

PASMINCO COCKLE CREEK SMELTER PTY LTD (SUBJECT TO DEED OF ADMINISTRATION)

MAJOR PROJECTS APPLICATION - SUPPORTING INFORMATION

[1.0] Project Description Report

PCCS is seeking to remediate the PCCS Lands associated with its former lead smelting operations at Boolaroo, near Newcastle. The remediation project is subject to the Part 3A requirements of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This document is information in support of the Major Projects Application Form.

[1.1] The Remediation Site

The PCCS Lands are located approximately 13 km south west of Newcastle and just above the northern most point of Lake Macquarie as shown in Figure 1. The closest town is Boolaroo which is to the south and has its CBD in the proximity of 500 m from the site.

The PCCS Lands on which the remediation is to take place consist of four distinct lots, being:

- a. the 'Main Site' which is the former smelter operations area
- b. the 'Triangle Paddock' which is a portion of land to the south-west of the Main Site
- c. 'Munibung Hill' which is a portion of land on the north-east and east of the site; and
- d. the 'Cockle Creek Pump Station' which is a small portion of land on the east side of Cockle Creek where PCCS pumps water from the creek to the Main Site.

Table 1.1 below identifies lot and deposited plan numbers, and other relevant details for each of the lots referred to above which comprise the PCCS Lands. Figure 2 shows an aerial of the site.

Site Owner	Pasminco Cockle Creek Smelter Pty Limited (subject to Deed of Company Arrangement)				
Street Address	13a Main Road, Boolaroo NSW 2284				
Land Area Reference	Main Site		Triangle Paddock	Munibung Hill	Cockle Creek Pump Station
Lot and DP Numbers	Lot 201 DP 805914		Lot 21 DP 253122	Lot 1 DP 523781	Lot 23 DP251322
Site Areas	107.82 ha	14.58 ha	9.46 ha	59.21 ha	0.2078 ha
Geographical Coordinates	Latitude 32 56 90 S, Longitude 151 37 70 E				
Zoning	4(1) Industrial (Core)	7(2) Environment Protection Conservation (Secondary)	10 Investigation Zone	7(2) Environment Protection Conservation (Secondary)	6(1) Open Space
Local Government Area	City of Lake Macquarie Council				
Parish	Kahibah				
County	Northumberland				
Current land Use	Care, maintenance and clean-up of former Smelter site including actions in response to the Remediation Order, demolition of the smelter structures and investigative and design works in relation to the staged remediation and redevelopment of the site.				
Proposed land Use	Mixture of industrial, residential, commercial and recreational				
Distance from nearest CBD	Approximately 500 m from Boolaroo and 13 km south-west of Newcastle.				
Site Elevation	The Main Site rises from about RL 6 m in the west to 40-80 m in the east. The Triangle Paddock is about RL 2 to 6 m and Boolaroo Heights is about RL 10 – 40 m.				
Site Map	Figures 2.1 and 2.2 of this document; Soil Landscapes of Newcastle 1: 100 000 Map Sheet Report; 1: 25 000 Topographical series Wallsend 9232-3S				

[2.0] Overview of the Remediation Project

The Project for which Approval is sought will include:

- a. the remediation of the PCCS Lands. Remediation may include a number of different techniques and procedures, but will principally occur by excavating contaminated material from various parts of the PCCS Lands which contain contaminated material and then placing the excavated material and other on-site contaminated material in a capped containment cell (or cells). Where necessary, the excavation will be preceded by the removal of some concrete slabs on the Main Site which may remain following current demolition activities, and by the removal of underground services. After the excavation of any particular area is complete, and the site validated and signed off by the Site Auditor as being fit for its future intended purpose which will be one or more of industrial/commercial, residential or open space, the remediated area will then be re-filled and or regraded to achieve expected future development levels with imported fill as necessary. This in turn will be followed by site stabilisation to control surface erosion and dust. Concrete slabs which are removed as part of this process will be crushed on site for later re-use (possibly as road foundation);
- b. the possible acceptance onto the Main Site of certain specified waste materials from nominated residential properties in Boolaroo, Speers Point and Argenton as a result of the voluntary implementation of the parallel Lead Abatement Strategy and also possibly material from the Incitec Site;
- c. the construction and use of a capped containment cell (or cells) on the Main Site for the receipt and long term storage of materials arising from items (a) and (b). Capping will need to be imported from off-site. The cell(s) location is generally on and around the existing on-site monolith (shown as the eastern slag mound in Figure 2) on the PCCS Main Site. The precise cell dimensions are yet to be finalised, but the cell will be constructed within the boundary as shown in Figure 3. The existing ground level at the southern end of the monolith is approximately RL 22 m. Adjacent to this, the monolith is at its approximately maximum RL of 28 m. Using this point as a reference, the maximum height of the future containment cell including its capping will be approximately 34 m (equivalent to 12 m above the ground levels adjacent to the eastern side of the existing monolith). The boundary on Figure 3 incorporates the outer extent of a range of different cell shapes considered to date. As illustrated later in the Environmental Assessment for the Part 3A application, the cell is expected to occupy only a portion of the noted area on Figure 3 (and possibly be less than the height indicated). At the completion of the site remediation, the surface of the cell(s) will be stabilised and landscaped and will effectively encapsulate the contamination and provide an acceptable and safe long-term management solution to the potential of risk of harm to human health or the environment;
- d. construction and use of associated environmental controls during and after remediation. Construction of the cell(s) will be accompanied by the construction of surface and groundwater controls for the cell and a treatment plant to treat potential future leachate and groundwater that may be emitted from the cell;
- e. there are certain areas of the Main Site and Munibung Hill in the west that are too steep to develop and also too steep for machinery. While the surface soils of these areas have been affected by lead dust deposition, the above described remediation approach would be unsuitable. For these areas it is proposed to develop and implement a Site Management Plan which will include a Health and Safety Plan, planting of vegetation for dust and erosion control and if practical and necessary, installation and maintenance of settling basins to trap potentially contaminated sediments in run-off; and
- f. the continued approval for the operation of the existing jig on the PCCS Lands for the processing of lead slag. The operation of the jig will be undertaken in accordance with the controls established by the Amended Court Orders, EPL 5042, and relevant conditions of the 1995 Consent.

[3.0] Stakeholder Consultation

Consultation with relevant authorities, adjoining land owners and the community has occurred since the smelter closure in 2003 in relation to investigations into the remediation and redevelopment of the PCCS Lands.

When the project development had sufficiently advanced, the Department of Planning (DoP) was approached in respect of the Part 3A application. DoP then arranged a Planning Focus Meeting (PFM) for the project. Subsequently, Director-General's Requirements were issued by DoP on behalf of the Director-General of Planning which specified consultation requirements relating to the Part 3A process.

[3.1] Planning Focus Meeting and Director-General's Requirements

The PFM for the remediation project the subject of this Part 3A application was held on the 5th October 2005 at the PCCS Lands. All relevant government authorities were invited and all attendees were provided with preliminary information to assist them to formulate inputs into the Director-General's Requirements for the Environmental Assessment Process under Part 3A of the *EP&A Act 1979*.

The preliminary information supplied at the PFM (included in Appendix 1) detailed the proposed staged remediation and redevelopment strategy, construction stages and approval requirements, proposed containment cell construction, and a preliminary environmental impact assessment.

The minutes of the PFM which are also included in Appendix 1 identify the attendees and the discussions undertaken.

Following the PFM, the DoP issued the Director-General's Environmental Assessment Requirements (also included in Appendix 1).

[3.2] Department of Environment and Conservation

Consultation with DEC in relation to a wide range of issues concerning the PCCS Lands is an ongoing process.

The Main Site remains subject to EPL 5042 which was initially issued to authorise the then existing smelter operations. In accordance with its obligations under EPL5042 and the PoEO Act (pursuant to which the EPL5042 is issued), PCCS provides regular reports to DEC on the environmental management of the Main Site and there is frequent liaison with DEC including site visits. EPL5042 is renewed annually.

DEC is also consulted regularly in relation to the requirements of the CLM Act, and the Remediation Order on the PCCS Lands.

In direct relation to the Part 3A process, DEC attended the PFM and wrote to DoP with issues that were then included in the issued Director-General's Requirements.

The air quality consultant retained in respect of this Part 3A application, Holmes Air Sciences (HAS), also consulted with DEC in relation to the potential health impacts assessment as required by the Director-General's Requirements.

In direct response to the Director-General's Requirements (Remediation Action Plan, Remediation Criteria, Containment Cell Design), DEC were issued with copies of the following reports:

- a. Remediation Action Plan for PCCS, Boolaroo, NSW – September 2005;
- b. Conceptual Containment Cell Design and Management Plan – Maunsell/Coffey, September 2005;

- c. Site Audit Report on PCCS RAP – HLA November 2005;
- d. Site Audit Statement on PCCS RAP – HLA November 2005.

DEC has not formally advised of any further issues that they wish to be addressed in the EA. Informally, DEC has indicated that they will formally respond as part of the Part 3A process.

[3.2] Department of Health

The Department of Health (DoH) is very familiar with the PCCS Main Site and activities through its former involvement with Environmental Health Centre (EHC) while the smelter was in operation.

Ahead of the Part 3A process, the DoH was consulted in relation to the Lead Abatement Strategy (LAS) which is intended to be voluntarily undertaken in parallel with the remediation project, although it is not part of the Part 3A project and approval is not sought in respect of it as part of this Part 3A application.

Through the Part 3A process, the DoH was contacted by Holmes Air Sciences (HAS) on behalf of PCCS in relation to the Air Quality Health Impacts assessment for the Environmental Assessment as required by the Director-General's Requirements. DoH informally advised HAS that they were satisfied with the approach being taken by HAS in addressing the Director-General's Requirements.

Subsequently, PCCS formally wrote to DoH seeking the Department's advice as to whether they had any further issues they wished to be addressed in respect of the proposed remediation project.

DoH replied in writing that they were satisfied with the "key assessment requirements" in the Director-General's Requirements and that they will formally respond as part of the Part 3A process.

[3.3] Department of Natural Resources (DNR)

The site investigations into groundwater have required the establishment of many groundwater bores for water quality sampling. In addition, a number of groundwater wells have been established to capture contaminated groundwater before it leaves the site and treat it in the on-site effluent treatment plant. In advance of the Part 3A, these matters were discussed with DNR.

PCCS formally wrote to DNR seeking their Department's advice as to whether they have any further issues they wished to be addressed in respect of the proposed remediation project. Subsequently, PCCS met DNR at the PCCS office at Boolaroo and provided a briefing on details of the project. DNR subsequently provided a letter indicating that "DNR propose to issue a single licence approval for all PCCS remediation works related to the groundwater cut-off wall or its equivalent, any contaminated groundwater interruption bores installed and operated on the PCCS remediation site. The licence will be issued for the stated 5 year period required to complete the remediation works".

DNR would also review the document during the exhibition period.

[3.4] Lake Macquarie City Council

Since the smelter closure in 2003, Lake Macquarie City Council (LMCC) has been actively consulted about the proposed site remediation and the proposed redevelopment of the site. LMCC is the consent authority for activities that are covered by the LM LEP 2004. Development approvals have been submitted to the Council in relation to demolition approvals, heritage issues, re-zonings and sub-divisions. In addition, Council has been briefed directly in respect to the LAS and in relation to the LMCC preparation of their Land Use Plan. LMCC will be continually involved and informed of all works on the PCCS site and be directly responsible for DAs for future developments.

PCCS also provided LMCC with the same four reports that were provided to DEC (as listed above).

Subsequently, PCCS met LMCC at the PCCS office at Boolaroo and provided a briefing on details of the project. LMCC indicated the following as issues that needed to be addressed:

- a. LMCC wanted to be consulted with respect to regraded levels post remediation, particularly with respect to road layouts;
- b. LMCC wanted the details of the long term cell management to address the issue of protection of the containment cell capping
- c. LMCC asked how community soil would be handled after the cell is completed;
- d. LMCC wanted the cell to have extensive vegetation cover, particularly on the batters and would want specific details re soils and proposed vegetation;
- e. LMCC were particularly concerned about the traffic impact of trucks bringing fill and capping to the site.

[3.5] Community Consultation

Initial Consultation

Since 2002, there have been various published articles which have informed the public about the closure of the smelter, the appointment of the administrators and the site works (including demolition). Regular community information feedback forums have been held in relation to current activities associated with the planning and redevelopment of the Pasminco Cockle Creek Smelter site.

In addition, PCCS has prepared and distributed a number of newsletters since 2003 to the local community to keep them informed of PCCS activities.

More directly related to the proposed remediation and redevelopment of the PCCS Lands, a community consultation and feedback session was held on the 25th of June 2005 at the school in Boolaroo. Notice of the meeting was given in a newsletter and in advertisements in the local paper. Approximately 60 persons attended.

In general, the community was mostly interested in gathering information about what was happening on the site and what was planned. The local Heritage Society was particularly interested in the possible retention and use of some of the industrial buildings. There was reasonable interest in the possible redevelopment of the site after site remediation.

Community Consultation during the EA Preparation

A specific newsletter was prepared to inform the public about issues pertaining to the Part 3A application and the EA. This was distributed in December 2005 to the nearby communities by letter box drop. There was a corresponding press release and copies of the newsletter were available from the LMCC reception desk. A copy of the newsletter is attached in Appendix 2.

The newsletter summarised previous investigations, described the planning approval process, provided an overview of the proposed cell construction and remediation and the proposed environmental controls. It also outlined some specific areas for early land use planning. The newsletter also included a copy of the draft Director-General's Requirements for preparing the EA. It also described the public exhibition period for the EA and noted the further opportunities which the community will have to provide further comment. Contact details were provided for members of the community who wished to make any input to the EA or make any other comment on the project planning.

No feedback from the newsletter was received from the local community by email, fax, phone or letter.



Figure 2

(FIG 2.2 - Superlot Staging Plan)



Figure 3
(FIG 3.1 - Cell Options)

APPENDIX 1 – PFM INFORMATION AND MINUTES

FITZWALTER
GROUP Pty. Limited
ABN 41 109 660 235

cockle creek
pasminco

planning focus meeting

Pasminco Cockle Creek Smelter Pty Ltd

Cockle Creek Redevelopment Project

preliminary environmental assessment

Date: 05 October 2005 Time: 10:00 AM – 1:00 PM

Venue: Pasminco Cockle Creek Smelter Site

Head Office
633 Harris Street
ULTIMO NSW 2007
T 02 9211 6633
F 02 9211 9299

www.fitzwalter.com.au
www.pasminco.com.au

Discussion Issues

(1.0) Summary

Pasminco Cockle Creek Smelter P/L (subject to deed of company arrangement) is seeking to gain approval from the Minister for Planning under Part 3A of the Environmental Planning and Assessment Act 1979, for various works associated with the remediation of the Pasminco Cockle Creek Smelter ('Project'). The Project will include:

- > the remediation of Pasminco Cockle Creek Smelter (PCCS) owned lands at Boolaroo (see **Figure 1**) including the main smelter site (Main Site) (Lot 201 in DP805914), the Triangle Paddock site (Lot 21 in DP 251322), the Cockle Creek Pump Station (Lot 23 DP251322), and the Munibung Hill site (including a portion known as Boolaroo Heights) (Lot 1 in DP 523781);
- > the acceptance onto the Main Site of certain specified waste materials from nominated residential properties in Boolaroo, Speers Point and Argenton and the Incitec Site at Boolaroo;
- > the construction of containment cell(s) on the Main Site for the receipt and long term storage of materials arising from items (a) and (b); and
- > associated environmental controls during and after remediation.

This document is to provide preliminary information to government authorities to assist them to formulate inputs into the Director's Guidelines for the Environmental Assessment Process under Section 3A of the EP&A Act 1979.

PCCS will be seeking to obtain an approval at the earliest feasible time.

[2.0] background

Table 1 identifies a number of key features of the Site:

Table 1 Site Identification					
Site Owner	Pasminco Cockle Creek Smelter (subject to Deed of Administration) Pty Limited				
Street Address	13a Main Road, Boolaroo NSW 2284				
Land Area Reference	Main Site	Triangle Paddock	Munibung Hill	Cockle Creek Pump Station	
Lot and DP Numbers	Lot 201 DP 805914	Lot 21 DP 253122	Lot 1 DP 523781	Lot 23 DP251322	
Site Areas	107.82 ha	14.58 ha	9.46 ha	59.21 ha	0.2078 ha
Geographical Coordinates	Latitude 32 56 90 S, Longitude 151 37 70 E				
Zoning	4(1) Industrial (Core)	7(2) Environment Protection Conservation (Secondary)	10 Investigation Zone	7(2) Environment Protection Conservation (Secondary)	6(1) Open Space
Local Government Area	City of Lake Macquarie Council				
Parish	Kahibah				
County	Northumberland				
Current land Use	Care, Maintenance and clean-up of former Smelter site including actions in response to the RO, demolition of the smelter structures, and investigative and design works in relation to the staged remediation and redevelopment of the Site.				
Proposed land Use	Mixture of industrial, residential, commercial and recreational				
Distance from nearest CBD	Approximately 500 m from Boolaroo and 13 km south-west of Newcastle.				
Site Elevation	The main site rises from about RL 6 m in the east to 40-80 m in the west. The Triangle Paddock is about RL 2 to 6 m and Boolaroo Heights is about RL 10 – 40 m.				
Site Map	Soil Landscapes of Newcastle 1: 100 000 Map Sheet Report 1: 25 000 Topographical series Wallsend 9232-3S				

The Main Site is the subject of a Remediation Order ('RO') from the EPA (now DEC). PCCS has undertaken and has planned several actions (listed in Table 2) in response to the RO at this site designed to bring the site to a stable situation whereby it can be used for industrial purposes without any Significant Risk of Harm ('SRoH') to humans or the environment.

Table 2 – List of Actions Undertaken and Planned at the Main Site

Action	Status
Removal of Inventory Items	Mostly completed. Some items still under consideration by potential purchasers. Progress documentation regularly submitted to DEC. Expected completion is June 2006 (except for the ISF slag which is awaiting the outcome of discussions with CBH re its possible removal over a 2-3 year period).
Lead Recovery from ISF slag (east slag mound)	Approximately 2-3 years to complete lead recovery and relocation of residual slag to the west of the L&F slag stockpile (west slag mound aka "the monolith").
Demolition of Plant and Structures to slab level	In progress. Completion expected by June 2006.
Dust Management	Major stockpiles covered. Ongoing site management and monitoring. RAP submitted.
Groundwater Management	Extensive field studies and development of a hydrogeological model. RAP submitted. Proposed pump wells to be installed 6 months after DEC approval (say before end April 2006) to capture water at boundary preventing off-site groundwater impact. Ongoing management and monitoring.
Surface Water Management	RAP submitted. Works for reducing surface water overflow during large storms in progress with completion by June 2006. Ongoing management and monitoring of stormwater flows and ETP.
Site Clean-up	Miscellaneous activities ongoing in parallel with above. Completion by June 2006.
Care and Maintenance	Ongoing

PCCS has submitted supporting documentation to DEC and is awaiting confirmation from DEC that the above actions represent an appropriate and complete response to the RO.

These actions will effectively leave the site in a stable situation, although the site will be un-remediated.

3.0 the staged site remediation and redevelopment strategy

PCCS proposes to remediate its properties principally by excavating or otherwise removing contaminated material from the various PCCS properties and containing that material and contaminated material currently located on the Main Site in containment cell(s) to be located around the on-site monolith. Note that some of the PCCS properties (notably those areas on Munibung Hill) have only been subject to air-borne contamination and as such may be subject to a less rigorous form of remediation.

Various technical reports have been prepared for the proposed site remediation including the recent Preliminary Containment Cell Design and Management Plan (CCDMP) report by Maunsell/Coffey and the Site Remedial Action Plan (RAP) by Fitzwalter. These reports are now the subject of a Site Audit Review by Bill Ryall of HLA Envirosciences and when a Site Audit Statement is available, they will be submitted to DEC for their approval.

Figure 2 shows a conceptual layout for the containment cell(s) developed in the CCDMP report which is proposed in the event that Incitec continues to operate its business on the land adjoining the main site. This option provides for the containment cell(s) to be constructed in locations which avoid existing easements which burden the Main Site and benefit the Incitec site. This figure is used in the CCDMP to demonstrate the feasibility of the containment cell(s), but is unlikely to represent the final landform.

Figure 3 shows the concept details for the cell capping.

Figure 4 shows an alternative conceptual layout for the containment cells which is prepared on the basis that Incitec has vacated its site with the contaminated soil from their site being incorporated into the PCCS containment cell(s). In the event that Incitec does participate in the remediation project, alternative cell boundaries involving the Incitec land will be further investigated. This figure also shows potential redevelopment areas, but the Environmental Assessment does not cover redevelopment of the remediated land.

It is envisaged that the proposed site remediation will be completed in a number of stages. As specific portions of the PCCS properties are remediated to a standard suitable for their intended long term use (e.g. variously industrial/commercial, residential and recreational), the remediated portions will be subject to the various redevelopment approval processes. Figure 5 shows a notional staging based on the cell construction as per Figure 2.

[4.0] proposed project construction stages and approval requirements

PCCS is presently estimating for the purposes of this preliminary assessment that the total site remediation works could be complete within as little as 5-6 years, but the actual time frame will only be determined when the approval process, the detailed design and related contractual matters are known. Within the total timeframe, PCCS has already identified a number of project stages which are:

- > excavation and fill of The Triangle Paddock (TriPad);
- > Cardiff West Estate (CWE);
- > Railway Employment Zone (REZ);
- > Boolaroo Heights (BH); and
- > the remainder of the Main site (which may at a later time be itself divided into a number of stages).

It is critical for the viability of the project to achieve a staged approach so that revenue can be progressively raised from the sale of remediated portions to fund the ongoing stages.

PCCS will be seeking a Concept Approval for the carrying out of the Project as described above, together with an initial approval for the carrying out of Stages (i) to (iv) described above. It is expected that Stage (v) will be later split into a number of stages of its own and accordingly will require a further staged approval at that time.

Note that PCCS is in the process of obtaining re-zoning and development approval for the carrying out of the development of Stages (i) to (iv) from LMCC. In this regard, LMCC appears to be supportive of Stages (i) to (iii), but has indicated that it will seek to put Stage (iv) on hold until the future of the Incitec site is resolved.

PCCS will be seeking approval to commence the Project at the earliest possible time with works commencing on the TriPad, with works on CWE and REZ to start as soon as practicable thereafter. To this end, PCCS intends to seek approval for the excavation of contaminated soil from the TriPad and its temporary relocation to and temporary storage on the Main Site ahead of receiving final approval for construction of the containment cell(s).

PCCS will also seek flexibility within any relevant Part 3A approval to alter the timing and staging of the remediation and redevelopment to cater for circumstances prevailing at the time, but at the same time, keeping within the intent of the approval and not significantly altering the potential outcome of the amended development from that predicted for the initial approval.

It is proposed that a concept approval be sought in relation to the whole of the Project. The application will also seek final approval for:

- > the excavation of contaminated material from:
 - the CWE; and
 - the TriPad; and
 - the REZ; and
- > acceptance of material from the nominated residential areas and the Incitec site onto the main site;
- > the removal of that contaminated material to the main part of Lot 201; and
- > the placement and compaction of all abovementioned materials on the Main Site generally in the location of the proposed containment cell.

Although the final and precise location, size and configuration of the containment cell is not known at this stage, there is sufficient certainty in relation to these matters to allow it to be known that the placement and compaction of the above contaminated materials will be broadly within the space as per the CCDMP.

The concept approval would endorse the construction and operation of the containment cell, but may not be as precise as to be capable of immediate implementation other than in relation to the placement and compaction of the contaminated material as referred to above. Accordingly the Part 3A approval will need to provide for a mechanism for final approval to be given for the construction of the containment cell.

If a concept approval generally as described above is issued:

- > contaminated material could be removed from the CWE, the TriPad and the REZ in advance of the final approval of the containment cell; and
- > it can then be determined how the final approval is to be provided.

[5.0] outline of proposed containment cell construction

Excavation of soils will be by normal methods. The excavated areas will be subject to validation and then filled with clean fill, as necessary. Transport of excavated material will be by trucks to a temporary storage area where it will be placed in piles and tested and treated before being placed in the cell. Testing will relate (*inter alia*) to moisture content for placement, checking for any unexpected materials and Acid Sulfate Soils (ASS) for specific limited soil locations. If ASS is detected, then standard liming techniques will be applied.

At present, there are two containment cells proposed in the one location in the CCDMP. The main cell of about 1,000,000 m³ (with over 90% of the volume) will principally include the slag materials and the excavated soils and fills. This cell will be constructed with a drainage base to allow leachate drainage with the material being placed in compacted layers before being sealed with a multi-layered capping system. Conservatively, the cell has a footprint of about 15.2 ha, a flat top surface of 7.3 ha and is about 12.5 m higher than the existing ground level (determined by the height of the slag mound). The cell will be capped progressively and during construction will have downstream catchment ponds to collect run-off and any leachate which will be treated in the on-site Effluent Treatment Plant (ETP). At completion, there will be permanent upstream surface and groundwater diversions to prevent infiltration into the cell and downstream groundwater catchment drains to catch any leachate for treatment.

As mentioned before, there is an existing ETP which is to be used for a large part of the cell construction. Eventually, this ETP will be shut down and a new permanent one built next to the cell.

The second cell notionally contains materials that may potentially require separate storage due to either being more leachable or more reactive. At present, the cell is about 2.6 ha in area and about 11.1 m higher than the surrounding ground. This cell allows for separation of the materials to be placed in it with a suitably rigorous containment construction and a separate drainage system to the main cell. Further tests are planned for the materials currently earmarked for this cell. The current estimated volume is about 100,000 m³. PCCS is currently investigating the economic removal of a large proportion of this material. The balance will be tested to see if it is compatible to be placed in the main cell without any treatment or with stabilisation or immobilisation treatment.

Any leachate from the second cell will also be collected and treated by the systems as set out above.

The timing for the remediation project has not yet been accurately determined. From a number of perspectives, it would be more desirable to complete the remediation as soon as possible. As the potential environmental impacts of the project (for example - with respect to dust and surface water) would increase with a shorter remediation period, a remediation period of 5 -6 years is considered reasonable. This is thought to be a conservative basis for the purposes of this preliminary environmental assessment.

Preliminary Environmental Assessment Scenario

The project is essentially an earthmoving and placement exercise with supplementary activities of capping and containment and leachate collection and treatment.

For the purposes of this preliminary environmental assessment, it is assumed that Case 1 (above) represents the Base Case corresponding to the maximum potential environmental impact.

Because of the relatively large size of the site, it is reasonable to assume that excavation works would be taking place at 2 locations simultaneously (i.e. there are 2 excavation crews). An excavation crew would typically consist of 1 excavator operator supported by say 3 trucks plus an appropriate number of staff for sampling and supervision. The trucks would deliver to a temporary storage area adjacent to the containment cell for subsequent handling by cell construction crew. The cell construction crew would typically consist of two excavators, three trucks and a compacter supported by 3-4 smaller pieces of equipment (bobcats etc).

The total construction crew will vary according to the volume of activity and the stage of the construction. For example, there will need to be some of the crew working on sediment dams and cell capping in addition to the cell construction. There will also be supervisors and site certifiers present.

Site activities will normally be undertaken in accordance with current operating hours with regard to the main smelter site and for the Triangular Paddock from 7am-5.00pm Mon-Fri and 7am -12noon on Saturday with work at other times subject to specific approval.

[6.0] environmental assessments

The key issues associated with the project construction are seen to be:

- > Surface water, leachate and soil erosion management;
- > Air Quality (principally Dust Generation issues);
- > Groundwater Management;
- > Noise and amenity; and
- > Community Consultation.

Other impacts that need to be examined during construction are:

- > Archaeology and Heritage;
- > Traffic;
- > Flora and Fauna; and
- > Coal Measures.

The principal issues after the remediation are complete are:

- > Visual assessment; and
- > Management of the cell.

Each of these is examined (in a preliminary manner) using the methodologies suggested in the draft Guidelines provided by DiPNR.

[6.1] preliminary impact assessment**[6.1.1] surface water, leachate and soil erosion management**

One of the principal potential environmental impacts is that of surface water contamination from soils and wastes from the remediation project that could be washed from the site. There is an existing system that addresses this issue prior to excavation. The CCDMP report outlines various measures to address this issue during the construction including additional catch dams associated with the cell construction. All water that is collected will be subject to sedimentation and then chemical effluent treatment generating a water quality suitable for on-site reuse or discharge from site.

As parts of the site are remediated, new surface water diversions will be constructed. These structures will both prevent re-contamination and also will separate the uncontaminated water running off from these areas from the contaminated areas. In this way, the volume of contaminated water and the area of potential contamination will decrease in direct proportion to the remediation progress.

As described in the CCDMP, some leachate is expected from the cell construction. Special drains and collection systems are part of the design to prevent this leachate from overflowing from the construction area. Any collected leachate will be treated in the site ETP.

The proposed mitigation measures already existing on site and forming part of the remediation design will prevent any significant environmental impacts.

[6.1.2] air quality (principally dust generation issues)

The site area is relatively high and the site is subject to winds that can carry dust to residential areas. In addition to soil dust nuisance, there is the risk of metal contamination in the dust particles. During the operation of the smelter, high lead-in-blood levels were observed from blood sampling in the nearby community (undertaken by the EHC). Since the smelter closure, monitoring data have indicated significant (>90%) reductions in dust (and lead in dust) emissions.

Excavation of the soil and replacement in the containment cell will generate increased risks of dust generation that could be transported to the residential areas. There are a number of factors that will mitigate the dust potential. One of the key mitigation factors is that most of the slag and other concentrated contaminants is already covered by HDPE. The concentrations of metals in the rest of the site (on average) are much less than that in the slag stockpiles. In some cases, the soil to be excavated will lie within the shallow groundwater diminishing the potential for dust. Also, the excavation is at ground level, although the cell construction will raise the level of the soil placement.

Where the soil is dry and dusty, water tankers will be used to dampen the soil and thus minimise dust generation during the excavation and transport activities. Excavation and cell construction will cease during high winds. Placement of the material in the cell involves compaction which will minimise dust potential. The compaction process requires the material to have a certain moisture level, again reducing dust potential. Surrounding work areas will be kept damp with water trucks. The cell will be progressively capped.

While the site will not be free from dust, it is expected that the mitigation measures will control the dust generation to acceptable levels. A more detailed dust study will be undertaken to confirm this preliminary assessment.

[6.1.3] groundwater management

Prior to the remediation project starting, as part of addressing the Site RO, PCCS will have installed a series of groundwater pump wells at the Hawkes dam and South West dam boundaries to intercept and collect contaminated groundwater, preventing contaminated groundwater from leaving the site. These wells will stay in operation until the remediation is complete or until they are no longer needed (as determined by monitoring). PCCS has undertaken a very comprehensive suite of groundwater studies which support that this approach will be highly effective.

In addition, the cell construction has its own groundwater measures which consist of an up-gradient cut-off wall and drain, and a down-gradient catch drain. In this way, the cell will be isolated from groundwater infiltration from up-gradient and any leachate generated in the cell will be captured and treated before it leaves the site. The capping on the cell will be highly impermeable minimising surface infiltration. Overall, when the cell is constructed and the capping sealed off, it is expected that the volume of leachate generated in the future will be low. A dedicated permanent ETP will be constructed as part of the containment cell to address this. The existing on-site ETP will be used during the remediation to deal with the initial higher effluent volumes.

As a result of the CCDMP design, the impact of groundwater will be managed to insignificant levels both during and after the construction period.

[6.1.4] noise and amenity

Basically all of the activities will be out in the open and be using mechanical earthmoving equipment and trucks. However, the site is very large and the remediation activities are quite distant from residential receptors. Also, the existing mound at the south end of the site will act as a sound barrier. It is intended to undertake a more detailed noise study to confirm the prediction that noise will have minor impacts on residential amenity.

[6.1.5] community consultation

It is important to properly engage with the community and to keep them fully informed of progress on the site. The Environmental Assessment process will involve a Community consultation process. In this regard, PCCS has already held a Community Information Feedback Forum (CIFF) in Boolaroo which provided an update on activities to mid 2005. It is important to note that the majority of the community attending the CIFF expressed support for the site remediation and the subsequent site redevelopment.

Processes will be put in place to keep the community informed during the site remediation. The processes will involve a hotline, a website, regular newsletters and email and fax contact numbers. Because of the open nature of the site, it will be possible for the community to view activities from the roadside. It is expected that the community will continue to support the site remediation and the subsequent site redevelopment.

[6.1.6] archaeology and heritage

Heritage studies have already been undertaken on the aboveground smelter plant and surrounding areas as part of background studies. In addition, approvals have been sought for demolition of the aboveground structures. Approvals have been received for the demolition of the majority of buildings that include various mitigation measures. A further DA is to be submitted to LMCC for the demolition of the group of buildings to the east of the monolith. Broadly speaking, the DA assesses the buildings as being too contaminated to retain.

The plant demolition is to the ground slab level of the buildings. The remediation project requires removal of the concrete slabs and underground services and excavation of the contaminated material. The site has been subject to major filling, leveling and construction activities since its first use in the late 1900s. Because of this, it is not expected that there will be anything of heritage or archaeological significance beneath the ground surface.

Monitoring of the excavation processes will be undertaken to confirm this expected outcome.

[6.1.7] traffic

The majority of traffic will occur on the site. There will be additional traffic to the site from (a) fill materials (only required on parts of the site during the remediation project since filling of the majority of areas on the site won't occur until the subsequent redevelopment phase), (b) construction personnel, and from material relocated from the Nominated residential areas to the site. All of these traffic numbers are relatively small over the duration of the project and will only cause relatively minor impacts on the local roads.

A regional traffic study will not be necessary for Environmental Assessment, but may be undertaken in conjunction with the subsequent redevelopment project.

[6.1.8] flora and fauna

A number of flora and fauna studies have been undertaken on the PCCS properties as part of the suite of earlier studies. Because of the very disturbed nature of the site, there are no threatened species with the exception of a small number of scattered stands of Charmhevan apple (*Angophora inopina*), listed as vulnerable under both the New South Wales TSC Act 1995 and the Commonwealth EPBC Act 1999. Mitigation measures (including areas of retention) have been applied to particular areas. Due to the highly modified and sparsely occurring species it is not anticipated that there will be any significant flora and fauna issues.

[6.1.9] coal measures

It is understood that there are potentially recoverable coal measures at depth (approximately 200-300 m below ground level) under the PCCS site and that the measures are currently held under Exploration Lease status. At this stage, PCCS is unaware of any firm proposal to mine these measures in the near future. While the Site Remediation is to include a large aboveground containment cell, this is not anticipated to prevent the future mining of the coal measures. The Environmental Assessment process will involve further discussions with Mineral resources in regard to this matter.

[6.1.10] visual assessment

The cell will occupy about 15 ha of land and be up to 12.5 m above the adjoining ground level. As such, it has the potential to have a large impact on the visual character of the area. It is the intention of the cell design to take advantage of the natural slope of the land and to bench the cell into the contours where possible, thus making the cell appear to be part of the natural formation and so minimising the potential for adverse visual impacts.

The batters of the cell will be vegetated and landscaped adding to what is currently a sparsely vegetated area. The design process will endeavour to generate an area that is not only remediated, but one that will enhance the natural vistas of Munibung Hill. Photomontages will be produced as part of the Environmental Assessment process.

Overall, it is expected that the finished cell will not adversely impact on the visual environment, but instead serve as a platform for enhancing the redevelopment area.

[6.1.11] management of the remediated site

PCCS is aware that suitable structures and mechanisms will need to be put in place to ensure the appropriate management of the site during and following the carrying out of the remediation. PCCS is currently giving detailed consideration to a variety of such structures and mechanisms and it is likely that those proposed arrangements will be included in PCCS's Statement of Commitments under s.75F(6) of the EPA & Act.

In general terms, the cell site will be permanently owned, managed and financed by a responsible body. Management will include regular monitoring to demonstrate the continuing integrity of the cell in line with its design objectives.

[6.1.12] preliminary environmental assessment conclusions

- > impacts assessed as acceptable with appropriate mitigation measures; and
- > Remediation allows multiple benefits for region re redevelopment and employment

[6.1.13] schedule for approval

PCCS will be seeking to obtain approval at the earliest feasible time. Table 3 sets out a preliminary schedule that will be revised subsequently to the Planning Focus Meeting.

Table 3 – Draft Schedule for Obtaining Approval

Activity	Schedule
Planning Focus Meeting	5 October 2005
Director's Guidelines	19 October 2005
Commission Consultants	End October 2005
Community Consultation	Mid November 2005
Studies	End 15 January 2006
EA Preparation	Conclude 7 February 2006
DIPNR Preliminary Review	7-28 February 2006
Finalise and print EA	14 March 2006
Exhibition	14 March - 14 April 2006
Respond to Submissions	14 April - 14 May 2006
Submit to Minister	20 May 2006
Minister's Approval	30 June 2006

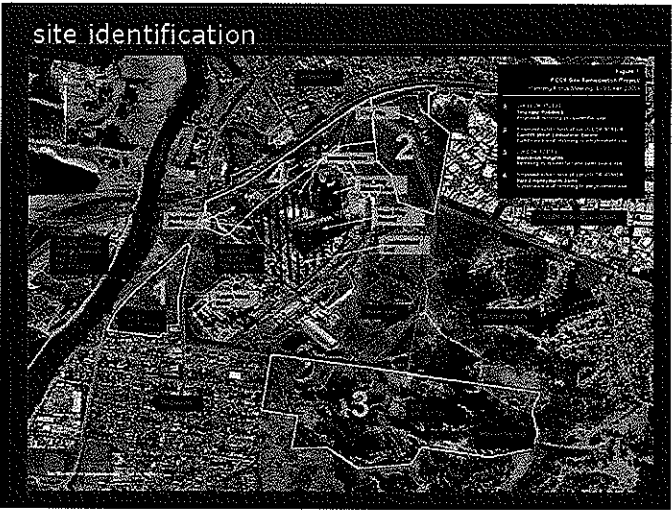
pasminco cockle creek smelter site



planning focus meeting
preliminary environmental assessment

03 October 2006

FITZWALTER GROUP PTY LTD



background

ministerial approval - part 3A environmental
planning and assessment act 1979

- > concept and staged approvals
- > remediation of Pasminco Cockle Creek Smelter (PCCS)
owned lands at Boolaroo
- > acceptance of other waste materials
- > construction of containment cell(s) for storage of waste
materials
- > environmental controls



SRoH actions – planned & undertaken

- > inventory items
- > lead recovery from slag
- > demolition
- > dust, groundwater and surface water management
- > site clean up
- > care and maintenance



staged remediation & redevelopment strategy

- > excavation and removal of contaminated materials
- > containment cell design
 - figure 2 – concept design (CCDMP)*
 - figure 3 – details of cell capping*
 - figure 4 – alternate design (Incitec participates)*
 - figure 5 – staging*



project construction stages and approvals

- > staging (refer *figure 1*)
 - triangle paddock (tripad)*
 - cardiff west estate (CWE)*
 - railway employment zone (REZ)*
 - boolaroo heights (BH)*
 - remainder of the main site*
- > approvals
 - first stage works*
 - approval period of 15 years*
 - future stages (as further submissions under the same approval)*



proposed containment cell construction

- > possible excavation and validation period
- > case 1 – 5 year remediation (only PCCS)
- > case 2 – 6 year remediation (with Incitec)
- > preliminary environmental assessment scenario

environmental assessment

key issues

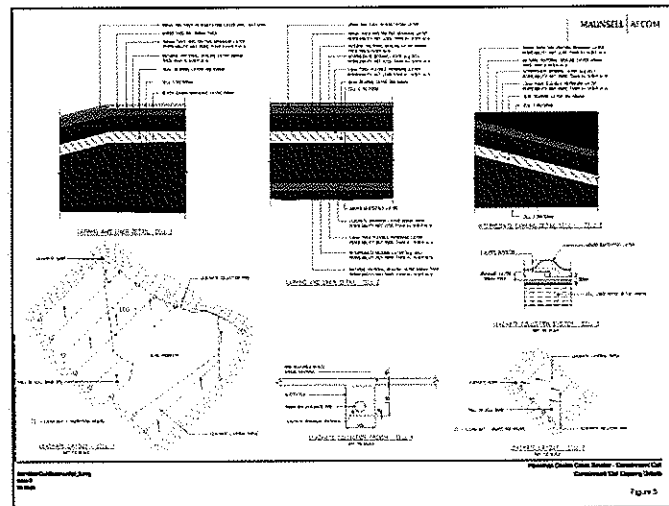
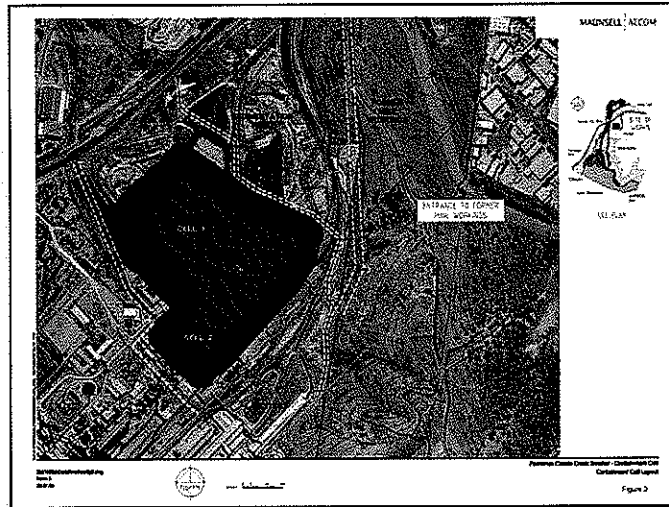
1. surface water, leachate and soil erosion management
2. air quality
3. groundwater management
4. noise and amenity
5. community consultation
6. archaeology and heritage
7. traffic
8. flora and fauna
9. coal measures
10. visual assessment
11. management of the cell

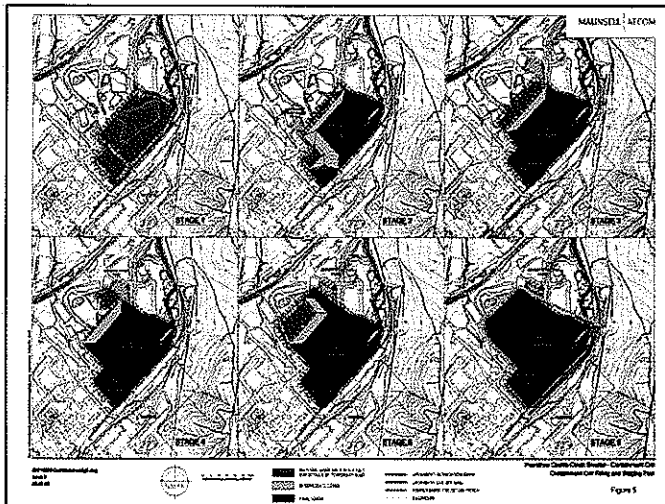
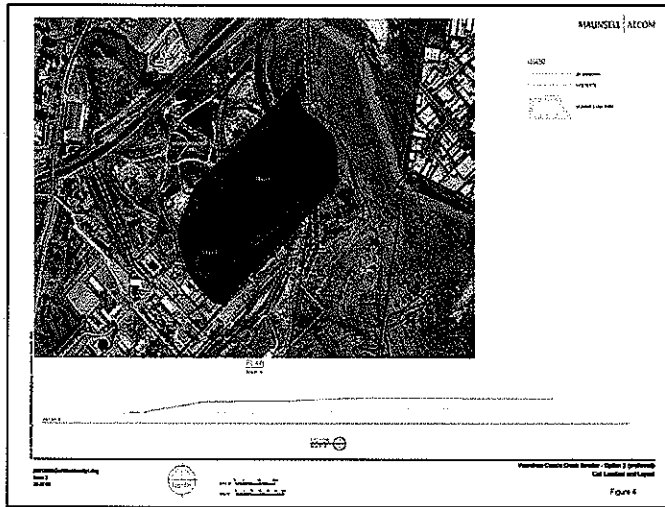
environmental assessment

- > many studies already completed
- > preliminary cell design and RAP done
- > site audit statement and report (October)
- > impacts assessed as acceptable with appropriate mitigation measures
- > remediation allows multiple benefits for region re development and employment

draft schedule for obtaining approval

planning focus meeting -	5 Oct 05
director's guidelines -	19 Oct 05
community consultation -	mid Nov 05
studies -	1 Nov 05 to 15 Jan 06
EA preparation -	conclude 7 Feb 06
DIPNR preliminary review -	7 to 28 Feb 06
exhibition -	14 Mar - 14 Apr 06
responses/ submit to minister -	20 May 06
minister's approval -	30 Jun 06







NSW GOVERNMENT
Department of Planning

Contact: Scott Jeffries
Phone: (02) 9228 6426
Fax: (02) 9228 6466
Email: scott.jeffries@dipnr.nsw.gov.au

Mr Dennis Zines
Environmental Manager
Fitzwalter Group Pty Ltd
633 Harris Street
ULTIMO NSW 2007

Our ref: 9035299
Your ref:

Dear Mr Zines

Proposed Remediation of the Former Pasminco Cockle Creek Lead and Zinc Smelter Site, Bolaroo, Lake Macquarie Local Government Area

I refer to your correspondence of 28 September 2005 with which you request Director-General's assessment requirements for the preparation of an Environmental Assessment in relation to the above project.

The Director-General's Environmental Assessment Requirements are attached, pursuant to section 75F(2) of the *Environmental Planning and Assessment Act 1979*. It should be noted that the Director-General's requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the proponent seeking approval for the project.

You should ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessments that will be required.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

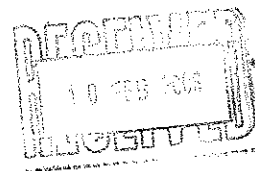
You should keep the contact officer for this project, Scott Jeffries ((02) 9228 6426, scott.jeffries@dipnr.nsw.gov.au), up to date with the progress of preparation of the Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely

22.11.05

Chris Wilson
A/ Deputy Director-General
As delegate for the Director-General

Bridge St Office 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001
Telephone (02) 9228 6111 Facsimile (02) 9228 6191 DX 10181 Sydney Stock Exchange Website
dipnr.nsw.gov.au



**REMEDICATION OF THE FORMER PASMINGO LEAD AND ZINC SMELTER SITE,
BOOLAROO, LAKE MACQUARIE LOCAL GOVERNMENT AREA**

**ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

Project	Remediation of the former Pasmingo Cockle Creek Lead and Zinc Smelter site and surrounding land, including the construction and use of a containment cell(s) for long-term entombment of contaminated materials.
Site	Lot 201 DP 805914, Lot 21 DP 253122, Lot 1 DP 523781 and Lot 23 DP 251322
Proponent	Pasmingo Cockle Creek Smelter (subject to Deed of Administration) Pty Limited
Date of Issue	23 December 2005
Date of Expiration	23 December 2007
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal, including construction, operation, and staging; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • justification for undertaking the project with consideration of the benefits and impacts of the proposal; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environment Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Strategic Planning – the Environmental Assessment must detail the strategic basis for the project with specific reference to the need to remediate the site, proposed future land uses and development on the site, related and relevant existing development approvals and pending applications, and how the remediation outcome will avoid the unnecessary sterilisation of land or potential future land use conflicts. The Environmental Assessment must make specific reference to any remediation-related activities proposed and/ or approved that are relevant to the strategic remediation outcomes for the site, but not included in the scope of the application for the project. • Remediation Action Plan – the Environmental Assessment must include or be accompanied by a Remedial Action Plan (RAP) prepared in accordance with <i>Guidelines for Consultants Reporting on Contaminated Sites</i> (EPA, 1997) and relevant components of other guidelines made or approved under section 105 of the <i>Contaminated Land Management Act 1997</i>. The RAP must specifically address the matters contributing to the site representing a Significant Risk of Harm under section 9 of the <i>Contaminated Land Management Act 1997</i> and demonstrate that on completion of the project, the site will be suitable for the proposed use of the land. The RAP must be audited by an EPA-accredited site auditor, and include a site audit statement detailing the findings of the audit. • Remediation Criteria – the Environmental Assessment must clearly indicate the proposed remediation criteria to be applied all or respective parts of the site. Remediation criteria must be developed consistently with <i>National Environment Protection (Assessment of Site Contamination) Measure 1999</i> (NEPC, 1999). Where contaminants are present on the site that are not listed under the aforementioned NEPM, specific remediation criteria for those contaminants must be derived having regard to relevant NSW standards, national standards, then international standards, with justification for use of any criterion not currently endorsed by the NSW Department of Environment and Conservation. • Containment Cell Design – the Environmental Assessment must provide clear details of the design and proposed contents of all containment cells for the project. In particular, details of the types of materials and management of those materials in the containment cell(s) must be provided with consideration of potential material incompatibilities and management measures to address any

	<p>such incompatibilities. The Environmental Assessment must also demonstrate that the containment cell(s) are of sufficient design and capacity to adequately contain all materials proposed for the cell(s) without generating a significant impact on surrounding groundwater, surface water or air quality.</p> <ul style="list-style-type: none"> • Air Quality Impacts – the Environmental Assessment must include a comprehensive assessment of the air quality impacts of the project in accordance with the <i>Approved Methods for Modelling and Assessment of Air Pollutants in NSW</i> (EPA, 2001). The Assessment must specifically focus on the impacts of heavy metals and particulates on ambient air quality, from a project-specific and a cumulative perspective. Consideration of the impacts of particulates must include ambient air quality and dust deposition implications. • Health Impacts – the Environmental Assessment must assess the health implications of the project, both during remediation of the site and in an on-going context once the site is remediate and potentially redeveloped in future. Assessment of health impacts must detail and justify appropriate human exposure scenarios, including for both adults and infants, and demonstrate that the project will not have unacceptable acute or chronic health effects, during or after the remediation works. • Water Quality and Water Cycle Management - the Environmental Assessment must detail and assess the impacts associated with the expected water cycle during each phase of the project, including management of surface water, stormwater, groundwater and leachate. The Environmental Assessment must demonstrate how the project will be designed and operated to meet water quality criteria detailed in <i>Australian and New Zealand Water Quality Guidelines 2000</i> (ANZECC, 2000). The Environmental Assessment must also detail and assess the impacts of the project on groundwater flows and quality, and demonstrate that groundwater interception works would be adequate in achieving required remediation outcomes and preventing spread of contaminants. • Noise Impacts - the Environmental Assessment must assess the noise impacts resulting from all noise sources associated with project, with a particular focus on excavation works, and any activities proposed to be undertaken during evening or night time periods. The noise assessment must be undertaken in accordance with the <i>NSW Industrial Noise Policy</i> (EPA, 2000), the <i>Environmental Noise Control Manual</i> (EPA, 1994) and <i>Environmental Criteria for Road Traffic Noise</i> (EPA, 1999); • Future Ownership and Management – the Environmental Assessment must detail how the site will be managed in the longer-term, and after completion of the remediation works. In particular, details must be provided on monitoring and management responsibilities, future ownership provisions, liabilities and how the integrity of the remediation outcome will be assured. The Environmental Assessment must explicitly state intended legal arrangements for ownership of and long-term responsibility for the containment cell(s). Further, the Environmental Assessment must identify the source of funding for the long-term operation, monitoring and maintenance of the containment cell(s) and the groundwater interception and treatment systems. • General Environmental Risk Analysis – notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of these additional key environmental impacts must be included in the Environmental Assessment.
<p>Consultation Requirements</p>	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • NSW Department of Environment and Conservation; • NSW Department of Health; • NSW Department of Natural Resources; • Lake Macquarie City Council; and • the local community. <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>

Deemed refusal period	Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i> , the applicable deemed refusal period is 60 days from the end of the proponent's environmental assessment period for the project.
------------------------------	---

FITZWALTER

GROUP Pty. Limited

ABN 41 109 583 235

cockle creek
pasminco

Head Office

633 Harris Street

ULTIMO NSW 2007

T 02 9211 6633

F 02 9211 9299

meeting minutes

Pasminco Cockle Creek Smelter Pty Ltd

Cockle Creek Redevelopment Project

Planning Focus Meeting

www.fitzwalter.com.au

www.pasminco.com.au

Date: 05 October 2005

Time: 10:00 AM – 12:40 PM

Venue: PCCS Site, Boolaroo

Attendees:	Peter McCluskey	Ferrier Hodgson (FH)
	Ben Taylor (BT)	Ferrier Hodgson (FH)
	Mark Elliott (ME)	Ferrier Hodgson (FH)
	Scott Jeffries (SJ)	Department of Infrastructure, Planning & Environment (DIPNR)
	Ado Zanella (AZ)	Premier's Department (PD)
	John Coffey (JC)	Department of Environment & Conservation (DEC)
	Ulrika Hora (UH)	Lake Macquarie City Council (LMCC)
	Anthony Fitzsimmons (ARF)	Fitzwalter Group (FW)
	Dennis Zines (DZ)	Fitzwalter Group (FW)
	Stuart Munro (SM)	PCCS Services (PCCSS)

Apologies: NIL

Distribution: ARF, NW, AGF, JLE, FH

1.0	Presentation by FW with questions and responses from attendees		
	a. FW hands out report for authorities to consider in formulating guidelines which is supplementary to the information provided in the invitation to the PFM		
	b. ARF runs through project background including project description, site identification and progress. REZ noted as to be lodged next week with LMCC. Main issue is with RTA and the two proposed intersections with		

		Main Road and involving the Tripad. ARF outlines what is to be covered by approval and describes work being done to bring site to a stable situation ahead of remediation.	
	c.	DZ advises that many studies have been done culminating in a Conceptual Containment Cell Design and Management Plan (CCCDMP) by Maunsell and Coffey and a Site RAP by Fitzwalter. These two documents along with a long suite of supporting documents are with the Site Auditor now.	
	d.	DZ outlines the details of the cell construction including the groundwater measures and staging. The cell layout in the CCCDMP is shown together with the alternate layout crossing over the Incitec easements.	
	e.	. DZ discusses assumptions re a notional 5-6 years for cell construction for the purpose of impact assessment. ME notes that a shorter time period of say 3 years is possible depending on the number of crews on site.	
	f.	John Coffey advises re the acceptance of material on site. The EPL allows for all activities. The residential properties' material would fall under the description of "community service" as per the Regulations. The Incitec site would be ok for "predominantly" slag and VENM. Including the Tripad and the Pump House on the EPL would take out the issue of bringing on site. This is based on discussions with the Director and Manager of DEC Wastes, but is not in writing.	
	g.	Scott Jeffries comments that the PCCS material handed out is "good" and has sensible assumptions. He also comments that the timing may possibly be abbreviated. He notes that the minimum time for an approval after DIPNR receives the draft EA is 51 days (if all goes well) including a "Preferred Project Report" by PCCS after the exhibition period. The program before this may be shortened by more "practical" environmental assessments rather than the level of required detail under Part 4 applications. He notes the 3 "Fs" re Part 3 – Flexibility, Focus and Fast. Part 3 can give a concept approval (which is bankable) which gives an envelope for the development with early stages defined. Later stages would be subject to further approvals by DIPNR (or if required, by the Council). The Minister is seen as a one-stop shop. SRoH issues override other issues such as Heritage, F&F, SWC etc, but an EPL from DEC is essential.	
	h.	DIPNR will issue guidelines within the month which typically are 2-5 pages in length.	
	i.	The commencement of work on CWE and the Tripad was discussed. JC requested that LMCC write to DEC with the RAPs and SASs and seek an approval. JC indicated that CWE could go ahead under the POEO Act under the category of "temporary handling". PCCS should write to DEC about the matter and after DEC has given its approval to LMCC, it could then respond to the PCCS request.	
	j.	JC asked about the ownership and management of the cell after its construction. PCCS noted that it would follow a model like the AGL sites, but with some sort of strata title body. JC noted that it is necessary to properly define the ownership by a "responsible" body for the cell and that this is a critical issue for the approval process.	
	k.	The meeting concluded with a site drive-over by the attendees.	