

COMMUNITY FUTURES TASK FORCE

Wyaralong Dam

Issue 3
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HOTLINE: 1800 133 258

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The **Community Futures Task Force (CFTF)** newsletter provides information about activities being undertaken for the proposed Wyaralong Dam and the Bromelton Off Stream Storage and Cedar Grove Weir. The CFTF is meeting with people, community groups and the local councils to identify and work through issues of concern. If you require help or advice the Task Force can be contacted on 1800 133 258. The CFTF is maintaining a calendar of events on its website at www.communityfutures.qld.gov.au

Major General Peter Arnison
Chair

WHAT ACTIVITIES ARE BEING UNDERTAKEN

The Community Futures Task Force and a number of Government departments are doing work in the Boonah and Beaudesert areas. These activities include:-

COMMUNITY FUTURES TASK FORCE (CFTF)

The Task Force, chaired by Major General Peter Arnison, includes the Mayors of the Shires affected by the proposed dams at Wyaralong and also Traveston Crossing including Boonah, Beaudesert, Cooloola, Noosa and Maroochy, the Coordinator General and Office of Urban Management; the Directors-General of State Development and Trade, Communities, Natural Resources and Water, Main Roads, Primary Industries and Fisheries, Public Works and Local Government, Planning, Sport and Recreation; and Queensland Water Infrastructure Pty Ltd.

The Task Force provides the opportunity for the Major General to work with the senior representatives of each department to coordinate activities and ensure they are responsive to community needs.

The Task Force is supported by a unit of eight staff headed up by Steve Mill. The members of the Task Force and supporting staff are listed on the website at www.communityfutures.qld.gov.au.

The Major General works with individuals, businesses and communities to address the immediate affects of the decision to build the Wyaralong Dam, the Bromelton Off Stream Storage project, the Cedar Grove Weir and associated major roadworks. To address these immediate issues, the Task Force undertakes community engagement including visits to the area by the chair and his staff for appointments with individuals and community groups. The Government's One-Stop Shop provides a central point of contact for government and contacts are made by a range of Government agencies to address issues as they arise.

The Task Force also has responsibility for identifying medium to long term opportunities that will benefit the communities into the future. To achieve this goal, the Task Force is undertaking a number of studies through working groups including the Economic Futures Project, the Land Use and Infrastructure Planning Study and Social Issues Identification work.

While some people wish to debate the decision to build the dam and the technical detail of its design and operation with the Task Force, this is not part of the Task Force's charter. In these situations, the Task Force will provide contact advice for the appropriate Government agencies with responsibilities for these matters. The responsibility for the construction of the dam and all that this involves rests with QWI.

During the Task Force's visits over the past four months, individuals, businesses and communities raised many concerns and issues regarding the impacts and uncertainty of the dam and road realignments on property and businesses. Understanding these concerns and issues has influenced the mapping and planning processes by minimising the impacts on houses, property access and businesses to the greatest extent possible. Unfortunately, it has not been possible to take all concerns into account in preparing the new maps.

DEPARTMENT OF COMMUNITIES (COMMUNITIES)

Communities is responsible for the Government's One-Stop Shop at Boonah and for contracting Lifeline to provide counselling services (**07 5463 2000**).

Communities is also responsible for identifying social issues arising from the announcement to build the Wyaralong Dam and making sure that these are considered in the Environmental Impact Statement (EIS).

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DEPARTMENT OF STATE DEVELOPMENT AND TRADE (DSDT) AND QUEENSLAND RURAL ADJUSTMENT AUTHORITY (QRAA)

DSDT and QRAA are responsible for the Business Adjustment Package. The package includes Business Advice, Business Restructuring and Business Exit Assistance. Queries relating to this package should be directed to QRAA on **1800 623 946**.

DSDT through its Ipswich State Development Centre (SDC) can also provide Business Planning and Management Workshops for businesses in the Boonah and Beaudesert areas. The Ipswich SDC can be contacted on **1300 363 711**.

DSDT is also responsible for the Worker Assistance Package. The Package provides assistance to anyone who can demonstrate that they have lost their job as a direct result of the Government's decision to build the Wyaralong dam. The Package has several elements. Information on the Package can be obtained from DSDT on **1300 363 711** and on **07 3225 2113**.

DEPARTMENT OF STATE DEVELOPMENT AND TRADE (DSDT) AND DEPARTMENT OF PRIMARY INDUSTRIES AND FISHERIES (DPIF)

DSDT and DPIF have responsibility for an Economic Futures Project including as a first stage a scoping study. The scoping study will assess the current economic and business base of the region including regional output by industry, employment, investment trends and the number of businesses. Draft terms of reference for this scoping study are currently being drawn up. The Boonah Shire Council has been consulted in the drafting of the terms of reference and scope for this study. The Beaudesert Shire Council will also be consulted.

The scoping study will inform a broader economic futures project that seeks to identify opportunities to deliver significant economic benefit to the communities in the vicinity of the proposed Wyaralong dam in the Boonah and Beaudesert Shires. The project will also inform the land use and infrastructure planning and contribute to the EIS.

For further information on this project contact DSDT on **1300 363 711** and DPIF on **13 25 23**.

In addition to the Economic Futures Project outlined above, the Boonah Shire had commenced, prior to the announcement to build the Wyaralong Dam, a Boonah Shire Futures Plan. The Plan is a two year project that covers the entire Shire of Boonah and involves the implementation of a range of actions to address the Shire's future sustainability. The total cost of the project is \$400,000 over two years of which the State Government has agreed to contribute \$200,000. The terms of reference and scope for this project will be jointly developed by the Boonah Shire Council and the Queensland Government and the implementation actions will be jointly determined in conjunction with a community consultation process.

OFFICE OF URBAN MANAGEMENT (OUM) AND DEPARTMENT OF LOCAL GOVERNMENT, PLANNING, SPORT AND RECREATION (DLGPSR)

The Land Use and Infrastructure Planning studies are being conducted by OUM and DLGPSR. These studies investigate the specific direct and indirect impacts on existing land use and settlement patterns around the proposed dam site and impacts on existing infrastructure. These studies complement the Economic Futures Project and will inform the EIS and support any economic, rural and non-rural industry strategies that arise. Information on these studies can be obtained from OUM on **1800 021 818**.

DEPARTMENT OF LOCAL GOVERNMENT, PLANNING, SPORT AND RECREATION (DLGPSR)

DLGPSR (Sport) is working with local sporting clubs to address any immediate impacts on club membership and operations. The Sport section is also working with clubs regarding their longer term needs and the relocation of certain sporting facilities that will be impacted by the proposed dam. DLGPSR (Sport) can be contacted on **07 3280 1875**

DEPARTMENT OF NATURAL RESOURCES AND WATER (DNRW)

DNRW has responsibility for Water Resource Plans and Resource Operation Plans for the Logan Basin. Information about these plans is available on **1800 308 252**. The department is also involved in delivering the Home WaterWise Rebate Scheme which has recently been extended statewide. DNRW can be contacted about the WaterWise Rebate Scheme on **1800 243 585**.

DEPARTMENT OF TOURISM, FAIR TRADING AND WINE INDUSTRY DEVELOPMENT (DTFTWID)

DTFTWID and Tourism Queensland is developing Destination Management Plans for Brisbane and South East Queensland Country which will include an overview of the future of tourism in the Boonah and Beaudesert region which will provide a sound basis for future planning for the region. The support of local stakeholders is necessary to ensure agreement on the key developments, marketing and tourism management priorities for the next 3 years. Contact can be made to Mark Olsen at Tourism Queensland on **07 3535 5337**

DEPARTMENT OF MAIN ROADS (DMR)

DMR is involved with QWI in the Boonah-Beaudesert Road relocation and upgrade within the Teviott Brook area as a result of the proposed dam. DMR can be contacted on **1800 180 566** and at their website www.mainroads.qld.gov.au

QUEENSLAND WATER INFRASTRUCTURE (QWI)

QWI is a Government owned company responsible for the construction of the dam, the Bromelton Off Stream Storage and the Cedar Grove Weir including the design, approvals and planning and timing of construction. QWI produced the final maps detailing the land requirements for the Wyaralong dam including buffer zones, and the road realignments. Any questions regarding the maps should be directed to QWI on **1800 225 384**.

It should be noted that QWI has been given the responsibilities for land acquisition and all land dealings and arrangements. Previously these activities were exercised by the Department of Natural Resources and Water. Details are available on the QWI website www.qldwi.com.au

WYARALONG MEETING ISSUES

At the Boonah Community Meeting held on 17 November, the Deputy Premier Anna Bligh spoke with approximately 100 residents from the Boonah and Beaudesert areas. These people raised a range of issues and posed a number of questions. The list of issues and responses below is a sample of the key matters discussed at the meeting. Other issues discussed at the meeting will be included in future editions of this newsletter.

Is the Wyaralong dam going to be effective?

Modelling indicates the dam will be effective and that, in conjunction with other elements of the water grid in South East Queensland, the proposed dam will be an important supply of water for the region. The modelling accommodates for dry periods and recognises that at times water levels in the proposed dam will be low. The modelling also allows for factors such as evaporation.

The effectiveness of the proposed Wyaralong Dam needs to be assessed in terms of how it contributes towards the yield that can be consistently taken from Cedar Grove Weir. The prudent end of system yield when Wyaralong Dam is operated with Cedar Grove Weir is 21,000ML/year. The releases from the proposed dam top up the flow in the Logan River as required - therefore increasing the amount that can be consistently extracted at Cedar Grove Weir.

What will happen to the Boonah-Beaudesert Road?

This major road will be relocated as a result of the development of the proposed dam. The construction

will be undertaken prior to the commencement of the construction of the Wyaralong Dam

The land in the old road reserve will pass to existing landholders except where it is required for use as an access road to the properties or it is part of the buffer zone of the proposed dam.

An expression of interest has been called for the design and construction of the \$45m access road to the proposed dam. As part of the work, an assessment will be made on whether the access road will be from the Boonah-Beaudesert Road or from the Mount Lindsay Highway

What will happen to the land around the proposed dam that is no longer needed by the Government?

The QWI policy is to firstly, offer the property back to the original owner. Any enquiries about the land that is surplus to requirements should be directed to QWI on **1800 225 384**

What are the restrictions on land use around the proposed dam – including upstream and downstream of Wyaralong?

Land in the buffer zone cannot be cultivated or used for intensive agriculture such as feedlots. QWI have stated that if there is infrastructure (eg yards or sheds) in the buffer area the owner should discuss with QWI the arrangements for their possible relocation. Contact QWI on **1800 225 384** on any of these issues.

Current land management practices upstream and downstream of the dam can continue - consistent with existing local and State Government guidelines. Proposals for the introduction of new land practices (eg intensive farming practices) will need to meet the development approval process under the Integrated Planning Act 1997.

Have other alternatives to this dam been considered?

The GHD report assessed 80 sites for potential water storages. Copies of the GHD report are available on CD from the Department of Natural Resources and Water. Copies of the report are available at the following website http://www.nrw.qld.gov.au/water/water_infrastructure/pdf/ghd_report_information.pdf & http://www.seqwaterstrategy.qld.gov.au/projects/support_material_reports.html

COMBINED PLANNING STUDIES UNDERWAY IN WYARALONG

A series of land use planning studies are underway to support communities affected by the Wyaralong Dam.

Lead by the Office of Urban Management and the Department of Local Government, Planning, Sport and Recreation - and reporting to the Community Futures Task Force - the Wyaralong Dam Planning Studies will help maximise the medium- to long-term opportunities presented by the proposed dam.

The studies will identify and assess options for the location of future land use and infrastructure, and produce the preferred long-term land use plan and infrastructure program for the Wyaralong area. The studies will run from October 2006 until late 2007.

Information for the studies will be obtained through consultation with key stakeholders including the Beaudesert and Boonah Shire Councils, state agencies and the local community. A whole-of-Government working group has been established to provide technical input to the study.

The Wyaralong Dam planning studies actually involve a five separate projects:

Wyaralong land use and infrastructure study

- This study includes evaluating the opportunities and constraints resulting from the dam in relation to land use options and infrastructure. This will include evaluating outdoor sport and recreation opportunities arising from the creation of the dam.

Boonah Local Growth Management Strategy

- The Boonah Local Growth Management Strategy will provide strategic direction to assist in implementing the urban development elements of the SEQ Regional Plan within Boonah Shire. This includes strategic outcomes in relation to residential development, employment and economic growth, urban open space and the sequencing of development.

Warrill View land use and infrastructure study

- This study will investigate the need and potential for urban development in Warrill View. This includes

providing preliminary outcomes in regard to the potential land use mix, densities, infrastructure needs and timing of development. This study will direct the scope and timing for a potential future Structure Plan Study, future Local Growth Management Strategy and the SEQ Regional Plan (post-2010).

Beaudesert Local Growth Management Strategy and Whole of Shire Planning Project

- These projects will provide strategic direction to assist in implementing the urban development elements of the SEQ Regional Plan within Beaudesert Shire. This includes strategic outcomes in relation to residential development, employment and economic growth, urban open space and the sequencing of development.

Bromelton preliminary land suitability assessment report

- The suitability of the Bromelton Investigation Area for employment and enterprise purposes is being investigated as part of the Beaudesert Local Growth Management Strategy and Whole of Shire Planning Project, with assistance from The Coordinator-General.

The Office of Urban Management is also conducting two other major projects within SEQ which will assist in providing positive planning for the Wyaralong Dam. These include the SEQ Rural Futures Strategy, which aims to balance the competition for land and natural environmental resources, the needs of rural landowners and rural communities and the impacts of overall regional population growth; and the Rural Precinct Planning Guideline, which will enable specific subdivision and land use controls in local government planning schemes that differ from the generic Regulatory Provision that apply in the Regional landscape and Rural Production Area. Both projects are due to be finalised next year.

For more information on the Wyaralong Dam planning studies, or to register your interest in being kept informed of the work, please visit www.oum.qld.gov.au/dams or freecall 1800 021 818.

DAM PLANNING STUDIES

Wyaralong land use and infrastructure study	Boonah Local Growth Management Strategy	Warrill View land use and infrastructure study	Beaudesert Local Growth Management Strategy and Whole of Shire Planning Project	Bromelton preliminary land suitability assessment report
Office of Urban Management and the Department of Local Government, Planning, Sport and Recreation)	Boonah Shire Council	Boonah Shire Council	Beaudesert Shire Council	Beaudesert Shire Council
Late 2007	Mid-2007	Mid-2007	Mid-2008	Mid-2008

RELATED PROJECTS

- SEQ Rural Futures Strategy (Office of Urban Management) – to be complete by end-2007
- Rural Precinct Planning Guideline (Office of Urban Management) – to be complete by April 2007

Who will own the dam after it is constructed?

QWI will retain ownership of the dam immediately after its completion. However, the Government is examining all options with the Queensland Water Commission (QWC) to recommend the long term ownership of the dam.

What communication is planned for the people who live around the Cedar Grove Weir which is about to be constructed?

Newsletters and meetings for all interested parties will provide information about the construction plans for Cedar Grove and Bromelton Off Stream Storage. The Deputy Premier will visit the Cedar Grove Weir site and will meet with landholders on the 4th of January 2007.

How will the buffer zones for Cedar Grove Weir be managed?

QWI will consult with landholders regarding the best options for managing the buffer area of Cedar Grove.

Is there a plan for subdivision of the land around the proposed Wyaralong dam?

There are no intentions to subdivide land that is owned by the government.

Any potential subdivision in the area would need to be consistent with the SEQ Plan. This Plan is subject to review every 5 years and if the community wants further subdivision then that would go through the SEQ Regional Planning process.

Will the proposed dam improve access to Rural Water?

The Government is consulting with the representatives in the area about opportunities for improving the availability of water to farmers.

What are the Government's plans for the Bromelton Off Stream Storage?

QWI are completing investigations into the size and location of the Bromelton Off Stream Storage involving

four potential sites. The site that is chosen for the Off Stream Storage will determine the next stage of the project. QWI will release information about the proposed Off Stream Storage as it becomes available.

WYARALONG DAM CONTACT NUMBERS

Community Futures Task Force 1800 133 258

QLD Water Infrastructure Pty Ltd 1800 225 384

Counselling Services

1. Crisis counselling (Lifeline) 24/7 13 11 14

2. Lifeline at Boonah 07 5463 2764

Wyaralong One Stop Shop (Boonah) 07 5463 2000

Department of State Development, Employment and Industrial Relations 1300 363 711

Department of Natural Resources and Water 1800 243 585

Department of Primary Industries and Fisheries 13 25 23

CONTACT THE TASK FORCE

Phone: 1800 133 258

Fax: 3224 5310

Email: info@communityfutures.qld.gov.au

Website: www.communityfutures.qld.gov.au

Post: PO Box 15637

City East QLD 4002

KEY WEBSITES

Community Futures Task Force

- www.communityfutures.qld.gov.au

Department of Natural Resources and Water

- www.nrm.qld.gov.au/water

THE EIS PROCESS AND APPROVALS TIMEFRAME

The Queensland Government requires all of its major projects to be subject to a rigorous assessment process which, in this instance, includes an Environmental Impact Statement (EIS). The EIS will involve detailed investigations and research, including community consultation, engagement and review.

The draft Terms of Reference (TOR) for the EIS for the proposed Wyaralong Dam are scheduled for release by the Coordinator General early in the new year. This draft TOR document will be advertised widely to enable all affected members of the community and interested parties to have the opportunity to lodge submissions on matters they believe need to be included in the EIS. The draft TOR will be placed on the website www.coordinatorgeneral.qld.gov.au/EIS. Following these submissions, the final TOR will be advertised and released early in 2007 to enable the investigation process to commence.

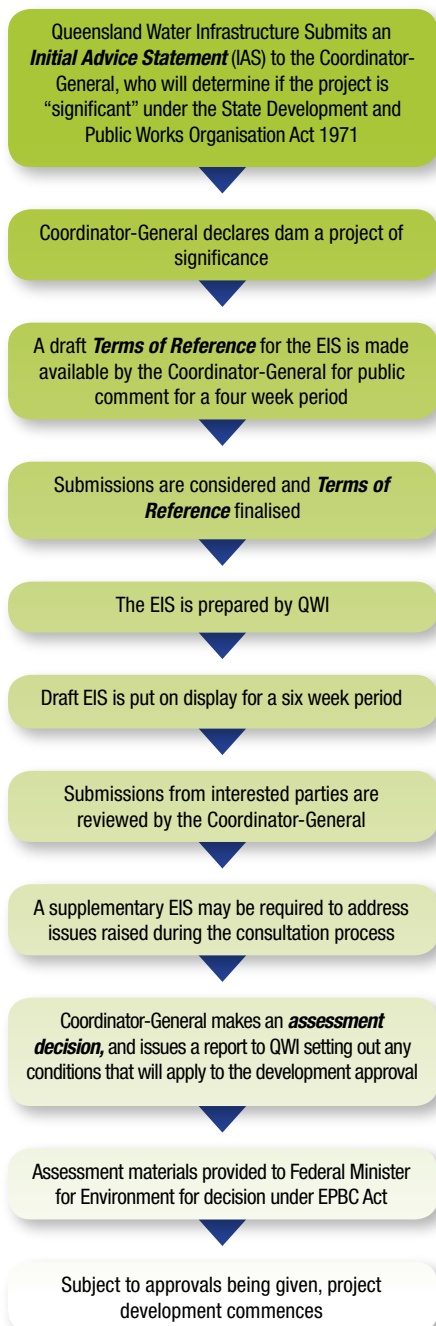
The results and recommendations from the studies and the comments and opinions from the community will be gathered and included in the EIS document. It is anticipated that a draft EIS document will be produced for public display by October 2007. Copies of the draft EIS and the supporting reports will be made available on the Government website, through Council Libraries in the region, and at the One-Stop Shop at Boonah. Subject to the submissions received from interested parties in response to the draft EIS, a Supplementary EIS may be required to address the issues raised during the consultation process.

State and Commonwealth assessment then proceeds. Assessment material will be provided to the Federal Minister for Environment for a decision under the Environment Protection, Biodiversity and Conservation Act. The Coordinator General will make an Assessment Decision and issue a report to QWI setting out any conditions that will apply to the development approval. The State and Commonwealth assessments will occur in early 2008. Subject to approvals being given, project development commences.

A Fact Sheet on this topic is available on the QWI website at www.qldwi.com.au. The assessment process and approval timeframes are detailed in the tables below.

THE CURRENT TIMEFRAME IS:

October 2006	Preliminary Investigations
October 2006	Project of significance declaration
November 2006	Project referred to Federal Government
By early 2007	Draft Terms of Reference on public display
By October 2007	Draft EIS available on public display
	Supplementary EIS prepared (if required)
By early 2008	State and Commonwealth assessment
Subject to satisfactory outcome of State and Commonwealth approvals	
By late 2008	Appointment of construction company
By early 2009	Construction commences
By end 2011	Construction complete



BUSINESS ADJUSTMENT AND WORKER ASSISTANCE

The Government has put in place special arrangements for business adjustment and worker assistance for those businesses and workers who have been impacted by its decision to build the Wyaralong and Traveston Crossing Dams.

There are a range of circumstances where business adjustment assistance may apply and it is important for people to approach the appropriate agency for assistance. **These are:-**

- (A) Businesses that involve Land Acquisition
- I. land acquisitions being dealt with by DNRW
 - II. land acquisitions now being dealt with by QWI
 - III. businesses on leased land that is being acquired

(B) Businesses that do not involve Land Acquisition

(A) BUSINESSES THAT INVOLVE LAND ACQUISITION

It should be noted that QWI has been given the responsibilities for land acquisition and all land dealings and arrangements. Previously these activities were exercised by DNRW. All land purchased by DNRW will transfer to QWI in December 2006. Details are available on the QWI website www.qldwi.com.au

I. land acquisitions being dealt with by DNRW

Where DNRW has concluded the negotiations and a contract has been signed, but the landowner may be in need of business adjustment, these people can apply for assistance to QRAA.

Where a current land deal is at an advanced stage of negotiation between DNRW and the landowner, QWI has advised DNRW to continue to progress negotiations to signoff. QWI will take on any negotiations related to business adjustment in these cases.

Where a current land deal is at an early stage of negotiation between DNRW and the landowner, these are being handed over to QWI and will include any business adjustment component within the deal.

II. land acquisitions now being dealt with by QWI

New negotiations with landowners will be undertaken by QWI and will include any business adjustment component within the deal.

III. businesses on leased land that is being acquired

Business owners operating on leased land that is subject to acquisition should direct their enquiries to QRAA in relation to business adjustment.

(B) BUSINESSES THAT DO NOT INVOLVE LAND ACQUISITION

Businesses that are impacted but have no land acquisition component should direct their enquiries to QRAA.

If you are a business owner who has been impacted and would like to discuss the Business Adjustment Package, please contact the appropriate agency as advised below. The contacts are:-

- QRAA on **1800 623 946** or visit their website at www.qraa.qld.gov.au to obtain Guidelines and Application Forms
- QWI on **1800 225 384** or by email at info@qldwi.com.au
- State Development Centre Ipswich on **1300 363 711**
- Department of Primary Industries and Fisheries on **13 25 23**

WORKER ASSISTANCE

If you are a permanent or long-term casual employee who has lost your job as a direct result of the government's decision to build the dams, and you would like to discuss the various forms of assistance available, including job preparation, training assistance, employer wage subsidy and relocation assistance, please contact:

- Department of State Development and Trade on **1300 363 711** or **07 3225 2113**