



REPORT

Supporting Information Report - Hamilton Park South Well Lease RCK062- Regional Interests Development Approval Application

Q-4200-15-RP-1313_02

Australia Pacific LNG Upstream Project

Supporting information report to authorise well lease RCK062 on Hamilton Park South
(Lot 72 SP263270) within Strategic Cropping Area

Revision	Date	Description	Originator	Checked	QA/Eng	Approved
0	06/12/2016	Issued for Use	A Skelly	L Appleby	L Appleby	S Dale

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- **Should** indicates a recommended course of action
- **May or can** indicate a possible course of action.

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1. Introduction

1.1. Overview

Origin Energy Resources Limited, as the upstream operator of Australia Pacific LNG Pty Limited (Australia Pacific LNG), has prepared this supporting information report to accompany an application under Section 28 of the *Regional Planning Interests Act 2014* (RPI Act) to the Department of Infrastructure, Local Government and Planning (DILGP).

This application relates to the construction and operation of a development well (RCK062) located within a strategic cropping area (SCA) where an exemption under the RPI Act does not apply. The well is proposed to be constructed and operated under Petroleum Lease (PL) 404 and the Combabula Environmental Authority (EA) EPPG00853213.

Australia Pacific LNG intends to undertake the activities within an area of regional interest (ARI) and is an eligible entity for making an assessment application under the RPI Act as the holder of the EA.

This application includes:

- Cover letter (Q-4200-15-RP-1314)
- Completed DILGP application form (Version 2.0) (Q-4200-15-RP-1313_01)
- Supporting Information Report (Q-4200-15-RP-1313_02) (this document).

The values sought to be protected by the RPI Act are still achieved whilst allowing Australia Pacific LNG undertake the activities. Appendix A provides an overview of the proposed location of the infrastructure subject to this assessment application.

1.2. Document References, Abbreviations and Definitions

In support of this application, associated documents are presented in Table 1, and appended where relevant.

Table 1: Associated Document References

Document Number	Title	Attachment
GISWR_44696	Mapping	Appendix A
Q-4200-15-RP-1314	Cover Letter	
Q-4200-15-RP-1313_01	Application Form	
Q-1000-15-MP-096	Environmental Management Plan	Appendix B
Q-4200-15-MP-006	Combabula Rehabilitation Plan	Appendix B
Q-4200-15-MP-0005	Combabula Rehabilitation Monitoring Program	Appendix B

Table 2: Abbreviations

Abbreviation	Description
ARI	Area of Regional Interest
CSG	Coal Seam Gas
DILGP	Department of Infrastructure, Local Government and Planning
DSDIP	Department of State Development, Infrastructure and Planning
EA	Environmental Authority
EHP	Department of Environment and Heritage Protection
EIS	Environmental Impact Statement
EMP	Environmental Management Plan

Abbreviation	Description
EP Act	<i>Environmental Protection Act 1994</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FA	Financial assurance
Ha	Hectare
PL	Petroleum Lease
RIDA	Regional Interests Development Approval
RPI Act	<i>Regional Planning Interests Act 2014</i>
SCA	Strategic Cropping Area
SCL	Strategic Cropping Land

Table 3: Definitions

Term	Definition
Permanent impact	A resource activity or regulated activity has a permanent impact on strategic cropping land if, because of carrying out the activity, the land cannot be restored to its pre-activity condition.
Pre-activity condition	For land in the strategic cropping area, means the condition of the land's soil as identified and analysed within 1 year before the making of an assessment application for a resource activity or regulated activity to be carried out on the land.
Property (SCL)	In the strategic cropping area, means— (a) a single lot; or (b) otherwise—all the lots that are owned by the same person or have 1 or more common owners and— (i) are managed as a single agricultural enterprise; or (ii) form a single discrete area because 1 lot is adjacent, in whole or part, to another lot in that single discrete area (other than for any road or watercourse between any of the lots).

1.3. Revision History

Table 4: Revision History

Date	Revision Number	Description of changes

2. Description of Resource Activities

2.1. Background

The Hamilton Park South property (Lot 72 SP263270) owned by Australia Pacific LNG Pty Limited is on PL 404 and subject to the Combabula EA (EPPG00853213). At the time of commencement of the RPI Act the Combabula EA did not authorise well leases within 100m of a watercourse. Development well RCK062 is located on SCA and within 100m of a watercourse and an EA amendment under *Environmental Protection Act 1994* (EP Act) will be required to allow construction and operation of this well. As a result of the amendment to the EA, this well lease does not meet the exemption requirements under the RPI Act.

An authorisation of disturbance to 0.7 ha of SCA is proposed under this Regional Interests Development Approval (RIDA) application. Refer to Appendix A for the location of RCK062 relative to the watercourse buffer and SCA.

2.2. Resource Activities

To construct and operate RCK062 the following activities will be undertaken:

- Conduct well lease preparations which involve:
 - Clearing vegetation (including hollow timbers, larger rocks etc.) and storing it within the lease for use in rehabilitation
 - Removing topsoil and stockpiling it within the lease for use in rehabilitation
 - Undertaking civil works (cut and fill etc.) where necessary to ensure the drilling equipment will be stable
 - Implementing erosion and sediment control measures, as determined by a suitably qualified person and in accordance with the site specific erosion and sediment control plan (to be developed)
- Set up drilling and stimulation equipment on the well lease
- Conduct drilling and stimulation
- Remove drilling and stimulation equipment from the well lease
- Rehabilitate well lease to minimum size required for operations (nominally 0.3ha but dependent upon site specific requirements)
- Conduct workovers of the wells on an 'as needs' requirement.

3. Location Details

Table 5 summarises the key information relevant to this RIDA application.

Table 5: Summary of Property Specific Information

Aspect	Description
Lot Plans	Lot 72SP263270
Property Name	Hamilton Park South
Land Owner	Australia Pacific LNG Pty Ltd
Land Purchased	2010
Regional Council	Maranoa Regional Council
Regional Plan	Darling Downs
Bioregion / Subregion	Brigalow Belt bioregion, Southern Downs subregion
Area of Regional Interest	Strategic Cropping Area

ArcGIS Shapefiles to a projected coordinate system of GDA94 accompany this application and identify the location of the activity.

3.1. Pre-Activity Land Condition

3.1.1. Current Land Use

Lot 72SP263270 (the Site) is approximately 424 ha and is located within a SCA with the majority of the property mapped as Strategic Cropping Land (SCL) (273 ha).

The current land use of the Site is coal seam gas (CSG) infrastructure including gathering networks, wells, laydowns and camps. No cropping is current, or proposed on the Site.

3.1.2. Soil Characteristics

The Site is located within the Southern Downs subregion within the Brigalow Belt bioregion. Southern Downs is based on Jurassic and Cretaceous sediments that outcrop around the rim of the Great Artesian Basin. Soils are predominantly fine grained, forming a low, hilly landscape. Late Cainozoic flood-outs/clay plains, with minor areas of Tertiary volcanic define the southern part of the region. Dominant vegetation includes *belah* (*Casuarina cristata*), *brigalow* (*Acacia harpophylla*), *poplar box* (*Eucalyptus populnea*) and *narrow-leaved ironbark* (*E. crebra*) (Sattler and Williams 1999).

The well lease is located on vertosol which is described as shallow to deep grey, brown and black cracking clay soils, possibly with shallow gilgai, overlying saprolite. Vertosols are typically used for cropping and improved pastures, have low level of fertility with shallow topsoils. The upper subsoils to around 300-500 mm often have chemical attributes that are not detrimental to plant growth, however, at depths commonly below 500-600 mm, the subsoils may become saline, sodic and deeper in the profile, may be acidic.

3.2. Surrounding Land Uses

The existing land use on surrounding land within a 1 km radius of the boundaries of the disturbance area subject to the application have been described in Table 6 and are shown on Appendix A.

Table 6: Surrounding Land Use

Lot Plan	Landholder	Location in Relation to Proposed Disturbance	Description of Existing Land Use on Surrounding Land
68WV618	Selwyn Richard Maller	North-west of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation
69WV618	Selwyn Richard Maller	North of Lot 72SP263270	Mapping indicates the land use is cropping and grazing native vegetation

70WV631	Selwyn Richard Maller	North of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation
73WV619	Selwyn Richard Maller	West of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation and cropping
14WV549	Selwyn Richard Maller	South-west of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation and cropping
71WV1546	Selwyn Richard Maller	North of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation
31WV688	Sabrina Byrne Benson	South of Lot 72SP263270	Mapping indicates the land use is grazing native vegetation
51WV923	Maranoa Regional Council	North-east of Lot 72SP263270	Mapping indicates the land use is nature conservation
29SP248282	Australia Pacific LNG Pty Limited	South-east of Lot 72SP263270	Same as Lot 72SP263270, coal seam gas infrastructure
22SP248280	Australia Pacific LNG Pty Limited	North-east of Lot 72SP263270	Same as Lot 72SP263270, coal seam gas infrastructure
62SP263270	Queensland Electricity Transmission Corporation Limited	South-east of Lot 72SP263270	Mapping indicates the land use is utilities

4. Potential Impacts to Strategic Cropping Area

4.1. Maximum Potential Impact

The majority of Lot 72SP263270 is located within SCL (64 %) for which a maximum of 1 ha is proposed to be disturbed for the well lease. Approximately 0.7 ha of this (0.3 % of SCL within the property) represents the maximum potential impact to be authorised under this RIDA as the remainder of the area is authorised under the EA which are exempt from the requirements of the RPI Act.

There will be no significant impact to the land as the land can be restored to its pre-activity condition as soon as possible following completion of the activity. The SCA Assessment Criteria response to required outcomes is described in Section 10.

4.2. Extent and Duration of Impact

The construction of the well lease is scheduled to be occur in Q1 2017 with drilling/stimulation to occur in Q2 2017 (note these are subject to change depending upon scheduling requirements) and will take approximately six months. Reinstatement and revegetation of the well lease will occur within nine months of completion of activities. Progressive reinstatement will occur and be completed in accordance with the Combabula Rehabilitation Plan (Q-4200-15-MP-006), Combabula Rehabilitation Monitoring Program (Q-4200-15-MP-0005) and conditions of the Combabula EA.

Refer to Section 5 for details on construction, reinstatement, decommissioning and rehabilitation of the proposed disturbance.

5. Management Measures

5.1. Assessment of Alternatives

Well lease RCK062 has been sited in the north-west of the Site and is bounded by a high pressure gas pipeline to the west, accommodation camp and associated irrigation area and helipad to the south, a watercourse and wells to the north and another well to the east.

The orientation of the lease results in approximately 0.7 ha being within 100 m of a watercourse and an amendment to the EA to authorise its location will be sought. In January 2015, the Department of Environment and Heritage Protection (EHP) approved a previous EA amendment application to authorise the location of the well lease within 100 m of a mapped watercourse. However, the disturbance area (0.36 ha) sought in the EA amendment application was based on a mapped watercourse, rather than 100 m from the high banks of the ground-truthed watercourse. This change in calculation coupled with redesign and improvements to well lease layout have resulted in the requirement to further amend the EA, therefore triggering the requirement of this RIDA. The location of the proposed well lease is not change, however, since the original EA amendment approval, SCA has been mapped in the area of increased disturbance. A constraints assessment for the location of the well lease was undertaken as part of the EA amendment application. Justification included the requirement to ensure that vertical wells do not extract horizontally from the same coal area at a minimum well spacing of 600 m between wells which is achieved between RCK062 and the surrounding wells in its proposed location.

Alternate locations were considered for well lease RCK062 and are presented in Table 7 (also refer to Map GISWR_44696).

Table 7 Alternate Locations for Well Lease RCK062

Alternate Location	Rationale
East of proposed location	Mapped SCA extends approximately 700 m. Locating well lease RCK062 outside of mapped SCA would result in a well lease separation between well leases RCK062 and RCK063 of less than 200 m. Movement of well lease RCK062 and still maintaining a minimum separation distance of 600 m with well lease RCK063 results in well lease RCK062 being within mapped SCA.
West of proposed location	Mapped SCA extends to the property boundary. Any movement within the property boundary to the west results in the lease still being located on SCA. Movement of the well lease further west (off the property) is not possible as Australia Pacific LNG does not have a conduct and compensation agreement with the owner of the adjacent property (Lot 14 WV549) to site infrastructure on their property
North of proposed location	Movement of the well lease would need to be north of the watercourse to accommodate the lease size and to avoid mapped SCA. The resultant separation distances to well leases RCK056 and RCK053 is less than 400 m
South of proposed location	An accommodation camp is located immediately to the south of well lease RCK062 including the irrigation area for the sewage treatment plant. A helipad is also located to the immediate south-west of the well. Movement of well lease RCK062 south of the accommodation camp is not possible as other well leases are proposed in this area.

5.2. Construction Activities

Construction and drilling/stimulation is planned to be completed within six months on the Site. All proposed activities will be constructed in accordance with the Combabula EA and will adhere to the Environmental Management Plan (EMP) (Q-1000-15-MP-096). The EMP provides details on how all construction activities are to occur and how environmental harm will be mitigated. Specifically Part C sub-plans 1, 11 and 12 are relevant to this application and mitigation measures will include:

- Stockpiling of grasses, woody vegetation
- Topsoil stripping depths will be undertaken in accordance with the Site Environmental Plan. The Site Environmental Plan will detail topsoil stripping, amelioration and re-seeding requirements

specifically required for each scope. This information will be based on a site soil assessment program and detailed in a Site Soil Survey Technical Report, produced for each scope.

- Topsoil and subsoils will be stored separately and topsoil stockpiles no greater than 2m
- Soil and surface stability will be maintained
- Topsoil stripping and handling will not occur during significant rainfall and when soils are saturated
- Erosion and sediment controls will be installed and maintained in accordance with site specific erosion and sediment control plans and IECA Best Practice Erosion and Sediment Control Guidelines 2008 to avoid sedimentation off site and impacts to watercourses.

5.3. Reinstatement

Progressive reinstatement will occur and be completed in accordance with the following Australia Pacific LNG documents (Appendix B):

- Combabula Rehabilitation Plan (Q-4200-15-MP-006)
- Combabula Rehabilitation Monitoring Program (Q-4200-15-MP-0005)
- Environmental Management Plan (Q-1000-15-MP-096)
- The Combabula EA
- The RIDA, once granted.

All subsoil and topsoil will be replaced during reinstatement, where viable. Having been stored separately, topsoil will largely retain its viable seed bank and soil chemistry. The landform will be reinstated to its original contours following completion of the proposed activity. Reinstatement will be to a standard that realises stable landforms and where no subsidence or erosion exists during the operational life of the proposed activity.

Post decommissioning of the proposed activity, the area will be fully returned to pre-activity condition.

5.4. Operation Activities

Well lease RCK062 will be reduced to an operational footprint of 0.3 ha. Where workovers of the well are required during its operations the lease size of 1 ha will be re-disturbed and again rehabilitated upon completion of the workover.

Areas not required for operations will be returned to its pre-project landform and land use in accordance with conditions of the Combabula EA. Once reinstated, the lease will be:

- A stable landform
- Top layer of soil profile is reinstated
- Vegetated with groundcover that is not a declared pest species.

Australia Pacific LNG will maintain a photographic record, as required under the Combabula Rehabilitation Monitoring Program (Q-4200-15-MP-0005).

5.5. Decommissioning

All significantly disturbed land caused by the carrying out of petroleum activities will be rehabilitated and monitored in accordance with the final acceptance criteria of the Combabula EA, the Combabula Rehabilitation Plan (Q-4200-15-MP-006) and the Combabula Rehabilitation Monitoring Program (Q-4200-15-MP-0005).

6. Financial Assurance

Australia Pacific LNG holds sufficient financial assurance (FA) for the proposed activities under the Combabula EA. The FA is held by the EHP prior to significant land disturbance. This FA will provide for the rehabilitation of the land back to its original landform, therefore, Australia Pacific LNG does not propose to provide any further FA for this application.

7. Public Notification

Australia Pacific LNG is the landholder of the property under which this application is being sought. Due to the nature of the project proposed being similar to the existing activities in the area and within the property, along with the applicant being the landholder, no further public notification is being proposed.

The surrounding landholders outside Australia Pacific LNG properties are frequently consulted by Australia Pacific LNG due to existing construction and operations of CSG activity in the area. Due to the volume of petroleum activities in the area, it is not considered that any new impacts will occur and that limited additional value would be gained from public notification of this RIDA.

In addition, the proposed construction is within the Australia Pacific LNG Environmental Impact Statement (EIS) study area. Evidence of public notification of the Australia Pacific LNG EIS can be found here: <http://www.statedevelopment.qld.gov.au/assessments-and-approvals/australia-pacific-lng-project.html>. Due to previous public notification, Australia Pacific LNG requests to be exempt from the requirement to publicly notify this application.

8. Assessment Application Fees

The definition of an expected area of impact for an assessment application means the area in which:

- The activity is proposed to be carried out; and
- Carrying out the activity is likely to have an impact

The expected area of impact relating to this application is less than 30 ha and therefore, in accordance with the RPI Act Guideline (01/14), the application fee accompanying this application is \$5,844.00. The application fee will be provided by direct payment.

9. Approvals and Legislative Content

9.1. Approvals and Decisions in Place

The proposed activity will be constructed and operated in accordance with all Australia Pacific LNG existing approvals, including:

- *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* approval 2009/4974
- The Coordinator General's Report for the Australia Pacific LNG Project
- The internal disturbance approval process
- Combabula EA
- RIDA, once approved.

9.2. Guidelines, Standards and Codes of Practice

The following Department of State Development, Infrastructure and Planning (DSDIP) guidelines have been consulted during the preparation of this RIDA:

- Guideline 01/14: How to make an assessment application for regional interest development application under the RPI Act
- Guideline 03/14: Carrying out activities in strategic cropping area
- Guideline 06/14: Public notification of assessment applications
- Guideline 09/14: How to determine if an activity has a permanent impact on strategic cropping land.

The following additional government documents have been consulted during the preparation of this RIDA:

- The *Coal Seam Gas Water Management Policy* (issued by EHP) and the regulatory acts referenced therein.

10. Required Outcome Assessment

Schedule 2, Part 4 of the *Regional Planning Interests Regulation 2014* sets out the required outcome and prescribed solutions for activities carried out in an SCA. Refer to Table 8, Table 9 and Table 10 for the evidence associated with each prescribed solution.

Table 8: SCA Assessment Criteria - Required Outcome 1

Required Outcome 1 - No impact on strategic cropping land The activity will not result in any impact on strategic cropping land in the strategic cropping area	
Prescribed Solution	Evidence / Response
PS1: The application demonstrates the activity will not be carried out on strategic cropping land that meets the criteria stated in schedule 3, part 2.	This application does not seek to demonstrate that the area of the SCA to be impacted by the activity is not SCL

Table 9: SCA Assessment Criteria - Required Outcome 2

Required Outcome 2 - Managing impacts on strategic cropping land on property (SCL) in the strategic cropping area The activity will not result in a material impact on strategic cropping land on the property (SCL)	
Prescribed Solution	Evidence / Response
PS2: The application demonstrates all of the following—	
(a) if the applicant is not the owner of the land and has not entered into a voluntary agreement with the owner—the applicant has taken all reasonable steps to consult and negotiate with the owner of the land about the expected impact of carrying out the activity on strategic cropping land;	N/A - the applicant is the landholder
(b) the activity can not be carried out on land that is not strategic cropping land, including, for example, land elsewhere on the property (SCL), on adjacent land or at another nearby location;	<p>SCL is mapped over a large portion of the site. Alternative locations to the east and north would reduce the minimum spacing between wells to less than 600 m. Wells are developed at a minimum distance of 600 m apart (optimally 750 m apart) to ensure commercial viability.</p> <p>Alternative locations to the west would move the well lease into Lot 14 WV549 which is privately owned and Australia Pacific LNG does not have authorisation to locate wells within this property.</p> <p>The well lease cannot be moved south as a result of an existing camp and associated irrigation area and a helipad.</p>
(c) the construction and operation footprint of the activity on strategic cropping land on the property (SCL) is minimised to the greatest extent possible;	<p>The construction and operation footprint of the activity on SCL has been minimised to the greatest extent possible, demonstrated by the following:</p> <ul style="list-style-type: none"> – The area of the proposed lease is the minimum size to allow operational activities to occur whilst upholding the health and safety of the operational team
(d) if the activity will have a permanent impact on strategic cropping land on a property (SCL)—no more than 2% of the strategic cropping land on the property (SCL) will be impacted.	<p>The proposed activity will not have a permanent impact on SCL as the pre-activity condition can be restored during decommissioning.</p> <p>0.3 % of SCL on the property will be disturbed for RCK062.</p>

Table 10: SCA Assessment Criteria - Required Outcome 3

Required Outcome 3 The activity will not result in a material impact on strategic cropping land in an area in the strategic cropping area	
Prescribed Solution	Evidence/Response
PS3: (1) The application demonstrates all of the following—	
(a) the activity cannot be carried out on other land in the area that is not strategic cropping land, including, for example, land elsewhere on the property (SCL), on adjacent land or at another nearby location;	SCL is mapped over a large portion of the site. Alternative locations to the east and north would reduce the minimum spacing between wells to less than 600 m. Wells are developed at a minimum distance of 600 m apart (optimally 750 m apart) to ensure commercial viability. Alternative locations to the west would move the well lease into Lot 14 WV549 which is privately owned and Australia Pacific LNG does not have authorisation to locate wells within this property. The well lease cannot be moved south as a result of an existing camp and associated irrigation area and a helipad.
(b) if there is a regional plan for the area in which the activity is to be carried out—the activity will contribute to the regional outcomes, and be consistent with the regional policies, stated in the regional plan;	The relevant regional plan is the Darling Down Regional Plan. The plans main objective is to prioritise land use for regional interests. The activity is consistent with this plan as it is a temporary impact and the pre-existing condition of the land can be restored during rehabilitation activities.
(c) the construction and operation footprint of the activity on strategic cropping land is minimised to the greatest extent possible;	Well lease RCK062 is proposed in an area historically cleared of vegetation. It has been sited on the flattest area of land available to minimise the degree of disturbance required for its construction.
(d) either - (i) the activity will not have a permanent impact on the strategic cropping land in the area; or (ii) the mitigation measures proposed to be carried out if the chief executive decides to grant the approval and impose an SCL mitigation condition.	The activity will not have a permanent impact on the SCL as the pre-activity condition of the land can be restored during decommissioning activities.
(2) Subsection (3) applies for each property (SCL) on which the activity is to be carried out if the applicant is not the owner of the land and has not entered into a voluntary agreement with the owner.	N/A - the applicant is the owner of the land

11. References

Sattler P. & Williams R., 1999. The Conservation Status of Queensland's Bioregional Ecosystems. Environmental Protection Agency, Queensland.

Appendix A - Figures

Legend

Well Lease subject to application

Other Infrastructure Not Subject to Application

Existing Well

Proposed Well

Proposed Flowline

Access Track - Stand Alone

Temporary Access

Well Lease

Helipad

Camp Irrigation

Hydrology

State Mapped Watercourse

Drainage Features

Watercourse High Bank (South)

Watercourse Buffer (100m)

Regional Interest Agriculture and Land Use

Strategic Cropping Land

Boundary

Cultural Heritage Red Zone

Hamilton Park South Site Location

Cadastral Property

Australia Pacific LNG Operated Permit

Source Information:

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Coordinate System: GDA 1994 MGA Zone 55

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1	Issued For Use	EMH	AS	GNH	AS	02/12/2016
0	Issued For Use	EMH	SM	GNH	SD	04/11/2016
B	Issued For Review	EMH	SM	SL	SD	3/11/2016
A	Issued For Review	EMH	SM	SL	SD	25/10/2016
Rev	Description	Drawn	Check	QA	Approved	Date

origin

Regional Interests Development Application

Hamilton Park South - 72SP263270

Date: 14 February 2017

Map Number

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1 of 1

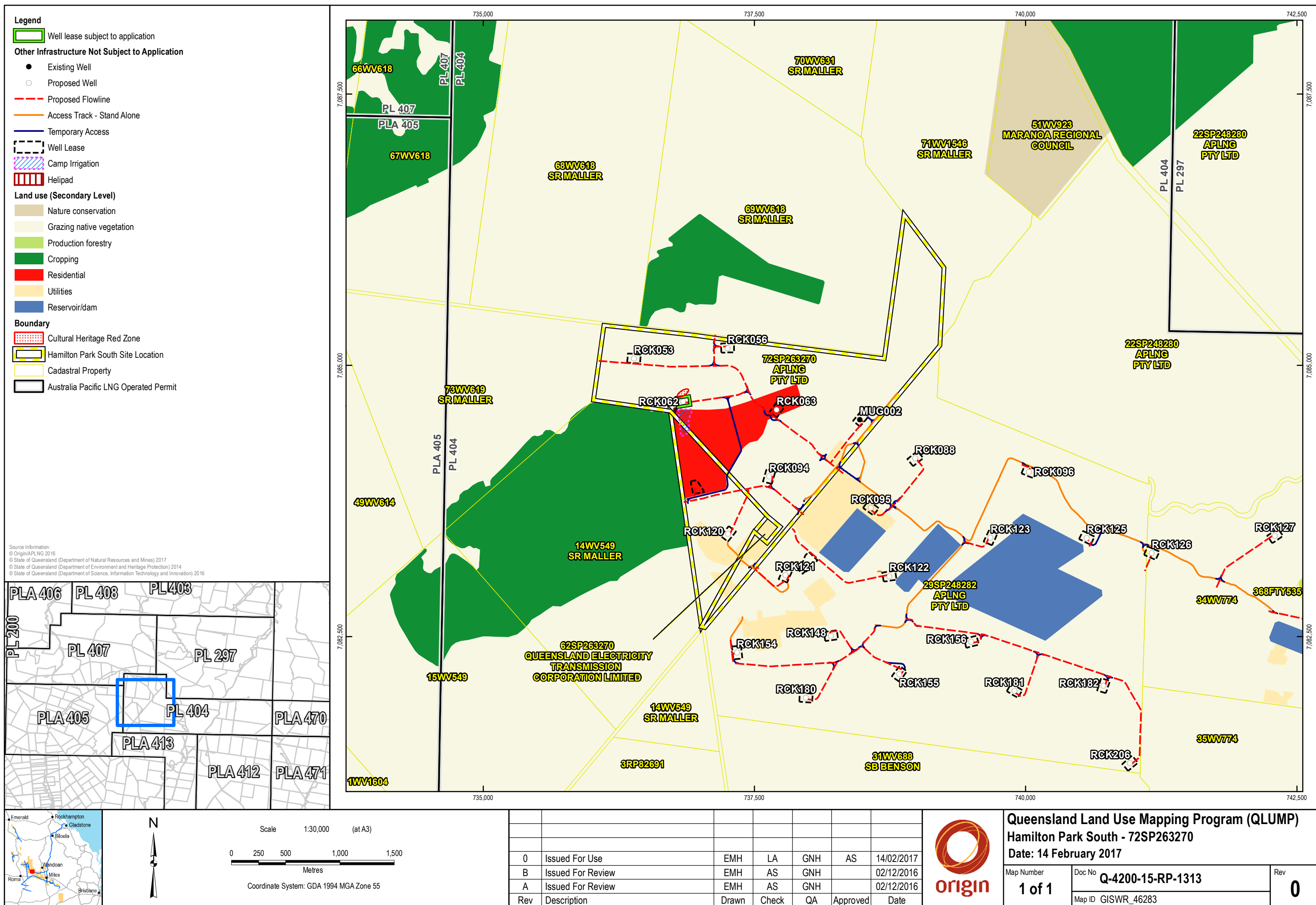
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Appendix B - Referenced Documents