



MAULES CREEK

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WHC_PLN_MC_CONSTRUCTION WORKFORCE ACCOMMODATION PLAN

CONSTRUCTION WORKFORCE ACCOMMODATION PLAN

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1.0 INTRODUCTION

1.1 Background

The Maules Creek Coal Project (the Project) is an open-cut coal mine located on the northwest slopes and plains of NSW, approximately 18 km northwest of Boggabri. Project Approval (PA) 10_0138 was granted by the Planning Assessment Commission (PAC) under delegation from the Minister for Planning and Infrastructure on 24 October 2012 for the Project.

Boggabri is located approximately 60 km to the south of Narrabri and approximately 40 km to the north of Gunnedah.

Hansen Bailey Pty Ltd (Hansen Bailey) has been engaged by Whitehaven to prepare a Construction Workforce Accommodation Plan (CWAP) for the Project in accordance with Condition 77 of Schedule 3 of PA 10_0138. This CWAP is intended to provide details of the accommodation planned for the construction workforce of the Project.

This CWAP has been prepared in consultation with Narrabri Shire Council (NSC) and to the satisfaction of the Director-General of Department of Planning and Infrastructure (DP&I). **Appendix A** provides correspondence with NSC and DP&I.

1.2 Approved Operations

The Project as approved under PA 10_0138 will consist of:

- The construction and operation of an open cut mining operation extracting up to 13 million tonnes per annum (Mtpa) Run of Mine (ROM) coal to the Templemore Seam;
- Open cut mining fleet including excavator / shovels and fleet of haul trucks, dozers, graders and water carts utilising up to 470 permanent employees;
- The construction and operation of a Coal Handling and Preparation Plant (CHPP) with a throughput capacity of 13 Mtpa ROM coal;
- The construction and operation of Tailings Drying Area;
- The construction and operation of a rail spur, rail loop, associated load out facility and connection to the Werris Creek to Mungindi Railway Line;
- The construction and operation of a Mine Access Road;
- The construction and operation of administration, workshop and related facilities;
- The construction and operation of water management infrastructure including a water pipeline, pumping station and associated infrastructure for access to water from the Namoi River;
- The installation of supporting power and communications infrastructure; and
- The construction and operation of explosive magazine and explosive storage areas.



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1.3 Objectives

The objectives of the CWAP are to:

- Ensure that the construction workforce of the Project has suitable accommodation options through the entire construction period of the Project; and
- Ensure that the construction workforce has minimal impacts on the local and regional housing market.

1.4 Scope

This CWAP has been prepared to fulfil Condition 77 of Schedule 3 of PA 10_0138, being:

“Construction Workforce Accommodation

77. Prior to construction activities commencing, the Proponent shall prepare and implement a Construction Workforce Accommodation Plan, in consultation with Council, and to the satisfaction of the Director-General. The plan must:

- (a) provide details of the construction workforce numbers throughout all stages of construction including local vs. non-local hiring; and*
- (b) demonstrate that the construction workforce can be suitably housed in approved accommodation facilities.”*

This CWAP has been prepared consistent with the commitments made in the *Maules Creek Coal Project Environmental Assessment* (Maules Creek EA) (Hansen Bailey 2011a) which supports PA 10_0138.



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2.0 CONSTRUCTION WORKFORCE ACCOMMODATION PLAN

2.1 Social Impact Assessment Predictions of Workforce

The *Maules Creek Coal Project Social Impact Assessment* (Maules Creek SIA) (Hansen Bailey, 2011b) stated that:

- “Project construction is anticipated to commence in Year 1 and continue for a period of 15 months. The anticipated peak workforce during construction is 340 equivalent full time persons”; and
- “20% (68 employees) of the peak construction workforce will be local hires and 80% (274 employees) non-local hires.”

‘Local’ hires are employees currently residing in the Narrabri and Gunnedah Local Government Areas (LGAs). In line with the Traffic Management plan for the Project, nominated bus pick up points in Narrabri, Boggabri and Gunnedah will allow Local hires to be accommodated at their current place of residence and they would not require further provision of accommodation. ‘Non-local’ hires are those employees from outside the Narrabri and Gunnedah LGAs and will require a place of residence to be made available to accommodate them during work periods.

2.2 Construction Workforce

Extensive scheduling and planning work has been completed by the Project team since the preparation of the Maules Creek EA in 2011 and throughout the Government’s assessment of the Project. Various revisions and updates of the construction program, including the number of employees required during the construction phase of the Project has been undertaken. The latest review of the Project timeline and the required construction manning numbers provided by the Project Team indicates that the major construction period will occur over a period of 15 months, from approximately June 2013 to August 2014, however there will be manning requirements for mobilisation and establishment works prior to and commissioning works post the major construction period.

Table 1 shows the indicative numbers of the construction workforce which has been scheduled for each month of the construction period, and the indicative number of local and non local hires anticipated at each month assuming 20% local hires as indicated in the Maules Creek SIA. The indicative peak construction workforce of 373 is estimated to be during the period November 2013 – January 2014.

Table 1 also shows the likely LGA of residence (either Narrabri or Gunnedah) of local hires of the construction workforce for each month of the construction period.

Based on data from the neighbouring mines, of the local hires, 45% are likely to be already residing in the Narrabri LGA and 55% in the Gunnedah LGA.



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**Table 1
Indicative Construction Workforce, Assumed Local and Non-Local Hires and residence of Local Hires**

Site Personnel	Percentage of Workforce	Month of Construction Schedule																	
		April-13	May-13	June-13	July-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	July-14	Aug-14	Sep-14
Total Personnel	100%	49	85	168	174	257	298	327	373	373	370	343	277	260	162	142	85	67	34
Accommodation Required for Non Local Hires	80%	39	68	134	139	206	238	262	299	298	296	274	222	208	130	114	68	54	27
Local Hires*	20%	10	17	34	35	51	60	65	75	75	74	69	55	52	32	28	17	13	7
NSC	45%	4	8	15	16	23	27	29	34	34	33	31	25	23	15	13	8	6	3
GSC	55%	5	9	18	19	28	33	36	41	41	41	38	31	29	18	16	9	7	4

Note: some totals will not be exact due to rounding



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2.3 MAC Accommodation for Non-Local Hires

Since the identification of accommodation needs and related issues within the EA, Whitehaven has been in ongoing discussions with the MAC Accommodation Group over providing suitable accommodation facilities for the Project employees throughout the life of the Project. The MAC Accommodation Group constructed an accommodation village in Narrabri during 2011 and has recently been granted planning approval for the construction of an accommodation village within Boggabri.

Whitehaven has recently entered into contracts with MAC Accommodation Group to provide accommodation for the 'non-local' hires at both the existing Narrabri MAC Accommodation Village and the future Boggabri MAC Accommodation Village, which is expected to be able to offer accommodation from August 2013.

Table 2 shows:

- The number of rooms contracted by Whitehaven from the Narrabri and Boggabri MAC Accommodation villages at each month of the Project construction period;
- The number of non-local hires of the construction workforce that will require accommodation in those villages and;
- The total surplus of rooms contracted by Whitehaven in the villages over the construction period.

Table 2 shows that Whitehaven have contracted the following number of rooms in the MAC Accommodation Villages during the construction period:

- 260 in the Narrabri MAC between March 2013 and March 2014; and
- 150 in Boggabri MAC in August 2013, and then 250 for each month until the end of the construction period (September 2014).



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**Table 2
Construction Workforce - Non-Local Hires MAC Accommodation Schedule**

	Month of Construction Schedule																	
	April-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14
Contracted Rooms																		
Narrabri MAC Village	260	260	260	260	260	260	260	260	260	260	260	260	60	60	60	0	0	0
Boggabri MAC Village	0	0	0	0	150	250	250	250	250	250	250	250	250	250	250	250	250	250
TOTAL Contracted Rooms	260	260	260	260	410	510	310	310	310	250	250	250						
Room Requirement																		
Construction Work Force (Non Local Hires)	39	68	134	139	206	238	262	299	298	296	274	222	208	130	114	68	54	27
Total surplus rooms	221	192	126	121	204	272	248	211	212	214	236	288	102	180	196	182	196	223



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2.4 Conclusion

As detailed throughout this Construction Workforce Accommodation Plan, the Project can and has demonstrated that the construction workforce can be suitably housed in approved accommodation facilities by securing contracted rooms at both the MAC Accommodation Villages in Narrabri and Boggabri, ensuring that the Project construction workforce has minimal impacts on the local and regional housing market.

Whilst the actual Local Hire workforce will not be known until the relevant approvals have been obtained and the workforce is fully employed, **Table 2** shows that with surplus contracted rooms available suitable housing in approved accommodation facilities would be able to be provided to Non Local hires should the assumed percentage of Local Hires not be able to be achieved.



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3.0 MONITORING, REPORTING AND REVIEW

Leading into the commencement of construction activities and throughout construction, Whitehaven will monitor the size of the non-local construction workforce and adjust the occupancies between the two accommodation villages accordingly. Since the existing contracts in place with the MAC provide a surplus in the available rooms that will be required during the construction phase, there will be no impacts on the local and regional housing market as a result of the non-local hires required for the construction phase.

Should monitoring results demonstrate substantial differences to the construction employee numbers presented within this CWAP, then a review and update of this document shall be completed in consultation with NSC and to the satisfaction of the Director-General.

Monitoring results on the number of construction employees for the Project will be recorded and reported on in the Annual Review. This reporting will compare monitoring results against the predictions within the Maules Creek SIA and this CWAP and comment on the effectiveness of the accommodation strategy.



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4.0 ACTIONS AND RESPONSIBILITY

Table 3 provides a list of the actions and the responsible Whitehaven employee to complete each action.

**Table 3
Actions and Responsibilities**

Action	Responsibility	Timing
Provide the resources required to ensure that the accommodation facilities are available for the non-local hires during the construction phase	Area Manager Services	Prior to and throughout the Construction Phase
Keep records of employees during the construction phase of the Project, including place of residence.	Area Manager Services	Throughout Construction Phase
Report on the construction workforce throughout the construction phase within the Annual Review	Environmental Manager	Annually
Ensure that this CWAP remains consistent with the construction workforce numbers and update as necessary	Area Manager Services	Ongoing throughout construction phase
Consultation with Narrabri Shire Council regarding updates to CWAP, any potential issues or concerns relating to the supply of accommodation and any proposed alternatives to accommodation during construction phase	Area Manager Services and Narrabri Shire Council	Ongoing throughout construction phase



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5.0 REFERENCES

Hansen Bailey (2011a). *Maules Creek Coal Project Environmental Assessment*.

Hansen Bailey (2011b). *Maules Creek Coal Project Social Impact Assessment*.