



Hells
Gates



HELLS GATES PROJECT LAND ACCESS PROTOCOL

March 2020

ON BEHALF OF


townsville
enterprise

COMMITMENT TO ENDURING RELATIONSHIPS

Townsville Enterprise Limited (TEL) has engaged SMEC to undertake consultancy services for the investigation, design and environmental approvals required for the Hells Gates Dam and Irrigation Scheme Business Case.

An effective and enduring relationship with landholders is critical to developing the business case and TEL is committed to building and maintaining trusting and ongoing relationships with the owners and residents of the land on which we conduct our activities.

TEL's approach to land access is based on:

- Engaging with each landholder within the project area prior to any activity on their land
- Working towards outcomes that, wherever possible, benefit both parties
- Locating and scheduling project to reduce the impacts on landholder activities.

This land access protocol outlines mandatory requirements articulated within the Queensland Government's Land Access Code and TEL's values which will be adhered to when undertaking activities on private land.

If you agree to allow our teams from SMEC and their sub-contractors to access to your property for specified works, please complete the Land Access Agreement attached to this document to permit access to your property and outline any access rules, restrictions and conditions specific to your property.

When engaging with landholders and stakeholders to access properties, TEL and its contractors commit to the following:

- To support open and transparent communication and understanding between contractors and landholders
- To collaborate during the engagement process
- To fairly and equitably safeguard the interests of landholders providing access required for undertaking field investigations
- To advise the landholder of activity and intentions well in advance, and of any significant changes to operations or timing as soon as they are known
- To respect the rights, privacy, property and activities of landholders
- Abide by the Land Access Code.

FEEDBACK & QUESTIONS

Any feedback regarding TEL, SMEC or its sub-contractors should be referred to the Community & Stakeholder Engagement Lead who will promptly address inquiries and escalate complaints TEL.

To further discuss access particulars, conditions or proposed works, please contact:

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Community & Stakeholder Engagement

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PURPOSE & SCOPE

This protocol is provided to document our commitment to landholders when requesting property access for field investigations. This protocol provides details of TEL's voluntary commitments for accessing properties as well as the standards that are required by law. This protocol will also be used as an induction guide for all project personnel undertaking fieldwork.

The protocol contains:

- The guiding principles for land access based on the Queensland Government's Land Access Code
- The specific access standards and conditions that TEL and its contractors will adhere to
- Any additional property-specific information, rules, entry conditions to be agreed by SMEC on behalf of TEL and individual landholders.

The objectives of this protocol are:

- To ensure landholders are aware of the proposed activities on their property
- To minimise nuisance and other impacts to landholders that may result from surveys and site inspection activities
- To ensure all TEL and SMEC land access activities are consistent, known and coordinated where possible
- To provide guidance and promote awareness of occupational health, safety and environmental requirements for field travel.

ACCESS WORKS

A principle element of the Business Case development is to liaise with key stakeholders and landholders in order to access the proposed site of the dam and associated infrastructure, the area of inundation and the irrigation areas to progress the reference design and undertake relevant field investigations.

We request permission for SMEC and its contractors to access property in order to undertake investigations including:

- Environmental field survey (e.g. ecological assessment, water quality sampling, soil survey and noise monitoring)
- Cultural heritage survey
- Bore survey
- Topographic / LiDAR survey
- Inspection and mapping of the site by SMEC's engineers, geologists and sub-consultants
- Geotechnical / geophysical investigations (e.g. survey camp, access tracks & drill pads, geotechnical drilling and geotechnical mapping).

LAND ACCESS

To meet these commitments and serve the Land Access Code (DNRME, April 2019) we have developed a set of overarching Guiding Principles for land access that apply to various field works required for the development of the Hells Gates Business Case.

Additional property specific information, rules and entry conditions agreed between SMEC, on behalf of TEL, and landholders, can be documented in the attached Access Agreement form.

COMMUNICATION AND CONSULTATION

- Landholders will be given fair notice for proposed activities on their land. Where possible, this would be 2 weeks prior to the first proposed entry to property and at least 3 business days prior to entry for subsequent activities, notwithstanding out of schedule works or schedule changes that may occur from time to time
- We will behave respectfully, courteously, professionally, helpfully and in good faith at all times
- We will foster long-term cooperative relationships by collaborating with landholders to agree workable outcomes for all parties
- Landholders will be provided with contact details of a representative who can be contacted for any questions or issues throughout all activities
- We will liaise with landholders to establish their individual communication preferences, including how, when and how often they would like us to contact them
- Landholders are encouraged to advise us of any concurrent activities on their land so that our activities can be coordinated to minimise impacts on the landholder

USE OF LAND

Landholder's private assets and infrastructure are off-limits to our staff and contractors, unless access or use has been granted by the landholder or access is required to maintain safety. While on a landholder's property, we will take all reasonable measures to minimise interference, disturbance, injury or damage to:

- Any land or other property of the landholder
- Livestock
- The landholder's use of the land
- The landholder and people authorised by the landholder to be on their land
- The native environment, including any flora and fauna or cultural heritage (unless authorised under associated permits and approvals).

When accessing a landholder's property, our staff will carry identity cards to certify who they are and will inform landholders of the activities they are carrying out.

USE OF ROADS & TRACKS

Where practicable, our vehicles will use existing roads and access points, tracks, designated work areas or set-down areas. Specialised entry requirements and access conditions agreed with the landholder will be recorded. This may include slashing tracks or work areas for relative inspections. A copy of the agreed entry conditions will be provided to the landholder. Access and driving is to be conducted to suit the prevailing conditions, e.g. minimising the creation of ruts in wet conditions. Our vehicles will give way to livestock.

We encourage any member of the public to report any concerns about road safety to us for investigation. Any road safety concerns will be discussed with landholders – this may include speed restrictions which apply on private roads, the location of school bus zones and routes, and minimising disturbance from noise and dust.



BIOSECURITY & WEED MANAGEMENT

All reasonable actions will be taken to ensure that, in carrying out our activities, we do not spread weeds, pests or pathogens. Vehicle wash down records will be kept with vehicles and records of vehicle movements between clean downs maintained. Landholders can inspect the records on request when we enter their property. Landholders are encouraged to contact the Community and Stakeholder Liaison regarding any matters relating to biosecurity that our team should be aware of (e.g. weed outbreaks on their property).

MANAGING FENCES, GATES AND GRIDS

Measures will be taken to ensure that all gates, fences and grids are left as found, unless otherwise advised by the landholder. If gate status is inconsistent with signage or associated documentation, then the landholder will be contacted for clarification.

Authorised personnel must not damage gates, grids or fences, leave gates unattended, leave gates open (if they were closed), dummy lock gates, leave gates unlocked (if they were locked) at any time (including during equipment moves and day-to-day operations).

If damage occurs to a gate, grid or fence, the relevant site supervisor and/or landholder will be immediately notified. Unless approved by the landholder, altering or cutting any fence, or erecting any new fences, is not permitted.

FIRE: RISKS, SAFETY & PROTECTION OF ASSETS

The risk of our activities resulting in a fire is considered very low. As required for specified works, we will seek information from landholders about fire risks of their property and any management practices needed as part of the field investigation process. Our staff will not be lighting fires on any property and will observe all official restrictions for the area.

ITEMS BROUGHT ONTO LAND

- We will not bring any firearms, domestic animals (e.g. dogs), or alcohol for consumption onto a landholder's property
- We will refrain from wandering at large over the land or undertaking hunting, shooting or recreational fishing activities on the land
- Authorised personnel must only use designated sanitary facilities and ensure that rubbish and waste is collected and removed from the property

DAMAGE TO PROPERTY AND REMEDIAL ACTION

If in carrying out our activities, we inadvertently damage or have an adverse impact to landholder's property (including fences, gates, grids and access track infrastructure), or result in any interference, disturbance we will:

- Implement immediate measures to control the situation (e.g. stock movement through a damaged fence section)
- Promptly notify the landholder and provide information on the proposed repairs we will carry out (including timeframes)
- Record information about the damage and action to be taken to remediate
- Arrange for the damage to be repaired or restored promptly or as agreed with the landholder
- Ensure the repair meets reasonable landholder requirements

CONFIDENTIALITY

We value the importance of privacy and discretion with respect to the information gathered during our activities. We comply with privacy obligations under *The Privacy Act 1988* and the *Australian Privacy Principles and Information Privacy Act 2009*.

CONDITIONS OF THE LAND ACCESS CODE

The Land Access Code (DNRME, April 2019) is a key component of Queensland's land access laws. The Land Access Code contains best practice guidelines for establishing and fostering good relations between companies and landholders. As well as mandatory conditions concerning the conduct of companies when undertaking authorised

activities on private land. Companies must comply with the Land Access Code when accessing private land to undertake project activities.

The following table summarises these conditions.

Condition	Details
<i>Induction Training</i>	Provide induction training about access laws and the Land Access Code and provide certification showing induction has been completed.
<i>Access Points, Roads & Tracks</i>	Use, if practicable, existing tracks or otherwise locate in a way that minimises impact. Keep tracks in good repair and operate vehicles at speeds appropriate to the land and to minimise noise, dust and disturbance. Notify of any damage as soon as practicable
<i>Livestock & Property</i>	Minimise disturbance to people, livestock and property. Notify of potential adverse impact on livestock or property immediately. Notify any damage to property (and rectify damage) and notify any injury to or death of livestock.
<i>Declared Pests</i>	Take all reasonable steps to ensure that declared pests are not spread including entering or leaving land. Vehicle wash-down before entry to property (if required) and keeping of records about wash-down procedures.
<i>Camps</i>	Must be in a location agreed by the landowner and, for groups of more than 2 people, there must be a management plan. Camps will be located to minimise impact.
<i>Items Brought onto Land</i>	Do not leave rubbish or waste on property. Do not bring firearms, domestic animals or alcohol onto property without the landholder's consent.
<i>Gates Grids & Fences</i>	Return gate to original position after use. Notify any damage to a grid and rectify as soon as practicable. Obtain consent before erecting new gates and ensure the gate is 'stock-proof'. Do not cut a fence without consent and where consent is granted, ensure that immediately after carrying out activity, the fence is repaired or a 'stock-proof' gate is installed.



PROPERTY SPECIFIC CONDITIONS

TEL recognises that landholders have unique and that the standard access conditions set out in this protocol may not address all specific landholder requirements. This provides the opportunity for TEL and the landholder to discuss any additional property specific information, rules and entry conditions, and to document these within the attached Land Access Agreement.

This may include (but is not limited to):

- Landholder and property management related matters/requirements
- communication and notification requirements
- noise restriction times
- property operations such as crop and livestock production cycles.

Land related matters/requirements:

- land related matters / requirements e.g. biosecurity and weed areas
- access track locations
 - surfacing
 - dust risk areas
 - access to gravel
 - access to water for track construction and dust suppression
- fences, gates and grids assets and requirements
- joint access locations
- vegetation clearing arrangements
 - fire risk areas.

Once discussed and agreed, this additional information will also be captured in our land access database to ensure that information provided by landholders throughout engagement on the Hells Gates Project is continuous and seamless.

For further enquiries please contact:

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