



Powering Australian Renewables Fund

Coopers Gap Wind Farm Social Impact Management Report 2018-2019

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1. Introduction

The Coopers Gap Wind Farm Project (CGWF) is located at Cooranga North, approximately 50 kilometres (km) west of Kingaroy and approximately 250 km north west of Brisbane, in the South Burnett and Western Downs Regional Local Government Areas (LGAs).

CGWF will have 123 wind turbines with a total installed capacity of up to 453 megawatts (MW), and will connect to the Western Downs to Halys 275 kV transmission line owned and operated by Powerlink.

AGL Energy Limited (AGL), as agent for Powering Australian Renewables Fund (PARF) is managing CGWF's construction, which is being delivered by a joint venture comprising General Electric and Civil & Allied Technical Construction (GE/CATCON).

Site preparation commenced in September 2017 and construction commenced in January 2018. The first set of ten turbines commenced operation in July 2019, with successive sets of turbines to be brought on line as their construction is completed.

Construction of all turbines is expected to be complete by June 2020, with full operation targeted for the end of 2020. On completion, CGWF will be the one of the largest wind farms in Australia.

CGWF is being developed in accordance with:

- its Material Change of Use (MCU) Development Approval, issued on 24 May 2017 by the Department of Infrastructure, Local Government and Planning (DILGP); and
- Imposed Conditions provided by the Coordinator-General on 1 March 2017 as part of the project's approval as a 'coordinated project' under the State Development and Public Works Organisation Act (1971) (SDPWO Act).

1.1 Purpose

The Coordinator-General's Evaluation report for the project's Environmental Impact Statement (EIS) required the proponent to produce Social Impact Management Reports (SIMR) to '*ensure the delivery of social and economic benefits and demonstrate how the proponent had addressed any community and stakeholder issues*'.

This Social Impact Management Report (SIMR) has been prepared to meet the requirements of the Coordinator-General's Imposed Condition 1, which states:

- " (a) The proponent must provide an annual Social Impact Management Report (SIMR) for approval by the Coordinator-General for a period of five years on each anniversary of the commencement of construction.
- (b) The SIMR must describe the strategies and actions implemented and the outcomes achieved:
- (i) to inform, engage, consult, collaborate and negotiate with stakeholders and the community and to demonstrate that stakeholder and community concerns have been considered in making decisions to avoid, mitigate and manage social impacts
 - (ii) to provide, local and regional employment, training and development opportunities and to mitigate and manage any project related impacts on the local labour markets

(iii) to mitigate and manage project related impacts on the local and regional housing markets

(iv) to mitigate and manage project related impacts on community health, safety and wellbeing.

The proponent must make the reports publically available on its website promptly following approval by the Coordinator General¹.

This is the second annual SIMR, and reports on the period 1 July 2018 to 30 June 2019. The report was prepared by Elliott Whiteing Pty. Ltd. on the basis of information provided by AGL and GE/Catcon.

1.2 Report structure

From Section 1, the report is structured as follows:

- Section 2 Community and Stakeholder Engagement: reporting on the project's engagement activities and how concerns have been considered in project planning and decision-making;
- Section 3 Local and Regional Employment, Training and Development: reporting on the project's employment and training strategies, including how project benefits are enhanced;
- Section 4 Housing and Accommodation: reporting on mitigation and management strategies which address housing availability and affordability;
- Section 5 Community Health, Safety and Wellbeing: reporting on project commitments and management strategies which address safety and wellbeing; and
- Section 6: Conclusion, which includes a summary of monitoring results, priority actions for 2019-20, and the process for SIMP revision for CGWF's operation.

2. Community and Stakeholder Engagement

This section summarises the actions undertaken to engage with stakeholders and the community, and to demonstrate that the project team has considered stakeholder concerns in its decision-making processes.

2.1 Desired outcomes

PARF's desired outcomes from community and stakeholder engagement over the life of CGWF include:

- building community trust and pride in the CGWF, through stakeholder engagement;
- providing a range of engagement opportunities tailored to different stakeholder needs

¹ CG Evaluation Report, Condition 1

and preferences;

- providing regular project information (including notification of key activities, timeframes, potential impacts and benefits) to interested and affected stakeholders;
- providing community consultation opportunities at different project stages and milestones; and
- proactive identification and response to community issues and concerns, including effective and efficient response to complaints.

The following subsections describe progress during the reporting period.

2.2 Engagement activities

Landowners

PARF has established productive and cooperative working relationships with landowners who are hosting CGWF infrastructure. Landowners interests are addressed on an individual basis, as part of tailored Landholder Access Management Plans, through direct meetings and through general communication methods.

This engagement is supported by organised dinner forums and morning teas convened for participating landowners to share information on common interest areas, as well as other events in which landowners are invited to participate (e.g. site tours).

GE/CATCON also emailed participating landowners with a weekly status update on the project's construction program including a forward plan for the following week, during June to December 2018. Since January 2019, updates are occurring in the form of a quarterly newsletter.

Among landowners (asset hosts and neighbouring property owners), key interest areas during this reporting period included:

- project timing;
- television reception;
- management of roadworks, primarily involving South Burnett Regional Council (SBRC); and
- construction traffic management and road maintenance.

Local Governments

Consultation with the SBRC and Western Downs Regional Council (WDRC) over the reporting period has included:

- briefings to the Mayor and Councillors regarding the project's status and timing of activities;
- discussion of opportunities to progress the local area, e.g. through development of a tourism attraction;
- quarterly representation and input at the CGWF CCC; and
- provision of a dedicated CGWF / Council liaison role to maintain regular communication and strengthen relationships.

Areas of ongoing interest for the two Councils relate to:

- the management of road impacts;
- opportunities to enhance economic benefits through local supply and employment of local residents in CGWF operations; and
- the potential for a tourist drive to be developed, including a viewing platform for tourists to see the windfarm operating. As CGWF is located on private land, construction of any viewing platform would involve Council land.

Traditional owners

PARF/AGL developed an Aboriginal Cultural Heritage Management Plan in 2018, in consultation with each of relevant Aboriginal Parties for the area, including the Wulli Wulli People #2, the Barunggam People and Western Wakka Wakka People (Team McLeod and Team Beattie). Local Traditional Owner representatives were engaged in Aboriginal Cultural Heritage surveys.

Cultural awareness workshops have also been implemented on site with the assistance of each of the Aboriginal Parties during the reporting period. These workshops give site personnel an appreciation and understanding of the Aboriginal history of the local area and an understanding of the contractor's obligations under Queensland's Aboriginal Cultural Heritage Act.

Community members

Construction updates and project newsletters are shared with the project's registered local stakeholder network and published online, while the CGWF Community Consultative Committee (CCC) provides a forum for responding to specific points of interest and/or concern (discussed below).

During 2018-19, PARF was involved in approximately 621 stakeholder and community interactions (including emails, phone calls, meetings, letters and local events), engaging with approximately 434 individual stakeholders (see Figure 1).

Four CCC meetings were held during the reporting period. CCC minutes are published online at: <https://www.agl.com.au/about-agl/how-we-source-energy/coopers-gap-wind-farm>

In addition, the CGWF project team attend and support a range of locally-organised community events, and work closely with the CCC to provide funding support for local projects via the Community Fund.

PARF has developed a Transport Communications Plan to ensure ongoing permit requirements are met, all stakeholders are appropriately informed, and social risks relating to the transportation of wind turbine components – such as road safety issues and community complaints – are addressed.

CCC meetings

Four CCC meetings were held during the reporting period, (30 August 2018, 13 December 2018, 13 March 2019 and 12 June 2019). Key issues raised by CCC members and responses by AGL are summarised in Table 1. Specific areas of community and stakeholder interest identified by CCC members have included:

- road impact management strategies, including maintenance of Niagara Road (the main access road to CGWF);

- noise impacts on individual properties;
- CGWF benefits for local businesses;
- reviewing Community Fund applications and funding support for local projects;
- television reception issues;
- rehabilitation works; and
- progress of project team investigations to facilitate improved mobile phone coverage in the local area.

Table 1: CCC inputs and AGL responses, 2018-2019

Issues	CCC inputs	AGL response
Roadworks	Need for maintenance of Niagara Road (the project's major access road), including safety concerns for the school bus	<ul style="list-style-type: none"> • GE/Catcon will complete maintenance works in accordance with the infrastructure agreement with SBRC, including removing the bitumen, widening the road and gravelling the road for the construction period, with road sealing to the Jarail Road turnoff to be completed after construction, restoring the road to better than its previous condition • Niagara Road route shared with CCC to discuss opportunities to remove some of the bends • Agreement made with South Burnett Regional Council for additional roadworks
	Plans for phone numbers to provide information about traffic conditions related to the project	<ul style="list-style-type: none"> • DTMR has a website with latest information, with a link from AGL website to the DTMR website
Telecommunications	Interference with television reception (two landowners)	<ul style="list-style-type: none"> • Retesting of reception was arranged, advice on relocation of antennas was provided, and PARF provided television reception boosters, with no further issues identified by these landowners
	Existing poor mobile phone reception	<ul style="list-style-type: none"> • AGL advocating for a new mobile phone tower
Community fund	Questions regarding amount and distribution of Community Fund	<ul style="list-style-type: none"> • AGL will advertise successful CDF applications • Extra round of the community fund will be available at construction rates • Emergency Relief Fund allocated to the CWA • AGL to compare the CGWF Community Fund to funds across other projects in the area

Issues	CCC inputs	AGL response
		<ul style="list-style-type: none"> • AGL to discuss CDF contributions with PARF • Western Downs Council to confirm the Cooranga North Hall's eligibility for the Hall Restumping Program (confirmed) • AGL to consider funding legacy items for the immediate community • Other ideas for a perpetual fund continue to be discussed • AGL will consider a letter form the CCC regarding the amount of funding available through the Community Fund
	Funding for the local fire brigade for a new shed	<ul style="list-style-type: none"> • The funding request exceeds the criteria set for the CDF
Rehabilitation	interest in land rehabilitation	<ul style="list-style-type: none"> • There are individual agreements with all landowners which detail what rehabilitation will look like • Agreement is generally to rehabilitate to the standard that was there before • Top soil will be stockpiled to be returned for rehabilitation • Seasonal factors constrain conditions conducive to growing grass • Road shoulders and disturbed areas will be re-seeded
	Landowner concern about large earth banks beside roads	<ul style="list-style-type: none"> • Advised this is the topsoil for rehab, and also controls storm water • Landowners welcome to contact GE/CATCON if modification of earth banks is required to enable usual farming activities
Property ownership	Community concern regarding a property purchase by AGL	<ul style="list-style-type: none"> • This was a commercial decisions based on requirements for CGWF construction
Noise	Concern that noise contour maps are too generic to address specific landowner concerns	<ul style="list-style-type: none"> • Provision of residence-specific noise contour map for concerned landowner • During operation an independent consultant will undertake noise monitoring on all potentially affected properties, three months and 12 months after construction, per the Condition of Approval.

Issues	CCC inputs	AGL response
Local content	Interest in whether local businesses are benefitting from supply opportunities	<ul style="list-style-type: none"> This will be reported in the Social Impact Management Report
Tourism	Identification of a viewing platform as a tourism attraction	<ul style="list-style-type: none"> AGL discussion with the two Councils South Burnett Council and Western Downs Council will manage the development of the viewing platform, with input from AGL. Councils to lead this process

State Government Engagement

The CGWF project team provided fortnightly email updates to the Office of the Coordinator General until February 2019 to ensure the provision of timely project progress updates, and will provide further updates on request. Regular briefings are also provided to the National Windfarm Commissioner.

During the reporting period, briefings have been provided to:

- the Offices of the Premier and Cabinet, Police Minister, Minister for Education and Training, and Minister for Agriculture;
- the leader of the Queensland Opposition and the Opposition spokesperson for energy; and
- local Members of Parliament.

Additionally, regular communications have taken place with Department of Transport and Main Road and the Queensland Police Service regarding transport of components. Other issues and updates have also been discussed with Department of Local Government, Department of Natural Resources, Mines and Energy, and Department of Agriculture and Fisheries on an as-needed basis.

Health and emergency services

GE/CATCON have worked with emergency services to ensure the transition to operations is well communicated. This has included facilitation of a joint emergency response exercise in June 2019 involving local and regional emergency services personnel, police, forensic investigations and bomb disposal personnel in responding to a threat scenario. This has consolidated relationships between AGL and local and regional emergency services personnel, and strengthened joint capacity to respond to crime, emergencies or safety threats affecting CGWF.

The CGWF project team also holds quarterly interface meetings with Queensland Police Services, Queensland Fire and Rescue and Queensland Ambulance service personnel, at which information is exchanged to ensure the construction of CGWF maintains high standards of safety, on site and for the surrounding community.

Consultation with local health services during the reporting period included involvement with a newly established TSBE health working group to establish a workplace wellness program, My Health for Life. Whilst still in the preliminary planning phase, it is hoped to appoint resources to be based in the region to help drive the program at a local level.

Business and industry

GE/CATCON continues to welcome expressions of interest and capability statements to coopersGapWF@catcon.com.au. With the majority of construction contracts awarded in the previous reporting year, there has been one contract for private certification services advertised and awarded through ICN.

AGL is a platinum member of the Toowoomba and Surat Basin Enterprise (TSBE), assisting to raise the profile of PARF/AGL in the region and facilitate project engagement with local industry and employment suppliers.

The project is currently engaging five local contracting companies which has created employment opportunities, and developed local companies' capacity to respond to the requirements of working on large scale projects, which has included developing additional training strategies, developing and working under safety management systems, and working to project deadlines.

Aviation Stakeholders

GE/CATCON provides regular updates to the Civil Aviation Safety Authority (CASA) as meteorological masts and wind turbines are erected. During CGWF operations, PARF will continue engagement with CASA according to a schedule to be agreed with CASA.

2.3 Complaints management

PARF is committed to maximising community and stakeholder satisfaction through effective and efficient response to complaints. AGL, as PARF's agent, actively promotes CGWF's complaints process and project feedback mechanisms, and publishes the project's Complaints Management Policy on the AGL website. PARF received two complaints during the reporting period.

One complaint was in relation to the behaviour of a transport driver which caused minor damage to another vehicle and caused offence to the vehicle's driver. An apology and arrangements for reimbursement of costs were provided to the person who made the complaint. AGL undertook an incident investigation into the matter, finding that communications between the contractor and the police escort service needed to be improved, which has been actioned.

The second complaint was in relation to a driver being delayed on the Toowoomba Range by deliveries of wind turbine components. An apology was provided.

As noted in Table 1, two landowners provided feedback through the CCC that they were experiencing interference with television reception. Retesting of reception was arranged, advice on relocation of antennas was provided, and PARF provided television reception boosters, with no further issues identified by these landowners

2.4 Outcomes

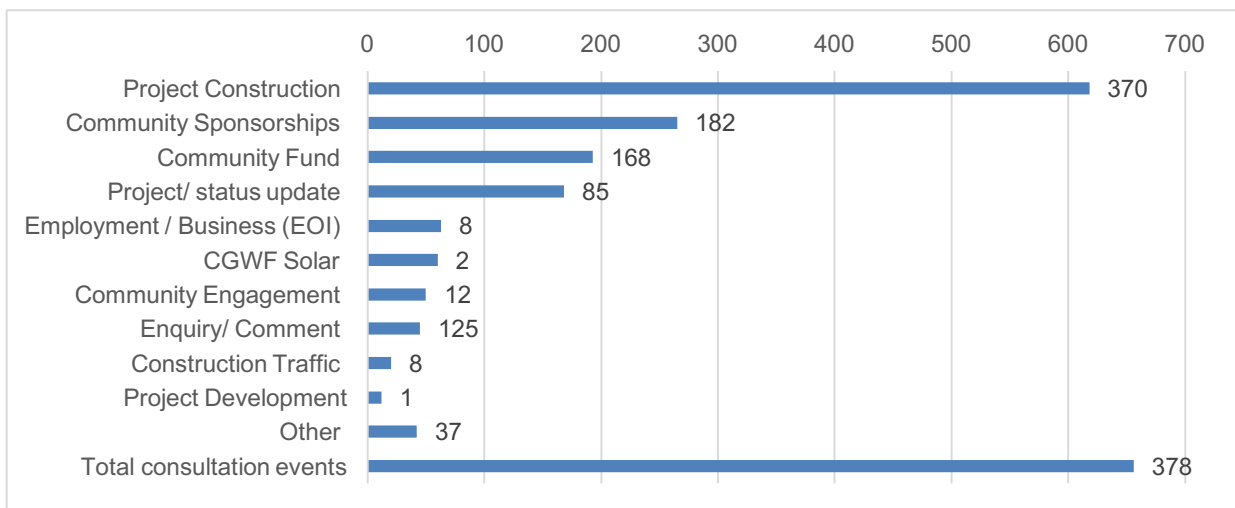
Table 2 presents a breakdown of PARF's stakeholder interactions during 2018-19.

Table 2: Community and Stakeholder Engagement Activities 1 July 2018-30 June 2019

Stakeholder Groups	Interactions	Stakeholders
Community Members and Groups	177	66
Landowner - Asset Host	95	19
Landowner - Neighbour	45	31
CGWF CCC Member	60	11
Local community	65	24
Business EOI registrations	28	135
Local business owner/ operator	49	22
Government - Local	30	25
Government - State	31	31
Government - Federal	4	29
Other	37	70
Total	621	463

Figure 1 provides an overview of the top ten issues raised by project stakeholders in the reporting period. The most frequent topic addressed in consultation during the reporting period was project construction, which included enquires about progress and completion dates, and road maintenance agreements.

Interactions have also had a strong focus on community sponsorship opportunities and the CGWF Community Fund, as well as access to general project updates.

Figure 1: Stakeholder Issues

2.5 Monitoring results

The desired outcomes for community engagement and the status of those outcomes are shown in Table 3.

Table 3: Monitoring results - Community and Stakeholder Engagement

Desired Outcome	Indicator	Data Source	Outcome/Status
Building community trust and pride in the CGWF	Landowner, CCC and Council feedback regarding CGWF engagement	Quarterly consultation records and issue reports	Appreciation of solar program and TV reception testing program Resolution of television reception issues with two landowners Ongoing interest in road maintenance arrangements between AGL and Councils
	Community attendance and participation in project milestone events	Project event statistics	Given the nature of construction over the past 12 months, there were no milestone events Commencement of operations has been communicated to stakeholders and an event may be held when operations are established AGL has hosted a number of tours for interested parties, including a tour of the windfarm site as part of WDRC's 2019 Big Skies Festival
Regular project information to interested and affected stakeholders	Timely and clear information (including notification of key activities, timeframes, potential impacts and benefits) provided in project communications	Transport Communication Plan (for Wind turbine components)	Newsletter issued 3 rd quarter 2018 and 2 nd quarter 2019 CCC quarterly meetings CCC feedback on the communication program has been considered Newsletters will continue quarterly during the reporting period
		CCC feedback	
Providing community consultation opportunities at different project stages and milestones	Consultation opportunities are scheduled for each project stage and at relevant milestones. Opportunities are well promoted to interested and affected stakeholders	Quarterly monitoring Community and Stakeholder Engagement Plan Communications collateral	Project still in construction stage Four CCC meetings held Two newsletters issued Regular engagement with affected and neighbouring landowners continues
Proactive identification and response to community issues and concerns, including effective and efficient response to complaints.	Regular monitoring of project consultation activities to anticipate and address community issues and concerns	Quarterly monitoring Consultation records and issue reports	TV reception baseline study extended Ongoing advocacy for mobile phone tower Council and CCC consultation regarding road maintenance

2.6 Forward Plan

Priority actions to be implemented by GE/CATCON and AGL over the next reporting period include:

- implement the CGWF Community Engagement Plan;
- address emerging issues and information requests as part of the CGWF CCC, and continuing to publish detailed minutes online;
- prepare for and promote opportunities for community attendance and participation at project milestone events (e.g. Operations Open Day);
- continued engagement with SBRC and WDRC at agreed regular intervals; and
- maintain the CGWF Community Investment Fund, including ongoing engagement of the CCC, SBRC and WDRC on community investment priorities.

The communication and consultation program for 2019/2020 is outlined in Table 4.

Table 4: Community Engagement Mechanisms 2019-2020

Mechanism	Description	Frequency
General Communication		
Dedicated contact points	Community members can contact the project team directly by: Calling: 1800 039 600 Emailing: aglcommunity@agl.com.au Mailing to: PO box address Locked Bag 3013, Australia Square NSW 1215	Ongoing
Website	The dedicated project website provides a project overview including key project milestones, documentation, environmental monitoring, consultation activities, feedback mechanisms and all print communications. https://www.agl.com.au/about-agl/how-we-source-energy/coopers-gap-wind-farm	Ongoing
Newsletter	Construction Newsletters posted on the project website and distributed to the community every six months. Details include: Progress Update; Community Update; Transport Impacts; All contact details and offers to meet to discuss the work / project further.	Quarterly
Fact Sheets	A series of fact sheets and frequently asked questions (FAQs) to inform stakeholders about project milestones and key elements, including design, construction or operational elements, and issues such as noise or amenity.	As required
Notices and advertisements	Advertisements are published in local newspapers, and this will continue, keeping the broader community informed about the project's status and milestones achieved	As required
Engagement		
Landowner liaison	Early and ongoing engagement (face-to-face meetings, phone calls, emails) with all potentially impacted landholders for the Life of the project. Engagement is underpinned by AGL's Agreed Principles of Land Access (2014) and individual Landholder Access Management Plans (LAMPs)	Ongoing

Mechanism	Description	Frequency
Community Consultative Committees	The purpose of the CCC is to build local community trust and address key issues as raised. The CCC is guided by Terms of Reference that are set by the committee. The CCC is voluntary and includes representatives from AGL, various agency groups, key stakeholders and community members who meet on a regular basis to discuss the project and address community issues and concerns.	Quarterly / as agreed
Coopers Gap Community Fund	Coopers Gap Community Fund of \$60,000 per annum during the two years of construction phase, with the objective to broaden the environmental and community benefits of the wind farm within the local Western Downs and South Burnett communities (i.e. within 10 km of the project). A Community Fund of \$30,000 per annum will be made available during the 25 year operational phase. AGL has established a structure for the administration of the Community Fund in consultation with the local community, in-particular the CCC and Councils.	Ongoing
One-to-one meetings	One-to-one meetings are offered to stakeholders and community, providing opportunity for concerns and matters of interest to be addressed and to provide project briefings	Ongoing
Briefings	Briefings are being provided to elected representatives, local Councils and key stakeholders throughout the project	As required
Community events	The AGL project team proactively participates in local community events to raise the profile of the project and provide an opportunity for the community to meet the project team and ask questions.	Ongoing
Milestone events	A media release and CCC engagement will coincide with major project milestones to inform the community and to invite participation / attendance in celebratory events where appropriate.	As required
Site tours	Site tours will be offered to community members and key stakeholders. When appropriate, tours may be offered to groups such as schools, universities and other stakeholders interested in wind power and renewable energy.	On request

3. Employment, Training and Development

This section summarises the status of employment, training and development actions undertaken to provide local and regional employment, training and development opportunities, and to mitigate and manage any project related impacts on the local labour markets.

With a modestly sized construction workforce (see below) including a combination of local personnel and specialist personnel from other areas, impacts on local labour markets have been shared between several LGAs, minimising any impacts on local labour markets.

3.1 Desired outcomes

PARF's desired outcome for employment, training and development are:

- at least half of the CGWF workforce are local hires;
- project employment and supply opportunities are well promoted locally and through local stakeholders;

- increased opportunities for local Indigenous stakeholders to participate in the project and local business enterprise;
- demonstrable benefits to local community members from increased access to up-skilling and training opportunities; and
- Australian entities have full, fair and reasonable opportunity to bid for the supply of key goods or services for the project and, if applicable, initial operation of the facility.

3.2 Construction employment outcomes

CGWF's construction commenced in January 2018 and has been underway for 18 months. The number of construction personnel has fluctuated over the 18 months according to the activities being undertaken.

During the reporting period, CGWF's construction employed an average of 160 full time equivalent (FTE) personnel and a peak of 210 personnel in March 2019. This was an average increase of 40 personnel since June 2018 when 120 personnel were employed.

The average FTE included 70 local residents (44% of the average workforce) primarily employed in labouring, construction and machinery operation roles. This was an increase in the number (49 people) and percentage (41% of the FTE workforce) of local people employed at June 2018.

The remaining workforce includes an average of 90 personnel, including crane and installation teams, transportation workers, scientific testing teams and a wind turbine installation team, primarily employed by companies based in South East Queensland.

During 2019-2020, the project's construction workforce is expected to include an average of 120 and a peak of 150 personnel. The number of personnel is expected to ramp down from March 2020, and construction is expected to be complete by the end of June 2020.

3.3 Operational employment

PARF has employed four personnel for the commencement of operations (June 2019). CGWF is expected to employ up to 20 personnel by December 2019, and up to 25 people at full capacity in 2020-2021.

Recruitment processes are being developed for the operations phase, and will include advertising operational roles in local media and through local job agencies. PARF has also identified local residents who are currently employed in CGWF construction who are interested in roles during the operations phase.

AGL maintains an open invitation for expressions of interest and capability statements in employment and business opportunities on its website, with contact details provided for General Electric, Catcon and the ICN Gateway.

3.4 Training and development

During 2018-19, training initiatives have included:

- maintaining agreements with All States Training and FAIS to support workforce development;

- investigation of an apprenticeship opportunity for the operational phase for a local young person; and
- discussion with the Dalby State High School training centre staff to identify the potential to support training for operational personnel.

A training and development strategy for the operational phase is currently being developed.

3.5 Local supply opportunities

During 2018-19, AGL and GE/Catcon actions to establish local employment and local supply opportunities included:

- ongoing engagement with employment and labour hire companies;
- implementation of the project's Australian Industry Participation Plan; and
- publishing all project supply opportunities on the ICN Gateway.

With the majority of construction contracts awarded in the previous reporting year, there has been one contract for private certification services advertised and awarded through ICN.

During the reporting period, GE-CATCON has utilised local businesses that supply:

- safety equipment and personal protective equipment;
- training services;
- fuel supply;
- contracting services; and
- water and gravel supply.

Local haulage contractors based in the South Burnett and Western Downs LGAs have been among the local companies supplying sand and gravel to the project during the reporting period.

GE/CATCON has also patronised the local Bell store and caravan park, local butchers for community barbecues, and a local café for food supplies. Supply opportunities have been well appreciated by local businesses.

3.6 Outcomes

Table 5 summarises PARF's desired outcomes and outcomes to date for employment, training and development.

Table 5: Monitoring results - Employment, training and development

Desired Outcomes	Indicator	Data Source	Outcome/Status
At least half of the CGWF workforce are local hires	Employees by postcode / by LGA	Project employment and contractual records	Currently, approximately 44% of the construction workforce are local residents, an increase on June 2018 (41%)

Desired Outcomes	Indicator	Data Source	Outcome/Status
Project employment and supply opportunities are well promoted locally and through local stakeholders	Implementation of the AIPP communication strategy	Procurement communications and engagement records	Ongoing engagement with TSBE to promote opportunities Potential identified for construction employees to be employed for operations
Increased opportunities for local Indigenous stakeholders to participate in the project and local business enterprise	Early engagement with TSBE to facilitate promotion of opportunities among local supplier networks	Consultation records	Ongoing engagement with TSBE Five local contractors and additional contractors from SEQ engaged in project construction
Demonstrable benefits to local community members from increased access to up-skilling and training opportunities	Local community members access upskilling and training opportunities associated with CGWF	Project training records	Three current Indigenous employees Ongoing on-site training and development during the reporting period
Australian entities have full, fair and reasonable opportunity to bid for the supply of key goods or services for the project and, if applicable, initial operation of the facility	Implementation of AIPP commitments to equitable promotion of project supply opportunities	Procurement communications and engagement records AIP Compliance Report ICN gateway records	Majority of companies supplying the construction phase are based in South East Queensland Local businesses are supportive of the project, and are providing services and supplies on time and at high-quality levels
	Implementation of the AIPP capability development commitments	AIP Compliance Report	Continued use of supplier database registering Suppliers

3.7 Forward plan

Priority actions to be implemented by GE/CATCON and AGL over the next reporting period include:

- discussions with recruitment firms in the South Burnett and Western Downs LGAs to support recruitment of local personnel;
- continued relationship with the Toowoomba and Surat Basin Enterprise (TSBE) to promote employment and business opportunities;
- development of a recruitment strategy for operations; and
- development of a training and workforce development strategy for operations.

4. Housing and Accommodation

This section summarises the actions undertaken to mitigate and manage project-related impacts on the local and regional housing markets.

4.1 Desired outcomes

PARF's desired outcome for the CGWF is for there to be no significant impact on local housing and accommodation availability during its construction and operation.

To mitigate and manage project-related impacts on local and regional housing markets, the project established a Housing and Accommodation Action Plan (HAAP) in January 2018, developed in consultation with the relevant Councils.

The Plan anticipated local hires would make up at least 50% of the total workforce, with a need to accommodate non-local workers in the townships of Dalby and Kingaroy, and the balance in smaller townships.

Consultation with SBRC and WDRC during development of the CGWF HAAP (November 2017 to January 2018) indicated the project workforce was not expected to place significant pressure on existing housing and accommodation in the nearby centres of Kingaroy, Nanango, Kumbia and Dalby. WDRC noted the potential major road and energy projects to contribute to a cumulative demand for accommodation in Dalby.

4.2 Housing and accommodation use during construction

As at 30 June 2019, approximately 90 non-local personnel were employed by the project.

Non-local personnel are accommodated in a total of 25 shared rental dwellings, leased by GE/Catcon, in Kumbia, Kingaroy, Dalby and Bell as shown in Table 6. Small numbers of personnel are also accommodated in the Caravan Park at Bell from time to time, with use of motel accommodation in Kingaroy as required. The majority of leased dwellings are located in Kingaroy (11 dwellings) followed by Dalby (ten dwellings), Kumbia (three dwellings) and Bell (one dwelling).

SQM Research data for the end of May 2019 indicate that the available rental stock in local towns included approximately 51 dwellings in the Kingaroy postcode, 107 dwellings in the Dalby postcode, 29 dwellings in the Nanango postcode and three dwellings in the Jandowae postcode. There were no data available for the Blackbutt postcode due to its very small rental market, and there were no dwellings available in the Bell postcode².

Rental vacancy rate trends (also sourced from SQM Research) indicate that rental vacancy rates increased in Kingaroy, Jandowae and Dalby, and remained stable in Bell (at a 0.0% vacancy rate) and Nanango (at 3.1%) during May 2018-May 2019.

With respect to average asking rents for houses (which make up the majority of rental stock in local towns), the Kingaroy postcode saw a 13.8% increase in average asking rents but with an

² SQM Research, property data at May 2019

increased rental vacancy rate, and Dalby saw an increase of 9.2% in average asking rents, also despite increases in vacancy rates over the period.

Nearby Jandowae saw a 27.5% increase in average asking rents over the twelve months (with no demand driven by the project) and Bell saw an increase of 11.5% (however the project only leases one house in Bell. Nanango, similarly with a small rental market, saw a decrease in average asking rents of 16.5% over the twelve months, with no change in rental vacancies.

These are small rental markets where average rental costs are driven by variations in the stock available, and there was no decrease in rental availability driving this trend.

Table 6: Rental Dwelling use and rental vacancy rates, May 2018-May 2019

Town	Postcode	Dwellings rented by project at May 2019	Rental vacancy rate May 2018	Rental vacancy rate Nov 2018 (approx.)	Rental vacancy rate May 2019	1 year rental cost change (houses)
Kingaroy, Kumbia and Cooranga Nth	4610	Kumbia – 3 Kingaroy - 11	1.5%	1.3%	2.2%	13.8%
Jandowae	4410	0	1.2%	1.8%	1.8%	27.5%
Nanango	4615	0	3.1%	1.6%	3.1%	-16.5%
Dalby	4405	10	1.8%	4.0%	4.2%	9.2%
Bell	4408	1	0.0%	0.0%	0.0%	11.5%

Source: SQMRResearch. May 2019.

Asking prices for homes have shown little variability over the twelve months, with a small increase (3.1%) in the Kingaroy postcode, and decreases ranging from 0.1% to 10.5% in the other postcodes. Dalby was the only postcode to show a decrease in the housing purchase stock available (see Table 7).

Given rental vacancy rates have remained stable or increased over the past twelve months in towns where project personnel are accommodated, and there was no evidence of a relationship between changes in availability and increased housing costs, it appears unlikely that the project has decreased the availability or affordability of rental housing for other tenants.

Whilst multiple factors (including drought) are at play, it appears unlikely the project has had a significant effect on the availability or asking prices of dwellings in local towns.

Table 7: Change in property sales – median cost and stock available May 2018-May 2019

Town	Postcode	Stock available (dwellings and units) May 2018	Stock available (dwellings and units) May 2019	1 year change in stock on market (no.)	1 year change in asking price – houses (%)	3 year change in asking price – houses (%)
Kingaroy, Kumbia and	4610	650	654	4	3.1%	-3.9%

Town	Postcode	Stock available (dwellings and units) May 2018	Stock available (dwellings and units) May 2019	1 year change in stock on market (no.)	1 year change in asking price – houses (%)	3 year change in asking price – houses (%)
Cooranga Nth						
Jandowae	4410	56	50	-6	-10.5%	-14.1%
Nanango	4615	366	365	-1	-1.1%	-6.1%
Dalby	4405	511	467	-44	-0.1%	-1.9%
Bell	4408	18	23	5	-2.8%	-24.8%

Source: SQMResearch. May 2019.

4.3 Outcomes

Table 8 summarises PARF's desired outcomes and outcomes to date for housing and accommodation.

Table 8: Monitoring results - Housing and accommodation

Desired Outcome	Indicator	Data Source	Outcome/Status
No significant impact on local housing and accommodation as result of the project.	Change in rental availability and affordability (median rent, stock and vacancy rate) - Nanango, Dalby, Jandowae, Kingaroy postcode areas	Six monthly SQM Research data and consultation with Council	Rental vacancy rates have increased over the past year in towns accommodating CGWF personnel. Average rental increases in towns accommodating personnel have been less than changes in average rental costs in other nearby towns.
	Change in property sales (median and stock) - Nanango, Dalby, Jandowae, Kingaroy postcode areas	Six monthly SQM Research and consultation with Council	No significant changes in availability or increases/decreases in asking price are attributable to the project

4.4 Forward Plan

PARF is not anticipating any increased demand for construction workforce housing during the next twelve months. Changes to expected housing requirements will be communicated to the two Councils and local real estate agents, the Bell Caravan Park owner and motel operators in Kingaroy in November 2019.

The operations workforce is likely to include local and non-local personnel, with the expectation that non-local personnel would move to local towns. With a maximum of 25 operation personnel

expected, assuming 50% of those would be new locals, and anticipating that half would rent and half would purchase housing during the first year of operations, project housing requirements would be less than required during construction, and well within the capacity of the housing market in local towns.

The project's operation is therefore unlikely to make a significant change to housing costs or availability.

Workforce and housing monitoring data are reviewed every six months and will be made available on request to the Coordinator-General and/or local Councils. This is not expected to be required beyond Year 1 of full operations (expected to be achieved at the end of 2021).

5. Community Health, Safety and Wellbeing

This section summarises the actions undertaken to address concerns about community health, wellbeing and safety, including integration or relevant environmental management plans.

5.1 Desired outcomes

The desired outcomes of the CGWF's Community Health and Wellbeing Plan are:

- no reduction in community health or safety characteristics as a result of CGWF;
- responsive engagement with health, community and emergency service providers to address potential service delivery issues;
- responsive engagement with local residents to address potential nuisance impacts associated with CGWF; and
- contributions to enhancements in quality of life for local residents.

5.2 Community amenity

Management mechanisms to achieve the desired outcomes include:

- management of nuisance activities, including associated controls measures for air quality, noise and electromagnetic interference, underpinned by timely and responsive engagement;
- mitigation of risks to community health, safety and wellbeing, including associated procedures for workforce management, weed and pest management, traffic management and emergency management;
- a range of communication and engagement mechanisms and commitments to support responsive and adaptive management; and
- a range of community investment and partnership initiatives to enhance quality of life for local residents.

5.3 Community health and safety

Delivery of the project's Community Health and Wellbeing Plan is supported by the implementation of the project's Community Engagement Plan and Construction Environmental Management Plan (CEMP), including the following sub-plans:

- Pest and Weed Management Plan (which includes provisions for mosquito management).
- Noise Management Plan (which includes provisions for vibration monitoring and management);
- Emergency Response Plan;
- Bushfire Risk Management Plan; and
- Traffic Management Plan.

Implementation of the Plan during 2018-2019 has also involved:

- responses to two landowners experiencing electromagnetic interference with television reception;
- implementing established water licensing agreements with two neighbouring landowners (non-asset hosts) to supply the project; and
- ongoing consultation as part of the road use management plans with the Department of Transport and Main Roads, SBRC and WDRC.

5.4 Engagement with police and emergency services

Engagement with police and emergency services during the reporting period has included:

- regular interface meetings with local police and emergency service representatives, involving representatives from Kumbia, Bell, Jandowae, Kingaroy, Dalby and Toowoomba;
- a joint response/training exercise between CGWF and local and regional emergency services (as described in Section 2.2);
- an established and agreed protocol for working with local police services;
- an Emergency Response Procedure developed in consultation with emergency service stakeholders, which is regularly updated; and
- ongoing engagement with QFES, with one project employee identified as an active local Rural Fire Brigade member.

During the next reporting period, AGL will communicate with the Western Downs and South Burnett Councils regarding a process for cooperation with the Western Downs and South Burnett Local Government Disaster Management Groups for the operations phase.

AGL's Workforce Code of Conduct applies to personnel engaged in the construction phase and will apply to all project personnel during CGWF's operations phase. This requirement is included in the Engineering Procurement and Construction contract, and in the Operation and Management contract.

5.5 Contributions to quality of life

Community initiatives identified and implemented in consultation with community members are outlined below.

Coopers Gap Solar Program

The Coopers Gap Solar Program was offered to non-participating landowners within a 2 km radius of a participating landowner's property. This has been very well received by landowners with approximately 39 local residents benefitting from the program, including 10 systems installed in this reporting period.

TV & Radio Reception Study

AGL has engaged with local residents to develop a baseline of TV and radio reception near the CGWF. This will allow identification of any changes to reception when the project is operating.

Residents of an initial 15 dwellings (randomly selected) within 5 km of the project boundary were surveyed between 20-24 February 2018. One of the outcomes from the August 2018 CCC meeting was to enable other residents to participate in this survey. As a result, 12 additional dwellings were surveyed between 17-19 Dec 2018.

A baseline survey report was issued on 8 February 2019 in line with condition 7(a) and (b) of the MCU approval.

A repeat survey will be undertaken post-construction to compare the reception quality and initiate any mitigations required (e.g. repositioning of antennas or provision of television boosters).

Support for economic development

AGL provides program support for the Burnett Inland Economic Development Organisation (BIEDO), which focuses on strengthening community resilience across the Burnett region. To date, AGL has provided \$22,000 to BIEDO, including \$11,000 in the reporting period. This has enabled BIEDO to deliver the *ARIP Delivering Innovation in the Wide Bay Burnett Program* – which aims to develop entrepreneurship and diversify the economy of the North Burnett.

Support for community development

During the reporting period AGL has delivered two rounds of Community Development Fund (CDF) investment (November 2018 and March 2019) which have supported a wide range of community, sporting, education, civic, emergency services, cultural and business organisations. A total of approximately \$60,000 was invested in community organisations through the fund during the reporting period.

The CCC provides feedback in the previous reporting period that the community fund application process required improvement. As a result, AGL simplified the community fund application forms and changed to a fillable PDF format. Hard copies of guidelines and forms including submission boxes were also provided in three local towns.

Grants and donations were provided to the following organisations during the reporting period:

- Bell Bunya Community Centre Association Inc.
- Jandowae Amateur Swimming Club
- Inc.
- Kumbia Race Club

- Kumbia Tennis Association
- Kumbia Kindergarten
- Cooranga North Memorial Hall Committee Inc.
- Kumbia and District Memorial School of Arts Inc.
- Jandowae and District Progress and Heritage Assoc Inc.
- Jandowae Business & Community Group Inc.
- Bell RSL Sub Branch (Qld) Inc.
- Kumbia State School P&C Association
- Bell RSL Sub Branch (Qld) Inc.
- Bell Theatre Group Inc.
- Kumbia Tennis Association
- Ironpot Rural Fire Brigade
- Bell Bunya Community Centre
- Jandowae Memorial Hall Association Inc.
- Kumbia Neighbourhood Watch Rural Inc.
- Jandowae Squash Club Inc.
- Ironpot Farmers Hall Association
- Kumbia State School P&C Association
- Kumbia and District Historical Society Inc.
- Jandowae Business Group.

Community initiatives supported by the Community Fund included:

- supply of equipment to community centres to support centre functions and community events
- improving and maintaining the Jandowae Swimming Pool community facilities;
- Reinvigoration of sporting facilities;
- family support programs;
- community events such as the Festival of Small Halls, the Kumbia Christmas Carnival and the Jandowae Jamboree; and
- community arts and information projects.

5.6 Outcomes

Table 9 summarises PARF’s desired outcomes and outcomes to date for community health, safety and wellbeing.

Table 9: Monitoring results - community health, safety and wellbeing

Desired Outcome	Indicator	Data Source	Outcome/Status
No reduction in community health or safety characteristics as a result of CGWF.	Compliance with all regulatory Codes and noise criteria	Environmental monitoring reports	Project has maintained an excellent safety record Environmental management records have not identified any non-compliances which

Desired Outcome	Indicator	Data Source	Outcome/Status
			would affect community health or safety
Responsive engagement with health, community and emergency service providers to address potential service delivery issues	Positive service provider feedback regarding effectiveness of joint working arrangements	Face to face meetings Consultation records	Positive feedback from emergency service providers regarding joint training and cooperation exercise
Responsive engagement with local residents to address potential nuisance impacts and/or health and wellbeing concerns associated with the project	Relative frequency of complaints about project impacts	Complaints register and CCC meeting notes	Two complaints, both resolved (see Section 2.3) The project has also responded to feedback regarding television reception
	Frequency of engagement on key issues	Monthly (internal) Consultation records Annual SIMR	As outlined in Section 2.6
Contribute to enhancements in Quality of Life for local residents	Community investment is guided by a framework of locally identified and agreed priorities	Consultation records with CCC, WDRC, SBRC and local stakeholders	Community investments as outlined in Section 5.5

5.7 Forward Plan

Key actions to be implemented by GE/CATCON and AGL over the next reporting period include:

- continued implementation of the CGWF Community Engagement Plan, including meetings with local land owners and neighbours;
- communication with the WDRC and SBRC regarding a process for cooperation with the Western Downs and South Burnett Local Government Disaster Management Groups for the operations phase;
- continuing a regular engagement program with local and regional emergency service representatives;
- updating the Community Engagement Plan in consultation with service providers for CGWF commissioning and operations;
- maintaining the CGWF Community Fund, including ongoing engagement with the CCC, SBRC and WDRC on funding priorities; and
- prior to the commencement of operations, and at three year intervals, seeking broader community input on local community priority areas (e.g. via community survey, workshops or consultation with the CCC).

6. Conclusion

6.1 Monitoring results summary

Monitoring of the outcomes of CGWF impact management measures during 2018/2019 indicates that:

- PARF and AGL maintain positive and cooperative relationships with landowners and other stakeholders, supported by engagement with landowners, the project's CCC, use of local businesses, and implementation of the Community Fund;
- consultation mechanisms have enabled stakeholders to provide their feedback on the project's construction, impact management and the Community Fund, and to receive updates on actions and/or project responses on matters of concern;
- there have been no negative impacts on housing availability or cost;
- there have been no negative impacts on community health, safety or wellbeing, however ongoing communication about the transport of wind turbines and road maintenance and improvement works is required;
- local residents have benefitted from employment opportunities, and local businesses have benefited from supply opportunities; and
- AGL and PARF initiatives including the solar program and Community Fund are well received in local communities.

6.2 Key actions for 2019-20

Key actions for 2019/20 include:

- ongoing implementation of the Community and Stakeholder Engagement Plan for the construction phase;
- ongoing implementation of the Coopers Gap Community Fund, including consultation with the CCC regarding community priorities;
- ongoing implementation of the Transport Communications Plan regarding wind turbine transport;
- ongoing cooperation with police and emergency services personnel;
- advising WDRC, SBRC, the CCC and local real estate agents of expected changes in workforce numbers and housing requirements over the next reporting period; and
- updating the Community and Stakeholder Engagement Plan for the operational phase.

6.3 SIMP revision for operational phase

The CGWF is expected to be fully operational by the end of 2020. The CGWF SIMP will be reviewed in the first half of 2020, in consultation with the CGWF CCC, WDRC and SBRC, and provided for the approval of the OCG in June 2020.