



7 May 2024
Yarriambiack Shire Council
34 Lyle St
Warracknabeal VIC 3393

PROPOSED WORKFORCE ACCOMMODATION AT 21 CHURCH STREET MINYIP

Donald Mineral Sands Pty Ltd (DMS), a wholly owned subsidiary of Astron Limited, would like to submit this development application for the above-mentioned property (site). Enclosed with this application are:

- Proposed design drawings:
 - Site Plan
 - Floor and Roof Plans
 - Elevations and Sections
 - 3D Perspective
 - Civil / Stormwater layout
 - Services Reticulation layout
- Feature / Contour Plan
- Noise Impact Assessment
- Traffic Impact Assessment
- Bushfire Attack Level Assessment

The cover letter as well as supporting documents have been developed with support from BM Projects Collective Pty Ltd (BM Projects) and AECOM Pty Ltd.

1. INTRODUCTION

DMS are proposing to develop the Donald Rare Earth and Mineral Sands Project (Donald Project) located 13 km east of Minyip township and within Yarriambiack Shire Council. The Donald Project is proposed to commence construction in 2024.

DMS strives to make a positive and lasting impact on the sustainability and resilience of the local community. DMS is aware of the impact of all potential infrastructure and operations on the local community from the Donald Project, including the impact of increased workforce within the region and the need to accommodate these personnel.

To support the workforce within the local community, DMS is currently planning for the construction of a workforce accommodation village to accommodate up to 62 workers. This is a key item of infrastructure in the mitigation of material business operating risks required to facilitate further investment in the life of the operations.

Capacity, design, and operational assessments relating to the construction of the accommodation village are detailed below, with consideration for minimising impact and interruption to the local community.



Figure 1: Site locality plan

2. ZONING

The subject site is located on the northeast side of Church Street, approximately 700m from the Main Street town center. The site contains a shed building and is otherwise mostly vacant and used as a grazing paddock. It is understood that a hospital was formally located on the site. A gated vehicular access is provided to Church Street opposite Phillips Street.

Nearby land use is a mix, including a medical center neighbouring to the northwest, farming paddocks to the east, a place of worship and residential properties. The Wimpak site is located approximately 110m east of the site, which is an industrial grain cleaning and packing operation.

The site and neighbouring medical center are within a Public Use Zone (PUZ3). Other surrounding land is within a Township Zone (TZ).

2.1. SERVICES

Water, sewerage, and power services available in proximity to the proposed site are detailed below.

2.1.1. WATER

Existing connections to services are close to the proposed site. The town is serviced by mains water and sewer (GWM Water). GWM Water have indicated there should be no capacity issues with connecting potable water and sewerage for the site. Further engagement with GWM Water is required to request these services be established.

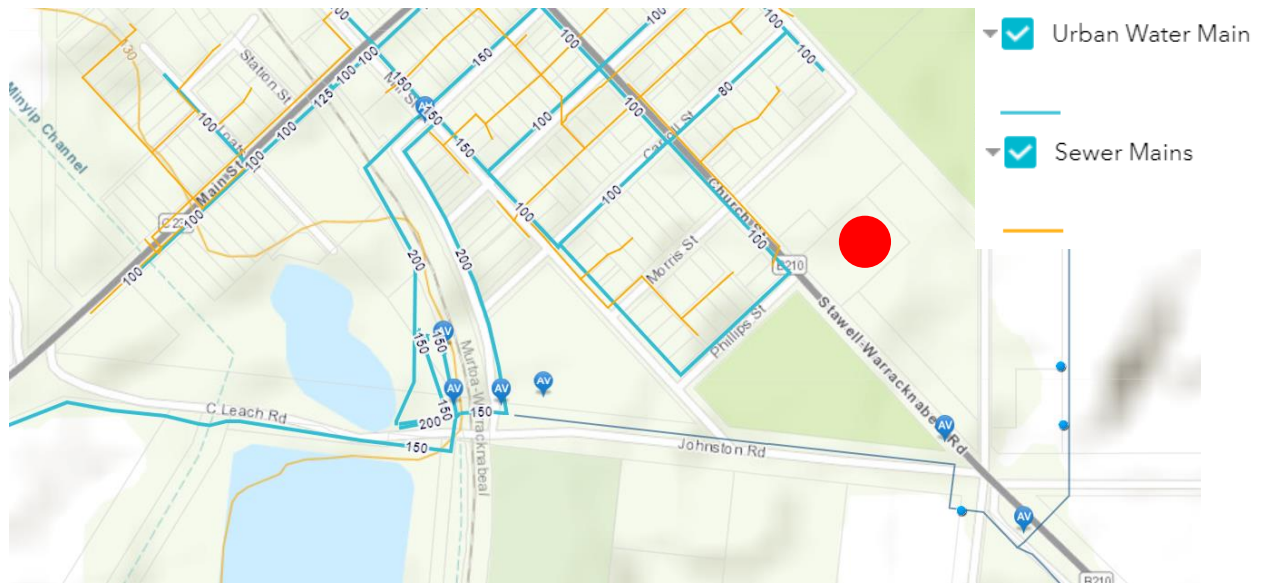


Figure 2: Water and sewer plan

Water mains 100mm diameter pipe at boundary on opposite side of road

Sewer mains 150mm diameter pipe with connection point 50m from site boundary

2.1.2. POWER

The proposed development will be serviced by an overhead power pole along the site boundary. The town is serviced by a mains power network (Powercor), with further engagement required to request for a new connection with sufficient capacity.

2.2. OPERATIONS

The proposed workforce accommodation village is planned to be operated, serviced, and maintained by a reputable facilities management contractor with demonstrated experience in operating workforce accommodation facilities of a similar scale and nature.

It is anticipated that this operating model will allow the delivery of operational and technical expertise in the facilities management field providing additional employment opportunities for residents within Yarriambiack Shire Council.

2.3. DECOMMISSIONING PLAN

The proposed workforce accommodation village is expected to be used during the 18 months for construction and 19 years of operation at the Donald Project. Upon the completion of site operations, multiple decommissioning options are identified. The most appropriate option shall be determined at a closer time and in consultation with stakeholders. Decommissioning options available include the deconstruction of the facilities with buildings (sold through a strong second-hand modular building market) and the repurposing of the facility, to meet accommodation requirements in the area at the time. The appropriate option for decommissioning would consider the community's expectations and values to ensure resilience of the community is withheld.

It is noted that DMS may look to extend the life of mine for the Donald Project. Should this be the case, DMS would assess options for the use of the accommodation village after the initial 19 years.

3. PROPOSED DEVELOPMENT

3.1. FACILITIES

DMS is developing the proposed accommodation village for the sole purpose of providing accommodation in Minyip for its workforce. The development comprises of:

- 62 ensuited single occupant units.
- Laundries.
- Dining hall with alfresco area.
- Village administration office.
- Shower and lockers facility.
- Undercover outdoor areas.
- Parking for light vehicles.
- Bus pick up / drop off and bus parking area.
- Delivery truck loading area.
- Waste storage and collection area.
- On site sewage treatment.

3.2. DESIGN SUMMARY

The proposed development seeks to provide a livable and safe accommodation village, which uses a robust and efficient construction method to address the environment it is in.

Elements of the development design which create a livable and safe environment for staff and workers include:

- Undercover areas for arrival and departure from the site and within common areas of the complex
- A series of courtyards between the central facility (dining, administration / shop) and accommodation buildings.
- Large undercover area at the dining facility.
- Large trees within the site will be retained.

Table 1 details design considerations for the accommodation village with reference to Clause 55 of the Yarriambiack Planning Scheme.

Table 1: Summary of ways in which Planning Scheme Clause 55 has been addressed by proposed design

CLAUSE 55	Objective	Design Response
55.01	NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE	
55.01-1	Neighbourhood and site description	The proposed site is part of a larger parcel of land, with the proposed development on Crown Allotment 1 Section 29. The site is located on the northeast of Church Street, and the surrounding areas are zoned Township Zone (TZ), which includes residential, commercial, communal, and industrial as part of local community needs. On the immediate northwest of the site is a medical center, zoned PUZ3. The land itself is relatively unoccupied, containing a singular shed and vehicular access via dirt road to Church Street. The proposed lot has an approximate area of 1.20 ha, with a total site perimeter of approximately 446m. The site is rectangular in shape, orientated towards the northeast. The proposed site is relatively flat, with few existing trees and shrubs on site. Solar access is good throughout the year, with no signs of overshadowing from surrounding buildings.
55.01-2	Design response	The proposed design of accommodation buildings are single storey in response to its surrounding buildings. Most trees on site are to be maintained.
55.02	NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE	
55.02-01	Neighbourhood character	Low density neighbourhood, large lots and low buildings with pitched roofs. Lush vegetation of mature trees.
55.02-2	Residential policy	Not applicable
55.02-3	Dwelling diversity	Not Applicable
55.02-4	Infrastructure	The development will be connected to reticulated sewerage, drainage and electricity, Refer to Section 2.1
55.02-5	Integration with the street	Vehicular access from front of site, with no high fencing facing frontwards. Pedestrian access from front of site next to administration office.
55.03	SITE LAYOUT AND BUILDING MASSING	
55.03-1	Street setback	Street setback at minimum of 6 meters according to Yarriambiack Planning Scheme. Setback for buildings from site boundary to be 19 meters on all sides, as a general rule.
55.03-2	Building height	No building exceeding 8 meters in height.
55.03-3	Site coverage	Approximately 10% site coverage.
55.03-4	Permeability and stormwater management	Refer to civil stormwater design drawing DMS-2201-A11 in Attachment C.

CLAUSE 55	Objective	Design Response
55.03-5	Energy efficiency	The buildings predominantly face north and limited elevations facing east and west. The siting of the project takes into consideration the existing dwellings and does not unreasonably reduce the existing dwelling's energy efficiency performance. Living areas and private open space not applicable to building type.
55.03-6	Open space	The proposed design includes courtyards between accommodation blocks. Courtyards are designed to preserve existing trees.
55.03-7	Safety	Layout of proposed development designed for passive surveillance. Connected unobstructed walkways to entrance of each room, with access to parking and central facilities. Each accommodation building has direct connection to the central path.
55.03-8	Landscaping	Retention of existing trees on site as part of natural landscaping, with courtyards designed around this vegetation, where possible.
55.03-9	Access	Width of vehicular access from street at approximately 11% of total width of street frontage, with one entry point and one exit point.
55.03-10	Parking location	Perimeter road and parking acts as a buffer for bushfire considerations. 45 parking bays surrounding built area. 4.2 meter setback from dwellings. Refer to Figure DMS-2201-A02 in Attachment C.
55.04	AMENITY IMPACTS	
55.04-1	Side and rear setbacks	19 meter setback on all sides from boundary
55.04-2	Walls on boundaries	Not Applicable
55.04-3	Daylight to existing windows	Not Applicable.
55.04-4	North-facing windows	Not Applicable
55.04-5	Overshadowing open space	Not applicable – no existing habitable window affected by proposed development
55.04-6	Overlooking	Not Applicable - all buildings are more than 9 meters away from boundary
55.04-7	Internal views	Not Applicable

CLAUSE 55	Objective	Design Response
55.04-8	Noise impacts	Accommodation village designed to have communal areas and facilities at the front of the site and rooms towards the rear for comfort to workers staying at the site. The noise impact assessment in Attachment D has been prepared to assess noise impacts of the accommodation village on surrounding receptors.
55.05	ON-SITE AMENITY AND FACILITIES	
55.05-1	Accessibility	2 universal access rooms, accessed through walkway from village entry and bus drop-off area. Dry mess and administration building accessible, universal access shower room in ablutions block.
55.05-2	Dwelling entry	Dwelling entries with shared covered walkways, entries into dwellings are easily identifiable.
55.05-3	Daylight to new windows	Not Applicable
55.05-4	Private open space	Not Applicable
55.05-5	Solar access to open space	Not Applicable
55.05-6	Storage	Storage furniture provided in all rooms.
55.05	DETAIL DESIGN	
55.06-1	Detail design objective	Accommodation buildings - colorbond façade with single slope roof, housing 4 rooms per building. Universal access building housing 2 rooms per building. Covered walkway to entrance of rooms. Dry mess and lockers/shower buildings – colorbond façade with pitched roof, single storey Administration and laundry – colorbond façade with single sloped roof. Singular entrance into building. Covered walkway to entrance. Central facilities (i.e., dining and shower/locker buildings) provides streetscape without view of accommodation units. Central path with existing trees provide clear orientation for occupants.
55.06-2	Front fences objective	Not Applicable
55.06-3	Common property objectives	Communal spaces in the proposed development include outdoor seating areas under gazebos, dry mess, locker/shower building, and a laundry building. All are maintained by the facilities management contractor.
55.06-4	Site services objective	Accommodation buildings arranged where all services can be located in between 2 buildings. Services are easily accessed for installation and maintenance. Bins provided in every room, and in all central facilities.

3.3. WASTE MANAGEMENT

The proposed development will be managed by a cleaning and catering contractor. The waste collection and disposal will be part of the scope of the contractor. There is an area allocated within the development for large bins with access for waste truck collection.

3.4. STORMWATER & DRAINAGE MANAGEMENT

A feature and contour survey was carried out for the site and a civil / stormwater design is included providing:

- Site levels and grades to ensure no surface ponding / standing water.
- Drainage infrastructure, pits, pipes and swales to ensure flow drains towards open drain along Church St.

3.5. BUILDINGS

- Majority of the buildings will be constructed off site.
- The development consists of a series of buildings that are configured to create interconnected courtyards.

3.5.1. BUILDING HEIGHT & SITE COVERAGE

- No building is more than 8m in height.

3.5.2. BUILDING ENTRIES AND ADDRESS

- Two crossovers, where internal site roads intersect Church Street, are proposed with all parking contained on site.
- Parking area will be sealed.

3.5.3. BOUNDARY FENCING

- Black PVC-coated chain wire fencing is proposed to be used.

3.5.4. EXTERNAL AND INTERNAL LIGHTING

- External lighting to comply with relevant Australian Standards.
- External lighting to have shields to avoid light spill.
- Sensor / automated lighting at all entries and exits, and walkways.
- Lighting to provide uniform spread to reduce contrast between shadow and illuminated areas.
- Lighting fixtures to be located to illuminate pedestrian routes, entrapment areas or other areas requiring visibility.

4. SUMMARY

The proposed development will enable DMS to provide a safe and inclusive place for the workforce. We envisage that this place will allow the team to thrive and establish a good culture that has ample opportunity to be a positive contributor to the local community.

The proposed development is consistent with Public Use Zone planning scheme objectives. Please reach out to us for any further clarification or information.

Kind regards

A handwritten signature in black ink, appearing to read 'Jess Reid', written in a cursive style.

Jess Reid

5. ATTACHMENTS

- a) Planning permit form
- b) Certificate of title
- c) BM Projects, Proposed Accommodation Village Drawing Set.
- d) AECOM, Noise Impact Assessment Accommodation Village, Minyip
- e) ESR Transport Planning, Traffic Impact Assessment Report
- f) Bushfire Planning & Design, Bushfire Attack Level Assessment

Attachment A - Planning permit form