



Central Highlands Development Register

Executive Summary

This report, released quarterly provided information on key developments in the local government area of the Central Highlands region. Located in Central Queensland and included the major townships of Emerald, Springsure, Rolleston, Duaringa, Blackwater, Capella, Tieri and the four townships in the Sapphire Gemfields. The region extends over approximately 60,000 square kilometers and covers a significant section of the Bowen Basin; an area of coal reserves and mining related communities. The Bowen Basin is the largest coal reserve in Australia, extracting over 100 million tonnes annually and representing Queensland's most important export commodity.

The Central Highlands is rich in minerals and agriculture, and boasts the largest sapphire producing fields in the Southern Hemisphere. The region produces cattle, cotton, grain, citrus and, more recently table grapes because of the irrigation from water storage on the Nogoia and Comet Rivers. The Gross Region Product (GRP) of the Central Highlands was estimated at approximately \$4.5 billion in 2009/10, representing an average annual increase of 7.9% from the levels recorded in 2003/04 (\$2.9 billion).

Central Highlands Development Corporation aim is to build and develop the Central Highlands to achieve sustainable economic and lifestyle benefits for the region. This report provides a status of developments project and outlines projects scopes, costs, locations and estimated completion dates for all known projects within the Central Highlands and in and around the region.

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Developments by Category

Category	Total
Community Infrastructure	\$ 35,148,200
Retail Construction	\$ 45,500,000
Residential Construction	\$ - <i>not available</i>
Manufacturing and Industrial	\$ 12,000,000
Rail	\$ 190,000,000
Roads	\$ 82,990,000
Flood Restoration	\$ 40,000,000
Tourism	\$ -
Mining	\$ 6,772,000,000
Energy	\$ 78,000,000
Water and Sewage	\$ 8,187,500
Land	\$ 6,710,000
CH Subtotal	\$ 7,270,535,700
Mining (<i>outside region-Galilee Basin</i>)	\$ 19,600,000,000
Energy (<i>partial investment in region</i>)	\$ 16,775,000,000
Grand Total	\$ 43,645,535,700

Project Name	Category	Location (closest town)	Details	Proponent	Estimated Cost (\$)	Timing	Employment	Status
Community Infrastructure								
All Abilities Park	Community Infrastructure	Blackwater	Upgrade to the All Abilities Park	CHRC	\$ 762,000	2011/2012		completed
Springsure Skate Park	Community Infrastructure	Springsure	Springsure skate park	CHRC	\$ 190,000	2011/2012		Completed
Sapphire Aged Units	Community Infrastructure	Sapphire	Construction of new aged care accomodation	CHRC	\$ n/a	2011		Completed
Gemfields Swimming Pool Complex	Community Infrastructure	Sapphire	Construct a swimming pool and associated facilities	CHRC & State Govt	\$ 1,000,000 +	2011		Completed
Emerald Airport Terminal Upgrade	Community Infrastructure	Emerald	Extension to existig terminal	CHRC &State Govt	\$ 6,300,000	2011		completed
Emerald Driver Training & Motor Sport Complex	Community Infrastructure	Emerald	Construct a driver training track	CHRC & Fed Govt	\$ 2,750,000	2011-2012		Completed
Capella Parks & Gardens	Community Infrastructure	Capella	Capella parks and gardens	CHRC	\$ 463,000	2011/2012		In progress
Showgrounds Undercover Sports Pavilion	Community Infrastructure	Capella	Capital works to showgrounds/undercover arena/sports pavilion	CHRC	\$ 345,000	2011/2012		In progress
Emerald Aquatic Centre	Community Infrastructure	Emerald	Upgrade & development of Emerald Aquatic Centre	CHRC	\$ 3,980,000	2011/2012		In progress
Sunrise Rotary BMX Park	Community Infrastructure	Emerald	Upgrade & development of park	CHRC, Fed & State Govt	\$ 618,000	2011		In progress: BMX track constructed park facilities installation continuing
Blackwater CHRC Office	Community Infrastructure	Blackwater	Blackwater CHRC office works	CHRC	\$ 300,000	2011/2012		In progress; planning stage
Gemfields SES Shed	Community Infrastructure	Gemfields	Improvements to the Gemfields SES shed	CHRC	\$ 199,200	2011/2012		In progress; contract awarded, construction to commence soon
Morton & Rundle Park Facilities	Community Infrastructure	Emerald	Upgrade & development to Morton & Rundle Park facilities	CHRC	\$ 2,750,000	2011-2012		In progress; plan development
Blackwater Aquatic Centre	Community Infrastructure	Blackwater	Stage 2	CHRC	\$ 2,250,000	2011/2012		In progress; plan development
Springsure Library Extension	Community Infrastructure	Springsure	Extension of existing library	CHRC	\$ 500,000	2011-2012		Under construction
GP Super Clinic	Community Infrastructure	Emerald	Construct a new GP Super Clinic	Fed Govt	\$ 5,000,000	2011		Under Study -design; consultation phase.
Sub-total Community Infrastructure Investment:					\$	35,148,200		

Project Name	Category	Location (closest town)	Details	Proponent	Estimated Cost (\$)	Timing	Employment	Status
Retail Construction								
Emerald Homemakers Centre	Retail	Emerald	Harvey Norman Centre is approved for cnr Gregory Hwy & Pilot Farm Road. Will contain over 9,000m2 of GLA (gross leaseable area) after 3 stages are completed - 4,100m2 Harvey Norman store and 500m2 tenancy (stage1): 3 additional tenancies of 420m2 each (stage2): 3,200m2 hardware (stage 3)	Harvey Norman Australia	\$ 5,500,000	Building construction anticipated in Feb 2012; completion Nov 2012 (stage 1)		construction of site works underway
Central Highlands Marketplace	Retail	Emerald	The shopping precinct is approved for cnr Capricorn Hwy & Codenwarra Road. Will contain 18,300m2 including a BigW, Woolworths, specialty shops, dining precinct, fast food pad sites, commercial office space and fuel with approx 934 carparks. Confirmed speciality shops include liquor shop, florist, jeweller, homeware, massage, bag shop, shoe shop, phone shop, news agent, bank, large discount operator.	Woolworths Ltd - managed by Lascorp Development Group Pty Ltd	\$ 40,000,000	1 March 2012 - opening		Under Construction, tender awarded to Construction Engineering, full completion March 2012
Sub-total Retail Investment: \$					45,500,000			
Residential Construction (major projects)								
Unit Development -Lot 164	Residential	Emerald	A proposal to develop 97 units at Rivergum Dr- Riverview Estate, Emerald; approved Aug 2011	Securcorp		TBA	approved 2011	approved
Unit Development -Lot 36	Residential	Emerald	A proposal to develop 21 units & convenience store at Rivergum Dr- Riverview Estate, Emerald; approved May 2011	Securcorp		TBA	construction proposed in 2012	approved, site sold
Sub-total Residential Major Projects Investment: \$					-			
Manufacturing and Industrial								
Shepton Quarry	Manufacturing and Industrial	Capella	CHRC quarry expansion	CHRC	\$ 12,000,000		2011-completed	completed
Sub-total Manufacturing and Industrial Investment: \$					12,000,000			
Rail								
Blackwater Line power upgrade	Rail	Bluff	Feeder station works at Bluff, Duaringa and Wycarbah Raglan and upgrades to electrical equipment between Kabra and Blackwater.	QLD Rail/Powerlink	\$ 190,000,000		Dec 2012	Under Construction
Sub-total Rail Investment: \$					190,000,000			
Roads								
Leichardt Highway	Roads	Rolleston - South Blackwater	Sealing of 58km from Sunlight Road to South Blackwater under the Auslink Program	QLD Main Roads	\$ 12,000,000		2011	Under construction
State Controlled Roads	Roads	CHRC region wide	Repairs & construction to state controlled roads within the Central Highlands region	QLD Main Roads	\$ 51,077,000		2011	Under construction
Transport Infrastructure Development Scheme (TIDS)	Roads	CHRC region wide	Resheeting, sealing & construction of roads within the Central Highlands region as part of the TIDS program	QLD Main Roads	\$ 5,807,000		2011	Under construction
Pilot Farm Intersection	Roads	Emerald	Major intersection upgrade, traffic lights, dual right turns, railway flashing lights/boom gates	CHRC, joint developers	\$ 6,000,000		2012	In progress; commencement Feb 2012, completion end June 2012
CHRC Major Capital Road Works	Roads	Blackwater	CHRC major capital road works	CHRC	\$ 500,000		2011/2012	In progress
CHRC Major Capital Road Works	Roads	Springsure	CHRC major capital road works	CHRC	\$ 2,226,000		2011/2012	In progress
CHRC Major Capital Road Works	Roads	Capella	CHRC major capital road works & drain	CHRC	\$ 5,380,000		2011/2012	In progress
Sub-total Roads Investment: \$					82,990,000			

e = estimated value, na = not available

Project Name	Category	Location (closest town)	Details	Proponent	Estimated Cost (\$)	Timing	Employment	Status
Flood Restoration								
Flood works	Flood	Emerald, Gemfields	Flood restoration work	CHRC	\$ 7,000,000	2011/2012		In progress
Flood works	Flood	Blackwater, Duaringa	Flood restoration work	CHRC	\$ 15,000,000	2011/2012		In progress
Flood works	Flood	Springsure, Rolleston	Flood restoration work	CHRC	\$ 15,000,000	2011/2012		In progress
Flood works	Flood	Capella, Tieri	Flood restoration work	CHRC	\$ 3,000,000	2011/2012		In progress

Sub-total Flood Restoration Investment: \$ 40,000,000

Tourism

Sub-total Tourism Investment: \$ -

Mining

Washpool Opencut	Mining	Blackwater	New project, DFS completed, Environmental Impact Statement in progress, new capacity total 1.6Mt - coking and PCI coal	Aquila Resources Ltd	\$ 396,000,000	2013	310 (con) 390 (op)	Under Study; EIS underway	
Arcturus open-cut and underground	Mining	Springsure	New project, Environmental Impact Study underway, Feasibility Study completed, new capacity total 5Mt thermal coal	Bandanna Energy Ltd	\$ 300,000,000 (e)	2015?	240 (con) 200 (op)	Under Study; EIS underway	
Springsure Creek underground	Mining	Springsure	New project, Environmental Impact Study underway, Feasibility Study completed, new capacity total 3Mt thermal	Bandanna Energy Ltd	\$ 800,000,000	2014?	300 (con) 330 (op)	Under Study; EIS underway	
Dingo West Opencut	Mining	Dingo	New project, Feasibility Study completed	Bandanna Energy Ltd	\$ 134,000,000 (e)	2013	220 (con) 110 (op)	Under Study; FS completed	
Oaky Creek Opencut (Stage 1)	Mining	Tieri	Re-development, FS underway, new capacity total 1 Mt - coking coal	Xstrata Coal Ltd	\$ 90,000,000 USD	2011	80 (op)	Under Study; FS underway	
Minyango Underground	Mining	Blackwater	New project, Feasibility Study and Environmental Impact Study underway, new capacity total up to 7.5Mt -coking and thermal coal	Caledon Resources	\$ 750,000,000	2013	500 (con) 450 (op)	Under Study; FS & EIS underway	
Orion Downs open-cut and Underground	Mining	Rolleston	New project, pre-FS underway, new capacity total 2.5Mt thermal coal	Endocoal Ltd	\$ 100,000,000	2014	200 (op) e	Under Study; pre-FS underway	
Rolleston Opencut	Mining	Rolleston	Expansion, Feasibility Study & Environmental Impact Study underway, new capacity total is up to 14Mt - thermal coal	Xstrata Coal Ltd	\$ 450,000,000 USD	2015	na	Under Study; pre-FS underway	
Togara North Underground	Mining	Springsure	New project, pre-feasibility study underway	Xstrata Coal Ltd	\$ 800,000,000 e	2015?	450 (op) e	Under Study; pre-FS underway	
Yamala Underground	Mining	Yamala/Emerald	New project, on-hold, new capacity total 2Mt -thermal and PCI coal	Northern Energy Ltd	\$ 350,000,000 (e)	2017	200 (op) e	Under Study; on-hold	
Curragh South Opencut	Mining	Blackwater	New project, pre-FS underway, new capacity total 6Mtpa (ROM) -coking coal	Macarthur Coal Ltd		na	2015?	400 (op) e	Under Study; pre-FS underway

Project Name	Category	Location (closest town)	Details	Proponent	Estimated Cost (\$)	Timing	Employment	Status	
Theresa Underground	Mining	Capella/Emerald	New project, Environmental Impact Study in progress, new capacity total 3.8Mt coking & thermal coal	Linc Energy Ltd		na	2014?	500 (con) 380 (op)	Under Study; EIS underway
Kestrel Underground	Mining	Capella/Emerald	Expansion, under construction, new capacity total is 5.7 Mt hard coking	Rio Tinto Ltd	\$ 2,000,000,000	USD	2013	300 (con) existing (op)	Under construction
Curragh Opencut	Mining	Blackwater	Expansion, under construction, new capacity total is up to 8.5Mt coking	Wesfarmers Ltd	\$ 286,000,000		2012	300 (con) 90 (op)	Under Construction
Ensham Central B&P Underground	Mining	Blackwater/Emerald	New Project, under construction, new capacity total: 1.7 Mt thermal	Ensham Resources	\$ 166,000,000		2012	80 (con) 160 (op)	Under Construction
Yarrabee Opencut	Mining	Blackwater/Bluff	Expansion, waiting for rail and port allocations, new capacity total 2.8Mt -PCI coal	Yancoal Aust. Ltd	\$ 150,000,000	(e)	2013	100 (op)	Under Construction; waiting on allocations

Sub-total Mining Investment (in CH): \$ 6,772,000,000

Mining (Projects located outside the Central Highlands Region of Significance)

Kevin's Corner open-cut and underground	Mining	Alpha	New project, Environmental Impact Study & BFS in progress, new capacity total 30Mt thermal coal	GVKPIL	\$ 6,600,000,000		2015?	2500 (con) 2000 (op)	Under Study; EIS & BFS in progress
South Galilee open-cut and underground	Mining	Alpha	New project, Environmental Impact Study and FS underway, new capacity is up to 20Mt -thermal coal	Bandanna Energy Ltd	\$ 1,500,000,000		2015	2000 (con) 1280 (op)	Under Study; EIS & BFS in progress
Tad's Corner (Alpha) Opencut	Mining	Alpha	New project, Environmental Impact Study in progress, BFS completed, new capacity total 30Mt - thermal coal	Hancock Coal/ GVKPIL	\$ 3,400,000,000		2014	1535 (con) 1200 (op)	Under Study; EIS in progress
China First Opencut and Underground	Mining	Alpha	New project, Environmental Impact Study in progress, new capacity total 40Mt -thermal coal	Waratah Coal Ltd	\$ 4,000,000,000		2014?	2500 (con) 1900 (op)	Under Study; EIS in progress
Carmichael open-cut & Underground	Mining	Alpha	New project, Environmental Impact Study commenced, new capacity total up to 60 Mt thermal coal	Adani Mining Ltd	\$ 4,100,000,000		2014?	1500 (con) 3000 (op)	Under Study; EIS in progress

Sub-total Mining Investment of Significance (outside CH): \$ 19,600,000,000

Energy

Blackwater CSG Power Station	Energy	Blackwater	New project, under construction, new capacity 30MW	Bow Energy Ltd	\$ 50,000,000		2012	200 (con) 3 (op)	Under Construction
Blackwater to Emerald line rebuild	Energy	Emerald/ Blackwater	Upgrade approx 50 kms of existing 66kV line	Ergon Energy	\$ 28,000,000		2011/ 2012	Existing	Under Study

Sub-total Energy Investment (in CH): \$ 78,000,000

Energy (projects that have partial investment in Central Highlands Region)

Blackwater to Gladstone gas pipeline	Energy	through Blackwater to E of CH region	New project, Enviromental Impact Study commenced, 257km gas pipeline	Bow Energy Ltd	\$ 300,000,000	e	2015	200 (con) e	Under Study; EIS commenced
Central QLD Gas pipeline	Energy	through NE section of CH region	New project, feasibility study completed, new capacity upto 50 PJpa, on-hold	Arrow Energy Ltd/ AGL Energy Ltd	\$ 475,000,000		2014?	300 (con)	Under Study; on-hold
Gladstone LNG	Energy	through SE section of CH region	New project, under construction; includes 435km gas pipeline network and gas field development	Santos Ltd/ PETRONAS	\$ 16,000,000,000		2015	1000 (op)	Under Construction

Sub-total Energy Investment (partially in CH): \$ 16,775,000,000

Project Name	Category	Location (closest town)	Details	Proponent	Estimated Cost (\$)	Timing	Employment	Status
Water & Sewage								
Water Major Capital Works	Water	Emerald	Major capital works projects to water infrastructure in Emerald	CHRC	\$ 4,957,000	2011/2012		In progress
Water Major Capital Works	Water	Anakie	Major capital works projects to water infrastructure in Anakie	CHRC	\$ 599,000	2011/2012		In progress
Water Major Capital Works	Water	Springsure	Major capital works projects to water infrastructure in Springsure	CHRC	\$ 227,000	2011/2012		In progress
Water Major Capital Works	Water	Capella	Major capital works projects to water infrastructure in Capella	CHRC	\$ 257,000	2011/2012		In progress
Water Major Capital Works	Water	Tieri	Major capital works projects to water infrastructure in Tieri	CHRC	\$ 269,000	2011/2012		In progress
Sewage Major Capital Works	Sewage	Tieri	Major capital works projects to sewage infrastructure in Tieri	CHRC	\$ 440,000	2011/2012		In progress
Water Major Capital Works	Water	Blackwater	Major capital works projects to water infrastructure in Blackwater	CHRC	\$ 719,000	2011/2012		In progress
Sewage Major Capital Works	Sewage	Blackwater	Major capital works projects to sewage infrastructure in Blackwater	CHRC	\$ 569,500	2011/2012		In progress
Network Analysis Water	Water	Blackwater-Duaringa-Dingo-Bluff		CHRC	\$ 150,000	2011/2012		In progress

Sub-total Water & Sewage Investment: \$ 8,187,500

Land								
CHRC Land Acquisition	Land	Emerald	Emerald land acquisition and plans	CHRC	\$ 3,360,000	2011/2012		In progress
CHRC Land Acquisition	Land	Gemfields	Gemfields land acquisition	CHRC	\$ 400,000	2011/2012		In progress
CHRC Land Acquisition	Land	Blackwater	Blackwater industrial land acquisition	CHRC	\$ 1,500,000	2011/2012		In progress
CHRC Land Acquisition	Land	Springsure, Rolleston	Springsure/Rolleston DERM land acquisition	CHRC	\$ 1,450,000	2011/2012		In progress
CHRC Land Development	Land	Capella	Capella land development	CHRC		na	2011/2012	Committed
Maranda Height	Land	Emerald	390 lot residential subdivision, off Pilot Farm Road, 15 stages in total, construction commencing of stages 1-3 (95 lots) then rolling into subsequent stages	Portfolio Projects Pty Ltd		na	March 2012 (completion of stages 1-3)	Under Construction
Echnida Valley	Land	Emerald	100 lot residential subdivison (1-7acre lots), off Pilot Farm Road, stage 1 (25 lots) under construction due for completion Aug 2011	TMD Trading - Developer: Regional Property Development Corp. Pty Ltd		na	2011	Unders Construction; completion of stage 1 due end Nov 2011
Nogoa Rise 5	Land	Emerald	68 lot residential subdivision, off Rifle Range Road	CHRC		na	2012	Under Construction; auction in May 2012
Mountain Views Estate	Land	Capella	44 lot residential subdivision, off Burns Street	Developer: John Jolly		na	2011	completed 2011

Sub-total Land Development Investment: \$ 6,710,000