

**BHP Billiton Mitsubishi Alliance**

BMA Letter Ref: CRM-GCO-LT-0169

31 May 2013

Barry Broe  
Coordinator-General  
PO Box 15517  
City East Qld 4002

Dear Mr Broe

**RE: Caval Ridge Mine Change Request 8 – Accommodation Village Condition Changes**

In accordance with Part 4, Division 3A of the *State Development and Public Works Organisation Act 1971* (SDPWOA), BM Alliance Coal Operations Pty Ltd (BMA) submits the attached Change Request (Change Request Number 8), to amend Accommodation Village conditions of approval associated with the Caval Ridge Mine Project.

BMA looks forward to your consideration of the Change Request and welcomes the opportunity to consult with the Office of the Coordinator-General in relation to any issues that may arise during your consideration of this matter.

Should you wish to discuss this matter further, please do not hesitate to contact myself (Tel: 3167 5708 or Lauren Barnaby (Area Manager Approvals – Tel: 3182 2721)

Yours sincerely,

**Tony Willmott**  
Project Director (Caval Ridge)





BHP Billiton Mitsubishi Alliance

# **Caval Ridge Mine Change Request 8 Accommodation Village Condition Changes**

**31 May 2013**

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<sup>1</sup> The complete set of the Change Request (No. 1) and supporting documents can be viewed at  
<http://www.dsdp.qld.gov.au/assessments-and-approvals/caval-ridge-mine-part-of-the-bma-bowen-basin-coal-growth-project.html>

# Executive Summary

## Background

The Caval Ridge Mine (the Project) is a new coal mine and coal handling and processing facility under construction approximately 15 kilometres south of Moranbah and 160 kilometres south west of Mackay. BM Alliance Coal Operations Pty Ltd (BMA) as manager and agent for the Central Queensland Coal Associates Joint Venturers is the proponent of the Caval Ridge Mine which forms part of BMA's Bowen Basin Coal Growth Project (BBCGP). The BBCGP was declared by the Coordinator-General in 2008 to be a significant project for which an Environmental Impact Statement (EIS) was required under the *State Development and Public Works Organisation Act 1971* (SDPWOA).

Since the finalisation of the Caval Ridge Mine EIS and the Coordinator-General's Report Evaluating the EIS (August 2010), BMA has continued to review Caval Ridge Mine's operational requirements during the detailed design and construction phase of the Project. As a consequence of the continued review and in accordance with provisions of the SDPWOA, BMA is seeking to make changes to various accommodation village conditions set by the Coordinator-General.

## Change to Conditions

BMA is seeking changes to accommodation village requirements arising from Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1.

## Reasons for Proposed Change

Certain conditions stated to apply to the Buffel Park Accommodation Village during 2011 require that approximately 900 rooms of the approved capacity of the site cannot be used after 4 years. The requirement for the relevant rooms to be temporary was established during 2011 because a required Housing Study was not available at that time. The Housing Study has now been completed and, on the basis of the findings of the Study, BMA is seeking to remove the conditions that require rooms to only be in use on a temporary basis. These conditions result in increased costs, reduced flexibility and reduced potential for operational innovation over the life of the Project. BMA is seeking changes to these conditions so as to alleviate these impacts and to provide greater flexibility for BMA to manage accommodation activities in the most effective and efficient way.

## Anticipated Environmental Effects of the Proposed Changes

BMA has assessed the potential impacts of the proposed condition changes and has concluded that the changes will not materially change the assessment undertaken within the Caval Ridge Mine EIS / Supplementary EIS and various previous project change processes (see section 1.2).

## Process for Evaluation of Changes

Part 4, Division 3A of the SDPWOA provides the statutory process for the Coordinator-General to evaluate changes to a declared significant project that has been assessed previously. Under those provisions of the SDPWOA, BMA is requesting that the Coordinator-General approve the Project changes as outlined above.

## Conclusion and Recommendations

The proposed changes to the accommodation village conditions are warranted on the basis that a Housing Study and Housing Impact Plan required by the Coordinator-General have now been finalised and approved by the Coordinator-General. The changes are designed to enable BMA to complete relevant project implementation activities and to retain flexibility and operational efficiency

whilst not materially affecting any part of the implementation of the Project or various plans (e.g. Housing Impact Plan, Accommodation Village Management Plan, Social Impact Management Plan,) that have been approved since the original conditions were established.

BMA recommends that the Coordinator-General evaluates this Change Request 8 in accordance with the SDPWOA and approves the requested condition changes.

# 1 Introduction

This is a formal Change Request (referred to as Change Request 8) to the Coordinator-General for consideration of amendments to conditions imposed on the approved Caval Ridge Mine Project. This Change Request is made under Part 4, Division 3A (Section 35C) of the *State Development and Public Works Organisation Act 1971* (SDPWOA). BMA is the proponent for Caval Ridge Mine.

An EIS prepared by BMA for Caval Ridge Mine was released by the Coordinator-General for public and advisory agency comment during July and August, 2009. The Supplementary EIS was prepared to address issues raised during public notification. The Coordinator-General's Report evaluating the EIS and Supplementary EIS was released in August 2010.

The Change Request process is a formal requirement under the SDPWOA, and is a standard process for considering changes to a project or requested changes to project conditions. Project changes are common, as there are often long timeframes between the issue of the Coordinator-General's Report and the completion of a project. Over this period of time a number of factors can influence a project including market changes, technical requirements or project feasibility.

An EIS is an assessment of a project at a particular point in time, and ongoing review of construction and operational requirements means BMA must reconsider some aspects of Caval Ridge Mine from those detailed in the Caval Ridge Mine EIS and SEIS.

BMA requests the Coordinator-General's approval for changes to accommodation village requirements arising from Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1.

Details of the relevant conditions stated by the Coordinator-General are contained in Appendix A of this Change Request.

This Change Request addresses relevant issues raised in the EIS, Supplementary EIS and the Coordinator-General's Report for Caval Ridge Mine plus the previous Project Change processes. As required under Section 35E of the SDPWOA, this Change Request 8 provides the following information for the various proposed condition changes:

- Statutory requirements of the proposed changes;
- Reasons for the proposed changes;
- A description of the proposed changes; and
- Effects of the proposed changes.

This Change Request 8 provides detailed information to allow the Coordinator-General to appropriately evaluate the proposed changes to the conditions stated for the Caval Ridge Mine (in accordance with Section 35E(c)).

A development application in accordance with the requirements of the *Sustainable Planning Act 2009* will be required to be made should the Coordinator-General approve the proposed changes to the relevant conditions. BMA understands that the Coordinator-General is likely to decide that public notification is required as part of the Change Request process under the SDPWOA. Such notification would also address the *Sustainable Planning Act 2009* requirements for notification for an impact assessable development application.



## **1.1 Project Background**

### **1.1.1 Bowen Basin Coal Growth Project**

The Bowen Basin Coal Growth Project (BBCGP) comprises the expansion of BMA's coal mining operations in the northern portion of the Bowen Basin. The BMA BBCGP Initial Advice Statement, provided to the Coordinator-General in June 2008 outlined the growth in metallurgical coal through the proposed Daunia, Caval Ridge and Goonyella Riverside (expansion) Mines.

The BBCGP was declared a significant project under the SDPWOA by the Coordinator-General in 2008 and the Terms of Reference for the EIS allowed for the completion of a number of EISs to address the multiple components of the BBCGP.

The originally proposed four key components of the BBCGP were:

- the new open cut Caval Ridge Mine (which is the subject of this report);
- the new open cut Daunia Mine (for which a Coordinator-General's EIS evaluation report was completed on 26 October 2009);
- a large expansion of the existing Goonyella Riverside Mine; and
- the construction of a new airport in the vicinity of Moranbah with increased capacity.

As a result of the significant project declaration, BMA was required to produce EISs for both the Caval Ridge Mine and the Daunia Mine, as these are the two components of the BBCG Project that have proceeded.

### **1.1.2 Caval Ridge Mine**

Caval Ridge Mine will be a new multi-seam, open cut coal mine in the Bowen Basin. The mine industrial area (MIA) will be approximately 16 kilometres from Moranbah, the site is also dissected by the Peak Downs Highway (Figure 1.1 Caval Ridge Mine Context Plan). The northern most boundary of Caval Ridge Mine is approximately 6 kilometres from the edge of Moranbah. The Caval Ridge Mine site is adjoined by the Peak Downs Highway and is approximately 17 kilometres in length and 4 kilometres in width. The mine is expected to have a working life of 30 years.

The Caval Ridge Mine site is located north of BMA's Peak Downs Mine and covers the northern extent of the BMA Mining Lease (ML1775). A new mining lease (ML70403), immediately to the west of ML1775, will be used for site infrastructure and supporting activities. Caval Ridge Mine is located on both ML1775 and ML70403.

The EIS and Supplementary EIS for Caval Ridge Mine have been assessed and approved by the Coordinator-General under the SDPWOA as part of the BBCGP significant project.

Figure 1.1 Caval Ridge Mine Context Plan



## 1.2 Previous Change Requests and Subsequent Development Applications

### 1.2.1 Previous Change Requests

Ongoing review of Caval Ridge Mine's construction and operational requirements by BMA has required the preparation and submission of seven previous Change Requests (Change Request 1, 2, 3, 4, 5, 6 and 7) to the Coordinator-General. The following table provides an overview of the previous Change Requests.

**Table 1-1 Change Request Summary**

Change Request Number	Description	Status
Change Request 1	Sought changes to the location and capacity of the primary accommodation village for the Caval Ridge Mine's workforce	Approved February 2011
Change Request 2	Sought administrative amendments to conditions relating to the granting of the Caval Ridge Mine Environmental Authority	Approved November 2010
Change Request 3	Sought administrative amendments to conditions relating to the Housing Impact Study	Approved July 2011
Change Request 4	Sought changes to the proposed Operational workforce arrangements.	Approved September 2011
Change Request 5	Sought changes to the Caval Ridge rail alignment between the existing Blair Athol line and the Caval Ridge Mine Train Load Out facility.	Approved April 2012
Change Request 6	Sought various administrative improvements to miscellaneous conditions including those relating to the implementation of the Social Impact Management Plan and stakeholder communication and complaints procedures.	Approved March 2013
Change Request 7	Deletion of condition 10 (g) in relation to Local Buy Program arrangements	Approved March 2013

This request (Change Request 8) is being pursued separately to Change Requests 1, 2, 3, 4, 5, 6 and 7. Under Section 35G of the SDPWOA, the Coordinator-General must decide if Change Request 8 is to undergo public notification. BMA understands that the Coordinator-General is likely to decide that public notification is required to address the *Sustainable Planning Act 2009* requirements for notification for an impact assessable development application.

### 1.2.2 Approved Accommodation Arrangements Following Previous Change Requests and Development Approvals

The EIS and Supplementary EIS indicated that project workers would primarily be accommodated in an accommodation village contained on the mining leases associated with the Project, although BMA confirmed in the EIS that further analysis was to be completed in relation to the optimum arrangements.

Change Requests 1 and 4 addressed required changes to the accommodation arrangements.

Change Request 1 (copy of the Executive Summary is attached at Appendix B) enabled the location of the primary accommodation village proposed for the Project to be located on Lot 12 on SP151669, a property known as Buffel Park which is adjacent to the Project's mining leases. The specific location of the Buffel Park Accommodation Village is on the south-eastern side of Peak Downs Highway to the south of the Caval Ridge Mine.

As a result of further analysis after the completion of the EIS and the assessment processes associated with Change Requests 1 and 4 and subsequent development approvals (see section 2.3 below), the following key workforce arrangements and conditions are now in place:

- Up to one hundred per cent of the operational workforce for the Caval Ridge Mine will be fly in fly out workers;
- The Buffel Park Accommodation Village is to be the primary facility for use by the workforce, with existing villages being used temporarily by some of the construction workforce;
- The construction of the initial stages of Buffel Park Accommodation Village was completed in March 2013;
- At its peak operating level, Buffel Park Accommodation Village will have up to 1,945 rooms available for use, including temporary (currently approved 4 year life) and permanent rooms (currently approved 30 year life);
- As currently required, 900 rooms of the 1,945 rooms planned at Buffel Park Accommodation Village cannot be occupied after 4 years – that is, 46% of the room capacity must be decommissioned 4 years after the construction of the rooms.

This Change Request 8 is primarily focused on removing the requirement for the 900 above-mentioned rooms to be decommissioned after 4 years.

### **1.2.3 Development Applications Following on From Change Request 1 Submission and Approval**

Following the receipt of the Coordinator-General's approval of Change Request 1, BMA submitted three development applications in relation to Buffel Park Accommodation Village to the Isaac Regional Council for approval.

The applications concerned the Buffel Park Accommodation Village, namely the construction of temporary and permanent accommodation for construction, operational and maintenance workers; and associated operational works.

On 14 April 2011, the Isaac Regional Council refused one of the three applications, saying it conflicted with the Belyando Planning Scheme by locating a residential use in a Rural Zone.

On 6 May 2011, BMA requested the Treasurer and Minister for State Development and Trade to exercise his call-in powers under the *Sustainable Planning Act* 2009 and call the in the three development applications on the grounds of state interest.

On 6 June 2011, following an invitation for public submissions on his use of his call-in powers, the Minister called in the three development applications.

The applications were called in on grounds of state interest. The Minister indicated that the state interest grounds included the expectation that the Caval Ridge Mine, of which the accommodation village is a crucial part, and the associated expansion of the Peak Downs Mine, would contribute about \$500 million a year to the Queensland economy.

On 2 September 2011, the Minister decided to approve all three applications with conditions.

A permissible change application, in accordance with the *Sustainable Planning Act 2009*, was subsequently made by BMA during 2012 to change the lay-out and staging of rooms within the existing approved boundaries of the village. The change in lay-out also had the effect of reducing the maximum capacity of the site to 1,945 rooms. This permissible change application was endorsed by the Isaac Regional Council and then approved by the Minister for State Development, Infrastructure and Planning in October 2012.

BMA is unable to make a permissible change application in relation to the condition changes being sought in Change Request 8 because BMA considers that the proposed changes do not meet the requirements for permissible changes as provided in the *Sustainable Planning Act 2009*. The requirements are set out in sections 367 and 368 of *Sustainable Planning Act 2009*. In addition, the Coordinator-General indicated in 2011 (in Project Change Report 1) that the temporary room restriction was placed on the construction village component of the Buffel Park Accommodation Village because certain information (i.e. analysis to be included in a Housing Study) was not available. The relevant Housing Study has now been completed (at Appendix C) and BMA considers that it is therefore now appropriate for the Coordinator-General to be requested to now reconsider the original request for a wholly permanent village as set out in Change Request 1 (Executive Summary is at Appendix B) and further specified in this Change Request 8.

## **2 Statutory Approval Requirements**

### **2.1 Environment Protection and Biodiversity Conservation Act 1999**

The Commonwealth Minister of Sustainability, Environment, Water, Population and Communities (DSEWPaC) determined on 23 September 2008 that Caval Ridge Mine constituted a controlled action under Section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA), as there is likely to be a significant impact on matters of national environmental significance.

The completed EIS and Supplementary EIS and the Coordinator-General's Report have been referred to the Commonwealth Minister for assessment under the EPBCA. The Commonwealth decision / approval was made in March 2011.

The variation to accommodation village location, scale and capacity that was included in Change Request 1 was accepted by the Department of Sustainability, Environment, Water, Population and Communities in a letter to the Coordinator-General on 28 October 2010.

It has been concluded that the other Project Changes, 2-8, will not impact Matters of National Environmental Significance (MNES).

As no additional MNES will be affected by the proposed changes to that assessed in the EIS and Supplementary EIS and Project Change Request 1, BMA does not need to make any applications to the Commonwealth in relation to Change Request 8.

### **2.2 State Development and Public Works Organisation Act 1971**

On 4 July 2008, the Coordinator-General declared BMA's BBCGP a significant project for which an EIS is required in accordance with Part 4 of SDPWOA.

The ToR for the BMA BBCGP set out a phased process for assessing the environmental impacts of each element of the BMA BBCGP. As discussed earlier, the EIS and Supplementary EIS for Caval Ridge Mine have been completed.

The Coordinator-General's Report on the Caval Ridge Mine EIS was issued on 9 August 2010. A series of seven Project Change Requests have been approved since the completion of the EIS. These Change Requests are outlined in Table 1-1.

#### **2.2.1 Change Process for EIS**

The process for making changes to approved significant projects is outlined in Section 35B to 35L of the SDPWOA. The SDPWOA requires written, descriptive documentation of the changes with sufficient supporting information to enable the assessment of the effects on the Project. A change made under the SDPWOA does not require a full assessment of the Project against the Terms of Reference. Under Section 35E, the level of detail presented as part of the Change Request should be sufficient to ensure that the impacts may be properly considered by the Coordinator-General.

### **2.3 Other Approvals**

Following the issue of the Coordinator-General's Report on an EIS (or a Change Request), any necessary approvals under other relevant legislation must be sought. This includes the *Sustainable Planning Act 2009*, *Mineral Resources Act 1989* (MR Act) or Environmental Authorities under the *Environmental Protection Act 1994* (EP Act). In the case of Change Request 8, should the requested changes be approved by the Coordinator-General, BMA will be required to make a development

application to the Isaac Regional Council in accordance with the *Sustainable Planning Act 2009* to enable the rooms previously approved as temporary rooms to have a longer approved timeframe for use by BMA.

The Change Request 8 application and public notification process will replace the information and referral stage (Chapter 6, Part 3 of the *Sustainable Planning Act 2009*) and notification stage (Chapter 6, Part 4 of the *Sustainable Planning Act 2009*) in the development application process.

The arrangements relating to the temporary rooms set out in the development approval currently in place for the site were applied for by BMA and approved by the Minister for State Development, Infrastructure and Planning in a Notice of Decision dated 4 October 2012. The development approval, provided in accordance with the *Sustainable Planning Act 2009*, establishes the currently approved overall room capacity of the village plus the lay-out and staging of rooms within approved boundaries for the site. The maximum capacity was set at 1,945 rooms in the Notice of Decision of 4 October 2012 relating to the development approval for the site.

## **2.4 Other Matters**

### **2.4.1 Proponent Commitments**

There are no additional project commitments as part of this Change Request.

## **2.5 Next Steps**

After lodgement of Change Request 8 with the Coordinator-General, the Coordinator-General will decide if the Change Request is to undergo public notification under Section 35G of the SDPWOA.

Subsequent to the evaluation process determined by the Coordinator-General, a Change Report must be prepared under Section 35I of the SDPWOA. This Change Report will evaluate the proposed changes and the subsequent effects on the Project. BMA understands that the Coordinator-General is likely to decide that public notification is required in order to reflect the process followed in relation to Change Request 1 and to address the *Sustainable Planning Act 2009* requirements for notification for an impact assessable development application.

## 3 Proposed changes

### 3.1 Overview

After ongoing review of the operational requirements for the Caval Ridge Mine, BMA is seeking changes to accommodation village conditions that have been stated to apply to the Caval Ridge Mine Project.

BMA is seeking the removal of Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1 (included at Appendix A). These stated conditions require certain rooms in the Project's accommodation facility to be decommissioned after 4 years. BMA submits that the decommissioning of accommodation, given the findings of a 2012 Housing Study required by the Coordinator-General, will exacerbate accommodation shortages in the region over time.

BMA is seeking flexibility in terms of the use of the Buffel Park Village, specifically; that the Village be used for the accommodation of workers from BMA mines as well as for contractors associated with operations, construction and maintenance activities at BMA mines.

BMA submits that these changes will provide for greater flexibility over time to accommodate any personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance. The proposed changes are supported by the Housing Study and Housing Impact Plan recently approved by the Coordinator-General.

**Table 3-1 Overview of Proposed Changes**

Topic of Relevant Current Conditions	Condition Reference	Summary of Proposed Change	Summary Reasons
Requirement for approximately 46% of the capacity of the Buffel Park Accommodation Village to be only temporary (i.e. to be decommissioned after a 4 year life)	Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1	Deleting the requirement for some of the accommodation developed as part of the Project to be temporary in nature. These requirements mean that 900 <sup>2</sup> rooms out of a planned capacity of 1,945 rooms will need to be decommissioned.  Full flexibility in terms of the future use of the Buffel Park Village, specifically, the Village may be used for the accommodation of workers from BMA operations as well as for contractors associated with operations, construction and maintenance activities at BMA sites.	This change would provide potential for up to an additional 900 permanent rooms to be permanently maintained. The accommodation facility is a potentially valuable asset to BMA with resulting benefits to the region in terms of enhancing overall accommodation capacity.  The additional accommodation capacity will provide BMA with greater flexibility over time to accommodate any personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance

<sup>2</sup> As at the time of Change Request 1, 1400 rooms were planned in the relevant part of the village, but the overall planned capacity was reduced by 500 rooms in 2012. This revised capacity was addressed in a subsequent development application (permissible change) and was necessary given the constraining approvals that have been provided and the extended timeframes that have been associated with gaining those approvals. As a result, 900 planned rooms are currently required to be decommissioned.



## 3.2 Description of Proposed Change

### 3.2.1 Relevant Conditions

Section 35E(a) of the SDPWOA requires the proponent to describe the proposed changes and their effects on the Project. Section 3.2.2 provides further explanation of the proposed condition changes.

The relevant conditions are in Part 2 of Appendix 1 (Stated conditions for *Sustainable Planning Act 2009* approvals) of the Coordinator-General's Change Report on the accommodation village location and capacity – February 2011. Part 2 relates to a development permit for an Material Change of Use for accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the Caval Ridge Mine, in stages). The general condition in Part 2 provides that:

*Any approval of the temporary construction village must be limited to a maximum period of four (4) years from commencement of the use. The entity with jurisdiction for this condition is the Isaac Regional Council.*

In summary, this Change Request 8 seeks to change some of the Stated Conditions, as identified above, that establish the use rights for the various parts of the Buffel Park Accommodation Village. In particular, BMA is seeking to change the use rights for the component identified as the "construction accommodation village" from temporary to permanent, noting that a 900 room capacity rather than a 1400 room capacity is now being pursued for this component. Change Request 1 of September 2010 sought approval for the establishment of a permanent construction village and a permanent operations village within the Buffel Park Accommodation Village site. The Coordinator-General's decision about Change Request 1 provided that the construction village component could only be used for a four year period. This decision was made on the basis that certain information was not available at the time of the 2010 decision by the Coordinator-General. The relevant information is now available for consideration and, as a result, BMA is now requesting the Coordinator-General to reconsider Change Request 1.

### 3.2.2 Further Explanation

BMA's original Change Request submission (Change Request 1) to the Coordinator-General of September 2010 (report entitled: "Change Request - Accommodation Location and Capacity" – refer to Appendix B) detailed a proposal for a permanent accommodation village comprising a maximum of 2,500 rooms. Given the difficulties faced by BMA in securing approval for a 2,500 room capacity accommodation village, BMA subsequently scaled down its total planned capacity for the village to 1,945 rooms.

The Change Request of September 2010 indicated a clear intention for the accommodation village with a capacity of up to 2,500 rooms to be retained over the longer term, in order to meet flexible accommodation needs. The Change Request submission of September 2010 also demonstrated that the environmental impacts of the construction and operation of the village were acceptable and/or could be suitably managed.

In section 4.2.1 of Change Request 1, BMA confirmed that it was planning a village with:

*"A maximum of 2,500 permanent accommodation rooms, provided in stages, being; **Construction Village**: 2,000 permanent rooms including ancillary dining, wet mess, recreation and infrastructure provision; and **Operations Village**: 500 permanent rooms including ancillary dining, wet mess, recreation and infrastructure provision."*

In relation to 2,000 of the 2,500 rooms<sup>3</sup> initially proposed by BMA to be permanent, the Coordinator-General subsequently determined in the Coordinator-General Change Report of February 2011(pages 25-26), that:

*"There is generally no issue with construction camps being outside the town and near to the project; however, historical precedent has been for such camps to have only a temporary status. Indeed the Belyando Planning Scheme has a requirement for such accommodation uses to be for a "defined period"..... It is acknowledged that BMA provided supplementary material which set out a decommissioning strategy for 600 of the 2000 rooms in the construction/maintenance village within six years of commencement of the construction village leaving a permanent balance of 1400 rooms<sup>4</sup>. Despite this concession, it is the need for such a large scale permanent accommodation facility post the construction of the CRM that is the issue. The explanatory material supplied to justify the 1400 permanent rooms for maintenance activities solely at the CRM for the life of the mine is not sufficiently analytical to support the application for permanent status for the facility..... The BMA change request, in seeking room capacity and permanency well above the CRM project specification, may be interpreted as pre-empting any findings of the OESR demographic research, and the regional recommendations to flow from the Moranbah BMA Community Network supervised housing study and resultant plan, as conditioned in the Coordinator-General's assessment report for CRM. The Coordinator-General considers that BMA's request to have a permanent construction/maintenance village of the proposed 1400 room scale post construction to meet the periodic and ongoing maintenance needs solely for the CRM is premature."*

Since the Coordinator General's decision on Change Request 1 in February 2011, the Housing Study and the resulting Housing Impact Plan that builds upon the findings of the Housing Study have now been completed by BMA. The Coordinator-General approved the Housing Impact Plan (a sub-component of the Social Impact Management Plan) in May 2013. The Coordinator-General also approved the balance of the Social Impact Management Plan in December 2012. The Housing Study and the Housing Impact Plan are included in this Change Request 8 as Appendices C and D.

The key findings of the Housing Study were that:

*The housing market in Moranbah is highly inflated and influenced by the resource sectors' expansion and contraction in employment, which impacts on a number of areas in Moranbah, 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;*
- *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 relationship issues, breakdown and general unsocial behaviour.*

Given the above findings, BMA considers that maintaining the existence of the Buffel Park Accommodation Village, and an allowance for BMA to potentially use all of the rooms that are eventually constructed up to a possible total of 1,945 rooms, would make a positive contribution towards resolving the identified

<sup>3</sup> The proposed 500 "operations" rooms were discussed in a separate section of the Coordinator-Generals' change report

<sup>4</sup> the total currently planned capacity of the village has now been reduced to provide an overall capacity of 1,945 rooms (inclusive of both permanent and temporary rooms) due to configuration changes that have arisen to try and accommodate the approval challenges that have been experienced

accommodation issues over time. This view is supported by the additional accommodation capacity that the Village could continue to provide in an area that tends to experience periods in which there is insufficient accommodation capacity to meet the demand for accommodation.

BMA therefore requests that the Coordinator-General re-examine the Coordinator-General's February 2011 assessment in relation to Change Request 1 while having regard to the 2012 BBCG Housing Study and subsequently approved Housing Impact Plan and this Change Request 8. BMA further requests that following the requested re-examination, the Coordinator-General determine that the permanent nature of all rooms at the Buffel Village Accommodation facility (up to a maximum of 1,945 rooms) can now be supported following the completion of the Housing Study and Housing Impact Plan.

BMA is seeking flexibility in terms of the use of the Buffel Park Accommodation Village, specifically; that the Village be used for the accommodation of workers from BMA mines as well as for contractors associated with operations, construction and maintenance activities at BMA mines.

BMA submits that these changes will provide for greater flexibility over time to accommodate any personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance. The proposed changes are supported by the Housing Study and Housing Impact Plan recently approved by the Coordinator-General.

### **3.3 Reasons for Proposed Change**

The reasons for the proposed condition changes, as required under Section 35E(b) of the SDPWOA, have been outlined in section 3.2 of this Change Request 8.

Change Request 8 is required because the accommodation village conditions imposed on the Caval Ridge Project result in increased costs, reduced flexibility and reduced potential for operational innovation. BMA is seeking changes to these conditions so as to alleviate these impacts and to provide greater flexibility for BMA to manage activities in the most effective and efficient way.

Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1 should be changed because:

- These stated conditions require certain rooms in the Project's accommodation facility to be decommissioned after 4 years;
- The decommissioning of accommodation results in significant costs to BMA, and results in the removal of an asset which has been designed and constructed for an operational life of over 30 years;
- The decommissioning of accommodation, given the findings of a 2012 Housing Study required by the Coordinator-General, is unwarranted and will exacerbate accommodation shortages in the region in the future;
- The additional accommodation capacity that the Village could continue to provide will be useful in an area that tends to experience periods in which there is insufficient accommodation capacity to meet the demand for accommodation;
- The additional accommodation capacity will provide BMA with greater flexibility over time to accommodate personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance;
- The change will provide for the sustainable use of site infrastructure (e.g. sewage treatment facilities) that has been designed and constructed to cater for at least 2000 people; and

- The ongoing availability of 1,945 rooms at Buffel Park Accommodation Village will remove the potential costs associated with building replacement rooms in the future when, inevitably new accommodation has to be constructed to meet BMA's growing accommodation needs over time.

### **3.4 Potential effects of the proposed change**

In response to Section 35E(c) of the SDPWOA, this section outlines the potential effects of the proposed condition changes on the Project.

#### **3.4.1 Land Resources**

There will be no additional land disturbance proposed as result of the proposed change. The proposed changes will not alter any land disturbance related recommendations or conditions identified in the Coordinator-General's Report or those arising from Change Request 1.

#### **3.4.2 Mineral Waste**

The Project's Mineral waste includes the overburden/interburden (spoil) removed to expose the coal resources, and coarse and fine rejects from coal processing. This activity is associated with the Project's mining operation. As mineral waste is not relevant to the proposed condition changes there will be no alternations to any recommendations or conditions identified in the Coordinator-General's Report or previous Change Reports. Accordingly this matter does not require assessment as part of this Change Request.

#### **3.4.3 Surface Water Resources**

The change has no impact in terms of surface water impacts when compared to those previously identified.

The proposed condition changes will not alter the land disturbance area associated with the Project and will not alter any surface water-related recommendations or conditions identified in the Coordinator-General's Report or previous Change Reports.

#### **3.4.4 Groundwater Resources**

The proposed condition changes have no effects in terms of the previously assessed groundwater impacts. The proposed condition changes will not alter the land disturbance area associated with the Project.

As a result, there will be no influence on natural groundwater recharge or regional flow patterns. No additional groundwater monitoring is required to either establish a baseline or within the ongoing groundwater monitoring program.

The proposed changes will not alter any groundwater-related recommendations or conditions identified in the Coordinator-General's Report or previous Change Reports.

#### **3.4.5 Ecology (Terrestrial and Aquatic)**

The proposed condition changes have no effects in terms of the previously assessed ecological impacts of the Caval Ridge Mine Project. The proposed condition changes will not alter the land and vegetation disturbance areas associated with the Project.

The proposed condition changes will not alter any recommendations or conditions identified in the Coordinator-General's Report or previous Change Reports. Furthermore, no change to the EPBC Act approval is required.

The changes requested by BMA will not affect the Project's construction or key plans already approved by regulators for implementation such as the Social Impact Management Plan or the Environmental Management Plan required by the *Environment Protection Act 1994*.

#### **3.4.6 Air Quality**

The proposed changes will not alter any air quality recommendations or conditions identified in the Coordinator-General's Report, for example, Conditions 16(a)-(f), Schedule 1, Appendix 1 (air quality review); and Recommendations 6(a)-(b), Schedule 5, Appendix 1 (communicating with the community).

#### **3.4.7 Noise and Vibration**

The proposed changes will not alter any recommendations or conditions identified in the Coordinator-General's Report, specifically Conditions D1 – D17, Schedule 3, Appendix 1 for the Environmental Authority (monitoring and mitigating noise impacts); Condition 9(c), Schedule 1, Appendix 1 (community complaints register and response system); and Conditions 5–8, Schedule 1, Appendix 1 (BMA's communication obligations).

#### **3.4.8 Waste Management**

There will be no alterations to any waste management-related recommendations or conditions identified in the Coordinator-General's Report. Accordingly this matter does not require assessment as part of this Change Request.

#### **3.4.9 Transport and Traffic**

There will be no alterations to any transport and traffic-related recommendations or conditions or plans identified in the Coordinator-General's Report or the Change Report relating to Change Request 1. Accordingly this matter does not require assessment as part of this Change Request 8.

#### **3.4.10 Cultural Heritage and Native Title**

The EIS and Supplementary EIS considered the potential Indigenous and Non-Indigenous cultural heritage impacts associated with the Project. Assessments of the cultural heritage impacts associated with the proposed rail change are provided in Appendix H (Indigenous Cultural Heritage) and Appendix I (Non-Indigenous Cultural Heritage). Cultural heritage impacts identified in the EIS and SEIS, as well as through Change Request 1, demonstrated there are no cultural heritage values that impede the requested condition changes.

The proposed changes will not alter any recommendations or conditions identified in the Coordinator-General's Report, specifically Recommendation 1, Schedule 4, Appendix A (preparation of a CHMP to address Aboriginal cultural heritage). The CHMP was signed by the BB Claim Group and BMA in June 2010, and is now registered with DNRm's Cultural Heritage Unit.

#### **3.4.11 Social Impacts**

The necessary management arrangements are contained within the Social Impact Management Plan and Housing Impact Plan approved by the Coordinator-General in December 2012 and May 2013, respectively.

While this change will reduce administrative burden over the life of the Project, there will be no resulting impacts on the requirements of the approved Housing Impact Plan.

In addition, the changes requested by BMA will not affect the Project's construction or other key plans already approved by regulators for implementation such as the Social Impact Management Plan or the Environmental Management Plan required by the *Environment Protection Act 1994*.

### **3.4.12 Economic Impacts**

The economic impacts of the Project and of the Buffel Park Accommodation Village have been explored and specified in detail in the EIS, Supplementary EIS, Change Requests 1 and 4, the 2012 BBCG Housing Study (required by the Coordinator-General). The proposed changes will have no materially different economic impacts at the National, State or regional level.

However, the ongoing availability of 1,940 rooms at Buffel Park Accommodation Village will remove the potential costs associated with building replacement rooms in the future when, inevitably new accommodation has to be constructed to meet BMA's growing accommodation needs over time. In addition, the Project will be more cost-effective as room decommissioning costs will not need to be incurred for up to 30 years.

### **3.4.13 Workforce Accommodation Arrangements**

The accommodation village conditions stated to apply to the Caval Ridge Mine Project before the finalisation of the 2012 Housing Study required by the Coordinator-General result in increased costs, reduced flexibility and reduced potential for operational innovation. BMA is seeking changes to these conditions so as to alleviate these impacts and to provide greater flexibility for BMA to manage activities in the most effective and efficient way.

BMA submits that the decommissioning of accommodation, given the findings of a 2012 Housing Study required by the Coordinator-General, is unwarranted and will exacerbate accommodation shortages in the region in the future.

The objective of the proposed changes is to resolve some of the above-mentioned issues and the proposed changes are consistent with the workforce accommodation arrangements specified in Change Requests 1 and 4, and the Housing Impact Plan approved by the Coordinator-General. The only changes from the already approved arrangements, as specified in section 1.2.2 (replicated below), are identified below via the strike through text.

*"The EIS and Supplementary EIS indicated that project workers would be accommodated in an accommodation village contained on the mining leases associated with the Project, although BMA confirmed in the EIS that further analysis was to be completed in relation to the optimum arrangements.*

*As a result of further analysis after the completion of the EIS and the assessment processes associated with Change Requests 1 and 4 and subsequent development approvals, the following key workforce arrangements are now being implemented*

- *Up to one hundred per cent of the operational workforce for the Caval Ridge Mine will be fly in fly out workers;*
- *The Buffel Park Accommodation Village is to be the primary facility for use by the workforce, with existing villages being used temporarily by some of the construction workforce;*
- *the construction of the initial stages of Buffel Park Accommodation Village was completed in March 2013;*
- *at its peak operating level, Buffel Park Accommodation Village will have up to 1,945 rooms available for use, including temporary and permanent rooms;*

- ~~existing approvals require that 900 rooms of the 1,945 rooms at BPAV cannot be occupied after 4 years—that is, 46% of the room capacity must be decommissioned”~~

BMA is seeking flexibility in terms of the use of the Buffel Park Accommodation Village, specifically; that the Village be used for the accommodation of workers from BMA mines as well as for contractors associated with operations, construction and maintenance activities at BMA mines.

BMA submits that these changes will provide for greater flexibility over time to accommodate any personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance. The proposed changes are supported by the Housing Study and Housing Impact Plan recently approved by the by the Coordinator-General.

#### **3.4.14 Greenhouse Gas Emissions**

There will be no alterations to any greenhouse gas-related recommendations or conditions or plans identified in the Coordinator-General’s Report or the Change Report relating to Change Request 1. Accordingly this matter does not require assessment as part of this Change Request 8.

### **3.5 Summary of Effects and Required Approvals**

While providing BMA with greater flexibility and the ability to secure administrative benefits and cost savings, BMA has assessed the potential impacts of the proposed condition changes and has concluded that the changes will not materially change the assessment undertaken within the Caval Ridge Mine EIS / Supplementary EIS and various previous project change processes.

Should the requested changes be approved by the Coordinator-General, BMA will be required to make a development application in accordance with the *Sustainable Planning Act 2009* to enable the rooms previously approved as temporary rooms to have a longer approved timeframe for use by BMA.

## 4 Conclusion

Following ongoing review, BMA seeks to change accommodation village conditions that have previously been stated to apply to the Project by the Coordinator-General.

The accommodation village conditions set for the Project result in increased costs, reduced flexibility and reduced potential for operational innovation over the life of the Project. BMA is seeking changes to these conditions so as to alleviate these impacts and to provide greater flexibility for BMA to manage activities in the most effective and efficient way.

The proposed changes to the conditions are warranted on the basis that the Housing Study and Housing Impact Plan have now been finalised and approved by the Coordinator-General. The changes are designed to reduce operational constraints on the Caval Ridge Project whilst not materially affecting any part of the implementation of the Project or various plans (e.g. Housing Impact Plan, Accommodation Village Management Plan, Social Impact Management Plan,) that have been approved since the original conditions were imposed.

BMA recommends that the Coordinator-General evaluates this Change Request 8 in accordance with the SDPWOA and approves the requested condition changes for the reasons detailed.

Part 2 of the Stated Conditions in the Coordinator-General's Change Report dated February 2011 in relation to Change Request 1 should be changed because:

- These stated conditions require certain rooms in the Project's accommodation facility to be decommissioned after 4 years;
- The decommission of accommodation results in significant costs to BMA, and results in the removal of an asset which has been designed and constructed for an operational life of at least 30 years;
- The decommissioning of accommodation, given the findings of a 2012 Housing Study required by the Coordinator-General, is unwarranted and will exacerbate accommodation shortages in the region in the future;
- The additional accommodation capacity that the Village could continue to provide will be useful in an area that tends to experience periods in which there is insufficient accommodation capacity to meet the demand for accommodation;
- The additional accommodation capacity, together with full flexibility relating to the use of the Village for the accommodation of workers from BMA mines as well as for contractors associated with operations, construction and maintenance activities, will provide BMA with greater flexibility over time to accommodate personnel and contractors visiting the area without causing adverse impacts on the accommodation demand-supply balance;
- The ongoing availability of 1,945 rooms at Buffel Park Accommodation Village will remove the potential costs associated with building replacement rooms in the future when, inevitably new accommodation has to be constructed to meet BMA's growing accommodation needs over time;
- The change will provide for the sustainable use of site infrastructure (e.g. sewage treatment facilities) that has been designed and constructed to cater for 2,000 people.




## Appendix A – Relevant Conditions Stated by the Coordinator-General

Coordinator-General's Report reference	Condition text
Appendix 1 Stated conditions for <i>Sustainable Planning Act</i> 2009 approvals; Part 2 of Appendix 1 of Coordinator-General's Change Report on the accommodation village location and capacity – February 2011	Part 2. Development permit for an MCU for accommodation building (1400 rooms), hotel and shop (for the temporary construction accommodation village associated with the Caval Ridge Mine, in stages)—general condition  Any approval of the temporary construction village must be limited to a maximum period of four (4) years from commencement of the use. The entity with jurisdiction for this condition is the Isaac Regional Council.

## **Appendix B –Change Request - Accommodation Location and Capacity (September 2010) – Executive Summary**

Note: The complete set of the Change Request (No. 1) and supporting documents can be viewed at <http://www.dsdip.qld.gov.au/assessments-and-approvals/caval-ridge-mine-part-of-the-bma-bowen-basin-coal-growth-project.html>



## **Appendix C – Housing Study**



## **Appendix D – Housing Impact Plan**



# BMA Caval Ridge Mine Project

## **Change Request Accommodation Location and Capacity**

September 2010

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Prepared by:

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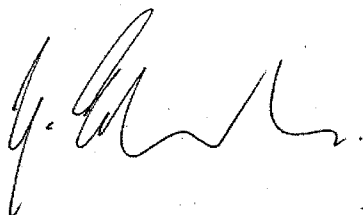
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**RPS Staff responsible for this Report**



Author: Wayne Window, Planner

Date: 27 September 2010



Reviewer: Gavin Edwards, Senior Planner / Principal

Date: 27 September 2010

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**Attachment G Commentary on Coordinator-General's Recommendations**

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## Abbreviations

BMA	BM Alliance Coal Operations Pty Limited
BPS	Belyando Planning Scheme 2008
CRM	Caval Ridge Mine
DA	Development Application
DA	Development Application
DERM	Department of Environment and Resource Management
DEWHA	Department of the Environment, Water, Heritage and the Arts
DIP	Department of Infrastructure and Planning
DP	Development Permit
DTMR	Department of Transport and Main Roads
EA	Environmental Authority
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EPA	<i>Environmental Protection Act 1994 (Qld)</i>
EPBCA	<i>Environment Protection and Biodiversity Conservation Act 1999 (Comm)</i>
EPR	<i>Environmental Protection Regulation 2008 (Qld)</i>
ERA	Environmentally Relevant Activity
GQAL	Good Quality Agricultural Land
IDAS	Integrated Development Assessment System
IRC	Isaac Regional Council
MCU	Material Change of Use
MIA	Caval Ridge Mine Industrial Area
ML	Mining Lease
MLA	Mining Lease Application
NCA	<i>Nature Conservation Act 1992 (Qld)</i>
OW	Operational Works
PA	Preliminary Approval
PMAV	Property Map of Assessable Vegetation
RAL	Reconfiguring a Lot
RE	Regional Ecosystem
RPS	RPS Australia East Pty Ltd
SBSWMP	Site Based Stormwater Management Plan
SDPWOA	<i>State Development and Public Works Organisation Act 1971 (Qld)</i>
SPA	<i>Sustainable Planning Act 2009 (Qld)</i>
SPR	<i>Sustainable Planning Regulation 2009 (Qld)</i>
VMA	<i>Vegetation Management Act 1999 (Qld)</i>
WA	<i>Water Act 2000 (Qld)</i>

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# Executive Summary

This report sets out proposed changes to the Caval Ridge Mine Project, procedural requirements for assessment of these changes and an analysis of the effects of the changes.

## Caval Ridge Mine Description

BMA proposes to develop the Caval Ridge Mine (CRM) which, travelling by road, is approximately 17km south of Moranbah and approximately 160 km from Mackay. The CRM includes a new coal mine, coal handling and processing infrastructure and associated accommodation and services for the CRM workforce.

The CRM Project is one part of BMA's broader Bowen Basin Coal Growth Project (BBCGP). The BBCGP has been designated by the Queensland Government as a significant project under the *State Development and Public Works Organisation Act 1971* (SDPWOA).

## Previous Assessment Process

Terms of Reference (ToR) issued for the BBCGP in November 2008 allow for the completion of phased Environmental Impact Statements (EISs) addressing different components of the Project.

An EIS has been prepared and advertised for the CRM Project. A Supplementary EIS (SEIS) was also prepared by BMA in response to issues raised during the public notification of the EIS. The Coordinator-General has completed assessment of the CRM Project under Part 4 of the SDPWOA, with the Coordinator-General's Report released on 9 August 2010.

## Process for Evaluation of Change

The SDPWOA provides the process for the Coordinator-General to evaluate changes to a declared significant project that has been assessed and finalised by the Coordinator-General.

The Coordinator-General's Report on the EIS/SEIS, and the Coordinator-General's Change Report both have effect for the CRM Project. However, the Change Report prevails to the extent of any inconsistency.

## Description of the Changed Project

This report describes proposed alterations to the CRM Project as assessed by the Coordinator-General in relation to locating and accommodating the CRM workforce. This change request is made to the Coordinator-General pursuant to Section 35C of the SDPWOA. The proposed changes also take into account a number of matters that arise through the Coordinator-General's Report on the Caval Ridge EIS/SEIS that are associated with the accommodation provision.

The proposed changes to the CRM Project that comprise the first change request to the Coordinator-General pursuant to Part 4 Division 3A SDPWOA are:

- (1) Establishing a permanent Accommodation Village at Buffel Park, comprising two (2) separate villages, being a permanent Construction Village for the CRM construction workforce and ongoing periodic maintenance personnel, and a second, co-located Operations Village for the operational workforce associated with the CRM.

The permanent construction and Operations Villages will operate on a FIFO basis. Both villages will also accommodate staff that run and manage the facilities.

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The establishment of Buffel Village will be in addition to the existing option of establishing a temporary Construction Village accommodation at Denham Village. Denham Village is referred to in the Coordinator-General's report of 9 August 2010. That is, as a consequence of this change request, the Construction Village will be established at either Denham Village or Buffel Park, with it being temporary or permanent respectively, depending on its location.

This change request does not seek to change the existing approval for a Construction Accommodation Village at Denham Village. The assessment of Denham Village by the Coordinator-General in the Coordinator-General's report related to impact mitigation of visual, traffic and intersection impacts, as the proponent has existing approvals under ML1775 to locate an accommodation camp at the Denham Village site. Coordinator-General imposed conditions under Schedule 1 of the report dated August 2010 for Denham Village continue despite this change request, and are relevant if Denham Village is chosen for any aspect of the Construction Village.

Notwithstanding, there is the possibility that a temporary village (referred to as a fly camp) accommodating the workforce responsible for the construction of Buffel Village and early site works may need to be established at Denham Village. If this eventuates, the proponent would be prepared to negotiate with the Coordinator-General on the setting of appropriate conditions.

For clarity, this change application does not seek to substitute the existing approval for Denham Village with approval for Buffel Village, but retain the ability to accommodate the construction workforce at Denham Village if required due to any approval timing delays for Buffel Village.

In support of this change request are two (2) Development Applications for the temporary fly-camp and permanent Construction Village and for an Operations Village which together comprise Buffel Village. Should the Coordinator-General favourably consider the change request then these documents would be lodged with Isaac Regional Council as two (2) separate, but contemporaneous SPA development applications pursuant to Part 4 Division 4 of the SDPWOA.

With each village being a separate application, conditions relating specifically to each application can be imposed. This approach provides the flexibility that the proponent is seeking for the Construction Village, and establishes the application and approval framework that takes into consideration the existing Denham Village approval. The proponent would be prepared to negotiate with the Isaac Regional Council on the setting of appropriate conditions.

(2) Accommodating periodic maintenance personnel at the proposed Construction Village at Buffel Park.

The Coordinator-General recommended that visiting maintenance and overhaul personnel be accommodated at operational villages. It is submitted that this recommendation was imposed because Denham Village is required to be decommissioned within 12 months of commencement of the CRM.

With the availability of Buffel Park, proposed as a permanent Accommodation Village for construction and operations personnel, capacity planning for periodic maintenance personnel is intended within this Construction Village should Denham Village not proceed. This arrangement is proposed because periodic maintenance personnel only commence once the CRM becomes operational, and their involvement continues periodically for the life of the CRM. Due to the scale of the proposed Construction Village at Buffel Park, sufficient capacity planning exists for these future shut down crews.

(3) Adjustment to workforce numbers.

With the introduction of Buffel Village at Buffel Park the permanent Construction Village is proposed at 2000 rooms and the permanent Operations Village at 500 rooms.

The EIS and SEIS described the workforce for the CRM in terms of personnel. The proponent in preparing this change request has reflected on this approach, and considers a more meaningful description of scale of villages is in terms of rooms. By describing the village sizes in terms of rooms gives flexibility in terms of workforce numbers and functionality of the villages. The

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proponent confirms as part of this change request that the peak operating capacity of the villages will not exceed the number of rooms.

## **Reasons for the Proposed Changes**

The proposed changes to the CRM Project compared to those set out in the EIS/SEIS arise in response to opportunities to establish an improved provision of accommodation for the CRM Project workforce which is considered to have a better relationship with Moranbah, the mine site and infrastructure requirements.

The reasons for these proposed changes reflect:

- The Coordinator-General's Imposed Condition 14(e) that requires BMA to provide sufficient construction camp accommodation capacity at each stage of the CRM development;
- A response to the Coordinator-General's Recommendation that capacity planning for operational worker villages for the BBCGP project allow for the periodic accommodation needs of visiting maintenance personnel (such as the large dragline overhaul crews) by the inclusion of this capacity within a permanent Construction Village;
- BMA's acquisition of Buffel Park and analysis of the opportunities presented by the property;
- Adjustment of the scale of the housing requirements in respect of the revised workforce projections, FIFO strategy and availability of urban land in Moranbah;
- Resolution of traffic impacts associated with construction traffic movements on Moranbah Access Road;
- The avoidance of Denham Village's visual impacts as raised by the Coordinator-General;
- The opportunity to mitigate noise and dust impacts on the Construction Village arising from construction of the CRM; and
- The opportunity to co-locate the Construction Village and Operations Village to share principal pieces of infrastructure, thereby achieving a cost effective construction and management solution.

The proposal for the Construction Village is driven by the need to accommodate the following:

- A contingency workforce to maintain project delivery schedule;
- Village management and support staff;
- Village construction workforce (initially in the fly camp then relocated into the Construction Village);
- Workforce constructing miscellaneous CRM off-lease infrastructure;
- An allowance for visiting periodic maintenance personnel.

The Operations Village allocation considered in the EIS/SEIS addressed only the mining operations workforce, and did not fully address the requirement to house other associated personnel, such as

- Direct mining contractors;
- Village management; and
- Visiting BMA/BHP Billiton personnel and associated contractors/visitors.

Accommodation for each of these elements of the CRM workforce is provided through the Buffel Village Operations Village proposal.

## **Effect of Proposed Changes**

This report assesses as necessary the issues raised in the ToR for the BBCGP, the EIS, SEIS and the Coordinator-General's Report in response to the implications of the proposed changes.

The effects of the proposed changes include:

- Use of Buffel Village to accommodate the workforce;
- Use of land currently zoned Rural;
- Changed traffic conditions from those identified in the EIS and SEIS;

- 
- Removal of vegetation on the site of the Accommodation Villages;
  - Management of air quality impacts from the CRM on future occupiers;
  - Management of noise impacts from the operation of the Accommodation Villages;
  - Treatment, disposal and reuse of wastewater from the Accommodation Villages; and
  - Management of the visual impact of the proposals within the rural landscape.

These impacts, which relate to this requested change, and a summary of mitigation measures are outlined in Section 6 of this report. BMA will provide a separate Change Request to the Coordinator-General to provide a 100% FIFO operational workforce.

It is submitted that the use of the Buffel Village site is consistent with the land use planning intents for the Buffel Village site, given its spatial relationship with the Caval Ridge mine site and the Belyando Planning Scheme's support for accommodating workers in the Rural Zone where related to mining and natural resource activities. The construction and operational effects of the Accommodation Villages are able to be addressed through detailed Management Plans to be prepared and implemented under Development Permits to be issued pursuant to the *Sustainable Planning Act 2009* following assessment of the proposed changes under the SDPWOA.

## Conclusions and Recommendations

It is submitted that this report provides the necessary detail on the proposed changes to the CRM Project to allow the Coordinator-General to evaluate and support the proposed changes.

This conclusion has been reached as the proposed changes provide for improved accommodation arrangements for the construction and operational workforces, address a number of elements raised in the Coordinator-General's Report regarding accommodation requirements, and provide a better solution to amenity, traffic and visual impacts than the accommodation options put forward under the EIS/SEIS.





○○□□ BBOG Project  
Housing Impacts Plan



BHP Billiton Mitsubishi Alliance  
November 2012



This Report has been prepared for:  
**BHP Billiton Mitisubishi Alliance (BMA)**

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*"Be the change you want to C in the world"*

November 2012



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## Disclaimer

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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 Isaac 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

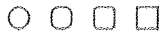
Following the introductory section, this report is divided into:

- **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;

---

<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.



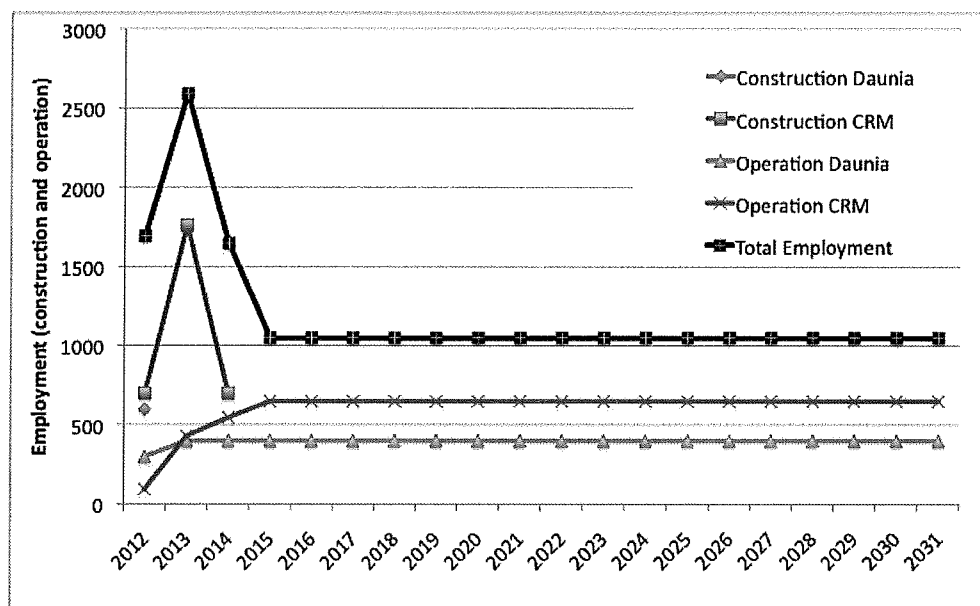


BMA is developing further dwellings in Moranbah to provide increased housing options for its workforce.

## 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.

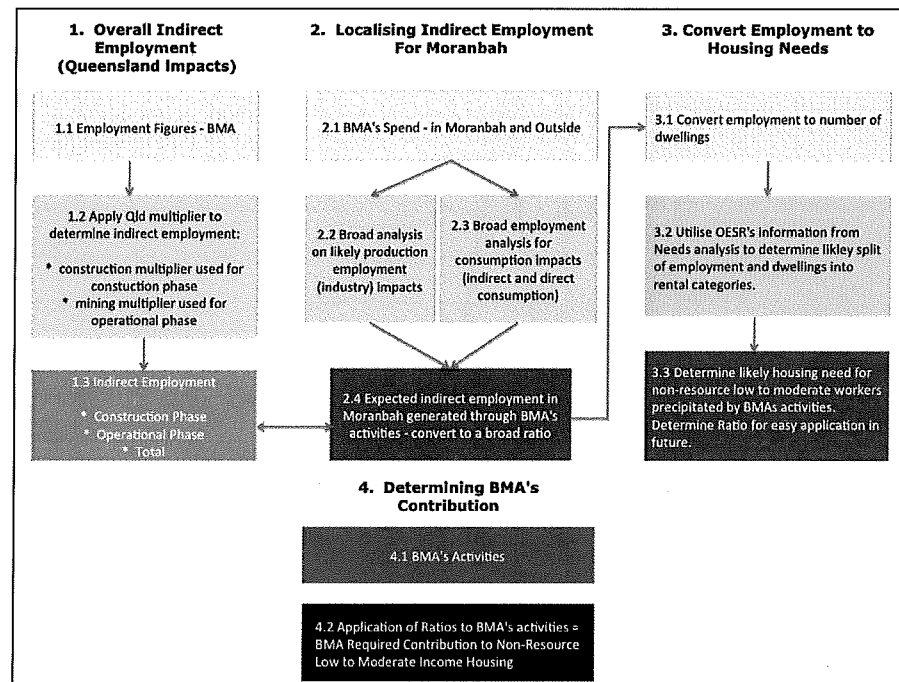
## 2.5 BBCG Project's Required Contribution to Affordable Housing for Non-Resource Families

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**

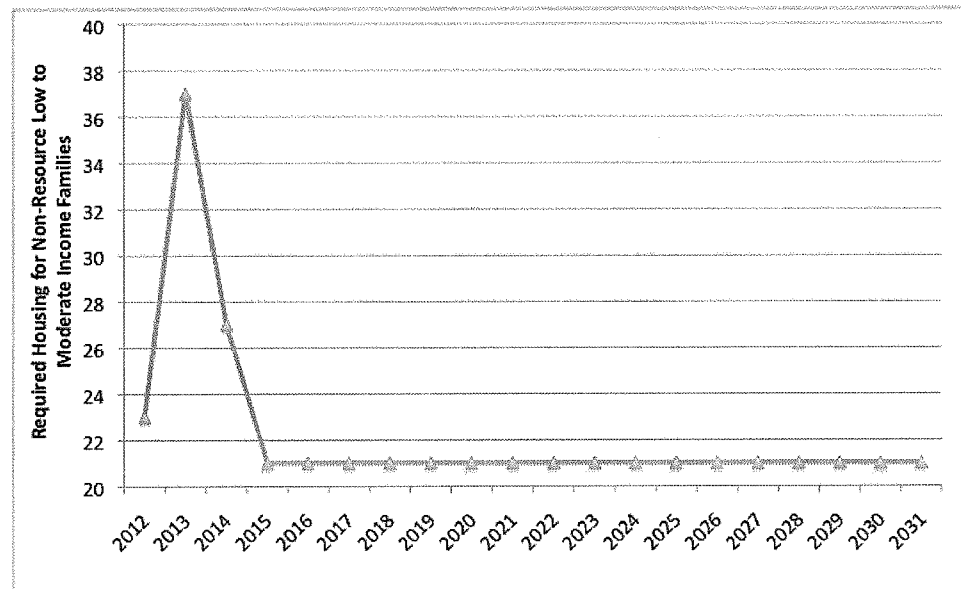


The overall results of the analysis indicated that the indirect impacts of the BBCG projects on the non-resource low to moderate housing demand would be mitigated if:

- 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).

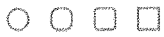
The Housing Impacts Study identified that:

- **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.

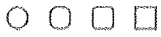
## 3.2 Contribution for Affordable Housing

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



## Appendix 1: Terms of Reference



## **Terms of Reference BBCG HOUSING IMPACTS PLAN**

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**November 2012**



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.