Maitland City Council Mr Brad Wood – Community representative Mr Rod Doherty –Kurri Kurri Business Chamber		
Not present	Mr Bill Metcalfe – Community representative		



## Table of Contents

1	Welcome and Acknowledgement of Country .....	3
2	Meeting agenda .....	4
3	Welcome and meeting opening .....	4
4	Last meetings minutes .....	4
5	Project update .....	5
6	Questions and Answers from the CRG/ General Business.....	18
7	Meeting close .....	19



Notes	Action
<p><b>1 Welcome and Acknowledgement of Country</b></p> <p>Meeting commenced at 6:05 pm</p> <p><b>Michael Ulph (Chair)</b></p> <p>Acknowledgement of country.</p>	 A presentation slide with a teal header and a green background. The header contains the text: "Hydro Aluminium Kurri Kurri – ReGrowth Kurri Kurri Project", "Community Reference Group Meeting #17", and "October 2016". The main body of the slide features a photograph of a small green seedling growing out of dark soil. To the left of the seedling, the text "CREATING PROSPEROUS FUTURES" is written in white, all-caps, sans-serif font. The ReGrowth Kurri Kurri logo is visible in the top left corner of the slide. <p>Hydro Aluminium Kurri Kurri – ReGrowth Kurri Kurri Project</p> <p>Community Reference Group Meeting #17 October 2016</p> <p>CREATING PROSPEROUS FUTURES</p>

Notes	Action
-------	--------

**2 Meeting agenda**

- Welcome and meeting opening
- Apologies
- Acceptance of minutes from the last meeting
- Project update
- CRG questions and answers
- All other business
- Next meeting / Meeting close



---

**3 Welcome and meeting opening**

Michael Ulph welcomes the committee and notes apologies.

*Darren Gray attended representing Cessnock City Council on behalf of the Mayor as temporary replacement for Morgan Campbell.*

---

**4 Last meeting minutes**

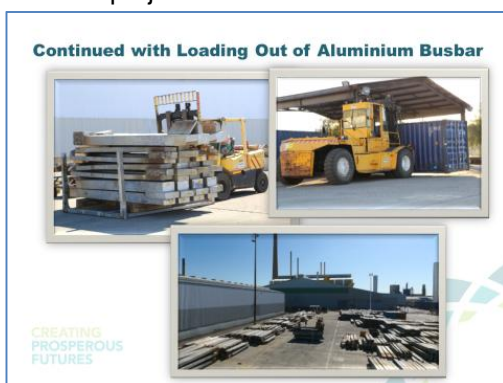
Moved: Kerry McNaughton  
Seconded: Toby Thomas

---

## 5 Project update

**Andrew Walker:** So we will go through the project update and then hand over to Richard for the EIS update.

This is what we have been working on since the last meeting over the last two months doing early works and preparing for Stage 1 demolition. We have continued loading out the busbar from the main shipping pad and packing into containers and sending overseas to Europe to one of our Hydro plants where they are recycling it. This is busbar from three pot rooms during the busbar removal project.



We have also been de-lining the pots, we have now finished Line 3 and Line 2 accept for some minor tidying work. In Line 1 we have finished south end and the north end we've completed most of first cut and we're now just removing the collector bars and residual first cut SPL and second cut SPL. We're due to finish in about 4 weeks' time on the 18 November.

These are just a few photos showing loading out of second cut in Line 2 north and first cut in Line 1 south. Hammering up the cathodes in Line 1 north with a 20 tonne excavator.

In Line 3 we have been detailing the shells and cleaning any residue from the shell with a scraper and guys had to wear coveralls and nitrile gloves and a mask just as a precaution as it's slightly caustic. It absorbs moisture and can irritate the skin. This is one of the conditions of consent for demolition with Council is that we have to make sure we clean up all the spent pot lining out of the shells and we will get it signed off by our occupation hygienist.

These are the storage areas as you can see it is starting to fill up. So second cut we can now get to it coming up to the ramp. The first cut, we have been bulking it up because there is

### Activity Update

- Early works progress
  - Loading out busbar from superstructures
  - Pot delining / ABF2 SPL storage
  - Asbestos removal – phase 2
  - Demolition of buffer zone houses
  - Bulk oil removal
  - Product removal
  - Recycling of coal tar pitch
  - Alternative 11KV power supply
  - Containment cell detailed design
- Preparation for stage 1 demolition

CREATING PROSPEROUS FUTURES

### Pot Delining

- Works commenced 29/2/16
- Potline 3 – complete apart from some tidy up work.
- Potline 2 – complete apart from some tidy up work.
- Potline 1 – all cathodes have now been hammered and bulk loadout of first cut SPL is complete. Collector bars, residual first cut SPL and remaining second cut SPL now being removed from the last 56 pots (L1N). L1S pots all complete.
- Forecast completion date – Fri 18/11/16.

CREATING PROSPEROUS FUTURES

### Pot Delining



Bulk loadout of 2<sup>nd</sup> cut in L2N



Bulk loadout of 1<sup>st</sup> cut in L1S



Hammering cathodes in L1N

CREATING PROSPEROUS FUTURES

### Pot Delining – Shell Cleaning in L3



PROSPEROUS FUTURES



Notes	Action
-------	--------

actually more first cut per pot than second cut. We have a company doing some pulverising for us as you can see in the photo.



**Michael Ulph:** It's interesting looking at the scale of it. When you look at the photo on the left you don't get a sense of scale, but when you look at the photo on the right and you see a front end loader sitting in the middle of it. It's big.

**Andrew Walker:** Because we are starting to fill up we've been using SPL sheds 2 and 3 just for interim storage and we track the excavator over to those sheds and pulverise and then we backload it down to the bake furnace. Eventually we will get it all into the bake furnace.

**Toby Thomas:** Those existing SPL sheds 2 and 3 that you now use, weren't they full before? Have you been taking material out of them during the process?

**Andrew Walker:** This shed was being used by Regain but they have left so it was an empty shed. It was empty and we want it empty again so in the future we can do more processing. But we need to pulverise it and bag it to get it offsite to do that.

We have recycled about 500 tonnes of aluminium metal pads and some residual metal from the bottom of the pots so far from Line 3 and we have all the metal from Line 1 and Line 2 to go.

Collector bar recycling has continued and we have now sent about 4300 tonnes offsite for recycling. We have continued with asbestos removal so this is a special busbar that was used for some special pots in Line 2. It was installed in the early eighties and they were still using asbestos. There are some asbestos washers used for insulation. So we have been moving that.



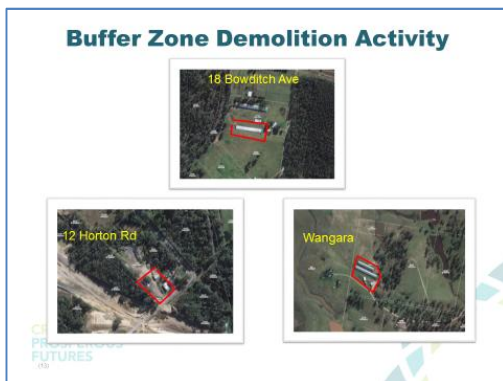


Notes	Action
-------	--------

**Darren Gray:** What's happening with asbestos that you're removing?

**Andrew Walker:** We are storing in onsite and it will go into the containment cell. That's the plan. It all has to be double wrapped in plastic and stored under cover. We also have some insulators that we are removing. We've finished Line 3 and have just finished Line 2. It's an electrical insulator that we are removing. We're just waiting on the clearance from our hygienist. As part of that contract of asbestos removal we are also removing asbestos in different buildings offsite in the buffer zone. We're also demolishing some houses and chicken sheds, so they are the three properties that we have left. We've actually finished 12 Haughton Road we're just waiting on the final report.

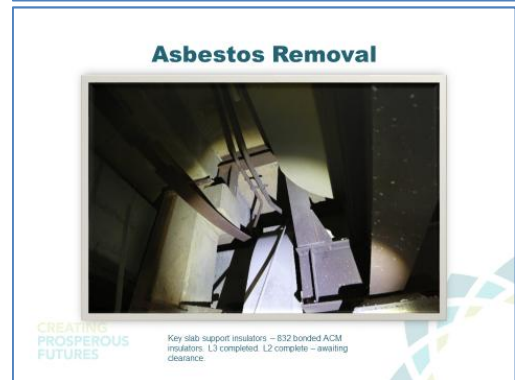
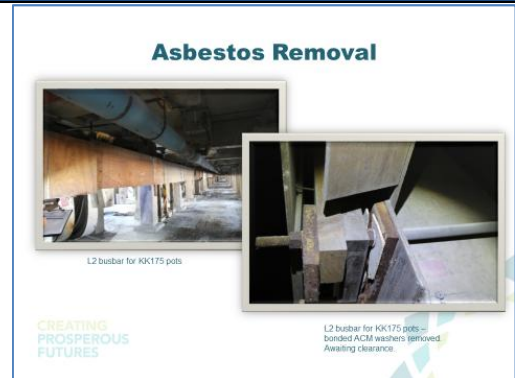
The chicken shed at 18 Bowditch Ave we have finished removing asbestos and are waiting for the contractor to finish. It's the same contractor that's doing the pot de-lining so once they have finishing in Line 1 they will be able to demolish the shed in the second half of next month.



At Wangara we have been removing ACM sheeting inside two chicken sheds and they will be demolished after the one at Bowditch.

At the last meeting I reported that we found a 50 000 litre distillate tank under a concrete slab. We have since removed that tank and fortunately it hadn't leaked so the soil underneath the tank is not contaminated. We had samples taken by our environmental consultant and had it tested and it was all ok. So that was lucky.

We have also been continuing with removing oil, mainly hydraulic oil. Now 23 000 litres. We only have a few machines left now, mainly the assets that are currently up for sale on Grays Online auction, and depending on what happens with those assets they will be next ones to take the hydraulic from.



**Notes** **Action**

### Bulk Oil Removal for Recycling



11,300 litres of heat transfer medium (HTM) recycled



23,604 litres of hydraulic oil recycled

- Also 10,044 litres of synthetic oil from pot jacks and gearboxes removed
- Transformer oil – over 700,000 litres still to be removed

CREATING PROSPEROUS FUTURES

### Buffer Zone House Demolition



12 Horton Rd – 50,000L distillate tank removal



12 Horton Rd – soil under tank not contaminated (soil samples taken by Remojo-Chenery)

CREATING PROSPEROUS FUTURES

We still have over 700 000 litres of transformer oil in the switch yard to deal with. We have been removing product from the carbon plant. The baked anodes are all out of the storage area now. We did that because we were going to be turning the power off and at the end of the year this crane will be out of action so we needed to get them all out ready for demolition. We are working on finding an outlet for the baked anodes and the butts and we still have it in storage.

### Product Removal







CREATING PROSPEROUS FUTURES

Reviewing options for recycling baked anodes and butts. Planning for more product removal in Carbon and Potrooms in Nov/Dec.

Good news on the coal tar pitch. We were able to send that to a local steel producer and they have recycled it through their coke ovens so that was good. It took a lot of effort to get that over the line but we managed to get that done and got it recycled so that's now all gone offsite. We had to crush it to minus 100 and then we had to run a magnet over it to remove any steel. That's the material after we crushed it we stored it under cover in the shed.

### Coal Tar Pitch Recycling



Removal of solidified coal tar pitch



Pitch farm area after demolition



Magnetic separation to remove iron

CREATING PROSPEROUS FUTURES

**Michael Ulph:** What was other option if you didn't get the reuse?

**Andrew Walker:** If nobody would take it; it would have probably had to have gone to out containment cell. That's something we've managed to recycle and save it from going to the cell. Also the scrap steel from the pitch tank itself took us three goes to find someone that would take it. The first two scrap recyclers didn't want it and we found a third company that did take it.

**Darren Gray:** Where was that taken? Was that local?

**Andrew Walker:** I'm not sure, it could have gone overseas to South East Asia. They buy a lot of scrap from Australia now. A lot of scrap goes to South Korea and also China.



**Notes**

**Toby Thomas:** Was there a build-up coal tar pitch on the steel?

**Andrew Walker:** There was some residual although it came away very cleanly. We actually peeled it away from the material in the tank. There were 100 tonnes of pitch in each tank sitting there like a big disc. It peeled away very cleanly. It was only a very small amount of residue and its similar material to asphalt so I'm sure these steel recyclers have received material in the past and if it's going into a furnace it's all going to get burnt anyway. And the carbon goes into solution into steel. Providing they have environmental controls which they all do, it's not really a big deal.

**Toby Thomas:** Did the local scrap merchants have a look at it or were they just scared off thinking that it was contaminated?

**Andrew Walker:** At first they said that they would take it and then they had a look and they were satisfied, but when we sent the MSDS [material safety data sheet] for coal tar pitch that's what scared them off.

We've also been working on our power supply for the three buildings that we need for the administration of the demolition and remediation project and we made a slight change. Our planning consultants suggested that we look at what might need to be done with the intersection at Heart Rd and Dixon Rd for the future redevelopment of the site. And the amount of employment on the general industrial sites or heavy industrial it's looking like a future developer would need to put in a double lane roundabout. So we have redesigned the cable route to accommodate a future roundabout. So the cable is in a direct part of the allocation so we have basically fixed the northern side of Dixon Rd because most of our gas line runs along the northern side. And then on the southern side the poles and wires are probably going to be replaced with the future development and are going to be underground power and there is a gas main that runs a short distance on the southern side. That boundary will probably move south when they widen the road. Also on Hart Rd, we've fixed the eastern side of the boundary so the western side can move further west for a future roundabout. We wouldn't be building this round about it would be done by a developer in the future. And that is the approved plan and Ausgrid certification.

We are now ready to start putting all this in and energising it. We have been doing under boring. This machine is used for under

**Action**

### Coal Tar Pitch Recycling



Coal tar pitch following magnetic separation and crushing to minus 100mm.

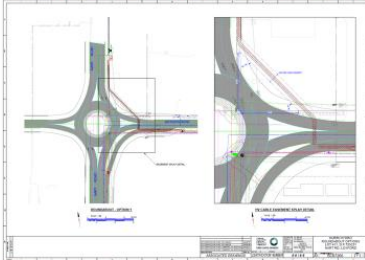


Coal tar pitch transported to undercover storage area.

- Coal tar pitch has now been recycled at an Australian steel plant as coke ovens feedstock (blended with metallurgical coke).
- Scrap steel from pitch tank has been recycled.

CREATING PROSPEROUS FUTURES

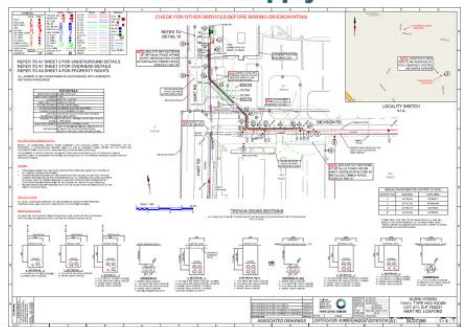
### Alternative 11kV Power Supply



CREATING PROSPEROUS FUTURES

Cable route modified to suit a future roundabout at Dixon Rd / Hart Rd intersection for future industrial development. Would be built by a future developer (not by Hydro).

### Power Supply



**Notes**

boring roads. It has a set of drill rods and uses hydraulics and water and actually dissolves the ground away. It went right underneath this building here, our administration building, about four metres below ground and came out at this exit here which is right next to where the substation is where we are going to keep the power. This is the entry pit which is on the western side of this building.

Our new switchboard came from the supplier in Sydney and that is being installed. Yesterday we installed two new telephone poles on Dixon Road. That is where the power is going to come down underground to the new Ausgrid switchboard, it will then run out to the second pole on Dixon road. The power can continue down Hart Road in the future if it is required.

With the containment cell, last time I talked about testing on the line materials for leachate. That testing will continue and we should be ready to get another set of results due the end of this month. We should be able to report the results either next meeting or the one after.

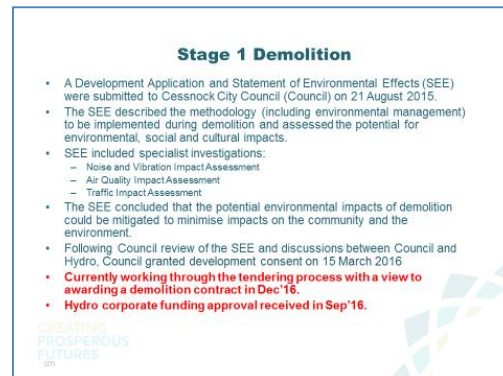
**Containment Cell Detailed Design**

- Preliminary design currently being reviewed
- Constructability review is progressing
- Detailed design to follow
- Liner testing program is continuing (now at 6 months)
- Detailed design and constructability assessment will be complete by Mar-17.

The preliminary design for the cell is with us and we are reviewing it. We have been doing constructability workshops, with the design which will inform moving into Detailed Design phase. All that work should be finished by March next year.

Stage one demolition. I can say we are going back through some of the tenders and to-ing and fro-ing with some of the tenders on several questions. We are having to award the demolition contract in December. We got the Hydro Corp funding approval last month so we have the right to award a contract as soon as we sort out the commercial terms.

**Action**



Notes

Action

**Richard Brown:** The EIS has been on exhibition. We had a drop in session that was at Kurri Kurri BEC.

**Michael Ulph:** We had about 16 people attend.

**Richard Brown:** We have had submissions received from most of the government agencies and individuals in the public and a few from organisations. We are still waiting on submissions from the EPA and SafeWork NSW. Once they have given their submissions, the Department of Planning will pull everything together and formalise the submissions and request us to respond to those submissions. In the meantime, we are going through and looking at some of the key issues that were raised and getting ready to respond.

**Michael Ulph:** The Drop in Session was held on the 30 August, we had 16 people attend including three CRG members. To promote the drop-in session, we sent letters to 37 neighbours to the project site, to 11 the CRG members, and to 16 government representatives at Federal, State and Local Government level. Enclosed with each letter was our Winter 2016 newsletter which contained a variety of information about the project, including the EIS and the various demolition stages. The newsletter also directed people to the website, and to the YouTube channel, which contains videos of site activity, and of detail around the proposed demolition and remediation components.

The main video that explains the remediation and concept for the containment cell was published on 13 September 2016 has been viewed 152 times as at 12 October 2016. It can be viewed at

<https://www.youtube.com/watch?v=2ypttmdYSN8>

We placed quarter page advertisements into the following newspapers. Cessnock Advertiser [on Wednesday 24/8/16], Lower Hunter Star [on Thursday 25/8/16] and Maitland Mercury [on Friday 26/8/16]. Facebook advertising was also utilised in the lead-up to the drop-in session, with advertisements placed on August 29th and 30th. The age group targeted was from 16 to 65+, and the geographic area was Kurri Kurri NSW + 10miles (16km). This takes in the cities of Cessnock and Maitland, and towns such as Kurri Kurri, Loxford, Weston, Cliftleigh, Gillieston Heights, Pelaw Main, Buchanan, Sawyers Gully, and Abermain. Over the two days of advertising, the ad was made visible 8,821

**Notes**

times, and resulted in 154 clicks through to the project web site. The page targeted the Community Page, which contained details of the drop in session time, date and location.

**Richard Brown:** I have included the major project website where you can get access to all those submissions. Link:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6666](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6666)

In total what we are preparing to do is to identify the common themes, rather than go through every individual submission and answer every specific question that way, we are trying to pull out the common issues and we will address them as a whole. We will address every issue but we don't want to address the same issue five times.

So far we have found the major issues are centred around the containment cell management and long term monitoring. That is understandable and something we are very keen to work on with the EPA and DOP. That is something that is yet to be resolved. The assessment of alternatives and justification for our preferred option is one that has been typically raised by individuals and private organisations.

Where there are shortfalls in the EIS we will make sure our explanations and justifications are clear so people understand the basis for the conclusions that have been reached. There are a few questions around SPL management and it is a difficult one as we talked about earlier in the year and even last year, for us to recycle the SPL. We have had to take it out of the project. It isn't forming part of the demolition and remediation project objectives; it is a separate activity so it can't for part of the project. That is referenced in the document but people are still asking the questions. Perhaps as we get more information it will be easier to tell people what is going on, and we can refer them to these minutes where we are talking more about the process about what is going on with SPL recycling.

**Michael Ulph:** You can highlight it but the people who are more engaged would be aware and a subset that may not have heard that message yet so we have to do a better job of communicating that the SPL in the shed is a different project.

**Richard Brown:** Yes, it doesn't mean that it is not getting recycled or that we don't have plans to do something with it, it just means that it does not form part of the project. Which is not

**Action**

**Environmental Impact Assessment for Stage 2 Demolition / Remediation DA (SSD6666)**

- Finalised all EIS sub-reports including an EPA Auditor review
- Submitted to DoPE for adequacy assessment
- Exhibition of EIS is between 11/8/16 and 12/9/16
  - Drop-in session Tuesday 30<sup>th</sup> Aug at Kurri Kurri BEC.
- Still waiting for submissions from EPA, SafeWork NSW and the DoPE**
- Currently reviewing submissions and starting to preparing a report in response to submissions.**

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=6666](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6666)

**Demolition – Stage 2 / Remediation DA (SSD6666)**

- EIS Submissions:

Public Feedback	Govt. / Agency / Organisations
Member of House of Representatives	Office for Sustainable Growth and Opportunity, The University of Newcastle, Australia, NSW (20166)
Mr Bruce of House of Representatives	Department of Local Land Services, Penrith, NSW (20262)
Mr Bruce of House of Representatives	North Newcastle City Council, North, NSW (20262)
Mr Bruce of House of Representatives	NSW Health, Murrumbidgee, NSW (20262)
Mr Bruce of House of Representatives	Midland Council, Midland, NSW (20262)
Mr Bruce of House of Representatives	Central Coast Council, Gosford, NSW (20262)
Mr Bruce of House of Representatives	North Pitt Rivers Council, NSW (20262)
Mr Bruce of House of Representatives	Total Development Centre, Newcastle, NSW (20262)
Mr Bruce of House of Representatives	URS, Sydney, NSW (20262)
Mr Bruce of House of Representatives	Office of Environment and Heritage, Sydney, NSW (20262)
Mr Bruce of House of Representatives	Tate Hobbies Ltd, Sydney, NSW (20262)
Mr Bruce of House of Representatives	The Australian Western Cruise - New South Wales Branch, Murrumbidgee, NSW (20262)
Mr Bruce of House of Representatives	South Coast, NSW (20262)

**Demolition – Stage 2 / Remediation DA (SSD6666)**

- EIS Submissions Key Issues

Issue	Issue	Number of Submissions with Concerns	Issue Status
Containment Cell Management and Monitoring	Details on the long term management and monitoring activities at the Containment Cell. Details on the ownership, responsibility, funding and liabilities for the containment cell in the future.	3	5
Project Justification and Alternatives	Further information required on the alternatives that were considered and the justification of the preferred option.	4	4
Spill Air Listing Management	Further detail is required on what is being done to manage and remove the stored spent pot lining.	3	4
Water Management	Storm and Proposed Water Monitoring and Management (including stormwater management and site water features).	3	1
Air Quality	Need to manage potential off-site air quality impacts.	3	3



Notes

Action

a bad thing necessary because if the project were to be held up for whatever reason that would probably hold up the recycling at the same time if it were part of that.

**Toby Thomas:** Couldn't you just qualify that by saying what's in the sheds will not go into the containment cell?

**Richard Brown:** We have. It is very clear in a number of places in the EIS. But to summarise it out, if these are the issues that people are looking for, when we produce our responses to the submissions report that will be a headline item that will say it is not going in the containment cell and for further reference it is mentioned here, here and here.

**Darren Gray:** I think what happens too is, you advertise and only 12 people turn up, then those people see more visual, the brain starts to engage and the first question is what are you doing? Then the second question is what are you doing with SPL? That's the process. A lot of people I talk to ask about SPL.

**Richard Brown:** As you would expect with projects of this type, there are questions about environmental impacts like air quality, how is it going to be monitored and surface and groundwater quality. A lot of that is covered in the EIS, but if there are specific things that we need to make sure people have seen we will highlight that in the submissions report either in words or specific references.

Onto the SPL, I have not changed the words on this slide. We are still looking at detailed negotiations with a number of different options. We have progressed on a couple of these items. We are looking at doing some specific site audits, we have done some local audits and we have finished some non-local audits. We have got some information on other facilities and intermediate facilities and their end customers so we can be satisfied that the product managed effectively right through their lifecycle. We have done some material testing which is also quite interesting. At this stage that information is not mine so I cannot share it with you. If that information became mine, I could and I would. At this stage, we are looking at progressing towards some trials within the next CRG period. By the next CRG period we would have started to at least trial processing the materials.

Other issues include rezoning. We are currently working with both Maitland and Cessnock councils through the various gateway issues that were raised. There are some simple issues that we can deal with quite easily but there are some complex

### Spent Pot Lining Recycling

- Phase 2 investigations are ongoing. This includes:
  - Site visits for the purpose for HSE / CSR audits
  - Intermediate and final product testing (to validate claims of non-hazardous material, or otherwise)
  - Validation of capacity claims
  - Commercial negotiations
- Options being considered are still a mix of domestic and international options, therefore consultation with Commonwealth Dept. of Environment will be undertaken regarding the requirements for exporting of spent pot lining for recycling abroad.

CREATING PROSPEROUS FUTURES



## Notes

issues that have come up regarding the biodiversity certification. We have prepared all of the assessment reports. We have had to prepare expert reports on threatened species. We sent those to OEH and then they questioned the actual experts who prepared those reports.

**Michael Ulph:** When you say questioned, did they literally find the expert and question them?

**Richard Brown:** They looked at the report and said we don't think they are an expert for that topic. Not on all of them but there are a couple. Then we have had to get who they considered an expert to peer review that and make comment to that report. We are happy with those, we have one that is outstanding. We have the expert ready and engaged so they are now going to go through peer review and get that in. That gets us to the starting line. It is a long process.

Flooding, some of the key issues you probably remember from the gateway determination centred around flooding and potential flooding impacts on the extent of the development and access to and from proposed development areas. In discussions we have been involved in with council and OEH. Their comment back to us is that the data we used to make our assessment on flooding levels, the 1 per cent flood levels and alike are no longer valid and they require an update of that data. My understanding is that that update will require predominantly Maitland, but them also Cessnock Council to do a flood study. A flood study is a prescribed process under the *Flood Plain Management Act* (?).

**Ian Shillington:** *Flood Management Policy* which is a State Policy that says how flood studies should be done.

**Richard Brown:** That will take some time.

**Michael Ulph:** Is that something that the Councils could do?

**Ian Shillington:** Yes. We have put an application in to do a flood study for Wallace Creek which includes the catchment. We are waiting on the outcome of that application, we understand it is recommended and imminent, we just don't know when it is going to be announced. Part of that will be working with Cessnock as well.

**Richard Brown:** My understanding is that the extent and requirements of that flood study means it will take 1 – 2 years to

## Action

### Rezoning - Key Issues/Constraints

- Biodiversity
  - Resolving "expert" status for species specific assessments
- Flooding
  - OEH have determined that all current and endorsed flood mapping is invalid.
  - Recent flooding events and isolation of Gilleston Heights
- Non-Hydro Land
  - Inclusion of land east Cessnock Road in MCC planning proposal
  - Land owners yet to commence supporting studies
- Timing
  - Even with a very long timeframe (36months) given by the Gateway, early indications are that this will be tough to achieve given the requirement to conduct now catchment wide flood study (2 years) – inclusion of non-Hydro owned land in Maitland LGA (unknown impact)

## Notes

## Action

complete. We are under some pressure from the gateway conditions of meeting 36 months which is a long period anyway

for rezoning. We have put a program together and looked at the critical path through that and if that is how long the flood study takes, we won't meet the timeframe. We are going back to Planning to make sure they understand the implications of that condition and perhaps there might be some pragmatic solution to that.

We believe that the same kind of condition will exist for the EIS and the approval of the containment cell as they have to make sure that it is not flood prone. The same flood study potentially feeds into the approval of the EIS. I am not sure how Major Projects and the DOP locally feel about that long timeline delay. It may be that we do some engineering work that is in parallel or mimics exactly what Maitland does but I am not sure, we will see.

**Toby Thomas:** How old were the flood studies that we used that they said were invalid now?

**Richard Brown:** Whatever they were, they were the current endorsed models. I don't know the extent but I know Maitland Council's most recent endorsed flood study was endorsed March this year but I don't know about actual flooding lines in the specific areas. Clearly OEHL don't believe, whatever it was, is good enough.

Another issue that we are working through with Maitland is the fact that in the Maitland planning proposal there is the inclusion of land that is not hydro owned. It is across Cessnock Road which is in the proposal. Given the fact it is not Hydro owned, the landowners there have got to do a whole range of studies that Hydro has already conducted. Maitland Council are working with those landowners to try and find out where they are in the process. As I understand it, looking at that timeline Maitland recognise that if they were to take a long period of time there may be a way for us to progress our planning proposal and have those guys continue down that pathway and not necessarily hold it up. It is mainly timing issues, everything we have seen in the gateways is all addressable and solvable it is just a question now of getting those timings to work.

The other interesting thing that I am sure a lot of you have already seen is the release last week of the Hunter Regional Plan. We are pleased to see the changes that were made from

**Notes** **Action**

the draft to the current endorsed plan. Because it does now incorporate the Greater Newcastle Metropolitan area. I have plonked the Hydro site onto the map.

We have always talked about the merits of the site as it is centrally located in the Hunter Valley. Now it seems to be centrally located within the Greater Newcastle Metropolitan area which is good. You will see the plan identifies a Kurri Kurri corridor for future urban development which is the corridor which runs between predominantly Kurri and Maitland along Cessnock Road. But the way it is identified there is also has a linkage between Kurri and Cessnock.

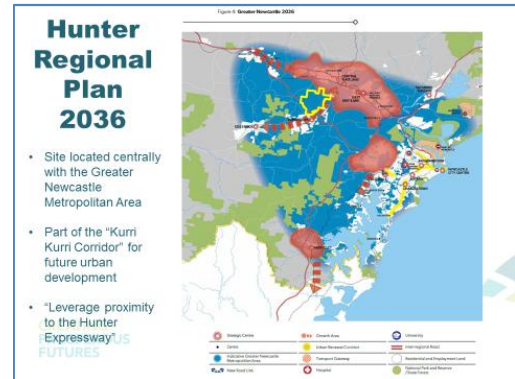
**Michael Ulph:** It looks like it is called it a growth area.

**Richard Brown:** That is my understanding. You can see they have identified a number of growth areas in Western Lake Macquarie and West Maitland area.

Other nice thing to see is a greater recognition of the Hunter Expressway. Absent in the draft was much recognition of the impact and the role of the Hunter Expressway in the region. The Plan now incorporates a lot more emphasis on the Hunter Expressway which is good.

That quote [on the slide] is out of the Plan and through the Plan leverage proximity to the Hunter Expressway. That was in specific reference to Kurri and the Cessnock LGA. Overall impact we hope is the way in which the Plan is now structured is that that gives increased strategic support for the planning proposal and ultimately for development that gets proposed in and around the site.

In terms of our divestment process, I think I had mentioned that we had conducted a registration of interest process. We are now working with a number of parties to conduct due diligence on the potential acquisition of the site. We had a midterm assessment from those parties last week. I have got some colleagues from Norway in the middle of November. We will hopefully have something from each party that we can discuss. The complexity of site, there are lots of issues but that has been highlighted by each of those parties. We don't expect whatever we deal with to be straight forward so we will have to take a bit of time to understand the nature of the interest and commercial considerations of each of those. Probably sometime next year we will be in a position where we have got another party involved. We believe that will be very helpful in the planning



**Divestment**

- Hydro has conducted a limited EOI process with possible future owner/developers
- Currently working with a selected few towards a Purchase proposal



CREATING PROSPEROUS FUTURES



Notes	Action
<p>process. We are not developers but getting a developer or property owner in place, they can take a more leading role in those land planning issues.</p> <p><b>Toby Thomas:</b> Are you planning to divest it all in one parcel to one purchaser?</p> <p><b>Richard Brown:</b> Correct.</p> <p>Next meeting, we hope to have those EPA and Department of Planning submissions in and at that point we will be in a good position to get Shaun and/or Fiona in to discuss the responses.</p>	

## 6 Questions and Answers from the CRG/ General Business

**Darren Gray:** We don't know the dimensions of the containment cell do we?

**Richard Brown:** Yes, the concept is proposed in the EIS. There are sketches and dimensions in there and there are volumes of waste materials that have been proposed and the volume of the cell has been designed. But it is at this stage a concept, as the detailed design comes up some of that might change in terms of geology and constructability.

**Toby Thomas:** The mural. I have had email correspondence that the ball is in your court now?

**Michael Ulph:** Yes, it is. We have sent through some pictures to Hydro to see if they are representative of the items we are talking about to get some decent reference material for inclusion in EOI process. Richard has sent me some more pictures of things this afternoon.

**Toby Thomas:** That's the easy part of it. The main focus of my email was what form is it going to take, will it be a drive-in or information bay type where there will be civil works and pavement, things like that? If that is the case, it needs surveying work and design work.

From Towns with Heart perspective we will look after the project management of the mural and the structure, things like that. But the rest depends entirely on how much money you have to spend.

**Michael Ulph:** My first reaction is to be like the one at Main Road the way it is structured and sits on the road. But we haven't talked about the others.

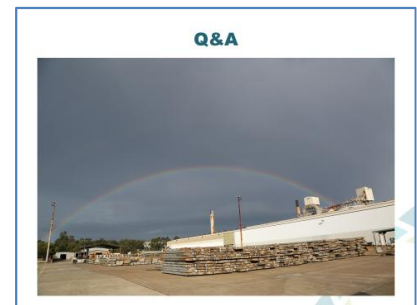
**Richard Brown:** Are there any limitations? I know you met with Council, are there spacial limitations?

**Kerry McNaughton:** They are getting back to us I believe regarding the actual location and limits, what we can and can't do is that correct?

**Michael Ulph:** There is some information regarding road boundaries where the easement is etc.

**Toby Thomas:** It still comes back to whether you want people to be able to drive their car up to it and back out. There are road works that will affect that. How elaborate do you want it to be?

**Richard Brown:** In the first instance there is a mural. Structurally it is going to be the same as Main Road, that is a starting point.







Notes	Action
-------	--------

**Michael Ulph:** Toby you're looking to put in an application to Council with as much detail as you can?

**Toby Thomas:** We will put a whole overall concept to Council. We will include another town entry mural that is much the same. We have got to get the overall concept together and that will be a briefing session so they have got the whole of the long term concept in their minds and are happy with that. There will be two other main entries, on John Renshaw Drive, probably opposite the BP service station site seems the most logical plan and another from Mt Vincent end, Mulbring end. We still have to have further discussions with the committee but probably the best place for that is opposite the Empire Hotel in the Log of Knowledge Park. We are getting these ideas together where these four will be built for a total of five. To tie this particular Hydro one down we still need to know how elaborate the surroundings will be. How to landscape etc that's outside our scope. To do that you need surveyors involved.

**Michael Ulph:** I'll go back to your email and go from there.

**7 Meeting close**

*Meeting closed: 6:54 pm*

Next meeting: Thursday 8 December 6:00 pm to 7:30 pm

**Michael Ulph:** I will send meeting invite.

**Toby Thomas:** Can the draft agenda go out 24 hours before as a reminder?

**Michael Ulph:** I will action that.



**Action: Michael Ulph to send draft agenda 24 hours before as an email as well as outlook calendar invite.**

**Alexandra Parker**

**GHD – Stakeholder Engagement and Social Sustainability**