



**NB: These minutes are paraphrased to an extent and may not exactly match actual statements.**

Project	Hydro Kurri Kurri site redevelopment project	From	Janita Klein
Subject	Community Reference Group	Tel	02 4979 9933
Venue/Date/Time	Thursday 21 May 2015 Hydro offices, Kurri Kurri 6.00pm – 7.30pm	Job No	21/23175
Copies to	All committee members		
Attendees	<p>Mr Rod Doherty – President Kurri Kurri Business Chamber</p> <p>Mrs Kerry Hallett – Hunter BEC</p> <p>Mr Colin Maybury – Kurri Kurri Landcare Group</p> <p>Mr Brad Wood – Community representative</p> <p>Mr Toby Thomas – Community representative</p> <p>Mr Andrew Walker – Hydro Kurri Kurri</p> <p>Mr Alan Gray – Community representative</p> <p>Mr Bill Metcalfe – Community representative</p> <p>Mr Richard Brown – Managing Director, Hydro Kurri Kurri</p> <p>Mr Kerry McNaughton – Environmental Officer, Hydro Kurri Kurri</p> <p>Mr Ian Turnbull – Manager Natural Environment Planning, Cessnock City Council</p> <p>Mr Mark Roser, Maitland City Council (delegate for Ian Shillington)</p> <p>Mr Michael Ulph – CRG Chair, GHD</p> <p>Ms Janita Klein – CRG minutes, GHD</p>		
Apologies	<p>Mr Ian Shillington – Manager Urban Growth, Maitland City Council</p> <p>Clr Arch Humphery – Maitland City Council</p>		

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**Michael Ulph (Chair)**  
*Welcome and Acknowledgement of Country*



**Notes**

**Action**

Meeting commenced at 6.03 pm

**2. Meeting agenda**

- Welcome and meeting opening
- Apologies
- Adoption of minutes from the last meeting
- Video
- Activity update
- Community engagement activities
- CRG questions and answers
- General business
- Next meeting / Meeting close



**3. Welcome and meeting opening**

Michael Ulph welcomes the committee and confirms apologies from Ian Shillington and Clr Arch Humphery.

Welcome Mark from Maitland City Council as the delegate for Ian Shillington.

**Last meetings minutes**

**Michael Ulph:** Last meetings minutes were sent to you all in draft form a couple of weeks back. There were no action items in this. Are there any issues or comments?

**Kerry Hallett:** Alan is mentioned twice in the attendees.

**Michael Ulph:** Thank you, we will make that change.

*Minutes moved as a true and correct record by Bill Metcalfe and seconded by Kerry Hallett.*

Thank you Bill and Kerry.

**Project video**

**Richard Brown:** The first thing I'd like to show you this evening is the video we've developed, which is based off feedback from the CRG and the discussion we've had about how our messages are conveyed to the broader public. Your feedback is most welcome. We will then continue with the activity update and upcoming community engagement activities.

*Introductory video is played.*

**Richard Brown:** Done, so each of you have a copy of the video now in those little bags we've left at your seat. On the USB stick in the bag there is a copy of that video and also electronic copies of factsheets which go through some of the key points that are





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outlined in the video and different aspects of the Regrowth project.

**Michael Ulph:** The factsheets that I sent through the other day were not the final version, which is why you would have seen so many typos in there. Those on the USB are the current version; mind you we might tweak these if we get feedback.

### Activity update

**Richard Brown:** In terms of things we've been doing over the last month, we're continuing on with our asset sales program so we've completed two online auctions of equipment. Both have been very successful and we've cleared all the stock we had, and I think we had about 700 lots in the first auction and 400 in the second. It's likely that we'll have another one, perhaps another two. We're pulling bits and pieces together from around the site now that will form the basis for the auction.

One thing we haven't touched yet is our store stock so that might be included in this auction or it might be in another subsequent to that. This is covering off portable equipment and workshop equipment. We're also covering off office furniture. We haven't really touched anything as far as the plant itself – we've sold a few bits and pieces both within Hydro and to other smelters and we're still fielding interest from other local industries. We are about to start marketing the other equipment we've got that has value; this will go internationally to try and attract some interest from smelters overseas. Once that is done we've pretty much exhausted all possibilities for selling equipment, and effectively everything else will be considered scrap as part of the demolition. Of course until it's actually scraped there'll be an opportunity to sell it but we pretty much give up hope there would be any value in this except as scrap.

We have been ramping up the works on site. I know Andrew talked to you last month about some of the early works. The asbestos removal program is ongoing. The people that have been doing that have completed all of the items in scope. Whilst they were doing the work we identified probably just as much again, or a bit more and they're working through those at the moment.

Bulk oil removal - we have tanks and various things that have bulk oil in them. This is now out to tender.

Filter bag removal – we are going to look at the high risk filter bags and take them out before demolition. We're currently in the process of reviewing that at the moment.

**Activity Update**

- Asset sales ongoing
  - Completed 2<sup>nd</sup> online auction of equipment
  - Will have 1 (possibly 2 more)
  - Preparing to market plant equipment before “scrapping” the rest
- Early works progress
  - Asbestos removal on going
  - Bulk Oil removal (Out to tender)
  - Filter bag removal (reviewing tenders)
  - Superstructure / Busbar removal (Out to tender)
  - Bake Furnace demolition (first to stage to commence in 1-2 weeks)

CREATE PROSPEROUS FUTURES

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Probably the first really large piece of work will be the super structure and busbar removal. That's about 12 months' worth of work. That's take everything from the shell up and gets all the busbar's out, scraps the busbar and the steel, the metal components. This is out to tender at the moment, and we're about 6-8 weeks off awarding that work at which time we'll get a contractor in to complete this. This marks the first of the major activities onsite.

Bake furnace demolition is about to commence. We've got a contractor in place now who needs to do a bit of prep work around the bake furnace. This is the contractor we've used for doing bake furnace repairs previously. They need to do some preparatory work taking synthetic mineral fibres out and doing some early stages before we start looking at the major demolition of the bake furnace and this will just be essentially removing the refractories from the tub.

I have a couple of photos to show this process. This is an interesting part of some of the asbestos removal. In line one, and Billy you'll be familiar with this, there's an underfloor trench which we used to collect the pot gases. You can see in this one this is where we sucked all the gas into this trench and that then went off to the dry scrubber. Periodically there's hatches into the trench, that is cement covered hatches, but the hatches had asbestos gaskets sitting on the flange. The contractor had to go along and remove the hatches, some of which aren't easy to get out, and take the asbestos out. At the same time we've identified that that the trench itself, which is more or less a precast section, has installed another asbestos gasket running the full length either side of the pot line. At the moment we're doing a concrete cut down one side, about 50 millimetres from the actual gasket, down 1.5 kilometres of concrete cutting and then coming along and pulling the concrete and asbestos out. And there are also some transverse joints that are exactly the same.

We're finding that the 'wonder' material that was asbestos in the late 1960's is found everywhere in the buildings.

**Rod Doherty:** Only in pot line one?

**Richard Brown:** No, we're finding it in two and three.

**Andrew Walker:** We did some testing of different materials in lines two and three, and found more asbestos. That's why we've had to do this additional work.

**Richard Brown:** In the construction of a smelter it's an ideal material: it's electrically insulating and



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thermally insulating. Until the health risks were identified it was seen as the ideal material for construction.

**Andrew Walker:** It's better to get it all out now before we start the major demolition, because we don't want to spread it everywhere.

**Michael Ulph:** And if it's mixed in with other things, it's basically all ACM and it's all got to go to the same place and costs a lot of money to get rid of.

**Richard Brown:** That's right. We're trying to get rid of all that material now so that when the demolition contractors roll in they're not stopping or cross contaminating the bulk concrete or steel with lots of asbestos.

Another part of the work we've been doing in preparation for the bake furnace demolition is to get rid of the packing coke that we've had stored in the bake furnace.

**Michael Ulph:** Packing?

**Richard Brown:** Packing coke. There are a couple of little videos. This work only started this week.

**Bill Metcalfe:** The only way to get it out is vacuuming.

**Rod Doherty:** Who is buying that?

**Richard Brown:** Well, no one yet. It's one of our challenges. This is perfectly normal material that we would have used in our process up until the time the bake furnace was closed. We're having difficulty offloading this though we've been talking to other smelters in the area and basically saying that they don't have to pay us money for it, other than the cost of getting it out – we just want to cover our costs and that's it. This does have the ability to offset them quite a bit of money as it offsets the purchase of the material in the first place. But there's still not a lot of interest, which is hard to understand particularly in times like these. But that's part of the challenge with those types of materials, finding homes for them.

**Rod Doherty:** Isn't it a fuel?

**Richard Brown:** It's coke yes. It could be burnt as fuel. We are also looking at non-smelter outlets, and even that's proving difficult to find a home. We're sending a trial up to Boyne Island Smelter this week to see if they can find a use for it.

Some of the other preparation we're doing for more significant activities: the Stage One demolition DA and Statement of Environmental Effects is coming to fruition. We're finalising the consultant studies that have gone into that and looking at the risk





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management processes for activities during the demolition. This is probably an interesting thing to discuss, and we will do this at the next CRG meeting. [Postponed until the following meeting]. We'll get Shaun along and have him to talk to each of the considerations that go into the SEE and what sort of monitoring or risk management measures have been identified to date. These are things like traffic management, air and noise, vibration, all potential impacts from the demolition going on.

**Michael Ulph:** The Stage One demolition, what proportion is this of the overall demolition?

**Andrew Walker:** The scope is all of the buildings onsite from ground level, with the exception of any buildings containing spent pot lining. That is the ten storage sheds and the anode baking furnace, as well as any concrete structures that require explosives so line one stack, both line three stacks and the water tower. These will be done as part of Stage Two demolition for which we need approval from the Department of Planning. Stage Two demolition may also include removal of the below ground concrete structures to 1.5 metres below ground including services, but we haven't decided on this yet. We've got to look at the cost versus the uplifting value to a developer.

**Richard Brown:** The other thing we've been working through is detailed design for a containment cell.

We've been through an Expression of Interest program with interest from quite a number of engineering companies and now we've just tendered that piece of work, and this closed on Monday. Over the next six weeks or so we'll do an internal evaluation of the tenders and then award that. Estimates in the tenders are that the process of detailed design will probably take 12 months to complete. It's quite an involved process and an expectation that we've given all the tendering companies is that they are able to engage the CRG to talk through the elements to be built and the considerations. You'll have an opportunity to hear these first hand and also raise any issues that may come up.

Another challenge we're currently grappling with is servicing of the site going forward. I might get Andrew to talk to this, as he is familiar with the issue.

**Alan Gray:** Just before you move on, I'm catching up on where you area now. The video looks great, and it spells it all out. But right at the moment when speaking to people in the street, one of your biggest problems is Pasminco. Anything you want to bury on site here, the town will be suspicious of. If you buried it at Cessnock





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in the dump that would be a different thing, but you're really going to have to sell it. The other thing I tell most people, as far as I'm concerned with all of this I believe that everything needs to go through Regain. I don't think anybody in the town, if they think you're going to bury the pot line, will be happy. As I say, a lot of this is spin-off from Pasminco: they are not going to trust you.

**Richard Brown:** I think, from a perspective of not understanding the detail, that's a reasonable position that someone can take. But I think the position that we're taking and Pasminco are probably similar in that it's an old site and the basic concept for remediation is centred on onsite containment, but I think that's about where the similarities end.

**Alan Gray:** It's your job to sell it.

**Richard Brown:** Exactly, I agree with you.

**Colin Maybury:** Mr Chair, following on from that I received an email last Thursday.

*Colin reads out email from Weston Aluminium (attached)*

This fits in with what Alan is saying. There is a possibility that you can use this and you have a competitive advantage between Regain and Weston Aluminium, doing it on site.

**Michael Ulph:** Thanks Col.

**Toby Thomas:** I just can't quite comprehend why some years back the EPA approved the building on these SPL sheds, obviously for treating it down the track. Why couldn't you just bury it then?

**Richard Brown:** The spent pot lining in the sheds?

**Toby Thomas:** Yes.

**Richard Brown:** I guess at the time the consent was given to cap the existing stock pile more or less forever. Consent was given that that can remain in place, and that the material was placed in the sheds to find a processing alternative.

**Toby Thomas:** Is there any reason Tomago can't start storing there's in sheds now and doing it down the track when they shut up shop?

**Richard Brown:** That's a concern that the EPA has expressed with us actually. Any decision that they take for our proposal may have that implication, but I'm sure that can be regulated.

**Toby Thomas:** I can't see a problem with putting Mount Alcan [the capped waste stockpile] in the ground; it's going to be a better overall outcome. It's



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beyond me to conceive that what's stored in those SPL sheds is going to be put in the ground, when it's been specifically segregated into first cut and second cut for future processing. And now you're intending to bury it.

**Richard Brown:** I guess to go over some ground that we've done before: we're not denying the fact, and never have, that there are processing options for spent pot lining. There clearly are, and we've been using them for ten years. The challenge we've got is the capacity of those outlets to deal with the amount of material we have. We don't believe it's viable in the long term. They might be processing 650 tonnes/month, but divide that into 45,000 tonnes and work out how long it will take. And over that period of time, how sustainable is their outlet. Our experience with the companies like Regain is that the offtake is highly dependent on other factors: factors outside of Hydro's control and outside of Regain's control. There are regulatory factors, so if their outlet is then subject to regulations so that they can no longer take that material then what happens to it? This is the challenge that we've been grappling with spent pot lining. It's not because there's not a processing option but rather how sustainable it is in the long term and how much Hydro want to take responsibility for that in the short term.

Granted that the capped waste stock pile has no processing option that we can identify, so putting that in the cell and identifying all the risk management. If you look at the nature of the material, the design of the cell doesn't actually change whether you put spent pot lining in it or not, because it's of similar properties. That's how that solution has been derived, that way the containment cell technically doesn't change anything: it changes in volume and that's about all.

The certainty that that process gives the site allows the redevelopment option to go forward. If consent was granted only to contain the capped waste stock pile and all the other contaminated soils and municipal landfills, and not for the spent pot lining and that were subject to another processing route, we go ahead, contain on site with all the management structures in place, and then in 20 years' time there's 20-30,000 tonnes of this stuff still in sheds and that option dries up, then what?

**Colin Maybury:** I think these people are saying they will build the process here on site big enough to do it in your timeframe.

**Richard Brown:** Yes, but what do they do with the material then and who is responsible for it?





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<p><b>Colin Maybury:</b> Once it's treated surely it's not harmful in any way.</p>	
<p><b>Richard Brown:</b> That's actually not the case. At Weston I can't be sure, I don't know these things. But I can tell you this: with the Regain material, what they treat and the way they treat it – again, something we've shown earlier on – their process only mitigates some of the hazards. And that's the reactivity in terms of generating gases like Hydrogen and Methane, but it doesn't mitigate the leachable fluorides.</p>	
<p><b>Colin Maybury:</b> Do you want to talk to them, or have them talk to us?</p>	
<p><b>Toby Thomas:</b> I think that's a good move. I mean Garbis has offered to come along and address us. If you want to be completely open about what is available then you should listen to him.</p>	
<p><b>Richard Brown:</b> I've spoken to them; I know what they do and what they're doing for Tomago. We're part owners in Tomago, so we know what's available. But again, it's more about that long term sustainability. And one thing Garbis can't do is guarantee that all that material can be offloaded to a third party.</p>	
<p><b>Toby Thomas:</b> We should let Garbis answer that question himself, not make assumptions about what he can and can't do.</p>	
<p><b>Alan Gray:</b> I've got my doubts about Garbis on some things, but again it comes back to what I said earlier on: Pasminco has caused us some major problems and we need to be seen to be listening, and send this video down to at least the Retired Mine Workers and the Probus club. Because the feeling out there in the community is lack of trust.</p>	
<p><b>Richard Brown:</b> For Hydro?</p>	
<p><b>Alan Gray:</b> Lack of trust because of what's happened at Pasminco. As I said, move it off site in somebody else's backyard, because Pasminco has done that and it's coming up and back up again. You've got a major job to sell maybe the best technology available. But you've got to sell it.</p>	
<p><b>Richard Brown:</b> I understand Alan. What is the perception in the community about Pasminco? What is the problem with their containment design and operation?</p>	
<p><b>Alan Gray:</b> It's in the paper every day.</p>	
<p><b>Rod Doherty:</b> It's a beat up from the Herald. That plant is 100 years old and anyone who wanted the slag could back up and take it to put on any sporting field anywhere in Lake Macquarie. And that's what the</p>	



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<p>issue is today. Without being disrespectful to [mentions name], he is an ex-employee of Lake Macquarie City Council and there's a conflict of interest between him, Council and the Pasminco project. So if there's a perception out in the community that this smelter has 50 million tonnes of lead and it's being dumped all over Kurri Kurri, it's a load of [swears]. Pardon my French.</p>	
<p><b>Bill Metcalfe:</b> Hey Rich, this is Plan A. Is there a Plan B?</p>	
<p><b>Rod Doherty:</b> Actually I wanted to ask a question before Plan B, if you don't mind Bill. Rio Tinto has bought all of the Alcan product and has shut down maybe 12 smelters, shut them down in Canada, everywhere. What's happening with those smelters and spent pot lining? Can we have an update on what they're doing?</p>	
<p><b>Richard Brown:</b> Typically what we've found is if they've got legacy stock piles of spent pot lining, it stays in situ.</p>	
<p><b>Rod Doherty:</b> Sorry?</p>	
<p><b>Richard Brown:</b> It stays where it is. They cap it.</p>	
<p><b>Bill Metcalfe:</b> In the building?</p>	
<p><b>Richard Brown:</b> I don't know if they've got any stock piles.</p>	
<p><b>Rod Doherty:</b> Lynemouth has gone.</p>	
<p><b>Richard Brown:</b> No, they've got the equivalent of a capped waste stock pile at Lynemouth, as they do in Point Henry and Bell Bay.</p>	
<p><b>Bill Metcalfe:</b> So what are they doing?</p>	
<p><b>Richard Brown:</b> Nothing.</p>	
<p><b>Rod Doherty:</b> Well Bell Bay is 55 years old.</p>	
<p><b>Richard Brown:</b> Yeah.</p>	
<p><b>Rod Doherty:</b> At our next CRG meeting, could you please give us a brief update on what they're doing overseas at smelters which have shut down?</p>	<p><b>Action:</b> Richard to provide an update on spent pot lining management at overseas smelters that have shut down.</p>
<p><b>Richard Brown:</b> Yep, sure I can see what we've got.</p>	
<p><b>Bill Metcalfe:</b> Well actually Hydro would have done this somewhere else, haven't they?</p>	
<p><b>Richard Brown:</b> Yeah.</p>	
<p><b>Rod Doherty:</b> And the other thing that Billy asked: Plan A is a containment cell, what's Plan B if the government comes back and says you can't do it?</p>	
<p><b>Richard Brown:</b> What we're proposing is what we</p>	



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believe to be the most reasonable and feasible option. If that's not acceptable then we'll have to go back and determine what is reasonable and feasible.

**Michael Ulph:** Col?

**Colin Maybury:** What Alan says is quite correct. Pasminco went broke and they handed it over to another company and their company went on with no responsibility for what was going on in Argenton and Boolaroo. I've read out this 1 million tonnes of it in one of the aluminium smelters in America that's just been walked off the site and left there.

**Michael Ulph:** A million tonnes of?

**Colin Maybury:** Spent pot lining. And it's just going to sit there. As Richard was saying, many of these stock piles and they're just going to leave them. The thing is if they can work out an economic way of getting out of the responsibility, they will. And I think we are also getting out of the responsibility by burying it in the ground.

**Bill Metcalfe:** I don't really think that. I actually think walking away from something and not doing anything is worse than trying to do something. I've got to say that, Col. If you walk out the door and just leave it is worse than coming up with a plan and trying to do something.

**Rod Doherty:** I just asked a question of Andrew. When they build a containment cell, if that's the option, is the above ground stock pile separated from the clean stuff? Because if there's a technology that comes forward then that could be dredged and recycled. Would that be a fair question?

**Richard Brown:** Yes. In the containment cell design process we've put in what we call archiving. So it's exactly that, You can put this material in there, leave it segregated and if someone comes along later and says 'I've got this great process, this is worth a lot of money', it's there and available. It's not something we want conditioned, that is, it has to be when a technology is available. It's got to be a business case built decision. That's a concept that's being talked through at the moment.

**Colin Maybury:** Again there's separation with the mix of first cut and second cut.

**Richard Brown:** No, they would be segregated.

**Colin Maybury:** I find in the industry, that's a fairly common answer: that we will do this or that.

**Richard Brown:** I don't know how often that's done Col. I can't say if there have been people that have



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<p>come back and re-mined previous waste facilities. Mainly it's been done on various minerals around the place, where there's stockpiles of tailings which are now valuable.</p>	
<p><b>Bill Metcalfe:</b> The question I was going to ask: if there is a process, and Weston Aluminium is processing 600 tonnes per month, wouldn't it be good practice to start processing some of [the material in] those sheds. I mean, you said it'd take five years to get approval, didn't you?</p>	
<p><b>Richard Brown:</b> I'd say we'd get five years between now and finished.</p>	
<p><b>Bill Metcalfe:</b> But even three years or four years, you'd get rid of 20,000 tonnes of it. What's the biggest cost to you, containment cell or processing?</p>	
<p><b>Richard Brown:</b> It depends, I guess.</p>	
<p><b>Bill Metcalfe:</b> Do you pay for the process, or do they buy the product?</p>	
<p><b>Richard Brown:</b> Well, we don't have an agreement with Weston so I don't know what their commercial arrangements are. But, it's safe to say that companies pay to have their spent pot lining processed. The end use is not a product that is valuable enough to be sought.</p>	
<p><b>Alan Gray:</b> They're not just going to source their product off you.</p>	
<p><b>Richard Brown:</b> No, they make their money out of the processing essentially.</p>	
<p><b>Rod Doherty:</b> Just another question. What amazes me so much is that you've got Regain sitting out here on the product and then flogging it off to the cement industry. I believe that's where it's going. And then you've got Weston Aluminium wanting it, so it must have some kind of value otherwise they wouldn't be chasing the product.</p>	
<p><b>Alan Gray:</b> They get paid process it.</p>	
<p><b>Colin Maybury:</b> Can I satisfy this for the moment? The manager down at Tomago, when we went down there to look at his processing plant, told us that Tomago were paying Regain \$XXX per tonne which they then sold for \$XX tonne. So it's not economic, but when you take into consideration the money saved on the burial and the fact that you can sell the sheds afterwards, I think it would come out a very economic structure.</p>	
<p>[Note: Tomago Aluminium have requested that the figures above not be published, as these dealings are</p>	



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commercial in confidence].

**Toby Thomas:** Can I just ask a question. Is the State government going to charge you a waste levy to bury this in your own tip? Just like the State government charges Cessnock Council.

**Richard Brown:** My understanding Toby is that the way that the waste regulations work is this: if the material is not coming offsite then it's not considered technically a waste under schedule one of the POEO Act and therefore not subject to the waste levy. Maybe Ian you can explain? You're nodding.

**Ian Turnbull:** That's about right.

**Richard Brown:** To be honest, I think that's the EPA's way of encouraging people to take care of their own mess.

**Rod Doherty:** That's why everyone in Mulbring has got 50,000 cars in their backyard.

**Michael Ulph:** And the waste levy is also designed to get people to recycle what they can, to reuse and to avoid purchasing stuff that is going to end up as waste material. To try and work through that waste hierarchy, that's the notion behind the levy. It's a nice little earner for the State government as well, and they take some of that cash and give it back to Councils to help them to improve their own waste systems.

**Alan Gray:** As I said earlier on, all that about Pasminco I only read it, I don't Google it. Somebody asks me a question, I tell them what I know and I'm interested in it enough to go into it in depth. And that's why I'm saying, there the people out there - the Herald doing it, and 90 per cent of people won't go any further than that. There's another 10 per cent out there who will Google it, and they'll be the ones that if the time arises your sell has got to be good.

**Bill Metcalfe:** I think it's different to lead.

**Rod Doherty:** Yep.

**Bill Metcalfe:** To be honest.

**Michael Ulph:** Okay, thank you. Andrew.

### ***Servicing strategy***

**Andrew Walker:** As Richard mentioned we've got an application in to Ausgrid to get an alternative supply of power, 11KV high voltage supply from the street. Ausgrid have looked at our switchyard and because it was built in the late 1960's it doesn't meet today's standards.

So we thought we could maybe hand it on to a



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<p>developer, it doesn't look like that's possible as it's not really an asset but a liability. And for safety reasons, when we start tracking big machines over the site, we believe the safest thing is to shut down the switchyard and run the three buildings at the front here from the street. We have a large underground network of 11KV power running to small substations around the site, which then step down to 415 volts for all our cranes, power, lighting and other machinery. So, for safety reasons we think that's the best option.</p>	
<p>We're going through the process now and we've had several meetings – it's quite a long, drawn out process to do that. We think we can get a kiosk at the corner of Hart Road and Government Road and then just run an underground cable back to the nearest substation just to supply these three buildings. And then we can turn the rest of the power off.</p>	
<p><b>Richard Brown:</b> That's about our best case scenario. Our worst case scenario is that that just becomes uneconomical because we're not going to be here for the long term. We may just run the buildings to administer the process on generators. Which seems a bit crazy, it's something we're scratching our heads over. We were at some time in the last four years the largest consumer of electricity in the state, and we now can't use our electrical infrastructure.</p>	
<p><b>Kerry Hallett:</b> I suppose it comes down to how long it's going to take to get the approvals and work down.</p>	
<p><b>Rod Doherty:</b> And if they've got the power.</p>	
<p><b>Richard Brown:</b> If they've got the power, and that's a real consideration.</p>	
<p><b>Rod Doherty:</b> They haven't got it in the main street of Kurri.</p>	
<p><b>Kerry Hallett:</b> How long has it taken us to get that thing replaced at work?</p>	
<p><b>Rod Doherty:</b> Years.</p>	
<p><b>Kerry Hallett:</b> And that was before you ever left, long before.</p>	
<p><b>Bill Metcalfe:</b> What about the power lines coming in. Are these your responsibility?</p>	
<p><b>Richard Brown:</b> Well, it depends who you ask at the moment. There are three options...</p>	
<p><b>Bill Metcalfe:</b> Who owns the poles and wires, that's what I want to know?</p>	
<p><b>Richard Brown:</b> They own them</p>	
<p><b>Andrew Walker:</b> They own the feeders. They've also been the property of the Electricity Commission of</p>	



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NSW, which is now Ausgrid. But, yes there are three options. One is just to take out the poles and the wires here on Dixon Street, maybe using one of the 132KV feeders coming from Killingworth and bringing it down to 11KV and bringing that down here either with underground power or poles and wires. Or the Hunter Expressway is 11KV but it's on the wrong side of the freeway for us, and it's very expensive to get it under or over the freeway. We're just working through those issues now.

**Richard Brown:** I mean this is not an issue we contemplated, going into this.

**Rod Doherty:** The generator would be diesel?

**Richard Brown:** Yeah, that's a possibility. One of the things we're trying to do in this process is not only to suit our own needs for the next few years, but if we're going to bring power in to the site hopefully that then can be used for the development. To stimulate some development. If a developer comes along and they want to put some industry here, they're going to need some power as well.

**Kerry Hallett:** What about solar?

**Bill Metcalfe:** Solar is not big enough.

**Richard Brown:** So that's a challenge for us. We're working through this, dealing with Ausgrid particularly at the moment. They're not the easiest organisation to deal with.

**Clay borrow pit remediation**

Another piece of work we've talked about previously is the clay borrow pit remediation. It is the area, you'll recall, where refractory bricks were stored and we're going through a process of removing those refractory bricks so that we can reuse the refractories for potential site remediation activities. And also the area that we've identified for a potential containment cell is that clay borrow pit area. You can see this photo was taken on Wednesday after the big storm, that's why all the water's there.

**Bill Metcalfe:** I thought it would have been full.

**Richard Brown:** This is not the clay borrow pit, but out the back of line three, Bill. This is taken from line three South's scrubber, up the top.

**Michael Ulph:** We did have some pics of this last time, I think.

**Richard Brown:** Yeah. This is more of an advanced area where there are clean bricks and clean soil. So



essentially it's just been screened into two components.

### Project approvals

**Richard Brown:** The next thing I'd like to talk through quickly is project approvals, and some of those that will be required for our project. Some of these are quite imminent, and some will be later on, but most of these at some point will come through a public exhibition process. That will require agency submissions and public submissions that we would be required to address as part of the consent.

I've broken these down into different areas for the consent authorities. For Cessnock, we've currently got an application in to store the spent pot lining in the bake furnace tubs that will allow us to get onto the demolition of the pot lines. That's a modification of an existing consent, that's what the Section 96 application is.

The rezoning proposal, which we've talked through and you've seen the video of the concept. We think that will go through to Council probably within the next two weeks, we're getting a final legal review and final submissions from our consultants. So hopefully within the next two weeks they'll go across to Council and that will start the process with those guys.

Stage One demolition will be a DA that we submit to Cessnock Council. Probably the DA will be lodged within the next two months, or something to that effect. We will have some little things we're looking to do, that is demolish some derelict houses that were formerly tenanted in Loxford. We're in the process of removing all the asbestos out of those and then we will demolish the houses.

With Maitland Council we've already got a planning proposal for rezoning a small part of what we call Res Parcel 1, and that's just waiting for additional information which is being prepared alongside all the additional information for the Cessnock rezoning proposal. We'll have that additional information go to Council within the next couple of weeks to support that proposal. At some point in the future, depending on how that piece of land gets rezoned, and Maitland's settlement strategy evolves, there'll be a rezoning for what's the remaining part of residential land in Maitland LGA.

**Mark Roser:** Is that additional information going to cover that the Stage Two stuff, to the south?

**Richard Brown:** A lot of it will. We've assessed the whole site, so it's likely that it will. Yes.



**Project Approvals**

- Sect. 96(2) application to temporarily store spent potting in bake furnace tub – Cessnock Council
- **Rezoning** proposal – Cessnock Council
- Stage 1 **Demolition** DA – Cessnock Council
- Derelict Houses Demolition DA – Cessnock Council
- **Rezoning** Proposal Residential Parcel 1 (MUSS Category 1 portion) – Maitland Council
- **Rezoning** Proposal Residential Parcel 1 (remaining) – Maitland Council
- **Remediation** / Stage 2 Demolition (SSD)- NSW Dept. of Planning and Environment
- **Bio-certification** of LEP<sup>3</sup> - NSW Dept. of Planning and Environment (OEH)
- Other Development Applications
  - Potential approval required for lot subdivision/aggregation to support divestment process
  - Potential DA(s) for new business opportunities establishing on site

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\*Proponent of this approval would be Cessnock Council



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The State government have got a couple of approvals that will come their way. One is the remediation and Stage Two demolition, that is our major project. And the other one is going to be running parallel to the rezoning for Cessnock, and probably for Maitland, is the bio-certification of the LEP. We're hoping to have this, which will allow the offset to be given some certainty for a potential developer. We've talked a little about this in previous meetings. The other point to note there, because it's the bio-certification of the LEP, for this process the proponent is actually going to be Cessnock Council. We'll be working with Council to make sure that is all done according to their requirements.

**Michael Ulph:** So is the bio-certification of that large portion of land under or within the Local Environment Plan?

**Richard Brown:** Yeah, you're going to ask me a question I can't answer.

**Ian Turnbull:** It's actually the bio-certification of the entire planning proposal. And what happens is that they identify all potential biodiversity loss through the residential and industrial land and then offset that with the conservation land. So what happens, once it's bio-certified when a DA comes in for one of those elements the flora and fauna and environmental assessments are all done so you don't have to go and do another flora and fauna assessment for every DA.

That's what bio-certification effectively does – it gives certainty to a developer that they don't have to do a whole host of environmental assessments across a number of parcels.

**Richard Brown:** And I guess it gives certainty about the conservation outcome as well.

**Ian Turnbull:** Oh yes, for sure.

**Richard Brown:** And then there will probably be a couple of other approvals and DA's that come across.

One of the things we've clearly got our mind on is the divestment of the site. We've talked about the divestment as being as a whole; we have no real desire to sell individual lots of land. So there will be requirement for subdivision or aggregation of lots and that requires a DA. It hasn't happened yet, but there is a possibility that between now, and us selling off everything, that an interested party [comes forward] with a business opportunity that requires some sort of development application for use on site. That's possible as well.

**Alan Gray:** While you're on about that land. One of



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the things that came in with the Hospital in the first instance over there and it's still out with the change of government and now all that's off the table. There's a few people ramping up around the community, nobody has pulled that lot of people together. I think people realise the Metford site is a good site for the new Maitland Hospital, the only problem with it is that [during the flood] nobody could get to it. All the roads were cut, the site didn't go under, but roads were cut.

My question to you now, which I asked before you went to Norway, I asked for an Expression of Interest for some land which I believe you did put in but got no answer from them. Would you be interested in either donating or putting a price on 20 hectares or 40 hectares that we can take to Hunter New England Health or the State government, or both? There are people out there who are starting to drive this, but if we're going to drive this instead of the old army camp at Greta we need some input from you people. If we get this committee formed and go forward.

**Richard Brown:** Well I guess our position hasn't changed a lot Alan. At the time when Expressions of Interest were called for we had land available. We still have land available, and if there's a public infrastructure project like a hospital or the like comes along and they need land, we've got plenty of it. And I'm sure that commercially arrangements can be made that can be very favourable. That's a bit of a political answer, but hopefully it gives you what you need.

**Alan Gray:** It's a bit of an answer.

**Richard Brown:** What I can't say is 'yes, we would do it for \$1, or \$2 or \$10'.

**Bill Metcalfe:** You could do it for a trade-off: containment cell for the hospital.

*Laughter.*

## Community Engagement Activities

**Michael Ulph:** Thank you. You'll be across the fact that we held a community drop in session last month.

Thanks for those who were able to get across the flood waters and past downed trees and the rest of it. There were quite a few people from around this table who couldn't make it along, we've kind of replicated the drop in session for you here today with the video and posters around the room. All these posters here were on display and a few of people here were there to take questions and feedback and so on. We did get some interesting input from people there. We weren't swamped with people because we kept it fairly

The poster is titled "Community Engagement Activities" and features the following content:

- 1st Community "Drop-in" sessions was held onsite mid-April
- 3 more Drop-in sessions have been scheduled for Weston, Gillieston Heights and Kurri

The poster also includes a "REGROWTH" logo and a "COMMUNITY DROP-IN SESSIONS" section with details about the sessions. At the bottom, it says "CREATING PROSPEROUS FUTURES" and "We're proud to work with you to create a better future for our region."



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contained, we only invited the CRG, neighbours to the site and Councillors and the like. We weren't expecting huge numbers; it was kind of a dry run if you like. That's enabled us to make some tweaks to some posters and to be better prepared for the next set of drop in sessions.

Prior to that we did place some ads, which you may have seen, in the various publications. Basically it said "What do you think?", "We're looking to do this, that and the other". They reflected what these posters are saying around the remediation, rezoning and remembering the history of the site and that sort of thing. We've had a little bit of feedback from that, but not a huge amount.

Now we're planning to do these drop-in sessions as per the sheet that you have in front of you. These are again going in the papers next week and the week after to describe when those next three drop-in sessions are on. One in Weston, one in Gillieston Heights and one in Kurri Kurri and we'll go from there. Thanks to the BEC for hosting the Kurri Kurri one. So that's coming up.

The factsheets, as I said earlier, are prepared. I've got more copies here if anyone wants extra hard copies. But the ones I did email through to you earlier were an earlier version – this is the current version and some of those will be edited slightly and brought more up to date. It's likely that over time when we've got more information coming in the Frequently Asked Questions on some of those factsheets might change. And we've had some commentary today that's making us think we'll need to increase the amount of information around certain things. That's bound to happen.

All of this information – all of the ads, the factsheets – have been placed onto the website. So you can go there now and download those as pdf files and email those around to your friends or whatever.

You'll note that the video did mention looking at other videos. There is a plan to develop other videos of a similar sort of length, not very long, that go into more detail around the different component parts of the proposal.

The other thing we're doing is: as well as advertising in the local press we're also going to be doing some Facebook advertising. Bill you'll be very pleased to hear that.

**Bill Metcalfe:** Yes.

**Rod Doherty:** Do we have a Facebook page?

**Michael Ulph:** The Facebook advertisement, when



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<p>someone clicks on it, will take them to the page on the Hydro website that has the dates and times and so on. From there they can navigate around to look at the other information.</p>	
<p><b>Rod Doherty:</b> So you have a paid ad on Facebook?</p>	
<p><b>Michael Ulph:</b> Yes, that's right. That will go through to a link.</p>	
<p><b>Rod Doherty:</b> Can I just comment on your ads in the paper.</p>	
<p><b>Michael Ulph:</b> Yes.</p>	
<p><b>Rod Doherty:</b> The green one is quite washed out. Do you have a black and white version of the ads?</p>	
<p><b>Michael Ulph:</b> We can do one.</p>	
<p><b>Rod Doherty:</b> Just have a look at your ads that appeared in the Advertiser – it was quite washed out.</p>	
<p><b>Richard Brown:</b> I haven't seen a print version.</p>	
<p><b>Kerry Hallett:</b> I haven't either.</p>	
<p><b>Michael Ulph:</b> So you're saying the reverse type doesn't stand out so much on the faded green colour.</p>	
<p><b>Rod Doherty:</b> Yes.</p>	
<p><b>Michael Ulph:</b> Alright, we'll get on to that, thank you.</p>	
<p><b>Rod Doherty:</b> When I saw the ad in the Advertiser it didn't grab me. It didn't jump off the page.</p>	
<p><b>Michael Ulph:</b> Okay, that's good feedback.</p>	
<p><b>Rod Doherty:</b> Whereas the ads for the RMS Expressway were always in black and white. You might want to look at your black and white colours.</p>	
<p><b>Michael Ulph:</b> That's great feedback. We want it to jump out. Our intention is trying to get the word out there and get as many people as possible talking and asking questions.</p>	
<p>We'll be writing again to key stakeholders and neighbours, politicians and so on to let them know this as well. And we'll be providing information kits with the factsheets and so on to the local Members. That's ongoing consultation with that group of stakeholders.</p>	
<p>Any further questions or comments?</p>	
<p><b>Colin Maybury:</b> May I tender this email?</p>	
<p><b>Michael Ulph:</b> Sure.</p>	

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### **CRG questions and answers**

**Michael Ulph:** Alright, now on to questions and answers from the CRG. This is a time where you bring



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your commentary from the community, any questions you've had and so on. We've already had a bit of that addressed during the meeting, so if there is anything else?

No questions. Okay, too easy.

**General business**

**Michael Ulph:** The next item is general business. Any other general business?

**Alan Gray:** I had a couple things down here, and you've already answered two of them – the storage and the hospital.

Have you thought in your planning about Wangara and coming back through, I believe the lowlands up Gilligan's Island [Gillieston Heights] over there has a campaign which has been ramped up now. I said at the Business Chamber meeting, much to my regret, I see that one of the problems we had getting Testers Hollow up was that it only has a 3.7 ratio, though if there were a couple of deaths on it that ratio soon jumps up. We've already had one in this last lot of rain, so that may eventuate this time. From your point of view in developing the area, I believe you could nearly get along the old Aberdare to Heddon Greta railway line?

**Richard Brown:** If you look at this Alan, the proposal as it stands is this, which is a little hard to see. The development that is happening up in the Winton development happens pretty much right to the flood line at around Testers Hollow. It's a coincidence, not by design, that our proposal Masterplan has contemplating accessing the road network here, which gives a flood free pathway around Testers Hollow to that development. Our development is above the flood line.

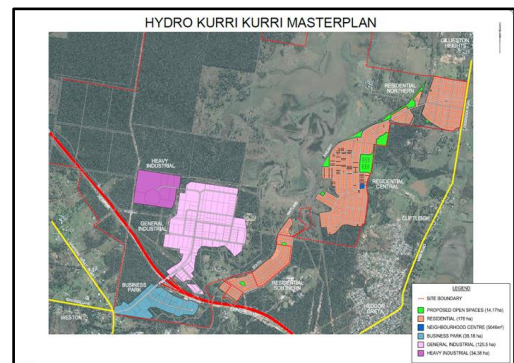
**Alan Gray:** I knew the route was there.

**Kerry Hallett:** Those top paddocks: the only reason you couldn't get through them was because every man and his dog was going through and put it into a bog hole. If there were proper roads there, it would have been accessible.

**Richard Brown:** We have had at some stage in the past contemplated this road continuing and putting in a spine road into this area. But you do straddle a couple of areas that are flood prone, so that would require roads that were either flooded, or you need bridges.

**Michael Ulph:** And the railway line as well.

**Richard Brown:** But, despite that, if that was to proceed as it's currently laid out there you do have a flood free path around Testers Hollow.





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**Alan Gray:** Okay, thanks. I need more than 100 metres, but it looks like you've got that one in.

**Toby Thomas:** Had this been taken into consideration by the RMS in their study?

**Richard Brown:** Well, I guess it hasn't as yet because this hasn't seen the agency.

**Rod Doherty:** RMS would have seen this.

**Richard Brown:** I've spoken to Clayton and formally to Robyn about this, so they know that proposal has that capability.

**Alan Gray:** Yep, okay. It was interesting to me last Tuesday when I had the caravan and wanted to go to Mum's at Weston, I've got to go down around the roundabout and come back off Harts Road. The only trouble is the two big semi-trailers I'd been following all the way down the highway went down around the roundabout and back up Hart's Road too.

**Richard Brown:** The traffic issues around the potential redevelopment will be part of the planning proposal. So there will be information about this.

**Alan Gray:** The last question. I have had the Commissioner for Scouts out and they have said that if you've got your outline, they are keen to move forward.

**Richard Brown:** They can continue to use the land.

**Alan Gray:** The Scouts are interested in the land.

**Kerry McNaughton:** The thing is Alan, the house won't be there. It has to come down.

**Richard Brown:** But the land will be there.

**Alan Gray:** Yep, no problem. That area, what conditions you want put on it and the like. The Commissioner has already spoken to the state and earmarked it.

**Richard Brown:** And it's below the flood line, so in the future there is no real development.

**Alan Gray:** That won't worry the Scouts.

**Michael Ulph:** They can bring their canoes with them.

**Alan Gray:** I've been flooded out in many of them. It's a good camping experience.

**Michael Ulph:** Thanks Alan.

Any other general business commentary?

**Kerry Hallett:** If anyone is interested, there is an information session on Sunday afternoon in Gillieston about Testers Hollow.

**Michael Ulph:** Thank you.



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<p>You're all invited to come along to any and all of those information sessions.</p>	
<p><b>Rod Doherty:</b> I was in Darwin last time.</p>	
<p><b>Michael Ulph:</b> That's fine. But also have a look at the posters when we break and any feedback is welcomed.</p>	
<hr/> <b>Next Meeting</b>	
<p>The next meeting will be on Thursday 18 June.</p> <hr/>	
<b>Janita Klein</b>	
<b>GHD – Stakeholder Engagement and Social Sustainability</b>	

**Col Maybury**

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**From:** Garbis Simonian [redacted]  
**Sent:** Thursday, 30 April 2015 10:31 AM  
**To:** Col Maybury  
**Cc:** Franfiveash  
**Subject:** Re: Treatment Spent Pot Lining

Dear Col

Weston Aluminium is currently processing SPL for Tomago Aluminium. We started 2 years ago & have gradually increasing tonnages. we are currently processing 650 tons per month with plans to ramp this up to higher tonnages.

We produce a flux from the SPL. This flux is used to reduce energy consumption in furnaces & thus saves customers money & reduces carbon emissions. Currently all our product is exported to 2 countries . We are working on other products , which we hope to launch in the market in the next 6 months. Our processing fee is competative & acceptable to Tomago.

We process all the SPL, there is nothing going to landfill from our process. It is 100% Closed Loop.

We are happy to process the SPL for Hydro , either on our site or theirs. In order to process on site at Hydro, we would need a long term contract for a substantial tonnage & a suitable shed , in order to justify the investment.

We are happy to negotiate with Hydro such a contract in good faith & in confidence.

We happy to elaborate & address your committee on details of our sustainable SPL recycling Process

Kind Regards

Garbis Simonian  
Managing Director  
Weston Aluminium Pty Ltd  
[redacted]

On 30 April 2015 at 10:02, Col Maybury [redacted] wrote:

Dear Garbis, I have been informed your company can successfully treat SPL? If this is so and you are prepared to treat it on site at the now closed smelter I would be pleased to advise the CRG Community Reference Committee of that fact. Regards, Col.

Col Maybury

KKLG ASH Kurri Kurri NSW 2327 Au.

+61 [redacted]

+ [redacted]

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Kind Regards