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Integrated Housing and Accommodation Strategy Volume 2 – LNG Facility

Rev	Date	Revisions	Issued for	Created by	Approved By
002	February, 2012	Updated to include funding commitments	Approval	R.Gibb	D.O'Dell

Executive Summary

Introduction and purpose

The Australia Pacific LNG Project (the 'Project') proposes to develop a long-term coal seam gas (CSG) to liquefied natural gas (LNG) project in Queensland. The Project is a joint venture partnership between Origin Energy Limited (Origin), ConocoPhillips and Sinopec and has a thirty (30) year timeline.

The Australia Pacific LNG Integrated Housing and Accommodation Strategy (IHAS) has been prepared in response to conditions of approval for the Australia Pacific LNG Project issued by the Queensland Coordinator-General in November 2010. This IHAS pertains to the downstream component of the Australia Pacific LNG Project, or LNG facility.

The purpose of this IHAS is to present a plan which ensures housing and accommodation impacts associated with the Australia Pacific LNG Project are minimised and sustainable opportunities for community and social housing are supported in collaboration with partner agencies. Primarily, this IHAS will seek to:

- Avoid or reduce upward pressure on housing prices, rental costs and demand that may result from Project activities
- Provide accommodation solutions for the non-local Project workforce
- Support the maintenance or improvement of access to affordable housing for the local community
- Avoid displacement of short-term accommodation users (tourists, business visitors, families and friends etc)
- Ensure that the Project workforce is able to be accommodated in reasonable proximity to work sites.
- In line with the requirements outlined by the Coordinator General, this IHAS includes mitigation and management strategies that address the following issues:
    - Ensuring that accommodation provision for the proponent's workforce, not housed in any project specific worker accommodation (e.g. Temporary Accommodation Facility (TAF)), is addressed by a range of means including (but not limited to) direct supply of housing/units, and/or facilitating joint ventures for construction or purchase of dwellings
    - Providing support for investment in affordable housing to mitigate the likely impacts of the project on the housing market and on housing demand
    - Monitoring the effect of the provision of affordable housing, particularly for Indigenous people and low income households, and considering contributing to investment in affordable housing, where appropriate
    - Providing accommodation advice services for Australia Pacific LNG Project workers and families wishing to settle in Gladstone.

Method

An evidenced-based approach has been taken to the development of the IHAS. This has included:

- An analysis of current housing policies, both general and specific to the Gladstone Region
- Extensive consultation with key stakeholders (e.g. State Government Agencies, Gladstone Regional Council, the Urban Land Development Authority, Community Housing Providers, Development Industry representatives)
- An analysis of the Gladstone housing market, including land supply and pricing, accommodation supply and demand, housing and rental prices and affordable and social housing
- An assessment of community needs in relation to housing in the Gladstone Region.

Summary of Proposed Strategies under the IHAS

There are five strategies proposed for integrated housing and accommodation to meet the workforce requirements of the Australia Pacific LNG Project and respond to impacts on housing affordability. A further 11 elements, or areas for action, are proposed under the strategies. These are summarised in the table below.

IHAS Strategies and related elements

Strategy	Elements
Workforce Accommodation Strategies	
Strategy 1.1: Deliver temporary accommodation to house the non-local FIFO project workforce	Mainland non-local workforce accommodation Curtis Island non-local workforce accommodation
Strategy 1.2: Facilitate the delivery of new housing to respond to the demands of the non-local workforce relocating to Gladstone	Short-term/fast tracked response Medium to long-term response
Affordable and Social Housing Initiatives	
Strategy 2.1: Implement initiatives that support members of the community who are most likely to suffer rental stress as a result of rapid economic growth	Immediate response to support Gladstone Regional Council rental supplement scheme
Strategy 2.2: Support investment in affordable housing to mitigate the likely impacts of the Project on the housing market and on housing demand	Fast tracking of serviced residential lots in the Clinton UDA Support a Gladstone affordable housing company Option to facilitate a NRAS affordable accommodation

Strategy	Elements
	development
Strategy 2.3: Support the development of the Queensland Government's Data Collection and Monitoring Framework and associated 'State of the Gladstone Housing Market' report	Participative support to the Coordinator General

Strategies have been devised to be responsive to immediate need and also to facilitate and deliver sustainable solutions in the medium to long term.

The short term strategies provide a clear mandate to manage and mitigate any potential impact arising from the outset of the Project to ensure that those most vulnerable in the communities are not disadvantaged or displaced by acute and short term market impacts.

The medium to long-term strategies provide sensible and targeted investment which seek to stabilise housing and accommodation markets, build capacity within the host communities and ensure that any Project-related and possible cumulative impacts can be managed throughout the operational life time of the Project.

Monitoring, Reporting and Review

Australia Pacific LNG is committed to the ongoing monitoring and management of supply and demand for housing and accommodation within the Gladstone Region. The formation of partnerships with key stakeholders in the impacted communities will assist in the monitoring process and will allow investment by Australia Pacific LNG to be adaptive to acute or emerging issues within the host communities.

Contents

1. Introduction

This report forms Volume 2 of the Australia Pacific LNG Integrated Housing and Accommodation Strategy (IHAS). Volume 2 responds to the Curtis Island LNG facility operations of Australia Pacific LNG's Project. The Australia Pacific LNG IHAS has been prepared in response to conditions of approval for the Australia Pacific LNG Project issued by the Queensland Coordinator-General (CG) in November 2010.

Australia Pacific LNG (APLNG) proposes to develop a long-term coal seam gas (CSG) to liquefied natural gas (LNG) project in Queensland. The project proponent, APLNG, is a joint venture partnership between Origin Energy Limited (Origin), ConocoPhillips and Sinopec. The Project has a thirty (30) year timeline and comprises the following components:

- Development of the Walloons gas fields in the Surat Basin with up to 10,000 CSG wells, covering an area of approximately 570,000ha;

- Construction and operation of a 450km main gas pipeline to connect the Walloons gas fields with the LNG facility near Laird Point; and

- Construction and operation of an LNG facility near Laird Point on Curtis Island near Gladstone for production and export of approximately 18Mtpa of LNG.

The joint venture partnership provides Origin with the responsibility for the construction and operation of the gas fields and associated infrastructure, and the gas pipeline to the LNG facility. ConocoPhillips will be responsible for the construction and management of the LNG facility.

1.1. Purpose

The purpose of this Integrated Housing and Accommodation Strategy (IHAS) is to present a plan which ensures housing and accommodation impacts associated with the Australia Pacific LNG Project are minimised and sustainable opportunities for community and social housing are supported in collaboration with partner agencies. Primarily, this IHAS will seek to:

- Avoid or reduce upward pressure on housing prices, rental costs and demand that may result from Project activities

- Provide accommodation solutions for the non-local Project workforce

- Support the maintenance or improvement of access to affordable housing for the local community

- Avoid displacement of short-term accommodation users (tourists, business visitors, families and friends etc)

- Ensure that Project workforce is able to be accommodated in reasonable proximity to work sites.

In line with the requirements outlined by the Coordinator General, this IHAS includes mitigation and management strategies that address the following issues:

- Ensuring that accommodation provision for the proponent's workforce, not housed in any Project specific worker accommodation (eg Temporary Accommodation Facility (TAF)), is addressed by a range of means including (but not limited to) direct supply of housing/units, and/or facilitating joint ventures for construction or purchase of dwellings

- Providing support for investment in affordable housing to mitigate the likely impacts of the Project on the housing market and on housing demand

- Monitoring the effect of the provision of affordable housing, particularly for Indigenous people and low income households, and considering contributing to investment in affordable housing, where appropriate

- Providing accommodation advice services for Australia Pacific LNG Project workers and families wishing to settle in Gladstone.

1.2. Engagement Undertaken

Australia Pacific LNG's approach to stakeholder engagement in development of this IHAS for the Project is based on an iterative consultation process. This has enabled Australia Pacific LNG to understand the actions and commitments that are required to address the concerns or interests identified in, or raised subsequently to the Project EIS. Ongoing dialogue has occurred with a number of key stakeholders which has informed the strategic direction of the IHAS.

Throughout the development of this document, targeted consultation with key stakeholders and potential partner agencies has been undertaken. Continued consultation will be integral to further facilitate the implementation of the strategy and in identifying potential partnerships moving forward.

The stakeholder engagement process for the IHAS was undertaken between May 2010 and June 2011. This stakeholder engagement process was undertaken subsequent to the stakeholder engagement carried out for the Australia Pacific LNG EIS.

The purpose of the IHAS stakeholder engagement process was to:

- Increase stakeholder awareness and understanding of the Australia Pacific LNG's Project impact on the housing market within the Gladstone region

- Create collaborative strategies with local and regional stakeholders that respond to identified areas of need and which build on the capacity within each community

- Educate stakeholders about lessons that have been learnt from previous experience

- Inform the development of strategies to address localised impacts on the housing market

- Test and modify the strategy framework developed by the Project team.

Throughout the development of this strategy, consultation was undertaken with a range of stakeholders including Gladstone Regional Council, Department of Communities, ULDA, LNG industry proponents and representatives of the Gladstone housing industry. Interviews were undertaken with 15 local builders and developers and the five major real estate agencies in Gladstone. This process was also used to identify local issues, land availability, median rental prices and gain a greater understanding of the local environment.

Whilst seeking to achieve the above objectives this strategy provides for well-formed strategies that meet the needs and requirements of the Project's affected communities and achieve compliance with the Coordinator General's conditions.

Please refer to Section 3.4.6 of this report for a detailed overview of the stakeholder engagement process undertaken for the IHAS.

1.3. Cumulative impact considerations

Any fundamental shift in the housing market will be a combination of exogenous elements which occur externally to the market (e.g. macro-economic factors, business activities from mining and energy companies) and endogenous impacts which will be derived internally within the specific market (e.g. delivery of housing, demographics, speculation, workforce mobilisation from energy companies). Accordingly, the current state of the housing market at any one time will be a result of a broad range of alternating factors. The accumulation of both internal and external impacts will inadvertently have an impact on the housing market.

Australia Pacific LNG understands the cumulative nature of housing market impacts and the need to understand the impact of other project proponents who may have operations within Australia Pacific LNG's operational regions. Accordingly, Australia Pacific LNG has prepared this housing strategy to address its impact on the housing market within the Gladstone Region.

The Australia Pacific LNG IHAS has been prepared with a focus on providing a balance between indirect and direct investment measures that will assist in stimulating the sustainable growth and operation of the housing market. Accordingly, a balanced and sustainable approach which incorporates indirect measures is likely to not only mitigate the impacts of Australia Pacific LNG's operations, but also contribute to the mitigation of impacts caused by other proponents.

Australia Pacific LNG has proposed strategies which set the framework for progressing transparent and open communications with all project proponents in the region in an effort to monitor cumulative impact and deliver integrated solutions.

1.4. Outline of report

Volume 2 of the IHAS focuses on the Gladstone region, anticipated to be most greatly impacted by the LNG Facility's construction. This report will therefore, focus solely on housing and accommodation impacts and associated strategies for this region. This report has been structured as follows:

- Section 1 – Introduction and Overview
- Section 2 – Project Overview and Impacts
- Section 3 – Policy and Housing Market Context
- Section 4 – Australia Pacific LNG Integrated Housing and Accommodation Strategies

All supplementary and supporting information is contained within the Appendices and is referenced in the document as necessary.

2. Project Overview

2.1. Project Workforce

2.1.1. Construction Workforce

This workforce profile applies to construction of the first two LNG trains between 2011 and 2015. It is anticipated that construction of Train 1 of the LNG plant and associated marine facilities will commence in June 2011 with completion by mid 2015. Construction of Train 2 will commence approximately six months after Train 1 and is expected to be completed in 2015 following completion of Train 1 to take advantage of the workforce and construction equipment already mobilised for this stage of the Project.

The peak construction period for the construction of Train 1 and Train 2 occurs in 2013, in which an estimated construction workforce of 3,300 will be required on the site on Curtis Island. It is estimated that the workforce requirements for Trains 3 and 4 will be similar in distribution and size.

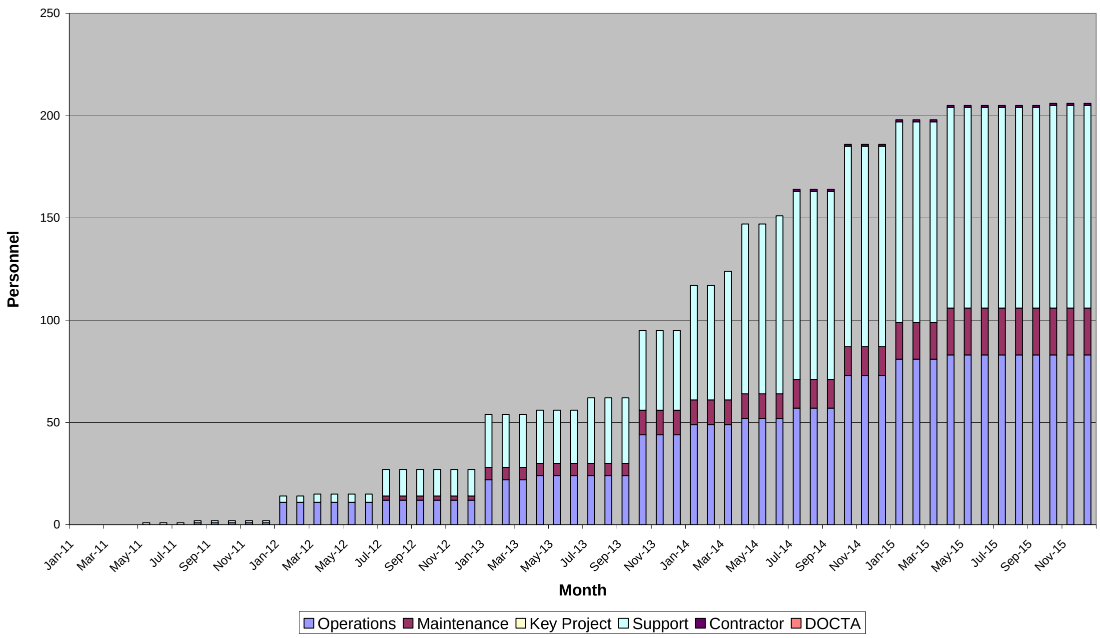
As detailed in the EIS, Australia Pacific LNG is aiming to source an average of at least 20% of its construction labour force for the LNG facility locally, which is defined as those workers who live within 60km of the Gladstone general post office. The distribution of the local workforce will vary over the period of construction, with a greater proportion of local workers in the early months of the Project, coinciding with a higher utilisation of local sub-contractors for early works activities.

Since the EIS, further planning has enabled a more detailed estimate of the number of non-local workers who are expected to relocate to Gladstone and live within the existing housing market. Of this non-local resident workforce, it is anticipated that some workers will choose to remain in Gladstone permanently, whilst others will just reside for the duration of construction. Approximately 5% of the peak workforce (or approximately 25% of those workers residing locally) are anticipated to relocate to Gladstone for the construction of the LNG Facility. It is anticipated that at peak (May – July 2012), up to 185 construction workers and their families may have relocated to Gladstone. Demand will decrease following this peak, with an average of 75 non-local resident construction workers from August 2012 until completion of construction of Trains 1 and 2 in 2015. It is expected the peak construction workforce for Trains 3 and 4 will be able to access a higher proportion of local workers, given that demand from other projects would have significantly dissipated and workers who relocated to Gladstone for Trains 1 and 2 may still be resident. As such there is a reduced likelihood that additional people will need to relocate to Gladstone for this second phase.

2.1.2. Operational Workforce

The operation of the LNG Trains 1 and 2 is expected to require a workforce of 206, which will then ramp up to 286 between 2018 and 2020 as operations of Train 3 and Train 4 commence. Whilst the total operational workforce remains generally consistent with the EIS, further planning has identified a need to employ operational staff well ahead of plant commissioning, with an initial operations workforce of 45 being employed in 2012. Up to 65 operational staff will be employed in Gladstone from 2013, increasing to 130 in 2015. The remaining 76 operations staff will be based in Brisbane. **Figure 2-1** below provides a workforce histogram for the combined Gladstone and Brisbane based operations personnel.

Figure 2-1 Trains 1 and 2 Operational Workforce (2011 - 2015)



Australia Pacific LNG aims to source, and/or locate, the operational workforce locally depending upon the skills and experience available. If suitable candidates cannot be sourced locally, alternative sourcing strategies will be required. As such, it is anticipated that the operational workforce will comprise a mix of existing local residents and non-local workers who may choose to relocate to Gladstone. Using evidence from previous projects, the proposed training program for local residents and the existing skills sets available, Australia PacificLNG conservatively estimate that 'new residents' may comprise 60% of the workforce by 2016. The breakdown of expected new residents by year is provided in **Table** below. This has been used as the basis of estimating the operational workforce housing impact.

Operational workforces for Trains 3-4 are expected to be able to be sourced locally, however this will need to be progressively reviewed, and the composition of the workforce determined (e.g. local/non local, and direct/non-direct) before more detailed planning is undertaken.

Table 2-1 Trains 1 and 2 Operational workforce and expected 'new' residents (2012-2016)

	2012	2013	2014	2015	2016
Total Gladstone Operations Workforce	18	65	111	130	130
Total expected 'new residents'	10	40	65	80	80

2.2. Project Housing and Accommodation Demand

2.2.1. Temporary Accommodation

Based on the revised workforce estimates, the LNG Facility will require a Temporary Accommodation Facility (TAF) of up to 2,600 beds at peak. It is anticipated that the proposed TAF on Curtis Island will be completed by month 15 post mobilisation (approximately August 2012) and that the facility will cater for demand by being gradually increased in size to cater for peak demand, and then gradually be demobilised during decommissioning. Prior to this, accommodation will be required for up to 325 non-local construction workers in Gladstone.

2.2.2. Permanent Accommodation

Construction and Early Operations (2011-2015)

Further detailed planning and advice from Australia Pacific LNG's FEED contractor since the release of the EIS has highlighted a preference to accommodate a proportion of the non-local workforce in the Gladstone housing market rather than temporary workers accommodation. Based on previous project experience, it is expected that this will include a combination of single employees and employees who will move to Gladstone with their family or partner.

Table 2-2 below details an estimate of the maximum number of singles and family/couples who will be housed in Gladstone over the construction period for Trains 1 and 2, and also includes the operational housing requirements during this period. For the operational period, it is anticipated that between 2012 and 2014 the number of employees relocating to Gladstone will increase from 10 to 66.

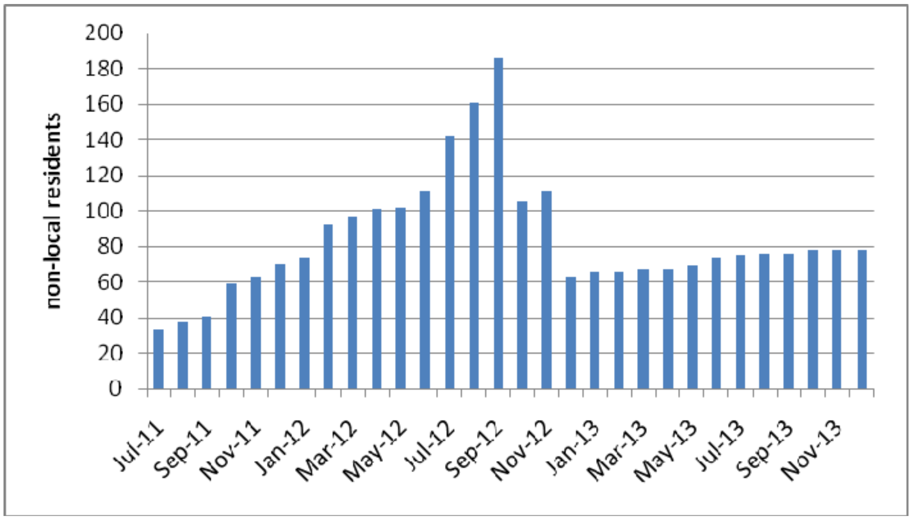
Table 2-2 Gladstone Housing Demand (Australia Pacific LNG Project) – Trains 1 and 2

Year	2011	2012	2013	2014	2015	2016
Construction	70	185	80	80	75	45
Operations		10	40	65	80	80
Total	70	195	120	145	155	125

NB: Figures cited for construction and operations are maximum demand for each respective year

It is however important to consider the proportion of the above 'peak' workforce who will be settling in the community for greater than 1 year consecutively. As illustrated in the chart below, during the construction phase, although there will be a peak demand of 195, this level of demand is only present for a month, and indeed demand for greater than 90 dwellings is only present for 8 months. Based on the below workforce demand curve (Figure 2-**2**), the maximum number of construction workers planning to 'settle' in Gladstone and residing for greater than 1 year is 90.

Figure 2-2 Construction workforce housing demand 2011-2013 - Australia Pacific LNG



When the operational workforce figures (**Table 2-3**) are added, the maximum expected number of settlers increases to 155, with an average of 120 settlers over the 6 year period. The expected number of new residents settling in Gladstone through direct employment on the Australia Pacific LNG Project from 2011 to 2016 is shown in the table below.

Table 2-3 Expected number of new residents settling in Gladstone - Train 1 and 2

Year	2011	2012	2013	2014	2015	2016
Construction	70	90	90	80	75	45
Operations		10	40	65	80	80
Total	70	100	130	145	155	125

These figures have been used as the basis of the workforce housing strategy detailed in Section 4 below. Australia Pacific LNG does however acknowledge the potential impact that the peak demand workforce will have, and as a result have committed to ongoing monitoring of the market with potential to facilitate additional dwellings and/or consider alternative accommodation options accordingly; including a mainland accommodation facility.

2.2.3. Ongoing Requirements

It is difficult to provide a reasonable estimate of the demand, if any, for additional Gladstone based housing from 2016 onwards. It is expected that housing will become available at the completion of the construction period of other proposed projects in Gladstone. Australia Pacific LNG will ensure that housing demand associated with the increase in the operational workforce post 2015 and commencement of construction of Trains 3 and 4 is assessed and monitored during the construction and operations period.

2.3. Australia Pacific LNG ‘living local’ Strategy

ConocoPhillips, the downstream operator for the Australia Pacific LNG project, encourages its employees who are relocating to a new location to integrate into the local community by way of comprehensive relocation support provisions. This support is summarised below.

Relocation assistance

ConocoPhillips provides levels of relocation assistance to non-local employees and ConocoPhillips-direct contractors who are relocating to the new work location. The assistance typically involves the actual logistics of relocating the person and their family such as: packing and transport of household goods; travel to the new location; arrival location orientation; and short-term temporary accommodation provisions. ConocoPhillips manages this process both in-house and with the support of an external relocation coordinator who assists the family on their arrival with factors such as housing and schooling requirements. ConocoPhillips also provides a form of home purchase assistance to employees permanently relocating to a new location in order to encourage the family to establish themselves in the location and local community. This provides employees assistance towards the costs associated with purchasing a home.

3. Policy and Housing Market Context

This section provides an overview of the policy and market context within which the IHAS has been developed. An analysis of current housing policies, both general and specific to the Gladstone region, is particularly important for understanding the expectations of government towards housing outcomes in the key policy areas of housing demand and supply, housing choice and affordability. Moreover, such an analysis identifies specific policy levers which can be adopted towards achieving these outcomes and minimising Project-related impacts on housing, including opportunities for partnership approaches with industry and government. At a local level, it is also important to understand the specific housing needs of the community and to work closely with the Gladstone Regional Council on the process of supporting these needs over time through both statutory and non-statutory provisions. Finally, an analysis of housing data and consultation with the property development industry has been conducted to gain an insight into historical and current trends in the Gladstone housing market - including land supply, rental affordability and new housing demand – as well as to identify impediments to housing provision and opportunities to support the needs of the local market. This level of detailed understanding is critical to ensure that the direct intervention strategies of the IHAS respond appropriately to housing need (both Project and community) and lead to the desired outcomes.

3.1. Government Policies and Programs

3.1.1. Sustainable Resource Communities Policy

The *Sustainable Resource Communities Policy: Social Impact Assessment in the Mining and Petroleum Industries* (DEEDI 2008) is focused on communities where rapid development, brought about by the resources boom, is having significant impacts on communities. Key areas which experience the greatest impact include infrastructure and services and the social structure of local and regional communities that support new or expanded mining and petroleum developments.

The framework identifies potential impacts of mining industry expansion and key planning issues; many if not all of which are relevant to the Australia Pacific LNG IHAS. The likely areas which may be impacted by mining industry expansion identified by the framework include:

- Local and regional economic development
- Employment and skills
- Government co-ordination and service provisions
- Housing demand and supply
- Housing choice
- Housing affordability
- Short-term accommodation
- Strategic planning and infrastructure.

One of the key initiatives of the *Sustainable Resource Communities Policy* is the development of a *Major Projects Housing Policy* to address the availability and supply of housing to support major projects and to guide investment in the provision of housing.

3.1.2. Draft Major Project Housing Policy

In September 2010 the Department of Infrastructure and Planning (DIP) prepared the *Draft Major Projects Housing Policy*, which is an outcome of the *Sustainable Resource Communities Policy*.

The purpose of the *Draft Major Project Housing Policy* is to set out the Government's guiding principles and policy positions for the provision of housing to accommodate major resource project workforces. In addition, this policy is designed to provide a framework within which housing for major new and expanded mining and petroleum development proposals can be consistently considered.

This policy is effectively a guide for project proponents. As stated in the draft policy, it is intended that the policy will clarify Government's expectations of the type of accommodation and housing issues that project proponents submitting an EIS will need to consider. It is the Government's intention that through the implementation of such a policy, the assessment process for housing and accommodation impacts will be more consistent and ultimately more streamlined. Finalisation of the *Draft Major Project Housing Policy* is expected to commence in 2011.

3.1.3. National Rental Affordable Housing Scheme

The *National Rental Affordable Housing Scheme* is a Federal Government funding initiative (approximately $622.6 million) which seeks to address the shortage of affordable rental housing by supporting the construction of up to 50,000 new, affordable dwellings nationwide by June 2012. Specifically the scheme offers a tax-free financial incentive to induce private investment to build and rent housing at below market rates for low and moderate income households. A key component of the scheme is the ability to foster partnerships with the private sector to deliver affordable housing. It aims to:

- Increase the supply of new affordable rental housing
- Reduce rental costs for low to moderate income households
- Encourage large-scale investment and innovative management of affordable housing.

The tax incentive is paid annually for up to 10 years and comprises of:

- An Australian Government contribution of $6,855 per dwelling per year (as a refundable tax offset or payment)
- A State or Territory Government contribution of $2,285 per dwelling per year (in-direct or in-kind financial support).

3.1.4. Queensland Affordable Housing Strategy

In 2007 the Queensland Government released the *Queensland Housing Affordability Strategy* as a commitment to improving housing affordability. It aims to achieve this by bringing State land to market more quickly and to help the market to respond more effectively to providing housing. The strategy provides for a more competitive and responsive land and housing market by significantly reducing the timelines and associated holding costs of bringing new homes to the market (ULDA, 2008).

Since the release of the strategy the Queensland Government has completed the following identified actions:

- Established an Urban Land Development Authority
- Made changes to improve the planning and development assessment process
- Increased the supply of land ready for development

- Regulated infrastructure charging plans across Queensland
- Designated land for housing in regional areas of high demand.

Through the Queensland Housing Affordability Strategy, the Queensland Government will continue to:

- Identify and develop appropriate under-utilised government land for urban proposals
- Allow local governments to facilitate private sector financing of infrastructure.

3.1.5. State Planning Policy 1/07 – Housing and Residential Development

State Planning Policy (SPP) 1/07 – Housing and Residential Development is a statutory instrument under the *Integrated Planning Act 1997* and was adopted by the Queensland Government in December 2006. The outcome sought by the policy is that local governments must identify and analyse the housing needs of their community and, if necessary, modify their planning scheme to remove barriers to and provide opportunities for a range of housing options (this includes consideration of variations in housing size, type and cost) that respond to the housing needs of the community (this includes consideration of socio-economic circumstances and occupations).

In order to support local governments in addressing local housing needs, the SPP requires that a housing needs assessment be undertaken, along with a planning scheme analysis to identify:

- Existing and future housing needs
- Impediments to providing housing to meet these needs
- Statutory and non-statutory provisions to support these needs being addressed in the future.

The Gladstone Housing Needs Assessment is an example of such an assessment under SPP 1/07 and is summarised below.

Gladstone Housing Needs Assessment

GRC is currently undertaking a Housing Needs Assessment which is anticipated to be released in July or August 2011. Prior to publication of the assessment, GRC has released an Issues Sheet which has identified a number of potential issues and associated responses which will be outlined in further detail in the Housing Assessment. Key issues and associated strategies identified include:

Key Issues

- The need to ensure that land release programs are adequate to accommodate the anticipated future growth in an efficient and sustainable urban form
- The need to encourage a wider choice in housing style
- The need to promote affordable housing and aged accommodation

Possible Strategies

- Require a range of lot sizes to be provided in each neighbourhood with the aim of increasing densities to at least 15 lots per hectare
- Encourage the allocation of land for special needs groups (including aged accommodation) in preferred locations close to services and public transport

- Develop affordable housing initiatives aimed at promoting the provision of affordable housing by the private and not for-profit sectors

3.1.6. Urban Land Development Authority

ULDA Affordable Housing Strategy

The ULDA is an independent statutory authority established in 2007 as a key action identified in the Queensland Government's *Queensland Housing Affordability Strategy.* The *ULDA Affordable Housing Strategy* released in 2009, outlines the key mechanisms the ULDA will implement to improve housing affordability by enabling land to move quickly to market and to deliver high quality urban development outcomes.

The strategy considers housing to be 'affordable' when households are spending no more than 30 percent of gross household income on rent and no more than 35 percent for home purchase.

The ULDA has set an affordable housing target of 15 percent of all dwellings developed across the Urban Development Areas (UDAs) to be affordable to people on low to moderate incomes. The strategy identifies three specific actions the ULDA will undertake to achieve this:

1. Including provisions within the Development Schemes that mandate a percentage of dwellings in residential projects be required to meet prescribed affordability criteria
2. Requiring an affordable housing development contribution, either monetary or built product, if a proponent of a development elects to utilise the higher development yield arising from a Development Scheme
3. Where the ULDA undertakes development activities, reinvestment of surplus funds into affordable housing outcomes.

Additionally, the ULDA Housing Affordability Strategy includes advice around specific implementation mechanisms to retain affordable housing over the long term.

Non-Resident Worker Accommodation Guideline

The ULDA have also released a subsequent guideline specifically aimed at planners, urban designers, resource companies and developers responsible for preparing proposals for non-resident workforce accommodation in resource communities. The Draft Non-Resident Worker Accommodation Guide released in February 2011, includes a number of planning and design elements and benchmarks that are underpinning by two overarching principles, which are:

1. Non-resident worker accommodation is located and designed to be integrated within or on the edge of town
2. Non-resident worker accommodation adequately provides for occupants and has a high level of on-site amenity.

The guide aims to clearly articulate the ULDA's expectations regarding any application for approval of proposed non-resident accommodation in UDA's.

3.2. Gladstone Regional Council

3.3. Community Plan

The Gladstone Region Community Plan was adopted on 17 May 2011 in response to the requirements under the *Local Government Act 2009*. The Community Plan has been aligned to and informed by existing strategic plans which have been undertaken in the region. The Plan provides a detailed vision for the future, supported by goals, strategies and implementation plans.

A central goal of the Plan's vision is to ensure that there is affordable housing and appropriate facilities and services for all people who want to live or retire in the Gladstone region. This will be achieved through the strategies outlined below.

Strategy 3.1: Managing development so that housing is affordable and there is a diversity of housing stock

Social Housing and Supported Accommodation
1. Support for: a significant increase in the supply of public and community housing; the provision of transitional housing; increased crisis housing; and increases in social support services to support people in maintaining successful tenancies.
2. Address the need for an efficient and reliable public transport network to provide access to housing in Boyne Island, Agnes Water, Tannum Sands, Calliope, Miriam Vale, Boyne Valley as well as outer lying suburbs within the Gladstone urban area.
3. Set up a housing sub-fund to be managed through the Gladstone Foundation which can be used to address homelessness and provide social support services in times of housing crisis.
4. Identify funding to develop additional transitional and crisis housing stock.
5. Encourage industry to provide opportunities for further community sector groups to take out leases over private rental accommodation
6. Investigate the potential to attract the Rent Connect Program to Gladstone if the trial is successful and continues to be supported by the State Government.
7. Encourage industry to become more involved in housing provision through the funding of new properties to be rented to people in need at a subsidised cost under the National Rental Affordability Scheme.
Aged Housing
8. Encourage industry seeking good corporate citizenship, to direct their funds into increasing housing stock rather than providing subsidies on existing housing stock or ad hoc funding to individual aged care agencies.
9. Support the Gladstone Retirement Village Committee proposal as an important opportunity to increase the supply of tri-care housing for older people.
10. Facilitate and encourage the provision of additional tri-care facilities in the longer term, in Gladstone, Boyne Island/ Tannum Sands and potentially Calliope.
11. Support for provision of smaller dwellings suitable for occupation by older people in any

expansion of the public housing stock.
12. Investigate the capacity of the Gladstone Planning Scheme to support the provision of integrated accommodation for older people in a variety of accessible locations that can be appropriately serviced; and the inclusion of universal design principles.
13. Investigate opportunities to expand the number of seniors units in Miriam Vale, Gladstone, Agnes Water, Calliope and possibly Mt Larcom.
Short Term and Temporary Housing
14. Investigate and incorporate strategies to encourage the retention of existing caravan parks and development of new parks in the forthcoming future review of the planning scheme.
15. Encourage new workers' accommodation to be designed with universal housing design principles so that the dwellings may be able to be converted to retirement accommodation once the construction workforce leaves.
16. In addition to singles accommodation for the construction workforce, other dwelling types suitable for families should also be provided, including a range of housing types and models aimed at increasing the supply of affordable housing to alleviate stress on existing stock.

3.4. Gladstone Housing Market Analysis

Central to the development of housing and accommodation strategies for the Project is an analysis of the existing housing market in Gladstone. This analysis helps to establish the ability of the market to respond to increased demand and the impact that demand may have on housing affordability and accessibility. Key elements for consideration include vacancy and rental rates, median sale price, land supply and demand and qualitative analysis based on consultation with key stakeholders.

This section provides a summary of the current status of the Gladstone housing market. This analysis of the current housing market context has been used to inform the development of the mitigation actions detailed in Section 4.

The market research activities undertaken as part of the development of this report included:

- Literature review covering published and unpublished market analysis reports
- Review of historical data (e.g. dwelling approvals, house prices, rental vacancy rates etc)
- Interviews with real estate agents, local and State Government officials, land and property developers and investment groups

The key issues for the Gladstone housing market can be summarised as follows:

- Gladstone suffers from a lack of housing diversity. The predominant form of dwellings within these communities is detached dwellings suitable for families. This is being responded to through development of the Clinton UDA and an increase in construction of townhouses and unit developments.
- The median price for a unit and detached dwelling within Gladstone and surrounding suburbs and townships has increased significantly over the last five (5) years. The increase in prices has

grown at a steady and consistent pace. The increase has kept many low-income families out of the housing market and in rental accommodation.

- The demand for housing within Gladstone will continue to rise at a steady pace associated with both industrial related growth and natural forecast growth.

- The current supply of vacant urban land is capable of meeting housing demands from population growth over the long term, irrespective of increased population growth directly and indirectly attributed to Australia Pacific LNG's operations in the surrounding area or any cumulative impact associated with other energy and mining projects.

- The greatest demand for social housing is for small dwellings (1-2 bedrooms) and seniors units rather than larger family dwellings.

- The research suggests that housing demand and supply (and hence availability and housing and rental prices) is heavily influenced by whether new major projects are being developed and associated speculation. If industry is negatively impacted by exogenous forces this also impacts housing and accommodation through increased vacancy rates and reductions in median rental and sales prices.

3.4.1. Housing Demand and Supply

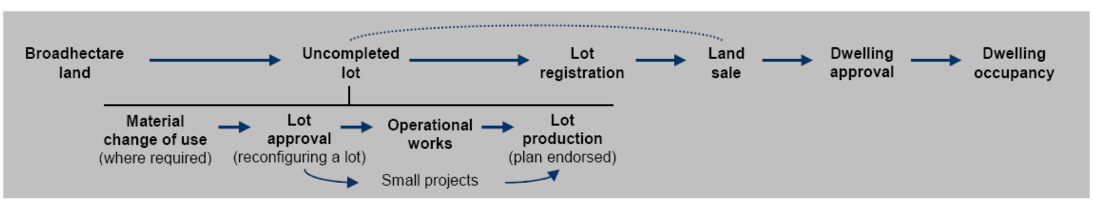
Land Supply

Broadhectare land refers to residential greenfield land and brownfield (greater than 2,500 m²) that is currently suitable for residential development. In the Gladstone Regional Council area there are currently 2,536 hectares of broadhectare land available for residential development.

According to the OESR, based on the planning scheme intent, existing approvals, and an analysis of residential densities by location, this supply is expected to yield some 10,000 dwellings. This expected yield takes into account ownership and land fragmentation issues which often reduce the yield.

Before broadhectare land is able to be developed, there are a number of steps which need to take place. The stages for residential land development approval to occupation in QLD are represented in **Figure 3-1** below.

Figure 3-1 Residential land development stages



Source: OESR 2011

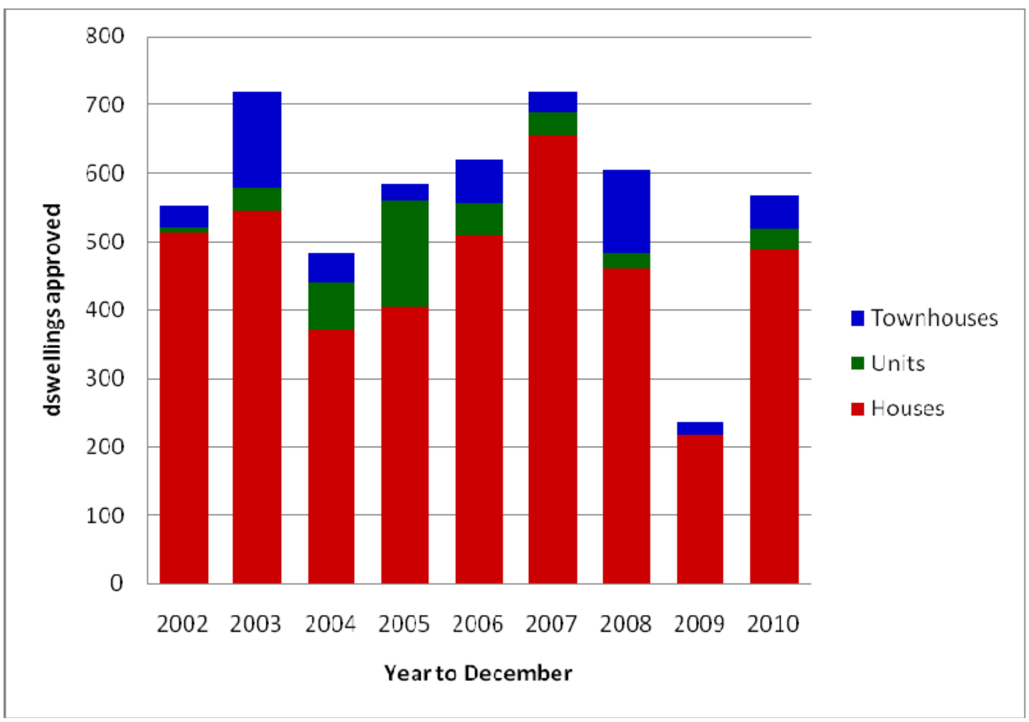
According to the OESR, in the year to December quarter 2010, Gladstone Regional Council approved the development of 845 residential lots. This was a decrease of 39 per cent compared with the same period the previous year when 1,392 lots were approved.

Once lots are approved, and before an approved development proceeds, detailed engineering drawings and specifications for civil engineering and landscaping (or "operational works") must be approved by council. In the year to December quarter 2010, Gladstone Regional Council gave operational works approvals for the development of 392 lots. The total stock of lots in Gladstone Regional Council with current operational works approvals at the end of December quarter 2010 was 983 lots. These lots represent approved land that is most likely to be developed in the short term and account for 23% of the 4,266 uncompleted lots to be developed over time. Whilst this was a significant increase on the previous year, it represents less than 60% of the operational works approval for 2008. This suggests that the market is still impacted post GFC and is not responding as fast to market demand as might be expected.

Dwelling Approvals

Figure below shows dwellings approvals by type for the Gladstone Regional Council from 2002 to 2010. This shows significant housing peaks associated with major project development, and also the effect that the GFC had on the Gladstone housing market in 2009. The first two peaks in 2003 and 2007 coincided with construction of the Yarwun Alumina Refinery and RG Tanna Coal Export Terminal respectively. One of the greatest factors impacting the current limited availability of housing was the severe drop in dwellings approval and construction in 2009. This meant that the market was already under strain from natural growth prior to increased demand from the LNG industry and other projects in 2010 and 2011. While approval levels improved in 2010, it was not sufficient to make up for the low levels in 2009.

Figure 3-2 Dwelling approvals 2002-2010



Housing stock and tenure

At the time of the 2006 census, there were approximately 16,700 dwellings in the Gladstone region. The majority of these were single detached dwellings, with town houses and units being most prevalent in Gladstone.

Table 3-2 below details the change in housing stock from 2001 to 2006 by dwelling type. In absolute terms, growth in the number of separate houses has been most prevalent, although growth in apartments has also been considerable, albeit from a low base. This data reflects a considerable lack of diversity in the housing market which limits choice and affordability.

Table 3-2 Dwelling structure 2001-2006

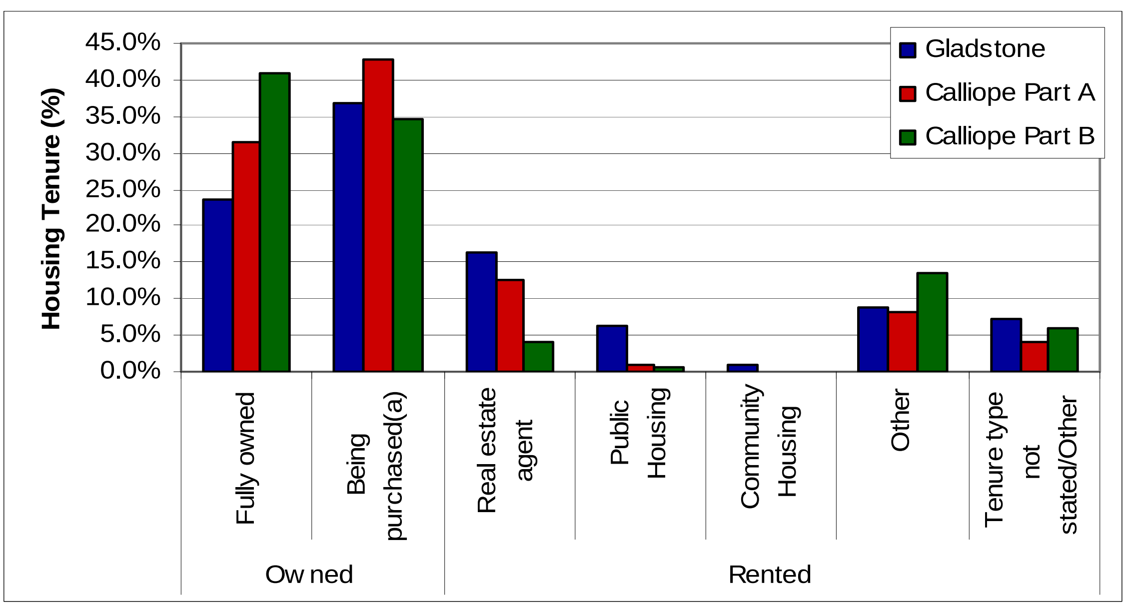
	2001	2006	Change 2001-2006
Separate house	12,557	14,011	1,454
Semi-detached, row or terrace, town house etc	364	387	23
Flat, unit or apartment	1,278	1,476	198
Other dwelling*	637	881	244
Dwelling not stated	233	8	-225
Total	15,069	16,763	1,694

* 'Other Dwelling' refers to caravans, cabins, houseboats, tents, improvised dwellings and dwellings attached to offices or shops.
Source: ABS 2006

The housing tenure profile of the study region communities benchmarked against Queensland is presented in **rate to** the Queensland average.

Figure . In all communities, the majority of dwellings are either fully owned or in the process of being purchased. Public rented housing is most prevalent in Gladstone, with 6.6% of occupied dwellings being rented from the State or Local Government. More than 25% of occupied dwellings in Gladstone are being rented privately, which is a similar rate to the Queensland average.

Figure 3-3 Housing tenure 2006



Source: ABS 2006

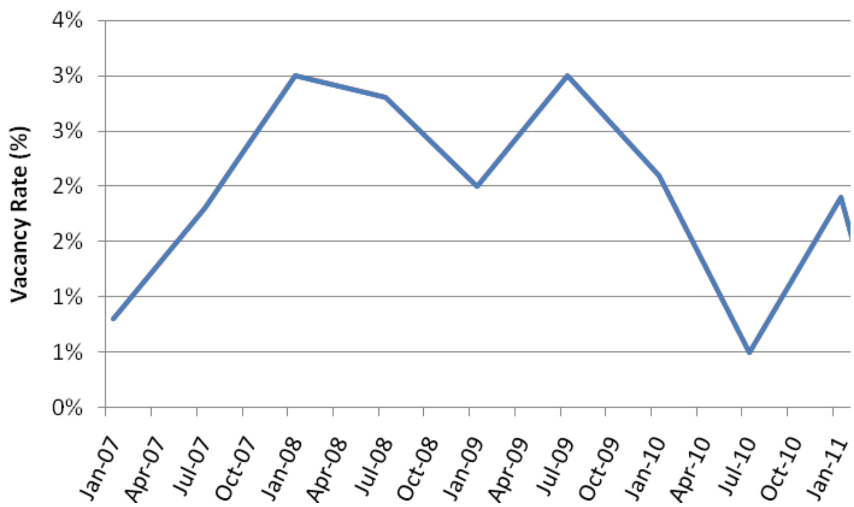
3.4.2. Rental Market

Vacancy Rates

Figure below presents the change in vacancy rates in the Gladstone rental market from 2007 to 2011. This shows the significant tightening of the rental market in Gladstone over the last 12 months. It also illustrates that Gladstone does traditionally have a relatively tight rental market, with the majority of the last four years showing rental vacancy rates below 3% - a rate that has traditionally been regarded by commentators as 'healthy'. This indicates that it is important not to assess the current context in comparison to broader state trends, but rather the unique situation that exists in Gladstone.

Figure below also illustrates the significant impact that the GFC had on the market, with vacancy rates peaking at 9% in 2009.

Figure 3-4 Gladstone Vacancy Rates 2007-2011



Source: SQM Research 2011

At June 2010, there were approximately 125 houses and 76 apartments available for rent in Gladstone (Colliers International 2010a). These figures have dropped considerably over recent months, with the number of properties available to rent on the realestate.com website substantially lower in April and June 2011:

- April 27th 2011 – 75 houses and 23 townhouses and units
- June 30th 2011 – 51 houses and 15 townhouses and units

Rental Prices

Table 3-3 below presents median weekly rental prices in the Gladstone Regional Council area by property type for 2009-11. Whilst this does show a significant increase in rental prices for most dwelling types from 2010 to 2011, there is a considerably smaller increase from March 2009. The greatest increases have been in larger detached dwellings. In addition to increased demand, this may also be a result of increased numbers of new investment properties coming into the market, generally at rates higher than the median.

Table 3-3 Median weekly rents, Gladstone Region*

Local Government Authority	Type of housing	Median weekly rent March 2009	Median weekly rent March 2010	Median weekly rent March 2011	% Change 10-11
Gladstone Regional Council	4 bedroom house	$380	$300	$400	33%
	3 bedroom house	$300	$280	$360	29%
	2 bedroom house	$250	$240	$300	25%
	3 bedroom townhouse	$310	$285	$360	26%
	2 bedroom townhouse	$250	$250	$260	4%
	3 bedroom unit	$310	$300	$350	17%
	2 bedroom unit	$240	$230	$275	20%
	1 bedroom unit	$175	$180	$200	11%

Source: Queensland Rental Tenancy Authority 2011

* Data is for Gladstone, Boyne Island, Clinton, New Auckland, Kin Kora, Tannum Sands

Whilst the RTA provides a good indication of median rental price, not all renters pay a rental bond (for example Bechtel do not pay bonds for dwellings they lease) thus are not all included in median rental data. The data in **Table 3-4** below is a 'point in time' capture of rental properties available through a publically available source (www.realestate.com.au) at April 27 2011. This data is an agglomeration of all dwellings available in Gladstone, Calliope and Tannum Sands/Boyne Island. On this date there were 95 properties available.

Table 3-4 Median weekly rents, Gladstone Region* 27th April 2011

	Median weekly rent April 2011
4 bedroom house	$520
3 bedroom house	$420
2 bedroom houses	$395
3 bedroom townhouse	$340
2 Bedroom Townhouse	$300
3 bedroom unit	$600

2 bedroom unit	$310

Source: www.realestate.com.au

3.4.3. Median House Price

Table 3-5 below presents information on the Gladstone median house price in March 2011 and compares growth in the 12 months to March 2011 to the average annual growth over the last 10 years. House price increases over the last 12 months have not increased at the same rate as rental prices, nor have they increased at the same rate as the average annual growth rate. Nevertheless, median house prices are comparatively high, with three areas higher than the Brisbane median price of $430,000. Kirkwood had the highest median house price which is reflective of the fact that it is comprised of new development areas which one would anticipate having higher prices.

Table 3-5 Median house price, Gladstone region 2010-11

	Median house price		
Urban locality	**Median price to March 2011 ($)**	**12 month growth to March 2011 (%)**	**Annual Average Growth (last 10 years) (%)**
Gladstone City	402,500	16	13
Established Suburbs*	385,000	8	13
Kirkwood	500,000	6	6
Boyne Island	441,500	13	14
Tannum Sands	463,000	-4	12
Calliope	408,250	7	16

Source: RP Data 2011

*Established suburbs include Kin Kora, Clinton, West and South Gladstone, Glen Eden and New Auckland

Similar to the house market, median prices for units in Gladstone and Tannum Sands have also increased considerably for the last 10 years (**Table 3-6**), particularly over the last 12 months in established Gladstone suburbs and Boyne Island. Currently, the Gladstone housing market lacks significant diversity although has been characterised by the recent construction of a number of high quality unit developments which may have contributed to the high median prices. Gladstone City, established suburbs and Boyne Island all have median unit prices within 10% of house prices.

Table 3-6 Median unit price, Gladstone region 2010-11

	Median unit price		
Urban locality	**Median price to March 2011 ($)**	**12 month growth to March 2011 (%)**	**Annual Average Growth (last 10 years) (%)**
Gladstone City	376,500	3	14
Established Suburbs	362,500	25	N/A

Boyne Island	420,000	38	28
Tannum Sands	278,000	-2	16

Source: RP Data 2011

3.4.4. Affordable and Social Housing

Continued access to affordable housing and various forms of social housing including crisis accommodation, public housing and Aboriginal and Torres Strait Island (ATSI) identified housing is a significant area of concern for the community, government agencies and service providers. Furthermore, consultation has indicated that low income households without high needs are finding it harder to access social housing as the supply of housing is not keeping pace with demand.

Supply and Demand of Social Housing

The Queensland Department of Communities reports there are 962 social housing dwellings in the Gladstone Regional Council, representing 1.6% of Queensland's total housing dwellings. At a meeting with the Department in 2010, staff advised that there is a current shortfall of approximately 300 units of community housing in Gladstone. Seventy-five percent of registered applicants were from lone person households (higher than the 48 per cent in Queensland) and 50 per cent of the applicants registered in the Gladstone locality were classified as very high need. Based on current Government published information, 48.9 per cent of applicants are placed in suitable social housing within six months and 6.3 per cent wait longer than four years. The longest wait is in Calliope where 54% wait two or more years for an allocation.

Table 3-7 below provides information on the applicants by dwelling type on the housing register waiting list in selected areas at 2008 (latest publically available data). This shows that in 2008 the greatest demand for social housing came from older residents and also residents or households only requiring small dwellings. This is reflective of the high proportion of lone person households on the waiting list as noted above. This provides important context for development of affordable housing initiatives which best respond to existing demand.

Table 3-7 Number of applicants on the housing register waiting list by dwelling type for selected areas - 2008

Area	Senior Unit	1 bedroom	2 bedroom	3 bedroom	4 bedroom	4 + Bedroom	Total
Gladstone	49	66	32	2	4	-	153
	32%	43%	21%	1%	3%	0%	
South Gladstone	5	2	16	4	1	1	29
	17%	7%	55%	14%	3%	3%	
West Gladstone	17	-	25	6	2	-	50
	34%	0%	50%	12%	4%	0%	

Source: Central Queensland Regional Social Housing Profile

Affordable Housing

Affordable housing relates to the ability of sections within the community to be able to afford the cost of housing whether through ownership or the rental market. According to the ULDA, whose mandate is to improve 'housing affordability' as well as to facilitate the provision of 'affordable housing', affordable housing refers to housing which can be reasonably afforded by low to moderate income households and encompasses:

- Private rental housing and home purchase options (including housing aimed at the first home owners market)
- Social housing (including public and community housing).
- The affordable housing 'target group' for the ULDA is:
    - Household incomes of generally between $40,000 and $80,000
    - Households spending no more than 30% of gross household income on rent and 35% of gross household income on home ownership.

For this target group, the following affordability thresholds have been identified:

Gross Household Income ($ p.a)	**Affordable Rent[1] ($/wk)**	**Affordable Purchase[2] ($k)**
$80k	460	398
$70k	405	349
$60k	345	300
$50k	290	251
$40k	230	203

Source: ULDA Affordable Housing Strategy

Using these benchmarks and the median house price data presented in Section 3.4.3 above, it is apparent that housing in Gladstone at the median price is only affordable for purchase for households on an $80k income and only in established suburbs. The median unit price is only affordable for households earning over $60k and only in some suburbs. Median rental rates are more affordable, ranging from $200 to $400 per week for different housing types. Rents are, however, increasing rapidly and availability is limited, which is expected to negatively impact rental affordability in Gladstone in the short to medium term.

Government and housing sector response

The following investment is being made by the state and federal Governments in social and supported accommodation in Gladstone to respond to demand for social and affordable housing:

- an additional 137 social dwellings are to be built under the economic stimulus plan in Central Queensland (the number to be located in Gladstone is unknown)
- the Department of Communities (DOCs) is developing 42 one-bedroom units for public housing to be managed by a community organisation

- $400,000 State government investment over three years to the GRC for crisis accommodation and associated support services was announced on the 24th of July 10
- the Queensland Affordable Housing Consortium is facilitating the development of 50 houses and 68 apartments in Gladstone and 66 houses in Calliope under the National Rental Affordability Scheme to be completed between 2010 and 2012. It should be noted however that these numbers represent 'allocations' not committed development. Consultation with DOCs has suggested that some private developers who have these allocations are choosing, in the current market, to direct their product to the private homeowner market rather than selling the properties as NRAS investments, as they are achieving higher capital return.
- The Gladstone Central Committee of the Ageing has recently completed a 21 unit NRAS development which has 100% occupancy and currently has an application with the State and Federal Governments for an additional 36 townhouse development through NRAS.

3.4.5. Non Resident Accommodation

Short term accommodation

In consultation with the major construction contractor, Australia Pacific LNG has undertaken an analysis of available short-term accommodation supply. Within Gladstone, there are approximately 21 available motel/hotel and serviced apartment facilities, with 698 equivalent rooms. **Table 3-8** below presents the breakdown of these rooms by accommodation type:

Table 3-8 Gladstone short term accommodation

	Single Bedroom/ Apartment	Equivalent Bedrooms
Single bedroom – hotel/motel	365	365
Two bedroom – hotel/motel	16	32
Single bedroom – cabin/ apartment self-contained	119	119
Two/three bedroom - cabin/ apartment self-contained	91	182
Total	591	698

Non-resident worker accommodation

There is an increasing use of non-resident labour in Gladstone. Gladstone Area and Promotion Development Limited (GAPDL) (2009) reported that in 2006, approximately 900 workers (about 4.2% of employees in Gladstone) did not reside in the region. The major communities that provided non-resident labour into Gladstone were Rockhampton (100 workers) and Bundaberg (80 workers), while the remainder originated from further away. These non-resident workers have been commuting from their own residence or relying on short term accommodation options in Gladstone during shift periods. The level of the non-resident workforce is likely to have decreased in 2009 following Rio Tinto's decision to scale back the Yarwun refinery expansion in April 2009 in addition to a number of other mining related industry cutbacks.

Presently, there are three proposed commercial 'temporary accommodation facilities' (TAFs) within the Gladstone region. These are in various stages of development, with two located on the outskirts of Calliope and one located at Callemondagh adjacent to the airport. At proposed maximum capacity, these three facilities could provide accommodation for up to 6,000 non-resident workers.

3.4.6. Consultation outcomes

Local Government Consultation

Throughout the development of the IHAS and the SIMP, APLNG has undertaken regular and ongoing consultation with relevant council officers and councilors regarding their position on the Gladstone housing market and industry impacts.

Outcomes of the consultation have indicated that GRC believes that housing supply is insufficient to meet the demands for accommodation being placed on the Gladstone market, resulting in adverse housing affordability and availability for non-industry households. GRC's expressed view is that the LNG industry should fast track their housing program to meet the needs of their construction and operations workforce, thus relieving pressure on the broader housing market. GRC have however indicated that they do not believe that provision of funding to support increased resourcing within Council to respond to increased housing approvals etc is required.

Consultation with Council has also identified positive opportunities to partner on potential affordable and social housing initiatives, particularly through the services provided by the Community Advisory Service and collaborative establishment of a Gladstone Affordable Housing Company to drive investment in affordable and social housing. This consultation has been critical in shaping the Australia Pacific LNG integrated housing strategies detailed below.

State Government Consultation

Consultation with the Department of Communities Housing and Homelessness Division highlighted the importance and opportunity provided by State and Federal Government initiatives such as NRAS and the ULDA in responding to increasing housing affordability issues in Gladstone. Furthermore, consultation emphasised the importance of developing diverse housing stock in multiple locations for workforce housing so as not to lead to 'industry suburbs' and align with the intent of local, regional and state planning policies and strategies.

Collaborative engagement

Over the last 10 months, Australia Pacific LNG has been engaged in a number of collaborative forums around the Gladstone housing market and industry and government responses. This has included attendance and contribution to regular industry working groups between the four LNG proponents which was established in November 2010 and the Gladstone LNG Housing Round Table facilitated by the Office of the Coordinator General. The Industry Working Group has been an important forum to discuss opportunities for collaboration between proponents and keep up to date on project demands and strategies.

The purpose of the Gladstone LNG Housing Roundtable and a number of associated joint industry and government meetings was to bring together a range of stakeholders and agree upon short and medium term collaborative responses to the issues present in the housing market. The outcomes of the Round Table are summarised below.

Data Monitoring:

- Government will be developing a Data Collection and Monitoring Framework to provide essential information on the state of the housing market in Gladstone. It is intended that construction and operational workforces of all major projects will be captured.

- The LNG industry will cooperate through regular provision of workforce and housing data.

Short Term Strategies

ULDA will assist by:

- accelerating development of building blocks with funding from proponents

- assess options for worker accommodation in Clinton UDA

- provision of affordable home ownership properties and sites that a third party tenancy manager could utilise as affordable rental properties.

Department of Communities will assist by:

- working with proponents and the GRC to maximise properties through the National Rental Affordability Scheme including any housing company option. DOCs will provide a list of NRAS properties so that proponents and GRC are aware of what properties have been ‘earmarked’ as affordable.

- investigating with proponents the option to establish a ‘Rent Connect’ service in Gladstone

- working with proponents and the GRC to provide advice and support on the creation of a housing company

GRC will assist by:

- working with DOCs and proponents to establish an affordable housing company in Gladstone

Medium and longer term strategies

- Medium to long term strategies will be informed by a proponent’s Integrated Housing Strategy, individual proponent’s monitoring and reporting, RCCCs input and the Data Collection and Monitoring Framework.

- If amendments to housing initiatives are required as a result of the above, these will be negotiated by the Coordinator-General through the Integrated Housing Strategy reporting conditions established in the Coordinator-General Reports.

Housing Industry Consultation

A series of face-to-face meetings were conducted with Gladstone property developers and real estate agencies during November 2010 and early 2011 (refer to Appendix 1). An important overall finding from this consultation is that the supply of new stock in the Gladstone property market has been lagging behind demand since the Global Financial Crisis (GFC). The local property development industry has been unable to meet this demand due to the increased cost of finance and an inability to secure long-term contracts to provide the necessary security for this finance. Post GFC, the banks have strongly discouraged or blocked speculative development and developers now require either a purchasing commitment or long term leases in order to secure finance. This has meant that development continues to lag behind demand.

In addition to this inherent demand and supply imbalance, consultation with real estate agents has indicated that although there is significant supply of land available for development, there is a shortage of serviced land (land which incorporates water mains, sewerage, electricity etc). Factors for this have included the high costs of trunk infrastructure in some areas of Gladstone, topographic challenges and post GFC financing issues. Anecdotal evidence has also suggested that some developers are holding land stocks back from the market so that they can achieve higher prices as land value increases with demand. The ULDA provides an opportunity to discourage this kind of speculation as they are not solely driven by commercial imperative and will be releasing land for sale and development as soon as civil and infrastructure works have been complete, thus providing a variety of options for home purchasers.

The potential future shortage of tradesmen in Gladstone available for residential housing construction was also highlighted as a concern by builders. This may also have implications for the ability of the market to keep pace with demand.

3.4.7. Conclusion and Rationale for Response

Based on the above analysis and consideration of consultation findings, the following summary points are provided as a rationale and guidance to the development of strategies outlined in Section 4.

- There is a clear lack of rental supply to accommodate demand from non-local construction workers prior to construction of the Curtis Island TAF. An alternative temporary solution is therefore required.
- Given the current tightness of the Gladstone rental market, the likely increased demand for housing associated with Project-related employees indicates a need to respond through direct intervention strategies
- The most significant area of impact is anticipated to be in the affordable housing market. This impact is expected to be a short to medium term issue based on the significant price speculation that is currently being experienced in the Gladstone housing market.
- The greatest opportunity to positively impact the housing market is through affordable and social housing initiatives. Emphasis needs to be placed on increasing opportunities for lower income households to purchase dwellings and access rental accommodation without falling into mortgage or rental stress
- To ensure that initiatives achieve greatest benefit it is important that strategies are aligned with existing policy and programs and incorporate collaborative approaches where possible
- The greatest demand for social housing is currently for small dwellings (1-2 bedrooms) and seniors' units rather than larger family dwellings. This may be reflective of a lack of housing diversity and provide one potential focus for the housing strategy
- There is a need to increase housing diversity to provide greater housing choices and to promote increased affordability.

4. Australia Pacific LNG Integrated Housing Strategies

4.1. Overview of Approach

The development of the IHAS has been completed through a collaborative and consultative approach with key stakeholders to form strategies that will address both current and potential impacts pertaining to the Gladstone housing market. A systematic consultation and analytical process was carried out to help assess and quantify the extent of potential issues.

The proposed strategies form an integrated, sustainable and holistic response to Australia Pacific LNG's downstream operations. With a focus on achieving sustainable "organic" growth in the housing market, the strategies provide a balance of both indirect and direct investment mechanisms.

The difference between the respective investment methods is described below:

- **Indirect Investment Mechanisms**: The purpose of an indirect investment strategy is to stimulate the housing market without having to directly deliver housing to the market. An indirect investment strategy will primarily seek to alleviate those pressures that hinder the ability to deliver housing to the market. The advantage in implementing indirect measures is that the housing market has the ability to adjust and function on its own without the impediments of bringing product to the market.

- **Direct Investment Mechanisms:** A direct investment approach seeks to physically deliver housing to the market which will impact upon the supply and demand parameters that influence the housing market within the region. The direct strategies will focus investment on identified areas of need and improve the capacity within each community.

This IHAS has sought to deliver a balanced and sustainable approach to address Australia Pacific LNG's housing market impacts on the Gladstone region.

4.2. Principles

In response to themes and issues emerging during stakeholder consultation and the demographic and housing market analysis, a set of guiding principles for the IHAS were developed. The proposed strategies are underpinned and informed by the following principles:

- Strategies should ensure the housing market can operate effectively and efficiently and not be unduly influenced by excessive direct investment methods;

- Strategies should minimise impacts on the availability and affordability of housing in the Australia Pacific LNG downstream region;

- Strategies should be based on commercially sound partnership models with key partners;

- Housing market activity should be monitored to determine the efficiency and success of strategies in limiting the impact on the housing market over time and to allow for adaptive management.

This has led to the development of a suite of strategies which propose a balanced integration of both direct and indirect investment mechanisms to address housing and accommodation related impacts.

4.3. Integrated Housing and Accommodation Strategies

This section outlines the strategies for integrated housing and accommodation to meet the workforce requirements of the Australia Pacific LNG Project under the principles established above. There are five strategies containing 11 elements, or areas for action. These are summarised below in **Table 4-1**

A detailed breakdown of strategies and elements follows:

Table 4-1 IHAS Strategies and related elements

Strategy	Elements
Workforce Accommodation Strategies	
Strategy 1.1: Deliver temporary accommodation to house the non-local FIFO Project workforce	Mainland non-local workforce accommodation Curtis Island non-local workforce accommodation
Strategy 1.2: Facilitate the delivery of new housing to respond to the demands of the non-local workforce relocating to Gladstone	Short-term/fast tracked response Medium to long-term response
Affordable and Social Housing Initiatives	
Strategy 2.1: Implement initiatives that support members of the community who are most likely to suffer rental stress as a result of rapid economic growth	Immediate response to support Gladstone Regional Council rental supplement scheme
Strategy 2.2: Support investment in affordable housing to mitigate the likely impacts of the Project on the housing market and on housing demand	Fast tracking of serviced residential lots in the Clinton UDA Support a Gladstone affordable housing company Option to facilitate a NRAS affordable accommodation development
Strategy 2.3: Support the development of the Queensland Government's Data Collection and Monitoring Framework and associated 'State of the Gladstone Housing Market' report	Participative support to the Coordinator General

4.4. Workforce Accommodation Strategies

4.4.1. Workforce Accommodation - Strategy 1.1

Deliver temporary accommodation to house the non-local FIFO project workforce.

Desired Outcome: To provide a range of accommodation solutions for the non-local Project workforce that achieve an appropriate level of residential amenity for the workforce and that are acceptable to the community through a range of designs, location and facilities. Such accommodation solutions for the non-local workforce aim to achieve, the following outcomes:

- Minimising impact on the housing market by a temporary workforce through accommodating them within a Project-constructed and managed facility
- Managing the health and safety of the workforce through reduced travel time and reduced risk of transport related accidents
- Reduced risks to Project delivery associated with Project costs and attraction and retention of non-local workers
- Greater ability to manage the social behaviours of non-local workers
- Reduced impacts on local infrastructure and facilities.

Elements	CG Conditions
Early Works Accommodation	
To mitigate demand on short term accommodation for the non-local early works construction workforce, the Principal Contractor's early works sub-contractor is working with the Principal Contractor and Australia Pacific LNG to provide workforce accommodation on Quoin Island. The current capacity of the facility is 32 beds. When complete, this facility will house a proportion of the non-local workforce required for the early works civil construction, thus assisting to mitigate additional demand on short-term accommodation in Gladstone. The workforce will be transported from Quoin Island to Curtis Island by ferry. The Principal Contractor's Code of Conduct will be enforced.	P3 C4 A2
Mainland non-local workforce accommodation	
To cater for the demand for non-local workforce accommodation prior to completion of the Curtis Island TAF (see Curtis Island non-local workforce accommodation below), Australia Pacific LNG's Principal Contractor is in negotiations with a number of commercial TAF providers. It is anticipated that between 300 and 450 'beds' will be required ahead of the Curtis Island TAF being operational. The TAF sites which are being investigated have received planning approval from Gladstone Regional Council and have been designed to provide an optimal level of amenity for the workforce whilst also facilitating behaviour management. Both sites are located on the outskirts of the Calliope township and provide access to the Australia Pacific LNG Fishermans Landing Northern Expansion site via Calliope River Road. This will help to limit the associated traffic impact by enabling the worker transportation buses to bypass Gladstone. At the date of revision of this report (February 2012), Australia Pacific LNG, through its Contractor, has secured 185 beds at the Mac Group facility in Calliope.	P3 C4 A2 A3 D2

Elements	CG Conditions
Curtis Island non-local workforce accommodation	
As detailed in the EIS, the Project will construct a 2,600 bed temporary accommodation facility to house the non-local workforce. The TAF will be located within the Project site footprint. The facility will be constructed and decommissioned in a phased manner responding to the workforce demands of the Project. The first phase of the TAF will be ready for occupation approximately 15 months after site construction commences. Facilities and buildings at the TAF will include, but will not be limited to, the following: • Office, reception, and training centre • One person accommodation units (approx 15m^2 inclusive of telephone, cable television and internet) • Commercial kitchen and dining with provision for the production of field lunches. • Common laundries • Tavern/canteen • Recreational buildings – large-screen televisions, lending library, internet connected computers, vending machines, pool tables. • Outdoor recreation facilities – combination of cricket, soccer, basketball, tennis, volleyball, horseshoes, driving range. • BBQ shelters • Pool • Convenience store • Gymnasium • Medical clinic • Warehouse and maintenance shop.	P3 C4 A2 A3 D2

4.4.2. Workforce Accommodation - Strategy 1.2

Facilitate the delivery of new housing to respond to the demands of the non-local workforce relocating to Gladstone.

Desired Outcome: To respond to Project workforce housing demand through the provision of new dwellings into the Gladstone Region. The provision of such additional housing aims to achieve the following outcomes:

- Avoid displacement of short-term accommodation users (tourists, business visitors, families and friends etc)

- Avoid or reduce upward pressure on housing prices, rental costs and demand that may result from Project activities
- Provide accommodation solutions for the non-local Project workforce

To achieve this Australia Pacific LNG will align with the guideline of the Coordinator General's condition to provide new housing for up to 50% of the Project workforce choosing to settle in the Gladstone Region. Over the period of construction and early operations, this equates to between **70** and **90** new dwellings (refer to Section 0 for this analysis).

Elements	CG Conditions
Short term/Fast Tracked Response	
In recognition of current pressure on the Gladstone housing market and an assessment that the Project's impact on the housing market will predominantly be felt in the first 12-18 months, Australia Pacific LNG instigated a Pre-FID response to facilitating housing for the project workforce. This initial response involves the facilitation of the development of 50 new dwellings which will become available between June 2011 to March 2012. The process for acquiring the dwellings involved extensive consultation with Australia Pacific LNG's Principal Contractor, local real estate agents, builders, developers and Council. Using the workforce demand profile and analysis of the state and local government policy contexts the following key principles for dwelling have been established: • Diversity of housing stock – source a range of dwelling types (eg separate dwellings, townhouses, units etc) in line with the goals of GRC's Community Plan to ensure greater choice for both workforce employees and the community once the dwellings are no longer required by the project. This also aligns with ULDA's affordable housing strategy. • Multiple locations – facilitating the development of new dwellings in multiple locations throughout Gladstone to provide choice for Project employees and ensure that an 'LNG' suburban precinct is not established. • All required approvals had been obtained (minimising housing delivery time). As of February 2012, the Australia Pacific LNG Project has taken delivery of 35 dwellings in Calliope, Gladstone and Boyne Island, which are being used by contractors and as short term transitional accommodation to minimise the Project's impact on the short term accommodation market.	P3 C4 A2 A3a, b A4a B1
Medium to Long Term Response	
Australia Pacific LNG's medium term strategy will focus on the delivery of the balance of its settling workforce housing requirements, which will involve up to 40 additional dwellings to align with the currently estimated total of up to 90 dwellings. The strategy will involve: • Continuous look-ahead with the contractor to determine the on-boarding schedule of settling workers • Consultation with already established housing providers to align delivery with	P3 C4 A2 A3a, b A4a B1

Elements	CG Conditions
contractor manning schedule • Completion of delivery to meet peak demand in late 2012 Housing markets are highly complex and respond to a range of different factors over time, as evidenced in the case of the Gladstone housing market. Similarly, the requirements of complex projects, such as the Australia Pacific LNG Project, may also change over time in response to a variety of conditions. In recognition of this, the Australia Pacific LNG medium to long term approach for facilitating workforce housing necessarily involves ongoing monitoring of workforce requirements (e.g. demand for housing, proportion of different household types such as couples, families and singles, availability of beds within Project temporary accommodation facilities) and the housing market (availability of rentals, rental rates, new land being released etc). This monitoring will allow Australia Pacific LNG to assess how the market is responding to the range of strategies being implemented (including TAFs and affordable housing initiatives) and then implement appropriate strategies accordingly. This will ensure that if additional housing is required it can be delivered and, conversely, if the market is responding effectively without the need for further intervention, Australia Pacific LNG and its contractors can respond accordingly. Australia Pacific LNG will utilise the collaborative monitoring framework currently being negotiated with government and other key stakeholders and the quarterly Project housing reports to inform its decision making around medium to long-term housing market interventions.	

4.5. Affordable and Social Housing Initiatives

4.5.1. Affordable and Social Housing - Strategy 2.1

Implement initiatives that support members of the community who are most likely to suffer rental stress as a result of rapid economic growth.

Desired Outcome: Low to moderate income households are not displaced or excluded from private rental market by rising costs or lack of appropriate, affordable dwelling supply.

Elements	CG Condition
Immediate Response – Rental Assistance Scheme	
Australia Pacific LNG will provide financial resources to support a rental assistance scheme which is being managed by the Community Advisory Service of the Gladstone Regional Council Consultation undertaken for this IHAS has found that rapid growth and speculation associated with announcement of Project funding has led to a decline in the availability of affordable rental accommodation. Anecdotal evidence also indicates landlords are significantly increasing rental prices at the end of leases leading to residents having to try and source alternative arrangements as they are unable to meet the increased rent. This strategy leverages off existing programs supported by LNG industry proponents and will provide immediate assistance to those members of the community who are displaced from their homes as a result of increased rents. It is reasonably expected that immediately following Australia Pacific LNG's Financial Investment Decision (FID), rental prices will increase further. This strategy is designed to assist low to moderate income families and individuals who cannot access other forms of government assistance but who also cannot afford any substantial increase in rental values. Gladstone Regional Council will utilise existing practices to manage the appropriation of funds to community members. The selection process for the rental assistance will be undertaken via a means-based testing analysis, and be deployed for a limited time only. This will ensure funds are provided to those members of the community with the greatest needs, and minimise the risk of creating additional upward rental pressure. **Australia Pacific LNG has committed $1.0 million to support this scheme**. At the revision date of this strategy (February 2012), both parties are preparing to execute the formal funding agreement.	P3 C4 A2 A3a,b A4b D1 D2
Immediate Response – Subsidised Housing for Emergency Services	
Australia Pacific LNG recognises there is a critical need to ensure emergency services in Gladstone are able to attract and retain new officers in efforts to be adequately resourced to deal with significant population growth, traffic and transport logistics and community health and safety. Australia Pacific LNG and the Queensland Police Service (QPS) have negotiated a support package that provides a number of new dwellings (three homes in Calliope) to QPS at a subsidised rental rate for an initial term of two years. The rental subsidy of between 20% and 25% of the current market rate provides an 'affordable' housing option that will assist QPS in reaching and retaining critical manning levels in Gladstone. It is expected the housing will be utilised by families and/or a 'share' basis for single officers. At the revision date of this strategy (February 2012), Australia Pacific LNG is working with other LNG proponents and emergency services to consider an extension to the scheme in support of a critical needs assessment resulting form collaborative emergency response and preparedness planning for the LNG industry.	

Medium to Long Term Response	
Australia Pacific LNG will continue to monitor the situation through the collaborative Gladstone Housing Market Monitoring Framework, feedback from the RCCC and ongoing engagement with key service providers. If support in this area continues to be required, Australia Pacific LNG may consider opportunities to utilise funding under its Community Investment Partnership Initiatives to respond to this impact.	P3 C4 C3

4.5.2 Affordable and Social Housing - Strategy 2.2

Support investment in affordable housing to mitigate the likely impacts of the project on the housing market and on housing demand.

Desired Outcome: Delivery of additional units of affordable housing into the Gladstone region to reduce pressure on the housing market and provide a range of housing options to the Gladstone community.

Elements	CG Condition
Fast tracking of serviced residential lots in the Clinton UDA	
Australia Pacific LNG is working collaboratively with other LNG proponents and the ULDA to financially support the fast tracking of the Clinton Urban Development Area. This will enable the site to be developed within two and a half years rather than five years. This will facilitate the delivery of a significant amount of affordable housing product and the ULDA have committed that 60% of the approx 250 blocks will be 'affordable'; that is, under the median house price. The support is to be in the form of an interest free loan for the period of construction that will fund the cost of fast tracking the civil site works, enabling housing to be constructed. Upon the sale of the sites, the loan will be repaid. It is proposed that these funds will then channelled into the Gladstone Affordable Housing company (detailed below). **Australia Pacific LNG has committed $1.1 million in funding to support the initiative.**	P3 C4 A2 A3a,b A4b D1 D2
Supporting a Gladstone Affordable Housing Company	
Australia Pacific LNG is committed to collaborating with the other LNG proponents, Council and the Department of Communities to financially support the establishment of a Gladstone Affordable Housing Company. The intent of the Housing Company is to: • Establish a management company on behalf of LNG proponents operating in Gladstone to deliver social and affordable housing outcomes for the Gladstone community • Responsibly steward asset donations (e.g. pooled cash advances, land and dwellings) from participating entities to maximise beneficial housing outcomes for the Gladstone community • Build the capacity of local housing providers (or equivalent not-for-profit organisations) to ensure existing service providers are part of the 'region-wide' response to Gladstone housing issues • Establish an advisory body to provide expert advice and recommendations to participating LNG industry proponents and relevant state and local authorities, on	P3 C4 A2 A3a,b A4b B2 D1 D2

<table>
<tr><th>Elements</th><th>CG Condition</th></tr>
<tr><td>the issues facing the Gladstone housing market, and how the management company is/will respond to these issues on behalf of participating entities.

Australia Pacific LNG will continue to work with the other key stakeholders to support the development of such an entity and provide financial support to enable it to deliver affordable housing in the Gladstone region.

Australia Pacific LNG has committed $5.4 million in funding to support the initiative.</td><td></td></tr>
<tr><td colspan="2">Optional Element: NRAS Affordable Development Facilitation</td></tr>
<tr><td>Through extensive consultation for this IHAS, Australia Pacific LNG has identified an option to partner with the Gladstone Central Committee for the Ageing (CCOTA) to support the delivery of their proposed 26 unit NRAS project. CCOTA is a registered not for profit organisation that manages the senior citizens centre in Gladstone and operates a 62 unit retirement village (The Gladstone Heritage Retirement Village) at Telina Gladstone.

CCOTA has been successful in applying for 21 NRAS allocations at the Heritage Retirement Village Site and these dwellings have been completed and are in operation. CCOTA has submitted a development application (DA) to Gladstone City Council for a new 36 unit site at Pioneer Drive across the street from the Heritage Village. The DA is for a mix of 1 bedroom and 2 bedroom units that will cater for the seniors market, particularly those on a low income. The DA is progressing thru council and is expected to be approved.

CCOTA has also submitted an application to the Federal Government for 36 allocations under the NRAS program. This application is currently being processed by both Federal and State Government executives.

The new development is located on land owned by Gladstone City Council and will be transferred to CCOTA on a $1 peppercorn rent basis. The length of the peppercorn lease is 99 years. Although this is of great benefit to the Project, the capital cost of the development presents a significant constraint to CCOTA as they have no capital equity and as such would be required to use their existing assets as collateral for the development to achieve financial backing.

Australia Pacific LNG has held discussions with CCOTA on the potential to provide equity to the Project and form a Special Purpose Vehicle (SPV) that will undertake the 36 dwelling development. The SPV would be constituted to ensure delivery, operation and compliance requirements suitable to each of the consortium members.

By financially investing in this project, APLNG would facilitate the construction of 36 units of affordable housing focused on vulnerable senior citizens who may otherwise be unable to access affordable housing. This would also support the availability of houses within the existing housing market through providing an opportunity for seniors to move out of larger dwellings into new more design appropriate housing.

This option is presented as an alternative proposal to the Gladstone Affordable Housing Company. Depending upon the delivery model adopted by the Gladstone Affordable Housing Company, there may be potential to support this proposal within such a framework to deliver additional targeted affordable housing for a specific community sector.

Should Australia Pacific LNG proceed with this option, the expected investment would be in the order of $2.5 million to $3.0 million.</td><td>P3 C4 A2
A3a,b
A4b
B2
D1
D2</td></tr>
</table>

4.5.3 Affordable and Social Housing - Strategy 2.3

Support the development of the Queensland Government's Data Collection and Monitoring Framework and associated 'State of the Gladstone Housing Market' report.

Desired Outcome: To establish a framework and process for the government, with support of the LNG industry and other stakeholders, to monitor the Gladstone housing market. This will include:

- Identification of the various factors influencing the market, e.g. other industrial projects, availability of land, approval timeframes etc
- Implementation of Project housing strategies
- Project workforce and housing demand
- Housing rental and sale prices
- Availability of affordable housing.

Elements	CG Conditions
Support for the Coordinator General	
Australia Pacific LNG will support the Coordinator-General to develop a data collection and monitoring framework to provide a clearer picture of the Gladstone housing market. The output of this framework will be the 'State of the Gladstone Housing Market' report which will help to establish where the issues are and what are the influencing factors that need to be considered in developing strategies and mitigation measures that will provide long-term stability to the Gladstone housing market.	P3 C4 A2 A4c B2 B3 D2 D3

4.6. Timing and implementation

The strategies will be implemented under short, medium or long term timeframes. Strategies are proposed to be implemented so that potential impacts are addressed in a timely and efficient manner.

Those strategies that have potentially long lead in times (e.g. development related projects) will be initiated during early phases of the project and then implemented when final planning and procurement is complete.

On-going management and co-ordination of the strategies will be undertaken through a collaborative approach with Australia Pacific LNG and key stakeholders. Strategies will be reviewed on an annual basis and if necessary, refined to suit changing circumstances. During this process, Australia Pacific LNG recognises the Gladstone Regional Council as a key partner in helping with the on-going management of the IHAS.

The strategies will adhere to the following timeframes:

Short Term Timeframe: those strategies envisaged under a short term timeframe will be implemented immediately and up to 12 months following the FID announcement. The implementation of short term strategies will require co-operation and co-ordination between Australia Pacific LNG, Council, state government departments and potentially other community partners as they are intended to occur within the shortest possible timeframe.

Medium Term Timeframe: those strategies envisaged under a medium term timeframe will be implemented within 12–24 months of the FID. Medium term strategies are generally construction-based mechanisms and will require a more substantial lead in time and a greater implementation and management timeframe.

Long Term Timeframe: those strategies envisaged under a long term strategy will be implemented and maintained throughout the life of the project. The timeframes are somewhat dependent on the outcome and delivery program for nominated projects.

5. Conclusion and Summary

The direct and indirect investment in housing and accommodation outlined in this report seeks to achieve the following objectives:

- Deliver accommodation solutions for the project workforce which minimises impacts on local housing market;
- Implement and fund key partnerships to offset short-term impacts on low to medium income households;
- Fund and facilitate the delivery of quality affordable housing to fill a gap not currently provided by the market; and
- Monitor the housing market activity to determine the efficiency and success of strategies in limiting the impact on the housing market to allow for adaptive management.

Through consultation and research in all of the potentially impacted communities, Australia Pacific LNG has devised a series of strategies which are responsive to immediate need and which will facilitate and deliver sustainable solutions in the medium to long term.

The short term strategies provide a clear mandate to manage and mitigate any potential impact arising from the outset of the project to ensure that those most vulnerable in the communities are not disadvantaged or displaced by acute and short term market impacts.

The medium to short term strategies provide sensible and targeted investment which seek to stabilise housing and accommodation markets, build capacity within the host communities and ensure that any Project related and possible cumulative impacts can be managed through-out the operational life time of the Project.

Australia Pacific LNG is committed to the ongoing monitoring and management of supply and demand for housing and accommodation within the Gladstone Region. The formation of partnerships with key stakeholders in the impacted communities will assist in the monitoring process and will allow investment by Australia Pacific LNG to be adaptive to acute or emerging issues within the host communities.

6. Monitoring, Reporting and Review

A Monitoring, Reporting and Review Program (MRRP) for the SIMP has been developed in line with Queensland Government requirements that a SIMP have an associated MRRP that includes the following:

- A monitoring plan for mitigation and management strategies designed to address high and medium probability and consequence impacts
- Procedures for periodically reporting progress and results to company management, the Queensland Government and affected stakeholders
- Any requirements for coordination or joint action among various parties[1]

The elements of the MRRP are summarised below. The MRRP is explained in detail within the SIMP.

Monitoring: The implementation of the IHAS will be monitored through the wider SIMP MRRP. A monitoring framework outlining Key Performance Indicators (including both output and outcome indicators), verification methods, data collection and reporting responsibilities and timeframes has been developed.

Reporting: IHAS implementation and key related issues will be reported on at each RCCC meeting and in the SIMP annual report.

Review: The applicability of the IHAS will be reviewed on an annual basis. Any updates or changes to the IHAS will be submitted to the RCCC for endorsement and the Coordinator General's office notified via the SIMP Annual Report.

The MRRP is outlined in detail in the APLNG SIMP LNG Facility document, including key performance indicators.

[1] Queensland Government (March 2010) Social Impact Assessment: Preparing a social impact management plan: draft management guideline

7. Abbreviations

APLNG	Australia Pacific LNG
Downstream	LNG Facility
EIS	Environmental Impact Statement
FIFO	Fly In / Fly Out
GRC	Gladstone Regional Council
IHAS	Integrated Housing and Accommodation Strategy
LNG	Liquefied Natural Gas
MRRP	Monitoring, Reporting and Review Program
New Resident	Project personnel settling in Gladstone for 12 months or more
NRAS	National Rental Affordability Scheme
Project	Australia Pacific LNG Project
SIMP	Social Impact Management Plan
Stakeholder	Usually a representative from Government departments, agencies, members of parliament/council, who represents the interests of the establishment for which they are employed or appointed.
TAF	Temporary Accommodation Facility
UDA	Urban Development Area
ULDA	Urban Land Development Authority
Upstream	Gas fields and pipeline

Appendix 1 - Stakeholder List

- Gladstone Regional Council
- Gladstone Community Advisory Service
- Queensland Department of Communities – Housing and Homeslessness Service
- Urban Land Development Authority
- Gladstone Committee for the Aging
- Gladstone Police Service
- Ray White Real Estate Gladstone
- Remax Real Estate Gladstone
- Elders Real Estate Gladstone
- LJ Hooker Gladstone
- The MAC Group
- Maroon Group
- GEO property Group (Little Creek)
- Stoneybrook
- Peet Pt Ltd (Vantage)
- Merranda Pty Ltd
- P.H Build Pty Ltd
- G & D Lawrie Builders
- Gladstone Townhouses Pty Ltd
- Homecorp Developments
- Panorama Homes/Pantex
- Craig Christensen Finest Homes
- Peter Harris Homes
- Gibson Building
- Homecorp