

PROPOSED ACCOMMODATION VILLAGE PROJECT INFORMATION

AUGUST 2022



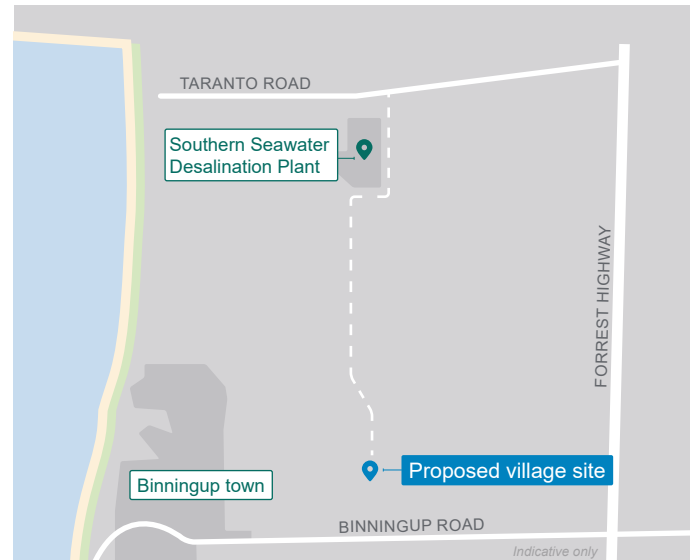
ABOUT THE PROJECT

Albemarle is pleased to continue speaking with the local community on the proposal to build a high quality and purpose-built temporary accommodation village on the edge of Binningup.

The 500-person village is essential to house the workforce needed for major expansion of our Kemerton lithium plant and is proposed on a small portion of private farmland close to site.

It has been designed to sit within the landscape and be screened from view, and we are confident that by working with the community, we can deliver maximum local benefits and minimum impacts.

While around 80 per cent of our Kemerton operational workforce is local – and this will continue – we will need many more construction workers for the expansion.



Why Here?

An expert environmental review confirms there are no environmental factors that would impact responsible development of the proposed village. The site has been historically cleared, and contains some Tuart trees that would be protected, but which are not part of a recognised Tuart woodland.

Comprehensive management and protection plans will safeguard trees, a small wetland area described as multi use management category, water resources, waste, traffic, and social impact.

We believe we can work with neighbouring landowners to mitigate things like potential agricultural spray drift, noise, and all the things that naturally come with an operational farm. Regulations set by Harvey Shire and the State Government are very clear, and we have designed our site to meet and manage these specifications and factors.

The opportunity to expand our Kemerton facility will create hundreds of new local operations jobs but will demand housing for construction workers. Albemarle successfully housed workers in tourist accommodation without problem during the difficult COVID period, but tourists are now returning.

Albemarle, like others, is making significant investment in and around the Binningup area and the South West. We believe this site on the fringe of the town is the best location for the accommodation village. It will:

- Remain screened from township view – situated in the centre of general farmland and occupying only 17 per cent of the total Lot
- Not impact township traffic – using roads outside the town for the 10-min commute for workers to Kemerton along Taranto Road only
- Safeguard the environment and ongoing agriculture (on the Lot and around it)
- Add to the amenity of the town with facilities potentially available for community use
- Boost local jobs, business opportunity and the economy
- Be used by Albemarle for only 10-15 years and can then be converted to other uses including tourism, recreation, and more, subject to approval.

What Now?

During the next 45 days, Albemarle welcomes your input and we hope you will take part in our community survey and discussions which will feed into a positive social impact management plan.

If you would like to discuss the project further, please reach out to us on 1300 925 400 or email comm.au@albemarle.com



Frequently Asked Questions

Can workers be housed on land zoned for farming?

Yes, while the proposed village site is zoned 'General Farming' the Shire of Harvey's district planning scheme allows applications for residential use.

How will environmental impact be managed?

The environment, water resources and waste are all covered in comprehensive management plans. All existing canopy trees – including the Tuart trees which shield the village from township view – would be retained and protected. The plan also supports local biodiversity with planting of over 300 new trees, shrubs, and ground covers. Historical farming on the site means there is low flora and fauna habitat value with some degraded quality of existing vegetation.

How sustainable is the village?

Albemarle actively supports and promotes sustainability measures, including where possible, use of solar power, stormwater and greywater collection, reuse/treatment, and blackwater treatment systems.

Is it permanent and will it impact local tourism?

The proposed village will house our construction workforce and will free up accommodation for returning tourists. With a lifespan of only 10-15 years, the village could itself later be used for tourism, recreation or other uses subject to a separate approval process.

Will it be visible from Binningup?

The village design is mostly single-storey that won't be seen from town, and will be screened by the natural landscape including the Tuart trees. Lighting will be designed/managed to prevent light spill.

Will there be impact on working farms and neighbours?

No. The village would only take up 17 per cent of the existing lot, with the landowner intending to continue cattle grazing and some agriculture around it. The village has been designed to comfortably co-exist with its closest neighbours, including safety measures over and above guidelines, to mitigate concerns of spray drift, etc. This includes a fence.

Will workers interact with the town?

Village residents will work 12-hour shifts (6am to 6pm) and will mainly access village amenities and recreation facilities, including a dining hall, function area, and recreation and wellness centre with outdoor swimming pool, basketball courts and a gym.

Part of talking to the community now is understanding preferences on how workers will interact with town. Albemarle workers have been successfully housed in tourist and other accommodation for some time in and around the local area – without problems.

What will be the impact on traffic?

The village will be accessible via Taranto Road, and buses will use this road to transport workers between the village and the Kemerton work site. Traffic modelling indicates only a marginal increase in peak traffic flow is expected – on roads that have existing spare capacity.

Contact Us

Our local team is available to discuss these or any other questions:

Phone 1300 925 400
Email commau@albemarle.com

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