

OFFICIAL

As requested, please find a summary of submissions received for the conventional gas development at Lots 3558 and 3561 (25116) Midlands Road, Mount Horner. The SDAU received 14 submissions between 13 March 2024 to 18 April 2024 with the following responses to the proposed development being:

- No Support – 42.86% (6)
- Support with changes – 42.86% (6)
- Support – 14.29% (2)

Do Not Support Development

Of the submitters voting against the development, the main objection was to the workers accommodation village being constructed on-site in lieu of constructing accommodation in the township of the local communities.

Local Context:

- The Applicant report does not appropriately describe the context or features of the local communities or indicate the significant contribution the region provides to Western Australia's food and fibre production.
- Description within planning report of area as "broadacre agricultural pasture lands interspersed with areas of scrubland" is inaccurate. High-value crops dominate the surrounding landscape. Fails to mention Mingenew is the location of the southern hemisphere's largest inland grain receival point.
- Feedback from local community is not incorporated into development application.
- A Social Impact Assessment has not been undertaken for the local towns or Mid-West region, and the Applicants report lacks sufficient information on social outcomes and provides no commitments.

Lockyer Village:

- Serviced towns are located within 20 minutes of the development site, and a regional centre within 50 minutes that could provide accommodation for the development workforce in lieu of the proposed accommodation village.
- The proposed accommodation is a FIFO (fly-in-fly-out) facility providing no benefit to the local towns. Should liaise with local Councils to mutually benefit from integrating with local community.
- WAPC Position Statement: Workforce Accommodation (2018) states "*where practicable, workforce accommodation should be provided in established towns*". Towns near to the site are well established with facilities to accommodate the proposed workforce however this has not been considered or proposed.

Investment in local communities:

- Mineral Resources should invest in local communities contributing to housing and upgrades to recreation spaces, further justification for the lack of investment should be provided.
- Recent scheme amendments to the zoning of the Mingenew townsite allows for workforce accommodation within the town centre. The operational workforce could provide economic and social benefits to the local community if located within the townsite as opposed to the development site.
- Lack of commitment to upskilling or training local people.

- No measure provided to illustrate economic benefit to the region.

Environmental concerns:

- Local communities rely on groundwater and rainwater which is already exposed to gas extraction from wells in close proximity to the development site.
- Local environmental damage has occurred through other similar recent developments, therefore concerned with further pollution and environmental damage, and impact to local townsites through cumulative industrialisation developments.

Covid Provisions:

- The development does not meet the requirements under Part 17 of the *Planning and Development Act 2005*, making no reference to the need to facilitate development in response to the economic effects of the Covid-19 pandemic.

Support Development with changes

Of the submitters supporting the development with changes, the concerns were based around lack of stakeholder engagement to the landowners nearest to the development, the proposed FIFO type accommodation for the project workforce without exploring the opportunity to utilise the facilities of established local communities which would provide economic and social benefits to these communities, and increased traffic and transport safety issues due to increased activity in particular during the construction phase.

Stakeholder Engagement:

- Applicant's report details engagement undertaken with local community however as a landowner directly impacted by development have not received any communications or had the opportunity to raise concerns with regards to visual impact and road safety due to increased road activity in the area.

Lockyer Village:

- Support development that encourages growth of local towns however do not support standalone workers accommodation which caters for FIFO workers and does not benefit local communities or townsites. Vacant land within townsites could be used for workers and families.
- Local Planning Strategies identify these type of developments as providing economic and social benefits to local communities however this proposal provides no benefits due to FIFO accommodation.
- FIFO industry well-known for mental health issues. Mineral Resources look to provide an industry benchmark for this development typology however only relates to infrastructure and not the health and well-being of its workforce, as missed opportunity to give back to local communities and provide family style accommodation to workforce within established local communities. There are many benefits to country living not explored by the developer.
- The construction of a temporary workers accommodation that will be removed once resource has been depleted is not considerate of local community or environment. Believed to be a more frugal option.

Traffic and Transport:

- Access road off Strawberry North East Road is hazardous due to poor visibility when approaching from the northern side on the entrance. The large sweeping corner impedes visibility and the proposed road trains would be slow exiting the facility.
- The sealed portion of Strawberry North east Road should be extended to the junction of Burma Road, for safety reasons, due to increased traffic during the construction period of the development. This section of road will be used for services and contractors as it is the shortest route to Geraldton.

Visual Impact:

- Visual Impact (VI) report does not provide true interpretation of sensitive receptors (SR). The VI report acknowledges a number of visual SR however the view shed provided is not from these positions:
 - SR10 (figure 9) taken from down the road from the driveway at a lower elevation and different orientation
 - SR10 (figure 8) taken an additional 1 kilometre down the hill from SR10 at a lower elevation and acute angle.
 - The ridges that may provide some masking of the facility in figures 8 and 9 are not applicable when viewing the facility from SR10 due to the topography of the land.

Environment - Flaring:

- Have had issues with flaring in the past from previous similar types of developments.
- Would appreciate providing Information on frequency and duration of flaring.

Employment:

- Job creation through construction phase however these jobs are no longer available once project has been constructed therefore only providing 40 real jobs.
- Opportunity for local communities to supply necessary provisions for accommodation village not considered. Should be given fair and equitable opportunity to provide food and services.

Support Development

The two submissions in support of the development were for reasons of economic opportunity the development could potentially offer the local communities, in particular employment opportunities for locals and local Aboriginal peoples.

It should be noted that a number of objectors welcome opportunity for industry in the local community however express their concern over the lack of investment in the local communities by Mineral Resources and therefore overall objected to the development.

Please note that we may also consider late public submissions, therefore if any other matters arise, you will be contacted accordingly.