

29 October 2015

Ausco Modular Pty Ltd
C/- Flanagan Consulting Group
PO Box 891
TOWNSVILLE QLD 4810

Attention: Erin Campbell

Dear Madam,

INFORMATION REQUEST
Sustainable Planning Act 2009 s.276

Application Number: 4030/15
Proposal: Material Change of Use: Worker's Accommodation (212 rooms)
Address: 568 Williamson Road, Jellinbah QLD 4702
Property Description: Lot 50 SP257934

After having completed a preliminary assessment of the abovementioned development application, it has been determined that additional information is required in order for Council to make a proper assessment of the development proposal.

In accordance with section 276 of the *Sustainable Planning Act 2009*, Council requests the following information to assist in its assessment of the development application:

1. Demonstration of need

- 1.1 Section 3.1 of Flanagan Consulting Group's Planning Report, dated 25 September 2015, addresses the '*need for the proposed Non-resident Workforce Accommodation*' on behalf of Yarrabee Coal Company. The report broadly states that the need for the worker's accommodation facility is generated by the Yarrabee Coal Mine workforce, which warrants the location of the facility on the mine site to improve management of worker fatigue and well-being.

Council disagrees with these statements and cannot support the need for the new facility based on the assumption that the facility will accommodate a displaced non-resident workforce and provide improved health management. By way of explanation, Yarrabee Coal Company submitted a letter of support to Council for the use of 200 to 250 rooms in the 408 room Worker's Accommodation facility proposed by Minumbra Pty Ltd (Application No. 4053/13). Consequently, Council approved the application to adequately provide Yarrabee Coal Company with accommodation for its non-resident workforce. Furthermore, Yarrabee Coal Mine is within proximity to the Blackwater township, which has experienced pro-longed residential accommodation vacancy rates. This is recognised in the Social Impact Assessment appended to the planning

report (section 5.1 Residential Vacancies). Both alternatives have the ability to sufficiently accommodate the Yarrabee Coal Mine non-resident workforce in an environment that provides opportunity for the health and wellbeing of employees.

In this context, please demonstrate need for the additional 212 rooms proposed by the development. In the absence of sufficient justification from the applicant, this can be undertaken through the preparation of an Economic Needs Analysis and/or demonstrated commitment from major projects that seek to utilise the proposed development. The analysis must specifically address the following:

- a) Justify why the Yarrabee Coal Mine non-resident workforce cannot be reasonably accommodated in the facility approved as part of 4053/13; and
- b) Further justify why the Yarrabee Coal Mine non-resident workforce cannot be reasonably accommodated in the vacant residential accommodation facilities in the Blackwater township.

1.2 In the demonstration of need, also clarify the following:

- a) The number of employees of the Yarrabee Coal Mine as a whole;
- b) The number of employees of the Yarrabee Coal Mine requiring non-resident workforce accommodation. Based on current representations from Yarrabee Coal Company, 462 rooms (250 rooms at the approved Minumbra facility and a further 212 rooms at the proposed Yarrabee facility) are required for employees arriving under fly in - fly out, drive in - drive out and bus in - bus out arrangements; and
- c) Whether the employees to be accommodated at the new facility are operational or construction workers associated with the mine. Note that Council are not supportive of operational workers being accommodated on the mine site, except for instances of a remotely located mine. The Yarrabee Coal Mine is not considered to qualify as a remotely located mine, given its proximity to Blackwater and approved Worker's Accommodation facilities.

2. Potable Water Supply

Section 4.1 of the planning report states that potable water will be supplied to the proposed development via trucks each day. The application's Engineering Services Report outlines a total peak day demand of 151.5 kL. Please provide the anticipated number of daily vehicle movements for water haulage trucks to meet this total peak day demand.

Note that Council is not supportive of potable water supply by way of water haulage trucks to the proposed development. Council's preferred options are either the natural sourcing and treatment of water on-site, or an extension and connection to Council's reticulated water network. Please demonstrate how the proposed development will comply with Council's preferred options.

3. Economic Resources Overlays Code (Mining Resources Overlay)

The Mining Resources Overlay regulates development on, and within 1,000 metres of, land covered by Petroleum Leases, Mining Leases and Mineral Development Licences and within designated Key Resource Areas. The Overlay Map, as shown by Map ER-2, does not show all land within the 1,000 metre radius. Council considers the proposed development to be within the 1,000 metre radius of the site's Mining Resources Overlay, however the planning report does not include an assessment of the proposed development against Specific Outcome 3 of the Overlay Code. Please provide an assessment of the proposed development against all relevant parts of the Economic Resources Overlay Code.

4. Rehabilitation Plan

Pursuant to Council's Non-Resident Workforce Accommodation Policy, Council requires a rehabilitation plan to be submitted in support of any applications for non-resident workforce accommodation in a Rural Area where not associated with the rural pursuits on the land. Section 3.6 of the planning report states that an 'Exit Plan' will be lodged to Council at least three months before the cessation of the land use. Council are not amenable to this arrangement, as it provides no assurance that any such plan will be lodged and implemented to restore the land to its rural status following the facility's decommissioning.

It is requested that the 'Exit Plan' is submitted as further information to the application. The plan must outline the procedure for removing all buildings and infrastructure associated with the development from the site and the process for rehabilitating the land to its status as Good Quality Agricultural Land, specifically C1 – Pasture Land.

5. Internal heavy rigid vehicle manoeuvring

It is anticipated that heavy rigid vehicles will be accessing the facility to service the bin area and the loading area/dock adjacent to kitchen, as indicated on the development plans. It is unclear whether the internal space (coloured grey on Drawing No.17333-000, 'Main Site Layout') will allow for the ingress and egress of service vehicles in a forward gear, pursuant to P/A7.2 of the Development Standards Code. Please provide a template of turning circles to demonstrate how heavy rigid vehicles will access the bin area and loading area/dock adjacent to the kitchen and exit accordingly in a forward gear.

6. Development plans to be drawn to scale

Pursuant to *IDAS Form 5 – Material change of use assessable against a planning scheme*, all development plans (being site plans, floor plans and elevations) must be drawn to an appropriate scale. It is requested that all plans are amended to a workable scale, for example 1:100, 1:200 and 1:500. Note that the site plan showing the development staging layout is not required to be drawn to scale.

7. Requirement for additional site plan

A site plan was submitted as part of the development application (Drawing No.17333-000, 'Main Site Layout'), however the site plan omits mandatory details prescribed by IDAS Form 5, specifically the property boundaries of the entire lot. The 'Overall Site Layout' (Drawing No. 17333-000) only indicates the maximum area of disturbance due to the establishment of the development. The omission of the full extent of the lot's property boundaries makes it difficult to identify the development footprint of the Worker's Accommodation in the locational context of the subject site and its 6,164 hectare land mass.

It is requested that an additional site plan is provided to demonstrate the following mandatory details prescribed by IDAS Form 5:

- a. The location and site area of the land to which the application relates (relevant land). Please include an annotation of the address and property description of the subject site, as per the details provided at the top of this correspondence;
- b. The boundaries of the relevant land (being the cadastral property boundaries of Lot 50 on SP257934);
- c. The road frontage of the relevant land, including the name of the road;
- d. The location and use of buildings on land adjoining the relevant land. Please indicate by annotating the lot and plan and land use of adjoining properties, including the location of built structures, if any;
- e. The identification of the development footprint of the Worker's Accommodation on the site plan must be accompanied by a calculation of the development's site coverage in square metres (as a total and also broken down into general building and landscaping components) and site coverage as a percentage of the overall site area; and

- f. Draw the site plan to a workable scale.

8. Clarification of 'Main Site Layout' details

Please clarify the following information illustrated on the 'Main Site Layout' plan, as it was not explained in the application's town planning report:

- a. A 'Bin Area' is annotated on the site plan; identify the type and size of waste storage containers and explain how it is sufficient for accommodating the waste generated by the facility, including general, recyclable and putrescible waste. Also explain how service vehicles will access all bins in the bin area.
- b. Identify the total number of car parking spaces, including car parking spaces for persons with disabilities. Explain how the car parking provision is sufficient for accommodating patrons and staff of the facility.
- c. Identify the location of generators on the site plan. Explain how the location and buffering of generators will not result in any noise or fume emissions that may adversely affect the amenity of accommodation buildings.

9. Clarification of 'Overall Site Layout' details

Please clarify the following information illustrated on the 'Overall Site Layout' plan, as it was not explained in the planning report:

- a. The plan indicates four coordinate points to delineate the maximum area of disturbance due to the establishment of the development. The plan states *'to refer to plan of proposed camp location – CH Survey'*. The 'plan of proposed camp location' and the 'CH Survey' has not been included as part of the application and complicates the interpretation of the Overall Site Layout. Please provide the further plan/survey as referenced on the Overall Site Layout, if deemed necessary to the explanation and interpretation of the plan.
- b. Explain why the 'area for disturbance' has been irregularly configured. For example, is the southern 'tip' of the 'area for disturbance' due to the cadastral boundary of the lot or due to the alignment of an internal firebreak or road? This is difficult to interpret without the additional site plan requested in Item 7 of this Information Request.
- c. Without the additional site plan requested in Item 7 of this Information Request, it is unclear whether the development has been setback twenty-five (25) metres from the property boundary of the lot, or twenty-five (25) metres from the road frontage (being the road reserve with 0m setbacks from the property boundary). Please clarify the setback of the development from the road frontage and from the property boundary of the lot.
- d. Clarify the separation distances between the Irrigation Area and other features of the site, being the western property boundary of the lot, the proposed facility and the watercourse to the east of the area. Explain how the separation distances have been determined. It is noted that section 6.5 of the application's Engineering Services Report cites *'horizontal and vertical separation distance criteria'* will inform the determination of separation distances. Please clarify the instrument from which these criteria are derived.
- e. Section 6.3 of the planning report states that *'the development has been provided with a 25m natural landscape buffer to the Boonal Haul Road frontage'*. Clarify whether this vegetation is located within the property boundary or in the road reserve, and the general form and height of vegetation (for example, low shrubs or mature trees etcetera).
- f. Clarify the following information about the 5,000 square metre area, labelled *'Hardstand for Ausco Construction laydown'*:
 - (i) The specific surface treatment of the 'hardstand' is unclear. For example, clarify whether the area will be compacted gravel or an impervious seal.

- (ii) The time period of the hardstand area's existence on-site is unclear. Explain whether the hardstand area will be a permanent feature of the development, or whether it will be removed following construction of the development. If identified as a temporary feature, identify the anticipated period of its existence on-site, and the process for rehabilitating the land following removal of the hardstand area from the site. If possible, include this information in the Rehabilitation Plan requested in Item 4 of this Information Request.
- (iii) Provide proof of how the stormwater drainage calculations in section 7.0 of the application's Engineering Services Report accounts for the 5,000 square metre hardstand area. If the post-development flow calculations do not consider the hardstand area, please amend the calculations, and if necessary, the recommendation, to consider the implication of this area on-site from a stormwater management perspective.

10. Update of development plan schedule

Please ensure that the plan description, drawing/sheet number and date on each plan matches the development plan schedule in Table 1 of the planning report. Currently, there are inconsistencies between the plans and the schedule. The 'Overall Site Layout' plan and the 'Staging Layout' are also omitted from the schedule. Please check that all plans submitted in the application are included in the plan schedule, or update it accordingly.

It is also requested that the schedule is updated to reflect any new or amended plans provided in response to this Information Request.

In response to this Information Request, section 278 of the Sustainable *Planning Act 2009* requires you to supply one of the following:

- a) All of the information requested; or,
- b) Part of the information requested together with a written notice asking the requesting authority to proceed with the assessment of the application: or
- c) A written notice –
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

It is also highlighted that under section 279 of the Sustainable *Planning Act 2009*, failure to respond to this Information Request within six (6) months from the above date will result in the lapsing of this application.

Should you require further information, please contact Council's Development Assessment Unit on ☎ (07) 4982 8359.

Yours faithfully



Anton de Klerk
Coordinator Planning and Development