

Project	Hydro Kurri Kurri Site Redevelopment Project	From	Sonya Pascoe
Subject	Community Reference Group Meeting	Tel	1800 066 243
Venue/Date/Time	Thursday 6 February 2020 Hydro Aluminium 6.04pm – 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 Brad Wood – Community representative (BW)</p> <p>Mr Toby Thomas – Community representative, Towns with Heart (TT)</p> <p>Mrs Kerry Hallett – Hunter BEC (KH)</p> <p>Mr Rod Doherty – Community Representative (RD)</p> <p>Mr Andrew Neil – Manager Strategic Planning, Maitland City Council (AN)</p> <p>Mr Iain Rush – Principal Strategic Planner (Acting) Cessnock City Council (IR)</p> <p>Mr Bill Metcalfe – Community representative (BM)</p> <p>Mr Andrew Walker – Hydro Kurri Kurri Project Manager (AW)</p> <p>Mr Michael Ulph – CRG Chair, GHD (MU)</p> <p>Ms Sonya Pascoe – Minutes, GHD</p>		
Guests/observers	Mr Shane Boslem – Stevens/McCloy JV (SB)		
Apologies	<p>Mr Allan Gray – Community representative - Retired Mineworkers (AG)</p> <p>Cr Darrin Gray – Cessnock City Council (DG)</p>		
Not present	<p>Ms Tara Dever – CEO Mindaribba Local Aboriginal Land Council (TD)</p> <p>Cr Robert Aitchison – Maitland City Council (RA)</p> <p>Ms Debra Ford - Community representative (DF)</p>		

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## 1 Welcome and Acknowledgement of Country

Meeting commenced at 6.04pm

### **Michael Ulph (Chair) (MU)**

Acknowledgement of country.

Sonya Pascoe from GHD taking minutes.

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## 2 Meeting agenda

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## 3 Welcome and meeting opening

**MU welcomed attendees, acknowledgement of country and noted apologies.**

**MU asked those present to declare any pecuniary interests.**

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## 4 Last meeting minutes

Kerry Hallet: moved that the minutes were a true and correct record of the meeting.

Toby Thomas: seconded the motion.

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MU: Open the meeting at 6:04pm.

Call for any apologies, Allan Gray has put in an apology.

Now, we do have a guest today coming along to speak with us, Shane Boslem. He is caught up in some traffic around the car accident on the expressway. We had him speaking early in the piece, but we will move him back, hopefully for the time we are ready, he is ready. See how we go.

So I'll introduce Shane when he arrives, everyone else knows each other, so that's good.

The next item is to declare any pecuniary interests. Now the additional item to the agenda as opposed to the normal one is the discussion around the new purchaser for the site, and an introduction to the Stevens and McCloy joint venture, and the general agenda which is demolition and remediation and so on.



Would anyone like to declare a pecuniary interest or a conflict of interest in the meeting tonight?

KH: I will just mention that we live on the Hydro buffer site.

MU: thank you Kerry. Anyone else?

BW: I will say that too.

MU: Thank you. All right, moving on. The last minutes came to you at a flying pace at the last minute, that's why they're called the last minutes, because they came at the last minute. My apologies. With Christmas and then moving the meeting forward, I only got them to you a couple of days ago. I'm sure you just devoured them as soon as you got them, as they are so interesting.

KH: Only 20 odd pages this time.

MU: Only 20 odd pages. And, I must say, I have been thinking about this bit, because we've had some people comment on the number of pages, but two thirds of the pages are photographs, so it's more like a magazine isn't it. You could put these in at the hairdressers and read them there.

Are there any issues with the minutes that anyone is aware of at this point in time. Please, if you do read them and come up with anything let us know, and we can make some adjustments potentially, we will just let everyone know if there's a change.

Can I have someone at the last meeting to move them? Thank you Kerry Hallet, and a seconder? Toby. Thank you.

All right ripping through. So as I said, were just going to move things around a bit, and were going to go back to the usual state of play, which is Andrew talking about general project update with demolition and remediation and so on. So over to you Andrew, thank you.

## Agenda

1. Presentation by MCS Group (Shane Boslem)
2. Project Update (AW)
3. Approvals & Rezoning Update (RB)
4. CRG Q&A – CRG Members
5. General business

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## 5 Demolition / remediation update

### Demolition Progress – CMA Contracting



White boxes indicate areas which have been demolished.  
White line indicates boundary between Smelter North v's South

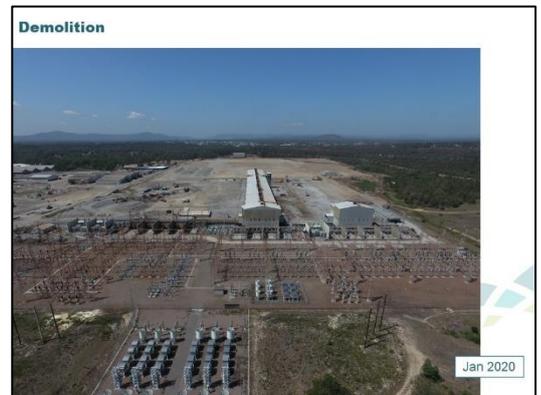
AW: thanks Michael. So we mentioned at the last meeting we've taken the decision to demolish lines two and three.

That's now progressed quite a bit. So these are the before and after photos, going back to February 2017. So that is how it looks today, that's line two.

This is looking from the south-west, how it was then, and now.



Looking from the east, it's quite big difference, notice how much has gone. Notice also that on the bottom right hand corner,



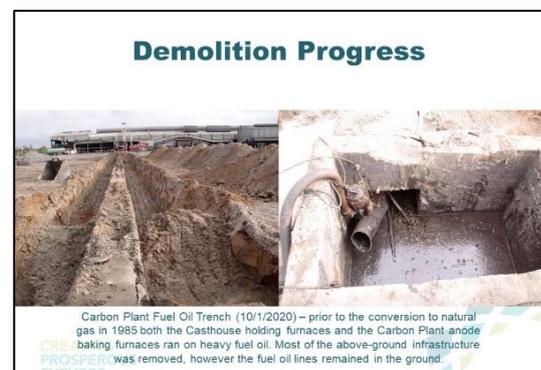
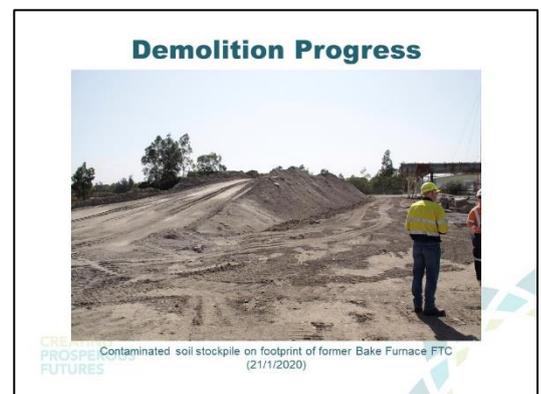
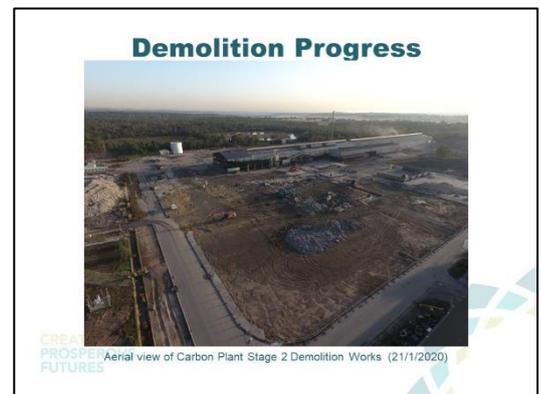
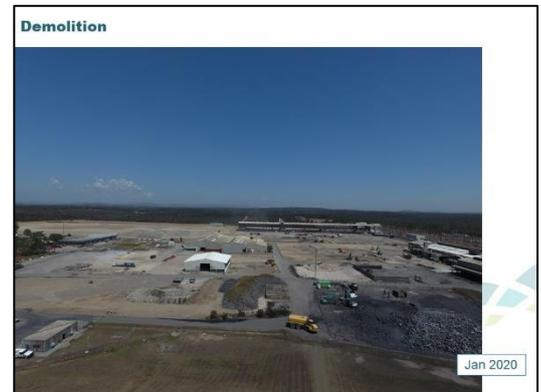
we've got Boral back processing the anode carbon, the subcontractor, Drumderg, is on site at the moment.



Ok over the last two months most of January we've been continuing with the cleanup of the carbon plant. What we did, we did a scrape here when we removed the carbon plant Admin Building, because there was some surface contamination, carbon dust. We took it down 200 mm and we are now using this area to store clean concrete, that we removed from the green mix slab and foundations, and contaminated concrete were putting in 7a bake furnace. We also have a stockpile of contaminated soil which is over on the other side, of the bake furnace on the north side, in the footprint of the old bake furnace scrubber, and that's that pile of contaminated soil you can see there, that's growing, that's mainly soil that's been impacted by oil and other hydrocarbons from the carbon plant.

One of the challenges we have found is the fuel oil line. Up until 1985, the cast house holding furnaces, and the carbon plant anode bake furnaces ran on fuel oil, heavy fuel oil. There was an underground pipe that run from a tank in the centre of the site near where the diesel tank is today, and it was piped down to the carbon plant. It was heated up and then used in the two anode bake furnaces. Some of that fuel oil has leaked into the concrete trench. So it was encased in concrete. So when we opened up the lid on that pit there we could see a lot of oily water.

We've been pumping that out into IBCs, one thousand litre containers and it will go to Cleanaway at Kooragang Island. We have been removing sections of the trench to a processing area



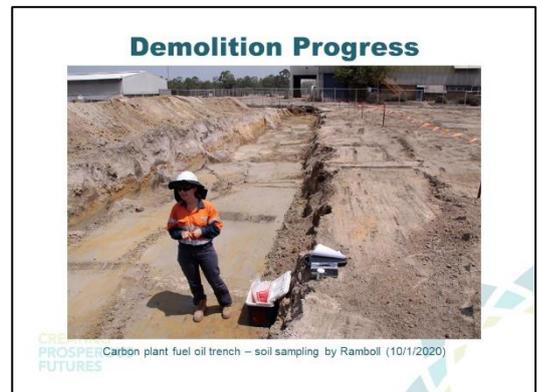
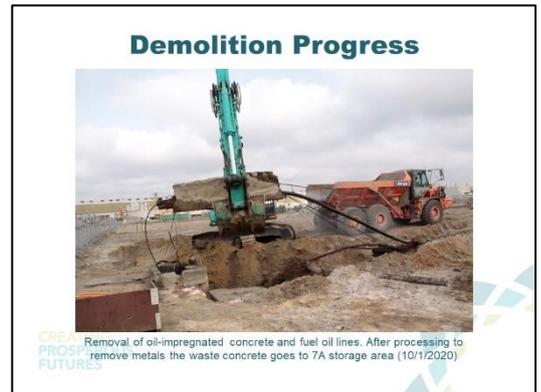
where we remove the steel pipes. There in that trench we had fuel oil, plant air and water, as well as some cables.



The steel can be recycled, but the concrete is so badly contaminated that's going into the 7a furnace and that will end up in the containment cell. It can't be reused.

So as we've been digging up the fuel oil trench, we've had Ramboll taking soil samples, getting them analysed. We over-excavate to make sure, just to remove anything that's visually impacted or has an odour, like a hydrocarbon odour, then we get Ramboll to take samples.

So, this is the southern section back on the tenth of January. This is about 5 days later. Moving a bit further north, and again, sampling by Ramboll of that middle section.

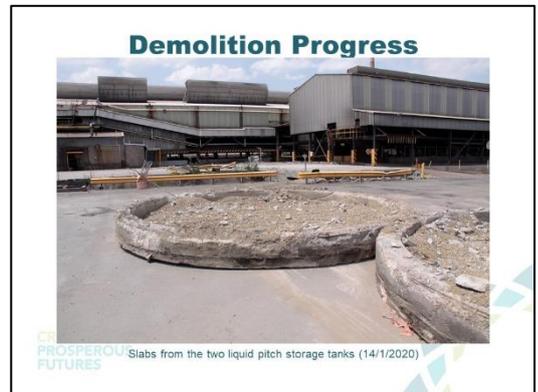
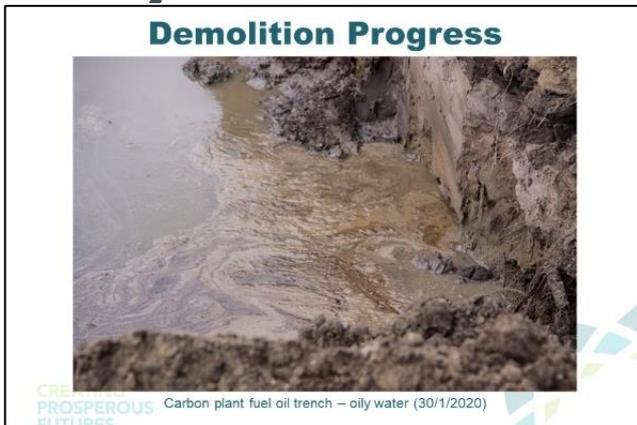




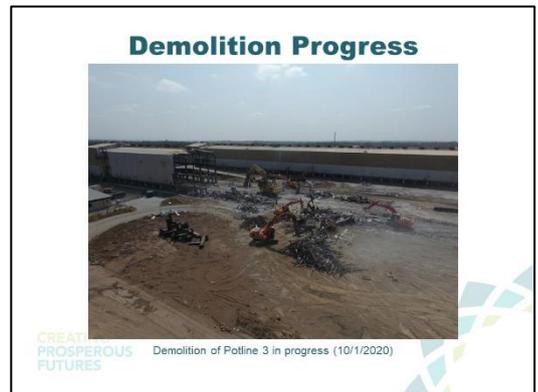
This photo is of the drain. We used to have a drain running from the liquid pitch farm. It ran north into the main drain then into the east surge pond and handled all the storm water.

We found some HTM oil had leaked out of the pitch tanks and got into that drain along with some carbon dust and petroleum coke that was handled near there, and we have had to remove the drain and remove some impacted soil from that area as well, and again had Ramboll taking samples and that has been validated now.





We are now just at the last stage of the fuel oil trenches at the very northern section. There you can see some oily water, that's an aerial view showing the fuel oil trench. This is the drain I was talking about, the pitch farm was about here, this was a conveyor tunnel from the coke dump station, which was here around near the coke silo, sometimes when I walk around site I get disorientated so I've got to use Google Maps on my phone and it is really good because it hasn't updated the maps yet so I can see where I am standing by looking at google maps.



MU: Looking back in history.

AW: Yeah, if they update the maps then I'll be in strife. This is another photo of the northern section, over-excavating.

These were like the two concrete bases of the pitch tanks and we had to carefully inspect them, top and bottom, and they are ok, we haven't found any contamination in the concrete.

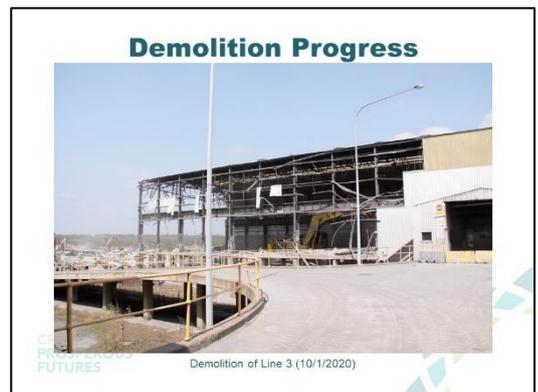
RB: That's the bottom side isn't it?

AW: Yes I think that's been flipped over that's right. Yeah that's the bottom.

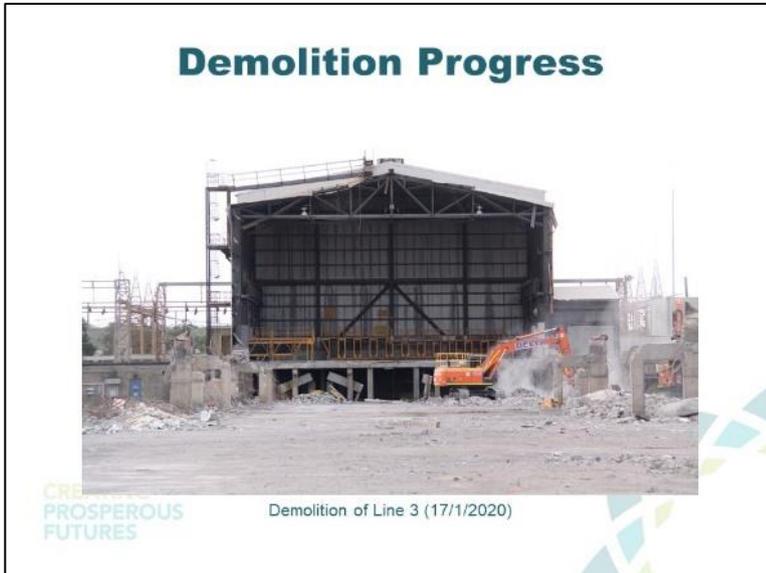
BW: That would have made it fun.

RB: I'm surprised they stayed intact.

AW: We have also been, as I mentioned, demolishing the rest of potlines two and three. So that photo was from the 10<sup>th</sup> of January, a fair bit of line three has been removed and we are processing the scrap and concrete. On the 10<sup>th</sup> of January you can see a bit further north, the 160 tonne excavator is actually working inside the building, removing the crane rails and the pot shells, then that is about a week later, up to the separation point of column 5. The rest of that demolition is actually technically

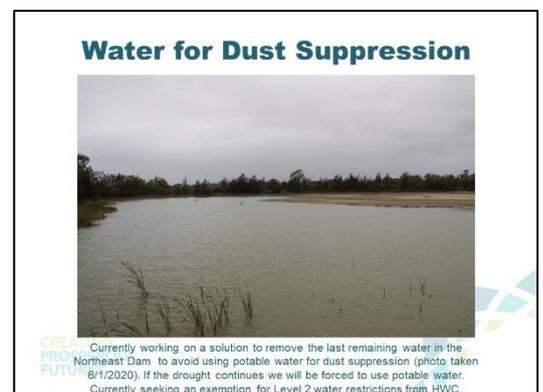
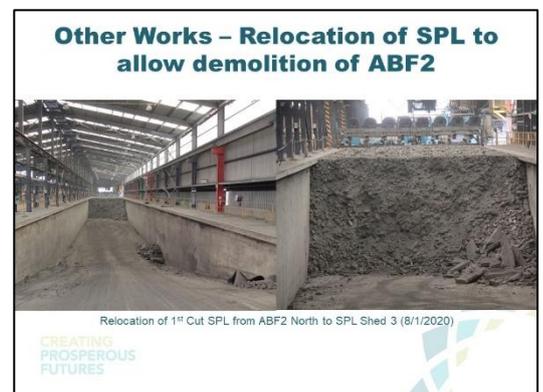
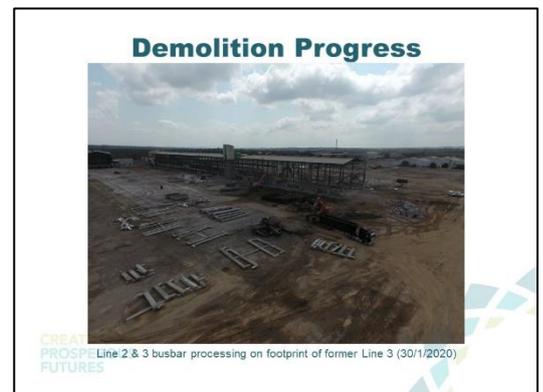
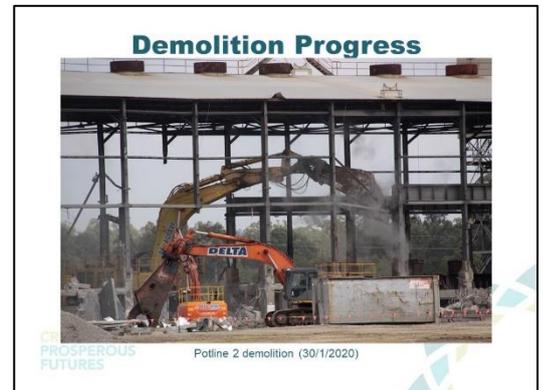
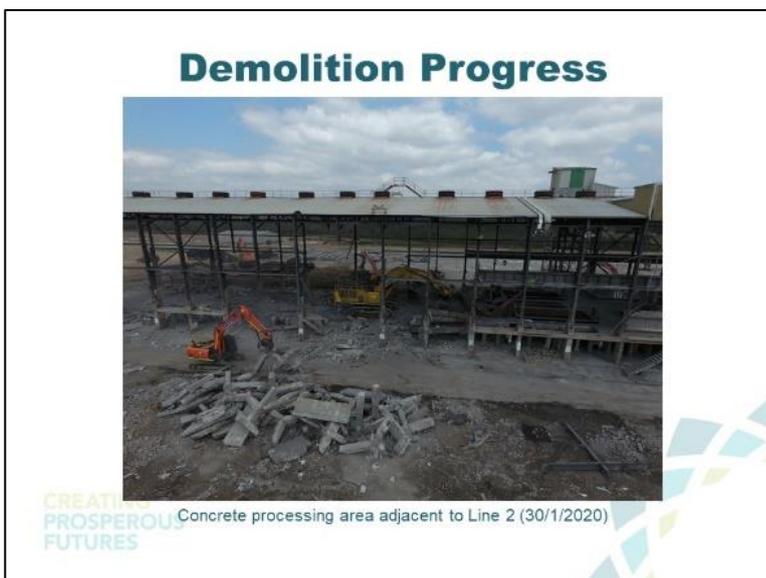


inside the switch yard so we have to put a fence up and then they will be working under live switch yard rules to demolish the rest of the building.



This is potline 2 demolition. The 30<sup>th</sup> of January that photo was taken. Here's an aerial shot showing all the busbar getting processed on the footprint of what was line 3 and they are cutting that with an excavator mounted saw which is a little bit better than lancing because it not as fummy and actually results in a better recovery, less wastage of aluminium.

That is all the concrete that they are removing and that will get pulverised and then taken over to the crushing plant.



Also we have been relocating the spent potlining. So if you remember back about 3 years ago we started putting the spent potlining back in what we call ABF 2 (anode baking furnace 2) and we have been recycling that, but because CMA need us to hand the building over we have agreed on a date of the 6<sup>th</sup> of April.

We need to relocate the SPL to shed 3, SPL shed 3. So we are doing that and that's a cost, to double handle that material but it is in our interest to get the building demolished whilst CMA are here on site because once they demobilise we are not sure if we can get them back, and it is such a big building that it is worth getting CMA to do it while they are still here.

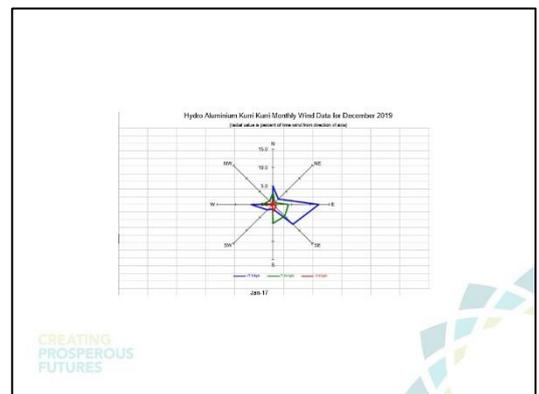
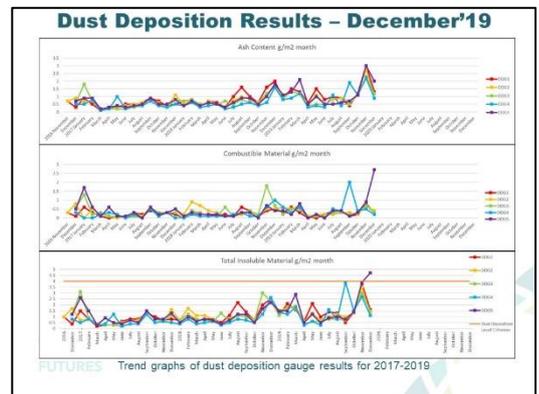
One of the other issues we have had, like everybody else, is the ongoing drought. We have 5 dams on site, 2 dams and 3 surge ponds, and they have all just about run dry, that last little bit of water is in the north west corner of the north east dam, and we are just working on a way of getting some extra lay flat hose so we can get that last bit out. Today's rain will hopefully keep us going a bit longer but if the drought continues were going to have to use potable water and were currently talking to Hunter Water about an exemption to level 2 restrictions. So you are allowed to get an exemption for water that is required for dust suppression. We are also working on ways to save water in other areas. We are not using any water on our lawns and gardens, we've disabled the hoses in the carparks, so people can't wash their vehicles, fixed all the leaks. Plus we have been raising the heights of some of our dams so we can store more water when it does rain. So, hopefully we don't have to use too much potable.

These are the dust deposition gauge results for December. We did get a high result at location 5, which we're still investigating. It's a strange result, it's much higher than any of the other locations and it's high on combustibles, which is this middle graph. The ash is not too dissimilar to the other locations, but combustibles were high. We're not sure but it may have something to do with all the bushfires. The smoke may carry particles that haven't completely combusted.

KM: The other thing Andrew, is that site 4, for the light blue line, is only 150 metres away.

KH: So where is site 5?

KM: Site 5 is actually established as an extra, because when we put the initial sites in we were only looking at doing 4. But I found that initially site 4 was getting vandalised on a semi regular basis,



so I put site 5 in, and I located it so it wasn't totally obvious. I guess the trade off by doing that – I put it amongst vegetation – which is fine under normal circumstances, but lack of rainfall, where there was forage around it is now just sooty dust, also too where there was vegetation, it resembles the same as a bushfire coming through just cut and died there certainly has been a breakdown of a lot of vegetative material and also just the nearby dust swirling around. So, we think that's the case for the cause, and we'll have a look at obviously the January results, and hopefully they will return to normal. I would have expected that if there was a problem you would have had an issue with site 4, dust gauge 4, and you haven't. So I think it's just the location of the site more than anything else.

RD: How far apart are they?

KM: 130 metres.

AW: So wind was mainly from the east which does seem to line up with it. But we will continue investigating. We're going to involve Ramboll and record it as an incident.

## Procurement Plan – Remediation Contract

- Procurement analysis finalised.
- EOI issued on 22/1/2018 and closed on 28/2/18.
- EOI submissions and meeting with shortlisted candidates.
- Supplier qualification audits for the shortlisted companies completed (Jul'18).
- Expecting to have a civil / earthworks / remediation company as the Principal Contractor with a specialist lining installer as a subcontractor to the PC.
- Tender issued in Dec'18.
- Tender documents included – scope of work, detailed design documents (including drawings, tech spec & others), draft AS2124 construction contract with amendments plus various project-related documents (eg. EIS, draft conditions of consent from DoPE/EPA and various Hydro management plans – WHS, EMP, asbestos management plan, etc).
- Contract scope has two separable portions – SP1 is for works that can be done before approval is received and SP2 is for works that can only proceed after approval.
- Tender closed 21/3/2019.
- In discussions with a preferred tenderer on technical and commercial issues.
- Expected award in Q4 2019.
- **Contract was awarded to Daracon Contractors Pty Ltd.**
- **Kick-off meeting held Monday 9/12/19.**
- **Global risk review meeting held 16/12/19.**
- **Management plans currently being developed.**

So on the remediation contract, as I mentioned at the last meeting we've awarded a contract to Daracon. They have submitted their management plans and we've done a first review and they are re-drafting them. And they will go to the Department of Planning along with our overarching EMP. We will get Daracon along to this meeting at some stage in the future - maybe April, maybe June – to do a presentation. Probably the

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

- DoPIE have proposed the term of a Voluntary Planning Agreement (VPA) relating the long term ownership and associated funding for Hydro to consider.
- Meeting with DoPIE next week to discuss
- Expect conditions relating to Containment Cell covenant and financial assurance in August  
September October November December  
**January February ???**

<https://www.planningportal.nsw.gov.au/major-projects/project/11486>



best time would be after we gain development consent, which we will be talking about now.

If anyone has any questions for me? Otherwise, I'll hand over to Richard.

MU: Any questions to Andrew?

Thank you, welcome Shane, we'll introduce you shortly. Richard, you're up.

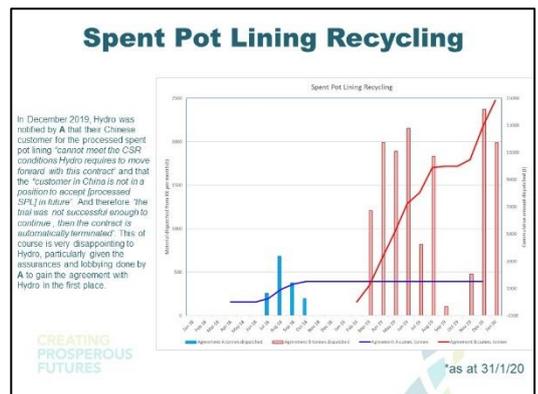
## 6 Approvals and other items

RB: There has been something happen. So, we got a letter from the Department of Planning 2 weeks ago which proposed the way forward for this VPA, this Voluntary Planning Agreement, and the terms that are 'conceptually' acceptable to Planning. We got them to propose to us what they'd be happy with which is then helping us with what we need to isolate to have further discussions on. We've got a meeting due with them next Tuesday to talk through those issues but, in general terms, we don't think that we're too far away. There are a couple of issues that are related to the application of the VPA against the holder of the land but not necessarily against the parts of the site that are associated with the containment cell, so we have to make sure that doesn't prevent other good things happening on the site.

I'm absolutely certain they don't want that to happen so I'm sure that there will be a mutually acceptable solution at some point, but the other thing that we hope to do next week is get a better picture of what the approval timeline looks like so we had that meeting and we say that we will get back to you with a mutually satisfactory outcome with the VPA and the Letter of Offer that we are preparing. What are the next steps for us? This is the absolute last issue. How long is it going to take to get consent in place? So that we can go on with things.

So that is next week. So that is where we are at on that one.

So this is the spent pot lining recycling which is continuing to go well. I think I might have explained previously but we don't want to put the names of the contractors on there, I'm sure that people around the room know people who know people that could probably figure it out, but we do have agreements in place that protect the identities of the contractors and it also helps ups



with making sure that we don't have any commercial competitive issues with the contractors both now and in the future.

However, I think it is important to say what I am about to say with regards to one of the contractors because it exemplifies the concerns that we've tried to talk through since day one about spent pot lining recycling. With all the assurances given, promises made, contracts entered into, the first contractor that we used has asked us to terminate the contract because they are no longer able to process the material for us in a way that satisfies us. This predominantly is around the sustainability of their end consumer.

So we talked about spent pot lining recycling, particularly the options that we are able to use they rely on an end consumer of processed material, and that end consumer in this case was based in China, and the contractor could no longer guarantee that the end consumer was able to meet our CSR requirements. In other words, they couldn't guarantee that they were doing everything that we would require of them to process that material responsibly, and I would say in addition to that, China in itself has changed their view on the accepting of waste materials into the country.

And I'm sure you have all seen stories of that kind of issue, which is interesting, I say "interesting" in inverted commas because the process was of SPL being exported as a product, not as a waste material. But that's not necessarily saying that that is the case from the Chinese perspective. Nonetheless, we have got a contract in place with another recycler and as you can see they are going really well and we are really happy with that and hopefully if that continues at a trajectory that we are expecting that it will, then we are still on target to complete all of that recycling by the end of next year.

TT: So where does that recycled product end up?

RB: At the moment it is in Thailand, but they're also looking at another outlet as we speak in the Philippines.

BW : What do they use it for?

RB: They use it in cement manufacturing.

RB: The anode carbon recycling that we have talked about is progressing, so that's a stockpile there that we have recovered all of the anode carbon material that was stored in the SPL sheds. That's being put out on the pad there and the contractor is now

## Anode Carbon Recycling

- Boral have begun to remobilise on site and are looking to return to collect remaining material Jan / Feb 2020.
- Anode Carbon is currently being sorted and pre-processed ahead of crushing and transport in the coming weeks



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## Rezoning

- Gateway extension issued September until completion 23 December 2020
- Council have advised Hydro of additional requirements ( 20/12 and 23/12)
- Following meetings with Council and Planning, expected to commence Agency consultation in the next 2 weeks.



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sorting through that. Pre-processing all of the large lumps of material, removing any gross contaminants: Iron, aluminium and other general refuse in the material, ahead of the next phase of the processing which is a high scale crushing process. I understand that the crusher will be mobilized on site within the next week or two and it will probably take a couple of weeks for them to crush and transport the remaining material from site. That material has been surveyed at 9000 tonnes in stockpile there. We are expecting at least 50:50 recovery out of that, hopefully a bit better than that so that will add to the 8,800 tonnes that we have recovered from last year, and so that will finalise the anode carbon recycling process.

So rezoning we are still having a lot of fun with council, so just be careful. [Laughing]. So we are continuing to meet with both councils and planning to work through the outstanding items working towards the rezoning approval. Both councils sent us a request for additional information just before Christmas. We met last week just to clarify some expectations in that and you guys [Iain Rush & Andrew Neil] can correct me if I'm wrong but one of the outcomes that was good out of that meeting that we expect that out of the next couple of weeks that the planning proposal will be referred to agencies for consultation.

That will then give us more input into the requirements for further investigation if required but also into the final form of the planning proposal if it ultimately ends up on public exhibition.

I think at this stage, all things being equal, public exhibition is likely somewhere towards the middle of the year. And that will be, all things being equal, if that goes well and other issues we are working through, particularly around traffic and RMS go well then we are still looking at late this year or early next year gazettal for a rezoning. There's a nice way of saying those things it's not without its challenges. We will continue to deal with those challenges as they come.

TT: So does the rezoning have to be completed by the 23<sup>rd</sup> of December?

RB: According to the Gateway, yes.

KH: How many extensions has it had already?

RB: One, council would have to request and Planning would have to issue a further extension. Planning are acutely aware of that risk, as are council, as are we.



And I guess the most important thing is Shane.

You will now all be aware that we have entered into an agreement with McCloy/Stevens group for the sale of the site. We had an opportunity to talk with some local VIP's, and dignitaries last week, just because we felt that the redevelopment of the site, along with new people, we feel that this is a hugely significant opportunity for the local community and probably the broader region.

So, we wanted to make sure that the people that represent the residents in these areas are also aware of what the next steps are involving in this process and who are involved in the process so that if at any stage their constituents are asking any questions and if they have any concerns, in particular the redevelopment site and the opportunities that come from that, that they have first-hand briefing on where things are at. You guys are the next most important people along that sort of line and we have invited Shane, who is the project director for the McCloy/Stevens Joint Venture to come along introduce himself and also the entities involved and kick it off in terms of a broad brush view of what their thinking is going forward.

MU: So Shane the big picture is that Stevens Group and the McCloy Group are two different entities in a 50:50 joint venture?

SB: Yes

MU: And Shane is an employee of McCloy Group but is overall Project Manager for the overall project. This particular project. Thanks Shane.

## 7 Introducing Stevens/McCloy JV

Shane: So I'll throw some plans on the table that might come in handy. There's a couple of brochures there if you want to pass them around to have a look to give you some more info about the McCloy and Stevens Groups.

So as Michael said and Richard as well, my name is Shane Boslem, I'm the project director responsible for delivering the project. It's quite an exciting project that everyone in the company is pretty excited about to be quite honest with you. I've been with the McCloy Group for a little over 10 years. I grew up in Lake Macquarie, I haven't moved far and I've been working in this industry since I graduated from uni in 1996, so I've been around a little while the entity that bought it is a joint venture.





So the entity that bought it is a joint venture, the McCloy Stevens Group. So both of these are probably known to people in the room but we are what I would call local prominent, well known developers that are used to dealing with projects that are of this sort of scale and magnitude. They also pride themselves on the quality on their projects that they deliver. Jeff McCloy especially, takes great pride in driving around some of the older estates that have been completed and looking at how they age and still can't help himself on commenting on what they should be doing on maintenance after we have handed them over.

That picture in the bottom there is our North Lakes estate that was completed 2 years ago. That's a project of 1500 lots. It ran for about 20 years. It was an interesting challenging project. I came in about half way through the project as a consultant. It was a project I worked on as well. That's just sort of one example of it.

So what we specialise in, in the McCloy group is residential communities which is a fancy word for residential estates these days. They've got a few other attributes to them now. We look to include things like child care centres and we engage with schools and retirement villages so that sort of brings that whole community together.

The McCloy Group has 16 active communities, 10 are released to market, so we are very much a delivery business. We are not into speculating and trying to add some value then moving them along, we are about delivering projects, delivering homesites delivering communities. So we have 10 in our production and just to give you an idea that top left one is Billy's Lookout in Teralba that is about 500 lots and nearing completion, we haven't got too much further to go. The bottom left is Heritage Parc in Maitland, so that is a 450 lot Community Title estate, and Radcliffe there in the bottom right, that's a relatively new project. It's a joint venture between Jeff and John.

This project at Kurri won't be the first joint venture that Jeff and John do together, they have a number of developments that they have done over the years. Radcliffe there is an 800 plus lot residential estate. It is about stage 5 so it is about 100 lots into that project. They also have a retirement village arm called Principle Living. They have 7 retirement projects in total with the first project about to start construction at Medowie. I gained approval on a couple within my estates that I can't remember the exact number but they're Independent Living Units (ILUs) they're retirement village under the retirement village act but they're quite substantial in terms of the number of units they will be delivering over the next couple of months when they get going together.

So Jeff is a local fellow, a Belmont boy, quite parochial about Newcastle. John, he's reasonably local, he's from the Central



Coast so North of the Hawkesbury, I think we are still allowed to call those guys local. But Jeff has been around, he was a builder originally, one of the main projects that he built was the John Hunter Hospital, in the mid 80's, which was a 150 million dollar project, before moving into development projects in the 90's. John has delivered over 250 landmark projects all of them very much quality projects. John has got a fair diversity of projects that he delivers, he has experience in industrial. He is doing some waterfront units where I am living at the moment at Toronto. He's into a lot of different things and together they sort of work well together and are involved quite close and aligned in their thinking and their quality so it is quite a good partnership.

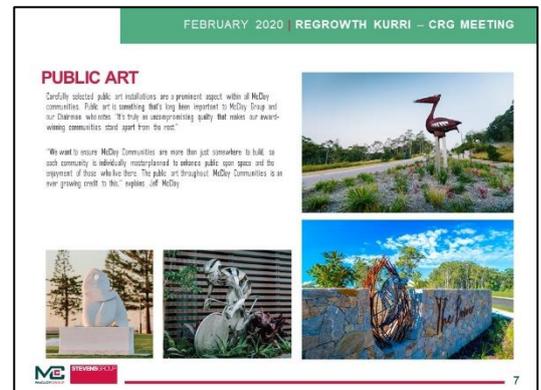
In terms of our communities and this sort of quality it's all about the amenity that we create, we are very much focused on that. Very early on we put our parks and our playgrounds in and we don't deliver them on our way out the back door. We want to put them in up front we want to set that standard up front. The top right, Heritage Park, the bottom right is Cooks Hill, that's one of our Armidale projects and in the bottom left is Billy's Lookout. So there are things that we like to incorporate early.

It is about working with the community and building their faith and their trust that we are going to deliver these things so that is why we like to get in early. At Heritage Parc we have already delivered four parks. So we know that it costs us money but it builds that trust in the community so we are very happy to do it.

Moving along, another big feature of Jeff's especially, he drives this relentlessly, I'll say is public art. He loves it. It's in all of our estates. The bottom left is a donation he made to Newcastle on the foreshore, I'm not exactly sure what that one is called. The next one is from our office in town the Telstra Civic building. Then the Bower estate down the bottom that's up in Medowie. The big pelican, that's at Billy's Lookout. So we put these in all of our estates, we put them up front, we engage with both local artists, we get some custom made. One of the guys at the office we now call our public art director. We call him and he is quite often heading down to Sydney to *Sculptures by the Sea* and looking for features down there that he can bring back and find ways to integrate them into our estates. They're really good, they're good talking points. Sometimes we don't all know what they are but they work in well with our parks and the community loves them as well so it's just part of what we do now.

There's some quotes up there from Jeff, he does really love this stuff and he drives us nuts with it to be quite honest. It sets us apart and it's something different.

So what is our vision? I'll just start off by saying this is very early days for us, I've been working on this project for a little while but



we haven't had a lot of time to develop our vision for both the residential and employment side of things. Certainly when you look at the landform for the residential side, it is linear its elongated so our vision there is that it is a series of precincts, of interconnected villages to promote healthy, active lifestyle, so what we mean by that is that there will be parks scattered throughout the residential precinct.

The first precinct to the north there at Gillieston [Heights] topographically it has a few challenges but that provides a few opportunities and we are going to put a fairly prominent hilltop park, keep some of the paddock trees that are up there and we want to make that a real focal point for the first precinct as you come in off Cessnock Road, so that's where we will be starting our development. And then as you head through the site you come into the central precinct which is quite flat so we will be talking to council about ways that we think we can increase the density through there. There will be a Neighbourhood Centre there and more than likely be a school. We have had some early conversations with a school, sports fields and maybe a retirement village in there as well.

What you've got, I'll just point out what we are proposing, is a park up the top, major sporting fields down here, another linear path down here before we also want to link the central precinct down to the southern precinct. We haven't got that on the plan yet because we haven't quite developed what we are going to do there but we are working with our urban designer who is coming back up on site in a couple weeks' time and we will slowly keep working and progressing these plans. That is our current vision for the residential part of the site.

So the industrial precinct or the employment precinct, you know we talk about wanting to promote these employment generating businesses that focus on clean energy and innovation and we do, we have had some early inquiries around those sorts of things, but we know how important jobs are as well, to the region so we will be investigating every opportunity comes our way, comes across our table and doing what we can in discussions with council to try and see how we can bring as many businesses as we can to the area as soon as possible.

RB: That's a very good photo Shane that looks like it could just be picked up and dropped onto a smelter.

Shane: It's not too bad yeah, if you're Googling around you can see it.

But on the industrial front we have got a site visit down to Sydney, we are going down there to look at four relatively new parks that are at the intersection of the M4 and the M7, so by a variety of different developers: Mirvac, Goodmans and Frasers. So we are





meeting with some people down there, we are having a look at the sorts of users that come in there. We think that there is some similarities between this site and that particular part of the world because there is easy access to major transport corridors, fairly flat open broad acre land which is what this site has as well and we have had some early enquiries as well, so we don't want to get too carried away but we will be working pretty diligently to try and get the message out there that we are here and see what comes our way.

Post doing that site visit we will also be doing what is called a market sounding brief which I guess is a fancy word for a bit of a marketing campaign and it is really to put the word out there that we are here, and what this site has to offer. It will look at the opportunities the site has and promote those and we will be engaging with a couple of real estate agents that operate in that industrial space to help us promote that and put that out there so that is something that will happen probably over the next few months. So I think it has lots of opportunities in the industrial area.

KH: Shane are there any initial thoughts about utilising South Maitland railway.

SB: A little but not a lot yet, we haven't quite explored it. We've had one or two conversations. We do need to look into that a little bit further. It's a difficult one. Just anecdotally what you can see and what activities come off the South Maitland rail is not a lot. Maybe that is because the right end user hasn't been shown the right part of the site, with the right connections and that sort of things.

KH: And I think Kerry knows more than me, I think it's only Austar who are using it.

KH: Yeah AusStar are finishing up too

Shane: But no we are going to look into it, We will see what comes of it.

BM: What is the timeframe for this?

Shane: It's just go, go, go, to be honest with you.

In terms of, if we look at the development process, so we are here to assist Hydro and work with councils to finalise the rezoning. As that is wrapping up we will be preparing our DAs, to get our DAs to council so we can get employment underway so we can get residential land underway.

We will look to start the preparation of those documents once we have a fair bit of certainty here which we are pretty close to that now about what the final rezoning is going to look like and some of the connections like around traffic and those sorts of things which Richard mentioned earlier. Once we get a little more



certainty around those and what is called a Development Control Plan and when we know where the major road is going to go we will start preparing our DA's. The approval process, there are some people from council in the room, but it does take some time. We will work very hard to get those approvals out because Jeff will be making sure I work very hard to get those approvals out. But we won't be shy of getting in and rolling our sleeves up and putting resources behind it.

RB: So are you still talking a years' time?

Shane: We are.

BM: That's what I was saying, something won't happen straight away.

IR: It will happen. It depends on demand for the land obviously, people need to actually buy the land. It will happen in stages.

Shane: It will, to give you an idea we have DA's at Maitland council at the moment, at Lochinvar there is a brand new intersection on the freeway there. We have got a site there that is right there, that's our new driveway, and it has been held up with the state government at the moment trying to get special infrastructure contribution agreement and sorted out which we believe will get sorted out, we've done everything so that it gets registered on time but that DA has taken two years to get. For what I would say is fairly straight forward, there was nothing controversial about that particular site and this site is similar.

Yeah they have all got their challenges, we all have to come and get our RMS approvals which are not easy, they are very difficult, probably one of the biggest challenges going around.

Biodiversity is another large challenge that I don't think we have really, no one really understands at the moment but I think this site is better placed than any site in the region to be able to tackle that, because the vast amount of land that it has to be able to provide offsets, plus the majority of the land is cleared but this development process takes time, it is outside of our control, to be honest we have worked as hard as we can but we know that going into these things, that they do take time.

IR: I think Shane too, the difference between this site and a lot of other sites is you are going to get half of a stewardship site for biodiversity conservation, so a lot of the issues that some subdivisions encounter at the DA stage will have already been resolved at the rezoning phase. So in terms of biodiversity, we have that in place so that is something that you won't necessarily have to worry about at the DA phase.

AN: And also with RMS



IR: And with RMS

Shane: I'd like to say yes to that but I mean really we know what RMS are like.

AN: At least some of the RMS issues might be partially resolved.

Shane: Yeah

BM: Will you have a cycleway strategy built in to your ..

Shane: We will have cycleways, they will be shown on our DCP plan.

BM: Because I find that councils are inappropriate when it comes to cycleways and connecting communities with ...

Shane: We are proposing, because of the linear nature of the residential, we are proposing a series of cycleways that will go through there.

RD: Shane, with the industrial land, and you've had a look at these industrial parks down on the M7 are any of those industrial parks including office accommodation in them?

Shane: Some of them do, yeah

RD: Because I am thinking of Castle Hill and North West Business Park when that was developed, they had a combination of all sorts of things.

Shane: Yeah, the ones that we are looking at are more generally industrial zones whereas this has a mix, and I think it is good to have a mix of industrial zones. But yeah a lot of them do they incorporate, and they have got cafes there and now...

RD: Well some of them have got Churches in them to so there is the attitude towards places of worship, some of these industrial estates are ideal for it, because they are basically shut all weekend.

SB: And don't have any other use on the weekends

RD: Yes

TT: So are you going to look at a notional subdivision layout in the industrial area, or are you going to just wait and see who the users might be and try and cater for that?

Shane: It's a bit of a chicken and the egg, you need to put a notional subdivision like that down so you can start doing your servicing strategies. So that is part of information gathering we will do now so then we can start to lay these things out and then we will start preparing our strategies and we will probably have option 1,2,3,4 and 5 and then as the users come in you then massage your design to suit their needs.



I think this site is going to be quite flexible and able to do that again because of the topography of the land, you know if someone needs to add another hectare of land on you know that's not too hard to do, for the most part. So yeah we will start with some notional layouts, we have a couple of them sketched up now and we will start with those.

RD: For your benefit Iain, this is a Cessnock area and a brownfield site, so it's not going to be impacted as if they were trying to develop a greenfield industrial site?

IR: Well no basically, it's a remediated site.

Shane: Just on the timing around biodiversity to give you an idea, that one area on Lochinvar Road had a couple of paddock trees on it and it still took two years to get an approval, so I think biodiversity is going to say well there is the timeframe of 2 years and if you don't have something like this site we have a stewardship agreement in place and ready to go if you are then going to get you DA and you don't have that locked in you'll get additional time. So I think that is another benefit that this site will have. Getting in early, sorting that stewardship site out, you'll have your certificates there ready to go so when you lodge a DA or when it's time to get approval for a DA, the idea is to hand your credit certificate over the table and say righto we are going to retire these credits and here they are. But I think other sites around that need to conform to the new legislation to get approval will find it really tough.

IR: That's exactly right, and that goes back to my earlier point, a lot of those things are going to be dealt with during that rezoning period, including traffic, the RMS stuff in the corridor.

AN: And also having the site specific DCP, will also really resolve some of those issues.

IR: So it should really smooth that path to the DA's.

AN: It's the work upfront to do opposed to at the end.

Shane: Yes it is, and I don't want to be too negative but on that same site RMS were building the intersection, they were also the consent authority access to the intersection that they were building and it took them 12 months to get approval, from the RMS. They're just some of the things you strike.

AN: We generally share your frustrations.

IR: It is important to actually separate that council is one entity that assesses DA's. There are other entities that we have to refer those DA's to. It's not always councils that are holding these things up it's those are other agencies that can complicate things, that we have to refer it to.



Shane: Yeah, and look there is a common denominator across, RMS are the one holding up quite a lot of developments, it's just not their priority. All they worry about is their road network and not the Development Applications that come off it. It's just one of the challenges that we face.

RD: But don't they have a separate department for that?

IR: Yes, and to be fair on the RMS they are working on a corridor plan and that should give very good guidance as to the intersection treatment and what not, so that should speed up the process.

RD: But just a comment on that, they have been slow to start it.

IR: Actually they are working quite quickly now.

AN: Now they have started it and got rid of the project manager it's really driving in harder but we have a meeting once a month and it is really progressing quite quickly.

RB: We tend to be saying a lot about RMS, and they are critical, but I guess at some point we would like to think that the RMS aren't the holders of the key. This is a really big site, it is really important for local community and the local region. It's got very significant strategic support for the development of the site. At some point someone will just have to say we need to move this forward.

IR: I think that is the role of the Department of Planning as well, they are pushing very strongly on RMS to move and as Andrew said there is a new project manager. Working on that on Friday and he seems to be moving things swiftly.

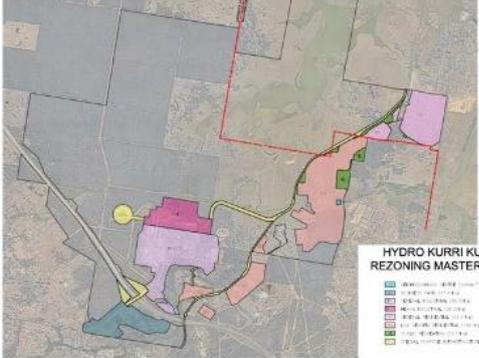
RD: So once the rezoning of this goes through where is our access points? Is it going to be Heddon St. Kurri Kurri, William Tester Drive, and then top of the hill there at Gillieston Heights? Would they be the three points?

Shane: So the residential will start from Cessnock Road coming from Gillieston Heights, there will be a link going to William Tester drive so that will provide the flood free egress, and we are also looking to link the central precinct through precinct four, which will come out at Bowditch.

FEBRUARY 2020 | REGROWTH KURRI – CRG MEETING

## REZONING PLAN

- Both the McCloy and Stevens Groups are supportive of the current rezoning master plan.
- Appropriate response to the sites constraints and opportunities.
- McCloy and Stevens Groups will support Hydro in finalising the sites rezoning in accordance with the current approval.



HYDRO KURRI KURRI  
REZONING MASTER PLAN

ME STEVENS

10

Shane: So that is the rezoning plan that you are probably all familiar with and the bit that is just missing is that connection that is probably coming down around here and then coming in to Bowditch there.

RB: And that is the Heddon Street access you were talking about there?

Shane: Yep

RB: That's just for the residential?

Shane: It is.

BW: Might get Heddon Street fixed up then.

RD: We might.

Shane: So in terms of the rezoning plan we are very supportive of it, we are not here to reinvent the wheel. We think it is an appropriate response to the sites' constraints and opportunities. So we won't be looking to go back and re-master plan. There will be some finessing I guess you could say, but we are very much supportive of where it is at and working with both Hydro and councils and the department to formalise that rezoning as soon as we can.

RD: There was a mention by Richard earlier, I think you might not have been here Shane, about the VPA. Is this going to be a VPA project or a Section 7.11 project and 7.12?

Shane: It will be both of them. So there will be a contributions plan, that will have to be prepared as part of the rezoning, that will be a 7.11, and then then it will also be subject to the special infrastructure contribution because it is in an Urban Release Area and that is the thing that is holding our Lochinvar site up at the



moment. The key is the Department of Planning. But yeah look, it'll require both. It would be nice to know exactly where that money goes we are paying for the VPA. It just seems to go into the black hole, into the state government coffers and get spent in Sydney somewhere.

MU: Shane I note you have the yellow highlighted, I'll say North Western ramps of the expressway. Does that fit into the plan?

Shane: Yes, so they are required, by the traffic studies that are currently for the site, I think it is after 75ha, of the site is developed. That's the threshold.

RD: So who builds them?

Shane: We will be building them.

RD: You guys. Is that land already set aside? Because we have been told for years that the North Ramps were always there.

RD: So the land has been applied for then?

RB: That is Hydro owned land. The reason we have set aside that in the zoning plan is the biodiversity. We need to make sure that we don't create our stewardship site and lock it up.

TT: Shane what are your comments on the proposed B7 land off Hart Rd there. What do you see going in there?

Shane: That is a very good question. That is part of the site that we sort of haven't quite got our head around yet. We are hoping to get some more answers when we do this work when we go down to Sydney and have a look what is there. Council are looking to change that zone to a B5 which is more in line with bulky goods so to me it would suit something like a Bunnings or a trade centre or something like that where you need where you need fairly large floor space.

TT: A Costco or an IKEA or something?

Shane: With all the employment land it is very convenient access off the freeway, that has probably got a little bit more slope on it. It does have a little bit more slope on it, the B7. So it might be smaller format warehouses and bulky goods stuff so.

RD: A bit like Morisset?

Shane: Could be a bit like the gateway down there at Morisset, yep.

RD: That's undulating isn't it?

Shane: Yes it is.

TT: Have you had any discussions with the speedway? What is the future of that?



Shane: No we haven't yet. We need to in the future. Look we would like to think that there was a way that we could keep the Speedway on site, we haven't really put much thought to it yet to be honest with you. It's something where we need to sit down and have a talk with them and see if it is appropriate, find an appropriate place where it can stay, we know that it's got some local significance I guess you could say and if we can find a way to keep it there we will.

TT: It would be very hard to keep, it would be incompatible with all that residential area around there wouldn't it?

Shane: It wouldn't be compatible?

TT: It would be incompatible, you really need to find another place that you can take it to.

Shan: Yeah, whether it is that bit of cleared area, I think that they have a separate track out the back there somewhere, I don't know. We will sit down and work our way through that, we have got some time. It's probably, apart from the B7, getting towards one of the last parts of the site we will develop.

RD: It's certainly better than 95 decibels when they start off

BM: There is a seniors and a juniors, there is two different clubs, it has a role to play because it has helped Kurri, let me tell you, anyone who thinks it hasn't is doing it wrong.

TT: It has produced some world champions.

BM: Not only that, I mean losing the smelter in Kurri, has taken heaps out of Kurri.

Shane: Yep, well the plan is to ..

BM: Long as it doesn't end up like HEZ.

Shane: No it won't end up like HEZ.

AN: Well that is kind of the point of all the work that is going through the rezoning to make sure that what is rezoned is appropriate rather than rezoning land that you cannot develop which is a HEZ situation.

Shane: And look it's also about being, I mean I had a little bit of experience with HEZ early on in my career, and there is a bit of a formula to developing industrial and employment lands and to my knowledge they looked to try and reinvent that and change it, I think they just complicated it to be honest with you. So yeah.

I just have one more slide which is really just about questions but just to give you an idea of some of the estates that the Stevens Group is delivering, you are probably all familiar with The Vintage up at Pokolbin. So John has been developing that for I think the last 15 or 16 years. Greg Norman golf course over 500 homes,





plus the Chateau Elan and the Mercure is up there as well. The bottom one is down at Terrigal so that is Kings Estate. That is topographically challenged as well, but it is a very good finish and well received with some nice quality homes according to all reports.

MU: Did I read that Stevens Group was looking to do something at Cessnock Golf Course?

Shane: Yeah they are, so they are trying to, there is an open day there on Saturday, I'm not exactly sure, but they are working with, I think one of the parties involved with the receiver process so trying to get an outcome on this particular site.

SB: Are there any other questions?

RD: So we aren't going to turn Wentworth Swamps into a big parkland like the other mob was wanting to do are we?

BW : Crystal Waters

KH: That was only one side of the railway

Shane: I think we would like to say we are a bit more grounded. We have been in the area for quite a long time, we understand the market. We understand the region. You can't create markets, the market is what it is, we can try and influence it but, there were some pretty bold ideas.

MU: I think it is fair to say that there is a fair bit of amenity there though, around the water body and with all that offset.

RD: But it moves up and down because it drains. It's not a fixed water body that's for sure.

MU: Sure, yeah

Shane: There is, and when we were out there, we've done a bit of a tour out there last week or the week before, whenever it was, there is some really nice areas out there and I think we can find ways that they can work in with the stewardship site, you know whether it is ecotourism, or something like that, to provide these passive and active recreation areas as well. I think that is a real positive. You know, you have to look at how do you get the best out of these stewardship sites and they will require money to be spent on them over the years to make sure you, know you keep on top of your weed control and you don't have people going through there with cars and stuff like that, so if you can find ways that you can activate those spaces that is complimentary to what it's primary purpose is, and that it for a conservation outcome and I think that is something that is worthwhile exploring.

KH: The areas around the actual wetlands actually go underwater so whatever the plan is you would have to allow for that.



Shane: Yeah, for sure

KH: Not something that is going to fall apart when it gets wet.

TT: I read in one of the news articles that there is a possibility that the site would be a gas fired power station because of the switch yard and things like that and that makes a fair bit of sense but will you be relying on the Hunter Gas Pipeline to come through?

Shane: It is really early days so I can't say. I'm not an expert in gas fired power stations I do understand that they require a lot of gas where they get that from I'm not exactly sure to be honest with you.

TT: They wouldn't get it from anywhere round here at the moment.

Shane: You wouldn't think so, so the hunter gas pipeline from what I understand would branch of the main northern line and head up the valley so, but even the gas fire power station that is down at Munmorah power station, it takes its gas from the main North to South Line but the main North to South Line doesn't have a oomph in it to keep it going so it's got this in-line storage system that they use and it only gives them enough to get them through those peak times. From what I understand they don't operate that often. They just jump in when the market is right, satisfy the market then move on. We will be looking into those, I mean that switchyard site there is some opportunities there that a specific user would be interested in.

MU: Any last questions of Shane?

MU: Shane thanks very much for your presentation we will put you on the agenda at times in the future to fit in an update if that is alright with you to come along from time to time. Fantastic.

Shane: Yes

## 8 CRG questions and answers

MU: Fantastic, alright okay, so that is that item and we have talked about approvals and demolition and so on, just want to talk about if there are any question from the CRG member you know people have asked you on the street that sort of thing. Councillor Doherty.

RD: Now that we are locking in Daracon, is that correct?

RB: Daracon are locked in.

RD: What does the remediation actually mean, so you guys have flattened everything and you've put soil on everything so what's the remediation phase?

RB: The remediation is a couple of things, it is the construction of the containment cell, it's the relocation of the capped waste stockpile.

RD: So Daracon build the containment cell.

RB: Correct, relocation of the capped waste stockpile and other material that is stockpiled on site that are contaminated, so the white pyramid, that is asbestos contaminated soils that have been recovered from various parts of the Hydro land. There will be some residual in-ground contamination, soil contamination, not very much we are dealing with that as we speak and then there is some non-recyclable demolition waste.

RD: So that is what they are doing?

RB: Yes. Then they put that into the cell that they build, and cap it make sure that it is functioning properly and manage that process is one of the key elements of that that will be part of ultimate approval is to manage leachate, for example. So any leachate that gets generated from the activities needs to go through a water treatment system, so that is part of their scope of works as well. It's not a small piece of work it is a two year project.

BW: The containment cell is going to be huge isn't it?

RB: It won't be small, it's going to be probably twice the size of the capped waste stockpile, so that is about 50% of the total volume of material that's going into the cell, but again I think we have done this in the past and to put it in perspective we are talking about, Andrew?

AW: 20% of the cell at Pasminco, behind the Bunnings there, so that's 1.9 million cubic metres. Ours will be about 350 to 400 thousand cubic metres, one fifth of that.





RD: That gives you an idea. What was the BHP site? Any idea what that was?

AW: I'm not sure. They had a cut-off wall.

TT: Will it look as big as the capped waste stockpile.

RB: It will look similar in height yes, it's not a doubling of area but it is a slightly bigger footprint.

MU: Actually we mentioned having Daracon come along at some stage in the near future. If they could talk to the design, we've talked to the design previously a year ago, two years ago.

RB: Probably to talk about their methods.

MU: Yeah, that would be appropriate.

RB: Yeah, they were keen to come even today but we said that we wanted to focus on Shane today and the sale. We will bring them along hopefully next time if not, then certainly the time after.

MU: We can't have too much excitement at one meeting, got to spread it out a bit, fair enough we have been going for 37 meetings so. Any other general questions?

TT: What is the arrangement between Hydro and purchaser in relation to the SPL Shed?

RB: Well at the moment SPL sheds are staying for potential adaptive reuse, but that is part of the agreement we have got in place.

RD: I suppose just another question, are we going to try and save the Personal Training Centre? Or is it going to be flattened

RB: At the moment the buildings are to be retained as administration buildings.

RD: The personal training centre?

RB: That building, yep, the SPL sheds, the remelt, and the switch yard, they will be left.

RD: I'm glad to see that's staying. It's got potential community use. I don't know how you guys are thinking into the future, that's what we need to talk about.

MU: I've got one point to raise, and that is revisiting how a couple of meetings ago we discussed the future for heritage items and we had the librarian come along and the archivist, one and the same person, from Cessnock. Who came along and gave a presentation about how things work in that world and the sort of



treatment that we could expect if all of those items were handed over to Cessnock library.

We didn't call for any resolution at that time, but let it sort of sit, and I know that Billy is here today and wanted to have a chat about that at one point. So I just thought that I would raise that today. Did you have any particular statements or things that you wanted to discuss or ask about that?

BM: I wanted to keep the memory, you know. Because I've had my life in it for a long time. I just think that it is important that that we don't lose the history.

RD: Yeah we lost it with the coal industry really, the coal industry only got picked up in the last 30 to 40 years. It was sitting out there for 50 years lost to history.

MU: Well look the people who were in the room at that meeting, does anyone want to speak to that? Can we some positives or negatives or issues around that?

IR: Look I think our archivist pretty much made the point of making sure a collection stays together in an organisation who is going to be here, I can't really say in perpetuity, but it's going to be here longer than most other organisations, in the Cessnock council, it is better to keep the collection together.

BM: What happened with Kurri Hospital?

IR: I think they have got a heritage group there don't they, I think there is some ..

BM: I thought they'd been kicked out.

RD: They're in strife

TT: No the Edgeworth David museum is moving to the Abermain school of arts, they've signed the lease.

RD: We don't know that

TT: They've signed the lease, I know that, they got the keys on Monday, so they're getting ready to move over there. They'd like to recarpet it, but that is about 500 square metres of flooring, but that would be fine to relocate the stuff, but I can't talk on behalf of the historical society, but to my mind that would be an opportunity to relocate the stuff from Hydro here and keep it on this side of Neath Hill.

IR: Well Cessnock City Council is a LGA wide thing. It's got the Kurri library as well. I think our archivist sort of indicated that we could bring that collection out and she has a series of presentations with other collections, so that would come out from



time to time and be displayed, it's an option, we are putting it out there as an option to keep that collection together and Cessnock City Council is going to be around a long time, whereas some of these other groups um, we can't depend on the fact that they are going to be around forever. And that collection could potentially be split up with groups like that, so that is the risk.

TT: If it went to the museum it would still be held in a Council owned building.

IR: So who would be responsible for it? The Heritage Society?

TT: It's another option that needs to be investigated now that they are.

MU: Were you here Toby, were you here when the presentation was given?

Toby: Yes

RD: The issue around all of this museum sort of stuff, is that Newcastle Maritime Museum is a classic example of being shoved around and been taken to different places and all of a sudden stuck in a shed in a storage room, you know. Where it hasn't got a physical home.

KM: So a lot of our history too is electronic copies, as opposed to physical items, yeah following the meeting I actually forwarded her all our environmental newsletters and magazines going back to the 1960's, 1970's so we have got copies of those, so basically we have got copies of every photo that we've got on site, and I'll eventually forward those too.

KH: I think the thing from that presentation was that she did discuss having exhibitions from time to time, but also that materials would be available to view.

MU: Yeah, it is like this month, X is on display rather than it being it just there and anybody can go and look at it but they don't. It is like, this month this thing is on, it's a "Rothbury Riot?" or its something else, so it's more like a show and it brings people who are interested to the event.

IR: And the library at Cessnock, it's open 6 days a week, and accessible 6 days a week so, I believe the Heritage Society here is open ..

RD: Wednesday and Saturday

IR: .. and within a particular timeframe within those two days, so accessibility remains an issue as well. We are quite keen to take it, Cessnock Council, and keep it in the collection.

BM: Put it in a box

IR: Well no, that is not what we are saying, we want them to actually have exhibitions, a number of exhibitions, with other collections that we have, so it wouldn't remain in a box

MU: Ok I think we are reasonably close to a consensus on this but I don't think we are completely at a consensus, what is Hydro's opinion on this one? Richard?

RB: Should I restate my position? I don't care as long as it goes somewhere that the community are happy with, that is really my view on it.

Look to be honest I kind of liked the idea that the Council were offering, you know, professional management of the collection gives it the best opportunity to be kept together and maintained in the proper state, be accessible to people when and if they want to, and then presented in a way that is optimal. I think that the idea of the you know "stick it in a building somewhere and hope that people come and see it". People won't come and see it, I think it needs to be in a way that is promoted so you can create a curated exhibition and create hype or you create the excitement for people to actually come and see it. I think only the council can offer that. So my view is that they are probably in the best position to retain their state for the future.

AN: Just a note on that. In Maitland about 10 years ago there was an opportunity for council to acquire a wide range of personal letters and memorabilia from a local person who was also in chambers, it didn't end up going to council it went to a local historical society elsewhere. Who since folded and council were only able to get a third to half the collection back. So that is now split up into a variety of different ownerships whereas if it was just the council, nearly in perpetuity I think, is the phrase you use.

IR: And this is not new for council, we have a number of collections that we manage and that we bring out from time to time with exhibitions so.

AN: And now we have a disjointed collection where we could have had a full one that comes out a month a year.

RD: I believe that what Iain is saying is correct, because if you are going to Parkes and see the Parkes visitor centre and they have got their electronic stuff in there. I've been up to Darwin to see the military museum out at Fannie Bay and you see the main museum in the city, they are absolutely fantastic. Now somewhere down the track, this city, might have a cultural bone in its body and might build something like this, you know, then you have



somewhere to have these things. But if you just lock it away in a chest somewhere it like the Maritime Museum in Newcastle. This is a good starting point while we are still here.

IR: I think that we have a piece in the Library

MU: You have got a partial collection already there.

IR: Yeah we do we already have part of the collection

MU: So look, this is not a decision making body, we do not have a vote, we make recommendations potentially to Hydro, but I would like to move this forward, rather than just go round in circles all the time. So does anyone sort of vehemently, violently opposed to us moving forward on this and making arrangements for Cessnock Council for them to work with the Archivist whether it is a professional Archivist or not to take possession of the, I'll call it a collection of items. Anyone vehemently, violently opposed to it?

[Mumbling "no"]

MU: Is anyone violently in favour of it? I would hate for anyone to think, "if only" later on, we are only a subset of the local community, we are not everybody in the community but we have got a general feel around the room about how the community feels about this sort of stuff.

BM: You know all I'm trying to say is memory is not in a room because you know, I've been involved in Kurri Rotary Park ... [inaudible] but anyhow what I am trying to say is that is a reflection of the past.

MU: No, that is fair enough and there is a very nice town entry mural at the upper end of Hart road there but there may be other things that we can do to help to remember this place and the doors aren't shut yet so watch this space we will see what will happen but, in terms of things such as newsletters, photographs all those sort of things that need to be looked after properly, if you have got probably the only professional archivist who can treat them in a professional manner. There is an argument there. Not one that I am putting or not putting.

TT: have they got them already.

MU: They've sent something, anyway.

KH: Digital.

MU: So I think the recommendation is reasonably clear Richard. It is your call, it is your stuff. It is your shed. But we will go from there and we will leave it at that.



## 9 All other business

Ok thanks for that. Any further general business before we think about the next meeting?

Excellent, ok so the next meeting is generally going to be April the 16<sup>th</sup> which is the 3<sup>rd</sup> Thursday of April, does anyone have any particular issues with that? It is in the first week of the school holidays. I think Billy is going to be in Europe somewhere?

Billy: No I fly out on the 17<sup>th</sup>

MU: Excellent, so you have no excuse for you not to be here then.

Billy: I am away till the 2<sup>nd</sup> of June

MU: So you get to cover the April one, and come back for the June one. Alright next meeting is April 16<sup>th</sup> and we will have the minutes out to you way before then. Thanks very much for your time everyone. Thanks Shane for coming along today. I would say stay dry but I think that a few of us like dancing around in this wet stuff so enjoy.

I'll close the meeting at 7:25

## 10 Meeting close

Meeting closed:

Date of next meeting: 16 April 2020.

