



January 25, 2020

Kurri Kurri development progresses as smelter site to be sold to Stevens-McCloy JV

A joint venture between Stevens Group and McCloy Group has finalised an agreement with Hydro Aluminium Kurri Kurri for the sale of their 2000 hectare smelter site and buffer land, signalling a boost to the local economy partnered with significant environmental outcomes.

Stevens Group is one of NSW's leading private property development companies, with significant experience in the development of industrial land, along with residential and commercial offerings.

McCloy Group is likewise a Hunter-based, award-winning residential land developer currently delivering more than 5000 residential homesites across 15 masterplanned communities within NSW, along with commercial office developments.

The two companies have experience working together as partners on a number of projects including *Radcliffe* at Wyee and *Principle Living* which provides premium lifestyle offerings for seniors in locations across the Hunter.

Hydro Aluminium Managing Director, Richard Brown, is delighted with the outcome.

"We have been concentrating on demolition and remediation for a long time now, so are pleased to be able to progress to this stage, where parcels of land can be developed and Kurri Kurri can start to see economic benefits again." He said.

"We are mindful that the closure of the smelter in 2014 was a loss to the local community, and we are keen to see the local economy regrow, particularly with the promise of more jobs for the area".

Shane Boslem, Project Director and spokesperson for the Stevens/McCloy joint venture is looking forward to the development taking place. "The Maitland and Kurri Kurri areas have a lot of potential for further growth given this area's strategic location close to the Hunter Expressway and the Maitland, Cessnock growth

corridor. Significant residential development has already occurred along this corridor, and our plans for housing there will complement and enhance this growth.”

“The site’s southern area is ideal for employment lands due to its proximity to the Hunter Expressway, access to significant existing infrastructure and the existence of a rail line through the site, and of course a skilled workforce. The economic benefits associated with the sites redevelopment has the potential to include a significant jobs boost” He said.

An agreement to sell the land to Flow Systems in 2018 was thwarted when Flow was placed under administration in December of the same year, and was sold shortly afterwards.

Hydro has been continuing with the demolition and remediation of the site, with the large stacks demolished in May 2019. The demolition of the site, being undertaken by CMA Contracting since April 2017 is currently around 80% complete, and contractor Daracon was awarded the remediation contract last month. The major remediation activity at the site includes the construction of an engineered containment cell. The environmental approval for the remediation, whilst close to completion, has not yet been determined by the NSW Department of Planning, Infrastructure and Environment. Daracon is in the early stages of planning the remediation activity.

The first steps towards residential development are expected to get underway within six months of the rezoning being completed which is anticipated in late 2020.

Other activities on the Hydro site and buffer zone

- The demolition of the Kurri Kurri smelter commenced in May 2017, and is around 80% complete.
- Rezoning applications have received endorsement from both Cessnock and Maitland councils. Gateway Determination requires several issues to be resolved before the rezoning can be approved. The councils will exhibit the rezoning plans and seek feedback from the community. This includes rezoning for business and industrial development on and around the smelter site, and rezoning for residential development along Cessnock road near Cliftleigh and Gillieston Heights.
- Biodiversity assessment is underway in accordance with the Biodiversity Conservation Act 2016. Under this Act, Hydro shall create one of the largest conservation areas in the Lower Hunter via a Biodiversity Stewardship Agreement. The Act also allows Hydro to understand the impact on biodiversity of any future development and offset these impacts in accordance with the requirements.

- Hydro has committed to the reuse or recycling of all materials from the site where feasible. Aluminium, steel, oil and various other materials are being recycled as part of the current demolition process, and recycling of spent pot lining is underway with more than 15,000 tonnes recycled. Hydro is working towards a two-to-three-year timeline to have the spent pot lining recycled.
- A Community Reference Group, set up in 2014 and consisting of 12 local representatives from Maitland and Cessnock Councils, community groups and local residents, has been a great sounding board for the project and a conduit between the community and Hydro team. This group is set to meet for the 37th time in February, and the voluntary contribution made by the members is much appreciated.

Hydro encourages questions and feedback on all parts of the project from all community members.

Contact mechanisms include: Community line 1800 066 243; Email address community.kurri@hydro.com; and Mail to: Hydro Aluminium Kurri Kurri, PO Box 1, Kurri Kurri NSW 2327.

About Stevens Group

The Stevens Group are proud to be one of NSW's leading private property development companies. Founded in 1982, the Stevens Group have delivered over 250 quality landmark developments throughout New South Wales.

Group expertise spans across the property spectrum from land subdivision, residential properties, industrial, retail, commercial and resort living.

The Stevens Group have been recognised by the industry with various development awards for The Vintage, tourism and residential development, Grand Mercure at The Vintage in the Hunter Valley, The Glen Group Retirement Villages and Headlands Hotel at Austinmer. Stevens are now setting new standards with the Foreshore Development on Lake Macquarie, which has recently commenced.

The Group has completed a number of major retail developments and bulky retail projects including Stocklands Shopping Complex at Batemans Bay, City Plaza in Shellharbour and Lisarow Shopping Centre. The Stevens Group consistently work with a number of major retailers including Woolworths, Coles, McDonalds, BP, KFC, Hungry Jacks, 7-Eleven and Aldi.

More www.stevensgroup.com.au

About The McCloy Group

The McCloy Group was founded in Belmont in 1961 and today creates outstanding master planned residential communities; owns, redevelops and manages commercial office complexes; and state-of-the-art retirement living villages.

The group currently has fifteen residential projects underway with ten others completed and a healthy project pipeline for future communities. In the commercial office sector the team have three commercial office projects underway with six completed, including the development of the John Hunter Hospital which was delivered a year ahead of schedule, plus four upcoming retirement living projects. McCloy Group projects are mostly based around the Hunter region, but stretch as far afield as the New England and Northern Rivers Region, with land assets also in Far North Queensland.

The McCloy Group is a multiple award winner, with various awards in the residential, commercial and hospitality space including for the The Lucky Hotel redevelopment, Heritage Parc, Ironbark Ridge and Northlakes Estate residential developments, City Exchange, a large scale commercial redevelopment and office fit outs in the Telstra Civic to name but a few.

“We don’t just do ‘property development’. Our legacy is transforming underutilised spaces into award-winning residential land estates in which communities thrive and people love to live.” – Jeff McCloy, Chairman.

More www.mccloygroup.com.au