

AUSTRALIND LONG TERM ACCOMMODATION PRECINCT PROPOSED

22 December 2022

Development of a long term, sustainable and socially integrated accommodation precinct at Australind is being proposed by Albemarle Lithium as part of its expected Kemerton expansion.

A Development Application for the proposed 'Paris Grove' precinct, inclusive of residential buildings and associated facilities on a portion of Lot 564 Paris Road, Australind, was lodged this week with the Shire of Harvey.

The proposal is a new, long term proposition, designed to evolve in phases aligned to the construction and operations workforce needed at the Kemerton Lithium Hydroxide Plant over coming decades.

The proposed integrated accommodation approach includes an initial mix of workforce villas and a small number of residential houses, with a future plan to develop a residential housing estate on the site to support Albemarle operations.

"This longer-term approach was influenced by community feedback and fresh analysis of our future operational workforce needs," Albemarle Australia Country Manager Beverley East explained.



"The global outlook for lithium is very strong and underpins the worldwide transition to clean energy. We are also aware of the ongoing shortage of short-term accommodation and long-term residential housing in the South West and want to ensure we don't add to that pressure already in the market."

Ms East said that while the process for an earlier proposal to construct temporary workforce accommodation at Binningup was still underway, there remained an issue with a condition related to reticulated sewerage still to be resolved and that Paris Road was a different proposition.

Albemarle Vice President of Major Projects Australia, Joshua Rowan, who is planning the future expansion of Kemerton, said the focus of Paris Grove would initially be construction workforce accommodation with high quality villas for up to 800 rostered workers, six residential houses and 12 executive villas.

"Our design deliberately lays out these villas and housing in keeping with the approved residential structure plan that is in place," Mr Rowan said. "Paris Grove will, from the start, feature green and landscaped spaces, account for future public roads and include infrastructure that will be useful now and well into the future.

"The existing dedicated shuttle bus which is already located at the Australind site will continue to take workers to and from Kemerton and will be expanded as necessary.

“A final decision on Kemerton expansion is expected next year and in the meantime we are planning a high quality development with facilities to help us further attract and retain the highly skilled workers and their families that will be vital to our Kemerton plant in the future.”

He said the longer-term integrated approach to accommodation and housing was in line with community feedback and would benefit Albemarle’s workforce and Australind in the years ahead.

Ms East said the vision was to create over time a genuinely socially sustainable development that supported the physical and wellbeing needs of the people staying and living there, and which would eventually become a fully integrated, permanent master-planned residential estate.

It is expected that the development application will be advertised for public comment in late January in conjunction with a community consultation process.

“The long term nature of Paris Grove clearly demonstrates Albemarle’s ongoing commitment to Australia,” she said.

“Albemarle is proud to have established a new manufacturing industry in the South West with its investment in the Kemerton lithium hydroxide plant, which will continue to create hundreds of new jobs in the region, attracting more skilled workers and their families for decades to come.”

Media Contact: Albemarle: Stacey Molloy

External Communications & Brand Manager Mb: 0423 974 149 Stacey.molloy@albemarle.com

Please see:

- ***Attached concept images for the initial development and future master-planned residential estate***
- ***A Fact Sheet***
- ***Quick Statistics***
- ***Link to a digital animation illustrating the transition over the long term from temporary worker accommodation to permanent residential estate.***

Kemerton expansion

- The expansion of Kemerton will provide the South West with long term training, employment and business opportunities in the new and important lithium processing industry – with further significant social and community investment.
- Local workers are our recruitment priority but up to 1,000 extra construction workers are expected to be needed for expansion, sourced from outside the region. New operational workers will be needed to run the plant with all four processing trains, bringing total future operational workforce to around 700.
- Establishment of an accommodation precinct will inject hundreds of thousands of dollars into the local and State economies with new opportunities for delivery of local goods and services, some shopping and recreation.

Paris Grove

- Paris Grove is planned for a portion of Lot 564 Paris Road, Australind, which is classified as 'Urban' under the Greater Bunbury Regional Planning Scheme and is designated, in part, for a residential zoning.
- Paris Grove will be a socially sustainable development, transitioning from temporary accommodation to permanent housing over time, meeting the needs of Albemarle as it completes the expansion of Kemerton, and becoming a legacy residential housing estate supporting Australind growth.
- The site is close to the centre of Australind, adjacent to Spud Shed and the existing bus transit area for workers - taking approximately 11 minutes to reach the Kemerton plant.
- Paris Grove has been designed to integrate seamlessly with the local community via attractive landscaping, with permanent houses positioned closest to Paris Road. Rostered workers will have a full range of services and amenities including dining and recreation facilities, and open space.
- The opportunity allows for the initial lease of the available land with an option to purchase.
- Albemarle is undertaking required assessments, including social assessment and studies for the management of water, environmental planning, traffic and noise studies.
- Paris Grove will embrace sustainability measures including assessing opportunities for sustainable water and energy use.
- Project Blue has input into the precinct to ensure best practice design for mental health and wellness. This includes providing a sense of comfort and social interaction, and a connection to nature.

Regulatory approvals

- The site has already been earmarked for residential development, with the Local Structure Plan endorsed by the WA Planning Commission.
- Joint Development Assessment Panel approval will be needed for Paris Grove to proceed, and this process allows for community input and consultation.
- The Shire of Harvey and community at large have encouraged Albemarle to consider a site that can be successfully integrated over time within a residential area, and we believe Paris Grove satisfies that aspiration.

Community/ Sustainability

- Albemarle will continue its support of the local economy by providing business opportunities, employment and social investment partnerships to meet community needs.

Site Address	Lot 564 Paris Rd, Australind	
Site Size	21 Hectares	
Current Zoning	Light Industrial	
Proposed Zoning	Shire of Harvey initiated a scheme amendment to rezone land to 'residential development' in November 2022.	
No. of workers and persons accommodated onsite	Up to 830 workers and maximum accommodation capacity for 849 persons	
Initial accommodation	<p>12 two-room executive apartment villas</p> <p>6 permanent standalone houses</p> <p>200 x four-room high quality villas with bed, bathroom, sitting area and small balcony/portico. Generous in size – 14.4m x 4.2m (compared to similar facilities typically 12m x 3.5m), concrete floor</p>	
Facilities/amenities	<ul style="list-style-type: none"> • Dining hall/wet mess • Commercial kitchen • Administration 'arrivals and departures' transit area • Training / multi-purpose room for up to 50 people • Swimming pool • Indoor and outdoor recreation • Gym & communal park • First Aid Post 	<ul style="list-style-type: none"> • Bus transfer area • Fully landscaped • Secure/fenced • Site services area including back-up power and water storage - 200,000L • Design incorporates principles to support the mental health and wellbeing of residents
Car Bays	649 permanent and overflow bays	
Timeline	<ul style="list-style-type: none"> • Phased development over next 10 years, transitioning over time to a conventional residential housing estate for operations staff 	
Road access	<ul style="list-style-type: none"> • Via Paris Rd/Kingston Drive • Majority of transport to site will be on buses • 11 minutes to Kemerton 	