

# COUNCIL POLICY

**Policy Name**

Town Planning – Resource Development

**Abstract**

To provide guidance to Council issues that relate to the development of coal mining proposals.

<b>Dates</b>	Policy or amendment approved	15 Nov 2023
	Policy or amendment takes effect	15 Dec 2023
	Policy is due for review (up to 4 years)	15 Nov 2027
<b>Endorsed by</b>	Executive Leadership Team	
<b>Approved by</b>	Gunnedah Shire Council at its Ordinary Meeting held on 15 Nov 2023 Resolution number: 11.11/23	
<b>Policy Custodian</b>	Director Planning and Environmental Services	
<b>Relevant to</b>	Council	
<b>Superseded Policies</b>	Town Planning – Resource Development adopted 18 November 2020, Resolution No: 22.11/20	
<b>Related documents</b>	Nil	
<b>Related legislation</b>	Nil	

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## 1. Purpose

- 1.1 In analysing resource development proposals such as coal mining, natural gas proposals and other mining activities, even at the exploration licence (EL) phase, there will be factors that require consideration, having regard to the overall community interest.

While not all of the considerations listed in this Policy will be relevant to every proposal, it is important that such matters are identified and the relevance considered as a check list for Council's benefit when making a judgement on such proposals.

## 2. Scope

- 2.1 This policy provides Council with general guidance of relevant issues that should be considered when establishing a position on resource development proposals.

## 3. Definitions

- 3.1 Key Definitions.

GSC	Gunnedah Shire Council
LGA	Local Government Area
EL	Exploration License
ACA	Access and Compensation Arrangements
Costeaning	Costeaning means the process by which miners seek to discover metallic lodes. It consists of sinking small pits through the superficial deposits to the solid rock and then driving from one pit to another across the direction of the vein, in such manner as to cross all the veins between the two pits.

## 4. Policy Principles

- 4.1 Gunnedah Shire Council seeks to ensure that sound environmental practices exist in all levels of resource development, within the Gunnedah LGA and adjoining LGA's and effective community consultation and awareness is followed in the various development processes in order to achieve balanced and sustainable outcomes that adequately contribute to the local economy and community whilst having regard to the principles of ecologically sustainable development.

## **5. Policy Statement**

### **5.1 General**

In analysing its overall position on a resource development or potential resource development proposal, Council shall be mindful to the following matters.

- Strategic context of the proposal
- Identification and management of issues
- Impact analysis and mitigation measures
- Adequacy and availability of base data to justify a proposal
- Potential alternative development options
- Socio-economic considerations
- Infrastructure implications
- Natural resource implications
- Environmental implications
- Ecological sustainability of the proposal

### **5.2 Specific**

In considering proposal, regardless of status Council may have regard to the following critical areas:

- Transportation matters
- Soil and geological issues
- Agricultural implications
- Water issues (General)
- Groundwater impacts
- Surface Water impacts
- Air quality issues
- Noise, vibration and blasting issues
- Flora and fauna issues
- Aboriginal heritage matters
- Other heritage issues
- Visual impacts
- Potential hazards
- Social and health concerns
- Economic issues
- Community issues
- Cumulative impacts
- Environmental impact
- Environmental management
- Consultation and engagement issues
- Infrastructure considerations
- Rehabilitation

In establishing its position on a resource development proposal Council may consider issues outside the scope of those listed in this policy given the

localised or broader context of such analysis due to the specific or unique circumstances, as determined by Council, of the individual proposal.

### 5.3 Compensation Fees

When assessing Access and Compensation Arrangements (ACA) submitted by holders of Exploration Licences prospecting for resources the following minimum compensation fees shall be considered.

Activity	Amount	Conditions
Drilling	\$600.00	Per diamond drill hole or mud drill hole per week or part thereof
	\$400.00	Per diamond drill hole or mud drill hole per week or part thereof
	\$300.00	Per reverse circulation drill hole per week or part thereof Per air core drilling holes per week or part thereof
	\$300.00	Per hole drilled by rotary air blast per week or part thereof
	\$300.00	Per auger hole per week or part thereof
Costeaming #	\$2.50	Per square metre per week of land surface disturbed including the hole, the area covered by the spoil and the area disturbed by the tracks of wheels of the excavator.
Track Clearing	\$100.00	Per kilometre of new vehicle tracks not requiring construction
	\$25.00	Per kilometre for usage of existing tracks
Dust Nuisance	\$520.00	Per annum when exploration is conducted where a drill site occupation will exceed 2 months
Environmental Studies	\$100.00	Per day when drill site is accessed
Seismic Survey	\$600.00	Per day during term of survey work
Legal Advice	\$600.00	Minimum reimbursement in obtaining legal advice in relation to arrangement

All fees are GST exclusive

Compensation for a drill site occupation shall apply whilst a drill rig is on each individual site and until the site is decommissioned, all plant removed and site rehabilitated.

### 5.4 Legal and Technical Analysis

Legal advice may be sought by the General Manager as well as both internal and external technical appraisal of an ACA prior to consideration of the ACA by Council.

## 6. Accountability, roles and responsibility

6.1 Policy Custodian  
Director Planning and Environmental Services

6.2 Responsible Officer  
Manager Development Assessment

## 7. Acknowledgements

Nil.

## 8. Version Control and change history

Date	Version	Approved by & Resolution No.	Amendment
February 2008	1.0	Council Meeting, Resolution 180.3	
December 2009	2.0	Council Meeting Resolution 137.1	
November 2020	3.0	Council Resolution, Resolution 22.11/20	
December 2023	2.0	Council Resolution No. 11.11/23, 15 November 2023	Placed on Public Exhibition 16 Nov 2023 to 14 Dec 2023