
AGFORCE PROJECTS

GAYNDAH MULTI-TOPIC FIELD DAY

The project is delivered by AgForce Projects with the support of the Queensland Government, the Australian Petroleum Production and Exploration Association, the Queensland Resources Council and the GasFields Commission Queensland.

Agenda

- 9-910am: Welcome and outline the day
- 910-10am: Mining and Resources update (AgForce Projects)
- 10-1030am: Property mapping and GPS (AgForce Projects)
- 1030-11am: Morning tea
- 11am-12pm: Grazing BMP (Grazing BMP Project)
- 12-1240pm: Property Biosecurity (Livestock Biosecurity Network)
- 1240-1pm: Questions and Answers
- 1pm: AgForce Update (Sarah Due, AgForce SEQ Regional Manager)
- Lunch and close

AgForce Projects

- **CSG Project**

(Funded in partnership with the State Government, QRC, APPEA and the GasFields Commission)

- Landholder Advanced CSG Negotiation Preparation Sessions
- Industry Field Days
- Property Computer Mapping Workshops

- **Feral Pest Animal Project and Wild Dog Coordinator Project**

(funded by the State Government)

- **Grazing BMP – statewide**

(funded in partnership with AgForce, FBA and the State Government)

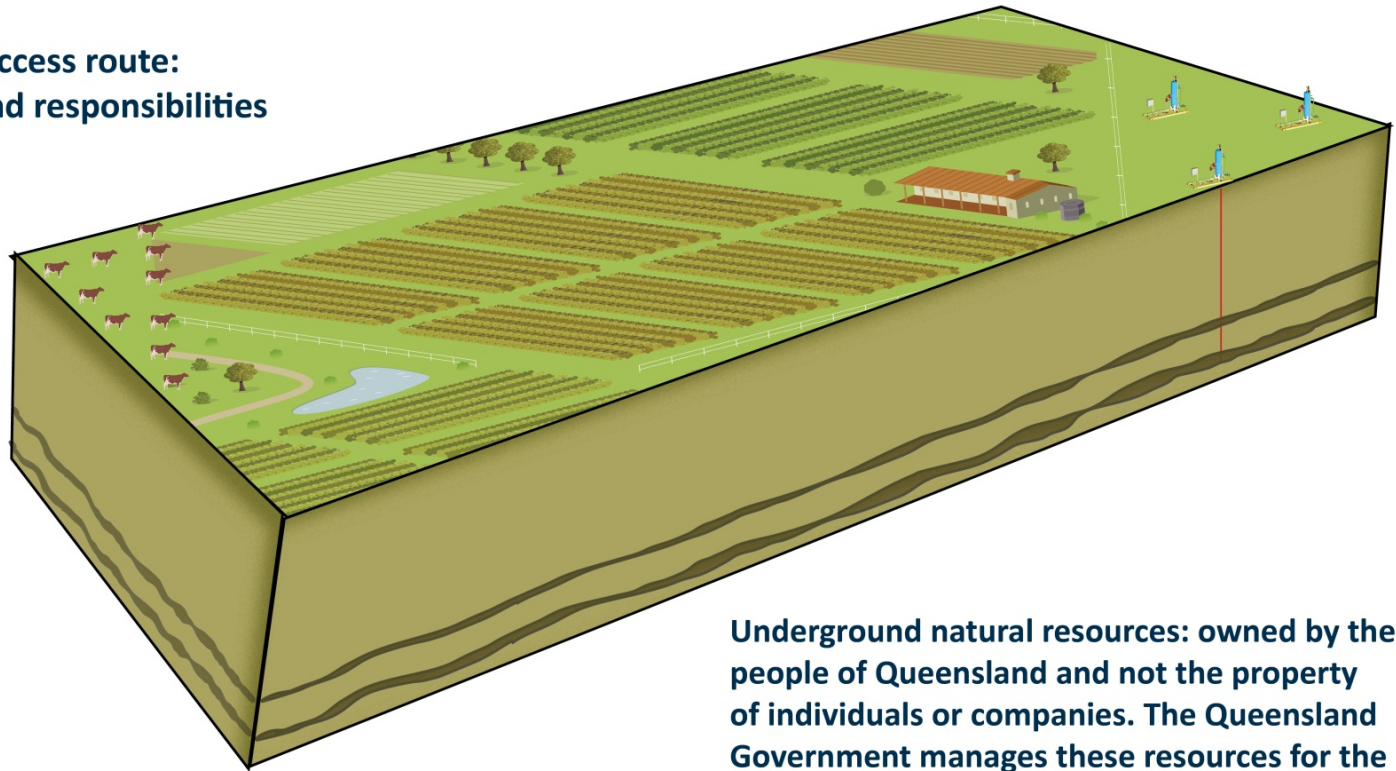
Note: these sessions provide an overview of information and should not be used in lieu of legal and other professional advice.



Land Access and CSG

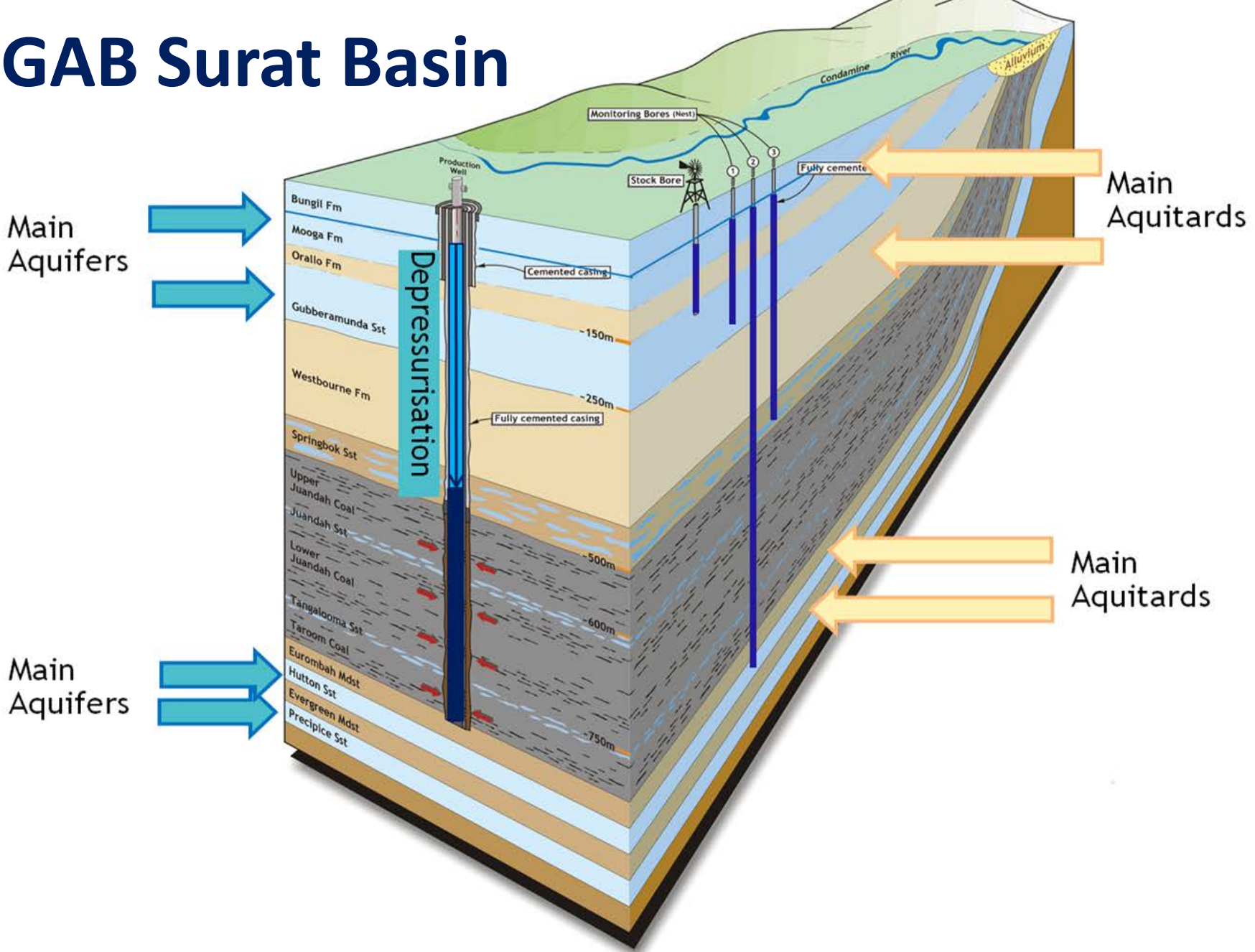
**You own the access route:
know your rights and responsibilities**

- » A resource company cannot unreasonably interfere with your lawful activity
- » It is an offence to obstruct a resource company from conducting its authorised activities



Underground natural resources: owned by the people of Queensland and not the property of individuals or companies. The Queensland Government manages these resources for the benefit of all Queenslanders.

GAB Surat Basin



CSG Development in Queensland

9039

Approx. CSG wells in QLD (including production / development, appraisal and exploration wells)



18,000 - 40,000

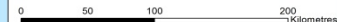
Estimated total number of wells over life of the industry

	2011	2012	2013	2014	2015
Production wells (development)	1936	2567	3833	5128	5982
Appraisal wells	1081	1342	1589	1713	1811
Exploration wells	949	1102	1182	1204	1246
Total	3966	5211	6604	8045	9039

All figures from the Queensland Government Mines Online Maps as of October 2015.

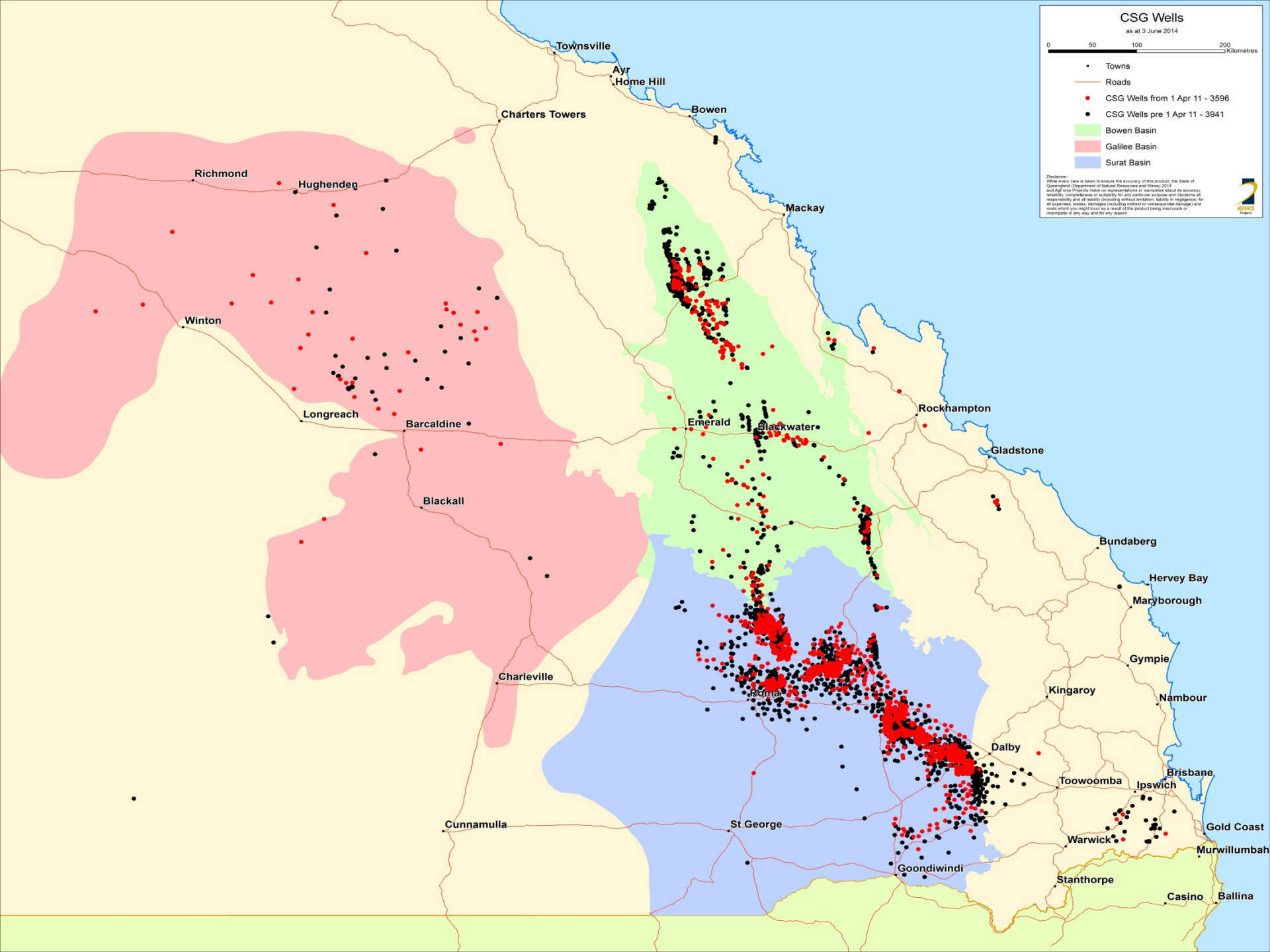
CSG Wells

as at 3 June 2014



- Towns
- Roads
- CSG Wells from 1 Apr 11 - 3596
- CSG Wells pre 1 Apr 11 - 3941
- Bowen Basin
- Galilee Basin
- Surat Basin

Disclaimer:
While every care is taken to ensure the accuracy of this product, the State of Queensland (Department of Natural Resources and Mines) 2014 and Affiliates Projects make no representation or warranty about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence for all expenses, losses, damages (including indirect or consequential damages) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.



Government update

- **MinesOnlineMaps**
- **Government and legislative changes**



MinesOnlineMaps

DCDB Lot and Plan Search only Intersect layers

Quick Search

Navigation Tools: Search, Pan, Zoom In, Zoom Out, Full Extent, Previous Extent, Next Extent

Bookmarks and Scale: Map Scale: 1: 22,286 Jump to a map bookmark...

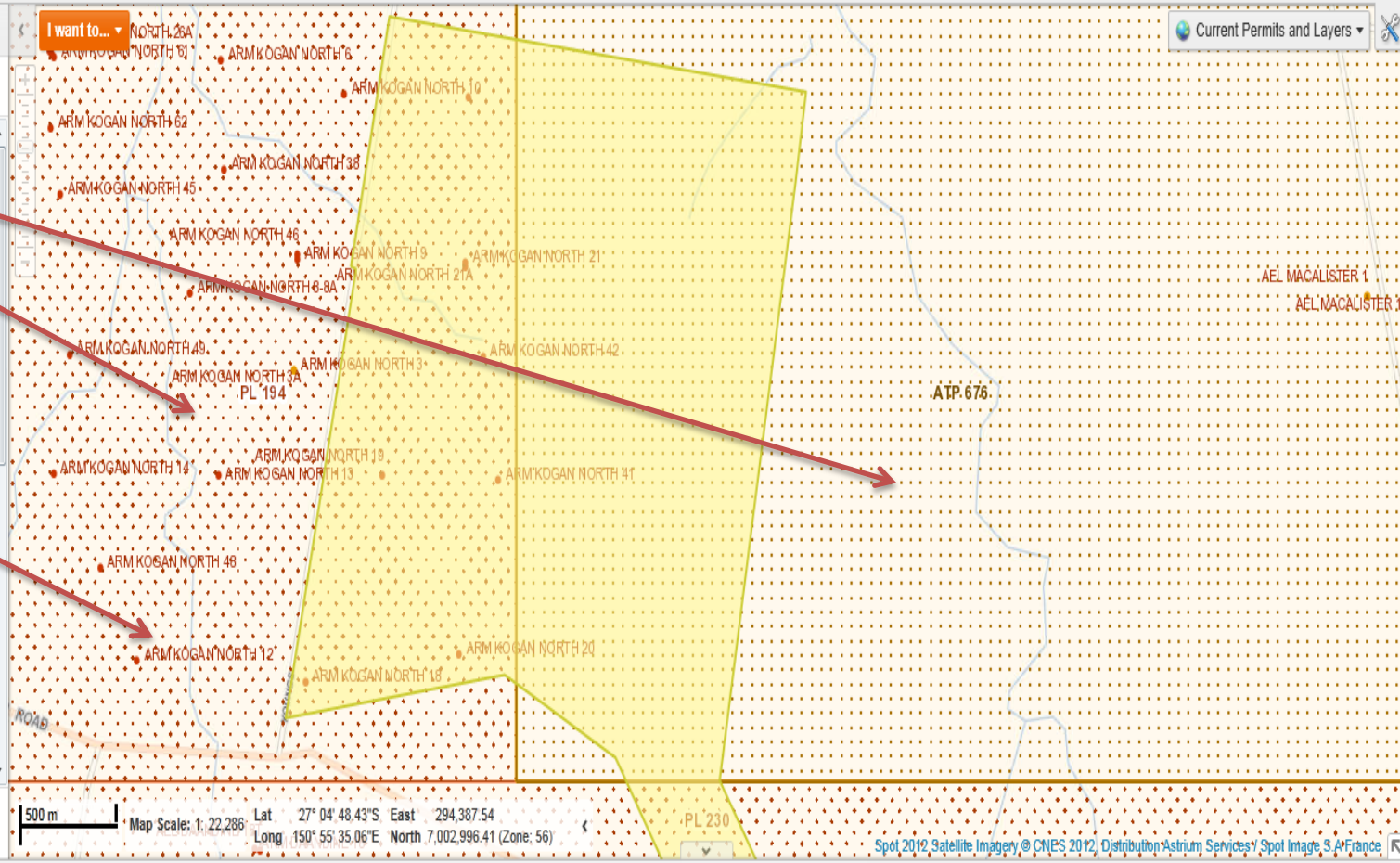
Map Layers

Map Theme: Current Permits and Layers

Operational Layers

- Exploration Permits
- Production Permits
- Infrastructure Permits
- Information Permits
- Permit Administration Areas
- Boreholes
 - Boreholes Coal
 - Boreholes CSG
 - Appraisal
 - Collaborative
 - Development
 - Exploration
 - ▼ Injection (gas)
 - ▼ Injection (water)

Show Legend



Results (1)

<< View History View Selected >> Refine Results | List View | Zoom to All | Reports | Export to CSV | Select All | Select None

Cadastre (DCDB) Parcels

Lot	Plan	Lot/Plan	Segment/Parcel	Square Metres	Tenure	Local Government	Feature Name	Locality	Tenure Code	Shape Area	OBJECTID
127	SP250221	127SP250221	43905109		FH	WESTERN DOWNS REGIONAL		KOGAN		7318954.09292436	1671229

DCDB Lot and Plan Search only Search 127SP250221 Intersect layers Search Pan Zoom In Zoom Out Full Extent Previous Extent Next Extent Map Scale: 1: 89,114 Jump to a map bookmark...

Map Layers

Map Theme: Current Permits and Layers

Operational Layers

- Exploration Permits
- Production Permits
- Infrastructure Permits
- Information Permits
- Permit Administration Areas
- Boreholes
 - Boreholes Coal
 - Boreholes CSG
 - Appraisal
 - Collaborative
 - Development
 - Exploration
 - ▼ Injection (gas)
 - ▼ Injection (water)



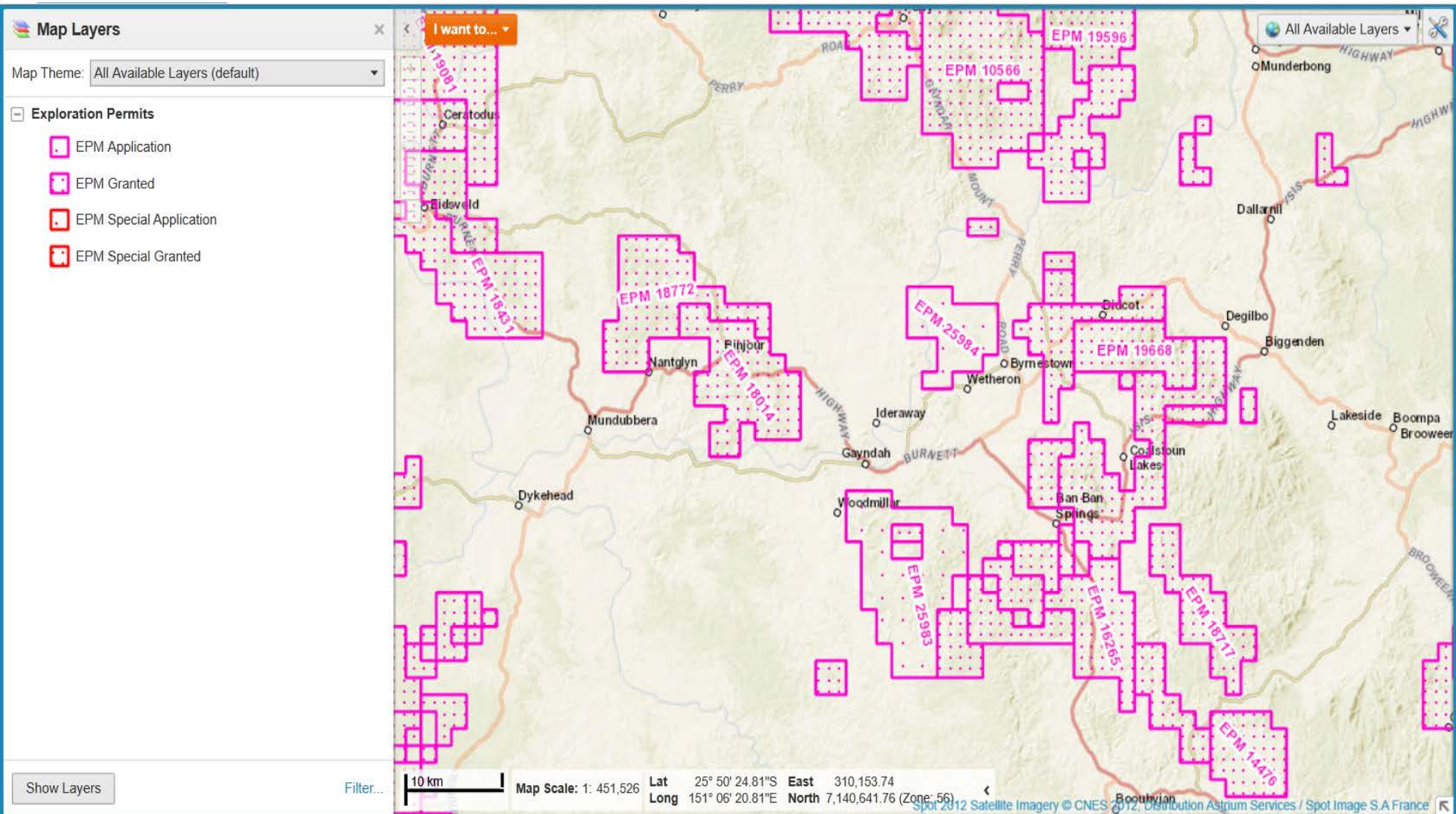
Filter... 2.5 km Map Scale: 1: 89,114 Lat 27° 05' 00.42"S East 280,729.14 Long 150° 47' 19.09"E North 7,002,394.56 (Zone: 56)

Results (1)

<< View History View Selected >> Refine Results | List View | Zoom to All | Reports | Export to CSV | Select All | Select None

Cadastral (DCDB) Parcels											
Lot	Plan	Lot/Plan	Segment/Parcel	Square Metres	Tenure	Local Government	Feature Name	Locality	Tenure Code	Shape Area	OBJECTID
127	SP250221	127SP250221	43905109		FH	WESTERN DOWNS REGIONAL		KOGAN		7318954.09292436	1671229

Mineral Exploration Permits



Government Update- MERCCP



Mineral and Energy Resources (Common Provisions) Bill 2014 (MERCCP):

- Give effect to the recommendations of the Land Access Implementation Committee including:
 - A review compensation and Land Court jurisdiction to include conduct matters not just compensation
 - New ADR to be integrated into the Land Court
 - CCAs to be noted on land titles
 - Ability to opt out of land access process
 - Develop standard CCAs for coal, CSG and mineral industries
- **Restore objection rights to the Mining Lease (ML) process**

Government Update – Groundwater and Mining

CURRENTLY being reviewed

- **Review into the Water Act (2000) currently underway including:**
 - Process to develop ‘Make Good’ requirements for mining activities
 - Make Good process prior to impact rather than reactive
 - Cumulative groundwater model requirements like CSG
 - AgForce involved and further developments by end of the year

	Current	Proposed
CSG	Underground Water Impact Report (UWIR) for production and Make Good under chapter 3 Water Act	Nil changes
Mining	Part of Water License/Mining Lease (DNRM) and/or EA process (DEHP)	Authorised groundwater take, UWIR development and proactive make good requirements

Government update



- **Regional Planning laws- Regional Planning Interests Act 2014 (RPI)**
 - Regional Plans focused on ‘economic development’ and will be rolled out across the State
 - Recognise and aim to protect the four areas of ‘regional interest’:
 - Priority Agricultural Areas
 - Priority Living Areas
 - Strategic Environmental Areas
 - Strategic Cropping Areas (previously SCL) *

*SCL means land that is, or is likely to be, highly suitable for cropping because of a combination of soil, climate and landscape features.

Restrictions



- Resource activities already approved or covered by a conduct and compensation agreement (CCA) are exempt
- When activities last for less than 12 months, resource companies also do not need to obtain a Regional Interests Development Approval (RIDA) for activities within a priority area
- Resource companies can no longer gain access to a property by proceeding directly to the Land Court after 40 days, should a landholder in a Priority Agricultural Area or Strategic Cropping Area not agree to a proposed activities

Regional outcomes and policies



- **Regional Outcome** – Agriculture and resource industries within the Central Queensland region to grow with certainty and investor confidence
- **Regional Policy One** – Protect priority agricultural land uses within priority agricultural areas
- **Regional Policy Two** – Maximise opportunities for coexistence of resource and agricultural land uses within priority agricultural areas

Negotiations

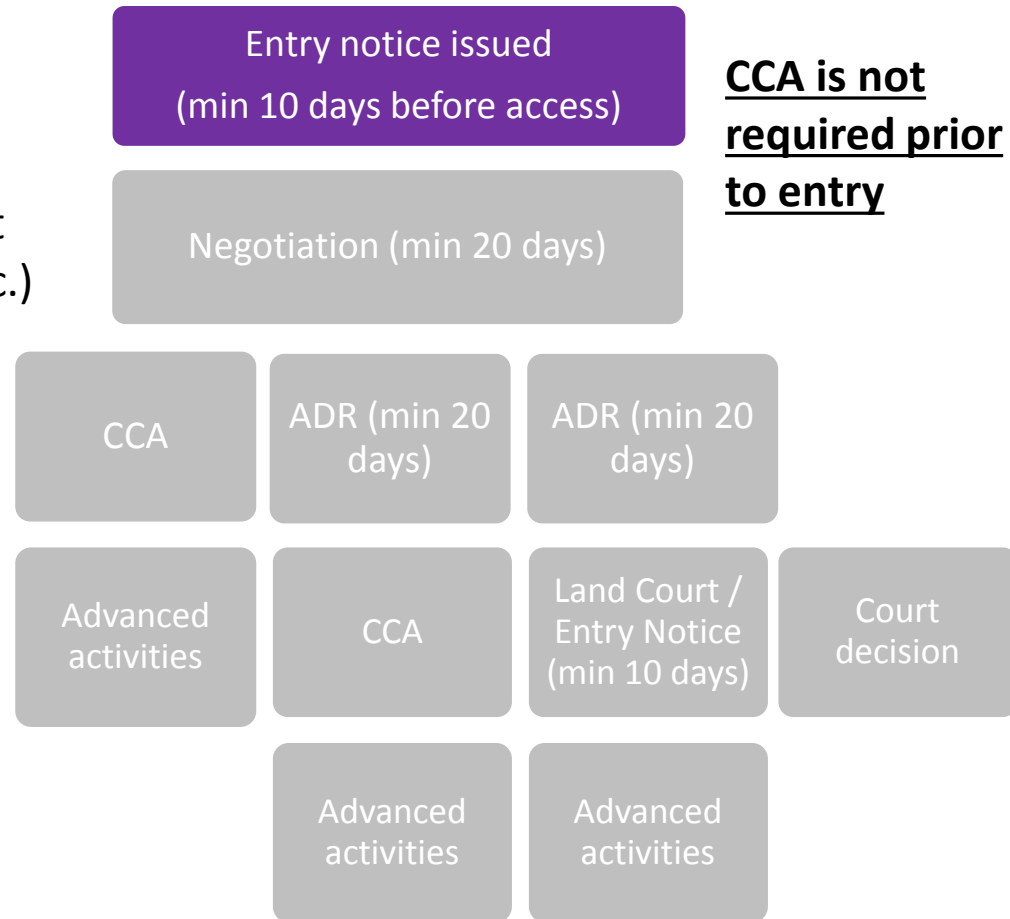


- Negotiation framework
- How to use a property plan and map to prepare for negotiations
- Assessing resource impacts on property

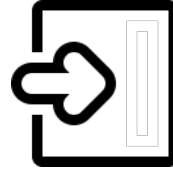
Entry Notice stage

Entry notices:

- Valid for 6 months
- Preliminary activities – little or no impact (soil sampling by hand, walking tracks etc.)
- Received by mail or in person
- Resource companies must also provide landholders with:
 - The relevant resource authority document
 - The *Land Access Code*
 - Documentation of the relevant Environmental Authority (EA)



Entry Notice stage



- **A signed agreement (CCA) is not required at this stage but consider and discuss:**
 - Entry timeframes – how do they fit with your activities? Discuss with resource representatives a suitable time i.e. when not mustering.
 - Clarify activities – who, what, when, where and for how long.
 - Consider any biosecurity concerns – what is the wash-down process? Will workers be accessing the property through any high risk weed areas?
 - Wet weather entry notification – what access arrangements do you want? i.e. require a call to check conditions at least 24 hours prior to entry.
 - No requirement to sign an entry notice.
 - **No provision under the Act to require companies to pay legal costs incurred at this stage- only required when negotiating an agreement.**

Negotiation stage

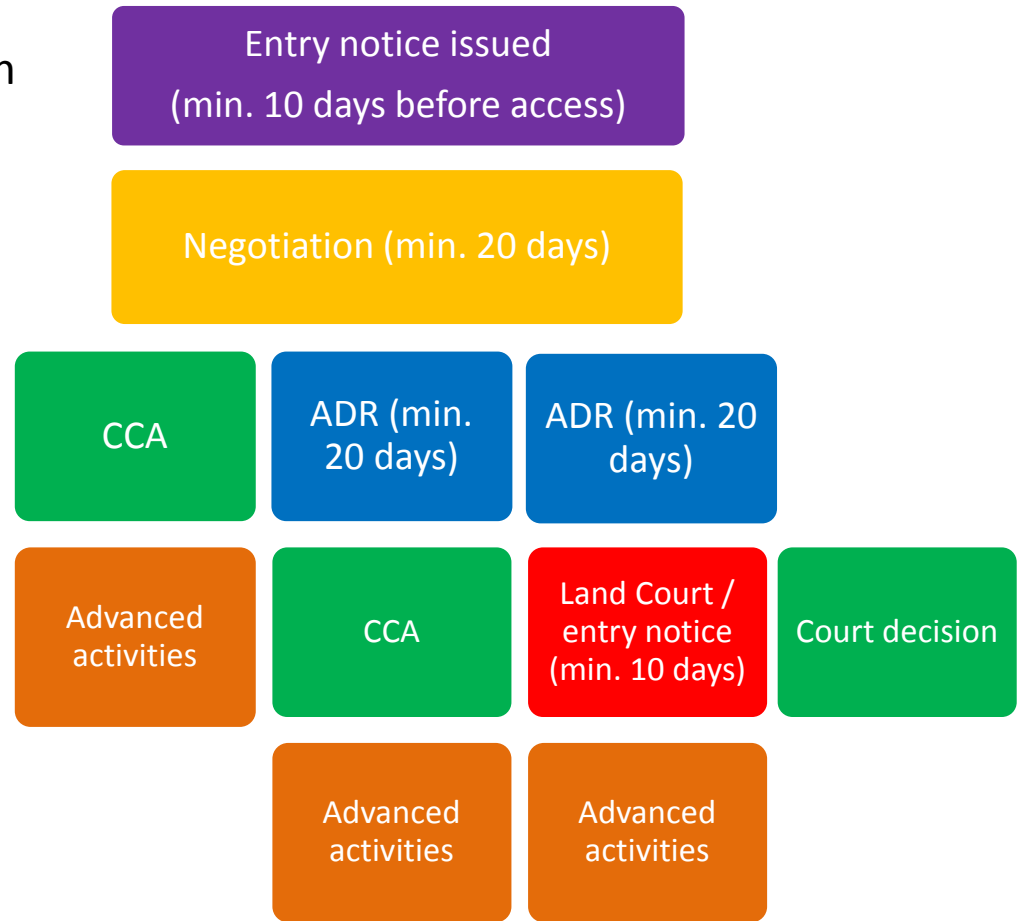
Advanced activities – likely to have an impact.

Examples:

- Track construction
- Drilling a exploration hole
- Realigning fences
- Some seismic operations

A CCA must be signed before ‘advanced’ activities can be undertaken.

Seek professional advice before signing a conduct and compensation agreement.



Do your research



Environmental Authority (EA):

Defines and places conditions on authorised activities.

May also contain references to further conditions found in company documents.

Environmental Management Plan (EMP):

May specify the way in which authorised activities may be carried out in compliance with EA and other legislative requirements, for example: guidelines, including road and bore construction.

Be prepared and ask the company to provide further details.

Negotiation Process



- May be issued with a ***notice of intention to negotiate (NINs)*** for advanced activities:
 - *Notice of intention to negotiate* can be issued in person or mail
 - You should also receive:
 - A map of your property showing the proposed CSG activities;
 - A Conduct and Compensation Agreement (CCA)- any agreement you receive is a starting point to build upon not a final agreement;
 - A complete copy of the companies Environmental Authority (EA)- this includes rules and conditions the company must comply with; and
 - A copy of the land access code (LAC) if not previously provided and any other supporting information

At this point do you have adequate information to begin the negotiation process for a Conduct and Compensation Agreement right then and there, Y/N?

Steps to Negotiation



What to do next?

- ✓ Identify the timeframes required for negotiation.
- ✓ Engage legal, accounting and valuation advice to assist in negotiation.
- ✓ Clarify activities the company can undertake.
- ✓ Determine potential impacts of proposed activities:
 - Determine if the conduct provisions in the standard CCA are adequate for the property; and
 - Determine if the compensation proposed in the standard CCA is ample for the predicted on-property impacts.

Conduct and Compensation Agreements

Recall that CCA's have two distinct components

Conduct

Compensation

- Your CCA is **attached to** your **land** for the term of the agreement
- Negotiate a timeframe and/or **review period** for CCA
- **Necessary and reasonable** legal, accounting and valuation **costs** you incur to negotiate or prepare a CCA are **reimbursed**
- Consider **additional provisions** specific to your property and your lifestyle
- A resource company is **liable to compensate** an owner or occupier of any private land for any “**Compensatable effects**”. Compensatable effect means all or any of the following relating to the eligible claimant's land:
 - deprivation of possession of its surface
 - diminution of its value
 - diminution of the use made or that may be made of the land or any improvement on it
 - severance of any part of the land from other parts of the land or from other land that the eligible claimant owns
 - any cost, damage or loss arising from the carrying out of activities under the petroleum authority on the land

Biosecurity CCA considerations



Points to consider during negotiations with a resource company

- Have you considered or negotiated conducting a weed baseline assessment prior to access to property being granted? Consider the time of this inspection in relation to seasonal conditions and growth periods.
- Where are the high risk weed areas on property and are these mapped by you or the company?
- Do you have an existing property weed management plan?
- Does your CCA establish who is responsible if there is an outbreak as a result of the company disturbing the weed seed bank through their activities?
- Have you negotiated or discussed the rehabilitation process? Do you sign off on this and when does this happen, progressive vs end of lease?
- How long after the company leaves are they responsible - considering growth times?
- Does the vehicle wash-down certificate have: Kilometre reading; Date of wash down ; Who inspected it and what was included; Area vehicle has travelled?

Biosecurity CCA considerations

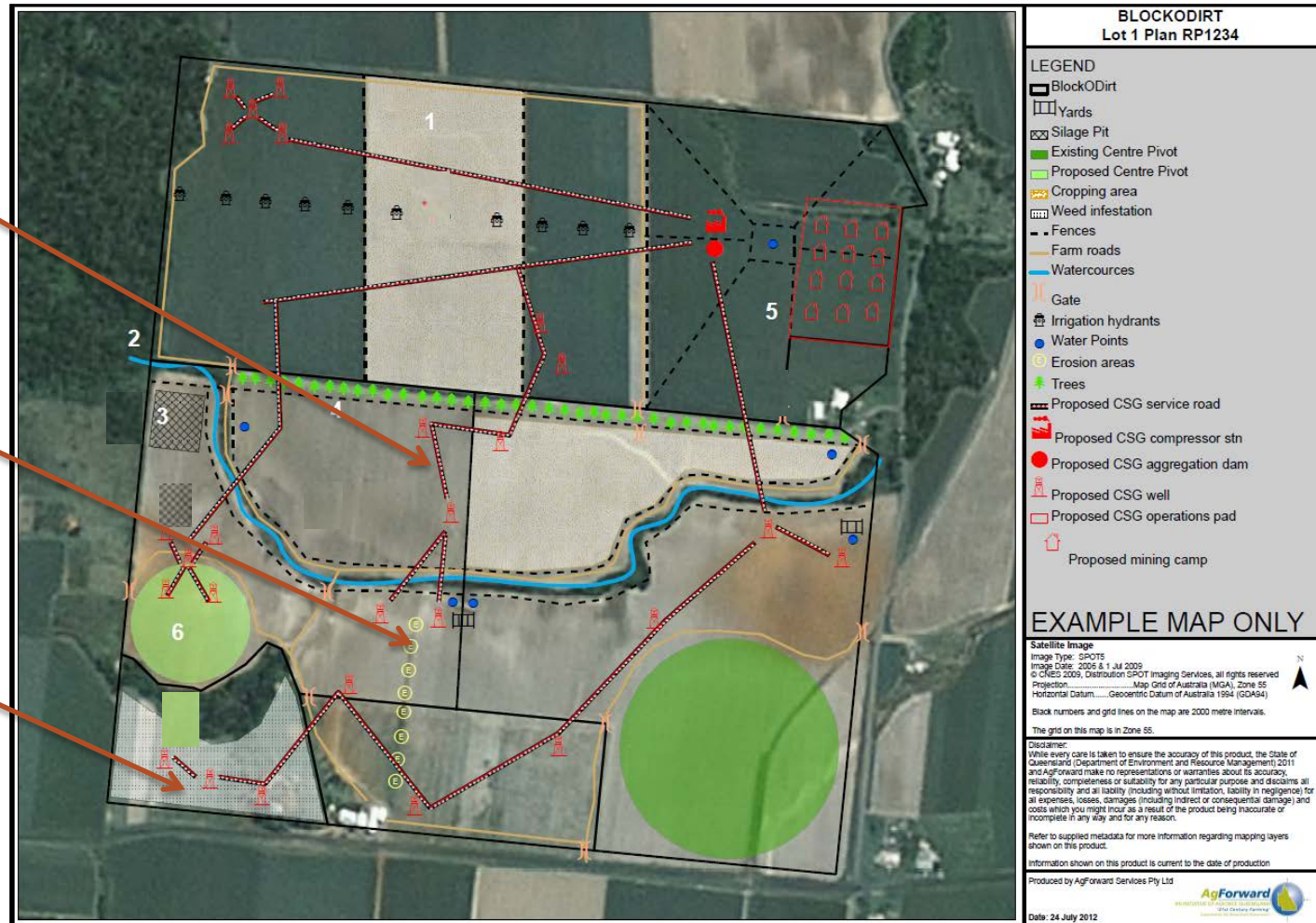


Points to consider during negotiations with a resource company, continued:

- List the high risk weeds, pests and diseases to prevent entry and/or spread on the property;
- Consider impact of declared and non-declared biosecurity risks on property business;
- Know where to get information and distribution maps for regionally important pests, weeds and diseases;
- Can company staff or contractors identify high risk weeds, pests and diseases?
- Traceability for biosecurity risks (e.g. a visitor register for staff and vehicles, if feasible);
- Monitor disturbance areas and tracks for pest and weed outbreaks. Manage outbreaks before weed seeds are mature;
- Managing biosecurity outbreaks: By who? When? What method and timing?
- Any pesticide withholding periods and WHS requirements?
- Review GasFields Commission/DAF Biosecurity plan checklist.

Identify risks through property plans

- Locate proposed development areas and access roads - conduct baselines
- Highlight weed risk areas (wash down areas, neighbouring access roads, flood plain areas etc.)
- Identify any known weed areas on property



Issues and complaints



- **Contact your company representative first.**
 - **If no progress is made, contact the CSG Compliance Unit on
P: (07) 4529 1500 E: csg.enquiries@dnrm.qld.gov.au**
- or**
- **Contact the AgForce Projects CSG Team on
P: (07) 3236 3100 E: csg@agforceprojects.org.au**