

Waratah Coal Supplementary EIS

Appendix - Jericho Shire 2006 Planning Scheme Assessment

*It is intended that an application for Preliminary Approval will be lodged seeking approval for the proposed uses that are not consistent with the planning scheme. The structure and purpose of the Preliminary Approval will provide clarity on the proposed use of the subject site/s, whilst also developing a Plan of Development, Level of Assessment Table and Development Code for future land uses to be assessed against.*

The table below demonstrates the general compliance response of the proposal with high level proposal intents. Detailed responses will be provided with subsequent development applications for the relevant accommodation component.

Assessment	Objective	Our Response
<b>Planning Scheme</b>	<b>Jericho Shire 2006</b>	
<b>Defined Use</b>	Operation: Accommodation Unit (Fly in / Fly out, 2,000 person workers village) Constructions: Accommodation Unit (Fly in / Fly out, 2,500 person temporary workers village) Yet to be finalised – subject to detailed design	
<b>Zone</b>	Rural	
<b>Level of Assessment</b>	Impact	It is intended that a Preliminary Approval will be lodged seeking approval for the proposed uses that are not consistent with the planning scheme. The structure and purpose of the Preliminary Approval will provide clarity on the proposed use of the subject site/s, whilst also developing a Plan of Development, Level of Assessment Table and Development Code for future land uses to be assessed against.
<b>Desired Environmental Outcomes</b>	<b>3.1 The Environment</b> In Jericho Shire, ecological systems, the natural environment (including the landscape and natural features such as the Great Dividing Range, Cudmore National Park and Resources Reserve) and items and places of cultural and heritage significance are protected and enhanced by	Accommodation will be proposed suitable to support workforce needs and designed to minimise to the greatest extent, adverse impacts on surrounding environmental, rural and urban lands. Assessment and approval under the following Acts for the protection and enhancement of ecological systems, natural

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	<p>development.</p> <ul style="list-style-type: none"> <li>- Development is managed to minimise any adverse impacts on air and water quality, to prevent land degradation, loss of habitat and biodiversity and to protect riparian areas.</li> <li>- Protected areas (including Cudmore National Park and Resources Reserve) and areas, local items and places of cultural significance (including areas along water courses) are identified to ensure their environmental, landscape values and historic significance are protected and enhanced through compatible development.</li> </ul>	<p>environment and heritage significance, form part of the broader mine proposal:</p> <ul style="list-style-type: none"> <li>- Environmental Protection Act 1994 – Approval for ERAs</li> <li>- Nature Conservation Act – Interference with listed species</li> <li>- Vegetation Management Act – Native vegetation clearing approvals</li> <li>- Water Act 2000</li> <li>- EPBC 1999 - Referral for MNES – Controlled Action</li> <li>- Aboriginal Cultural Heritage Act 2003 - Cultural Heritage Management Plan for Indigenous cultural heritage management</li> </ul> <p>Requirements under these frameworks will appropriately assess the proposal, including accommodation components, for its management of impacts on air and water quality, land degradation, habitat, biodiversity and riparian areas.</p> <p>Culturally significant protected areas will not be adversely affected by proposed accommodation components of the proposal.</p>
	<p><b>3.2 Economic Development</b></p> <p>The economy of Jericho Shire is enhanced and diversified through the sustainable use of natural resources (including land and mineral resources) and through a wide range of other economic activities that respect the town hierarchy of Alpha, the main urban centre and Jericho, the small town.</p> <ul style="list-style-type: none"> <li>- The Planning Scheme reinforces the role of Alpha as the principal place for administrative services, business, industry and commerce within the Shire.</li> <li>- The local service role of the small town of Jericho is protected and enhanced.</li> <li>- Productive rural land, rural industries and natural features (including mineral and extractive resources and tourist resources) are protected to reflect and enhance their</li> </ul>	<p>Waratah Coal has articulated the following objectives in the Social Impact Management Plan:</p> <ol style="list-style-type: none"> <li>1. Contribute to Alpha's growth and prosperity through a well planned and effectively managed expansion in population, physical infrastructure and economic opportunities, while trying to preserve and contribute positively to the existing lifestyle and friendly, rural atmosphere;</li> <li>2. Minimise impacts on property owners as much as possible, ensure fair compensation when impacts can not be avoided, provide opportunities for property owners to benefit from the project when available, and provide every opportunity to engage with property owners in a meaningful and effective manner; and</li> </ol>

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	<p>continued economic potential and viability.</p> <ul style="list-style-type: none"> <li>- The Shire's industrial areas in Alpha are consolidated and protected to ensure their role as the key areas for industrial activity is reinforced.</li> </ul>	<p>3. Maximise the economic benefits arising from the project in Central Queensland and the Mackay, Isaac and Whitsunday Regions through a number of targeted employment, contracting and training strategies.</p> <p>To contribute to objective #1, Waratah Coal will:</p> <ul style="list-style-type: none"> <li>• Base at least 50 staff in Alpha and encourage workers to bring their families to Alpha;</li> <li>• Give all mine employees the option of residing in the local area and providing incentives to do so;</li> <li>• Contribute – through the Galilee Basin CSIA Roundtable – to public infrastructure and services in Alpha;</li> <li>• Give preference to local suppliers; and</li> <li>• Give preference to local employees and provide training to boost local employment numbers.</li> </ul> <p>While the project will result in the disruption of agricultural practices through the acquisition of agricultural land for development and operation of the mine, land holders will negotiate compensation for the loss of land with Waratah Coal. Waratah Coal will ensure adverse impacts of the project on other agricultural activities through noise, dust, stranding of assets and / or disruption of management practices are minimised.</p> <p>On completion of mining activities it is envisioned that, where not adversely impacted, land will be rehabilitated for use by primary industries or alternate land uses.</p> <p>Waratah Coal supports the establishment of the Galilee Basin CSIA Roundtable and through this expects all Galilee Basin proponents to provide funding on an annual basis to support infrastructure and services in Alpha and surrounding areas.</p> <p>Waratah Coal has recommended that:</p>
	<p><b>3.3 Community and Services</b></p> <p>Development in Jericho Shire is consistent with community expectations and needs, and contributes to community wellbeing through the enhancement of core community elements (including the built environment, services, facilities and infrastructure).</p>	

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	<ul style="list-style-type: none"> <li>- The settlement pattern is logical and sequenced and the built environment contributes to the overall rural amenity and character of Jericho Shire.</li> <li>- People are connected to public spaces (including recreational areas) and community services through an appropriate land use structure and the provision of infrastructure, particularly within the urban centre of Alpha, and small town of Jericho.</li> <li>- Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.</li> <li>- Infrastructure (including water, sewerage and roads) reflects community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.</li> </ul>	<ol style="list-style-type: none"> <li>1. The Galilee Basin proponents provide financial contributions to an Infrastructure Fund and Community Development Fund, both managed by the BRC;</li> <li>2. The BRC is provided with the option of appointing a full-time or part-time Fund Manager to assist in the planning, management and administration of the Infrastructure and Community Funds, and the costs associated with this position are met from the Community Fund; and</li> <li>3. An 'external' apprenticeship program – to provide funding to local businesses to engage and support the cost of apprentices – is funded by the Galilee Basin proponents and coordinated by the BRC or local training organisation under the auspices of the BRC.</li> </ol> <p>The above funding arrangements are expected to implement a comprehensive development plan for Alpha.</p> <p>Waratah Coal will provide housing for its staff living in Alpha. Furthermore, Waratah Coal has committed to providing housing in Alpha that fits within the character of Alpha and provides an appropriate standard befitting of senior managers and other employees who wish to reside in Alpha with their families on a long-term basis.</p>
<p><b>Purpose of Rural Code</b></p>	<ol style="list-style-type: none"> <li>(1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible "uses".</li> <li>(2) The Rural "Zone" retains its viability as an area of primary production.</li> </ol>	<p>Impacts on property owners and existing land uses will be minimised as much as possible. However, several grazing properties will be utilised for mine infrastructure, open pit mines and stockpiles, and will no longer be able to support grazing activities. Properties on which underground mining occurs will be able to continue grazing activities, albeit with some</p>

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	<p>(3) Future "Rural activities" are appropriately located within the Rural "Zone" and existing and future "Rural activities" are not prejudiced by inappropriate development.</p> <p>(4) Within the Rural "Zone", "development":</p> <p>(a) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;</p> <p>(b) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land "uses" in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;</p> <p>(c) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;</p> <p>(d) maintains the rural amenity;</p> <p>(e) does not prejudice or impact adversely on other "uses" including those within other "Zones";</p> <p>(f) does not prejudice extractive or mining resources;</p> <p>(g) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;</p> <p>(h) protects areas and sites of conservation importance, including cultural and high landscape values;</p> <p>(i) protects and maintains the integrity of the Lake Eyre Basin;</p> <p>(j) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;</p> <p>(k) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;</p> <p>(l) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate</p>	<p>disruptions and modifications, for which graziers will be duly compensated.</p> <p>The on-site workers village will provide a high quality of accommodation and will follow the Rural Code to the extent possible..</p>

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	standards, adequate for the "use"; and (m) does not impact adversely on infrastructure.	