



Risks to property biosecurity

CSG is one industry among many now operating across the same landscape

Consider:

- Power companies
- Main roads
- Local roads
- Coal or mineral exploration
- Prospecting or fossicking
- Stock inspectors and stock routes
- Any other entry of external vehicles or equipment

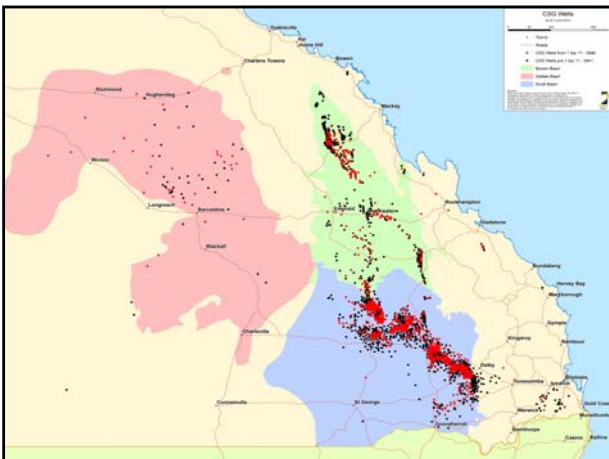
CSG development in Qld

8045
Approx. CSG wells in Qld (including production/development, appraisal & exploration wells)

18,000 - 40,000
Estimated total number of wells over life of the industry

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

All figures from the Queensland Government Mines Online Maps as of October 2014.



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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.

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Land access key points

- Before a company can undertake advanced activities on a property (e.g. drilling, clearing tracks) they must negotiate an **access agreement** -known as a Conduct and Compensation Agreement with the landholder
- There are minimum time frames in place for this process
- CCA's cover **COMPENSATION** for activities and impacts and **CONDUCT** regarding how activities will be carried out and property specific considerations (including property specific biosecurity provisions)

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Conduct and compensation agreements (CCA)


CCA's have two distinct components

Conduct

Compensation

Key points:

- 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



Resource company obligations


Land access code (2010) sets down **mandatory provisions** for weed and pests that all resource companies* must comply with including:

- When the risk of spreading pests is likely to be reduced by washing down, then the company must ensure all employees and contractors wash down vehicles and machinery before entering a property
- Also maintain a record of all wash-downs and if asked present these

Further:

- Companies must take all reasonable steps to ensure that, in carrying out authorised activities, employees and contractors do not spread the reproductive material of a **declared pest**
- Also take all reasonable steps to ensure that when entering or leaving lands under a resource authority, that employees and contractors do not spread the reproductive material of a declared pest


*CSG companies must comply with LAC conditions at all stages. Coal companies only at exploration



Land Access Code (LAC) obligations- Declared Pests

A declared pest under the LAC means:

- A declared pest under the Land Protection (Pest and Stock Route Management) Act 2002, schedule 3; or
- An animal or plant declared under a local law to be a pest because the animal or plant is causing, or has the potential to cause, an adverse environmental, economic or social impact in all or part of the local government area.



Petroleum industry standards

PETROLEUM INDUSTRY

(INCLUDING COAL SEAM METHANE GAS)

- Sets down industry best practice standards for pest and weed management
- Talk with your company rep about their own guidelines and ensure are clear and meet your requirements

**MINIMISING PEST SPREAD
ADVISORY GUIDELINES**

https://www.daff.qld.gov.au/_data/assets/pdf_file/0016/61144/IPA-Minimising-Pest-Spread-Advisory-Guidelines.pdf

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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:
 - Km reading
 - Date washed down
 - Who inspected and what was included
 - Area vehicle has travelled

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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?

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Clarify proposed activities

- List and detail proposed activities**
 i.e. 5 wells
 10 km access roads
 2 x holding ponds
- How can you identify the impact of these activities on your property and what are biosecurity risks?**



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

CSG Industry Information

Tenure information, current wells and groundwater data:

- **CSG Globe**
- **MinesOnline Maps**
- **OGIA Bore Search**

Entry Notice stage

Entry notices- may be the first contact:

- Valid for 6 months for exploration
- **Only preliminary activities – little or no impact (soil sampling by hand, walking tracks, fauna/flora survey 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)

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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**

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Negotiation stage

Advanced activities – likely to have an impact.

Examples:

- Track construction
- Drilling a CSG well
- Realigning fences
- Some seismic operations

A conduct and compensation agreement (CCA) must be signed before *“advanced”* activities can be undertaken.

Seek professional advice before signing a CCA.

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CCA considerations

Points to consider during negotiations continued:

- Specifically list activities: how many wells, x km's of roads and pipelines, turn around areas, laydown areas, power lines?
- How many vehicle movements are expected per day? What are dust suppression methods?
- How long will activities last for? What happens if this period blows out?
- What happens in wet weather? What do you want to include as a strategy?
- Consider baseline assessment of: road conditions, weed burden, surface and groundwater
- Understand liability: what are you liable for? Will it affect farm insurance?
- What is the impact of the timing of activities? Harvest, calving or drought periods?
- Does or will this agreement cover all activities or just exploration?
- What are rehab requirements? Native seeds or same pastures returned?

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Biosecurity CCA considerations

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Reviewing signed CCAs or moving forward

- **Confidentiality is not a mandatory provision**
- If there is a material change in circumstances/activities, a CCA must be updated to reflect activities and impact
- **Understand the term of the CCA: is it a specific time or is it for life of tenure?**
- **What activities does the CCA cover? How many wells and what else?**
- Consider ongoing impacts during operation/production: how often are wells/infrastructure inspected? Frequency of work over rigs? Weed/fire control?
- If signed years ago - does it reflect current practices or could you and company improve on it?
- Consider discussing with company representative to periodically review effectiveness of:
 - Updated weed strategies
 - Progressive site remediation/rehab
 - Access times and arrangements
 - Any ongoing activities

Entry Notice	<ul style="list-style-type: none"> • Preliminary activities only • No CCA required prior to entry • No provision for legal costs to be covered • Ability to have a say on timing, location and extent of activities • Compensation generally not paid for these activities as there should not be any impact
Advanced Activities	<ul style="list-style-type: none"> • CCA required prior to entry/activities being carried out • Necessary and reasonable legal, accounting and valuation costs • Consider all property specific conduct provisions • Use all available advice to determine compensation based on potential or expected impacts
Ongoing	<ul style="list-style-type: none"> • Production activities must be covered by a CCA • Consider what are the maintenance activities and how often? Are there any weed and fire prevention activities? • Are there any requirements for work over rigs and how often is this anticipated to be required? • Consider including a review provision to ensure compensation and impacts reviewed and covered • Include monitoring of bore condition as well as roads and any weed spread
Rehab or end of tenure	<ul style="list-style-type: none"> • What are your rehab requirements compared to standard company practice • What will be used for reseeding- native seeds or same pastures returned • Do you want to review/inspect rehab sites and sign off? Consider sign off times against growth periods and how long are sites monitored afterwards for weeds? • What is the process to cap and abandon wells? Can it be converted to a water bore?



Issues and complaints

- **Contact your company representative first**
- **If there is no progress, contact the CSG Compliance Unit:**

(07) 4529 1500 csg.enquiries@dnrm.qld.gov.au

or

AgForce Projects CSG Team

(07) 3236 3100 csg@agforceprojects.org.au
