

OLYMPIC DAM EXPANSION EIS

ROXBY DOWNS AND REGIONAL COMMUNITIES

The expanded mine would see Roxby Downs grow to an estimated 10,000 people. This would bring changes to Roxby Downs and northern regional communities and increase the demand for accommodation and services. The Roxby Downs Draft Master Plan provides a framework for managing the growth of Roxby Downs over the next ten to twenty years.

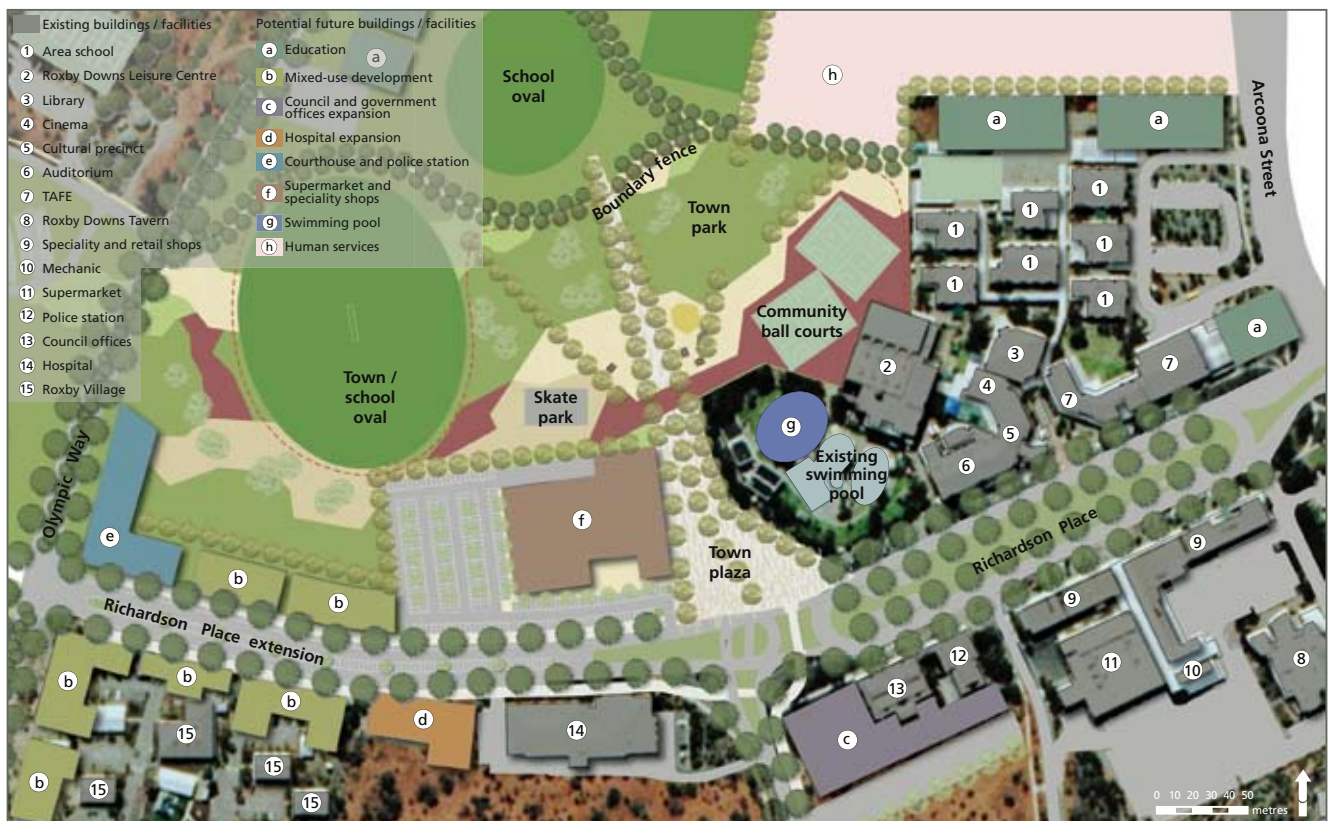
Housing, accommodation and services in Roxby Downs

Providing enough residential accommodation at an acceptable cost and standard in an isolated area has been a continuing challenge.

Several mechanisms are proposed to encourage the availability and affordability of accommodation for the expanded operation. These mechanisms include:

- providing up to 2,500 additional residential allotments in the Roxby Downs Draft Master Plan
- planning for a diversity of accommodation, including camp-style villages, units and two, three and four bedroom houses
- providing accommodation in Roxby Downs for long distance commute workforce

- building sufficient houses to achieve a 5% vacancy rate in the longer term
- collaborating with the South Australian Government to respond to particular housing affordability issues in Roxby Downs
- progressively constructing Hiltaba Village to accommodate up to 10,000 temporary workers
- accommodating the workforces required to build transport, energy and water infrastructure in short-stay accommodation in other townships and, in the case of the gas pipeline, in mobile work camps
- expanding infrastructure in Roxby Downs including waste water treatment, recycling facilities, water supply and power.

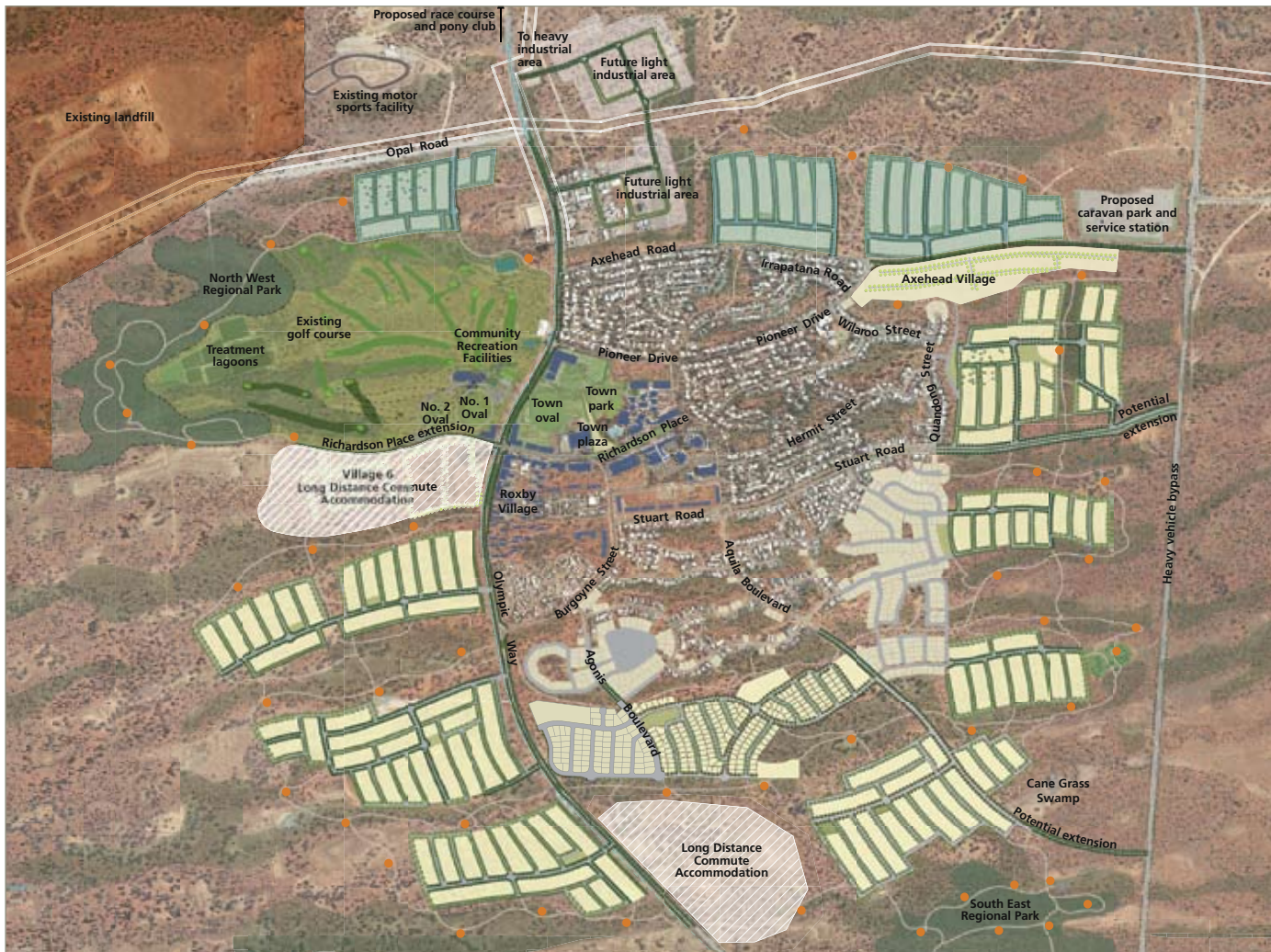


Proposed town centre for the expanded Roxby Downs

Looking for further information on the Draft Environmental Impact Statement?

Please visit our website www.bhpbilliton.com/odxeis or call our toll free information line on 1300 766 715

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Roxby Downs Master Plan

The Roxby Downs Draft Master Plan has been developed with input from residents of the town, service providers and others with an interest in the future of the town. A State Government Development Plan Amendment to the Roxby Downs Development Plan will be required to put the provisions of the Master Plan into effect. The Master Plan includes provision for upgraded education, civic and recreation facilities and expanded retailing and service industry opportunities.

A range of measures to promote sustainability were guiding principles in the development of the Roxby Downs Draft Master Plan including:

- the installation of water saving appliances and fittings would be mandatory in all new households
- retention basins would be established in parklands to enable harvesting and reclaiming of stormwater for non-potable applications
- the principles of water sensitive urban design would apply
- treated effluent would be reclaimed from the new wastewater treatment plant for parks and streetscape irrigation to reduce the demand on the potable water supply

- renewable energy sources for the town would be investigated in conjunction with state and local government, focusing on domestic photovoltaic cells and/or purchasing renewable energy from electricity generators connected to the National Electricity Market
- solar water heating would be required for all new residential buildings and it would be mandatory for all new buildings to comply with the energy efficiency requirements of the Building Code of Australia 2008
- Department of Planning and Local Government's energy conservation measures would be incorporated into land and building layouts
- an understanding of shading and solar orientation would be incorporated into building design to minimise energy use, including the provision of wide eaves to new buildings
- urban development would be targeted to those areas identified as having lower ecological significance.

Civic and community infrastructure

The following features are included within the Draft Master Plan to provide for civic and community infrastructure requirements:

-  Current residential development
-  Proposed residential
-  Potential residential
-  Long Distance Commute Accommodation
-  Proposed town centre buildings / facilities
-  Proposed regional parks
-  Special Use Zone (including proposed new landfill area, quarry and relocated cemetery)
-  Pathway system
-  Trees
-  Bike path to heavy industrial area
-  Node (e.g. seats, shelter, viewing point)



- a new open space system would be developed to strengthen a more connected township, focused on the town core connected to neighbourhood linear parks
- provision for a community centre that may include a range of mixed use community facilities, such as meeting rooms, council activities, a performing arts space, childcare centre, and a visitor information centre
- provision for a new primary school and early childhood services centre on the site of the Pioneer Drive caravan park
- provision for a new oval and additional sports facilities to be located to a site west of Olympic Way
- provision for a new courthouse and police station at the intersection of Olympic Way and Richardson Place
- provision for the racecourse and pony club to be relocated north of the existing motocross track
- provision for expanding the hospital and health services.

Commercial and retail

The following features are included within the Draft Master Plan to allow private sector development to meet the predicted commercial and retail demand:

- provision for expansion of commercial premises on both sides of Richardson Place, including provision for a second supermarket
- provision for the establishment of a new hotel/motel at the corner of the extended Richardson Place and Olympic Way
- provision for the expansion of the existing light industrial area north of Roxby Downs
- provision for the establishment of a new heavy industrial area to the north of Roxby Downs
- provision for a new and expanded caravan park at the end of the Axehead Road.

Public comment on Master Plan

The Roxby Downs and Environs Development Plan Amendment (DPA) describes the land use policy and zoning changes proposed to enable:

- the rezoning of land to allow the Roxby Downs township to expand
- the establishment a new temporary workers' village for up to 10,000 people
- the establishment of a new airport.

The DPA is a South Australian Government process, conducted by the SA Development Policy Advisory Committee (DPAC) on behalf of the SA Minister for Urban Development and Planning. You can view the DPA online at www.planning.sa.gov.au/go/roxbydownsdpa or in hard copy at:

- the Municipal Council of Roxby Downs, Richardson Place, Roxby Downs
- the Department of Planning and Local Government, Level 5, 136 North Terrace, Adelaide.

Hiltaba Village

To accommodate the large construction workforce, BHP Billiton's preferred option is to build a new village (Hiltaba Village) midway between Roxby Downs and Andamooka on the road linking the two towns.

BHP Billiton favours this option:

- because residents of Roxby Downs and Andamooka expressed a clear preference to accommodate the construction workforce outside both towns
- to reduce impacts on the residents of Hiltaba Village from dust and noise from the open pit and rock storage facility
- to minimise disturbance to Aboriginal heritage sites.

Facilities in Hiltaba Village would include dining rooms, taverns, recreation and sports facilities, first aid facilities and security.

Crime and anti-social behaviour

The township of Roxby Downs has fewer criminal offences per capita than South Australia. While there is no reason to believe this would change in the longer term, experience suggests that

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higher rates of crime and anti-social behaviour could occur during the construction phase of the proposed expansion.

Measures to reduce potential impacts include:

- locating Hiltaba Village at a significant distance from the townships of Roxby Downs and Andamooka
- developing Hiltaba Village as a fully self-contained accommodation village to encourage the workforce to remain there for social and recreational activities
- providing security at the village, carrying out workforce inductions and education programs, applying codes of behaviour, enforcing the company's drug and alcohol policy including random testing as part of a fitness for work program, and continuing to support other community safety initiatives.



Labour requirements and business development

The proposed expansion is expected to require a significant increase in the operational and construction workforce at Olympic Dam. An additional workforce would be required to construct and operate off-site water, energy and transport infrastructure.

A potential consequence of the expansion may be increased competition for labour and labour drawdown from other areas in the state.

The BHP Billiton strategy for the proposed expansion recognises that attracting and training the workforce for the expanded operation would require a program of initiatives that are flexible and responsive to labour market conditions. This would focus on providing training to suitable individuals who are interested in careers in the resources sector, rather than seeking to attract experienced mining operators from elsewhere.

The increase in the workforce is expected to provide significant benefits including new employment opportunities for both the local and regional communities. Based on the residential location of the current workforce, BHP Billiton predicts that the expanded operation would continue to employ large numbers of people from Andamooka, Woomera and the Upper Spencer Gulf cities.

The expanded operation is expected to provide substantial direct and indirect business opportunities for Roxby Downs and elsewhere in the State. Direct business opportunities relate to the provision of goods and services to BHP Billiton and its contractors, and indirect opportunities through flow-on effects such as servicing of residents and workers at Roxby Downs.

Housing and social services in regional communities

Depending on the availability of housing in Roxby Downs and the extent of project related work in the Upper Spencer Gulf, other townships may experience population growth and a commensurate increase in demand for services and accommodation.

The operation of off-site infrastructure at Pimba, Port Augusta and Whyalla, development of related support industries and other projects in the region could amplify anticipated population increases. Ongoing monitoring of population trends and service capacity would be undertaken to ensure services are available to meet emerging needs in these areas.

Monitoring of social indicators



A common shortcoming of large mining projects is a lack of ongoing monitoring of social outcomes. To address this issue with the expansion of Olympic Dam, BHP Billiton would work with local

communities and relevant government and non-government agencies to monitor and respond to changes in the social environment. The aim would be to develop social indicators to address emerging issues and measure the effectiveness of programs intended to reduce the potential social impacts and maximise the predicted benefits.

Some indicators that could be monitored include:

- employment and recruitment, including labour drawdown
- business activity
- housing supply and affordability
- education and training
- community participation
- criminal activity
- the provision of infrastructure and services
- support services (including financial and personal)
- community satisfaction.