

# Surat Basin Rail Pty Ltd Joint Venture

## Temporary Accommodation Facility Guideline

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## **EXPLANATORY STATEMENT**

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## 1. Background

### 1.1 The SBR Project

The Project is a proposed new section of railway that will connect the Western Railway System with the Moura Railway System covering a distance of approximately 210 km. The Project commences at its southern end at a point on the Western Railway System near Wandoan, travelling north, passing to the west of Cracow, and continuing to join the Moura Railway System near Banana.

The Proponent for the Project is Surat Basin Rail Pty Ltd, as an agent for and on behalf of the Surat Basin Rail Joint Venture (SBRJV). The joint venture partners and their interests in the Project are:

- ATEC Dawson Valley Railway Pty Ltd;
- Xstrata Coal Surat Basin Rail Pty Ltd; and
- QR Surat Basin Pty Ltd.

Surat Basin Rail Pty Ltd was established in December 2006, with the intent that the joint venture partners would work together to develop, to financial close, an open access multi-user freight railway between the Western and Moura Railway Systems.

### 1.2 The EIS

The Surat Basin Rail Project has been declared by the Coordinator General (CG) to be a 'significant project' under the *State Development and Public Works Organisation Act 1971* (State Development Act). This declaration triggers the need for the environmental assessment of the project in accordance with the State Development Act, including the requirement for an Environmental Impact Statement (EIS).

The EIS includes general information about the need for temporary accommodation facilities as part of the project description. However, the EIS is not presently able to specify locations for temporary accommodation facilities or assess associated environmental impacts. The primary reason for this is that there are currently a range of temporary accommodation facilities proposed by other interests that are likely to be suitable for use by the Project. Until such developments are finalised and a construction contractor engaged, it is not possible to accurately predict the temporary accommodation requirement of the project. The EIS does propose some general locations which might be suitable for the establishment of temporary accommodation but these details are not considered sufficient for the purposes of environmental assessment by Local or State agencies or for satisfaction of public notification and consultation requirements.

The EIS is currently at the supplementary stage in which responses are being prepared to all issues submitted in the consultation period. Numerous submissions requested clarification regarding any proposed temporary accommodation facilities to service the SBR construction workforce. Once all requested additional information has been received to the satisfaction of the Coordinator-General (CG) a report will be prepared (CG's Report) evaluating the EIS and may state conditions or recommendations about how a project is to proceed. These conditions may relate to a project approval which will be issued under other legislation, including conditions that would apply to an approval of a temporary accommodation facility under the *Sustainable Planning Act 2009*.

### **1.3 The Need for Temporary Accommodation**

It is estimated that the construction workforce required for the Surat Basin Rail project will comprise of a maximum of 1,350 employees. This workforce will be assembled over a 2 year construction timeframe, so the maximum number of construction employees working on the Project at any one time is unlikely to be more than 1,000. The SBRJV assumes responsibility for ensuring that suitable accommodation is provided for all personnel employed on the Project. The JV is highly cognisant of the impact which a large project workforce can have on the local housing market, particularly in areas with a small existing population and housing base. Subsequently, appropriate temporary accommodation will be required for all members of the SBR construction workforce.

### **1.4 Purpose of Guidelines and Legal Status**

The SBRJV is committed to the open and transparent exchange of information in all aspects of the Project. These Guidelines have been prepared in response to this commitment and provide an overview of the approach which will be developed for temporary accommodation facilities attached to construction of the Surat Basin Rail.

The purpose of these Guidelines is to provide Banana Shire Council and the Western Downs Regional Council along with Queensland Government agencies with information explaining the approach used in the provision of temporary accommodation to house the Surat Basin Rail construction workforce. Due to the timeframes attached to completion of the EIS, there are several key determinations regarding the temporary accommodation required for the project which need to be made after submission of the final EIS. These Guidelines provide information concerning the proposed temporary accommodation facilities which addresses concerns raised in submissions to the EIS and provides Local Government and State agencies with an overview of the types of facilities which are proposed and the environmental, social and economic considerations which will be considered in the development of the facilities.

This purpose is achieved by providing an overview of the form, function and general characteristics of any temporary accommodation facility to service the construction workforce associated with the Surat Basin Rail Project. Specifically, the Guidelines identify environmental, social and economic impacts associated with temporary accommodation facilities and how such impacts will be either avoided or mitigated appropriately. As mentioned above, there are currently a range of temporary accommodation facilities proposed by other interests that are likely to be suitable for use by the Project. It is recognised that it would be difficult to apply the requirement outlined in the Guideline to such facilities, however it is expected that these facilities would have satisfied such commitments in the course of attaining a development approval under normal processes.

It should be stressed that the Guideline does not replace the need for a development application in accordance with the *Sustainable Planning Act 2009*. The Guideline does not supply the site and development specific information required for development approval of any proposed temporary accommodation facility.



## 2. Consultation

### Introduction

Consultation has occurred with key Stakeholders following the receipt of Surat Basin Rail Project EIS submissions and has included:

- Banana Shire Council;
- Western Downs Regional Council;
- Department of Infrastructure and Planning (DIP);
- Department of Environment and Resource Management;
- Queensland Health;
- Department of Main Roads and Transport;
- Department of Employment, Economic Development and Industry; and
- Queensland Police.

### 2.1 Development of these Guidelines

The Guidelines have been informed by the issues raised by the stakeholders identified above both through formal submissions to the EIS and as a result of direct consultation. The SBRJV highly values the input provided by all stakeholders and has employed an approach which encourages the open and transparent exchange of information in all aspects of the Project.

### 3. Types of Temporary Accommodation Facilities

Three primary types of temporary accommodation facilities have been identified. Each of these types provides an accommodation solution to differing construction circumstances. The nature of the SBR Project, which spans a 210 km construction length, is likely to require a combination of those facility types outlined below. Regardless of the facility type, any accommodation developed to service the Project would comply with the Building Code for Queensland and all effluent and stormwater disposal would be appropriately addressed in design and operation. If Council does not desire future use for any buildings associated with an accommodation facility, then the site would be returned to its virgin state.

It is additionally recognised that there is already a significant amount of construction activity occurring throughout the Surat Basin. Consequently, there are existing and proposed temporary accommodation facilities which may provide a large component of the accommodation requirement associated with the SBR project. So as to minimise any undue impact on the community and environment, a full assessment of the potential to utilise any existing facilities will be made prior to development of a dedicated temporary accommodation facility.

#### 3.1 Type A

Type A Facilities are semi permanent in nature and typically attached to a major project or projects in a particular location which will require accommodation for staff over a prolonged period. Type A Facilities are usually located on the periphery of existing townships and may provide accommodation options ranging from single person quarters to larger units suitable for couples and families which may also serve as a backup source of tourist or emergency accommodation. The buildings and landscaping in Type A Facilities are of a high standard and typically include associated recreational and key human services.

#### 3.2 Type B

Type B Facilities respond to a short term need for accommodation and generally have a total operational lifespan of no more than two years. Such facilities are typically built for specific major construction projects and provide a temporary accommodation solution in response to workforce requirements. Accommodation options in Type B Facilities are generally limited to single person's quarters only. As they are more temporary in nature than Type A Facilities, standards of buildings and landscaping are of a lower quality and limited services are provided. Type B Facilities are typically located as conveniently as possible to the work site so as to minimise travel times.

#### 3.3 Type C

Type C Facilities provide accommodation to a moving work front and are therefore mobile and temporary in nature. Such facilities are required for construction of linear structures such as rail lines and pipelines and will typically only be in operation at a single location for a maximum of two months, depending on the nature of the construction project. Consequently, standards of accommodation are very basic with the key criteria being satisfying basic habitation needs whilst allowing mobility. As such facilities are only in operation for a very limited timeframe and are typically of a small size; development approval would be covered by a single application which would stipulate precisely the proposed locations along with all other relevant details.

## 4. Approval Requirements

The purpose of this section is to provide a brief overview of possible options for development approval applications for a temporary accommodation facility to service the needs of the SBR construction workforce. It is recognised that the SBR Project differs slightly from typical rail projects in that it is proposed that the rail corridor will be included within a designated State Development Area in accordance with the *State Development and Public Works Organisation Act 1971*. Whilst designation as a State Development Area may allow some efficiencies to be realised with respect to acquisition of the corridor, it is summarily concluded that it is unlikely that this designation will affect the approval processes which will apply to any proposed temporary accommodation facility.

### 4.1 Assessment of Alternatives

#### 4.1.1 *Within the State Development Area*

If a temporary workers' accommodation facility is proposed to be located within the declared State Development Area the suitability of such a use would need to be considered during the preparation of the Development Scheme for the State Development Area. Temporary workers' accommodation has not been located in the limited number of State Development Areas declared to date. However, should temporary workers' accommodation facilities be permissible within the State Development Area, an application for approval of such a use would then be lodged in accordance with the Development Scheme. Such an application would be lodged with the Coordinator-General rather than the Local Government. The application would then be assessed against the Development Scheme. This assessment would involve referral to Local Government.

#### 4.1.2 *Adequately Addressed in the EIS*

If a proposed temporary accommodation facility was adequately addressed in the EIS and the CG's Report for the project, then an Integrated Development Assessment System (IDAS) application to the Local Government would be able to skip the 'information and referral stage' or the 'notification stage' of the IDAS process. This by-passing of 2 of the 4 IDAS stages (including public notification) is allowed because essentially the application has already been assessed by relevant agencies in the course of the EIS process, including extensive public consultation. There would also be no referral agencies for these applications because such agencies were able to make submissions in relation to the EIS.

However, the EIS for the Project only details general locations and non-specific details about temporary accommodation facilities which would not appear to be sufficient to skip any stages in the IDAS process. Even if the camps were located within the general areas set out in the EIS, these sites have not been subject to specific environmental impact assessment or been subject to consultation with land owners directly affected by a temporary accommodation facility being located at these sites.

#### **4.1.3 Outside EIS Area / Not Adequately Addressed in the EIS**

Normal IDAS process under the *Sustainable Planning Act 2009* would apply if the temporary accommodation facility is located:

- Outside the EIS area; or
- Within the EIS area and not adequately addressed in the EIS and CG's Report (as discussed above).

A potential process for attaining development approval for a temporary accommodation facility would subsequently consist of:

- Selection of a suitable site in consultation with relevant officers from each of the two Councils;
- Application for a material change of use over the site (typically for a period of 4 years);
- Application for a Preliminary Approval overriding the planning scheme under s.242 of the *Sustainable Planning Act 2009*;
- Development of a Master Plan Code which a Schedule and Master Plan stipulating all aspects of the proposed temporary accommodation facility; and
- Adoption of the Master Plan Code enabling any development attached to the Preliminary Approval to override the Scheme to be code assessable only if in accordance with the Master Plan Code.

Any development application seeking a Development Approval will need to be accompanied by appropriate technical reports including but not limited to:

- A report prepared by a suitably qualified professional demonstrating need in planning terms for the development;
- A traffic report prepared by a suitably qualified traffic engineer addressing all anticipated road impacts and specifically any necessary upgrading of the external road network as a result of the development;
- An infrastructure report specifically addressing all water supply and effluent disposal issues associated with the site; and
- A report on stormwater and flooding management prepared by a suitably qualified engineer.

The Local Government (either Western Downs Regional Council or Banana Shire Council) would be the assessment manager for such an application which would be referred to the relevant State agencies. The CG's Report on the EIS can state conditions and recommendations that are to be incorporated into an IDAS approval for temporary accommodation facilities located within the EIS area.

## 5. Environmental Safeguards

### 5.1 Introduction

In the course of completing a range of environmental studies associated with preparation of the EIS, the SBRJV has acquired a detailed appreciation of the natural environment in which the project will be placed. Such information along with any other relevant studies will be drawn upon to identify any potential environmental impacts associated with the development of a temporary accommodation facility. Any potential impacts will need to be either avoided through suitable site selection and design or mitigated through environmentally sensitive development and operation.

A key reference will be the Planning Schemes of the Banana shire Council and Western Downs Regional Council and any proposed development will not compromise the achievement of desired environmental outcomes in these Schemes. This includes the application of appropriate buffering so as not to prejudice the viable operation of any adjoining rural uses nor alienate surrounding good quality agricultural land.

### 5.2 Environmental Permits

Legislative safeguards to manage environmental impacts of temporary accommodation facilities include the need to obtain various environmental permits prior to development and the need to comply with various legislative obligations with respect to relevant environmental elements.

#### 5.2.1 *Environmentally Relevant Activities*

The *Environmental Protection Act 1994* and *Environmental Protection Regulation 2008* require approval to be obtained for any of the Chapter 4 Environmentally Relevant Activities (ERAs) listed in Schedule 2 of the Regulation. The development and operation of a temporary accommodation facility may require approval for various ERAs including:

- Sewage treatment (ERA 63);
- Waste disposal (ERA 60- only if in excess of 25 tonnes per week);
- Waste transfer station operation (ERA 62); and
- Electricity generation (ERA 14).

#### 5.2.2 *Vegetation clearing*

Any clearing of vegetation would require approval in accordance with the *Vegetation Management Act 1999*, *Nature Conservation Act 1992* and any applicable local laws. The SBRJV will endeavour to minimise the need for clearing of any native vegetation through the adoption of relevant site selection and design measures. Opportunities to locate such facilities on a site already cleared or does not support any vegetation of significance will be preferred.

### **5.2.3 Watercourse Impacts**

As environmentally sensitive areas, any impact on watercourses will be avoided and any required separation distances enforced. Whilst required approvals relating to watercourses are dependent upon the specific proposed facility location, issues that will need to be addressed may include any need to:

- Destroy vegetation, excavate or place fill within a watercourse;
- Interfere with the flow of water (watercourse diversion);
- Take water from waterways; and
- Remove quarry material in or from a watercourse.

### **5.2.4 Weed Management**

The importance of controlling the spread of weeds in sensitive rural areas is fully appreciated by the SBRJV. Any site selected for the purpose of a temporary accommodation facility will need to be cleared of any declared weeds and appropriate measures will be undertaken to avoid weed colonisation of any site during or after its use for the temporary accommodation facility.

In accordance with a specifically prepared Weed Management Plan, all machinery will be cleaned down on arrival to any proposed site and prior to departure to any other area. A map of weed quarantine areas will be prepared to guide site selection and vehicle movement routes. Any vehicle/machinery moving from a weed infested to a weed free area will be washed down thoroughly and checked for seeds or vegetation matter before moving into the weed free area.

## **5.3 Environmental Health Considerations**

### **5.3.1 Water**

Any facility will require provision of an adequate water supply (in terms of both quantity and quality) to service the number of residents including fire fighting capacity. As it is likely that connection to a reticulated water supply will not be possible, the facility will be connected to an approved water allocation and provided in accordance with:

- Water Services Association, 1999, WSA 03 Water Reticulation Code of Australia (and Standards Australia);
- Water Resources Commission, 1989, Guidelines for Planning and Design of Urban Water Supply Schemes, WRC Local Authority Planning Division; and
- The Australian Drinking Water Quality Guidelines.

### **5.3.2 Effluent in Un-Sewered Areas**

The treatment and disposal of effluent is recognised as a significant constraint on development in un-sewered areas, and this may dictate the size, density and form of any temporary accommodation facility. A development application for any facility will be accompanied by detailed information describing all aspects of effluent disposal including:

- Total estimated maximum volumes of wastewater generated;
- Details of the type of wastewater disposal system and its maintenance regime;

- Details of the level of treatment and the class of water after treatment;
- Details of irrigation areas if these are to be used or where the wastewater will be ultimately disposed; and
- Details of other fixtures adjacent to irrigation or disposal areas such as structures, subsoil drainage and sumps.

### **5.3.3 Solid Waste**

The management of solid waste for a temporary accommodation facility is an important environmental health consideration which needs to be incorporated into the facility design. Such design considerations include:

- Installation of specific areas to store and to wash refuse disposal receptacles;
- Rubbish compound/bin storage area which are screened from public view, provided with a suitable water supply and vermin proofed;
- A rubbish compound/bin storage area with bunded concrete flooring and connected to an approved wastewater disposal system for commercial waste;
- Drains which incorporate a 200 mm bucket trap or an alternate solid particulate capture system; and
- Locations for rubbish pickup.

### **5.3.4 Insect Management Plan**

An insect vector management plan is generally required to be submitted with a development application, although this may be dependent on the location and scale of the proposed facility. Such an insect vector management plans would typically include the following information:

- Baseline data and assessment of the relative risks;
- Identification of potential hazards from insect vectors, for example, mosquito borne viral diseases such as Ross River and Barmah Forest viruses; and
- A detailed management strategy using established hierarchy of controls, including:
  - Eliminate; removal of the hazard
  - Substitute; consideration for alternative locations to accommodate workforce should a significant hazard be identified that cannot be feasibly managed
  - Containment; through the use of management strategies such as the reduction of breeding sites and the use of mosquito larvicides and natural predators to reduce numbers of mosquito larvae
  - Reduce exposure; administrative controls to reduce exposure during times of peak mosquito activity
  - Training and supervision; information, training and supervision help to make sure people know of the hazards from mosquitoes and other insects

- Personal protective equipment (PPE); the use of loose fitting clothing and effective insect repellents when working in areas of high incidence
- Welfare management; should other controls fail, the provision of 1st aid facilities and access to primary health care should someone become sick as a result of a disease or illness should be documented.

### **5.3.5 Food Service**

Strict standards will be adhered to in the provision of all food and beverage to residents of temporary accommodation. All food will be supplied in accordance with the *Food Act 2006 and Food Regulation 2006* and the Food Safety Policy and Food Standards Code administered by Queensland Health. All relevant applications to serve food will be made in accordance with the *Food Act 2006*.



## 6. Community Safeguards

### 6.1 Introduction

Temporary accommodation facilities have the potential to impact on the economic and social wellbeing of host communities in a number of ways. The scale and the extent of the accommodation can result in a significant demand being placed on physical and community infrastructure. Furthermore, the resultant demand for goods and services may distort local and regional commercial activity. Finally, detailed design considerations may impact on the amenity of the areas immediately surrounding the location of the facility.

The SBRJV is highly cognisant of the impact which a temporary accommodation facility can have on the social and economic well being of the host community. Through recognising in advance all possible social and economic impacts associated with a temporary accommodation facility, mechanisms by which social and economic integrity may be protected can be employed early in the site selection and development process.

### 6.2 Social Considerations

#### 6.2.1 Community Services

Existing community services in the townships which lie in proximity to the SBR alignment are limited and would struggle to cope with the influx of a large workforce. The services which are likely to experience additional demands typically include health and related services, police and emergency services, sport and recreational facilities along with more general services such as banking and other commercial services.

If not adequately acknowledged and responded to, it is possible that additional demands placed on such services will lead to diminished quality of life for existing residents. In order to protect against such an outcome, any site specific application for a temporary accommodation facility will carefully assess the capacity of existing services and the anticipated demand created by residents of the proposed facility. Such an assessment will enable the identification of service shortfalls and stress points and allow for appropriate mitigation measures to be undertaken. Such measures may include the provision of certain services within the proposed facility, or assisting existing services to cope with additional demands.

#### 6.2.2 Noise

In recognition that the construction, operation and decommissioning of a temporary accommodation facility will generate noise, appropriate noise mitigation measures will be undertaken to ensure that impacts on nearby neighbours along with residents of the facility itself are within an acceptable level. An assessment as to what constitutes an acceptable level will be defined with reference to *Environmental Protection (Noise) Policy 2008*, policies and accepted practices of the Western Downs Regional Council and Banana Shire Council, along with consultation with potentially affected parties and the implementation of a effective process for fielding and responding to any complaints through implementation of mitigation methods such as sourcing low noise emitting generators or installation of noise shields.

### **6.2.3 Traffic**

Traffic generated by vehicles entering and leaving the facility has the potential to create safety and public nuisance issues if not appropriately managed. Any application for a temporary accommodation facility will be accompanied by a traffic report prepared by a suitably qualified traffic engineer specifically addressing any necessary upgrading and ongoing maintenance of the external road network as a result of the development.

Site entry points from designated roads will be assessed for adequacy and any required upgrading or engineering works completed in accordance with Council policy or other appropriate engineering standards to the satisfaction of Council. Adequate loading and unloading areas will be provided for in site design which will ensure that all loading and unloading will occur within the boundaries rather than external to the site. Additionally, vehicle manoeuvring areas shall be provided so that all vehicles, including heavy vehicles can easily enter and leave the site. All internal driveways and areas where vehicles regularly manoeuvre and park will be sealed and constructed in accordance with Council policy or other appropriate engineering standards to the satisfaction of Council.

Adequate car parking spaces will be provided to support the temporary accommodation facility with all works completed in accordance with Council standards as stipulated in the planning scheme or other relevant policy. Car parks will be screened when in locations visible from existing residences to mitigate visual and potential glare issues.

### **6.2.4 Safety**

From a safety perspective, the SBRJV recognises a level of responsibility for the safety of the workforce which will reside in any proposed temporary accommodation facility, along with any diminished level of community safety caused by the influx of the workforce into the broader population. A variety of measures may be employed to ensure that the SBR workforce does not negatively impact on community safety. Such issues will be carefully managed and mitigated through the establishment and enforcement of expected standards of Behaviour Protocols along with appropriate shift scheduling and the provision of a range of recreational facilities and opportunities within the accommodation facility.

Undue stress on local emergency services will be avoided through the stringent adoption of safety features in all elements of design of the accommodation facility. The floor levels of all buildings will be at least 500 mm above 1 in 100 year flood levels and an Emergency Flood Access Report (Plan) will be prepared for the site. The facility design will also incorporate elements referred to in the Guidelines for Australian Public Cyclone Shelters report to Emergency Management Australia (August 2002) including, but not limited to, waterproofing and weatherproofing, mechanical ventilation, lighting to 400 lux for areas where people may want to read or write, emergency lighting in accordance with the BCA for a class 9b building, communications, emergency power, and contain emergency provisions including drinking water and food.

### **6.2.5 Liquor Licensing**

The SBRJV supports the responsible service of alcohol and, in accordance with State and Local Policies, alcohol would only be provided in a safe, healthy and exciting environment licensed premises. As such, packaged liquor would only be sold to residents and their guests for on-site consumption. Furthermore, the service of alcohol to the general public would not be permitted.

### **6.2.6 *Appropriate Buffer Distances***

Many potential community impacts associated with a temporary accommodation facility may be avoided through adequately buffering the facility from incompatible uses. Adequate buffer distances consistent with the specific location of the facility and the relevant planning scheme will be adopted and could of dense vegetation having a high, medium and low profile which will adequately screen incompatible uses.

A Landscaping Plan including a full planting schedule incorporating native plants which are suited to local soils and climate shall be prepared and submitted for approval by Council as a part of a specific development application. Landscaping works and associated landscape infrastructure will be maintained throughout the operation and decommissioning of the facility.

## **6.3 *Economic Considerations***

### **6.3.1 *Local Goods***

Whilst it is anticipated that the temporary accommodation facilities would be largely self sufficient, it is expected that they would be a valuable injection of wealth into local economies. Temporary accommodation facilities located in proximity to existing townships would potentially allow residents of the facility to access local goods and services. So as to maximise the positive economic impact of the construction workforce, employees and contractors would be encouraged to support local organisations, businesses, clubs and events. A simple means to encourage such access is the installation of a notice board at the facility which publicises local businesses and events and helps to raise awareness and interest.

### **6.3.2 *Local Employment***

A Local Industry Participation Plan is being developed for the Project with the assistance of the Department of Employment, Economic Development and Innovation. This Plan will detail specific ways in which local employment opportunities will be created in all aspects of the Project. Specifically with respect to a temporary accommodation facility, there are likely to be an array of employment opportunities suitable for local providers in preparation of a site and construction of the facility. There will also be opportunities throughout the operational phase in the form of cleaners, waste disposal and hospitality related occupations.

### **6.3.3 Legacy Items**

It is recognised that in some instances a temporary accommodation facility may be adapted for an alternative use which will be of value to the local community. As such facilities typically require site development and the installation of infrastructure, it is sometimes possible to redevelop the facility for uses such as tourist accommodation, school camps or retained as transient workforce accommodation. The SBRJV wholly appreciates that the value of temporary accommodation facilities as a legacy item is completely situation specific and as such have adopted a policy that any facility developed for the project will be for a short time period and the site will be completely rehabilitated to its original state following decommission. Consideration will only be made to retain the facility for a future use if expressly requested by Council prior to approval of the facility, who would assume complete ownership responsibilities following its use for SBR construction workforce accommodation. Should Council consider a facility for future use then an adequate legal process would need to be entered into regarding ownership and intended future use. Such detail is beyond the scope of this Guideline and this issue will not form a basis for justification of a potential site or level of development for a Temporary Accommodation Facility.

## 7. Site Selection

The particular location of any proposed temporary accommodation facility will be determined on the basis of capability, suitability and appropriateness of the site for the proposal. The SBRJV would ensure that selection of a site for any temporary accommodation facility will be undertaken in collaboration with Planning Officers from the respective Councils so as to ensure the avoidance of incompatible land uses.

Whilst a multitude of factors will be considered in site selection, at a minimum the facilities will not be located:

- in a position or area that would adversely affect residential, rural residential or rural smallholdings uses or lifestyles or that would;
- in a position or area that would detract from any particular scenic amenity or visual attraction;
- adjacent to recognised tourist routes, unless suitably screened or designed for permanent use; and
- within any sensitive areas such as industrial buffer areas or waste water treatment plant buffers.

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