

○ □ □ □ **BBCG Project**  
**Housing Impacts Plan**



**BHP Billiton Mitsubishi Alliance**  
November 2012



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**BHP Billiton Mitsubishi Alliance (BMA)**

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November 2012

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# Executive Summary

In August 2010, the Coordinator-General provided conditional approval for the Caval Ridge Mine Project EIS. Along with the Daunia Mine, the Caval Ridge Mine project is a component of BHP Billiton Mitsubishi Alliance's (BMA) Bowen Basin Coal Growth (BBCG) Project. In 2008, the BBCG Project was declared a significant project in accordance with the *State Development and Public Works Organisation Act 1971*. As a result, BMA was required to produce Environmental Impact Statements (EIS) for both the Caval Ridge Mine and the Daunia Mine, as these are the two components of the BBCG Project that have proceeded.

Among the conditions imposed as part of the Coordinator-General's report on the Caval Ridge Mine EIS, the Coordinator-General required BMA, per Condition 18(f) of his Report<sup>1</sup> to undertake a Housing Impacts Study, and prepare a Housing Impacts Plan. The BBCG Project Housing Study was completed in October 2012, and has been used to guide the development of this Housing Impacts Plan. The Housing Impacts Study was made available to key stakeholders in September and October 2012 to enable consultation on, and the finalisation of, the Terms of Reference for this Housing Impacts Plan. The Terms of Reference for this Plan, approved by the Coordinator-General on 1 November 2012, are attached as Appendix 1 and described in Section 1.

BMA is committed to ensuring that its activities positively contribute to the social and economic fabric of Moranbah, and is committed to accommodating its own workforce, plus providing a fair and reasonable contribution towards affordable housing.

<sup>1</sup> As per Caval Ridge Mine SIMP Section 1.2, this condition was amended by the Coordinator-General's July 2011 Report on *Application for Project Change* to enable OESR's involvement.

## Housing Impacts Study

The purpose of the Housing Impacts Study was to:

- Provide an understanding of the housing and related contexts in Moranbah in 2011;
- Identify the potential impacts of the Caval Ridge Mine and Daunia projects on the demand for housing from low to moderate income households in Moranbah; and.
- Determine a fair and equitable response such that BMA can meet its responsibility in mitigating housing impacts associated with those projects.

The Study's key findings are summarised briefly in Section 1, and the completed study is available at:

<http://www.bhpbilliton.com/home/aboutus/regulatory/pages/default.aspx>

## Housing Impact Plan

As part of the conditional approval for Caval Ridge Mine's EIS, the Coordinator-General required BMA to ensure that housing and accommodation were provided for the workforces associated with Caval Ridge Mine and Daunia.

In respect to this requirement, BMA is primarily relying on the Buffel Park Accommodation Village (BPAV), which is currently being constructed for accommodating Caval Ridge's employees, as well as the MAC Coppabella Accommodation Village, which is accommodating Daunia's employees. Once finalised, BPAV will have approximately 2,000 rooms including 445 rooms for the operations workforce. In addition, as at September 2012, 800 rooms were available for use by the Caval Ridge construction workforce at an existing accommodation village on the Peak Downs Mining Lease known as the BMA Accommodation Village (BMAAV).



At peak (in 2013) approximately 2,600 beds will be required for Caval Ridge Mine and Daunia Mine workforces, and this will stabilise at around 1,050 beds in the operational period post 2014-15. Thus the combination of the BPAV, BMAAV and the long term commitment to the MAC's Coppabella Accommodation Village will easily account for the Caval Ridge Mine and Daunia operations' workforces.

In addition to the above commitments, BMA is also upgrading and increasing its housing stocks in Moranbah and other Bowen Basin communities, including the following:

- During FY12, BMA delivered 69 new townhouses and houses, including 51 in Dysart and 18 in Moranbah;
- BMA plans to deliver further dwellings in Moranbah in FY13 in accordance with the Coordinator-General's conditions;
- Upgrading 185 houses in Moranbah;
- Working with the Issac Regional Council (IRC) to align housing and urban renewal initiatives; and,
- Meeting with ULDA and IRC to share information about housing initiatives and potential opportunities.

### **Affordable Housing Contributions**

The Housing Impacts Study identified the potential impact of Caval Ridge and Daunia Mines on access to affordable housing for low to moderate income households. The study identified the impact of increased local spending and local business growth that would increase non-resource employment.

Affordable housing contributions were determined by noting the direct and indirect impacts likely to be associated with the BBCG and localising these to Moranbah. The assessment indicated that at peak demand in 2013, when Caval Ridge Mine's peak construction will coincide with Daunia's early operations, 37 dwellings for non-resource low to moderate households would be required. This

would decrease as the construction workforce decreases, and remain at around 21 dwellings during the mines' operations.

To meet the affordable housing requirements, BMA has provided or committed to the following:

- Investment in the Isaac Affordable Housing Trust (IAHT) of \$5 million by 2016, expected to deliver the equivalent of at least 15 affordable dwellings;
- Rental subsidies to assist housing for community organisations' to the value of approximately \$986,000 for 2012 and 2013;
- Relinquishment of 3 of BMA's leases over Department of Public Works and Housing dwellings in 2012, to enable their use by non-resource workers; and
- Relinquishment of a further 15 leases over Department of Public Works and Housing dwellings to house low to moderate, non-resource industry families, over the period 2013-2014.

### **Conclusions**

BMA is committed to addressing impacts from its projects on the housing market as demonstrated above.

BMA will house all their workers for Caval Ridge and Daunia Mines in villages, as well as provide a series of other improvements / increase in supply to housing. In addition, the equivalent of 37 affordable dwellings will be contributed by BMA in respect to the peak period in 2013. Following the peak, the provision of housing through the IAHT and permanent relinquishment of Department of Public Works and Housing dwellings will exceed the contribution required.

BMA has a monitoring strategy in place to ensure that BMA's commitments are being met now and into the future.



# 1 Introduction

In August 2010, the Coordinator-General provided conditional approval for the Caval Ridge Mine Project EIS. Along with the Daunia Mine, the Caval Ridge Mine project is a component of BHP Billiton Mitsubishi Alliance's (BMA) Bowen Basin Coal Growth (BBCG) Project.

In 2008, the BBCG Project was designated a significant project in accordance with the State Development and Public Works Organisation Act 1971. As a result, BMA was required to produce Environmental Impact Statements (EIS) for both the Caval Ridge Mine and the Daunia Mine, as these are the two components of the BBCG Project that have proceeded. The BBCG Project is described briefly in Section 1.1.

Among the conditions imposed, the Coordinator-General required BMA, per the Condition 18(f) of his Report, to undertake a Housing Impacts Study, and prepare a Housing Impacts Plan. As described in Caval Ridge Mine Social Impact Management Plan (Caval Ridge Mine SIMP) Section 1.2, this condition was amended by the Coordinator-General's July 2011 Report on Application for Project Change to enable OESR's involvement, and OESR provided the data used in the preparation of the Housing Impacts Study.

The purpose of the Housing Impacts Study was to:

- Provide an understanding of the housing and related contexts in Moranbah in 2011;
- Identify the potential impacts of Caval Ridge Mine and Daunia projects on demand for low to moderate income housing in Moranbah; and,
- To determine a fair and equitable response such that BMA can meet its responsibility in mitigating housing impacts associated with those projects.

The Study was required to guide the development of the Housing Impacts Plan.

As noted in the Terms of Reference for the Housing Impacts Plan (refer Appendix 1), the Housing Impacts Plan will outline mitigation and management strategies in respect to the housing impacts identified, including:

- *“Accommodation provision for the proponent's workforce for Caval Ridge Mine and Daunia Mine;*
- *Specific recommendations on fair and reasonable contributions to non-resource worker housing required to be made by the proponent to specifically mitigate the potential impacts from the Daunia Mine and Caval Ridge Mine;*
- *Monitoring of the effect of any provision of affordable non-resource worker housing; and*
- *Performance review of the success of the workforce housing supply elements of the Plan”.*

*Terms of Reference (refer Appendix 1)*

BMA commissioned CChange Sustainable Solutions Pty Ltd (CChange) to prepare the BBCG Project Housing Impacts Study and Plan. The BBCG Project Housing Study was completed in October 2012 and made available to key stakeholders. This report constitutes the BBCG Project Housing Impacts Plan.



## 1.1 The BBCG Project

The Bowen Basin Coal Growth Project involves the production of additional coal products through the development of new BMA operations in the northern section of the Bowen Basin, near Moranbah, Queensland. These include Daunia Mine and Caval Ridge Mine. Construction of Daunia Mine commenced in 2011, and the first supply of coal is expected in 2013. Construction of Caval Ridge Mine began in March 2012, and the first supply of coal is expected in 2014.

The BBCG Project is expected to directly contribute significantly to the State's economy across all project elements. The Caval Ridge Mine and Daunia components are expected to employ a combined peak of approximately 2,600 construction workers and 1050 operational workers. Both projects will employ a 100% remote workforce for operations.

BMA is a long term member of the Bowen Basin community and is committed to the Moranbah community and its region. The BBCG Project will contribute significantly to local and regional economies through direct and indirect employment and investment expenditure, including investment in community facilities, training and local business growth. BMA is also dedicated to ensuring that they make fair and equitable contributions to housing low to moderate non-resource worker households.

## 1.2 Impacts Requiring Mitigation

BMA has undertaken comprehensive analyses of potential impacts and developed mitigation strategies to avoid adverse social and economic impacts from project construction and operation of the projects. The full list of mitigation actions are outlined in the Caval Ridge Mine SIMP.

Potential housing impacts that required mitigation include:

- Pressure on the Moranbah housing market due to the construction and operation workforces requiring housing and accommodation;
- Further inflation in the housing market in Moranbah if supply is not augmented in line with demand for housing and accommodation;
- Exacerbating existing pressures on hotel/motel accommodation due to resource workers utilising this accommodation if other appropriate accommodation is not provided;
- Marginalising families employed in non-resource industries due to the inability to compete for higher rentals and housing prices if housing price inflation does occur; and
- Overall increases in housing stress for a number of families in Moranbah, which can lead to other social impacts, should affordable housing contributions not be provided in line with assessed requirements.



The mitigation strategies being employed by BMA to ensure that the above impacts do not result are detailed in the Caval Ridge Mine SIMP and noted in Section 3 of this report. In summary, they include:

- Developing accommodation villages that will house all construction and operational workers for Caval Ridge Mine and establishing long term commitments to the MAC's Coppabella Accommodation Village for the Daunia Mine's employees;
- Increasing BMA housing stocks in Moranbah to ensure housing is available for workers at its other operations;
- Contributing to the Isaac Affordable Housing Trust;
- Providing subsidies to households from community organisations; and
- Increasing the affordable housing stocks of Moranbah through relinquishment of Department of Public Works and Housing dwellings.

This Housing Impacts Plan addresses the need to ensure there are appropriate opportunities in Moranbah to house families associated with the indirect employment impacts<sup>2</sup> associated with the BBCG project. This includes:

- Understanding the overall likely indirect employment impacts associated with the Caval Ridge Mine and Daunia operations; and,
- Understanding the need for housing to host non-resource, low to moderate income families.

## 1.3 Structure of the Report

Following the introductory section, this report is divided into:

- **Section 2**, which recaps the major findings of the Housing Impacts Study. This includes discussions on the housing and related contexts in Moranbah in 2011, the potential impacts of Caval Ridge Mine and Daunia projects on demand for low to moderate income housing in Moranbah, and the overall method and outcomes of what constitutes a fair and equitable response such that BMA can meet its responsibility in mitigating housing impacts associated with those;
- **Section 3**, which outlines how BMA will meet its required contribution to mitigate potential negative impacts on the housing market; and
- **Section 4**, which discusses BMA's proposed monitoring and performance review mechanisms.

**Appendix 1** includes the full Terms of Reference for the BBCG Housing Impacts Study.

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<sup>2</sup> The 'indirect contribution' to the economy exists because during construction and operation there would be purchases made from companies who would in turn spend those dollars on their inputs, and so on through the industry sectors. This is termed the 'production' impact. In addition, there is a consumption effect as employees will spend their wages creating additional demand for goods and services in the economy.



## 2 Summary of Housing Impacts Study Findings

Information and analyses presented in the Housing Impacts Study report indicated that the growth being experienced in Moranbah, due to the extensive coal mining operations in the Bowen Basin, is impacting on its housing market.

An inflated housing market can have wider impacts on the economic and social environments, and data and information produced as part of the Study suggested that, although in 2012 there was somewhat of an easing in the housing market, negative impacts on housing and households occurring have been occurring in Moranbah as the result of the cumulative growth in the resources industry. In relation to the abovementioned easing trend in market conditions, recent anecdotal evidence suggests more properties are coming on to the rental market and these properties are remaining available for longer. Below, the key findings of the report are noted, as are the method and outcomes of BMA's required contributions to housing for low to moderate non-resource households. BMA's overall workforce numbers and activities to house employees are also discussed<sup>3</sup>.

### 2.1 Key Findings regarding Housing Market

Key findings of the Housing Impacts Study report included:

- Although easing to a degree from the 2011 situation, in 2012, the housing market in Moranbah was highly inflated and this was impacting on a number of areas, including:
  - The ability for non-resource industries to secure employees, particularly in the service sector;
  - People choosing to live further away from their work place;
  - The ability for local industries to get trades workers given the combination of the high wages in the resource sector and high rental / housing prices in Moranbah;

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<sup>3</sup> It is noted that the stress in the housing market has eased somewhat since the compilation of the data associated with the Housing Study to mid 2012. Employment in the resource sector, and therefore the demand for housing, is subject to change at short notice, depending on a range of factors, such as commodity prices, labour availability and external demand. The information utilised in the Housing Study report was current as of 2011, but it is noted that changes have occurred since the data was compiled and the report initially drafted. Changes to BMA projects that impact on Moranbah include:

- In response to the challenging external environment, the Peak Downs expansion has been delayed. This delay will reduce direct demand for housing;
- Cessation of production at Norwich Park, which has led to an increase in available workers for other BMA operations. These employees have access to houses in Dysart; and,
- A focus on accommodating BMA staff in BMA-owned houses, in favour of leasing from the private market, which, as noted in Section 4.2, has led to an increase in the availability of private rental stock, together with decreases in speculation and evidence of downward pressure on rental costs.

As noted in Section 4, impacts associated with the BBCG project will be monitored over time.



- The inability for community and emergency services to keep pace with demand in some instances; and,
  - The unfortunate impacts on individuals' and families' well-being from housing stress, which can lead to other social issues.
- In 2006, OESR estimated that there were at least 17 per cent of non-resource low to moderate income households paying high rents, 8 per cent of non-resource households paying moderate rents and 25 per cent of non-resource households paying low rents, who are at risk of experiencing housing stress. Together, these accounted for 88 households. In addition, there were 85 households that indicated they paid 'subsidised rents' that were considered at risk of housing stress.
- In total, 173 non-resource households in Moranbah were 'at risk', which accounts for around 8 per cent of the total number of households in Moranbah. However, it is acknowledged that there is likely to be further latent demand for further affordable housing in Moranbah.

## 2.2 BMA's Workforce and Housing Initiatives for existing Operating Mines

In 2010, the total BMA workforce (including contractors) in the Moranbah vicinity was 3,767, with 39 per cent being resident and 61 being non-resident.

BMA provides housing for employees of residentially-based operations who choose to live in towns and do not have access to housing in town.

BMA has a Housing and Accommodation Office in Moranbah, to provide information and advice to workers about housing options, facilitate their access to options that suit their families, and manage housing stocks.

Employees at existing operations have access to the following housing assistance options:

- Rental assistance for both BMA owned and non-BMA owned houses;
- \$45,000 paid up front towards the purchase of an existing residence;
- Up to \$60,000 paid up front towards the construction of new residence (pro-rata and non-repayable if the employee stays with BMA for 10 years);
- 50 per cent interest subsidy for 10 years on a loan up to \$300,000; and
- Capital guarantee for 10 years on the cost of a dwelling.

Around 1,097 dwellings built or owned by BMA have been subsequently sold to BMA employees (as part of BMA home ownership schemes), including 260 employees who have benefitted from the scheme in the past five years. BMA's housing includes a mix of dwelling types, including 3-5 bedroom family housing, and units and town houses for couples and singles. At January 2012, the value invested by BMA in Moranbah in houses, land and other community infrastructure was \$969 million.

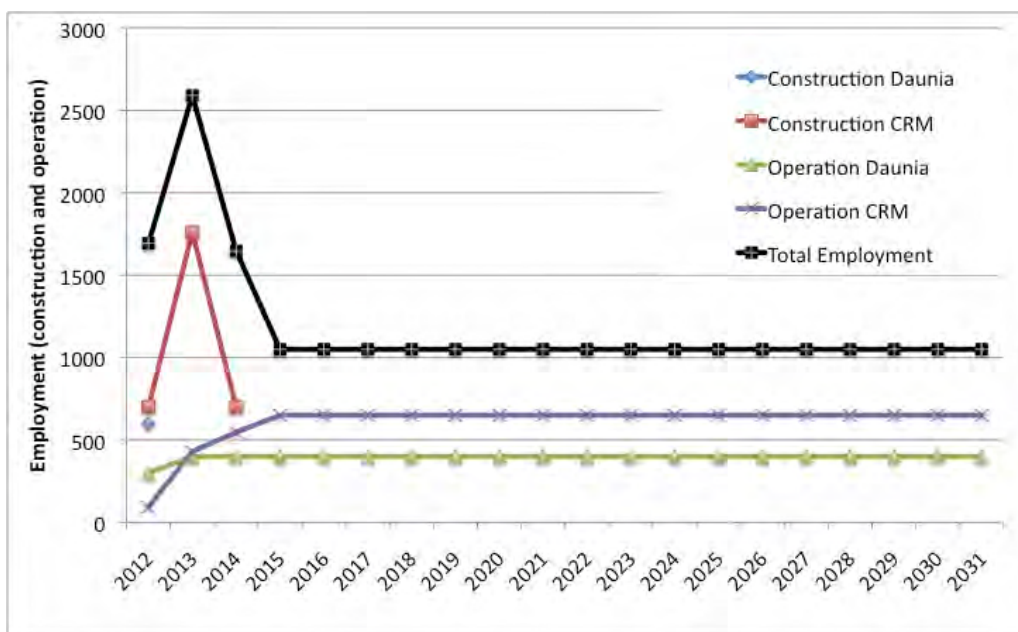


BMA is developing further dwellings in Moranbah to provide increased housing options for its workforce.

## 2.3 BMA’s BBCG Workforce

Overall employment associated with the Daunia and Caval Ridge Mine projects is expected to peak at just under 2,600 workers during Caval Ridge Mine’s construction in 2013, falling to approximately 1,050 operational employees by 2015. Between 2015 and 2031, employment is expected to remain at around 1,050 (refer to figure 2).

**Figure 1: Assumed Employment Roll Out of Daunia and Caval Ridge Mine**



Source: BMA information

The Housing Impacts Study showed that BMA is a major driver of growth in the Region, but they are not the only driver. Full time equivalent population forecasts produced by OESR indicated that BMA employees and their dependents accounted for around 30 per cent of total population in 2011, and BMA estimates that an additional 25 to 30 percent of the full time equivalent population contract to BMA. Depending on the population scenario that results, these proportions are likely to remain stable or increase marginally by 2018. Thus over 40 percent of all population at 2018 is likely to be attributable to factors other than employment associated with BMA’s activities.

## 2.4 Accommodating the BBCG Project’s Workforce



In accordance with the Coordinator General's Report on Application for Project Change (July 211), BMA received approval for 100 per cent of their operational workforce to be fly in fly out workers. As shown in Figure 2 above, at peak the operational workforces of Caval Ridge Mine and Daunia are likely to be around 650 and 400 respectively. All workers – both construction contractors, and operations employees and contractors – will be accommodated in accommodation villages. This will minimise the impact of these projects on the housing market.

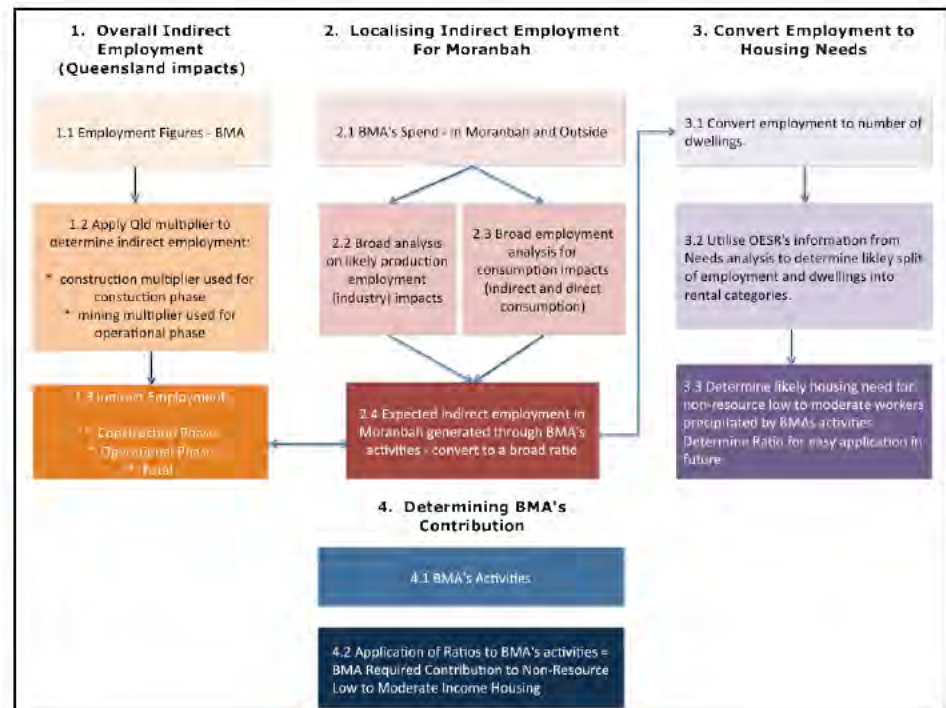
BMA is primarily relying on the Buffel Park Accommodation Village (BPAV), which is currently being constructed, as well as the MAC Coppabella Accommodation village, which is accommodating Daunia's employees. Once finalised, BPAV will have approximately 2,000 rooms for the construction workforce and 445 rooms for the operations workforce. In addition, as at September 2012, 800 rooms were available for use by the Caval Ridge construction workforce at an existing accommodation village on the Caval Ridge Mining Lease (ML 1775) known as the BMA Accommodation Village (BMAAV). At peak (in 2013) approximately 2,600 beds will be required for Caval Ridge Mine and Daunia Mine workforces, and this will stabilise at around 1,050 beds in the operational period post 2014-15.

## 2.5 BBCG Project's Required Contribution to Affordable Housing for Non-Resource Families

A framework to determine a reasonable contribution from a major project towards non-resource workers' dwellings was determined in the Housing Impacts Study with reference to a four phase process. This included:

- **Phase 1:** Estimating the overall likely indirect employment impacts for Queensland associated with the employment and capital expenditure of BMA's Daunia and Caval Ridge Mine projects;
- **Phase 2:** Localising the likely indirect employment impacts to Moranbah using local spend data and accounting for the expenditure likely to be associated with BMA's employees and contractors;
- **Phase 3:** Converting the indirect employment to likely numbers of dwellings required for non-resource workers on low to moderate income, and determining a ratio of dwellings required per BMA construction and/or operational workers; and,
- **Phase 4:** Determining overall contributions required given expected employment of Caval Ridge and Daunia mines.

Figure 2: Method to determine BMA's required contribution to Affordable Housing



The overall results of the analysis indicated that the indirect impacts of the BBCG projects on the non-resource low to moderate housing demand would be mitigated if:

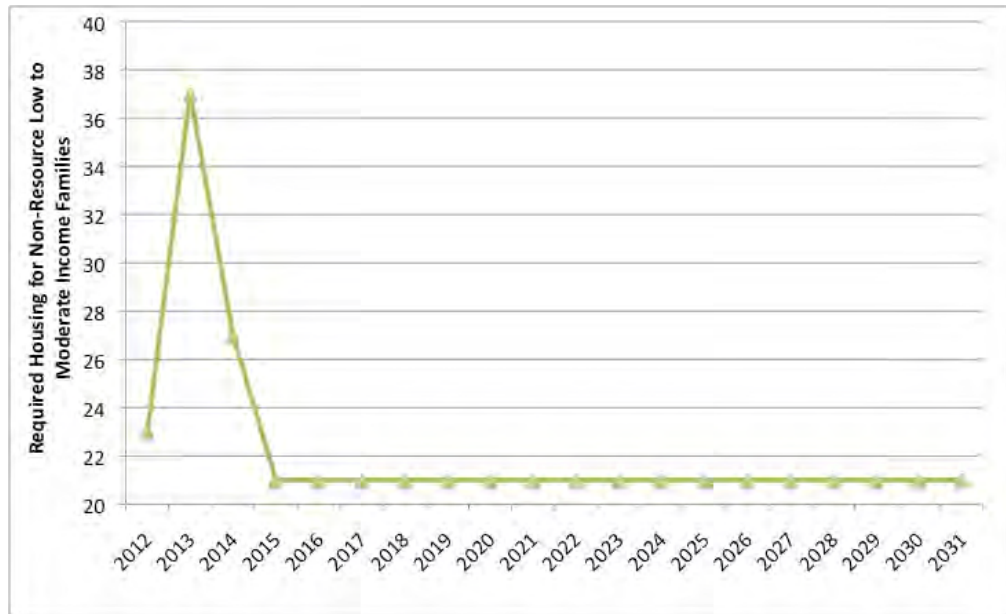
- One (1) affordable dwelling was provided for every 90 construction workers in BMA's Daunia and Caval Ridge Mine; and,
- One (1) affordable dwelling was provided for every 50 operational workers in BMA's Daunia and Caval Ridge Mine.

Applying these ratios to the expected roll out of employment for the Caval Ridge Mine and Daunia projects indicates that BMA should allow for the provision of:

- 37 houses for low to moderate income non-resource workers in Moranbah in 2013;
- 27 houses in 2014; and
- 21 houses from 2015 until decommissioning occurs, or until housing conditions change to the extent that assistance for non-resource worker housing is no longer required.



**Figure 3: BMA’s Required Affordable Housing Contributions**



Source: CChange, based on information and assumptions from PWC, BMA and ABS



### 3 BBCG Project's Accommodation Initiatives

As part of the conditional approval for Caval Ridge Mine, the Coordinator-General required BMA to ensure that housing and accommodation was provided for the construction and operational workforces associated with Caval Ridge Mine, as well as identifying opportunities to mitigate the likely indirect requirements for affordable housing associated with the projects.

The analysis in the Housing Impacts Study also recognised that a number of other BMA housing development programs are in progress. These include the:

- delivery of 69 new townhouses and houses across Bowen Basin communities, including 51 in Dysart and 18 in Moranbah;
- upgrading of 185 houses in Moranbah; and
- plans to deliver additional dwellings in FY13 and beyond in line with the quantities identified in the Coordinator General's conditions imposed on the Caval Ridge project.

The above initiatives largely benefit workers at existing BMA mining operations (refer Section 2.2).

The Housing Impacts Study identified that:

- **For BMA's BBCG Project's workforce:** At peak (2013) just under 2,600 beds would be required for Caval Ridge Mine and Daunia operations, and this would stabilise at around 1,050 post 2015; and,
- **For non-resource low to moderate income families:** At peak (2013), 37 affordable dwellings would be required, and this would stabilise at 21 from 2015 until decommissioning, or until housing conditions change to the extent that assistance for non-resource worker housing is no longer required.

#### 3.1 Accommodation Villages

BMA is currently constructing the Buffel Park Accommodation Village (BPAV). Once finalised, BPAV will have approximately 2,000 rooms for the construction workforce (of which 600 will remain for maintenance staff) and 445 rooms for the operations workforce. As at September 2012, 800 rooms were available use by the Caval Ridge construction workforce at an existing accommodation village on the Peak Downs Mining Lease known as the BMA Accommodation Village (BMAAV). In addition, BMA utilises the MAC's Coppabella Accommodation Village to accommodate Daunia's employees.

At peak (in 2013) approximately 2,600 beds will be required for Caval Ridge Mine and Daunia Mine workforces, and this will stabilise at around 1,050 beds in the operational period post 2014-15. BPAV together with BMAAV and the long term commitment to utilise the MAC's Coppabella Accommodation Village will easily



account for the required accommodation during construction and operation of the Caval Ridge Mine and Daunia projects.

## 3.2 Contribution for Affordable Housing

BMA's mitigations in respect to the BBCG Project's potential impacts on affordable housing include:

- Production of new affordable dwellings;
- Subsidising housing access for community organisations; and
- Relinquishment of housing stock leased from the Department of Public Works and Housing, to allow use by non-resource workers.

To meet the peak need of 37 affordable dwellings identified as required in the Housing Impacts Study, BMA's strategies include:

- Investment in the Isaac Affordable Housing Trust:
  - To date, \$3.5 million has been provided to Isaac Affordable Housing Trust and an additional \$1.5 million will be provided to the Trust by 2016. As a result, 15 dwellings will be delivered in Moranbah by March 2013, with potentially more to follow;
- Rental subsidies to community organisations:
  - BMA have provided substantial subsidies to a range of organisations in Moranbah to assist their staff to access housing. In the financial year of 2012 organisations receiving BMA's rental subsidies included:
    - Moranbah District Support Services;
    - C&K Childcare;
    - Simply Sunshine Childcare;
    - Gryphon Psychology;
    - Moranbah Ambulance;
    - Moranbah Early Learning Centre;
  - In the financial years of 2012 and 2013, the value of housing subsidies to community organisations in Moranbah will be approximately \$986,000 and this will assist approximately 6 organisations. The arrangements regarding the subsidies to these types of organisations are agreed annually;
- Relinquishment of 3 of BMA's leases over Department of Public Works and Housing dwellings. It is understood that these dwellings will be utilised to house families from State Government departments, such as Queensland Police and/or Queensland Health staff; and,
- Relinquishment of a further 15 leases over Department of Public Works and Housing dwellings to house low to moderate, non-resource industry families.





In addition to the above, other BMA initiatives being pursued include:

- Working with the IRC to align housing and urban renewal initiatives; and,
- Meeting with ULDA and IRC to continue to share information about housing initiatives and potential opportunities.

Taking these initiatives into account, at least 37 low to moderate, non-resource industry families will have been assisted through BMA's activities between 2012 and 2016.

Post 2016, 31 affordable houses for non-resource industry families will be available over the longer term, when compared with the 2011 baseline, which is in excess of the required contribution of 21 affordable dwellings.



## 4 Monitoring Performance

The Caval Ridge Mine SIMP details a monitoring process for housing impacts and mitigations, and includes twice-yearly reporting on:

- Number and proportion of resident and remote construction workers and contractors;
- Number and proportion of resident and remote operations workers;
- Number of beds and occupancy rate of BMAAV and BPAV Accommodation Villages, compared to total number of non-resident workers;
- Number of dwellings built in Moranbah by 2013;
- Number of dwellings built in Bowen Basin by 2015 and 2017; and
- Number of Caval Ridge Mine and Daunia employees and contractors renting housing in Moranbah.

Implementation of major initiatives such as investment in the IAHT are reported annually.

A summary of monitoring data to be collated and reported in respect to the Housing Impacts Plan is in Table 1.

**Table 1: Monitoring data to be reported with respect to the Housing Impacts Plan**

Requirement	Commitment	Key Performance Indicator	Timing
<b>BMA's workforce:</b>  2,600 beds at peak (2013) & 1,050 beds post 2015	Construct BMA Accommodation Village (BMAAV). 1,200 room village	BMAAV & BPAV built, and providing the required accommodation for the Caval Ridge and Daunia workforces	2012 to decommissioning
	Construct Buffel Park Accommodation Village (BPAV). 2,000 rooms (construction workforce) and 445 rooms (operations workforce).	Occupancy rate for BMAAV and BPAV reflecting the workforces of the Caval Ridge and Daunia workforces	
	Long term commitment to the MAC's Coppabella Accommodation Village to cater for Daunia's employees.	Continued usage of the MAC's Coppabella Accommodation Village for Daunia's operations.	
	Delivery of new dwellings across Moranbah and other Bowen Basin communities (up to 420 by 2017).	Increase supply of housing in Moranbah as per CG's Conditions for the EIS	2012 onwards



Requirement	Commitment	Key Performance Indicator	Timing
	Upgrading 185 houses in Moranbah	Upgraded houses	2012-2013
<b>For non-resource, low to moderate income families:</b>  37 affordable dwellings at peak (2013) & 21 affordable dwellings from 2015 until decommissioning occurs.	<b>\$5 million investment</b> in the Isaac Affordable Housing Trust	Provision of \$5 million to IAHT	By 2016
	<b>Rental subsidies</b> to assist housing for community organisations	Assistance to 6 community organisations to house non-resource workers	2011 - 2013
	<b>Relinquishment</b> of a total of 18 BMA leases (including 3 leases relinquished to date) over Department of Public Works and Housing dwellings	Relinquishment of 3 dwellings in 2012, and a further 15 DPWH leases by 2014	2012 - 2014
	Working with the IRC to align housing and urban renewal initiatives	Bi-monthly meetings with IRC	2012 - Ongoing
	Meeting with ULDA and IRC to continue to share information about housing initiatives and potential opportunities.	Regular updates/meetings with ULDA	2012 - Ongoing



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## Appendix 1: Terms of Reference




## Terms of Reference BBCG HOUSING IMPACTS PLAN

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November 2012



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The Terms of Reference for the Bowen Basin Coal Growth (BBCG) Housing Impacts Plan was prepared in consultation with the Moranbah BMA Community Network (BCN) and approved by the Coordinator-General on 1 November 2012.

BMA has undertaken a BBCG Project Housing Impacts Study, in compliance with the Coordinator-General's Conditions for approval of Caval Ridge Mine's Environmental Impact Statement (EIS) and subsequent reports on Applications for Project Change.

The purpose of the Housing Impacts Study was to provide an understanding of the current housing market in Moranbah and identify the potential impacts of Caval Ridge Mine and Daunia on demand for housing for low to moderate income, non-resource workers. The Study also sought to determine a fair and equitable response such that BMA can meet its responsibility to mitigate potential impacts. The Study will guide development of the Housing Impacts Plan, which will address the Daunia Mine and Caval Ridge Mine.

The Housing Impacts Plan will outline mitigation and management strategies in respect to the housing impacts identified, including:

- accommodation provision for the proponent's workforce for Caval Ridge Mine and Daunia Mine;
- specific recommendations on fair and reasonable contributions to non-resource worker housing required to be made by the proponent to specifically mitigate the potential impacts from the Daunia Mine and Caval Ridge Mine;
- monitoring of the effect of any provision of affordable non-resource worker housing; and
- performance review of the success of the workforce housing supply elements of the Plan.

A draft of the plan will be presented to the Moranbah BCN for review and input. BMA will consider feedback on suggested amendments to the plan provided by the BCN in the finalisation of the plan report. The final draft of the plan will be presented to the Coordinator-General for approval.