



POLICY 6-5

VERSION 4

LOUISA CREEK PROPERTY PROGRAM

Approved: Brad Fish
Chief Executive Officer

Date: 14 / 06 / 2006

Considered by the Board at the May 2006 Board meeting.

PURPOSE:

To resolve conflicts or potential for conflicts with Louisa Creek residents by:

- Addressing long term planning and lifestyle issues near the Port of Hay Point.
- Providing possibilities for those people who wish to relocate and enhance the general amenity through providing increased environmental buffer areas.

POLICY FRAMEWORK:

Ports Corporation of Queensland (PCQ) is the port authority for the Port of Hay Point under the *Transport Infrastructure Act 1994 (Qld)*. The Dalrymple Bay Coal Terminal (DBCT) and Hay Point Services Coal Terminal are within the Port of Hay Point. The Louisa Creek township is adjacent to DBCT. From time to time and under certain conditions, the township experiences dust and noise impacts from operations at the port.

APPLICATION:

This policy will guide and apply to all property purchases by PCQ within the Louisa Creek community.

POLICY:

Prospective sellers may approach PCQ at any time. For occupied land, PCQ will respond to interest expressed by potential vendors. On occasions PCQ will ensure that all householders know that the PCQ will consider purchasing property in the area. However, PCQ will not necessarily initiate specific negotiations, but will not rule out doing so in some circumstances. House owners not wishing to dispose of property will not be affected.

For vacant land in the Louisa Creek township or immediate surrounds, PCQ reserves the right to initiate approaches to owners.

Market valuations will be obtained for the properties and negotiations will be entered into by PCQ for purchase, subject to available funding. PCQ is not, however, obligated to buy any specific property.

The Property Program will apply to a clearly designated area, determined by PCQ, but subject to review from time to time.

Consultation with the local stakeholders will be continued. Any queries, concerns or suggestions from the local residents may be addressed directly to the PCQ contact, who will reply promptly and efficiently.

The properties acquired by PCQ will be utilised in the following manner:

- the dwellings rented; or
- dwellings removed; or
- dwellings demolished and the debris removed.

The vacant residential land and / or the existing dwellings will be maintained regularly by PCQ. The maintenance of these properties will either be undertaken from time to time by PCQ personnel or by a local contractor/s.

If sufficient parcels of adjoining land exist, PCQ may elect to aggregate the land holdings and revegetate the area with native species. It is important to note that appropriate firebreaks in these areas will be retained and maintained by PCQ.

PROCEDURAL IMPLICATIONS:

Related policies:
- Public Consultation

REVIEW DATE:

This policy should be reviewed by 1 July 2011.