



Kooragang Island

The former BHP Waste Emplacement Site is a solid waste landfill site licensed by the NSW Department of Environment and Climate Change (DECC). RLMC has not accepted any waste at the site this year.

RLMC continues to monitor and report on groundwater and surface water quality in the vicinity of the landfill at six monthly intervals to DECC as part of its license.

Initial plans for priority remediation works have been prepared and submitted and are subject to ongoing consultation to DECC.

Land and building management

RLMC manages more than 80 agreements for use of land. Agreements cover a wide range of uses including community and sporting purposes, residential, commercial, industrial, and state significant projects. Rental agreements and agreements for lease raised \$7.8M in revenue this year. This result has helped RLMC to achieve an operating surplus of \$3.7M.

Work has also occurred to allow for the subdivision and transfer of a 1.8ha parcel of land on the Intertrade Industrial Park site, know as the Heritage Precinct, to the University of Newcastle and Newcastle City Council.



Hi-fert leases RLMC land at Kooragang Island.

Community relations

RLMC seeks to maintain positive and productive relations with other Government agencies, the communities surrounding its sites and the business community.

The RLMC website continues to keep people informed about the performance of RLMC. A separate website was also created to assist in the marketing of the Intertrade Industrial Park Call for Proposals process and to keep other stakeholders informed about the process.



Intertrade Industrial Park website.

Through sponsorship of the Hunter Business Chambers Awards RLMC is supporting the endeavours of local manufacturing companies.

RLMC is also a member of the Regional Infrastructure Committee. This group, chaired by Hunter Economic Development Corporation, seeks to provide a co-ordinated approach to regional infrastructure development.

Mayfield Community Consultative Committee (CCC)

RLMC provides support to the Community Consultative Committee (CCC) for the Intertrade Industrial Park site.

The CCC is an important link between RLMC and the community. It provides two way information and feedback on issues associated with the environmental performance of site remediation, the construction and operation of new facilities and the implementation of development consent conditions.

The CCC met twice this year to receive updates on the progress with remediation and ahead of the Call for Proposals process being announced.

Protecting the environment



RLMC is helping to restore natural tidal inundation to part of the Tomago site.

The MOUs signed with the NSW Government for the West Wallsend and Tomago sites allocates more than 1030ha of land for environmental protection, in conjunction with the progression of development outcomes on those sites.

The NSW Government's declaring of the Tomago site as State Significant, enacted through the Major Projects State Environmental Planning Policy (SEPP), has advanced the formal handover of environmental lands.

The Tomago site has been surveyed and RLMC is in the process of subdivision which will ultimately lead to the transfer of the land to the National Parks estate. The 241ha of internationally recognised wetlands are an important part of the Hunter River flood plain.



Regional Land Management Corporation

1st Floor, Administration Building,
99 Selwyn Street
PO Box 586
Mayfield NSW 2304
Email: inquiry@rlmc.com.au
Web: www.rlmc.com.au
Ph: 61 2 4924 4900
Fax: 61 2 4969 5985



Ron Robson
RLMC Chairman



Brad Foot
RLMC General Manager

Highlights

- Sale and leasing agreements executed for 75 ha of land at Tomago and Kooragang Island. These development projects have a capital value of approximately \$180M and will create more than 320 new jobs. This takes the total capital value of projects for which RLMC has allocated land to more than \$1 billion.
- Work completed on a \$20M underground barrier wall as well as other remediation works as part of the \$110M remediation strategy for the Intertrade Industrial Park.
- Launch of an international Call for Proposals process for the former Newcastle Steelworks site (now Intertrade Industrial Park).
- Significant progress in unlocking the employment and development potential of the Tomago and West Wallsend sites through the Lower Hunter Regional Strategy and MOUs signed with the NSW Government.
- Raised \$7.8M in revenue from the leasing of buildings and sites and \$2M through property sales. Achieved an operating surplus of \$3.7M for non-remediation activities.

Regional Land Management Corporation (RLMC) was established in 2003 by the NSW Government to manage more than 3,500 hectares of former BHP and other state owned lands in the Hunter.

RLMC is a subsidiary of Hunter Water Corporation with its own Board.

Its task is to make land on four sites ready for a new era of sustainable, private sector development.

RLMC sites

| | |
|--|---------|
| Kooragang Island | 1,300ha |
| Intertrade Industrial Park (former Steelworks) | 150ha |
| Tomago | 545ha |
| West Wallsend | 1,545ha |
| Total | 3,540ha |

RLMC has three main tasks.

1. Strategic, sustainable land development and marketing
2. Site remediation
3. Day to day property management.

RLMC is facilitating private sector investment and land development with a core focus on industrial, employment generating, outcomes that benefit the people of the Hunter and NSW. Development and marketing strategies are being designed so that they can adapt to industry needs. At the same time RLMC is ensuring land allocation for environmental protection.

The focus of RLMC this year has been on continuing major remediation works at the Intertrade Industrial Park site, marketing that site, and on unlocking the development potential of the West Wallsend and Tomago sites.

Land Development and Marketing

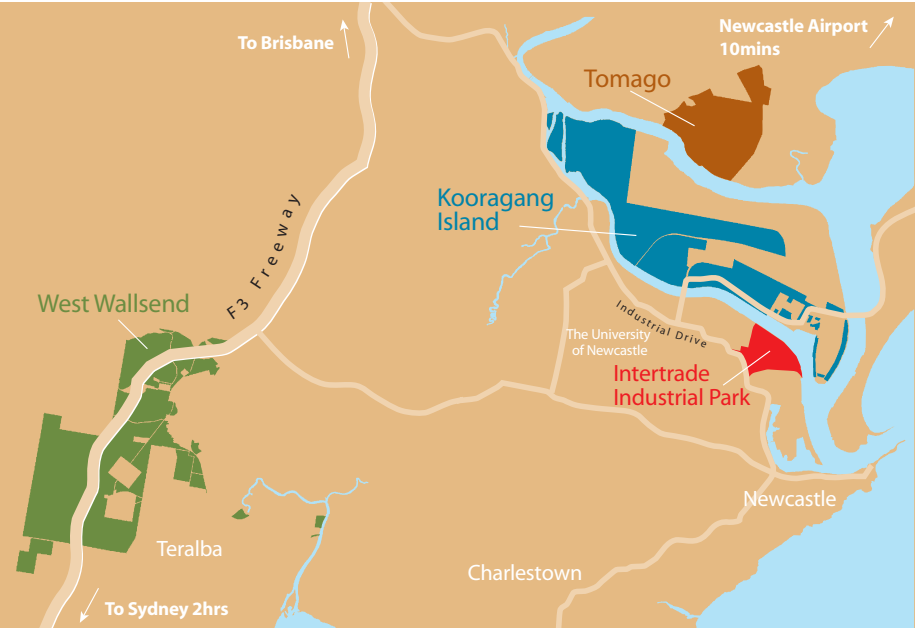
Fuel terminals for Kooragang Island

Following an expression of interest process, RLMC has agreed to lease more than nine hectares of land at Walsh Point for Newcastle's first ship refuelling facility and a bulk liquids storage facility.

Manildra Park Pty Ltd has signed an agreement to lease up to 3.2ha of land to establish a ship refuelling facility. Currently there is no permanent vessel refuelling operation at the Port of Newcastle.

It is estimated the first stage of the facility will cost approximately \$13M. The facility will employ around 11 full time staff and, subject to planning approvals, could be operational by early 2009.

Marstel Terminals Newcastle Pty Ltd will lease up to six hectares to establish a new bulk liquids storage facility. This will incorporate a \$47M fuels and bio-fuels blending and distribution terminal. Up to 12 people are expected to be employed at the terminal, as ship arrivals dictate.



RLMC manages four sites totaling more than 3,500 hectares.

Coal Loader for Kooragang Island

The agreement with Newcastle Coal Infrastructure Group (NCIG) to lease 140ha of land for additional coal loading facilities at the Port of Newcastle continued. In April 2007 the NSW Government approved NCIG's application to build its facility.

NCIG has stated that as well as creating up to a thousand extra jobs in the Hunter, the project will increase GDP by \$1.5 billion per year, boost exports by \$1 billion and generate up to 5,000 jobs across NSW.

Intertrade Industrial Park (former Steelworks) Site



The former Newcastle Steelworks site at Mayfield was renamed Intertrade Industrial Park and marketed internationally.

With remediation works well underway and master planning complete, RLMC commenced marketing of the newly named Intertrade Industrial Park site at Mayfield. Colliers International assisted RLMC to conduct an international Call for Proposals. This was the first time the entire site had been offered in an integrated way.

Proposals closed on April 18 and are currently undergoing detailed assessment. The assessment process will conclude early in the 2007/08 financial year.

This year the NSW Government also allocated a further \$30M for infrastructure for the site. The rail line will be moved (\$4M), road access improved (\$1.2M), a new wastewater transfer system installed (\$2.9M) and a new wharf and hardstand area constructed (\$22M) if required. Works are expected to start in 2008.

Tomago and West Wallsend

RLMC made detailed submissions during the Government's development of the Lower Hunter Regional Strategy. Significant progress was made in unlocking the employment and

development potential of its Tomago and West Wallsend sites while ensuring areas are maintained for environmental purposes.

Under the Strategy, RLMC signed Memorandums of Understanding (MOU) with the Ministers for Planning and Environment in October 2006. These MOUs allocate lands for both employment and environmental protection.

| Site | Land Allocation |
|---------------|--|
| Tomago | Up to 351.6ha employment land. 241.3ha environmental land. |
| West Wallsend | Up to 876.9ha employment land. 791.5ha environmental land. |

Source: Lower Hunter Regional Strategy MOU, October 2006

In June 2007 the NSW Government declared the Tomago site as State Significant. This change was enacted through the Major Projects State Environmental Planning Policy (SEPP).



Land at the Tomago site has been allocated for a new 351ha industrial park as well as a 241 ha addition to the national parks estate.

The declaration allowed the RLMC to finalise the sale of 66ha of that site to NSW/ACT Caterpillar dealer WesTrac. The company plans to establish a service facility, training institute, equipment demonstration area and industrial park for associated businesses. This will create approximately 300 new jobs, including 100 apprenticeships.

Land Remediation

\$110M remediation of Mayfield site

A number of significant engineering milestones were achieved as RLMC completed several projects within its \$110M remediation plan for the Intertrade Industrial Park site. This is the Hunter's largest ever industrial site remediation project.

In March 2007, work was completed on the world's deepest soil bentonite barrier wall. The \$20M wall is 1.5km long and up to 15 storeys deep. It surrounds three sides of the most contaminated 30ha section of the site. This complex engineering feat was completed on time and under budget.

At the same time a contract for the demolition, excavation and on site crushing of the remaining concrete foundations on the site was completed.

In April 2007 work started on a \$27M contract for new drainage as well as placement of a cap, up to half a metre thick, over the top of the most contaminated 30ha of the site.

A cost saving and environment focused feature of the project is the re-use of approximately 24,000 cubic metres of crushed concrete from the previously mentioned concrete crushing contract. Approximately 20,000 cubic metres will be used as part of the sub base for the cap and another 4,000 cubic metres will be used in the construction of the drains. More than 1,000 tonnes of reinforcing steel, taken from the concrete foundations, has also been recycled.



The \$20M underground barrier wall was constructed using the world's largest long arm excavator, specially imported from the USA.

The combination of the barrier wall, better drainage and capping is designed to prevent groundwater and rainwater from getting into the soil and moving contamination from the previous steelmaking activities across the site and into the Hunter River. It will make the site safe for future industrial use and protect the Hunter River.

The first stage remediation works is on track to be completed in 2008. The remainder of the site will be capped and contoured in line with development.