

Project	Hydro Kurri Kurri Site Redevelopment Project	From	Monique Pritchard
Subject	Community Reference Group Meeting	Tel	1800 066 243
Venue/Date/Time	Thursday 19 December 2019 Hydro Aluminium 6.05pm – 7.20pm	Job No	2218982
Copies to	All committee members		
Attendees	Mr Richard Brown – Managing Director, Hydro Kurri Kurri (RB) Mr Kerry McNaughton – Environmental Officer, Hydro Kurri Kurri (KM) Cr Darrin Gray – Cessnock City Council (DG) Mr Brad Wood – Community representative (BW) Mr Toby Thomas – Community representative, Towns with Heart (TT) Mrs Kerry Hallett – Hunter BEC (KH) Mr Allan Gray – Community representative - Retired Mineworkers (AG) Mr Michael Ulph – CRG Chair, GHD (MU) Mr Andrew Walker – Hydro Kurri Kurri Project Manager (AW) Ms Monique Pritchard – Minutes, GHD		
Guests/observers			
Apologies	Mr Iain Rush – Cessnock City Council (attending for Martin Johnson) (IR) Mr Bill Metcalfe – Community representative (BM)		
Not present	Ms Tara Dever – CEO Mindaribba Local Aboriginal Land Council (TD) Cr Robert Aitchison – Maitland City Council (RA) Mr Andrew Neil – Manager Strategic Planning, Maitland City Council (AN) Ms Debra Ford - Community representative (DF) Mr Rod Doherty – Kurri Kurri Business Chamber (RD)		

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Notes

Action

1 Welcome and Acknowledgement of Country

Meeting commenced at 6.05pm

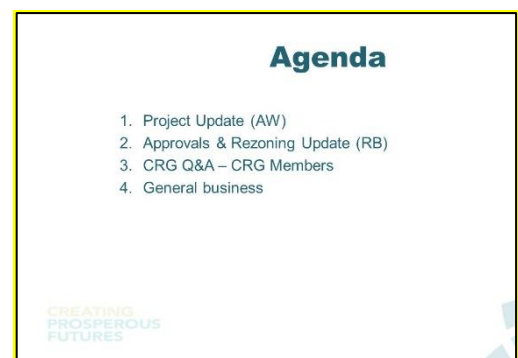
Michael Ulph (Chair) (MU)

Acknowledgement of country.

Monique Pritchard from GHD taking minutes.

2 Meeting agenda

- Welcome and meeting opening
- Apologies
- Declaration of pecuniary interests
- Acceptance of minutes from the last meeting
- Items of historical significance
- Project update
- Approvals and other project items
- CRG questions and answers
- General business
- Next meeting and meeting close



3 Welcome and meeting opening

MU welcomed attendees, acknowledgement of country and noted apologies.

MU asked those present to declare any pecuniary interests.

MU: We do have a standard agenda tonight, nothing out of the ordinary. Would anyone like to declare an interest as a financial pecuniary interest in the proceedings tonight? No? I didn't think so.

Notes**Action****4 Last meeting minutes**

MU: We delivered those to you by email and trust you have managed to avail yourself to look at the wonderful layout and all the nice photos. Are there any actions or issues with the last minutes?

(no answer)

Great. Alright. Could I have someone move that they are a true and correct record of the last meeting please?

TT: Yes, I'll do that.

MU: Thank you Toby. And a Secunder?

KM: I'll second that

MU: Seconded by Kerry and moved by Toby. Thanks gentlemen.

TT moved the minutes.

KM seconded the minutes.

5 Project Update

MU: Now we will talk about the meat of the meeting which is talking about the demolition and remediation. I'll pass on to Andrew to give us a project update.

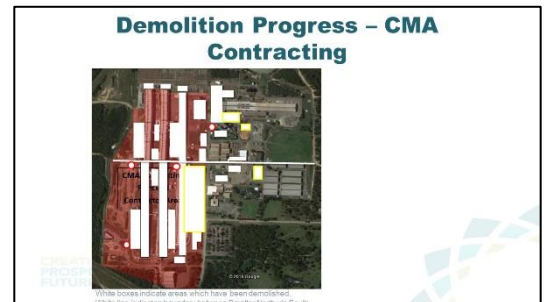
AW: So, probably not much change with these slides in the last two months. No new buildings have been demolished in the last two months.

These are a few aerial shots taken by a drone. You can see the concrete stockpiles are starting to accumulate. So up to now concrete has been used to backfill in voids and the foundations, which were removed for example from the potlines, and the fume duct trenches from the centre of Line 1, and now they propose not to use all of the concrete so they are stockpiling it, and it looks like we'll have an excess at the end of the year.

Looking left, looking north-east, the southern site is almost finished and CMA have cut a swale through here. This section here which connects up to an existing drain here that goes into the western surge pond and that's the drain out on the side here which is still a building out here the old Remelt where there's storm water coming off that building. This is looking south west and this was taken a month ago. This dam was pretty dry and it's completely dried out now and this ones almost completely dried out. We're not able to get water out of it any longer. We had to switch to the eastern surge pond which has actually dropped a metre since I last saw it so it's running out of water. We have the option to go to the south surge pond, which is a small pond if we have to.



TT: Those remaining potrooms really stand out when you drive in here now. So there's nothing further?



AW: So we have actually started demolishing those buildings. We're also going to remove the three rectifiers that we were keeping for Flow. These two units here and this unit here. So everything south of that road, that access road through the switchyard will go, including a lot of busbar we were keeping in the switchyard as well but we're keeping the rest of the yard (the high voltage side) and the four service transformers here.

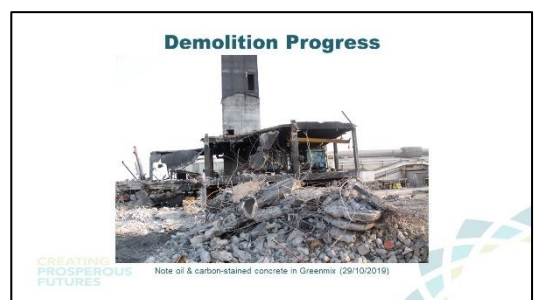
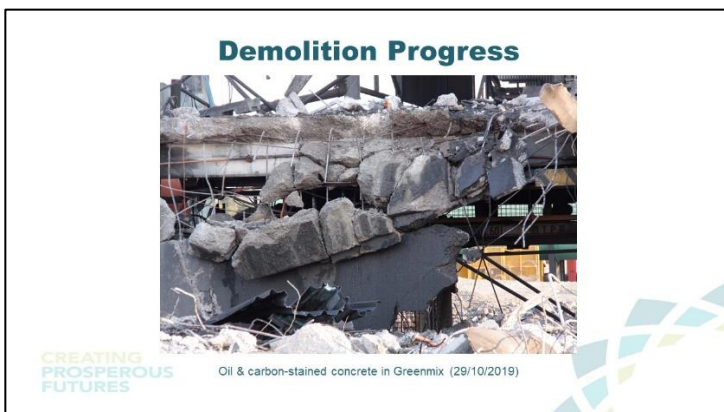
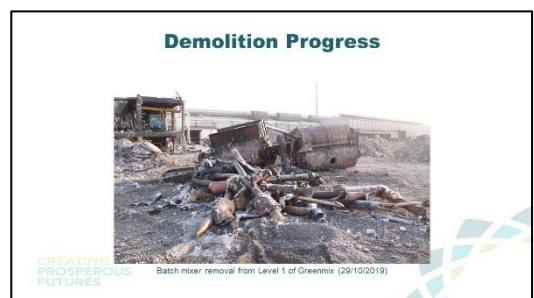
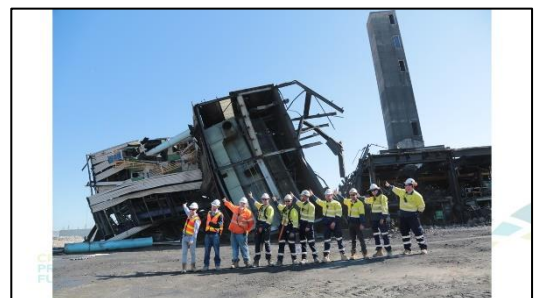
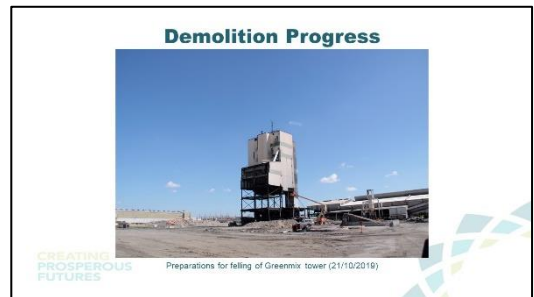
TT: Is that going to add to your costs, the fact that you didn't demolish that in the first place?

RB: The cost? Yeah it is. There was a cost to us of having a clean separation so we did some more detailed work where we wouldn't have done that otherwise but the very fact that the building contains significant amounts of aluminum bus bar ends up being positive for us.

AW: So moving on the – there's been a lot of work going on in the Carbon Plant in the last two months. This is a photo taken late October. It was felled on 22nd of October so this is final preparations to fell the green mix tower. Here they're welding some bracing. They were actually the last things that they cut before the structure was pulled from the other side with two cables and it fell to the west which you'll see on the video I'm about to show later on. And that's it on the ground (with the crew) and that was from the second floor of green mix up to the sixth floor of the tower. That was all structural steel.

After that came down, CMA could then get into level one and level two, which were concrete so the batch mixers as you can see here are on level one and you will notice that the concrete is quite stained on level two that's from the carbon dust, oil and pitch.

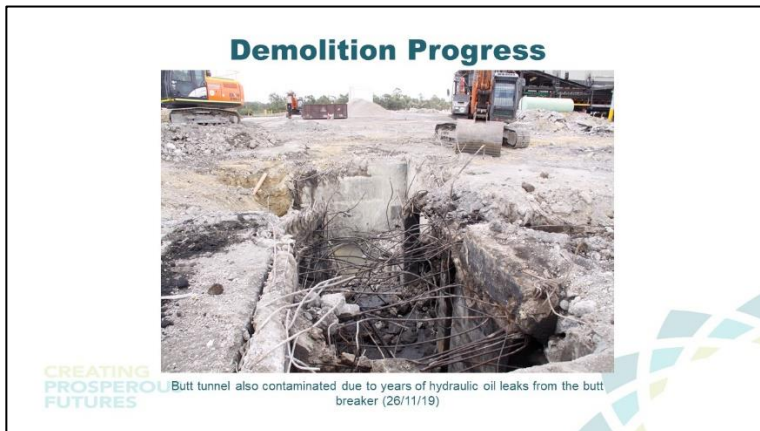
The dust came from the Larry Car that was running up and down adding the dry fractions to the mixers - the dry aggregate to the batch mixers.



There's some concrete here as you can see close up it is quite heavily stained with HTM oil from the mixers - some of them have leaked through various stages of their lives and the gearbox oil from the gearboxes so that concrete is so heavily stained we just decided to put it into storage in the baking furnace and that will end up in the cell. It wasn't worth trying to get the stains off.

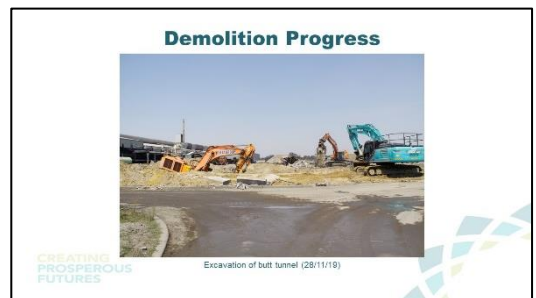
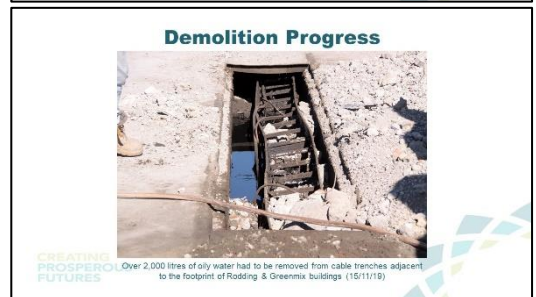
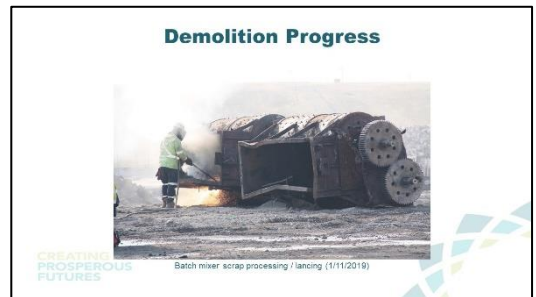
It had actually gone right through the concrete in some places. It was actually dripping out underneath so the best solution was just to put that concrete in the cell.

This is the batch mixers getting lanced. We've also had issues with contamination in cable trenches so the carbon plant had a lot of below ground cable trenches and there was a lot of oil leaking out of some equipment - the old rodding presses and butt breaker which was used to crush the anode butts - so there was hydraulic oil leaking, mixed with water and we removed 2000 litres of oily water from the cable trenches, that was done by Cleanaway with a vacuum truck and taken to Kooragang Island and also that concrete there in those trenches was very stained and that also went into storage and will go into the cell later.



This is another real headache for us. This was the what we called the butt tunnel, which is where the butt breaker used to sit and there were conveyors that used to transport the crushed anode butts up into green mix plant and it had a big hydraulic cylinder and after 43 years of operation a lot of oil had leaked into that pit and the concrete had expansion joints, so the oil had actually seeped into the ground beneath the concrete. So I've got a series of photographs here which show you what was done. So we decided to actually remove all of the concrete and we ended up with quite a deep excavation – it was about 5 to 6 metres deep at the deepest point and you can see this staining of the soil here with hydraulic oil.

There was a smelly odour coming from it. This is at the lowest point. There's actually a sump here and that's been removed. This



is an example of the oil that was in the excavation, ground water was coming up and oil was sinking back into the excavation. So we had Ramboll oversee the whole process, and they took samples just to check the nature of the hydrocarbons to make sure there wasn't any nasties like PCB's or that it wasn't high in PAHs which is poly aromatic hydrocarbons which would indicate potentially coal tar pitch, and just confirming that it was hydraulic oil. It had actually seeped around the outside of the concrete structure and underneath.

That's a view taken with a drone – quite a big excavation in the end. We removed 5000 litres of oily water and after we did that we still had some oil seeping through so it took several campaigns of removing oily water and digging out any soil that was oil stained to make sure we got rid of everything. Followed by validation sampling by Ramboll.

So this is the vacuum truck that came in and removed 5000 litres. That was the first campaign – that got rid most of it then and then we were just dealing with it using a small flex drive pump into IBC's (Interim Bulk Containers), and by that stage there wasn't much oil like you'd just see a thin film on the surface of the water or just some sediment. This is someone from Ramboll taking some samples of the water just to confirm and by that stage it was fine there was no more oil in the water.

Demolition Progress



Removal of further oily water from butt tunnel excavation (3/12/19)

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This is the last infrastructure coming out and you'll see here it's gone and then we were given a clearance to start backfilling it and that's what's happening there – they're backfilling it with crushed concrete. Almost finished. The other contamination in the carbon plant generally on the surface we had to do a surface scrape around the green mix tower with about 200 mm of soil removed and that was just from years of operation. Carbon dust possibly could have leaked from dust collectors or just from handling the material it settled on the ground over the years so it contaminated

Demolition Progress



Sampling by Ramboll to determine nature of hydrocarbon contaminants (29/11/19)

CREATING
PROSPEROUS
FUTURES



Over 5,500 litres of oily water removed by vacuum truck (20/11/19)

Demolition Progress



Butt tunnel excavation - free phasing of oil and oil-stained soil (3/12/19)

CREATING
PROSPEROUS
FUTURES



Demolition Progress



Ramboll taking water samples to validate remediation of butt tunnel (3/12/19)

CREATING
PROSPEROUS
FUTURES



Demolition Progress



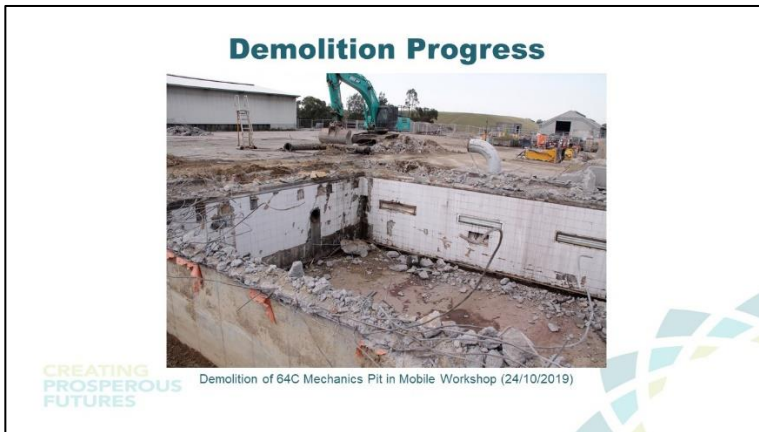
Final removal of concrete sump from butt tunnel (5/12/19)

CREATING
PROSPEROUS
FUTURES



the surface so we scraped all that up and that's all gone to storage to go into the cell later on.

Another contaminated area was the mechanics pit in the mobile workshop that you can see here. A couple of meetings ago I showed you how we had a vacuum truck in removing oily water from the sump and we actually pressure washed and cleaned all the concrete with degreaser.

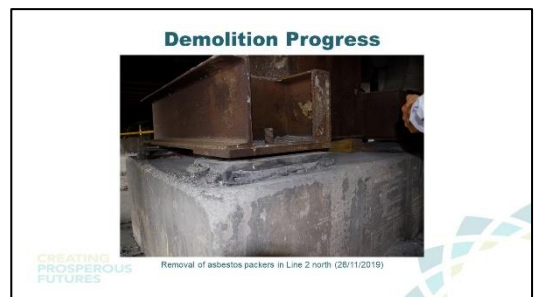
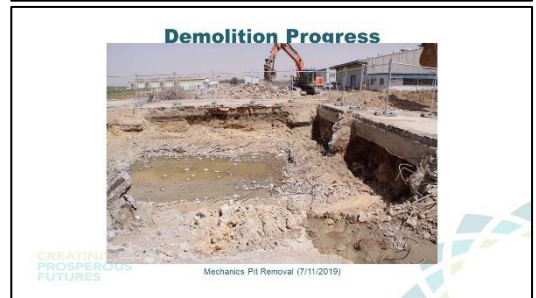


This was after we removed the concrete. We did notice a bit of an odour here too. We don't think it was hydraulic oil – just more degreaser from years of operation. This is an example of discolored soil and so that's also gone to storage to go into the cell.

Again we had Ramboll taking samples to confirm and validate the area before it got backfilled.



Also in the south this is just a photo of a drainage swale being cut in that one that I mentioned just to collect the storm water off this building that we're keeping which is the old remelt building and that'll drain to the western surge pond.



Recently we gave CMA a direction to demolish the northern 250 metres of lines two and three, which are now no longer required. Pre-work involved removing asbestos packers in the first thirty pots of line two, for some reason they had a different sort of packing which contained asbestos. The other ninety pots were free of it so we had to go through and do that. We also found some asbestos rope had been used on these ducts, also on the first set of pots had to be removed and double bagged.

Other pre-works were done- including cutting the busbar and cutting the pot shells and so line three was finished first, line two is still going so they've now started demolishing line three at the end of this month.

Here are just a few shots showing – the 87 tonner and the 160 tonne excavator, with some pot shells being removed and some concrete being pulverized.

Demolition Progress



Line 3 Pot Shell Removal & Concrete Pulverising (9/12/19)



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FUTURES

Demolition Progress



Removal of asbestos in Line 2 north (28/11/2019)

CREATING
PROSPEROUS
FUTURES

Demolition Progress



Line 3N - demolition of northern 250m (5/12/19)

CREATING
PROSPEROUS
FUTURES

Demolition Progress



Line 3N - demolition of northern 250m (5/12/19)

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FUTURES

A different methodology is being used now with the busbar so instead of lancing everything they've taken them out in 10 metre lengths and are saw cutting them so it gives you a neater cut and better recovery and less lancing required, so I think they went from about a dozen lancing cuts per pot down to about two. And for the flexes - they have developed a better method for removing them, so it is much neater.



Demolition Progress



Setting up a standpipe at the East Surge Pond for dust suppression (4/12/19)

As I mentioned, we're running low on water so we now have the stand pipe on the eastern surge pond, which was full last time I looked but today (and I hadn't seen it in two weeks) it's dropped down about a metre – so we're running out of water.

We're also looking at the busbar in the switchyard and how were going to get it out. It has a lot of complex shapes in very confined areas. This is underneath pot line one. We have to keep the structure above because this is the access ramp to get to the control room which controls the switchyard. That is all the equipment used for controlling, changing the bus in the switchyard and for the protection systems.

MU: So is this all aluminum or copper?



AW: It's all aluminum thus far so that's going to be difficult. There's other areas that are easier to get to for example, this is at the end of line two. Once the building is gone, it'll be quite easy to get to that. We're just working through that now and developing the scope. So that's the site activities.

Now moving onto the buffer zone. So earlier works for remediation. Someone from Ramboll was inspecting some test

Switchyard



Currently evaluating the removal of busbar from the Switchyard

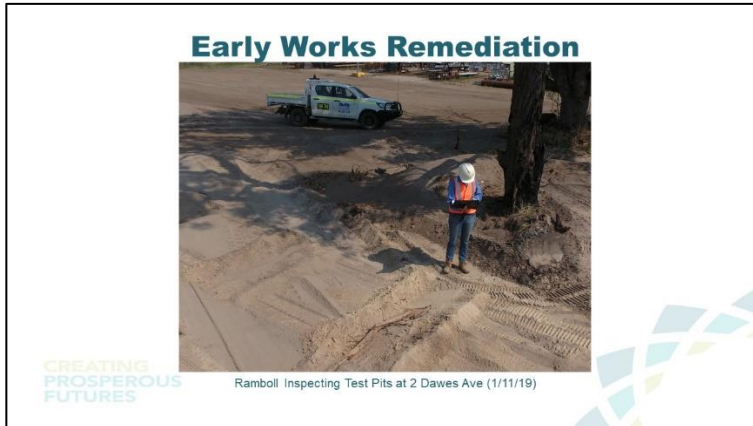


Early Works Remediation



2 Dawes Ave Complete & Final Screening at 4 Dawes (11/11/19)

pits towards the end of November. This is the final stages of 2 Dawes so 4 Dawes was complete. In 2 Dawes, a lot of the material was taken from 4 Dawes and stockpiled and screening is happening here.



Minus 6mm comes out into this pile here and that is spread and has been used in all these areas that have already been validated. That's the 6 to 25mm fraction and that the plus 25mm fraction so that 6 to 25 goes back through the screen and the plus 25 comes back here to Dickson road as it contains asbestos. You can see all of the test pits which were dug by that little bobcat. In that next photo is all the test pits. That was a visual inspection checking for asbestos. This is a few days later so we can see this site is finished. That's 4 Dawes. That's 2 Dawes.



That's the asbestos contractors spraying with water and dustex solution to keep the dust down and when everything was finished, and validated by Ramboll we laid out some geocloth and then they moved the machine onto the cloth and cleaned it with a high pressure water blaster and then the cloth was wrapped up and brought back here to Dickson Road so we contained any asbestos, and in the footprint that the machine was sitting on here was bulked out and taken over to Dickson road north stockpile. We also got our occupational hygienist just to check that machine



and a few other machines used on that site and make sure they were clear of any asbestos before they went back because that machine was actually hired in. This is that bulk load out of the machine footprint and the moxy water cart was watering the grass. A few aerial shots. Once it was finished.

That's someone from Ramboll doing a 10 by 10 metre grid visual inspection just to make sure they had no asbestos. This is the Dickson road north stockpile.

MU: With that last slide, was that grass? It looked like something else.

AW: Yeah that's grass starting to grow

RB: Yeah probably more weeds. Pretty rough.

AW: I think that's the section we hydromulched.

MU: Okay. Its not blue couch?



AW: So this is now finished and we covered it all and had it all surveyed by our surveyors and it came in under 30,000 cubic metres. I think it was 27,500 so that's a good result. I am glad it was under the 30 because that's what we budgeted for the containment cell, and that's now everything off site in the buffer zone has been remediated, so that's all the sites that we remediated, Bowditch Avenue, Dawes Avenue, Houghton Road, McGarva Avenue, and the Hart Road municipal landfill.

BW: So you're not knocking down the houses in McLeod Road then?

KM: Yep they're coming down mate.

AW: Kerry has been working on getting some mulch for us.



Kerry got this tub grinder in because we cut down a lot of trees in the P2 car park, the overflow car park in the corner, that we had to remove the asphalt from. And those and a few other trees from around the old re-melt. We mulched them up, and these are the piles of mulch, that we've been using around 2 and 4 Dawes.

Whatever is left we'll spread around the P2 car park. We'll seed those areas just prior to rain.

Here's a few photos of the mulch being spread.

That's how it looks now. There shouldn't be any more dust issues for you Brad.

BW: That'll be good.

AW: So more aerial shots. That's the concrete crushing plant. Still a lot of concrete in the north. Once they get through that they'll have all the concrete coming from lines two and three, and also the carbon plant there's still a lot of concrete there to be crushed.

Bus bar processing in lines two and three.

That's line two and three a few days ago.

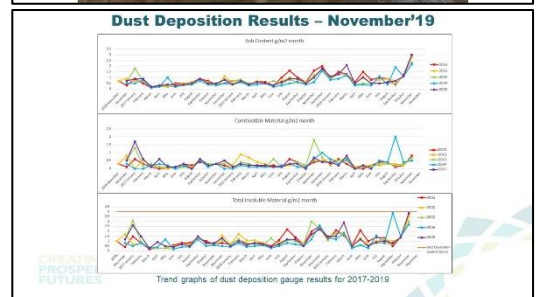


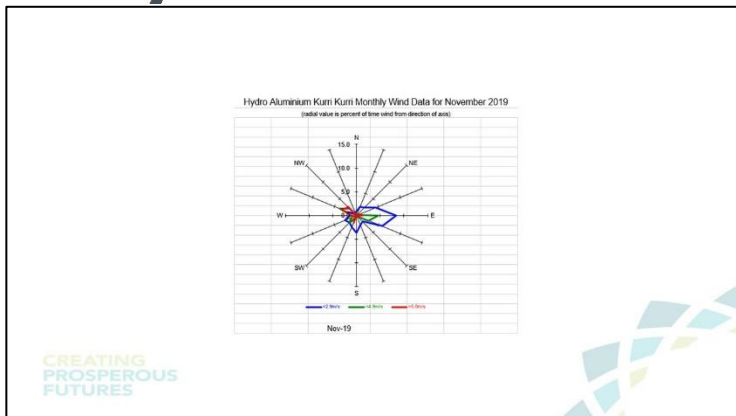
BW: At least you don't have to worry about having any obstacles around you.

RB: Not any more.

AW: these are the dust results, and it has jumped up in November. Mainly the ash content rather than combustibles, and the total is actually very close to our limit, of four grams per square metre per month. But we believe that that's mainly been affected by all the bushfires, there's a lot of smoke and ash, being blown around and strong winds, have affected those results. We had a similar thing happen in January and February 2017 you'll see a spike.

MU: My car is doing a good job of collecting a lot of that ash for you.





AW: ... and my swimming pool. The winds were mainly from the east which you wouldn't think would affect those locations, but it's really because of those fires.

AW: Onto the remediation contract. So we've now awarded the remediation contract to Daracon Contractors, for the building of the containment cell and remediation of the smelter site. We had a kick-off meeting with them on 9th December and a risk review meeting on this Monday just gone, the 16th. They are currently developing their management plans. We've given them a draft environmental management plan which is based on the draft Conditions of Consent that we've received from the Department, but they're not final.

The one thing we are waiting on is the consent. But we can get Daracon to start working on what we call separable portion one, which is some temporary works, like developing management plans, and starting to establish on site. None of the main work can start until we get the consent.

Does anybody have any questions of me before I hand over to Richard?

[None]

MU: Welcome Darrin, welcome Brad.

RB: So there is not a lot to talk about.

RB: Ok so, there's not a lot to talk about in terms of the approval process which is a little frustrating, but I suppose the position we are in now is that the Department of Planning have issued draft consent conditions. We've talked with them a few times on a couple of matters. We're basically at the point where everything is now agreed between Hydro and the Department. The only thing

Procurement Plan – Remediation Contract

- Procurement analysis finalised.
- EOI issued on 22/1/2018 and closed on 26/2/18.
- EOI submissions and meeting with shortlisted candidates.
- Supplier qualification audits for the shortlisted companies completed (Jul18).
- 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 DoPIE/EN and various Hydro management plans – Wind, 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 Oct 2019.
- Contract was awarded to Daracon Contractors Pty Ltd.
- Kick-off meeting held Monday 8/12/19.
- Global risk review meeting held 16/12/19.
- Management plans currently being developed.

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

- DoPIE and Hydro have reviewed and largely agreed on DRAFT consent conditions
- Only outstanding matter relates to the regulatory structure for the long term management. DoPIE are working on a proposal for Hydro consider
- Expect conditions relating to Containment Cell covenant and financial assurance in August-September-October-November-December-January ???

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

that is outstanding is related to the regulatory structure of the long-term management plan.

We probably have talked about this in the past but just to make it clear, the problem the Department have with this is that what we are proposing is unique, in that the site is not under any orders to clean up. So, there's no management orders, or voluntary orders, so the EPA are not regulating the site, essentially. In other words there are no unacceptable environmental or health risks, this is a voluntary process that is not being driven for a requirement for remediation, or driven by the EPA. Because it's not regulated by the EPA, the Department of Planning then have to regulate the consent and regulate the requirements under the consent. And that's not been done anywhere, to our knowledge. So they've been struggling for two years, basically. We had a go before the EIS went on for a year, and then they said, "just put the EIS in", and now we've had really the last twelve months where the department weren't sure how they were going to do it. In the last two months they've got themselves into a position where they know what they want to do, a Voluntary Planning Agreement.

Toby you're obviously familiar with this, but it's basically a contract you have with the consent authority, where you agree to fulfill certain things. Often in developments it is in exchange for other contributions, such as Section 94 or works in kind, or make monetary contributions.

What Planning are suggesting we do is offer to plan the long-term management and then fund it. Then the VPA is the regulatory tool by which Planning can enforce the requirements of the long term management plan, and the associated funding with any future landowner, because it stays with the land. So Planning are now working with their legal team. We say we are happy with whatever, you tell us what you think you need, and we'll review that and go from there. So rather than us sort of propose something, they are now working on something for us, and will hopefully get something back to us shortly. We were expecting something before this. We've had a number of meetings in November and December, but now hopefully January. So that's the last matter. When that's sorted we expect the consent to follow pretty fast after that.

TT: So when you sell the property off englobo [as one unit], basically, does the containment cell get sold with that?

RB: That's the intent yes. This is consistent with what the authorities have required all along. It could be that Hydro retains

ownership, it could be that a developer or another third party takes ownership of the cell, but it shouldn't matter who owns it, it should be that whoever is the owner has those responsibilities and obligations. What Hydro is basically doing is funding that.

KH: So how is that money protected, bearing in mind that there are a lot of dishonest people around?

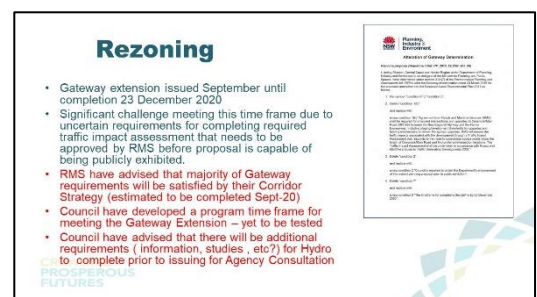
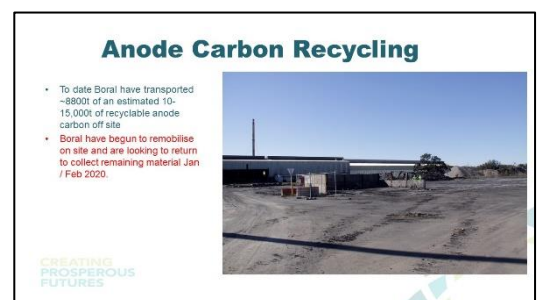
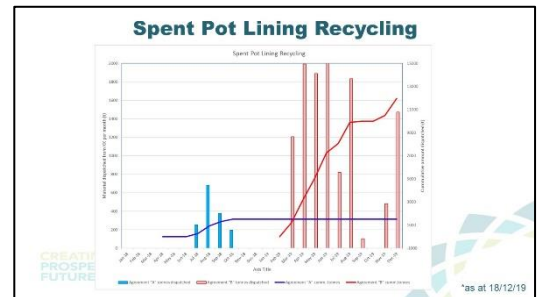
RB: It is proposed to be put in trust, and the trust then has a specified purpose and an administration for that trust, so the beneficiaries of the trust will be essentially the landowner for the purposes of managing the cell, and you can also specify beneficiaries such as the EPA and Department of Planning so that if for some reason the land owner, whoever that is, is not doing what they are supposed to be doing, then the authorities effectively can step in and use those monies to do what hasn't been done.

RB: Now spent pot lining is going well. You can see we had a bit of a lull in the red numbers there throughout September, October, November. That was forecast by the recycler as they were processing stocks and preparing shipments of material. They have come back in now and started processing again, and as of I think next April, the rate at which they are processing is expected to be about three times that current rate. We have now processed in total about 14,000 tonnes of SPL, since April '18. And in 2019 there have been 12,000 tonnes processed, so we are about 17% through the total stocks. If the processor does what they are claiming and what they'll be contracted to do then we are on schedule for two years of recycling and then it's finished, so the end of 21' that should be completed.

Similarly the anode carbon that we had a campaign on during the year, Boral have now begun to remobilize. They have a contractor back on site who is starting to prepare the residual material, and they look like they will be collecting the remaining anode carbon from site in January/February.

Rezoning. This is tough. The Department of Planning issued a gateway extension in September and we've been working with Planning and both Councils in trying to understand what is required to meet those gateway requirements. The major issue we saw was around traffic on Cessnock Road, and RMS' requirements to undertake a full corridor study. We weren't exactly sure what that meant, who was doing what, and how long it was going to take.

We've had meetings, both Councils, Planning and ourselves have now all met with RMS, and we think we understand what is going



on. RMS have advised us that their corridor strategy will satisfy most of those Gateway requirements, so there's not a lot more that we or Council are required to do. There's a couple of internal local roads that need to be remodeled in the traffic impact assessments with the baseline assumptions that RMS provide.

The major piece of work is this corridor strategy that RMS are doing, and they've advised us that that will be completed by September next year. So we are still questioning how, with that completion date, the Gateway extension can be met. We don't believe that between September and December, we'll be able to get the Planning Proposal gazetted, as it has to go through lots of different steps, public exhibition, Council endorsement, a whole bunch of steps that we think will take about a year in itself. Council has developed a program timeline, and that's been presented to the Department of Planning at the Department's request. That looks to satisfy the actual timeline, so at the end of December next year the plan is gazetted, according to Council's timeframe, but right now that is yet to be tested. Right now we are really early days, and we are not hitting the early key milestones.

MU: And it relies on the first red bullet point.

RB: It relies on the first red bullet point, but also on a couple of others things, so Council are in the process of reviewing the Planning proposal again, as they had an opportunity to review it a number of years ago, and they are searching for any additional work for us to do, prior to going on agency consultation.

AG: Is that option that Flow put up, to go down Bowditch Lane been considered?

RB: There has been some discussion on that, I don't know where that's at. RMS have actually looked at that as a method of easing traffic congestion along Cessnock road, so it sort of brings things internally back through this way.

AG: It takes a lot of load off Heddon Greta.

RB: We did look at it, initially, and just from an engineering perspective, with what would be required and the cost of that, doesn't make economic sense to do it, but we can see the benefits obviously in the traffic. The other question is that has to cross flood-prone land, so what standard do you build the road to? Do you build it to a flood free road or to Tester's Hollow standard, for example, one in twenty.



AG: Is there much flood prone land there, I thought there was only one little creek.

RB: You've got to cross Swamp Creek, and you've got through some low lying area there. It depends where you come. There's a couple of different alignments. Probably the preferred alignment would be extending Dickson Road, straight across the creek. But even up Bowditch you've got some flood prone land.

AG: I thought they might have used the overhead bridge to TAFE for the link.

RB: Yes, well you still do that but it's the connection between the end of Bowditch to get to the higher ground.

So, I guess the nub of the rezoning process is that at the moment we are not really sure how that's going. We are obviously working very closely with Council and with Planning. Planning are taking a very keen interest in this, for two reasons, one, they've specified the Gateway requirements, and they've been pretty tight and they are obviously following council up. But the other key matter which we've mentioned before is that the site is identified in all of the key strategic planning documents around the place, the Hunter Regional plans and the like, for both employment drivers and housing drivers in the region, so we are trying to find a way of making it work, essentially.

And the other thing, that we've talked about is the divestment side of things. In the last few months we have been working with a particular party that is interested. I don't have any particular news just yet, but we hope that something in the near future will come out. We hope to share with you some good news. Of course as and when that comes out, you guys will be the first to know.

MU: Any questions of Richard.

We'll leave the lights off for the video and then we'll go to General Business.

AW: This is a wrap of the whole year, by Andrew Solomou.

MU: Please pass on our thanks to Andrew and the team for the videos this year. They have been great.

6 General business

OK so any general business or questions from the community?

RB: I guess the end of the year is a good time to step back and highlight the things ahead.

We have approximately nine to twelve months of demolition activities. Conservatively one more year.

With the consent, if it comes early next year, the program with Daracon is about two and a half years, so the completion of the remediation and construction of the cell, the end of 2022.

So we'll crack fifty meetings.

MU: We will crack fifty meetings.

RB: We fully expect that beyond the practical completion of the cell there's a process that we'll go through of validation of the performance of the cell, and there's a sliding down of works that are expected on site, until the cell is in a steady state. But in terms of intense works on site, end of 2022.

And hopefully by the stage we are starting to see another ramp-up of other types of activities in and around the site.

TT: Would you expect to have a buyer the middle of next year?

RB: All things going well it should be before.

AG: Has there been any discussion of the Northbound ramps at all?

RB: The Northbound ramps have been, not planned for but have been modelled, and the trigger for the Northbound ramps is the area of development on the site. The as the area gets to a certain point it will be a trigger for Northbound ramps. The first requirement is for an upgrade of existing intersections on the ramps, and then at something like 150 hectares, that will trigger the Northbound ramps. But the footprint is being allowed for, with the biodiversity offsetting and what's required for the footprint is being planned for.

DG: So when you say the owner will manage the cell, will they sell of freehold, and leave the cell isolated?

RB: These are all matters that we are working through with the Department. It could be a Community Title, or like the Flow model where the utility owns the cell. Or like a biobank site where you need active management of a site. It's not income driven it's about having a presence and a body that's there in perpetuity.

DG: And resourced.

RB: And capable I think that's the other thing. That we are working with Planning on. Any entity that owns the land has to be proven capable. The financial side is important, but not as important, as they'll already be funded.

TT: Will the cell have it's own title deed?



RB: Yes, because they'll be covenants on that title, and special zoning.

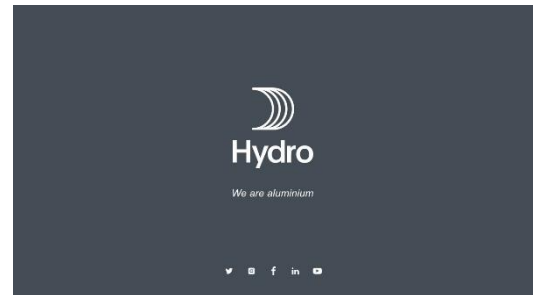
MU: I'd like to thank you for your support and ongoing attendance as a CRG over this year, and that you've hung in here for so long. It is fascinating to see how this site has changed and what the future holds, so I can understand the interest.

RB: I'd like to echo that, it has been very helpful having you here, and to those that aren't here. It's really important to know what the community thinks. And it will continue to help.

AG: Not a lot of issues at the moment because there's not a lot of people jumping up and down,

DG: In a lot of ways that's a credit to you. The questions are being answered.

RB: And that's from the top down.



7 Meeting close

Meeting closed: 7.05pm

Date of following meeting:

Thursday 20th February 2020