



## **PART B – SHIRE OF ASHBURTON**

**1. Declarations of Due Consideration**

**2. Disclosure of Interests**

**3. Form 1 DAP Applications**

- 3.1 Unallocated Crown Land PIN 3115653 – Workforce Accommodation –  
DAP/25/02931

**4. Form 2 DAP Applications**

Nil

**5. Section 31 SAT Reconsiderations**

Nil

## Part B – Item 3.1 - Unallocated Crown Land PIN 3115653 – Workforce Accommodation

### Form 1 – Responsible Authority Report (Regulation 12)

<b>DAP Name:</b>	Regional Development Assessment Panel
<b>Local Government Area:</b>	Shire of Ashburton
<b>Applicant:</b>	RFF Pty Ltd
<b>Owner:</b>	Department of Planning, Lands and Heritage – Unallocated Crown Land
<b>Value of Development:</b>	\$17 million
<b>Responsible Authority:</b>	Shire of Ashburton
<b>Authorising Officer:</b>	Joanne Sangster
<b>LG Reference:</b>	DA25-31
<b>DAP File No:</b>	DAP/25/02931
<b>Application Received Date:</b>	2 July 2025
<b>Report Due Date:</b>	17 September 2025
<b>Application Statutory Process Timeframe:</b>	90 Days
<b>Attachment(s):</b>	1. Development Plans 2. Social Impact Statement 3. Bushfire Management Plan 4. Freight Train Noise Assessment

### Responsible Authority Recommendation

That the Regional Development Assessment Panel, in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the Shire of Ashburton Local Planning Scheme No. 7, **Approves** DAP Application DAP/25/02931 for Workforce Accommodation on Unallocated Crown Land ID 3115653, incorporating the plans included as Attachment 1, subject to the conditions and advice notes set out below:

### Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the development is not substantially commenced within that period, the approval shall lapse and be of no further effect.
2. The approved development shall be in accordance with the attached approved development plans and documentation which form part of this development approval, subject to modifications required as a consequence of any condition(s) of this approval.
3. The approved development is permitted to remain on site for a period of 10 years from the date of this approval. The development shall be permanently removed from site by that date and the land restored to its pre-development condition to the satisfaction of the Local Government.

4. Prior to commencing construction, the proponent shall submit a Construction and Environmental Management Plan for approval by the Local Government, addressing the following matters. The development shall thereafter comply with that approved Plan:
  - a) How materials and equipment will be delivered to and removed from the site;
  - b) How materials and equipment will be stored on the site;
  - c) Arrangements for complying with clearing permit conditions;
  - d) Parking arrangements and facilities for users and occupants of the development;
  - e) How construction and ongoing operational waste will be collected, stored, recycled and/or disposed of;
  - f) How risks of wind and/or water erosion, sedimentation and dust generation will be minimised during construction and ongoing operation of the development.
5. Prior to commencing construction, the proponent shall submit a Parking and Access Plan for approval by the Local Government, addressing the following matters. The development shall thereafter comply with that approved Plan:
  - a) Provision of designated bus and oversized vehicle parking bays;
  - b) Provisions of Accessible Parking for people with disabilities;
  - c) Dimensions and details of construction for all parking, manoeuvring areas and accessways (including pedestrian access paths);
  - d) Other relevant matters as required by Clause 6.17 of the Scheme.
6. Prior to commencing operations, and subject to approval from the Local Government, the applicant shall install and commission an onsite sewerage treatment system(s) for the development, to the satisfaction of the Local Government.
7. Prior to commencing operations, the proponent shall submit to the Local Government, certification from a suitably qualified Bushfire Planning and Design (BPAD) Practitioner that the recommendations of the Western Environmental Bushfire Management Plan (BMP) dated 3 May 2025 have been implemented to the satisfaction of the practitioner and that sufficient procedures and arrangements are in place to reasonably secure ongoing compliance with the operational requirements of the BMP.
8. The development shall be constructed, operated and maintained in accordance with the BMP referenced in Condition 7 to the satisfaction of the Local Government.

9. Prior to commencing operations, the proponent shall submit to the Local Government, certification from a suitably qualified Acoustic Consultant that the recommendations of the Lloyd Geore Acoustics Freight Train Noise Assessment dated 29 April 2025 have been implemented to the satisfaction of the consultant.
10. The development shall be constructed, operated and maintained in accordance with the Noise Assessment referenced in Condition 9.
11. Prior to commencing construction, the proponent shall submit for approval by the Local Government details of the stormwater drainage design for the development, ensuring that all stormwater is contained within the development site and managed to minimise erosion. The development shall thereafter comply with the approved stormwater drainage design.
12. Prior to commencing operations, the proponent shall submit an Operational Management Plan to the Local Government for approval, addressing the matters outlined below. The development shall thereafter be operated in accordance with the approved Plan to the satisfaction of the Local Government:
  - a) Overall facility management, including the implementation of operational procedures and day-to-day oversight of the village.
  - b) Appointment of a qualified site manager.
  - c) Transport arrangements and shift rosters/cycles for the workforce occupying the village.
  - d) Health and safety management, including compliance with relevant legislation and standards.
  - e) Quality assurance, including regular audits and reporting in accordance with legislative requirements.
  - f) Accommodation services, including booking management, key distribution, resident communications, and general administration.
  - g) Catering services, encompassing meal preparation and service, menu planning, and management of the liquor licence.
  - h) Emergency preparedness and response planning.
  - i) Hygiene and cleaning services, along with ongoing village maintenance.
  - j) Security services to ensure resident and site safety, including perimeter fencing and access arrangements.
  - k) Provision of recreational and entertainment facilities for residents.
  - l) Lighting of external areas of the development.

**Advice Notes**

1. The proponent is advised that granting of development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the Local Government and be approved before any work requiring a building permit can commence on site.
2. Relative to Condition 5, the proponent is advised that pursuant to clause 6.17.14 of Local Planning Scheme No. 7, the Local Government does not require the carparking, accessways, loading bays and vehicle turning or manoeuvring areas to be bitumen sealed and is instead prepared to accept an alternative method of surface treatment/dust suppression.
3. The proponent is advised that this development approval does not negate the requirement for any additional approvals required under separate legislation. This includes, but is not limited to, the obtaining of any required approvals from the Department of Health, the Department of Mines, Petroleum and Exploration, the Department of Water and Environmental Regulation, and Main Roads WA and consulting of Before You Dig Australia. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.
4. Onsite effluent disposal systems require approval from the Local Government's Environmental Health Services. The system must comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and any other applicable legislation, regulations, or standards. It is recommended that the applicant engages with the Local Government early in the planning process to ensure that all design, installation, and operational requirements are met prior to commencing works.
5. The proponent is encouraged to implement measures to limit workers' exposure to nuisance and disease carrying mosquitoes. Further information on mosquito management is available from the Department of Health.
6. The proponent is encouraged to liaise with the Department of Fire and Emergency Services (DFES) to implement appropriate emergency management arrangements to address hazards other than bushfire.
7. The proponent is advised that further approvals may be required from the Local Government prior to occupancy of the development to ensure compliance with the following:
  - a) All drinking water provided on site meets the health-related requirements of the Australian Drinking Water Quality Guidelines 2011.
  - b) All non-drinking water systems, outlets and components are labelled and, where required, incorporate suitable backflow prevention devices in accordance with AS/NZS AS3500 – Plumbing and Drainage.
  - c) Any handling of food meets the *Food Act 2008*, *Food Regulations 2009* and any relevant standards of the Australia New Zealand Food Standards Code.

- d) All public access areas meet the provisions of the *Health (Miscellaneous Provisions) Act 1911*, particularly Part VI – Public Buildings and all related regulations and guidelines.

**Details:**

Region Scheme	N/A
Region Scheme - Zone/Reserve	N/A
Local Planning Scheme	Shire of Ashburton Local Planning Scheme No. 7
Local Planning Scheme - Reserve	Other Purpose – Infrastructure
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	N/A
Lot Size:	Land ID 3115653 – 1,317.8157 Ha
Existing Land Use:	Vacant Land
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

**Proposal:**

This application seeks development approval for the construction of a temporary Workforce Accommodation facility comprising the following:

- Siting and use of 16 trailer-mounted accommodation facilities (Fly-Camp), providing accommodation for 47 people, as a short-term accommodation solution to enable the construction of a Workforce Accommodation Facility.
- Development and use of a Workforce Accommodation Facility comprising:
  - 68 transportable buildings, providing accommodation for up to 272 people.
  - A kitchen and associated mess (dining) hall.
  - A wet mess (tavern) and associated beer garden.
  - Four laundry facilities.
  - A gym facility.
  - A recreation room.
  - Associated office, storage and ice rooms.
  - Provision of 69 car parking bays.

- Personnel will be transported from their town of origin to the site by bus on a weekly basis, rather than daily.

The applicant is seeking approval for a period of 10 years to:

- Provide a short-term (approximately 4 months) accommodation solution (Fly-Camp) for the workforce (47 persons) required to construct the longer-term facility. The Fly-Camp will be demobilised following the construction of the Workforce Accommodation Facility.
- Provide a longer-term, though still temporary, accommodation solution for the renewable energy (and related infrastructure) construction workforce (257 persons), and the associated workforce facility operator (15 persons).

The proposed development will accommodate the workforce required to construct the approved Project Jinbi Solar Facility. The initial stage of the solar facility (first 75MW) is likely to be constructed over 2-3 years. This proposal allows for the workforce accommodation to remain in place for the next stage of solar development (second 75MW).

The workforce accommodation facility is designed with a structured layout to optimise functionality and ease of access. The accommodation units are arranged into clusters to provide efficient access to shared amenities while maintaining privacy for residents.

Key elements of the site layout are summarised below:

- The accommodation units are organised into multiple blocks, each comprising four-bedroom units with associated ablution facilities. Each unit provides 8m<sup>2</sup> living space per occupant, ensuring comfort and privacy.
- The camp features a centrally located amenities hub, including the dining hall, wet mess, gymnasium, and recreation room, facilitating social interaction and convenience for residents.
- Essential infrastructure, such as wastewater treatment facilities, potable water storage, and power generation units, is located on the periphery of the site to ensure operational efficiency and minimise disruption to living areas.
- A structured internal road network provides clear access to all areas of the camp, including designated parking areas for vehicles and emergency access routes.
- Open space is allocated for passive and active recreation, including shaded seating areas and a designated beer garden adjacent to the wet mess.
- The facility incorporates controlled entry points to manage site security and restrict unauthorised access, ensuring a safe and well-regulated environment for workers.

The proposed development will be managed by a full-time facility and hospitality operator engaged by YEC. The operator will be responsible for the following:

- Overall facility management, including the implementation of operational procedures and day-to-day oversight of the village.

- Appointment of a qualified site manager.
- Health and safety management, including compliance with relevant legislation and standards.
- Quality assurance, including regular audits and reporting in accordance with legislative requirements.
- Accommodation services, including booking management, key distribution, resident communications, and general administration.
- Catering services, encompassing meal preparation and service, menu planning, and management of the liquor licence.
- Waste management and disposal.
- Emergency preparedness and response planning.
- Hygiene and cleaning services, along with ongoing village maintenance.
- Security services to ensure resident and site safety.
- Provision of recreational and entertainment facilities for residents.

**Background:**

This application has been submitted by RFF Pty Ltd on behalf of the Yindjibarndi Energy Corporation (YEC), which has been formed to build, own and operate large-scale renewable energy projects on Yindjibarndi Ngurra (Country). YEC is a partnership between the Yindjibarndi People (through the Yiyangu Pty Ltd, which is wholly owned by the Yindjibarndi Wealth Trust) and ACEN Corporation (ACEN). The Yindjibarndi People are represented in this partnership through the Yindjibarndi Aboriginal Corporation (YAC) – an equity holder in YEC and the Registered Native Title Body Corporate (RNTBC).

The workforce accommodation facility proposed by this application is needed for construction of the Project Jinbi Solar Facility, which was approved by the Regional Development Assessment Panel on 4 December 2024 (DAP/24/02764). The approved Solar Facility comprises approximately 325,000 solar panels and related infrastructure covering almost 5.5km<sup>2</sup> and generating 150MW of renewable energy for consumption by Rio Tinto, in accordance with a Memorandum of Understanding (MOU) dated October 2023.

The proposed workforce accommodation is located within the approved Solar Facility development area and is located approximately 60 kilometres south of the Karratha City Centre and 180 kilometres north-west of Tom Price. Refer Figure 1: Regional Location.



Figure 1: Regional Location

The development site is located on Unallocated Crown Land (UCL) Land ID 3115653, in the north-west section of the Yindjibarndi-Ngarluma Native Title Determination Area which is subject to exclusive native title rights. The site is directly west of the Pannawonica (Robe River) Railway, and immediately east of Rio Tinto's Cape Lambert transmission line. The Millstream Chichester National Park is situated further east.

Access to the site is via the Karratha – Tom Price Road (now officially known as Manuwarra Red Dog Highway) and then via Rio Tinto private access roads adjacent to the Robe River Railway. Refer Figure 2: District Location.

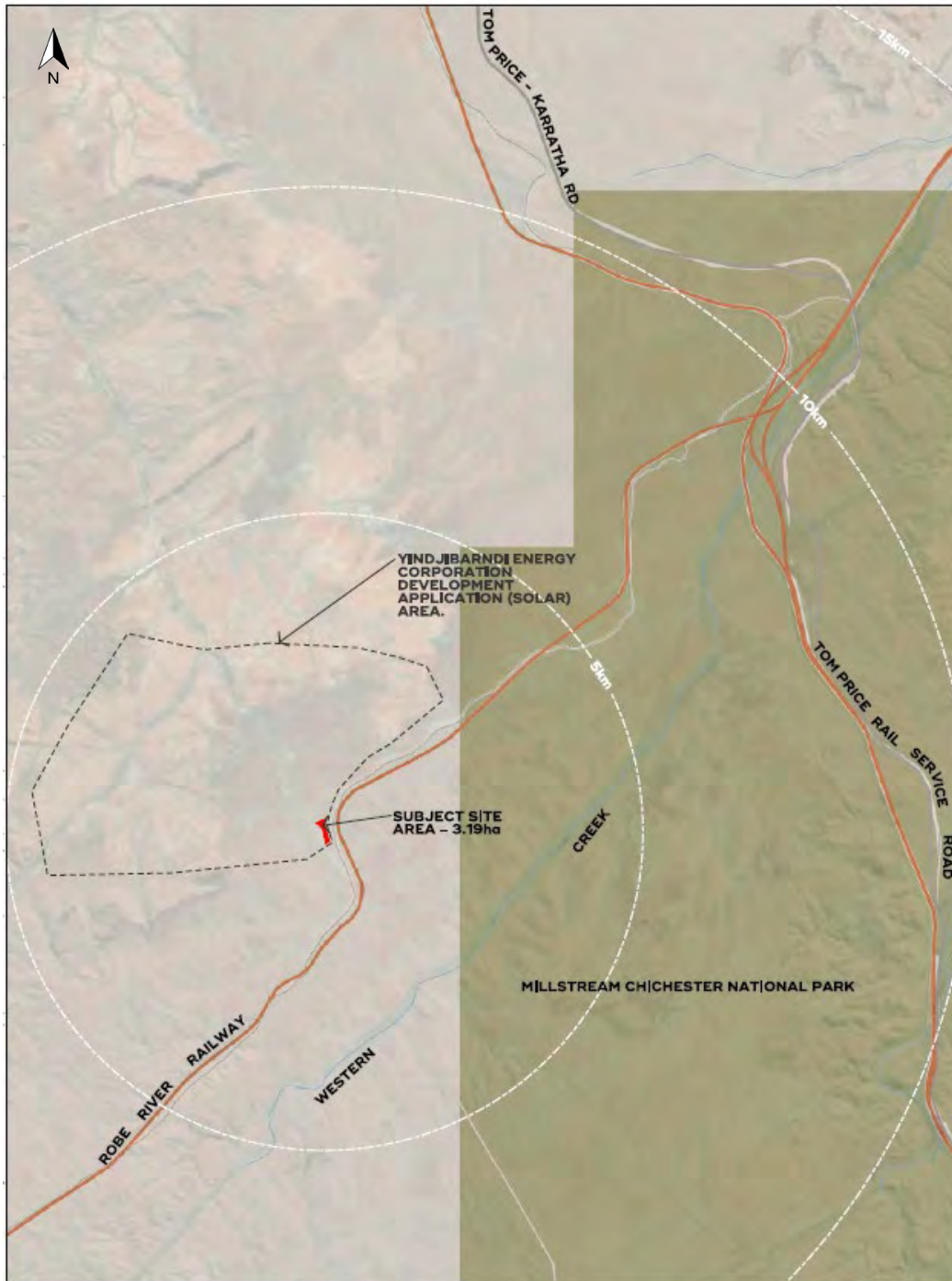


Figure 2: District Location

The development site is approximately 3.19 hectares in area, located within the approved Clearing Permit area for the Project Jinbi Solar Facility.

**Legislation and Policy:**

Legislation

- Planning and Development Act 2005*
- Planning and Development (Local Planning Schemes) Regulations 2015*
- Planning and Development (Development Assessment Panels) Regulations 2011*

*Shire of Ashburton Local Planning Scheme No. 7 (LPS 7)*  
*Draft Shire of Ashburton Local Planning Scheme No. 8 (LPS 8)*

### State Government Policies

Position Statement: Workforce Accommodation  
 State Planning Policy 3.7: Bushfire (SPP 3.7)  
 State Planning Policy 5.4: Road and Rail Noise (SPP 5.4)

### Local Policies

Local Planning Policy 13 – Transient Workforce Accommodation  
 Local Planning Policy 14 – Percent for Public Art Policy  
 Local Planning Policy 20 – Social Impact Statement

### **Consultation:**

#### Public Consultation

The application was advertised for a period of 14 days commencing on Thursday 10 July 2025 and concluding on Thursday 24 July 2025.

The Shire did not receive any public submissions on the application.

#### Referrals/consultation with Government/Service Agencies

The development application was referred to the following government/service agencies for comment until 18 August 2025:

- Department of Planning, Lands and Heritage (DPLH)
- Department of Water and Environment Regulation (DWER)
- Department of Health (DoH)
- Department of Local Government, Industry Regulation and Safety (LGIRS)
- Department of Mines, Petroleum and Exploration (DMPE)
- Main Roads WA (MRWA)
- Rio Tinto/Pilbara Iron

Rio Tinto requested an extension of time to respond to the proposal under Clause 66(3A) of the Deemed Provisions. The request was granted, extending Rio Tinto's comment period until 28 August 2025. Rio Tinto's response was received on 29 August 2025.

Six agency responses were received in respect of this proposal and are summarised in Table 1, with Officer Comments corresponding to each.

Where an agency was invited to provide comment on the proposal but is not listed in Table 1, that agency did not provide any response.

Table 1 – Summary of Agency Submissions

Agency Comment	Officer Comment
<p><b><u>DPLH</u></b></p> <p>No objection.</p> <p>Based on current information held by DPLH, no approvals are required for this proposal under the <i>Aboriginal Heritage Act 1972</i> (AHA). However, DPLH notes that –</p> <ol style="list-style-type: none"> <li>1. One of the proposed management measures comprises fencing and clear demarcation of the nearby Aboriginal site Powerline Survey 078 (ID 10937). The proponent will need to be aware that if the fencing works or any other ground disturbing activities occur within the boundary of the site by DPLH, approval will be needed under the AHA.</li> <li>2. The AHA protects all Aboriginal sites in Western Australia, whether they have been evaluated and registered or not. Should a person become aware of unreported Aboriginal heritage while undertaking an activity or project, they are required to report it to DPLH and approvals may be required.</li> </ol>	<p>Noted.</p> <p>The requirement to obtain approvals and comply with all other relevant legislation is addressed by a recommended Advice Note.</p>
<p><b><u>DWER</u></b></p> <p>No objection.</p> <p>DWER noted that –</p> <ol style="list-style-type: none"> <li>1. Unless otherwise approved, clearing of native vegetation must comply with approved clearing permit CPS 10494/1.</li> <li>2. The proposal is subject to licencing requirements under the <i>Rights in Water and Irrigation Act 1914</i> and groundwater licence (GWL211498).</li> <li>3. Stormwater design should be approved by the Shire to minimise erosion and discharge of stormwater off site.</li> <li>4. The DWER has received and is currently assessing a Works Approval application for the proposed waste water treatment plant.</li> </ol>	<p>A Condition of approval is recommended, requiring detailed stormwater designs to be submitted to the Shire for approval.</p>
<p><b><u>DoH</u></b></p> <p>No objection.</p> <p>DoH noted that –</p>	<p>Noted.</p> <p>A Condition of approval and Advice Notes are recommended to address the matters raised by DoH.</p>

Agency Comment	Officer Comment
<ol style="list-style-type: none"> <li>1. Drinking water and non-drinking water must meet all relevant Water Quality Guidelines and Australian Standards.</li> <li>2. Wastewater disposal must comply with relevant legislation and policy and an application will need to be submitted for Shire approval to construct or install a Sewage Treatment system.</li> <li>3. The proponent should implement measures to workers' exposure to nuisance and disease carrying mosquitoes.</li> <li>4. Consideration should be given to the health and wellbeing of employees by mitigating the noise impacts of any nearby industrial development or noise-generating activity (such as the freight rail line).</li> <li>5. The site has not been classified or recorded as a contaminated site, but the proponent should still carry out due diligence to ensure compliance with the <i>Contaminated Sites Act 2003</i>.</li> <li>6. The proponent is encouraged to liaise with relevant State Agencies such as DFES to implement an appropriate Emergency Management Plan in the event of an emergency.</li> </ol>	
<p><b><u>DMPE</u></b> No objection.</p>	Noted.
<p><b><u>Rio Tinto</u></b> No objection. Rio Tinto noted it is still negotiating resolution of the following matters with YEC –</p> <ol style="list-style-type: none"> <li>1. Finalisation of access deeds between Yiyangu Pty Ltd (YPL) and both Hamersley Iron and Robe River.</li> <li>2. Execution of a Renewable Power Purchase Agreement.</li> </ol> <p>Rio Tinto also advised the project still requires internal and external approvals under its <i>Iron Ore (Hamersley Range) Agreement Act 1963 (WA)</i>.</p>	<p>Noted.</p> <p>The matters raised by Rio Tinto are commercial considerations between the proponent and Rio Tinto entities and/or have otherwise been addressed by recommended Advice Notes.</p>

## Planning Assessment:

### Shire of Ashburton Local Planning Scheme No. 7

#### *Aims of the Scheme*

The proposed workforce accommodation has been assessed against the relevant aims of LPS 7 (clause 1.6), as described in Table 2 below.

*Table 2 – Aims of LPS 7*

<b>Scheme Aims</b>	<b>Assessment</b>
(a) To facilitate development that responds to the character and amenity, geographical context and environmental constraints of the Shire and its urban and rural areas	The proposed workforce accommodation appropriately responds to the character, amenity, geographical context and environmental constraints of the site.
(d) To respond to potential strategic industry and resource development.	The proposed development is necessary for the construction of the Project Jinbi Solar Facility which will generate renewable energy to assist in reducing carbon emissions from the resource sector.

#### *Development on Reserved Land*

The proposed development is situated on land reserved for Other Purpose – Infrastructure under the Shire’s LPS 7 (refer Figure 3). This reservation comprises a 1km wide corridor for the Rio Tinto Robe River railway. The corridor also contains the key access roads that will service the development.

Land surrounding the development site to the north, south and west is reserved for Public Purposes – Water and Drainage under LPS 7, while land further to the east, comprising the Millstream Chichester National Park, is reserved for Conservation, Recreation and Natural Landscape.

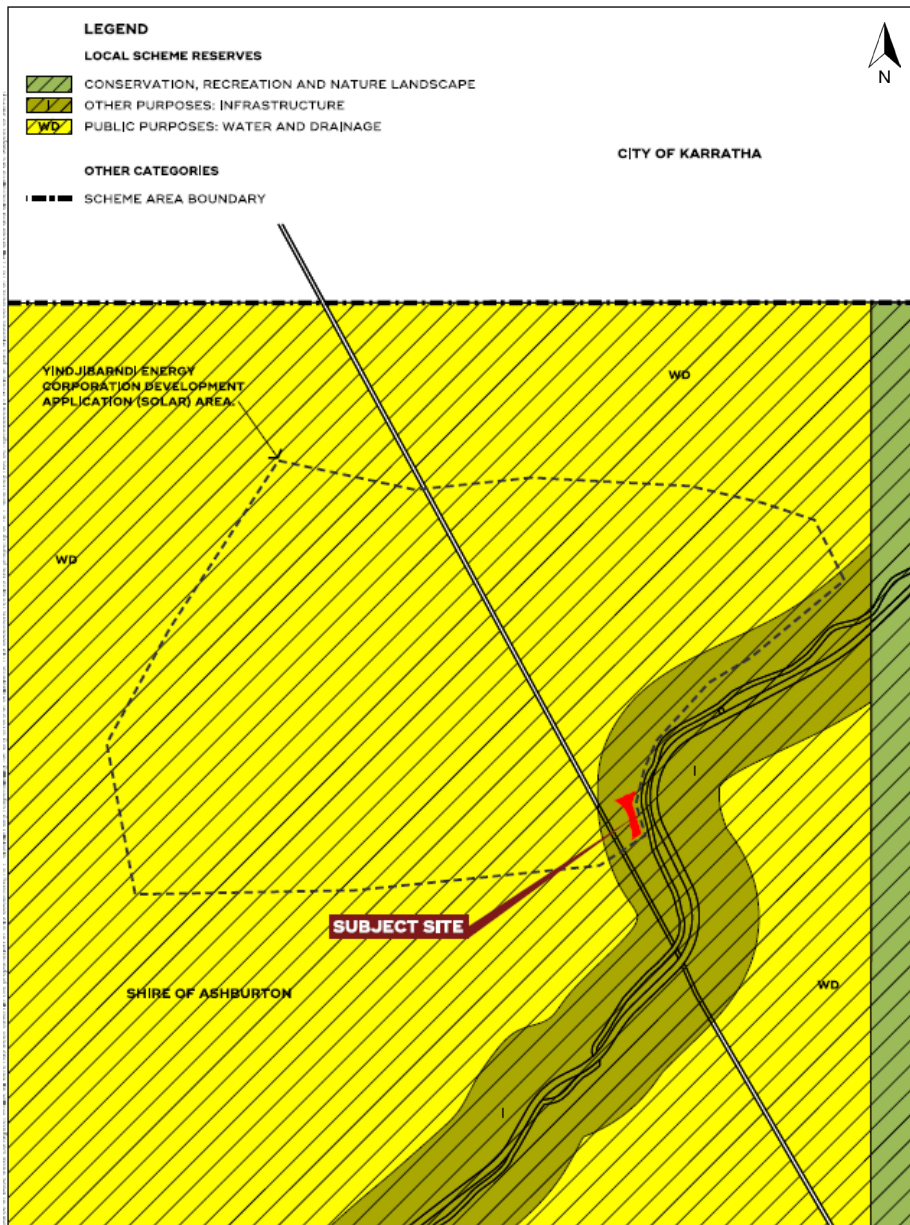


Figure 3: LPS 7 Map

When considering an application for development on reserved land, clause 3.2.2 of LPS 7 requires the decision maker to have regard to the ultimate purpose of the reserve. However, LPS 7 does not specify a purpose or objective for the Other Purpose – Infrastructure reserve. That said, it is evident this reserve is intended to accommodate essential infrastructure that supports strategic and regionally significant developments. Given the proposed workforce accommodation is critical enabling infrastructure for the Project Jinbi Renewable Energy Facility, this proposal aligns with the reserve’s intent.

To further consider the appropriateness of the proposed development in the context of this reserve, the Shire referred the application for comment to Rio Tinto. This referral also satisfied the requirements of clause 3.2.7 of LPS 7 (consultation with other relevant authorities for development on reserved land).

Rio Tinto's submission is summarised in Table 1 earlier and raises no objection to this proposal. As such, the proposal is compatible with the Other Purpose – Infrastructure reserve.

#### *Vehicle Parking and Access*

Appendix 8 of LPS 7 requires the following minimum number of parking bays for transient workforce accommodation –

- Two bays per every three sleeping units, plus one oversized vehicle parking bay per every 10 sleeping units (minimum two bays); and
- At the Local Government's discretion, the provision of additional oversized vehicle bays.

The term "sleeping unit" is not defined in LPS 7 but is regarded as the self-contained room provided for each worker. In this instance, the proposed development comprises 68 transportable buildings each with four self-contained rooms or "sleeping units" – equating to a total of 272 units. On this basis and according to Appendix 8 of LPS 7, the proposed development requires a minimum of 182 car parking bays and 28 oversized vehicle bays (rounded up from 181.33 and 27.2 respectively).

This application proposes only 69 car parking bays at the northern edge of the development site and no designated oversized vehicle parking bays, representing an overall shortfall of 141 bays compared to the requirements of Appendix 8.

The proponent's justification for this variation is that personnel will be transported from their town of origin to the site by bus on a weekly basis, thus minimising the need for workers to drive to and from site in their own vehicles. However, if that does occur, then sufficient parking bays are proposed to allow one parking bay per each of the 68 transportable accommodation buildings.

Clause 6.17.5 of LPS 7 allows the decision maker to reduce the number of parking bays from those stipulated in Appendix 8 if it is satisfied the circumstances of the development justify such action and there will not be any resultant lowering of safety standards.

In this instance, the proposed variation to the Scheme's parking standards is supported because –

- The number of bays proposed is considered suitable for the 'bus-in/bus-out' workforce;
- Ample space is available on site for additional or overflow parking in the event it is needed; and
- The development is remote from any townsite and the number of parking bays proposed is not expected to adversely impact the operation of the development, of the amenity of the district.

Notwithstanding, a condition of approval has been recommended (condition 5) requiring a Parking and Access Plan to be submitted for the Shire's approval to provide oversized vehicle bays, accessible parking for people with disabilities, details and

dimensions for all parking areas and accessways, and satisfy other relevant requirements of clause 6.17.

Clause 6.17.13 of LPS 7 requires all carparking, accessways, loading bays and vehicle turning or manoeuvring areas to be sealed, kerbed, marked and drained. However, in accordance with clause 6.17.14 the decision-maker can permit an alternative method of surface treatment/dust suppression if it is satisfied the development characteristics or the area of bitumen required, would be either impractical or unduly expensive and the alternative would serve the same function without lessening the standards of health and safety.

In this instance, given the temporary nature of this development, its remoteness and the limited (weekly) bus movements to and from the site, bitumen sealing the vehicle parking and access areas is not considered necessary. This has been addressed through recommended Condition 5 and Advice Note 2,

#### *Landscaping, Screening and Vegetation*

Clause 6.19 of LPS 7, requires landscaping to be provided for all development except residential development involving two dwellings or less. However, no internal landscaping is proposed for this development as the entire site will be cleared in accordance with the approved Clearing Permit for bushfire asset protection.

The decision-maker can waive or vary the landscaping requirements (and other development requirements) of LPS 7 in accordance with clauses 6.1.1 – 6.1.3 (inclusive) having regard to following:

- The impact of the variation on other owners or occupiers in the locality;
- The matters to be considered under clause 5.9 of LPS 7; and
- Providing that the variation will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

In this instance, the absence of landscaping is supported and it is not considered necessary to require landscaping given the development's remoteness, temporary nature, and location in an arid environment that would impact landscaping survival rates.

#### Shire of Ashburton Draft Local Planning Scheme No. 8

The Shire of Ashburton's Draft Local Planning Scheme No. 8 (LPS 8) has been advertised for public comment (closing at the end of July 2025) and is a 'seriously entertained planning proposal', with the Scheme due to be considered by Council for final adoption in November 2025.

Under LPS 8, the development site is proposed to retain its existing Other Purposes – Infrastructure reservation. The proposed development is compatible with that reserve as stated earlier in respect of LPS 7.

### Local Planning Policy 13 – Transient Workforce Accommodation (LPP 13)

The proposed transient workforce accommodation largely complies with all relevant provisions of the Shire’s requirements of LPP 13 with the exception of those discussed in Table 3 below.

*Table 3 – LPP 13 Assessment*

<b>Summary of Clause</b>	<b>Assessment</b>
3.9 Landscaping must be provided within the development.	No landscaping is proposed for this development.  See earlier discussion in respect of clause 6.19 of LPS 7.
3.10 Uniform boundary fencing must be installed around the property/development, such as post and wire.	This is addressed by a recommended condition of approval (Condition 12 – Operation Management Plan).
3.15 The proponent must provide rubbish disposal services for the development.	This is addressed by recommended conditions of approval (Condition 4 – Construction and Environmental Management Plan, and Condition 12 – Operational Management Plan).
3.16 Appropriate lighting must be provided for the development.	This is addressed by a recommended condition of approval (Condition 12 – Operation Management Plan).

### Local Planning Policy 14 – Percent for Public Art Policy (LPP 14)

LPP 14 is not applicable to this application, because the proposed development is temporary, remote and only needed to facilitate construction of the approved Project Jinbi Solar Facility.

The Solar Facility itself was not deemed to be an eligible project under clause 3.2.1 of LPP 14 and was consequently approved without the need for any Public Art or Percent for Art contribution.

It therefore stands to reason that the proposed temporary workforce accommodation village needed to construct the Solar Facility would also not be regarded as an eligible project for the purpose of this Policy.

### Local Planning Policy 20 – Social Impact Statement (LPP 20)

LPP 20 does not require a Social Impact Assessment (SIS) for this type of development. However, the applicant has voluntarily submitted a SIS for the proposal, outlining the potential social impacts and opportunities associated with the development. A copy of the SIS is included as Attachment 2 and identifies:

- Key areas of social influence, including nearby communities such as Ngurrawaana, Roebourne, and Karratha.

- Factors such as workforce movements, community engagement, and cultural heritage protection.
- The project's potential positive social impacts through job creation, economic opportunities for Indigenous communities, and contributions to local businesses.
- Potential challenges, including pressures on housing demand and community services, along with mitigation strategies like utilising local workforce resources and engaging local suppliers.

Position Statement: Workforce Accommodation

The WAPC's position statement on Workforce Accommodation encourages workforce accommodation to be provided in established towns where practicable, to facilitate their ongoing sustainability.

The position statement also states that workforce accommodation should be consistent with local planning strategies and schemes, except where the *Mining Act 1978* and State Agreement Acts prevail.

The proposal is consistent with these principles.

State Planning Policy 3.7: Bushfire (SPP 3.7)

The subject site is located within a designated bushfire prone area and, as such, a Bushfire Management Plan (BMP) has been submitted in accordance with the requirements of SPP 3.7. A copy of the BMP is included as Attachment 3.

Sections 4 and 5 of the BMP include recommended actions to appropriately manage the bushfire risk for this development, as summarised below –

Developer responsibilities (prior to occupancy):

- Ensure the entirety of the subject site is either non-vegetated, or contains low-threat, maintained vegetation, managed to APZ standards.
- Provide firefighting water tanks in accordance with Section 4.2 and Figure 6.
- Construct proposed accommodation buildings to BAL-12.5 construction standards in AS 3959: 2018.

Camp operator responsibilities (ongoing):

- Maintain the entirety of the subject site as either non-vegetated areas, or low-threat, maintained vegetation, managed to APZ standards.
- Review and update the Additional Bushfire Management Strategies in Section 4.3 on an annual basis, through consultation with the Camp Emergency Management Team.

Conditions of approval have been recommended to ensure the development complies with the obligations of the BMP (Conditions 7 and 8).

State Planning Policy 5.4: Rail and Road Noise (SPP 5.4)

Sixteen of the proposed accommodation modules are located within 200m of the freight railway line, and will be exposed to higher levels of rail noise. A Freight Train Noise Assessment has therefore been submitted for this development in accordance with SPP 5.4 (refer Attachment 4).

Section 5 of the Noise Assessment identifies various construction requirements to ameliorate freight rail noise impacts on the affected accommodation modules.

Conditions of approval have been recommended to ensure the development complies with the recommendations of the Noise Assessment (Conditions 9 and 10).

#### Clause 67 Matters for Consideration

The development has been assessed against relevant matters for consideration in clause 67 of the Deemed Provisions, as set out in Table 4 below.

*Table 4 – Assessment of Matters for Consideration (Deemed Provisions)*

<b>Matters for Consideration</b>	<b>Assessment</b>
(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	The proposed development aligns with the aims and provisions of the Shire of Ashburton Local Planning Scheme No. 7.
(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment that has been advertised or any other proposed planning instrument that the local government is seriously considering adopting or approving.	The development, subject to compliance with the recommended conditions, satisfies the principles of orderly and proper planning and relevant provisions of the local planning framework.
(c) Any approved State planning policy.	The development complies with relevant SPPs as described earlier in this report.
(e) Any policy of the Commission.	The development aligns with the WAPC's Position Statement on Workforce Accommodation.
(fa) Any local planning strategy for this Scheme endorsed by the Commission.	The development is consistent with the Shire of Ashburton Local Planning Strategy as it supports investment in renewable energy projects, provides sustainable alternative sources of electricity generation, and enhances economic diversification and environmental stewardship.

Matters for Consideration	Assessment
(j) In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.	The development is compatible with the Other Purpose – Infrastructure reserve over the land under LPS 7 and Draft LPS 8.
(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	The project is being delivered in partnership with the Yindjibarndi People through Yindjibarndi Energy Corporation. The development supports the cultural and economic aspirations of the Yindjibarndi community who have been actively involved in the cultural heritage surveys and identification of avoidance sites that were incorporated into the site constraints.
(n) The amenity of the locality including the following — <ul style="list-style-type: none"> <li>(i) environmental impacts of the development;</li> <li>(ii) the character of the locality;</li> <li>(iii) social impacts of the development.</li> </ul>	The proposed development is temporary, remote, will be constructed within an area subject of an approved Clearing Permit, and will not adversely affect the environmental features or character of locality, but will facilitate an important regional renewable energy project to support decarbonisation in the resource sector.  Additionally, the proponent has voluntarily provided a Social Impact Statement that identifies various social and economic benefits of the project.
(o) The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts.	The development is supported by an existing clearing permit which includes a range of conditions that minimise the impact of clearing native vegetation. The development is carefully designed to avoid and therefore minimise the impact of water courses, which also serves to protect the infrastructure from flood risk. The development is not located within a water resource area.
(p) Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.	Landscaping will be retained elsewhere on the broader subject land, although no landscaping is proposed within the workforce accommodation development itself.

Matters for Consideration	Assessment
(q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk.	The development is subject to compliance with the submitted Bushfire Management Plan and other conditions relating to construction, operation, and drainage and erosion management.
(r) The suitability of the land for the development taking into account the possible risk to human health or safety.	The subject site is both suitable for and capable of accommodating the proposed development, which is also conveniently located adjacent to the Project Jinbi Solar Facility for which the temporary construction workforce accommodation is needed.
(s) The adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles.	The development proposes to utilise existing Rio Tinto private access roads that are connected to Manuwarra Red Dog Highway. A Parking and Access Plan is to be submitted and approved as a condition of approval.
(t) The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.	Workers occupying the proposed development will be transported to and from the site via bus from their towns each week, generating fewer vehicle trips than was originally contemplated by the Project Jinbi Solar Facility development approval, which was premised on multiple daily worker trips (bus and car) to and from Karratha.

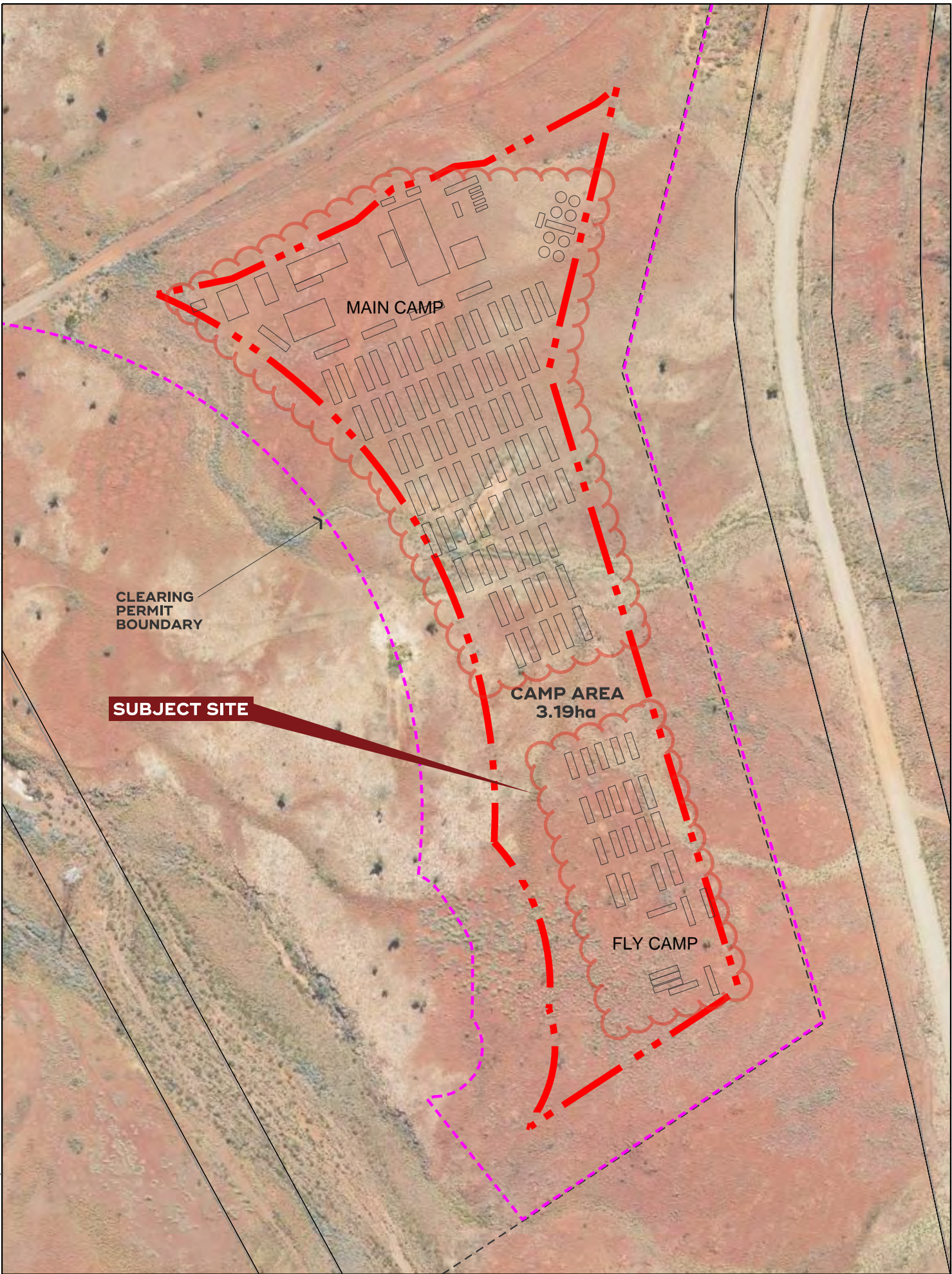
### Conclusion:

The proposed workforce accommodation has been assessed against and complies with (or can be conditioned to comply with) all relevant provisions of the Shire of Ashburton local planning framework, State Planning Policies and WAPC Position Statement on Workforce Accommodation.

The development will not adversely impact any other property or landowner nor the character and amenity of the locality. The development is temporary and will exist on site for only 10 years, to accommodate the construction workforce needed to deliver the approved Project Jinbi Solar Facility.

It is recommended that the Regional Development Assessment Panel approves the development application, subject to the recommended conditions and advice notes, which will ensure compliance with relevant statutes and standards, and that the impacts and operations of the development are effectively managed.

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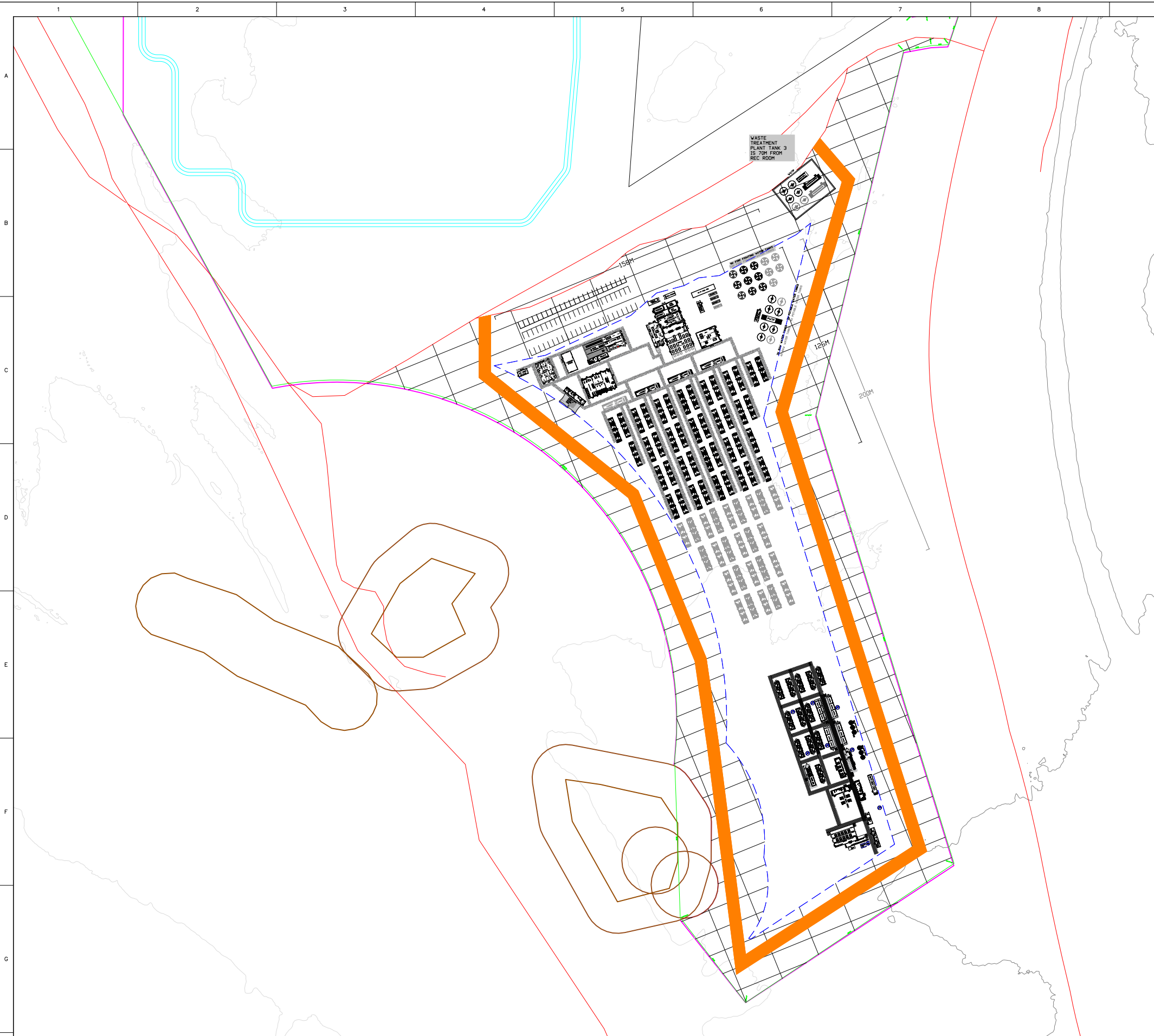
J487-5-003.dgn / 28 APRIL 2025



**SITE PLAN**  
DEVELOPMENT APPLICATION  
JINBI CAMP

**FIGURE 3**

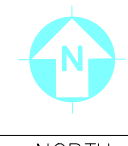




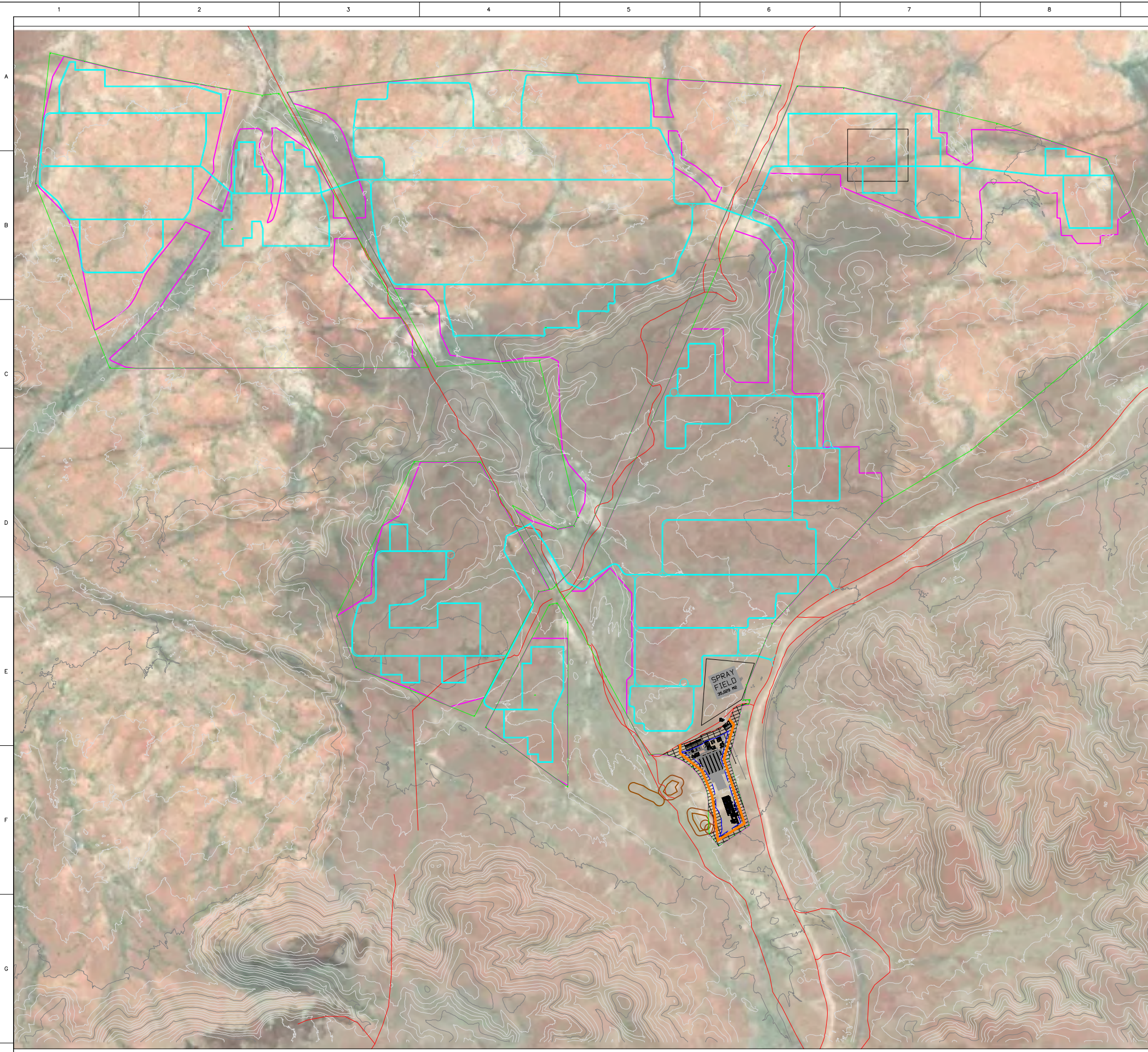
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NAME	ZONE COLOUR
EXISTING TRACKS	RED
ACCESS ROADS	TEAL
LEASE BOUNDARY	GREEN
30M OFFSET FROM BOUNDARY	BLUE DASHED
CLEARANCE PERMIT	PINK
HERITAGE ZONE	BROWN
RING ROAD	ORANGE
ASSET PROTECTION ZONE	

										VENDOR/DESIGNER DRG No. 029-DWG-AR-001		REV: K	
										PROJECT NUMBER 29		Yindibarndi Energy	
										<small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>		JINBI-WORKER CAMP 172 PERSON CAMP (EXPANSION SHOWN UP TO 272 PERSON CAMP) RAPID CAMPS CAMP OVERVIEW LAYOUT	
										SCALE A1 NTS		DRG No: 029-DWG-AR-001	
										NORTH		REV: K	
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT		
		K	14.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		J	18.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		I	18.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		H	13.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		G	26.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		F	25.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		E	19.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
		-	26.11.24	COMMENCED	BM	CM	AC	OM	RK	OM			

Rapid Exploration Pty Ltd  
Trading as  
Rapid Camps



\$DATES \$TIMES \$FILES \$



ZONE LEGENDS	
NAME	ZONE COLOUR
EXISTING TRACKS	RED
ACCESS ROADS	TEAL
LEASE BOUNDARY	GREEN
30M OFFSET FROM BOUNDARY	BLUE DASHED
CLEARANCE PERMIT	PINK
HERITAGE ZONE	BROWN
RING ROAD	ORANGE
ASSET PROTECTION ZONE	

										VENDOR/DESIGNER DRG No. 029-DWG-AR-006		REV: K	
										PROJECT NUMBER 29		Yindjibarndi Energy	
										<small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>		JINBI-WORKER CAMP 172 PERSON CAMP (EXPANSION SHOWN UP TO 272 PERSON CAMP) RAPID CAMPS CAMP OVERVIEW LAYOUT WITH SOLAR FARMS	
										SCALE A1 NTS		DRG No: 029-DWG-AR-006	
												REV: K	
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT		
1	2	3	4	5	6	7	8	9	10	11	12		

K	14.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
J	18.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
I	18.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
H	13.03.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
G	26.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
F	25.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
E	19.02.25	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM			
-	26.11.24	COMMENCED	BM	CM	AC	OM	RK	OM			

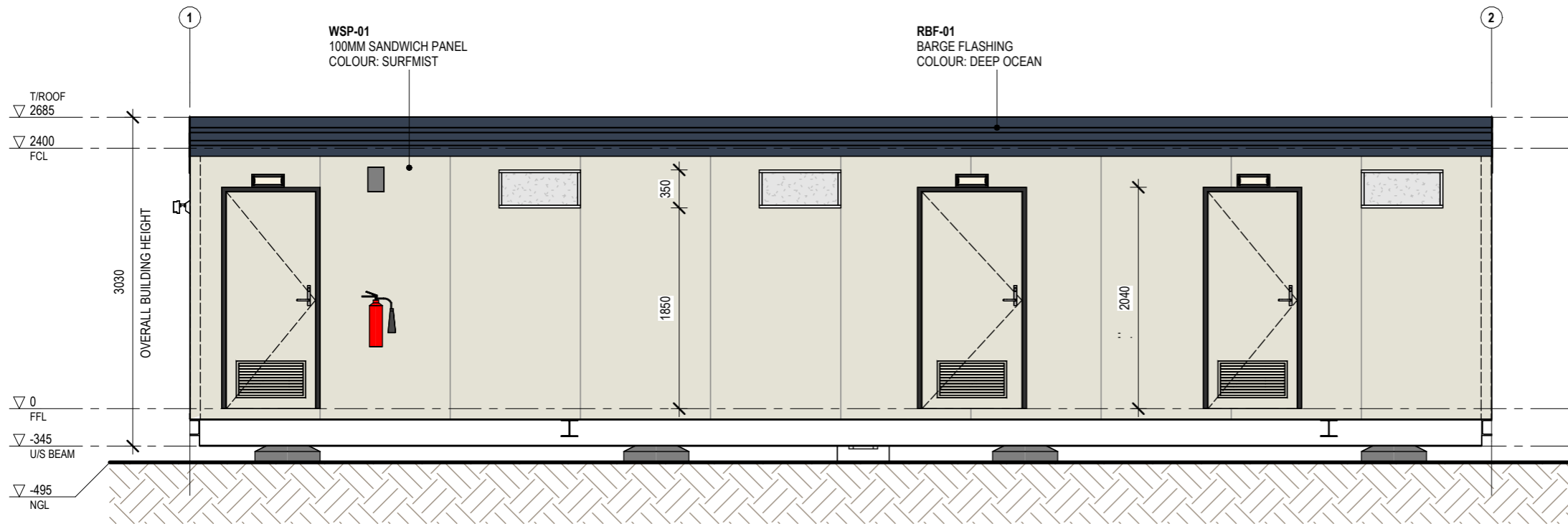
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Trading as  
**Rapid Camps**



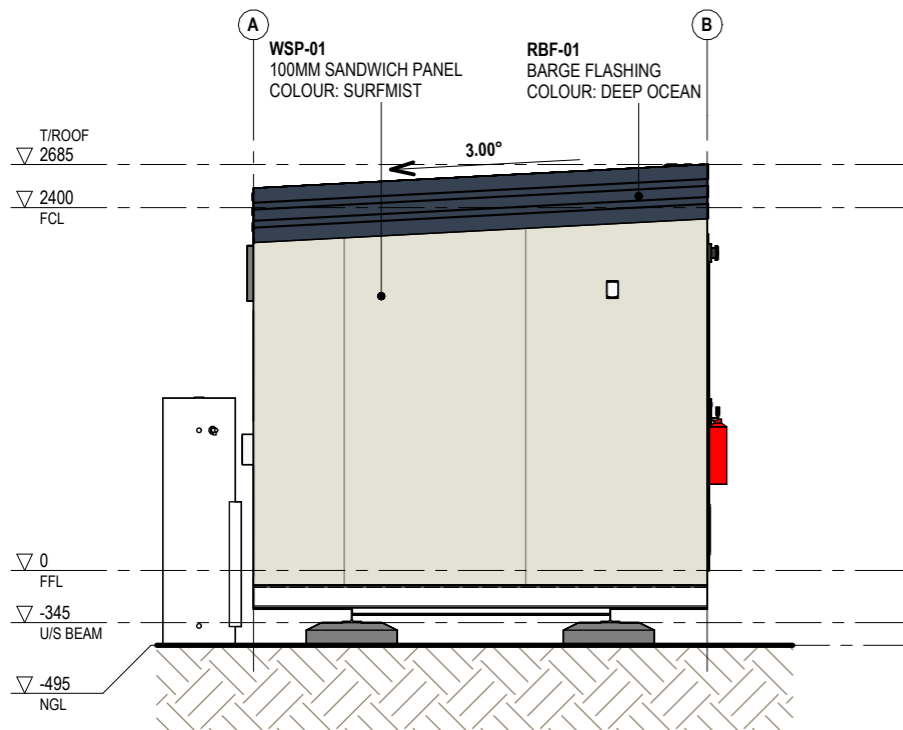
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DRG No: 029-DWG-AR-006

REV:  
K



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2  
A02-FP01  
**SIDE 1 ELEVATION**  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	31/01/24	SC	KP



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J005076-B02

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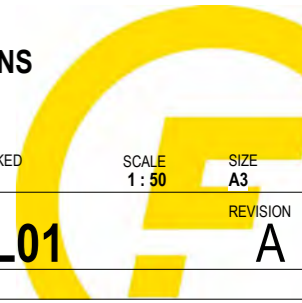
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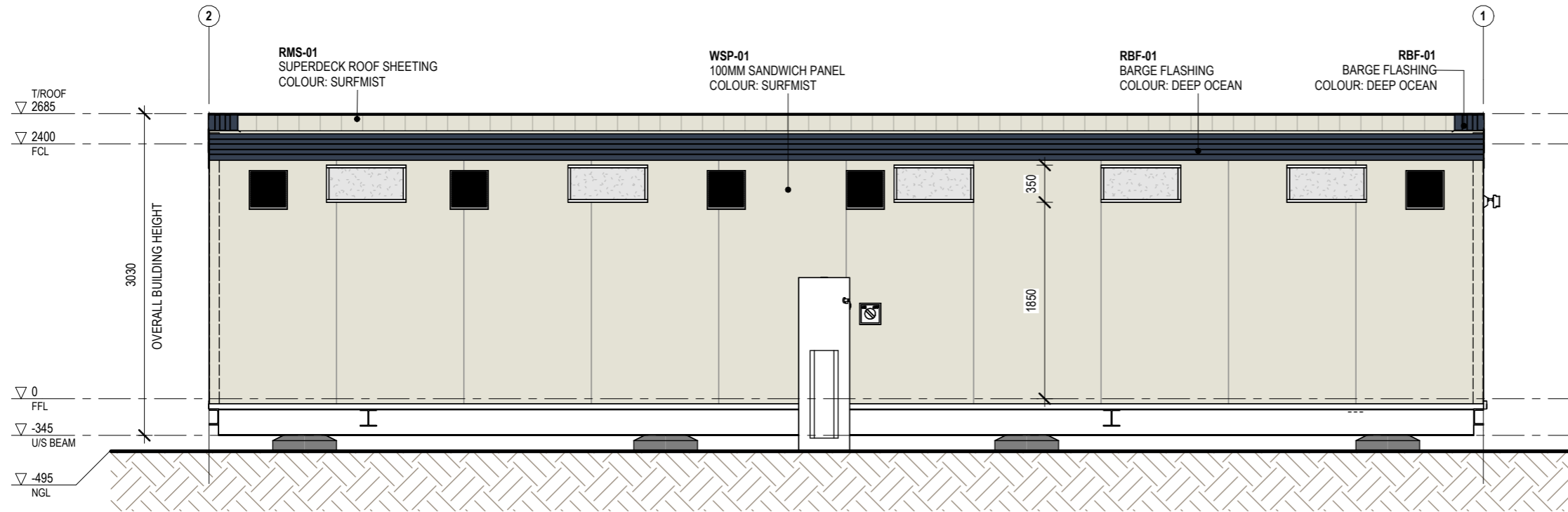
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PROJECT ADDRESS  
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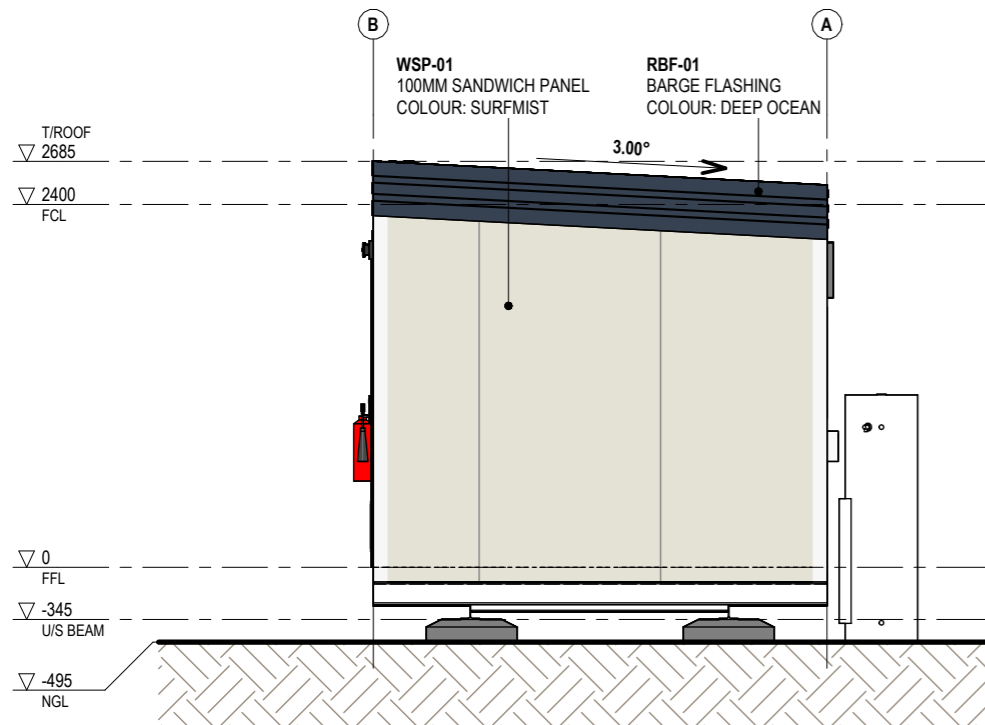
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2 SIDE 2 ELEVATION  
A02-FP01 1:50

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PROJECT ADDRESS  
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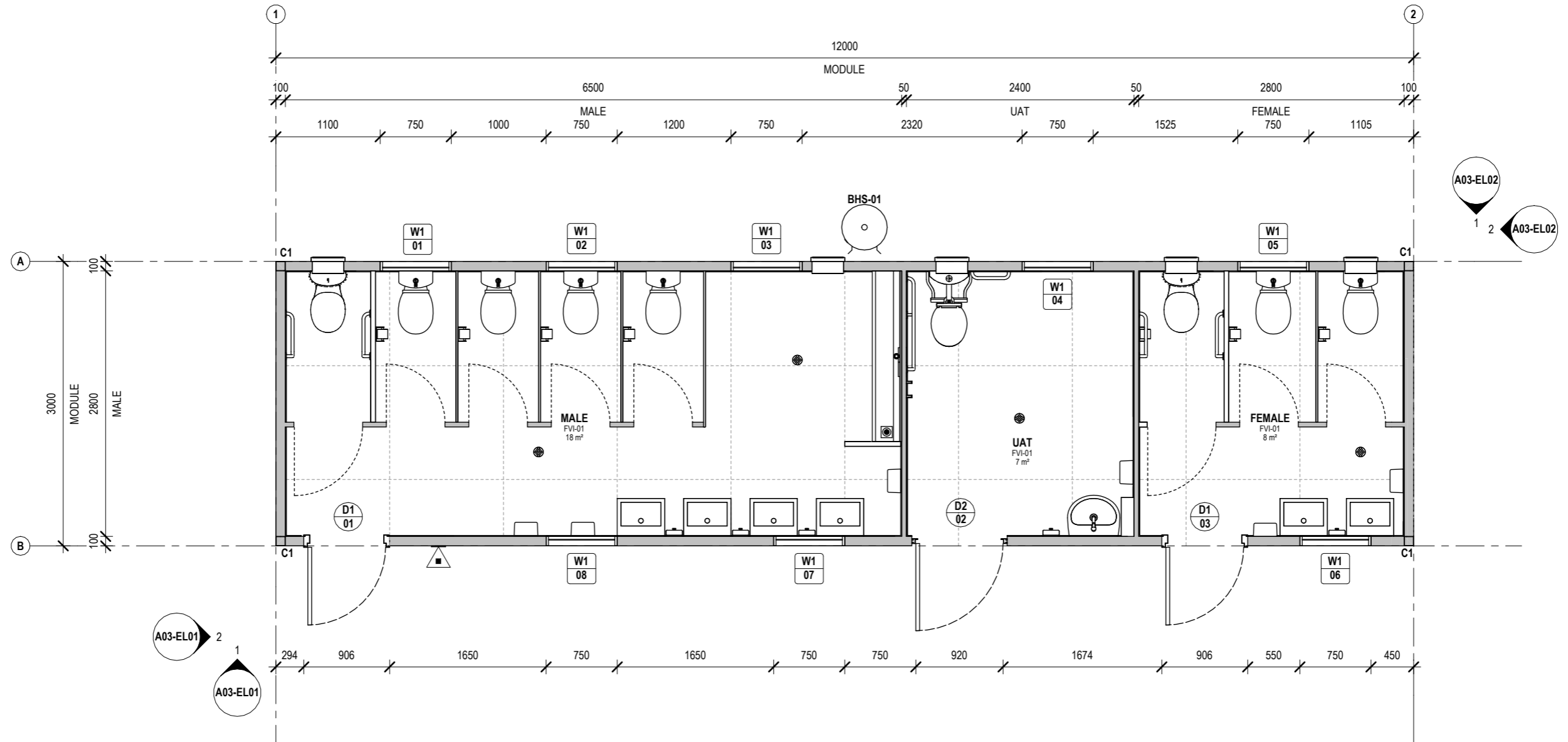
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DRAWING NO.: A03-EL02, REVISION: A

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MALE	18 m <sup>2</sup>
UAT	7 m <sup>2</sup>
TOTAL	33 m <sup>2</sup>



1 FLOOR PLAN  
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NO.	DESCRIPTION	DATE	BY	CHK'D
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FLEETWOOD CAPEX

PROJECT:  
PLANT ABLUTIONS

PROJECT ADDRESS  
XX

NORTH



SHEET  
FLOOR PLAN

DRAWN  
SC

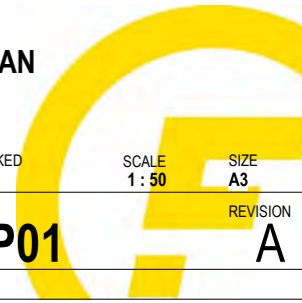
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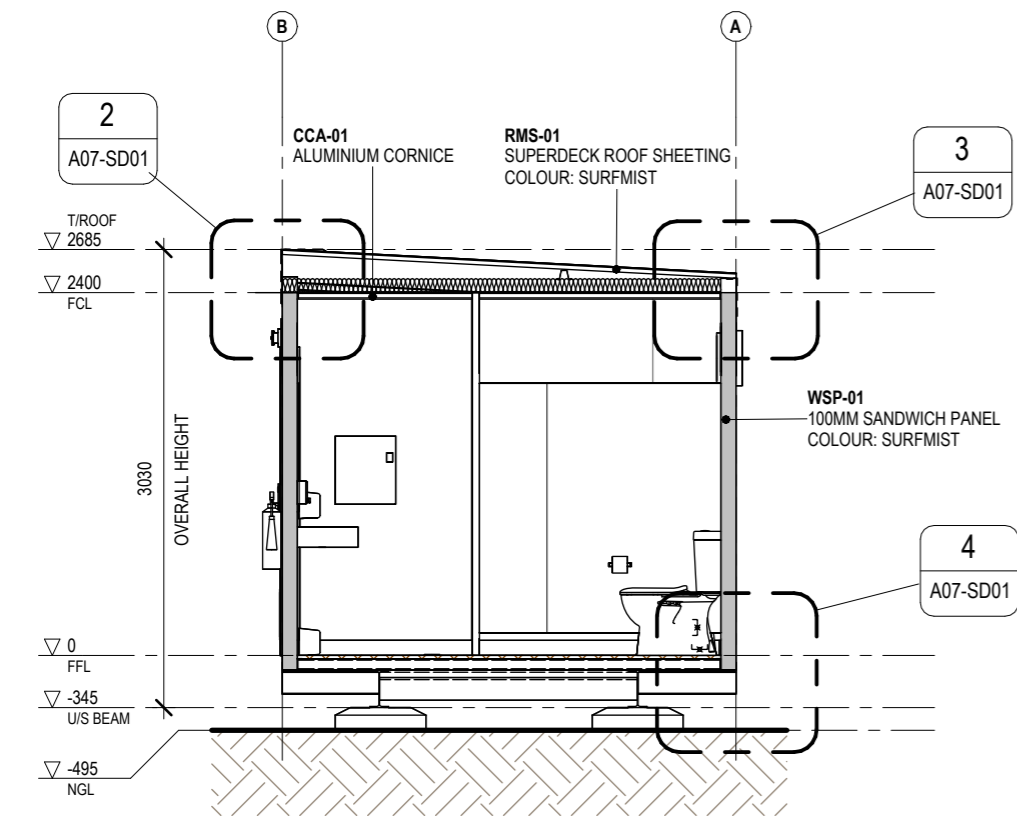
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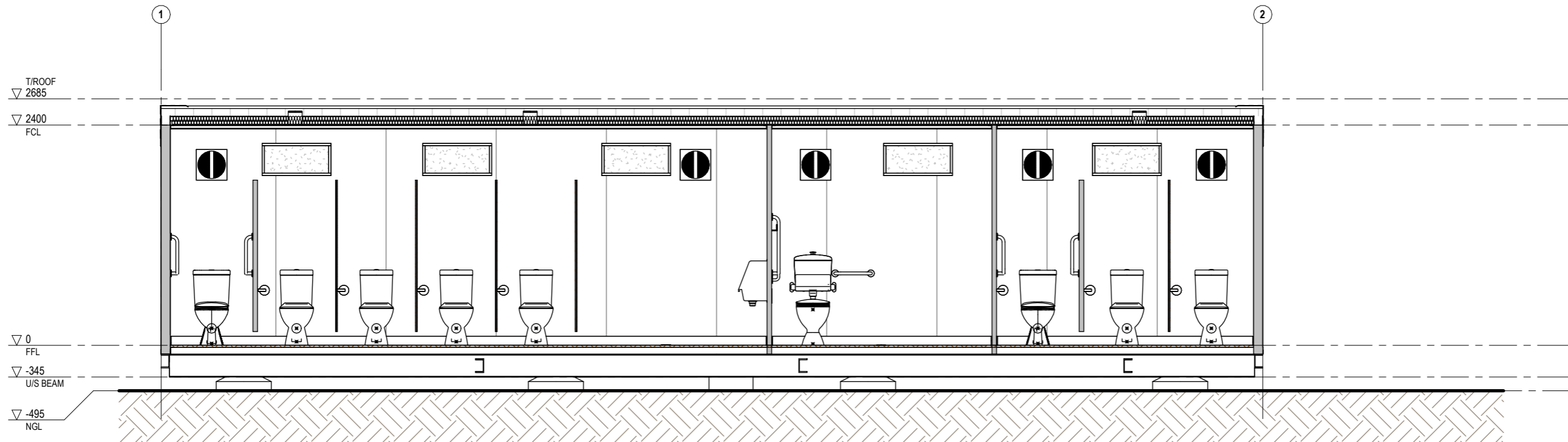
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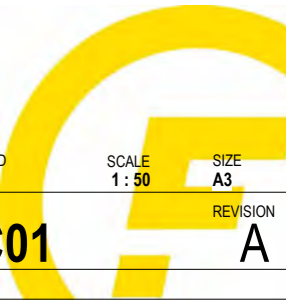
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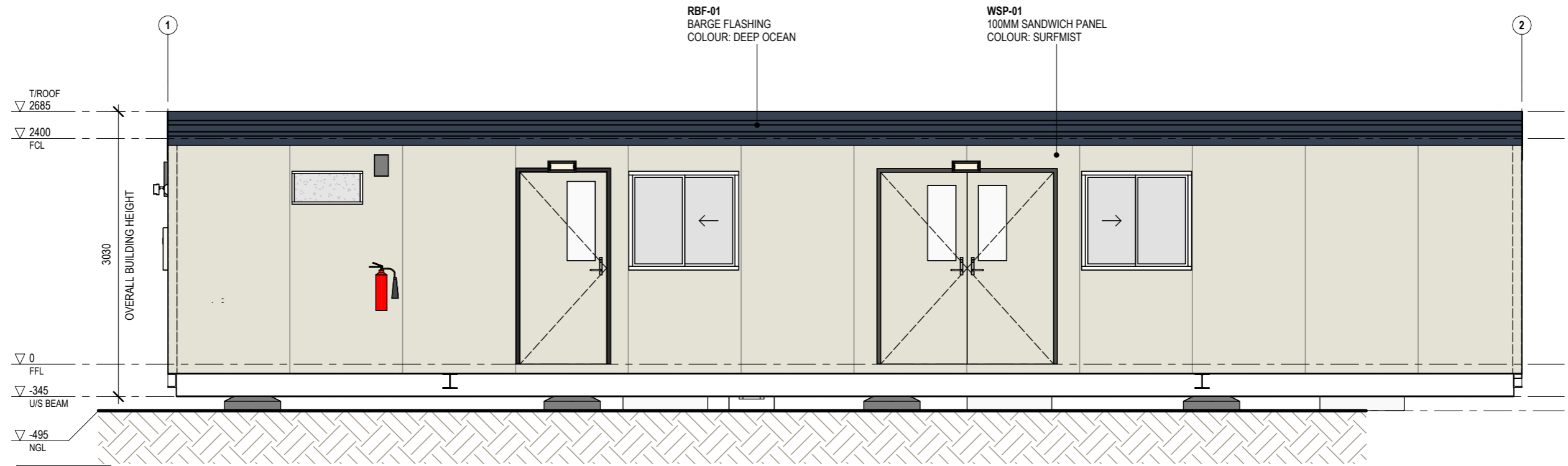
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PROJECT ADDRESS  
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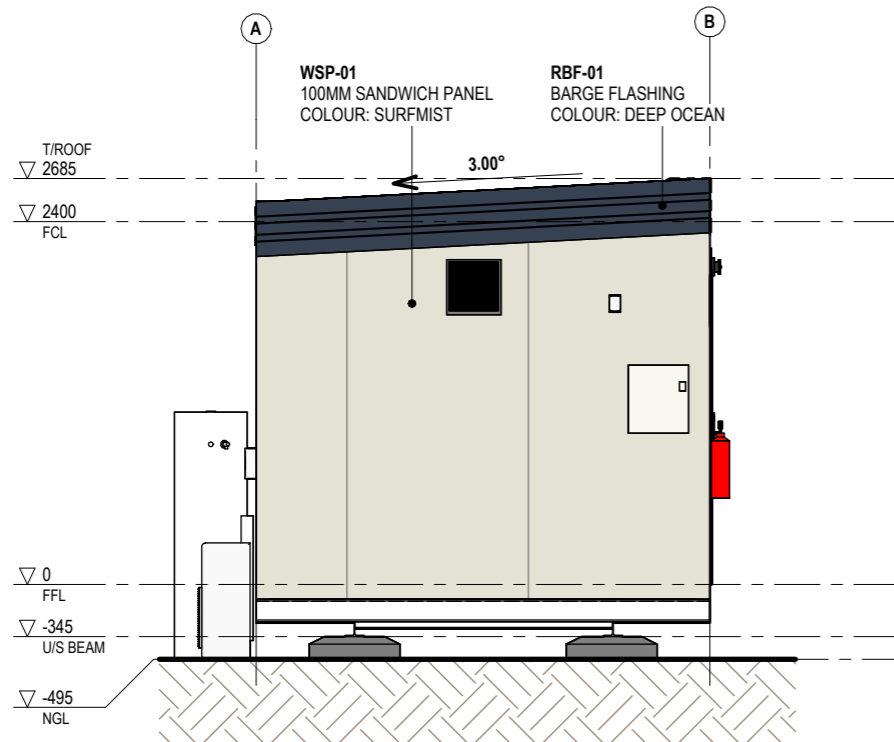
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2 SIDE 1 ELEVATION  
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NO.	DESCRIPTION	DATE	BY	CHK'D
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PROJECT NO.:  
J005076-B08

PROJECT STATUS  
FOR SALES

PROJECT CLIENT  
FLEETWOOD CAPEX

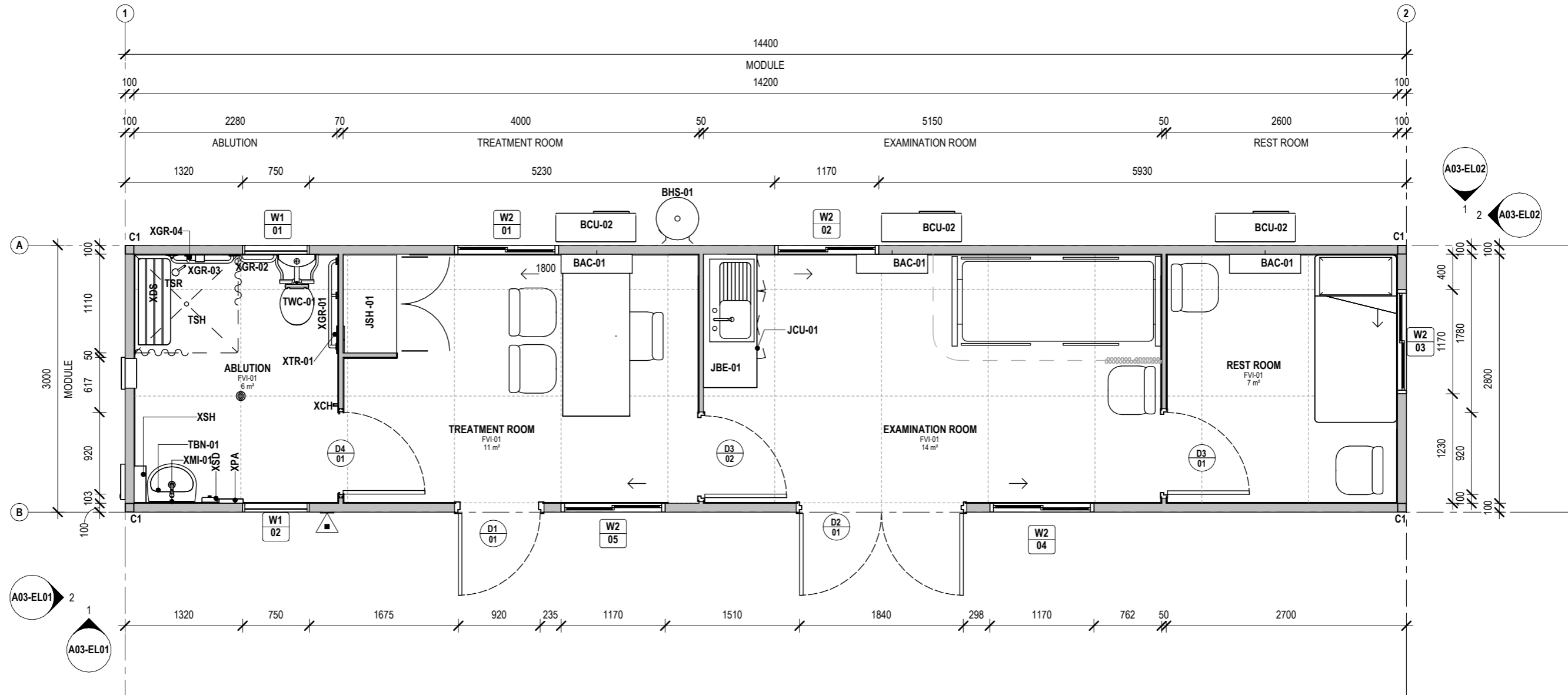
PROJECT:  
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PROJECT ADDRESS  
XX

SHEET  
ELEVATIONS

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EXAMINATION ROOM	14 m <sup>2</sup>
REST ROOM	7 m <sup>2</sup>
TREATMENT ROOM	11 m <sup>2</sup>
TOTAL	39 m <sup>2</sup>



1 FLOOR PLAN  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
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PROJECT NO.:  
J005076-B08

PROJECT STATUS  
FOR SALES

PROJECT CLIENT  
FLEETWOOD CAPEX

PROJECT:  
FIRST AID HUT

PROJECT ADDRESS  
XX

SHEET  
FLOOR PLAN

NORTH



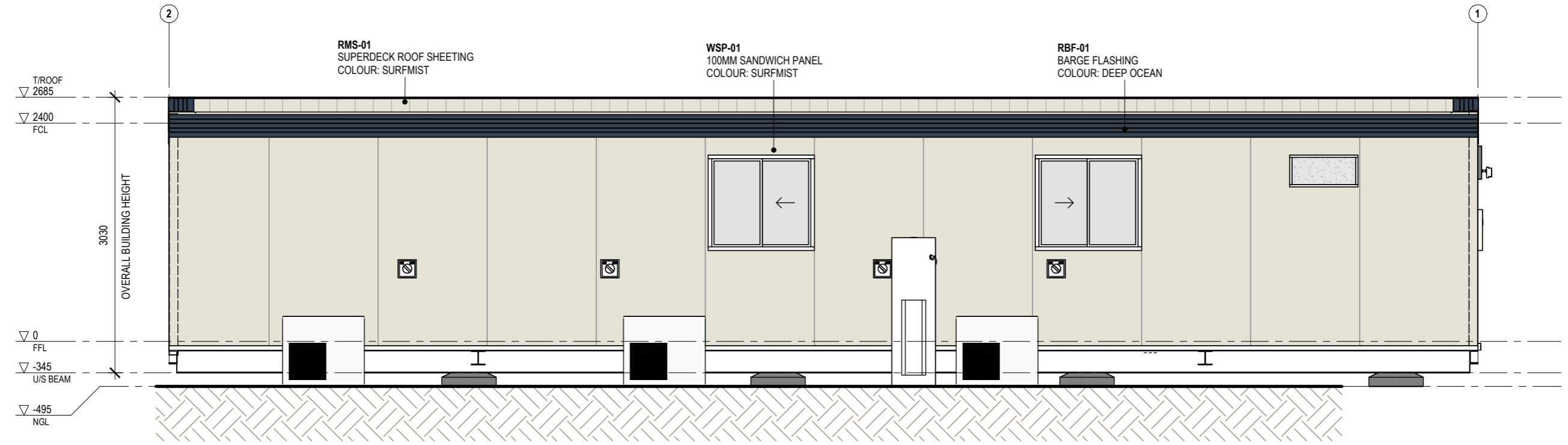
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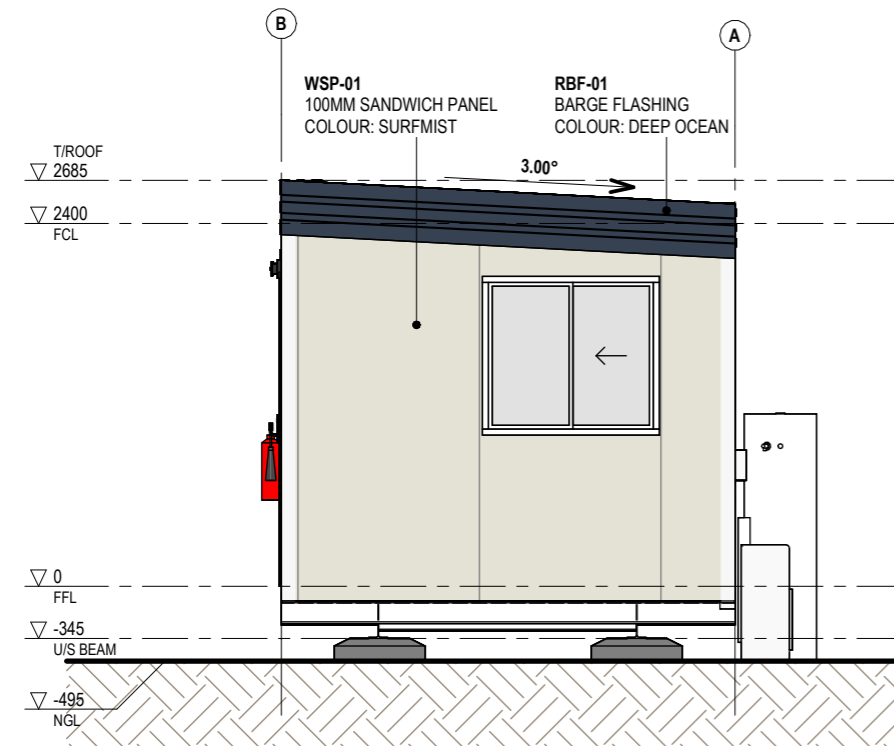
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SCALE: 1 : 50  
SIZE: A3

REVISION  
A



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2	<b>SIDE 2 ELEVATION</b>
A02-FP01	1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
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PROJECT NO.:  
**J005076-B08**

PROJECT STATUS  
**FOR SALES**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

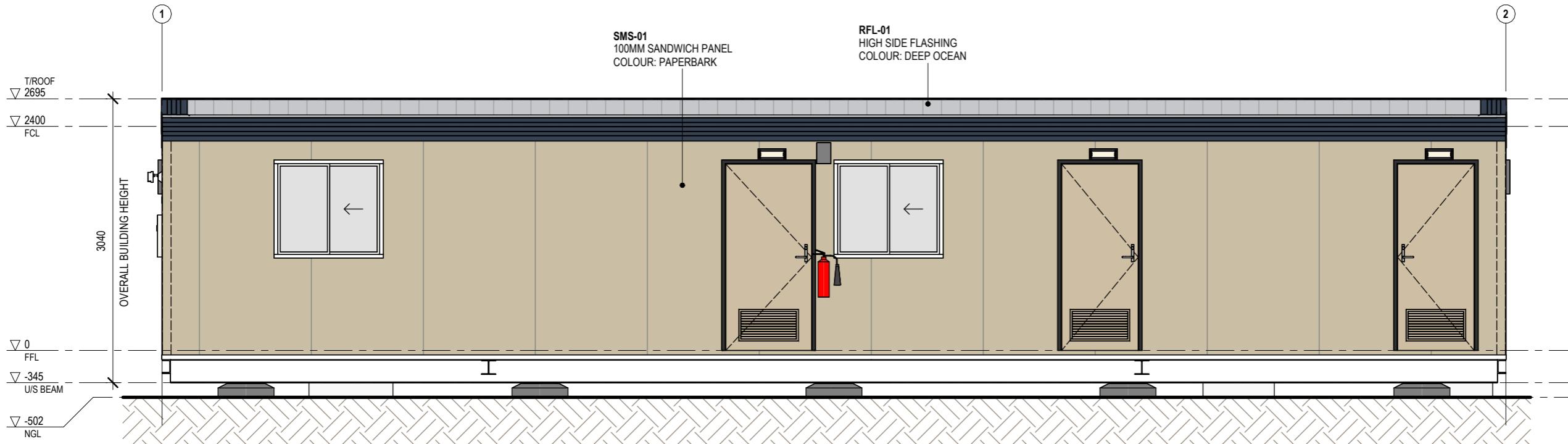
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PROJECT ADDRESS  
**XX**

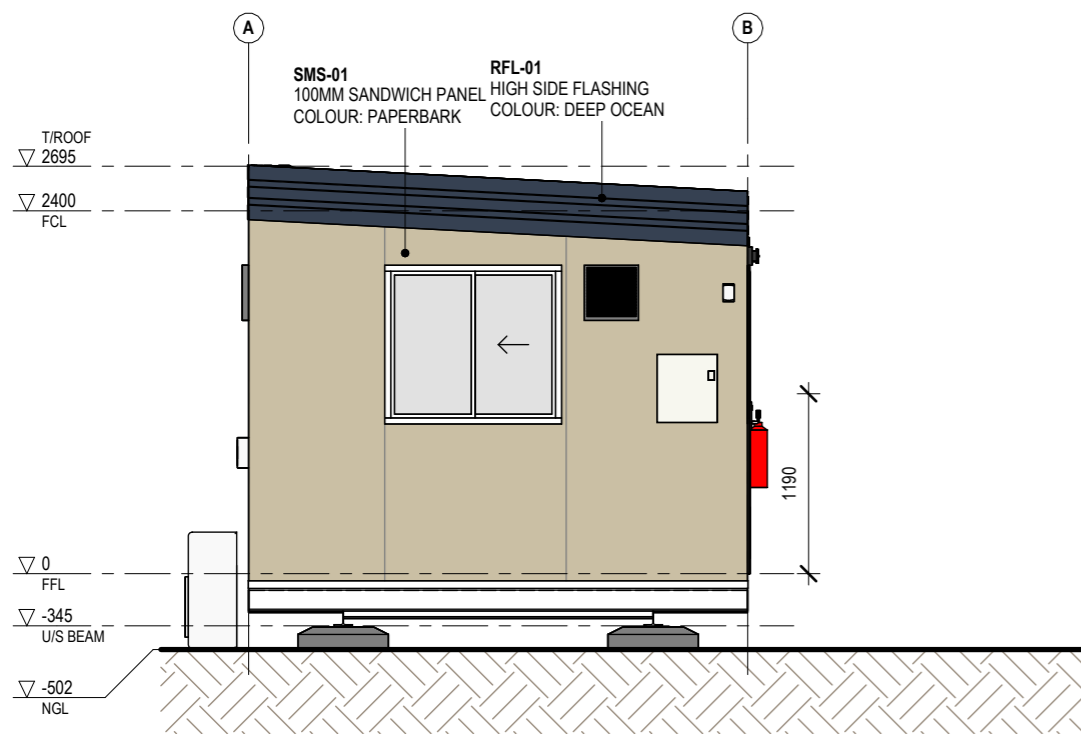
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**ELEVATIONS**

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DC SIGN OFF:



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A02-FP01 1:50



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A02-FP01 1:50

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PROJECT NO.:  
J005076-B07

PROJECT STATUS  
ISSUED FOR REVIEW

PROJECT CLIENT  
FLEETWOOD CAPEX

PROJECT:  
LAUNDRY LINEN CLEANER

PROJECT ADDRESS  
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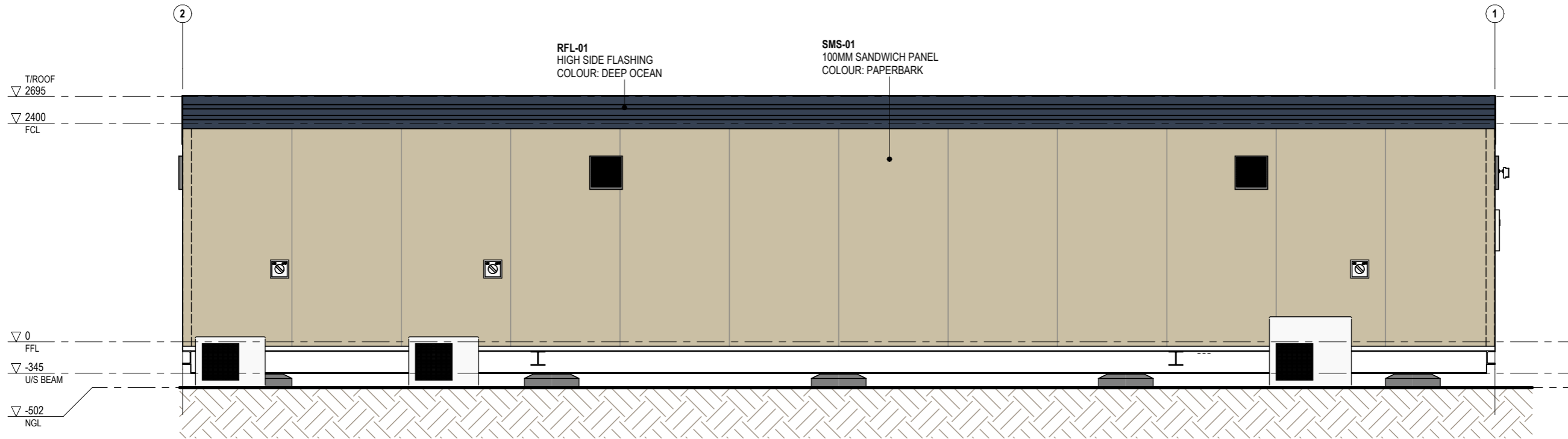
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ELEVATIONS

DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3

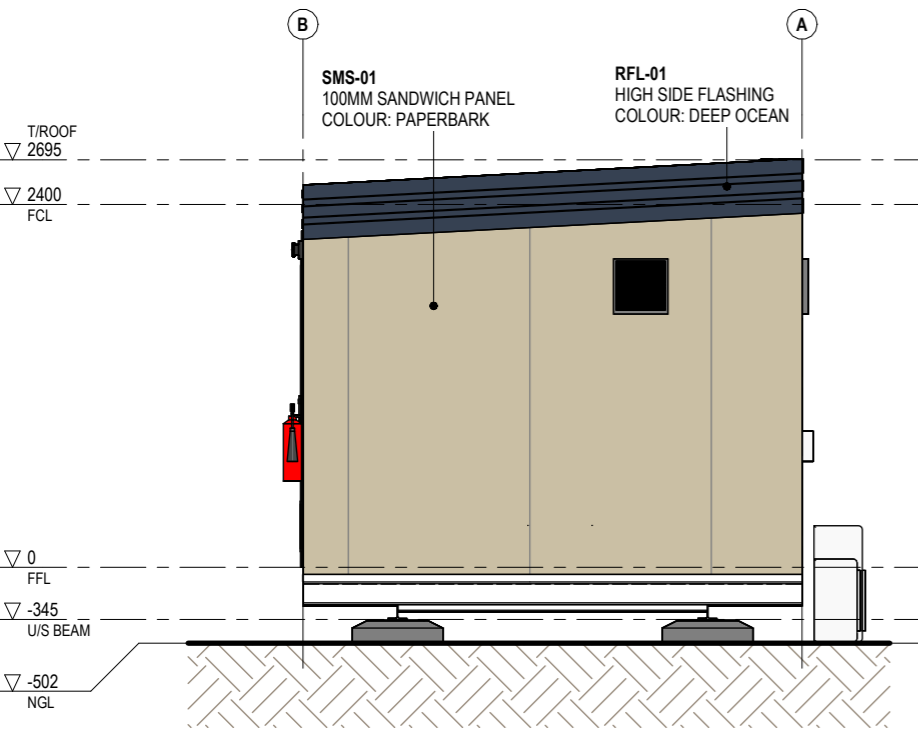
DRAWING NO.:  
A03-EL01

REVISION  
A

DC SIGN OFF:



1 REAR ELEVATION  
A02-FP01 1:50



2 SIDE 2 ELEVATION  
A02-FP01 1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02/02/24	SC	KP



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 4. REFER ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER & AWAIT WRITTEN INSTRUCTION.

PROJECT NO.:  
J005076-B07

PROJECT STATUS  
ISSUED FOR REVIEW

PROJECT CLIENT  
FLEETWOOD CAPEX

PROJECT:  
LAUNDRY LINEN CLEANER

PROJECT ADDRESS  
XX

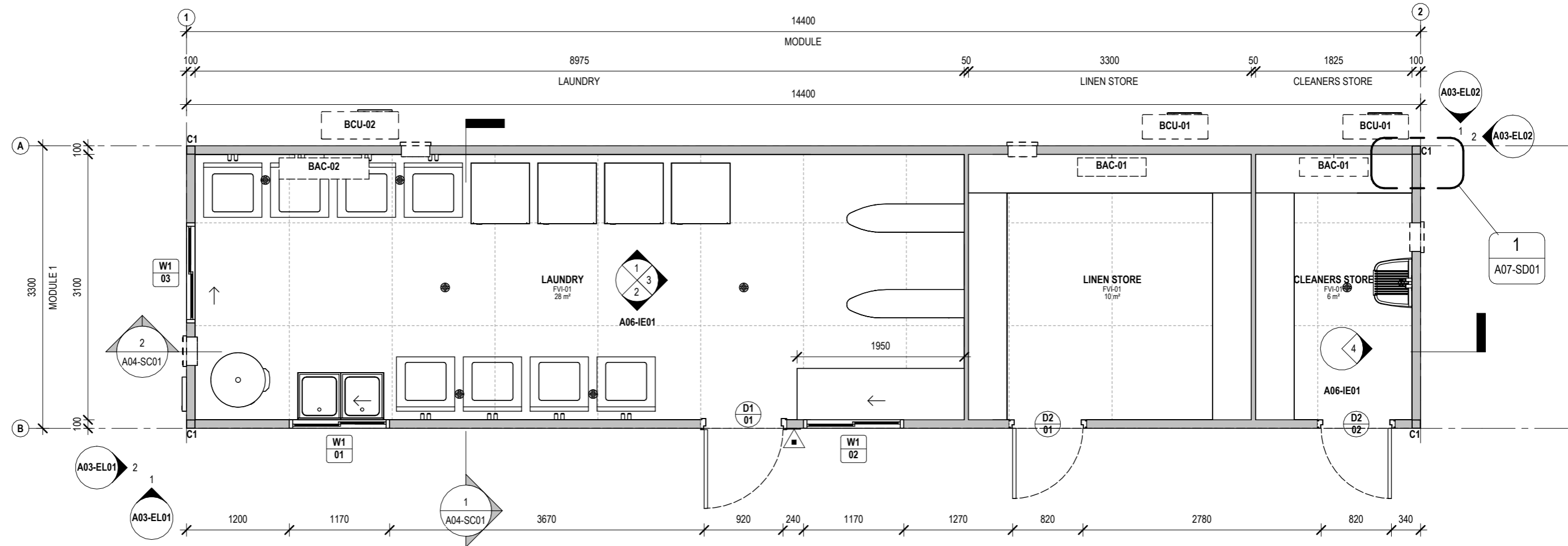
SHEET  
ELEVATIONS

DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, REVISION: A

DRAWING NO.  
A03-EL02

DC SIGN OFF:

ROOM NAME	AREA
CLEANERS STORE	6 m <sup>2</sup>
LAUNDRY	28 m <sup>2</sup>
LINEN STORE	10 m <sup>2</sup>
TOTAL	44 m <sup>2</sup>



1 FLOOR PLAN  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02/02/24	SC	KP



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PROJECT NO.:  
J005076-B07

PROJECT STATUS  
ISSUED FOR REVIEW

PROJECT CLIENT  
FLEETWOOD CAPEX

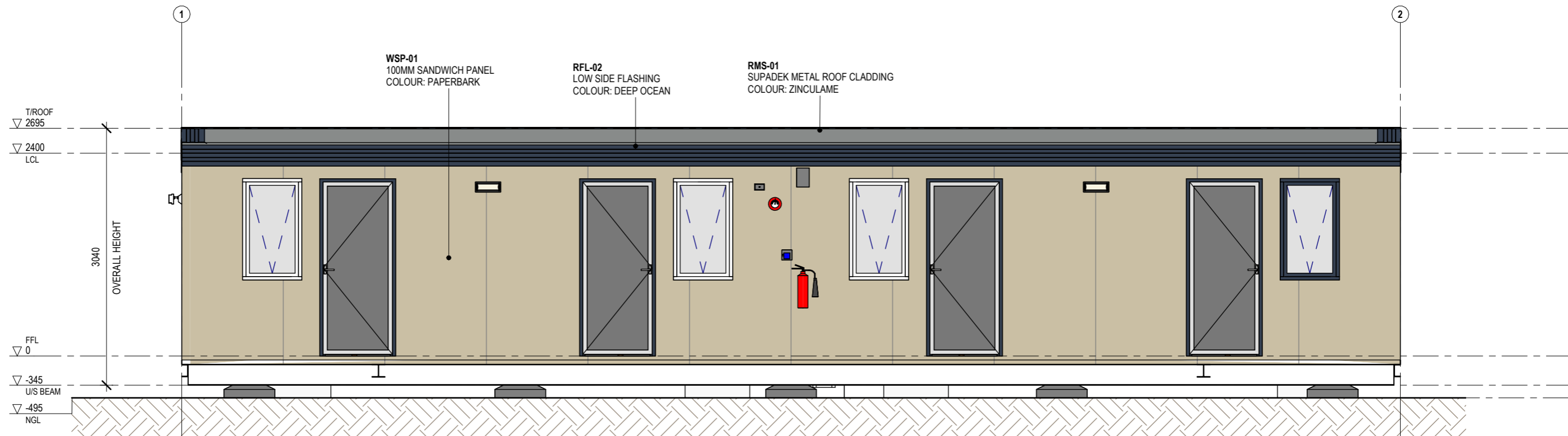
PROJECT:  
LAUNDRY LINEN CLEANER

PROJECT ADDRESS  
XX

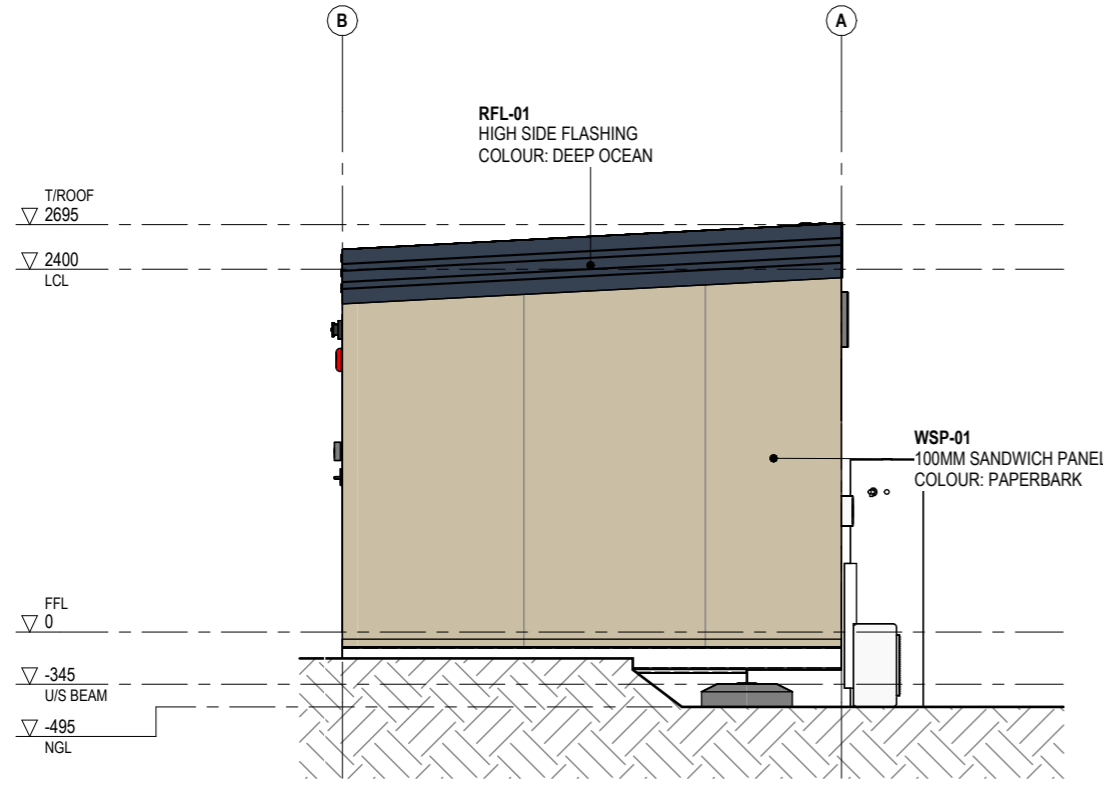
SHEET  
FLOOR PLAN



DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, DRAWING NO.: A02-FP01, REVISION: A, DC SIGN OFF:



1 FRONT ELEVATION  
A02-FP01 1:50



2 SIDE 1 ELEVATION  
A02-FP01 1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	06.02.24	SC	KP



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PROJECT NO.:  
**J005076-B01**

PROJECT STATUS  
**ISSUED FOR REVIEW**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

PROJECT:  
**4P SPQ**

PROJECT ADDRESS  
**XX**

SHEET  
**EXTERNAL ELEVATION**

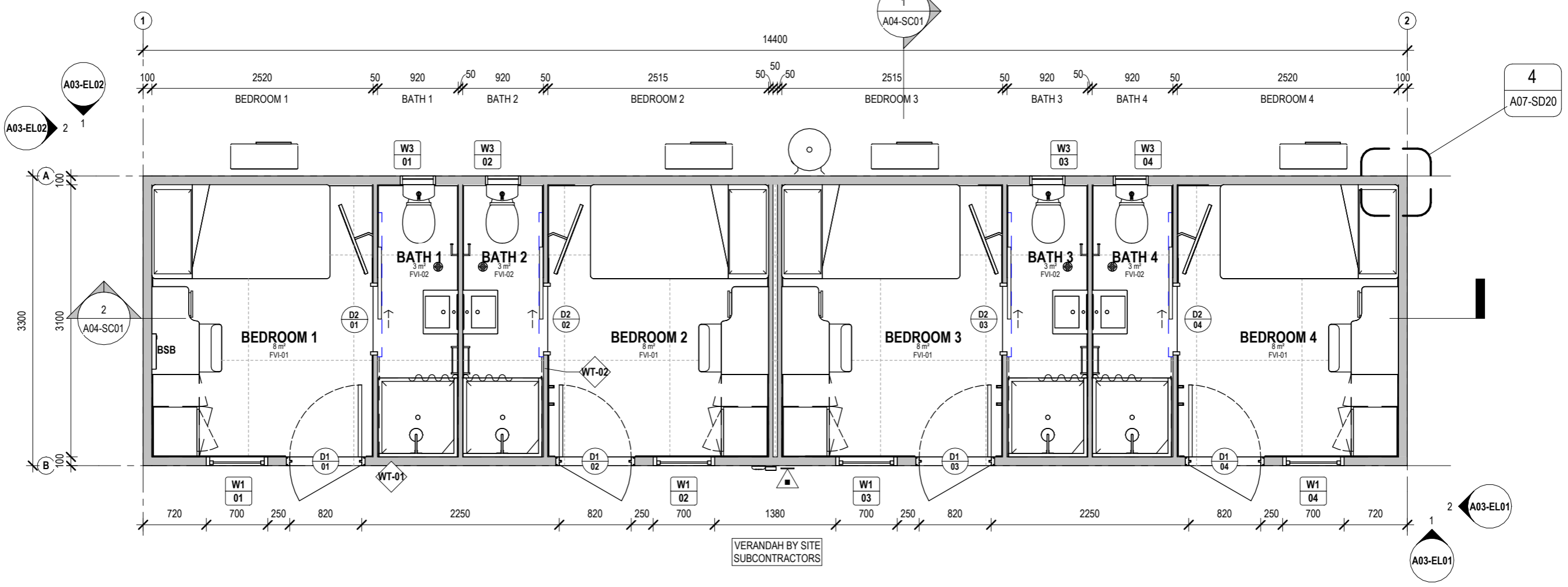
DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, REVISION: A

DRAWING NO.  
**A03-EL01**

DC SIGN OFF:

ROOM NAME	AREA
BATH 1	3 m <sup>2</sup>
BEDROOM 1	8 m <sup>2</sup>
TOTAL	11 m <sup>2</sup>

50% OF BUILDS TO HAVE BSB LOCATED ON LHS  
50% OF BUILDS TO HAVE BSB LOCATED ON RHS



1 FLOOR PLAN  
1:50

**WALL TYPES LEGEND**

- WT-01 100MM WSP-01 EXTERNAL WALL
- WT-02 50MM WSP-02 INTERNAL WALL

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	06.02.24	SC	KP



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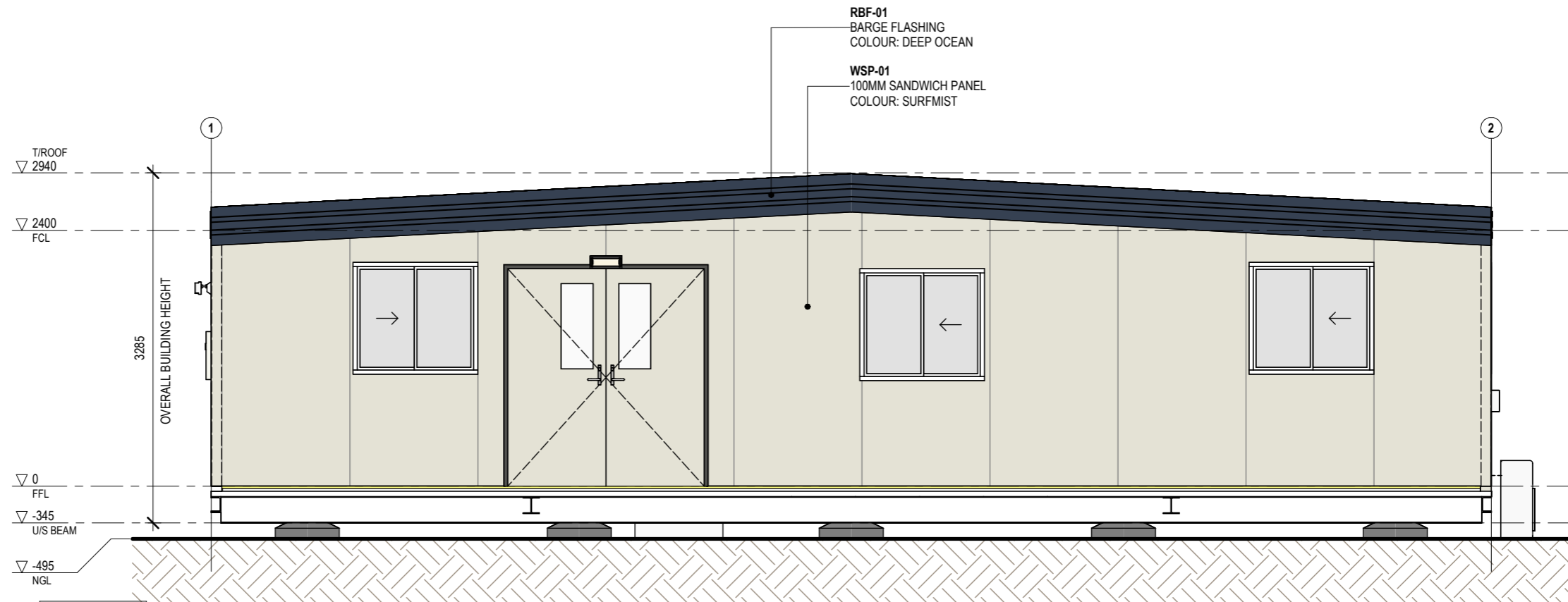
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PROJECT NO.: J005076-B01  
PROJECT STATUS: ISSUED FOR REVIEW  
PROJECT CLIENT: FLEETWOOD CAPEX

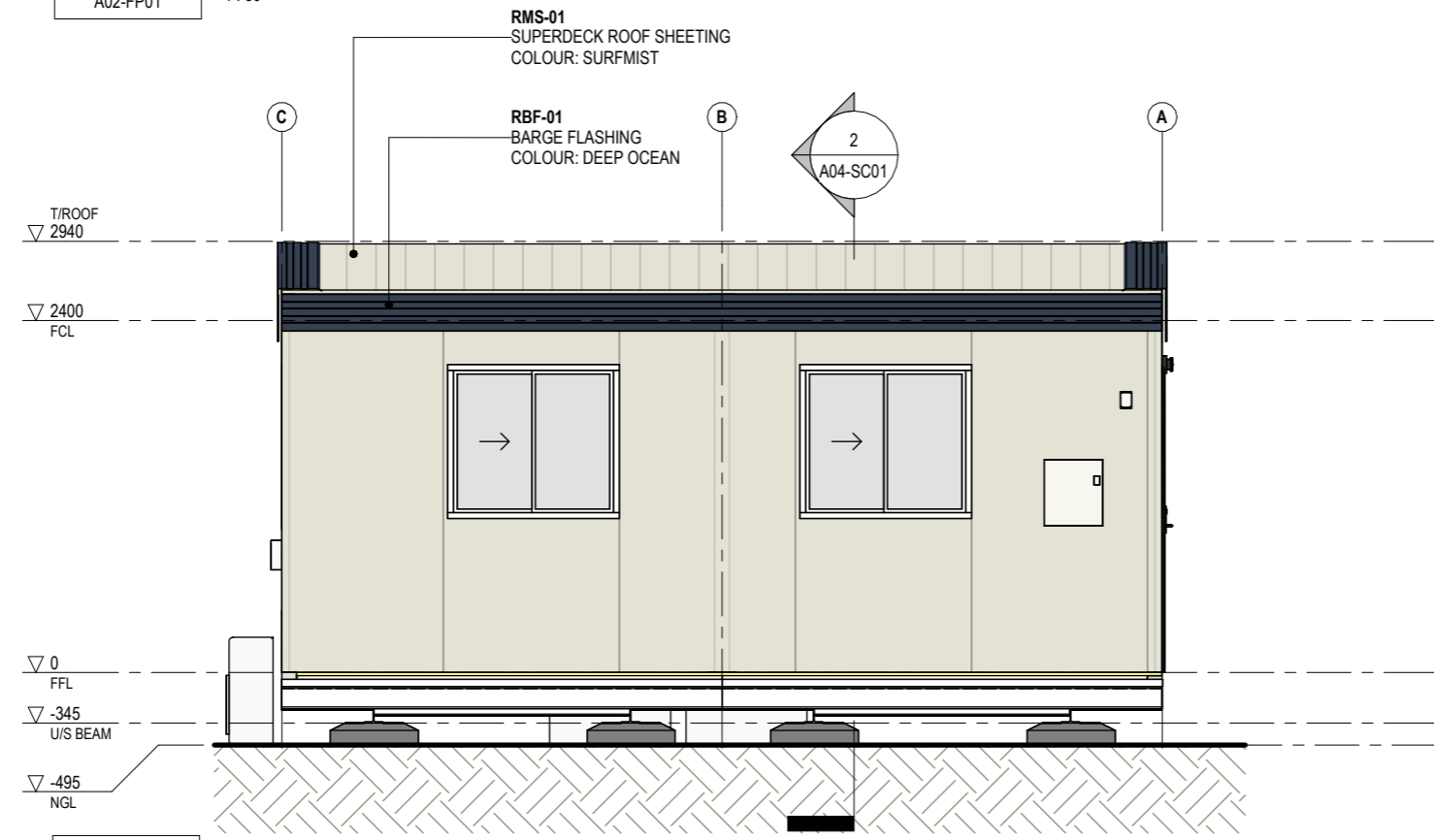
PROJECT: 4P SPQ  
PROJECT ADDRESS: XX

SHEET FLOOR PLAN

DRAWN: SC, CHECKED: KP, SCALE: As indicated, SIZE: A3, REVISION: A  
DRAWING NO. A02-FP01  
DC SIGN OFF:



1  
A02-FP01  
**FRONT ELEVATION**  
1 : 50



2  
A02-FP01  
**SIDE 1 ELEVATION**  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	06/02/24	SC	KP



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PROJECT NO.:  
**J005076-B05**

PROJECT STATUS  
**ISSUED FOR REVIEW**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

PROJECT:  
**OFFICE**

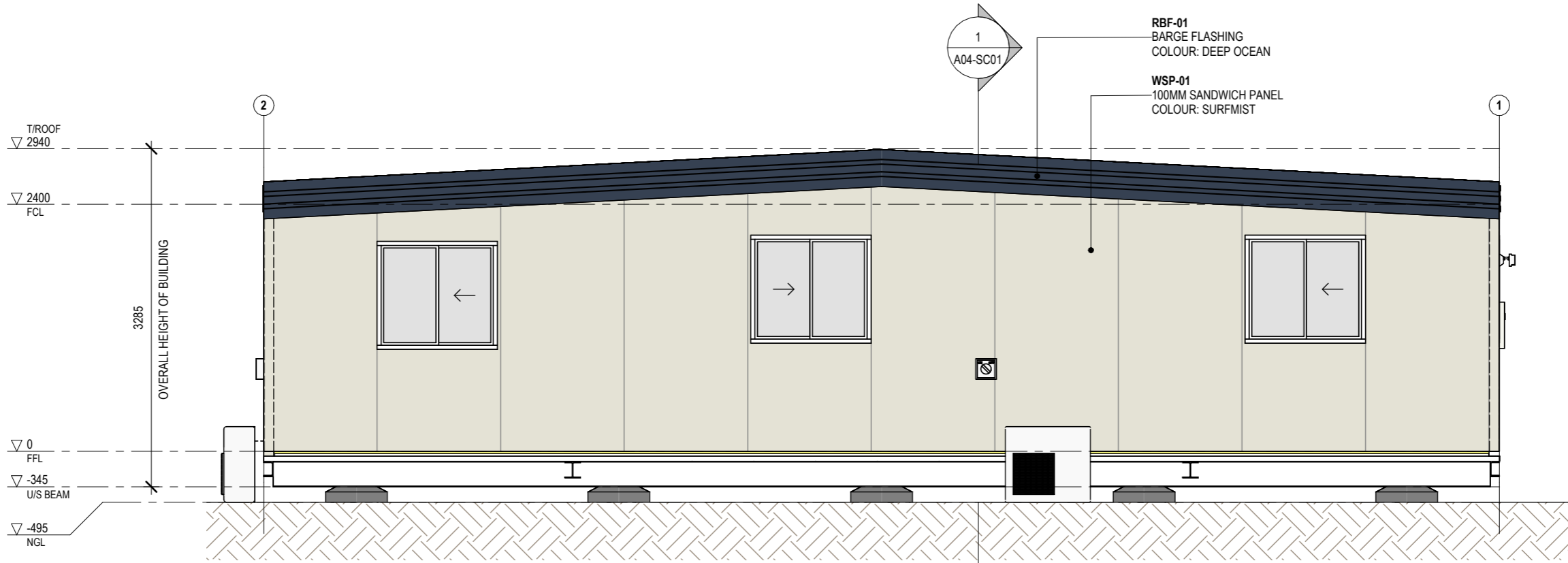
PROJECT ADDRESS  
**XX**

SHEET  
**ELEVATIONS**

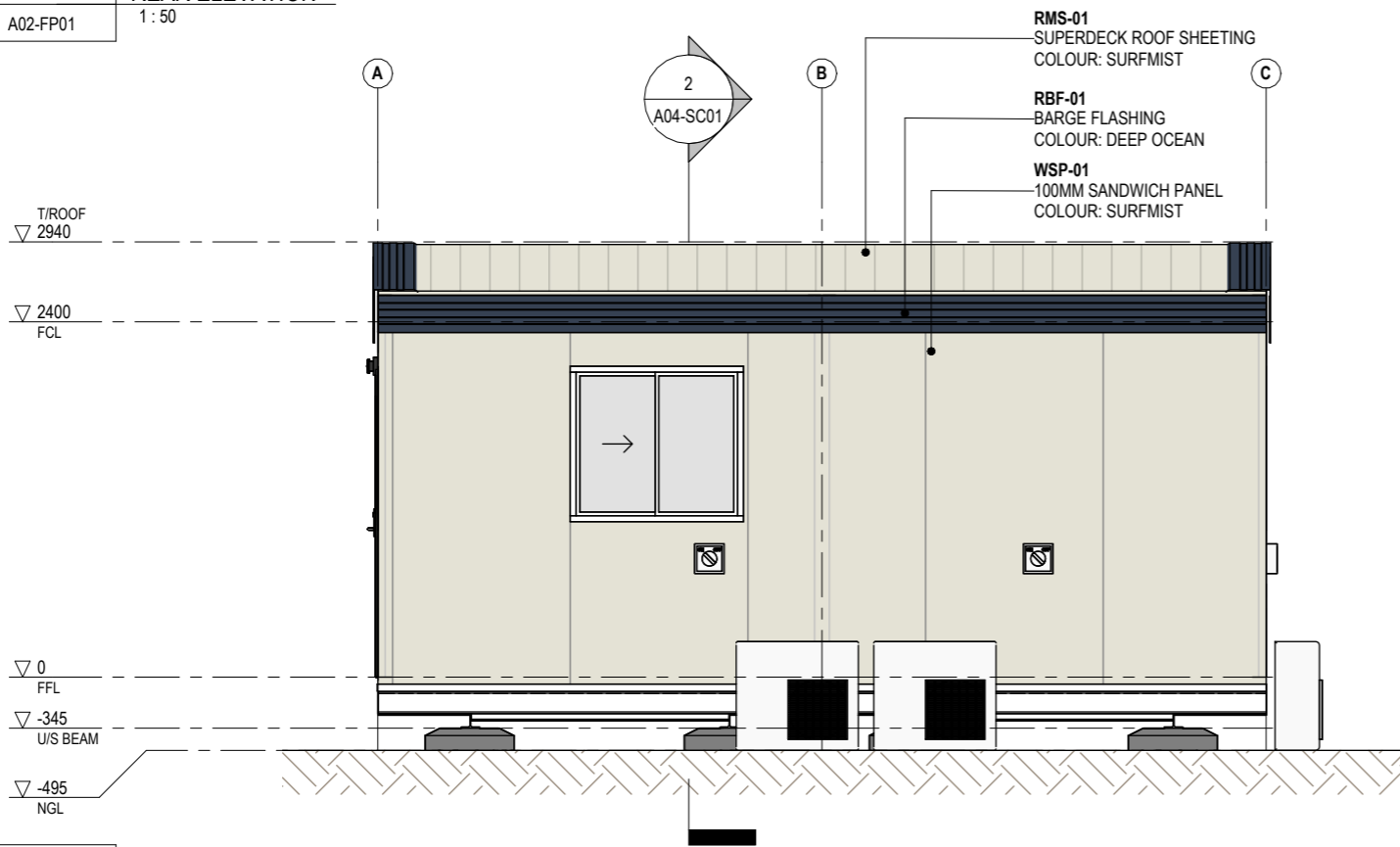
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DRAWING NO.: **A03-EL01**, REVISION: **A**

DC SIGN OFF:



2 REAR ELEVATION  
A02-FP01 1:50



1 SIDE 2 ELEVATION  
A02-FP01 1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	06/02/24	SC	KP

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PROJECT NO.:  
**J005076-B05**

PROJECT STATUS  
**ISSUED FOR REVIEW**

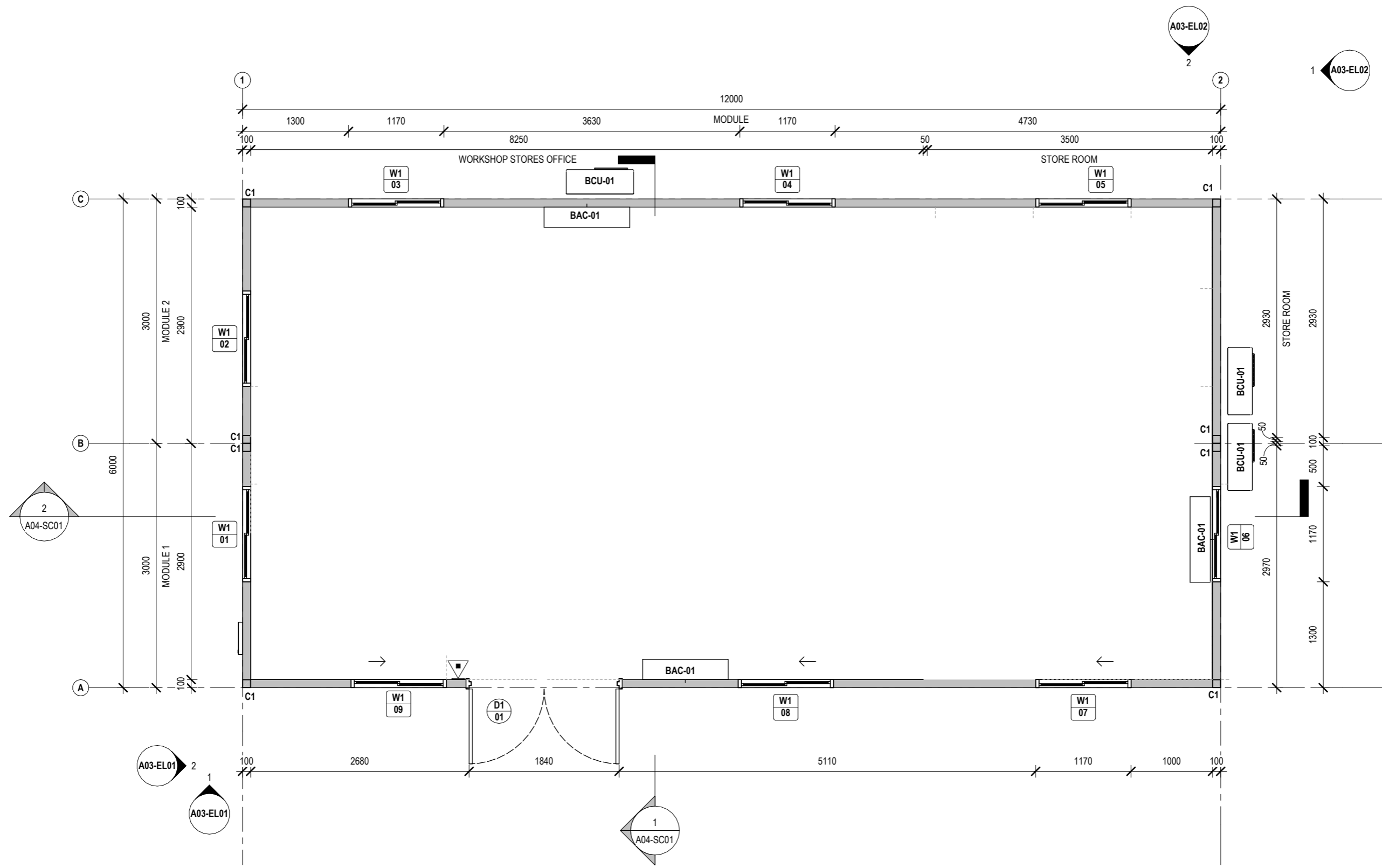
PROJECT CLIENT  
**FLEETWOOD CAPEX**

PROJECT:  
**OFFICE**

PROJECT ADDRESS  
**XX**

SHEET  
**ELEVATIONS**

DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, DRAWING NO.: **A03-EL02**, REVISION: **A**, DC SIGN OFF:



1 FLOOR PLAN  
1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	06/02/24	SC	KP



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PROJECT NO.:  
J005076-B05

PROJECT STATUS  
ISSUED FOR REVIEW

PROJECT CLIENT  
FLEETWOOD CAPEX

PROJECT:  
LOCKER ROOM

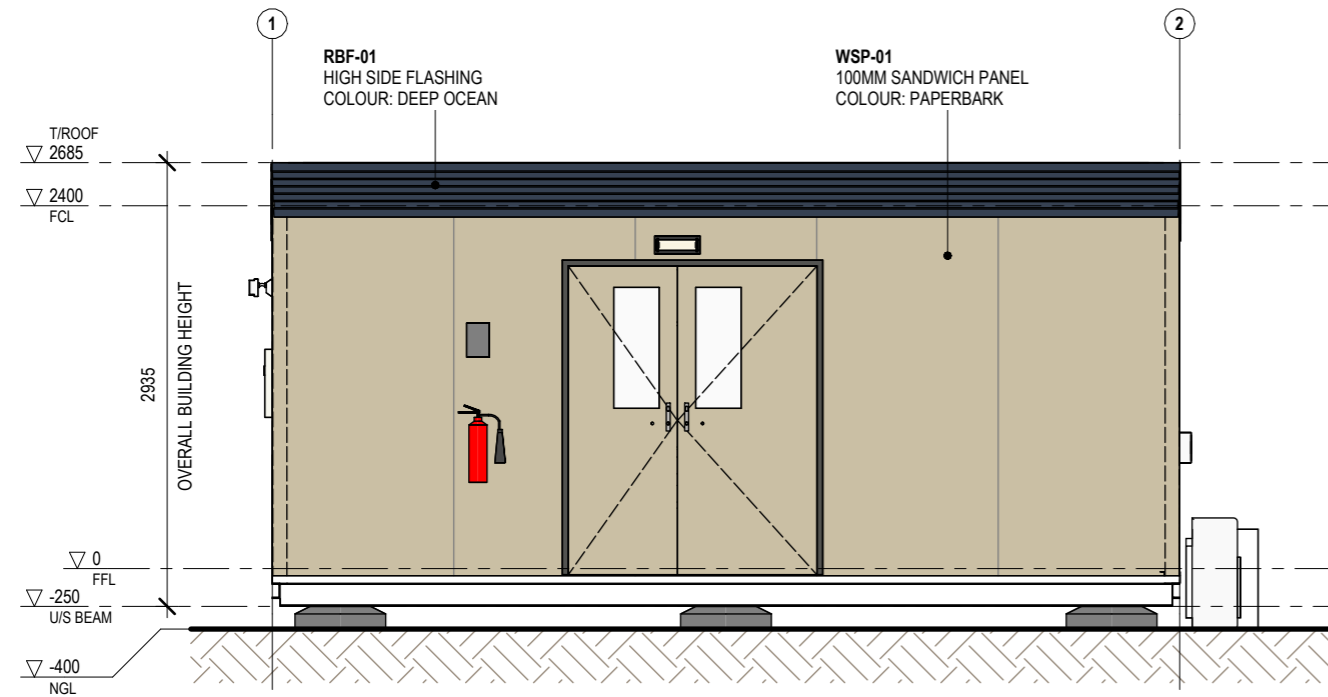
PROJECT ADDRESS  
XX

NORTH

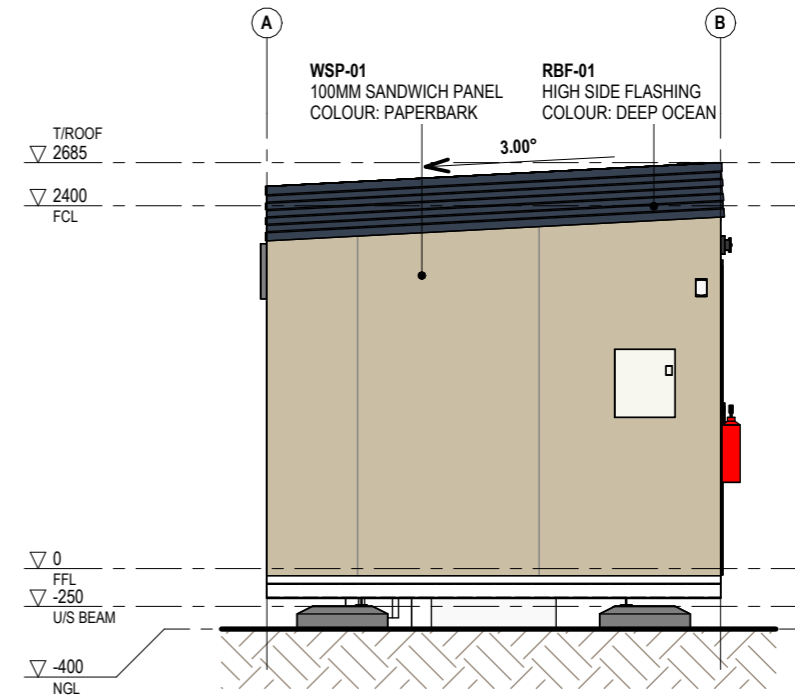


SHEET  
FLOOR PLAN

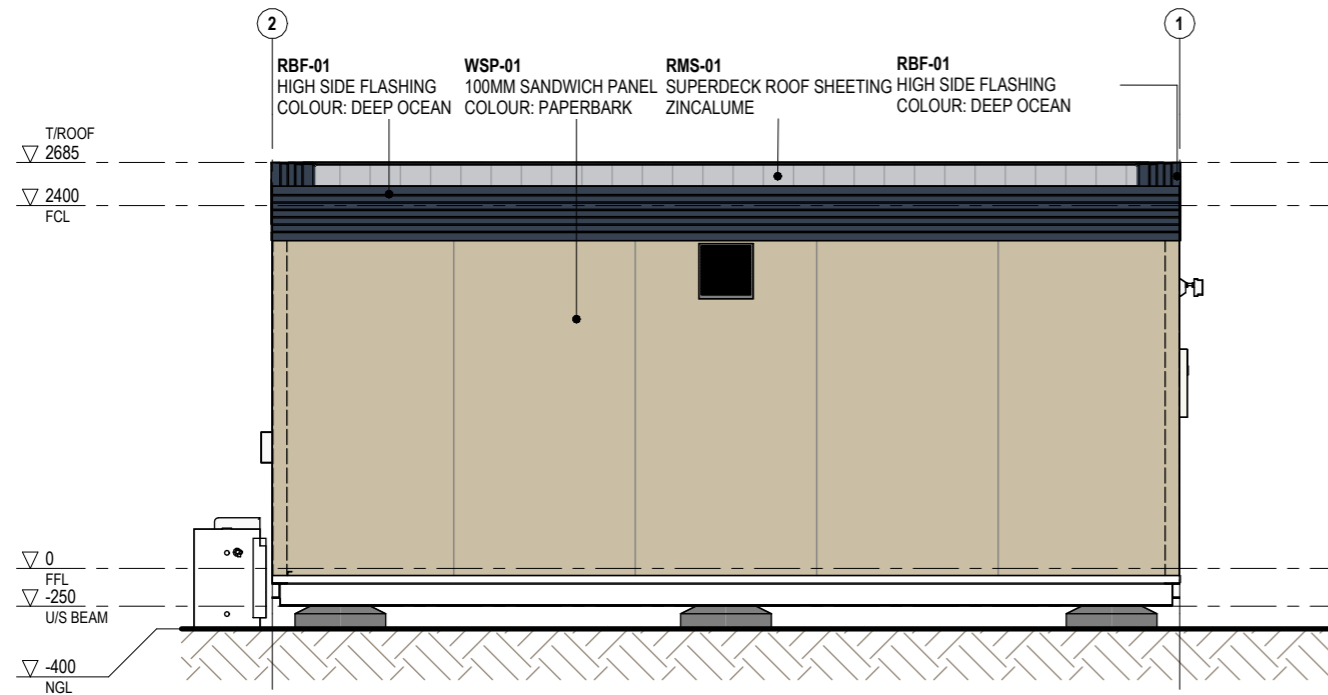
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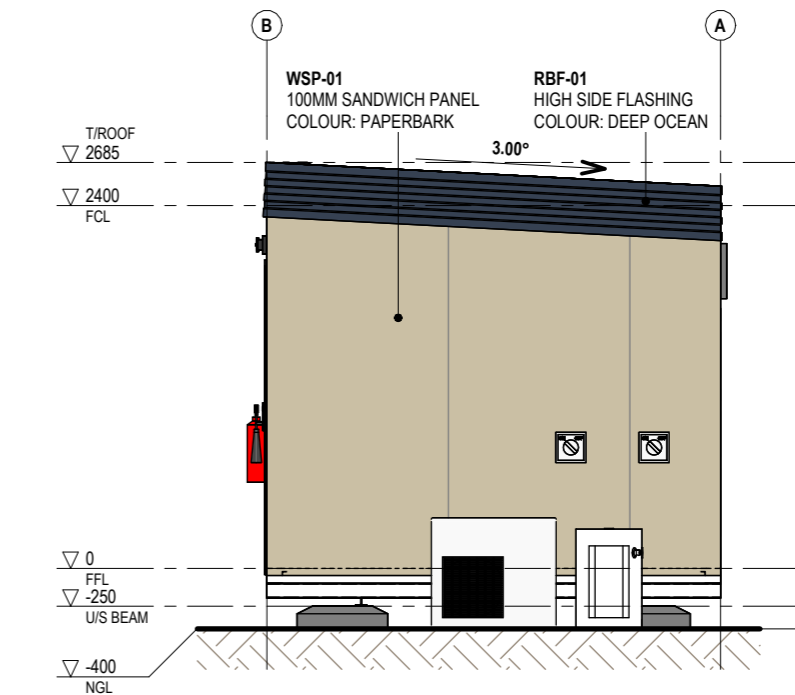
1 FRONT ELEVATION  
A02-FP01 1:50



2 SIDE 1 ELEVATION  
A02-FP01 1:50



3 REAR ELEVATION  
A02-FP01 1:50



4 SIDE 2 ELEVATION  
A02-FP01 1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	30.01.24	SC	KP

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PROJECT NO.:  
**J005076-B04**

PROJECT STATUS  
**ISSUED FOR REVIEW**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

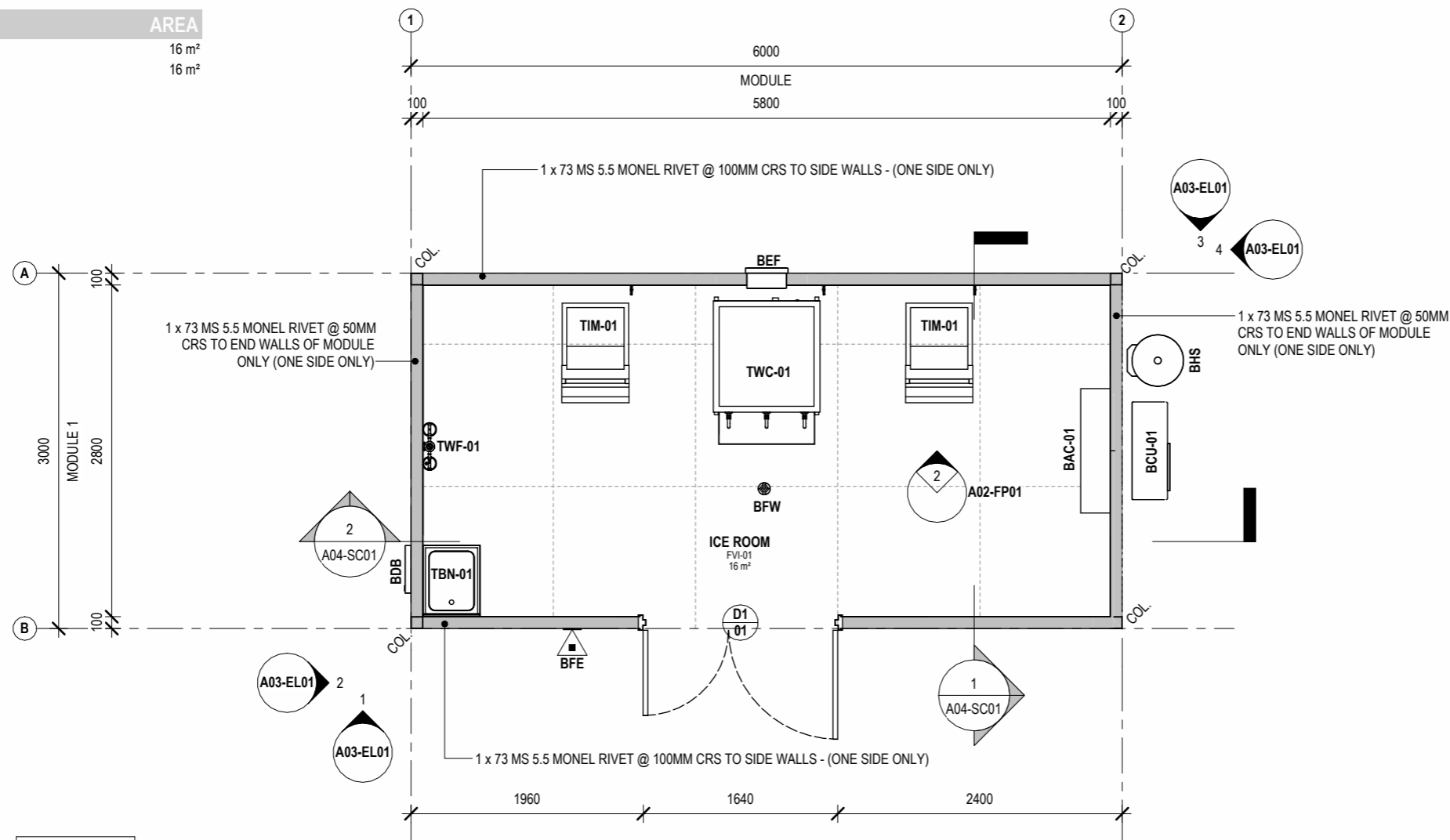
PROJECT:  
**ICE ROOM**

PROJECT ADDRESS  
**XX**

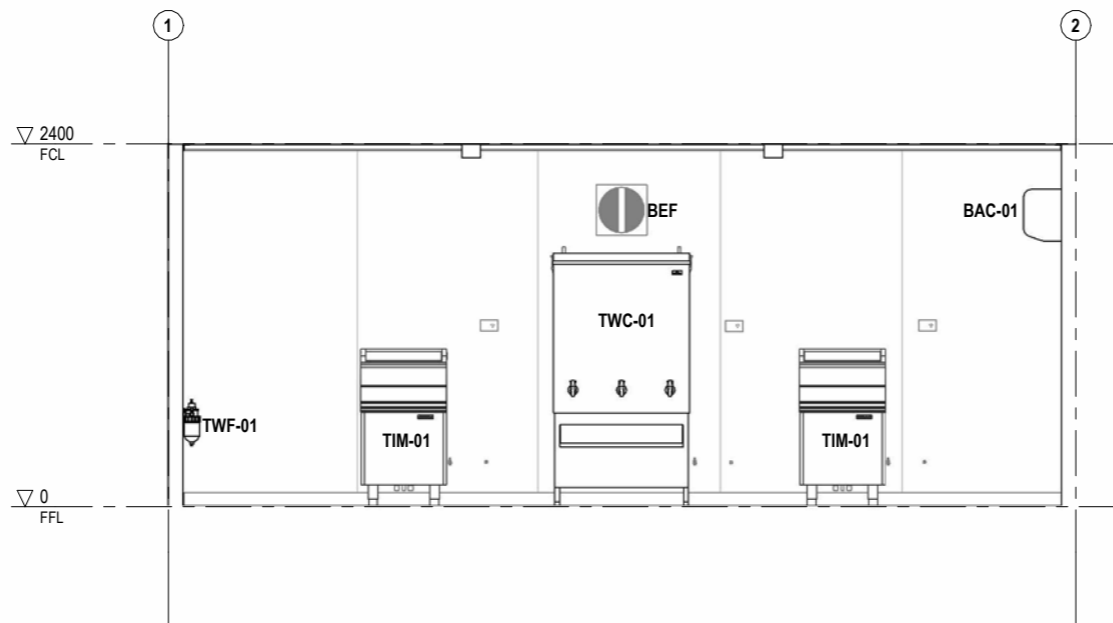
SHEET  
**ELEVATIONS**

DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, DRAWING NO.: **A03-EL01**, REVISION: **A**, DC SIGN OFF:

ROOM NAME	AREA
ICE ROOM	16 m <sup>2</sup>
TOTAL	16 m <sup>2</sup>



1 FLOOR PLAN  
1 : 50



2 INTERNAL ELEVATION  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	30.01.24	SC	KP



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PROJECT NO.:  
J005076-B04

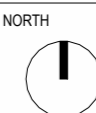
PROJECT STATUS  
ISSUED FOR REVIEW

PROJECT CLIENT  
FLEETWOOD CAPEX

PROJECT:  
ICE ROOM

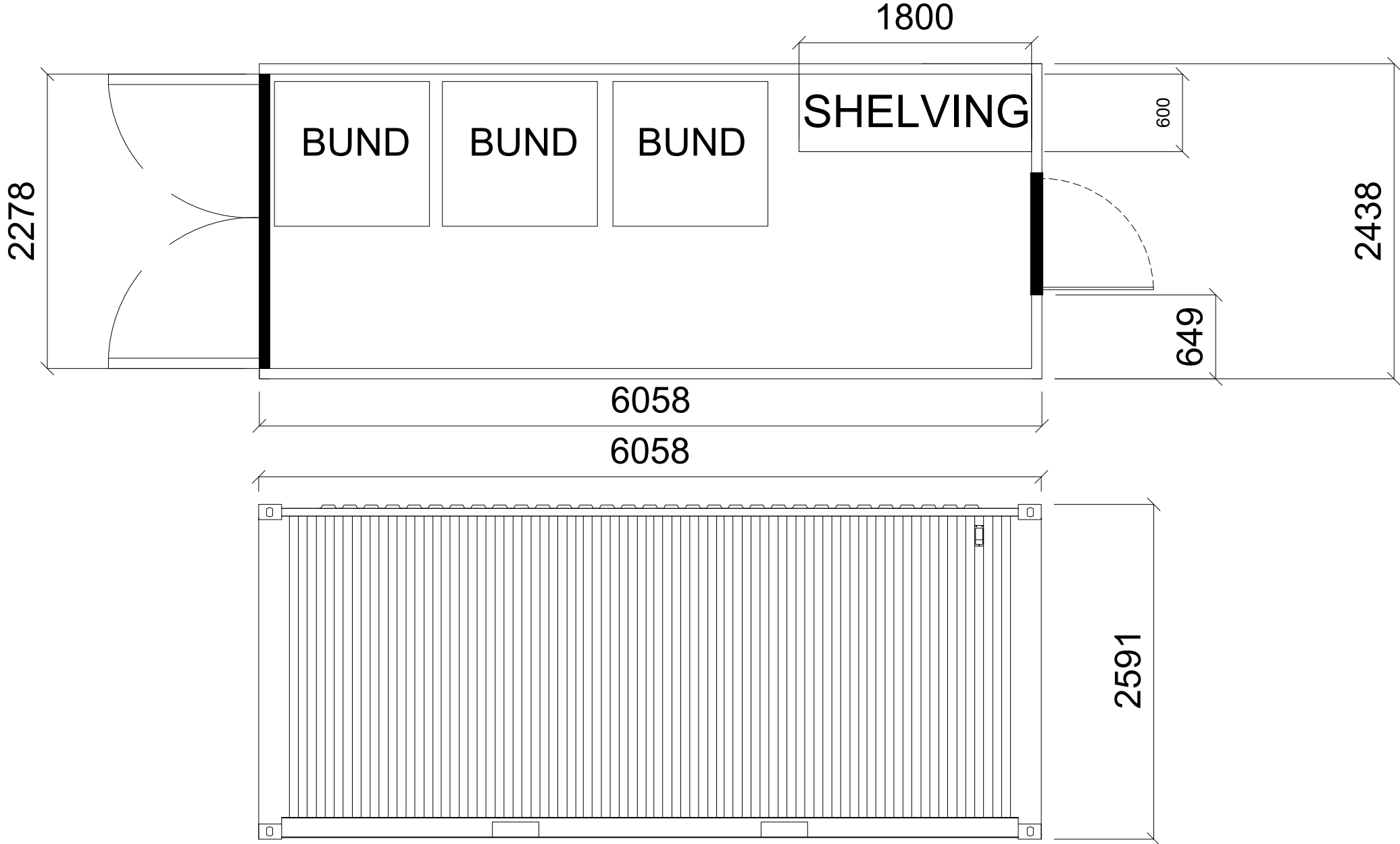
PROJECT ADDRESS  
XX

SHEET  
FLOOR PLAN



DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, DRAWING NO.: A02-FP01, REVISION: A, DC SIGN OFF:

# CHEM STORE



# SIDE VIEW

										VENDOR/DESIGNER DRG No. RC-MRL-C-DWG-AR-004		REV: 0		
										PROJECT NUMBER XXXX			Mineral Resources Ltd	
										This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Fortescue MetalsGroup Ltd			CARDIO EXPLORATION 60 PERSON CAMP	
										SCALE A3 NTS		DRG No: XXXX		REV: 0
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	MRL			
1	2	3	4	5	6	7	8	9	10	11	12			

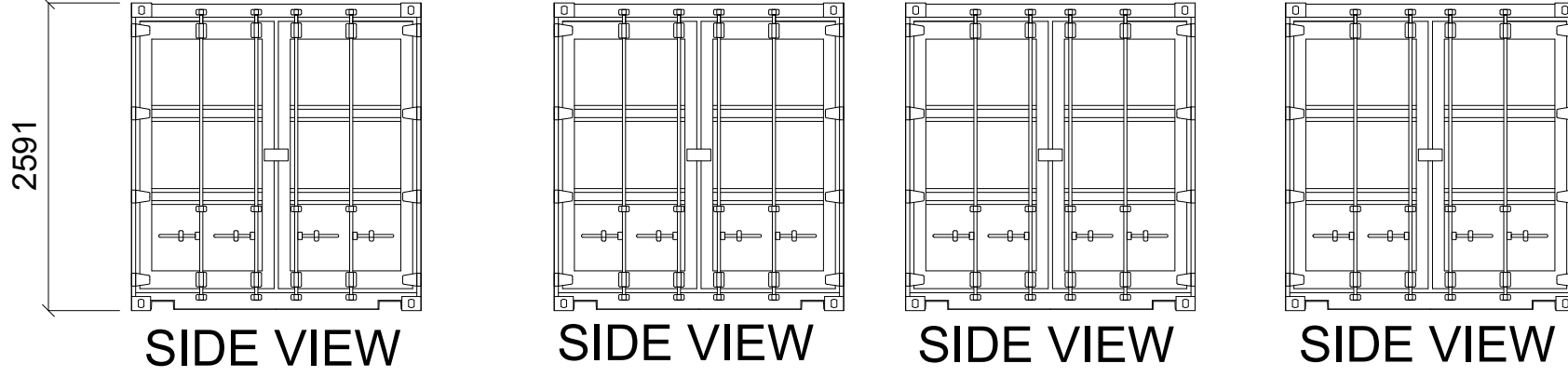
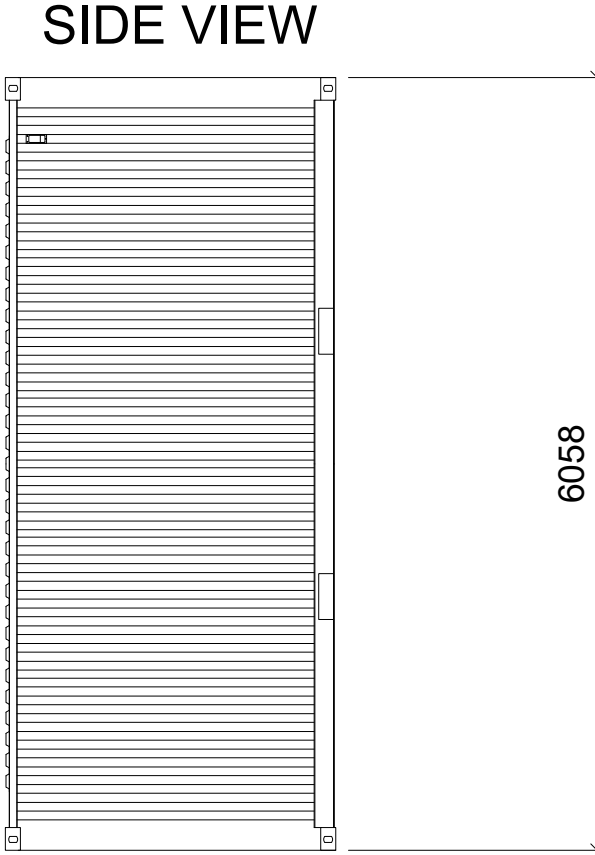
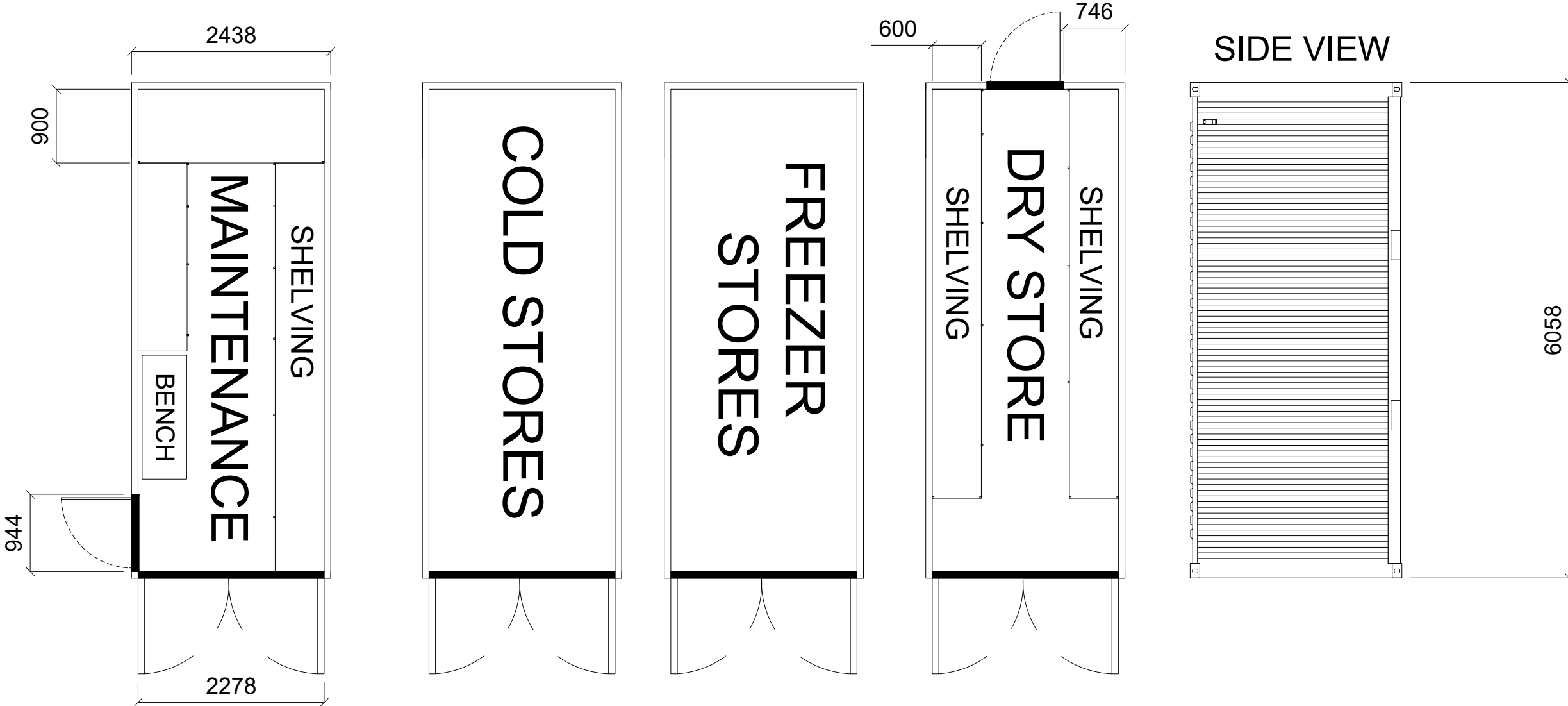
Rapid Exploration Pty Ltd Trading as Rapid Camps



NORTH

\$DATE\$ \$TIME\$ \$FILE\$

# STANDARD 20ft CONTAINERS

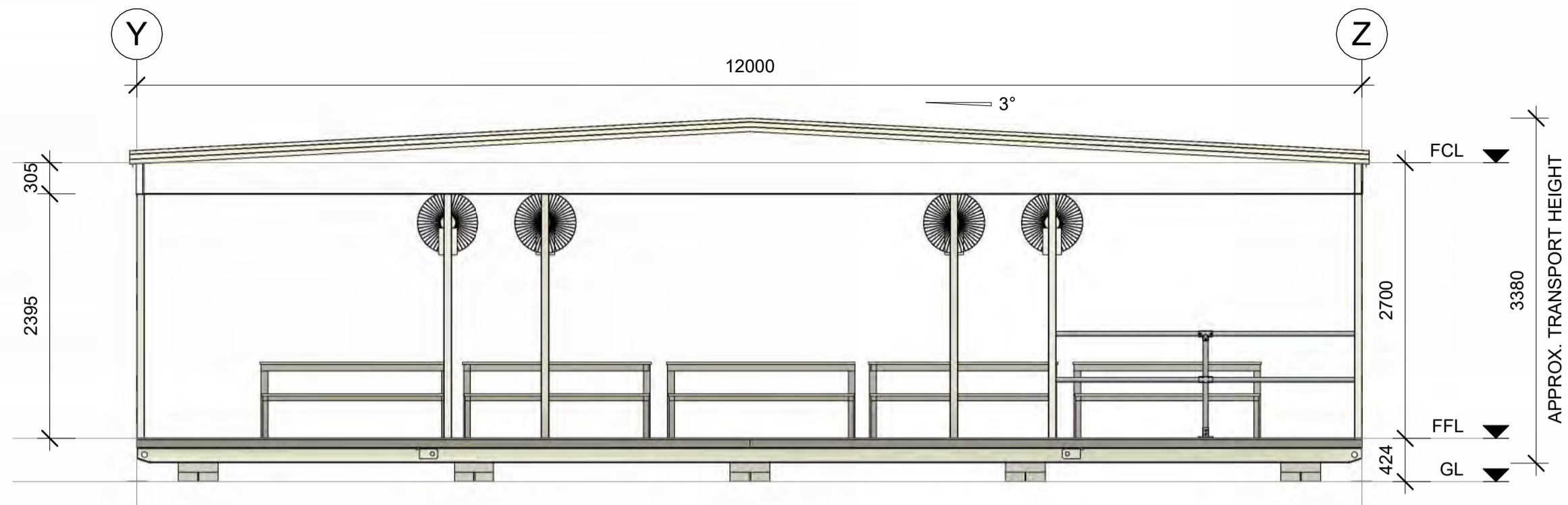


REF DRG No.		TITLE		REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	MRL	PROJECT NUMBER XXXX This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Fortescue MetalsGroup Ltd		VENDOR/DESIGNER DRG No. RC-MRL-C-DWG-AR-004 <b>Mineral Resources Ltd</b>		REV: A	
0	12.12.23	ISSUED FOR CONSTRUCTION				BM									CARDIO EXPLORATION 60 PERSON CAMP		DRY, COLD FREEZER STORES AND MAINTENANCE GA		REV: A
A	25.08.23	ISSUED FOR REVIEW				CM	RK	RK	OM	RK	RK				SCALE NTS XXXX				
-	06.07.23	COMMENCED				OM									DRG No: XXXX				

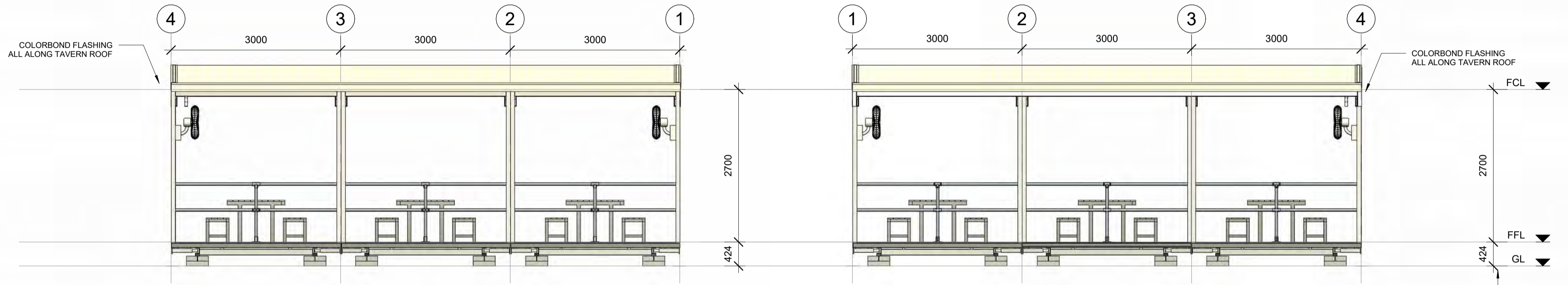
Rapid Exploration Pty Ltd Trading as Rapid Camps



\$DATE\$ \$TIME\$ \$FILE\$

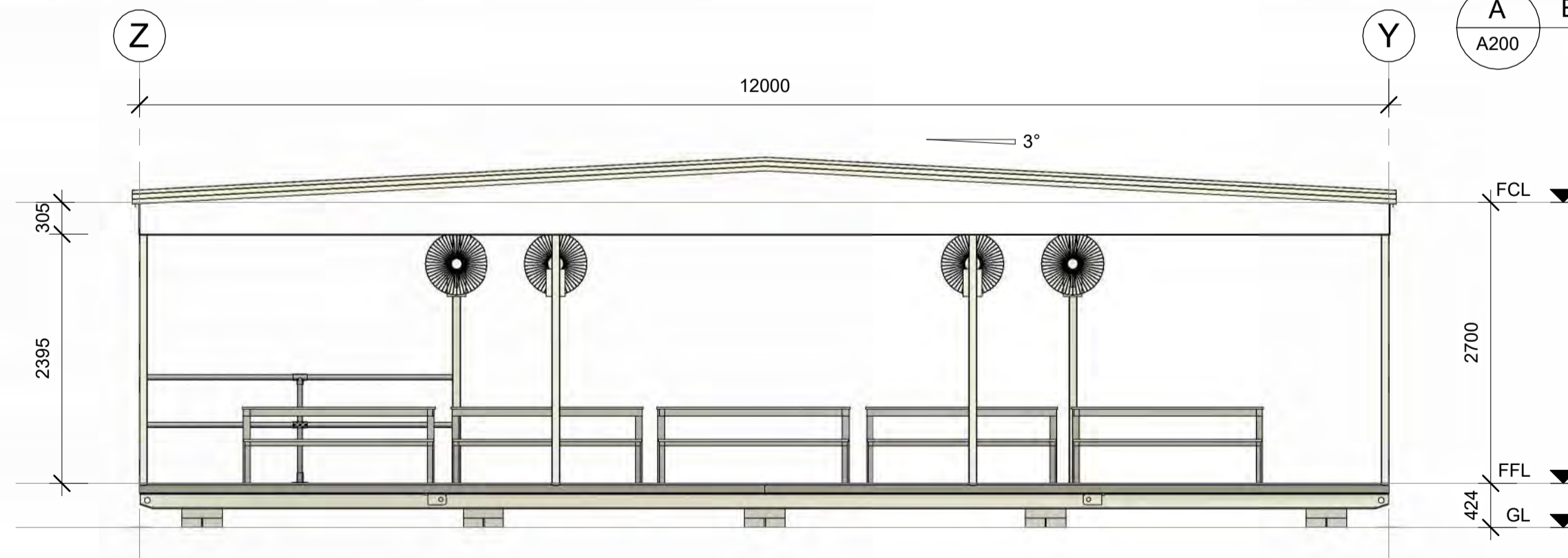


**B** ELEVATION  
A200 1:50



**C** ELEVATION  
A200 1:50

**A** ELEVATION  
A200 1:50



**D** ELEVATION  
A200 1:50

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR APPROVAL	20.09.23	JO	IK

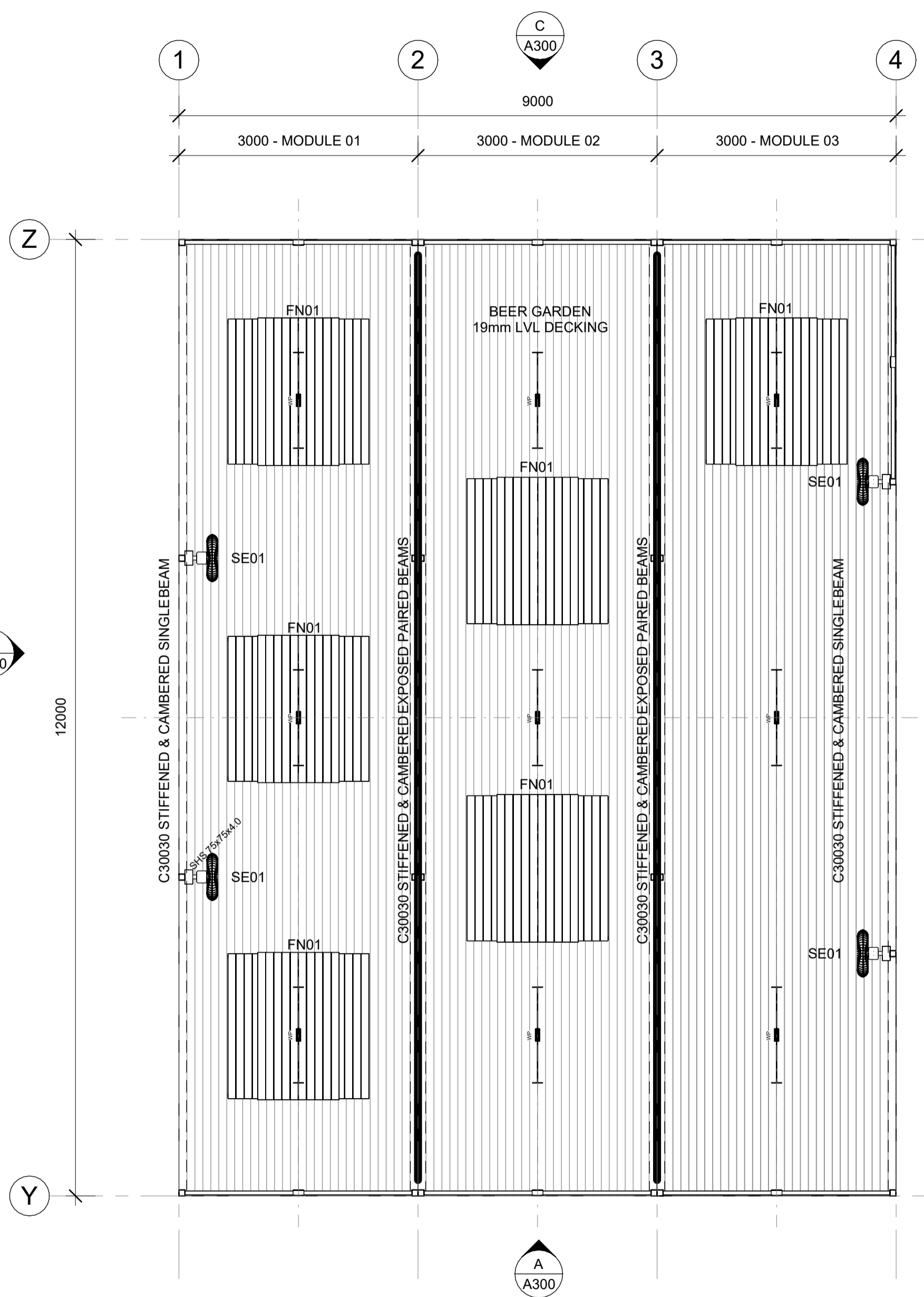
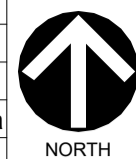
**ATCO**  
 ATCO STRUCTURES & LOGISTICS PTY. LTD.  
 28 ARMSTRONG ROAD, HOPE VALLEY, WA 6165  
 PO BOX 40, WATTLEUP, WA 6166  
 PHONE: (08) 9236 1500  
 ABN: 71 083 902 309  
 EMAIL: ASLAu.Sales@atco.com

DESCRIPTION 12.0 x 9.0m BEER GARDEN		TITLE ELEVATIONS	
PROJECT No.		SCALE AT A2 1:50	
DRAWING NUMBER 230925B -A300		REVISION A	

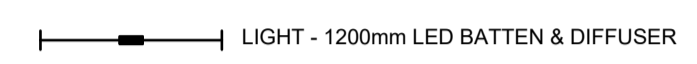
CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION  
 DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS  
 OVERALL DIMENSIONS EXCLUDE EXTERNAL CLADDINGS U.N.O.  
 ALL CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND APPLICABLE AUSTRALIAN STANDARDS  
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WIND REGION:	D
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	10a
FLOOR LOADS	DISTRIBUTED (kPa): 3.0
	CONCENTRATED (kN): 2.7
CLIMATE ZONE:	3

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002.  
WIND SPEED CALCULATED FROM AS1170.2 - 2011.  
BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



**SYMBOL LEGEND**



**FINISHES SCHEDULE**

CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CEILING LINING	6mm FIBRE CEMENT, PAINTED
ROOF SHEETING	0.48mm BMT SUPERDEK ROOFING

**ITEM LIST**

ITEM	QTY	DESCRIPTION
Furniture		
FN01	6	PICNIC TABLE, ALUMINUM - 1800L x 1770W
Specialty Equipment		
SE01	4	FAN, WALL MOUNTED

**1 PLAN**  
1 : 50

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION					
REV	DESCRIPTION	DATE	BY	CHKD	
A	ISSUED FOR APPROVAL	20.09.23	JO	IK	

**ATCO STRUCTURES & LOGISTICS PTY. LTD.**  
28 ARMSTRONG ROAD, HOPE VALLEY, WA 6165  
PO BOX 40, WATTLEUP, WA 6166

PHONE: (08) 9236 1500  
ABN: 71 083 902 309  
EMAIL: ASLAu.Sales@atco.com

TITLE <b>PLAN</b>	
DESCRIPTION 12.0 x 9.0m BEER GARDEN	SCALE AT A2 1 : 50
PROJECT No.	REVISION A
DRAWING NUMBER 230925B -A200	



230925B

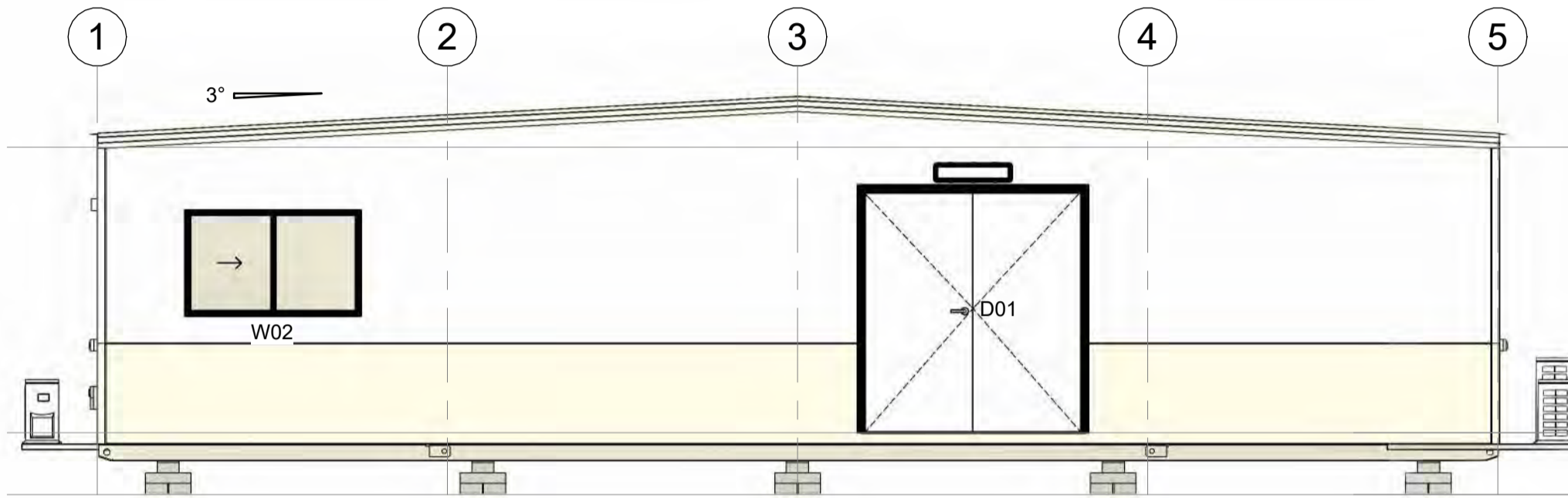
View indicative only

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	A
A200	PLAN	A
A300	ELEVATIONS	A
A500	SALES SCHEDULES	A

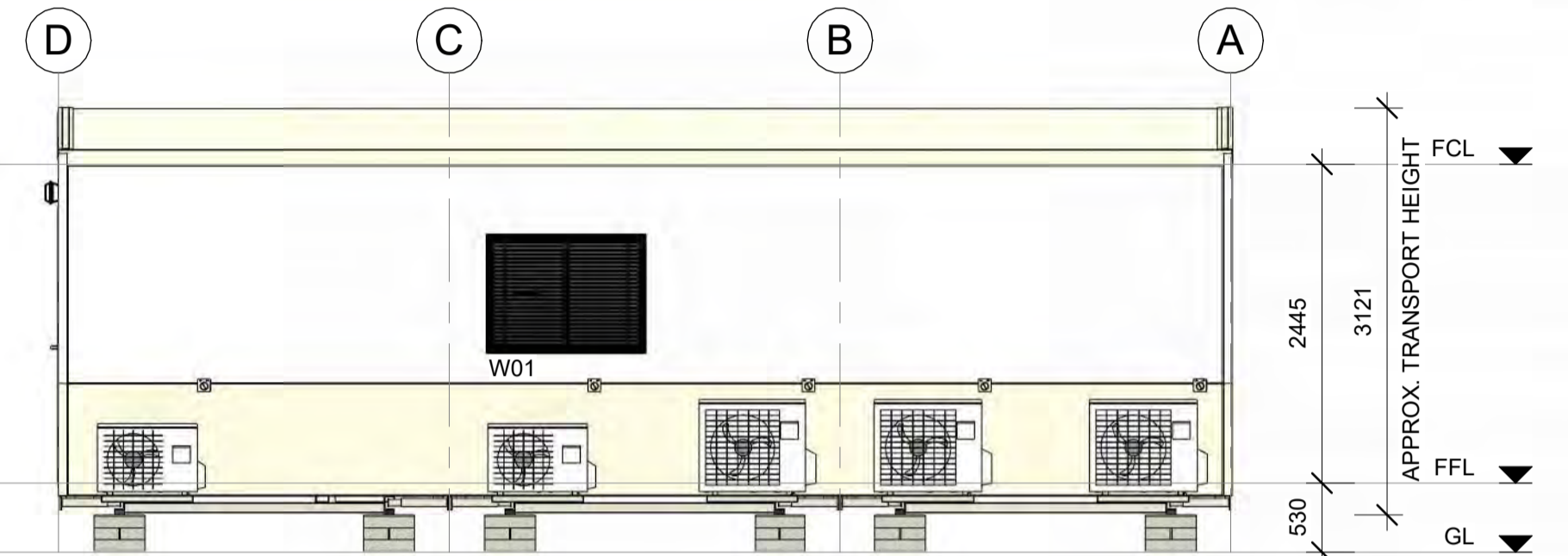
12.0 x 9.0m BEER GARDEN



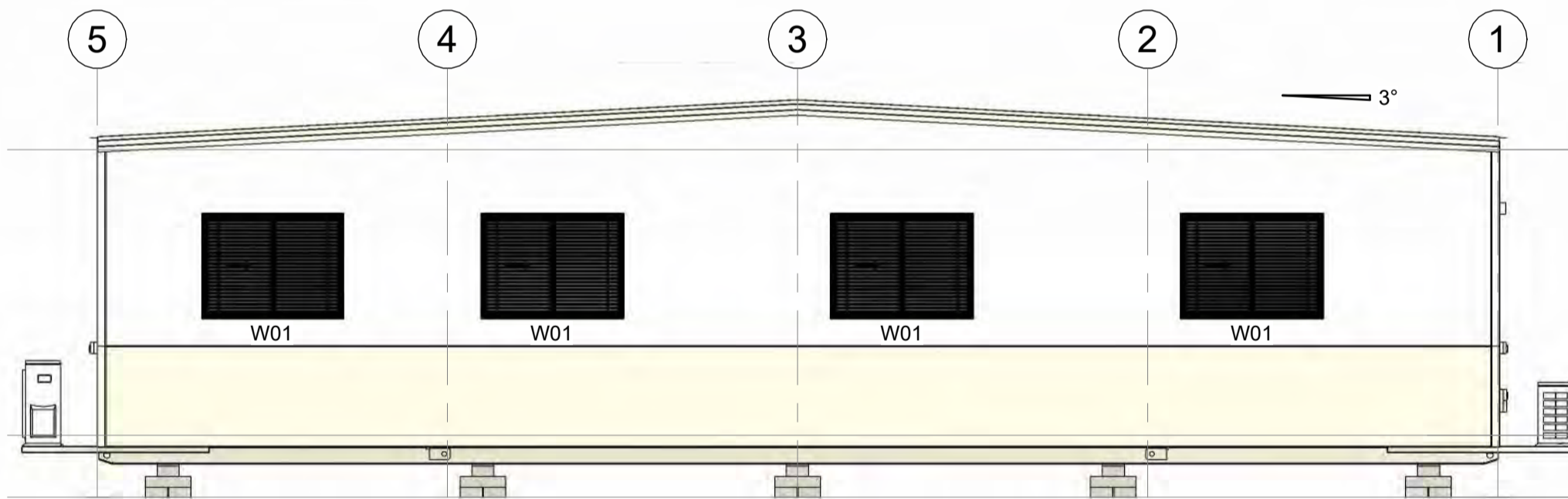
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 ABN: 71 083 902 309  
 EMAIL: ASL@atco.com



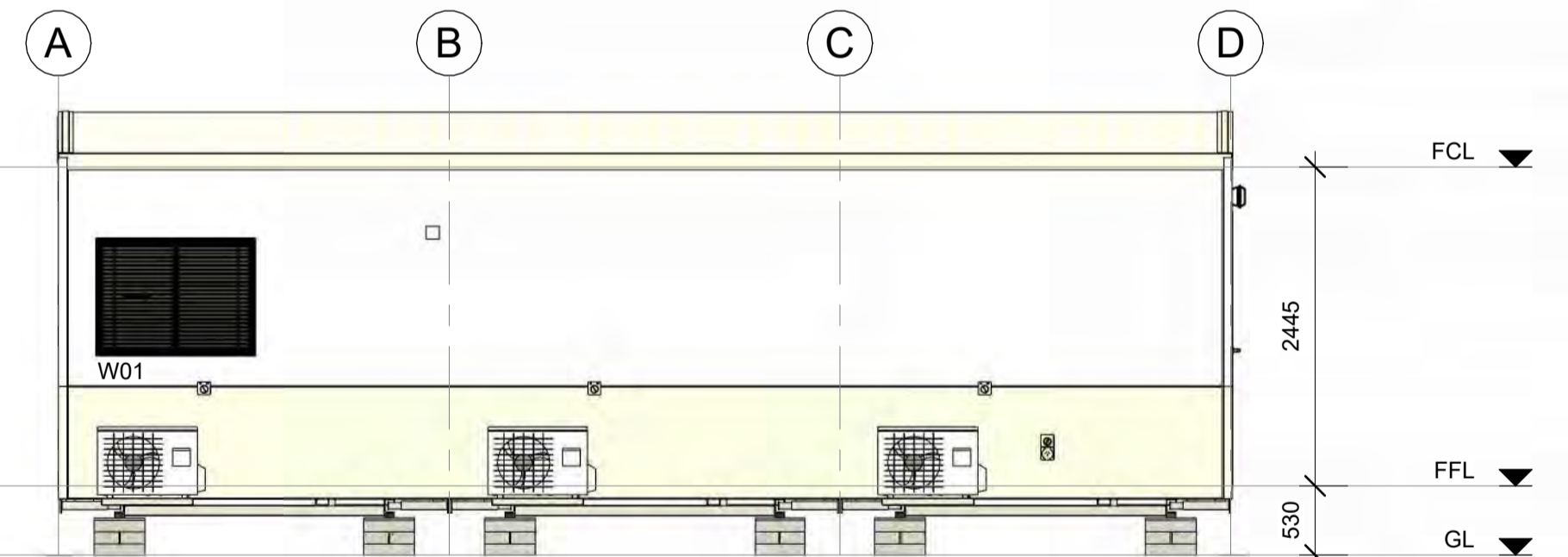
**A** ELEVATION  
A200 1 : 50



**B** ELEVATION  
A200 1 : 50



**C** ELEVATION  
A200 1 : 50



**D** ELEVATION  
A200 1 : 50

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION  
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REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR APPROVAL	06.10.23	JO	IK
B	ISSUED FOR CERTIFICATION	26.10.23	JO	NG

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ABN: 71 083 902 309  
EMAIL: ASLAu.Sales@atco.com

DESCRIPTION 12.0 x 9.0m CAMP OFFICE / SHOP OFFICE	
DRAWING NUMBER 230925E -A300	REVISION B

TITLE ELEVATIONS	
SCALE AT A2 1 : 50	REVISION B

WIND REGION:	D
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	5
FLOOR LOADS	DISTRIBUTED (kPa): 3.0
	CONCENTRATED (kN): 2.7
CLIMATE ZONE:	3

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2011. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



FINISHES SCHEDULE	
FLOOR COVERING	2mm VINYL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
CEILING LINING	3.6mm COATED PLYWOOD
ROOF SHEETING	0.48mm BMT SUPERDEK ROOFING

ITEM LIST		
ITEM	QTY	DESCRIPTION
<b>Casework</b>		
CW01	1	CUPBOARD, MELAMINE w/ EXTENDED TOP - 1200mm SINK
<b>Electrical Equipment</b>		
EE01	1	BAR REFRIGERATOR - 130Ltr
EE02	1	ICE CREAM FREEZER - ICS 150 Litre
EE03	2	SKOPE GLASS DOUBLE DOOR BME1200-A
<b>Fire Alarm Devices</b>		
FE01	1	FIRE EXTINGUISHER - 9.0Kg ABE c/w SIGNAGE
<b>Furniture</b>		
FN01	1	CABINET, STORAGE - 900 x 450 x 1800H
FN02	3	CABINET, STORAGE - 1200 x 580 x 2100H
FN03	6	CHAIR, CLERICAL w/ ARMS
FN04	4	DESK - 1800 x 750 x 727H
FN05	4	DISPLAY SHELVING (BY OTHERS)
FN06	1	WORKSTATION - 1800 x 1800 x 750
FN07	1	DESK, RECEPTION - 1800 x 750 x 727H
FN08	1	KEY STORAGE BOARD (BY OTHERS)
<b>Plumbing Fixtures</b>		
PL01	1	AUTOBOILER - 5.0Ltr w/ IN-BUILT TIMER
PL02	1	SINK, STAINLESS STEEL - 1200x450 (COLD ONLY)
PL04	1	WATER INLET c/w LINE STRAINER

SYMBOL LEGEND	
	ELECTRICAL SWITCHBOARD
	ELECTRICAL POINT OF ENTRY
	LIGHT SWITCH, SINGLE
	ISOLATION SWITCH
	GPO, SINGLE POLE - 1x10A
	GPO, SINGLE POLE - 2x10A
	GPO, SINGLE POLE - 1x15A
	DATA - SINGLE w/ RJ45 FACEPLATE - CAT 6 OUTLET
	LIGHT - 1200mm LED BATTEN & DIFFUSER
	LIGHT, WEATHERPROOF - 600mm
	PHOTO ELECTRIC CELL
	PLUMBING WATER INLET POINT
	PLUMBING WASTE MANIFOLD OUTLET POINT

1 PLAN  
1 : 50

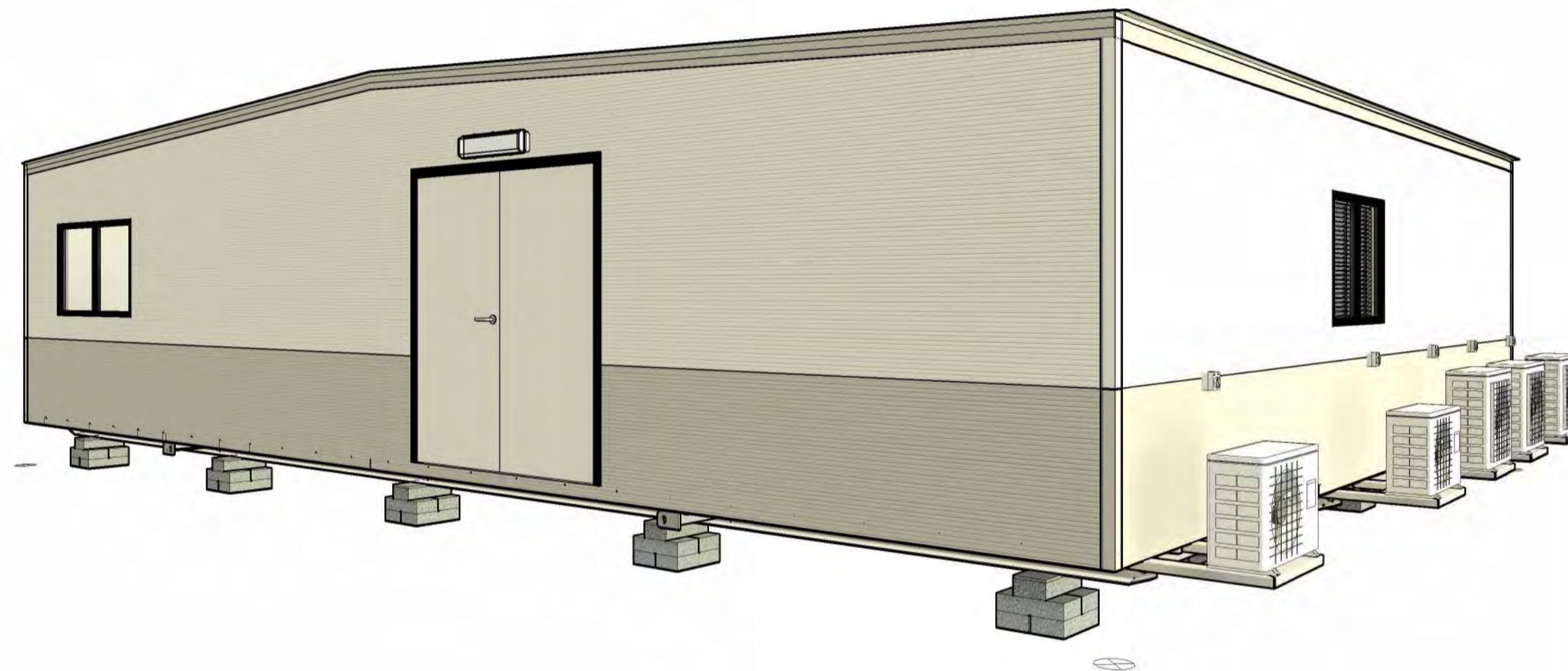
REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR APPROVAL	06.10.23	JO	IK
B	ISSUED FOR CERTIFICATION	26.10.23	JO	NG

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PHONE: (08) 9236 1500  
ABN: 71 083 902 309  
EMAIL: ASLAu.Sales@atco.com

TITLE	PLAN
DESCRIPTION	12.0 x 9.0m CAMP OFFICE / SHOP OFFICE
DRAWING NUMBER	230925E -A200
SCALE AT A2	1 : 50
REVISION	B



View indicative only

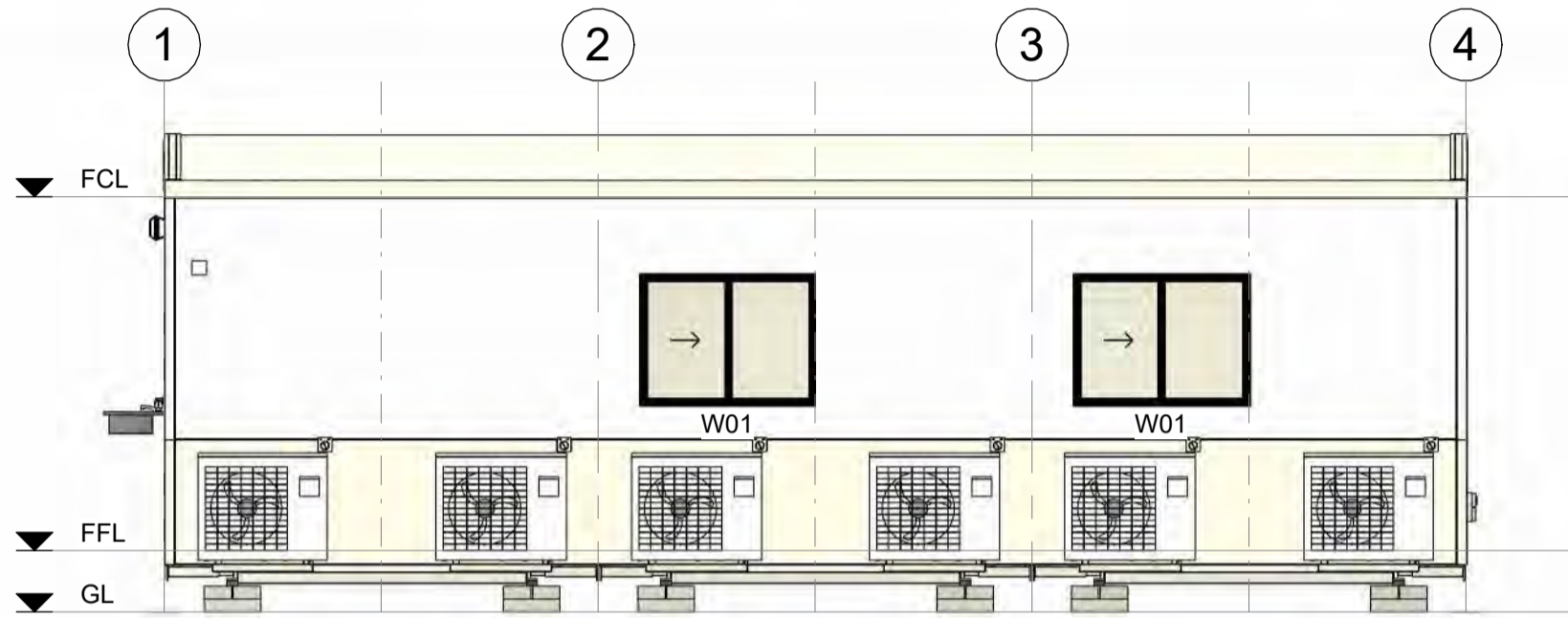
230925E

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	B
A200	PLAN	B
A300	ELEVATIONS	B
A350	SECTIONS	A
A351	CONNECTION DETAILS	A
A400	FOUNDATION PLAN	A
A550	MANUFACTURING SCHEDULES	A
A555	PACKING LIST	A
S200	SHOP DRAWINGS - BASEFRAME GUIDE	A
S201	SHOP DRAWINGS - BASE 01	A

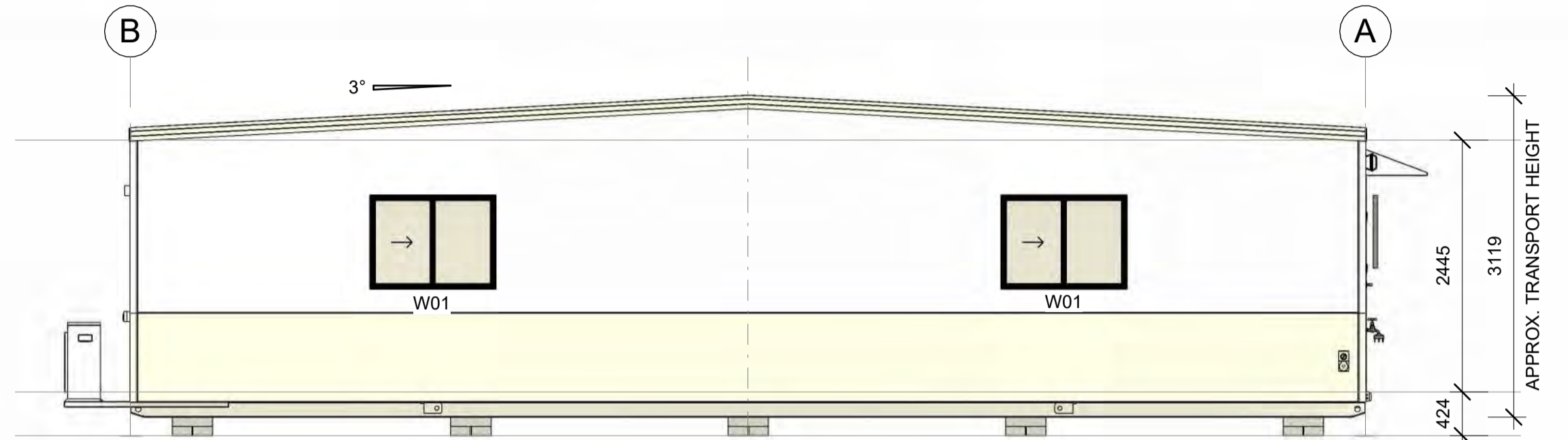
12.0 x 9.0m CAMP OFFICE / SHOP OFFICE



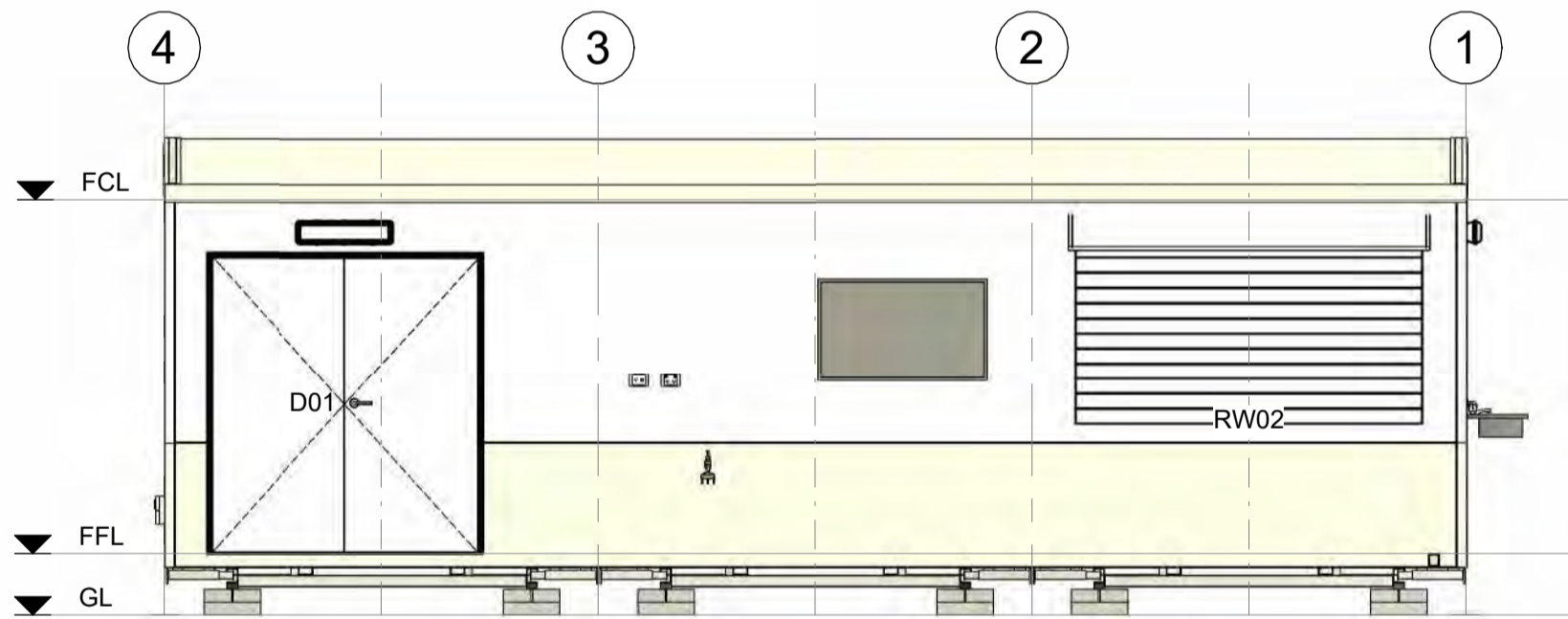
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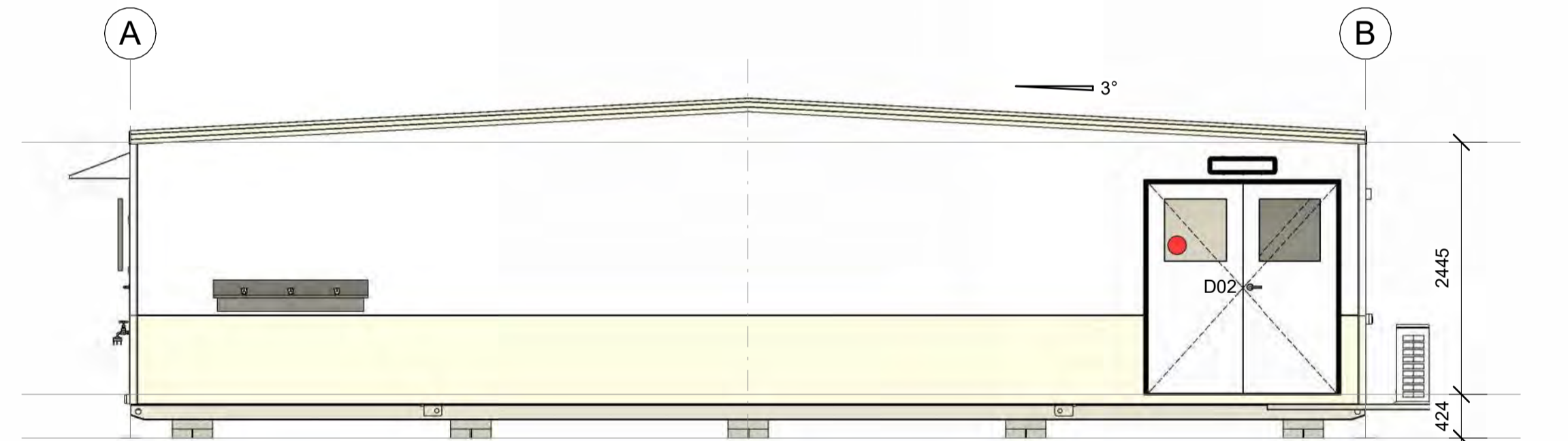
**A ELEVATION**  
A200 1 : 50



**B ELEVATION**  
A200 1 : 50



**C ELEVATION**  
A200 1 : 50



**D ELEVATION**  
A200 1 : 50

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR APPROVAL	20.09.23	JO	IK
B	ISSUED FOR CERTIFICATION	26.10.23	JO	NG
C	COORDINATES ADDED	02.11.23	JO	

CONFIRM DETAILS OF SET OUTS, LEVELS AND CRITICAL DIMENSIONS ON SITE PRIOR TO SHOP DRAWINGS AND FABRICATION

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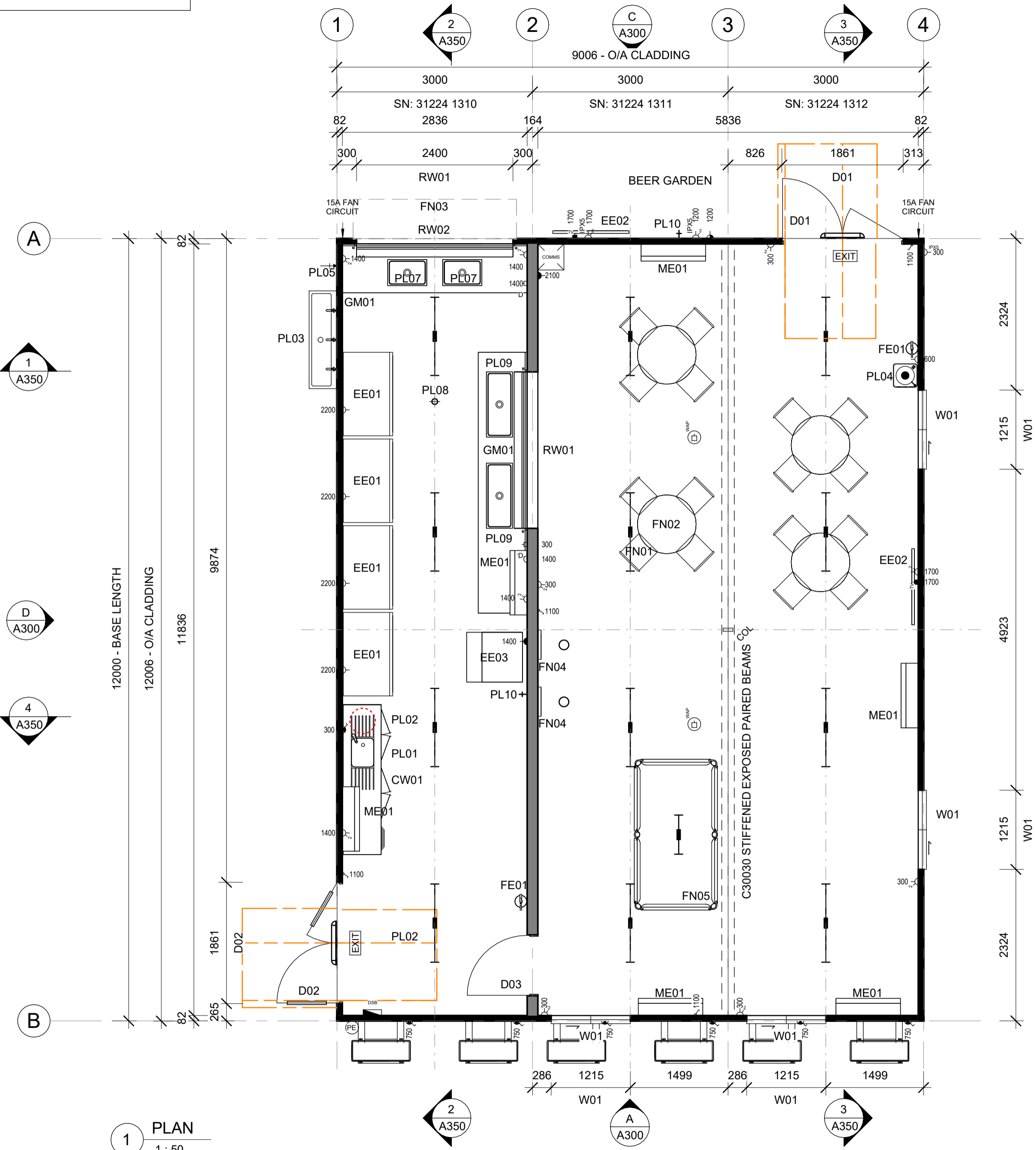
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PO BOX 40, WATTLEUP, WA 6166

PHONE: (08) 9236 1500  
ABN: 71 083 902 309  
EMAIL: ASL@atco.com.au

DESCRIPTION 12.0 x 9.0m WETMESS		TITLE ELEVATIONS
DRAWING NUMBER 230925A-A300		SCALE AT A2 1 : 50
		REVISION C

WIND REGION:	D
TERRAIN CATEGORY:	2
IMPORTANCE LEVEL:	2
SHIELDING FACTOR:	NS
BUILDING CLASS:	6
FLOOR LOADS	DISTRIBUTED (kPa): 3.0
	CONCENTRATED (kN): 2.7
CLIMATE ZONE:	3

FLOOR LOADS CALCULATED FROM AS1170.1 - 2002. WIND SPEED CALCULATED FROM AS1170.2 - 2011. BUILDING CLASS, IMPORTANCE LEVEL, PROBABILITY OF EXCEEDANCE, WIND REGION, TERRAIN CATEGORY, TOPOGRAPHIC CLASSIFICATION, SHIELDING FACTOR, CLIMATE ZONE & NORTH POINT ARE ASSUMED UNLESS OTHERWISE ADVISED BY CLIENT.



FINISHES SCHEDULE	
FLOOR COVERING	2mm VINYL - SLIP RESISTANT- 150mm HIGH COVING
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
CEILING LINING	3.6mm COATED PLYWOOD
ROOF SHEETING	0.48mm BMT SUPERDEK ROOFING

ITEM LIST		
ITEM	QTY	DESCRIPTION
<b>Casework</b>		
CW01	1	BENCHTOP (32mm) c/w SPLASHBACK (150H), LAMINATED / CARCASS (16mm) END PANELS, CUPBOARDS & DRAWS UNDER, MELAMINE - 600D - 2300L - 900H
<b>Electrical Equipment</b>		
EE01	4	SKOPE GLASS DOUBLE DOOR BME1200-A
EE02	2	TELEVISION - FLAT SCREEN - 50" (127cm)
EE03	1	ICE MAKER w/BIN UNDER
<b>Fire Alarm Devices</b>		
FE01	2	FIRE EXTINGUISHER - 9.0Kg ABE c/w SIGNAGE
<b>Furniture</b>		
FN01	16	STACK CHAIR - BISTRO
FN02	4	ROUND TABLE - 5 STAR BASE 900mm DIAMETER
FN03	1	SERVERY HOOD - 2500 x 600
FN04	2	DART BOARD w/ DARTS (MAL ATWELL)
FN05	1	POOL TABLE - 7' x 3'6" (MAL ATWELL)
<b>Generic Models</b>		
GM01	1	BENCH, STAINLESS STEEL, w/ MID SHELF - 4000 LONG & PASS THROUGH
GM02	1	BENCH, STAINLESS STEEL, w/ MID SHELF - 2836 LONG & PASS THROUGH
<b>Plumbing Fixtures</b>		
PL01	1	SINK, STAINLESS STEEL - 1200x450 (HOT & COLD FLICKMIXER)
PL02	1	HOT WATER SYSTEM, MOUNTED INTERNALLY ON SAFE TRAY - 50Ltr, 1x3.6kW
PL03	1	WASH TROUGH, 3 TAP STAINLESS STEEL (PUSH BUTTON) - 1500mm LONG (SITE INSTALLED)
PL04	1	CHILLED FILTERED DRINKING FOUNTAIN
PL05	1	WATER INLET c/w LINE STRAINER
PL07	2	600L - INSULATED ICE WELL
PL08	1	FLOOR WASTE
PL09	2	1000L - INSULATED ICE WELL
PL10	2	HOSE COCK w/ SHROUD

SYMBOL LEGEND

	ELECTRICAL SWITCHBOARD		LIGHT - 1200mm LED BATTEN & DIFFUSER
	ELECTRICAL POINT OF ENTRY		LIGHT, EXIT. C0 = E2.0, C90 = E2.0, 24m VIEW DISTANCE
	LIGHT SWITCH, SINGLE		LIGHT, LED SPOTLIGHT
	ISOLATION SWITCH		LIGHT, WEATHERPROOF - 600mm
	GPO, SINGLE POLE - 1x10A		LIGHT, POOL TABLE
	GPO, SINGLE POLE - 2x10A		PHOTO ELECTRIC CELL
	GPO, SINGLE POLE - 1x15A		PLUMBING WATER INLET POINT
	DATA - SINGLE w/ RJ45 FACEPLATE - CAT 6 OUTLET		PLUMBING WASTE MANIFOLD OUTLET POINT
	TV ANTENNA SOCKET		

**NOTE:**  
NOT DEEMED PART OF FOOD SERVICE OPERATION, DOES NOT COMPLY WITH AS4674

1 PLAN  
1 : 50

REV	DESCRIPTION	DATE	BY	CHKD
A	ISSUED FOR APPROVAL	20.09.23	JO	IK
B	ISSUED FOR CERTIFICATION	26.10.23	JO	NG
C	COORDINATES ADDED	02.11.23	JO	

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ABN: 71 083 902 309  
EMAIL: ASLAu.Sales@atco.com

TITLE	PLAN
DESCRIPTION	12.0 x 9.0m WETMESS
DRAWING NUMBER	230925A -A200
SCALE AT A2	1 : 50
REVISION	C



230925A

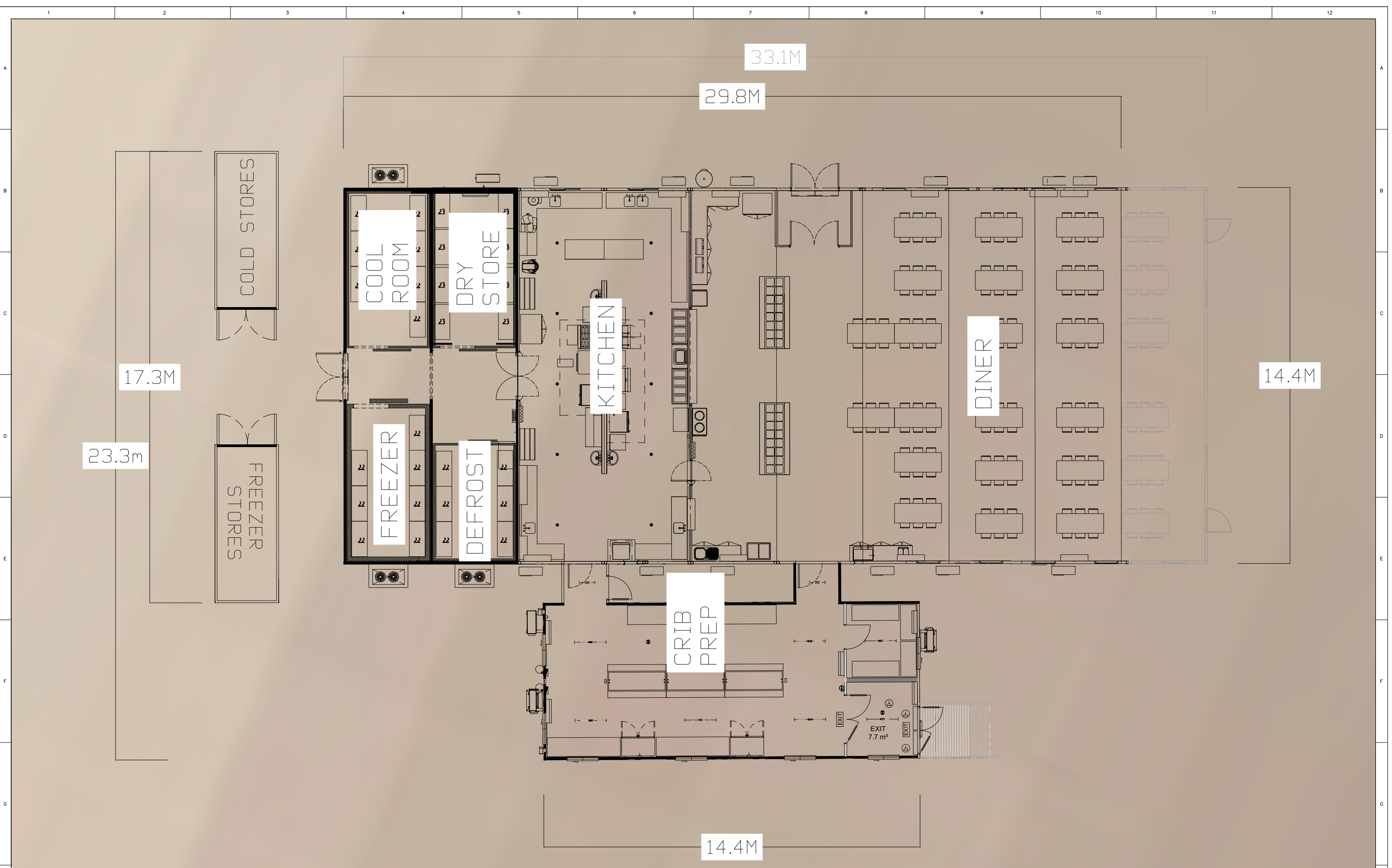
View indicative only

DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
A000	TITLE PAGE	C
A200	PLAN	C
A300	ELEVATIONS	C
A350	SECTIONS	B
A351	CONNECTION DETAILS	B
A400	FOUNDATION PLAN	B
A550	MANUFACTURING SCHEDULES	B
A555	PACKING LIST	B
S201	SHOP DRAWINGS - BASE 01	B

12.0 x 9.0m WETMESS

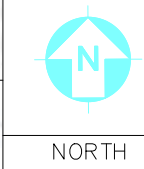


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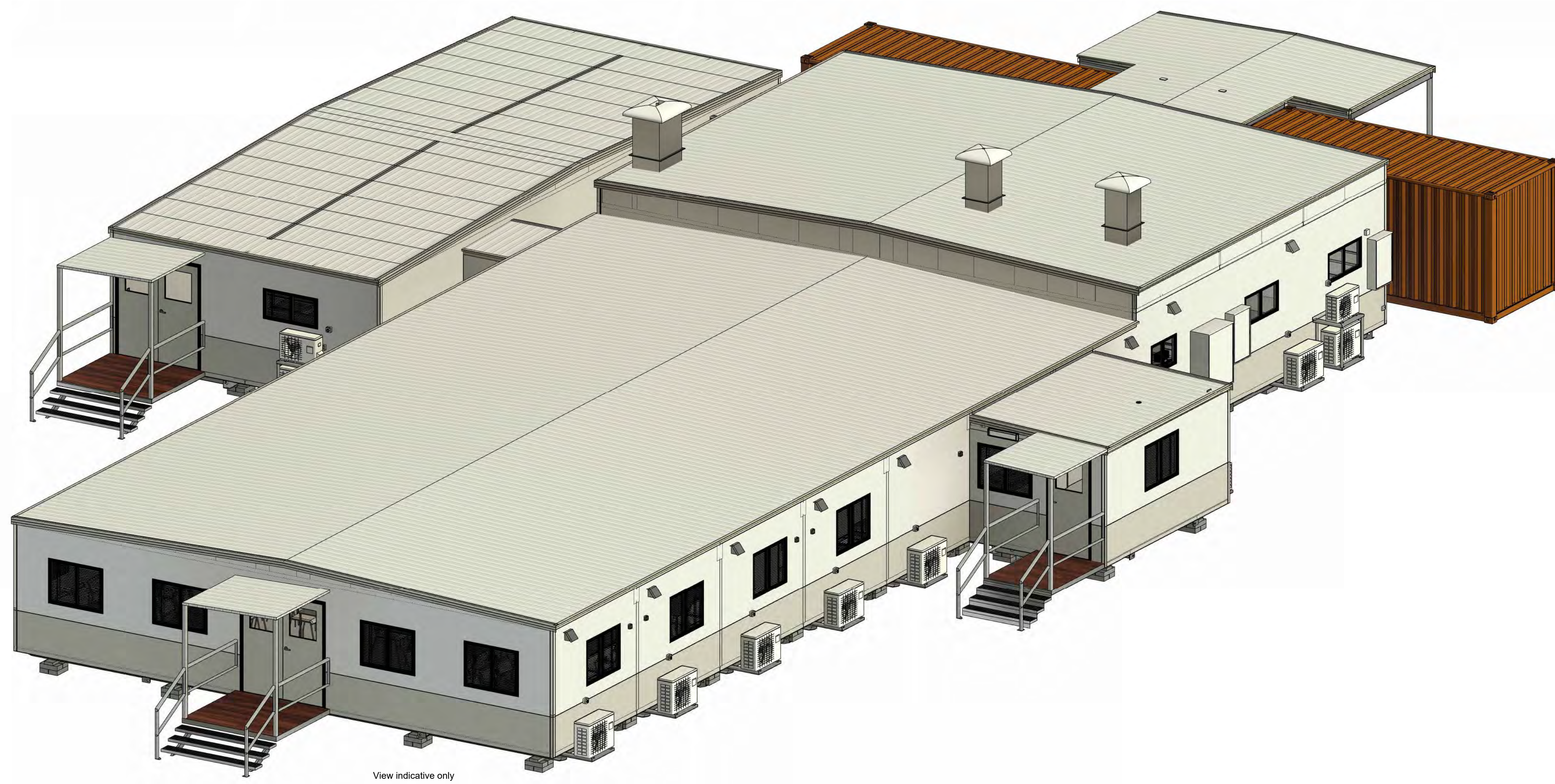


										VENDOR/DESIGNER DRG No. 029-DWG-AR-004		REV: B	
										PROJECT NUMBER xxxx		Yindibarndi Energy	
										<small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>		JINBI-WORKER CAMP 172 PERSON CAMP (EXPANSION SHOWN UP TO 228 PERSON CAMP) RAPID CAMPS KITCHEN LAYOUT	
										SCALE A1 NTS		DRG No: 029-DWG-AR-004	
										REV: B			
REF	DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT	
			B	06.12.24	RE-ISSUED FOR REVIEW	EOC	OM	AC	OM	RK	OM		
			A	26.11.24	ISSUED FOR REVIEW	OM	OM	AC	OM	RK	OM		
			-	26.11.24	COMMENCED	BM	CM	AC	OM	RK	OM		

Rapid Exploration Pty Ltd  
Trading as Rapid Camps



NORTH



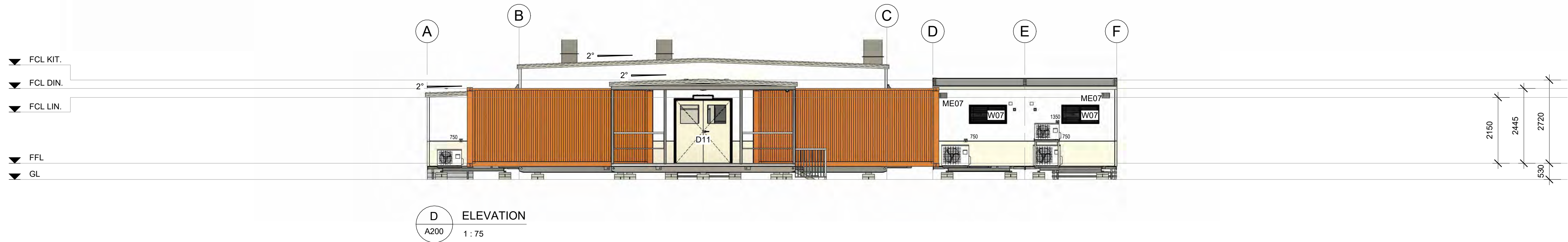
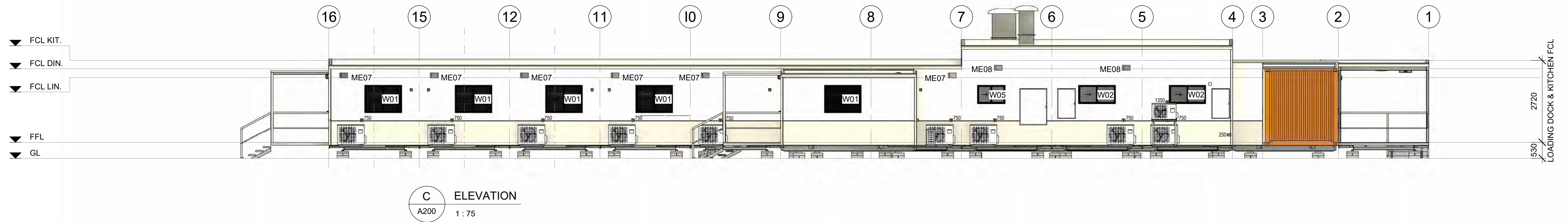
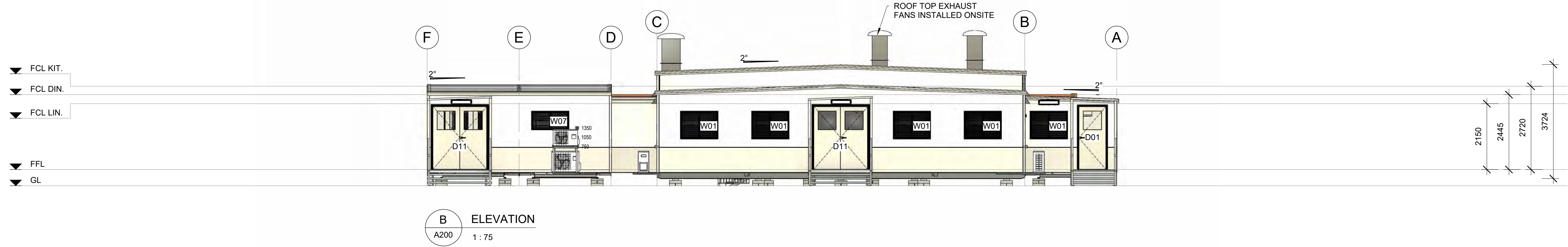
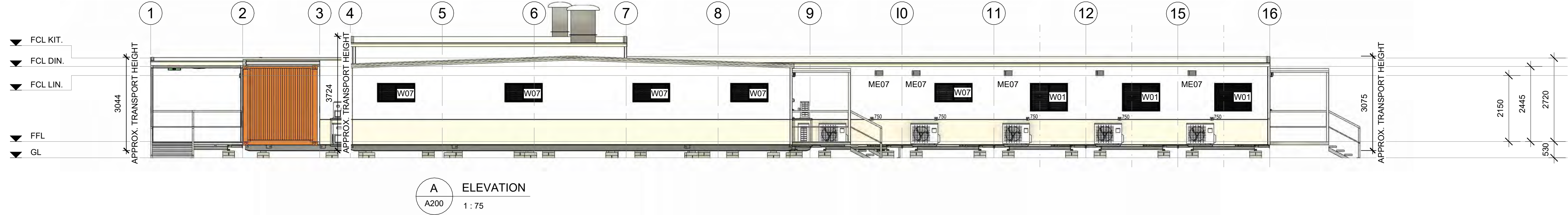
View indicative only

230624A

36.5 x 22.5m KITCHEN DINER & CRIB - 300P



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55 TONKA STREET LUSCOMBE, QLD 4207 FAX: 71 983 922 309  
P.O. BOX 393, BEENLEIGH, QLD 4207 EMAIL: ASL@Sales@atco.com



REV	DESCRIPTION	DATE	BY	CHK'D
0	APPROVED FOR CONSTRUCTION	30.08.23	DR	SL

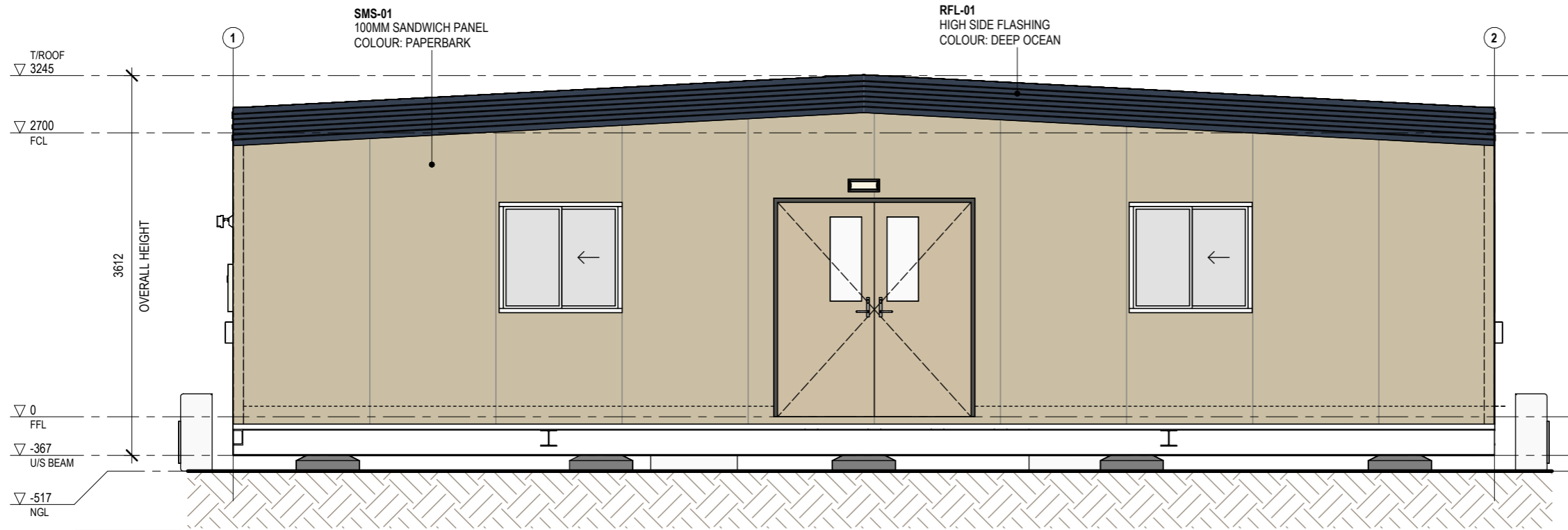
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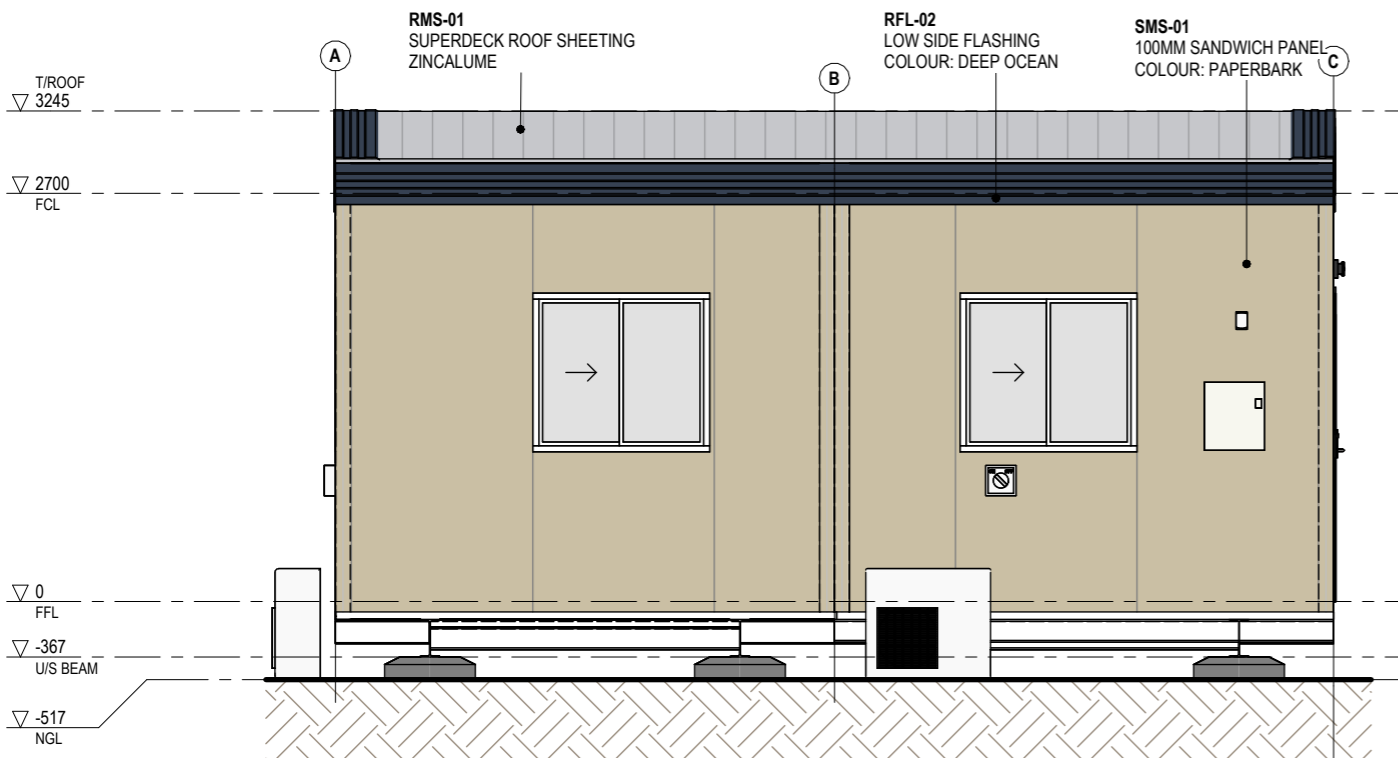
PHONE: 081 9238 1600  
FAX: 71 063 902 309  
EMAIL: ASLA@atco.com.au

DESCRIPTION	36.5 x 22.5m KITCHEN DINER & CRIB - 300P
DRAWING NUMBER	230624A -A300

TITLE	ELEVATIONS
SCALE AT A1	1:75
REVISION	0



1  
A02-FP01  
**FRONT ELEVATION**  
1 : 50



2  
A02-FP01  
**SIDE 1 ELEVATION**  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02.02.24	SC	KP



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3. READ IN CONJUNCTION WITH OTHER DRAWINGS, SPECIFICATIONS & CONSULTANTS DOCUMENTATION.
4. REFER ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER & AWAIT WRITTEN INSTRUCTION.

PROJECT NO.:  
**J005076-B03**

PROJECT STATUS  
**ISSUED FOR REVIEW**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

PROJECT:  
**GYM**

PROJECT ADDRESS  
**XX**

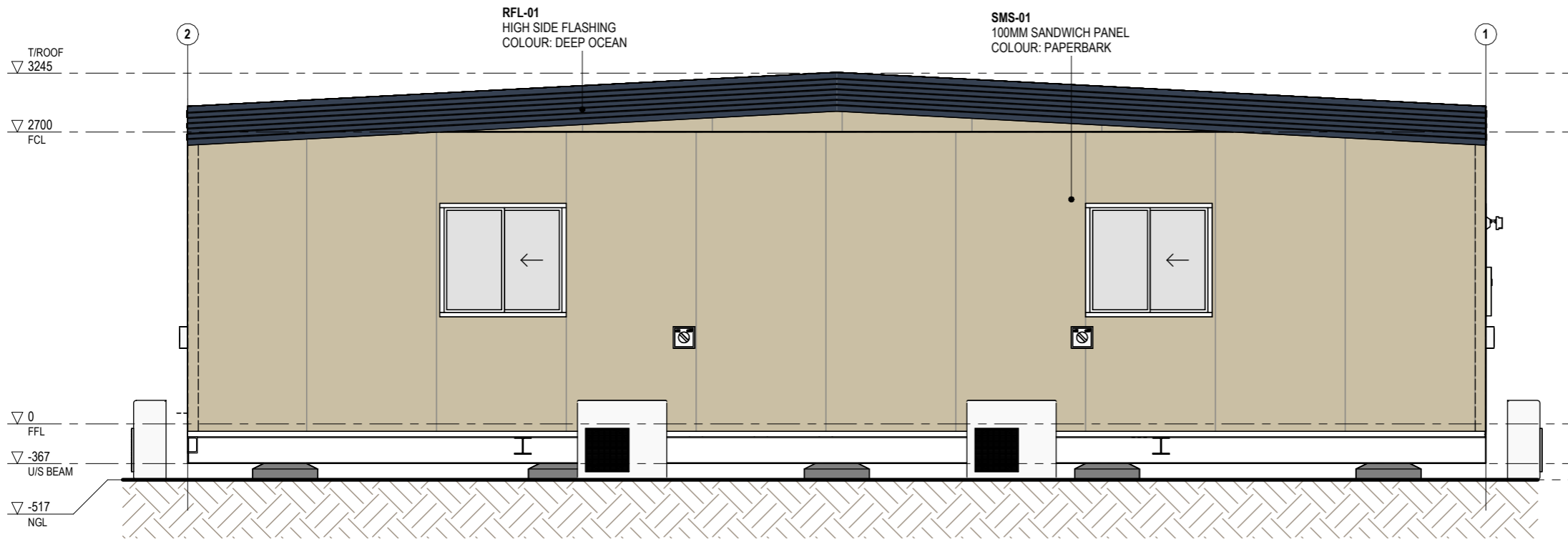
SHEET  
**ELEVATIONS**

DRAWN: **SC** CHECKED: **KP** SCALE: **1:50** SIZE: **A3**

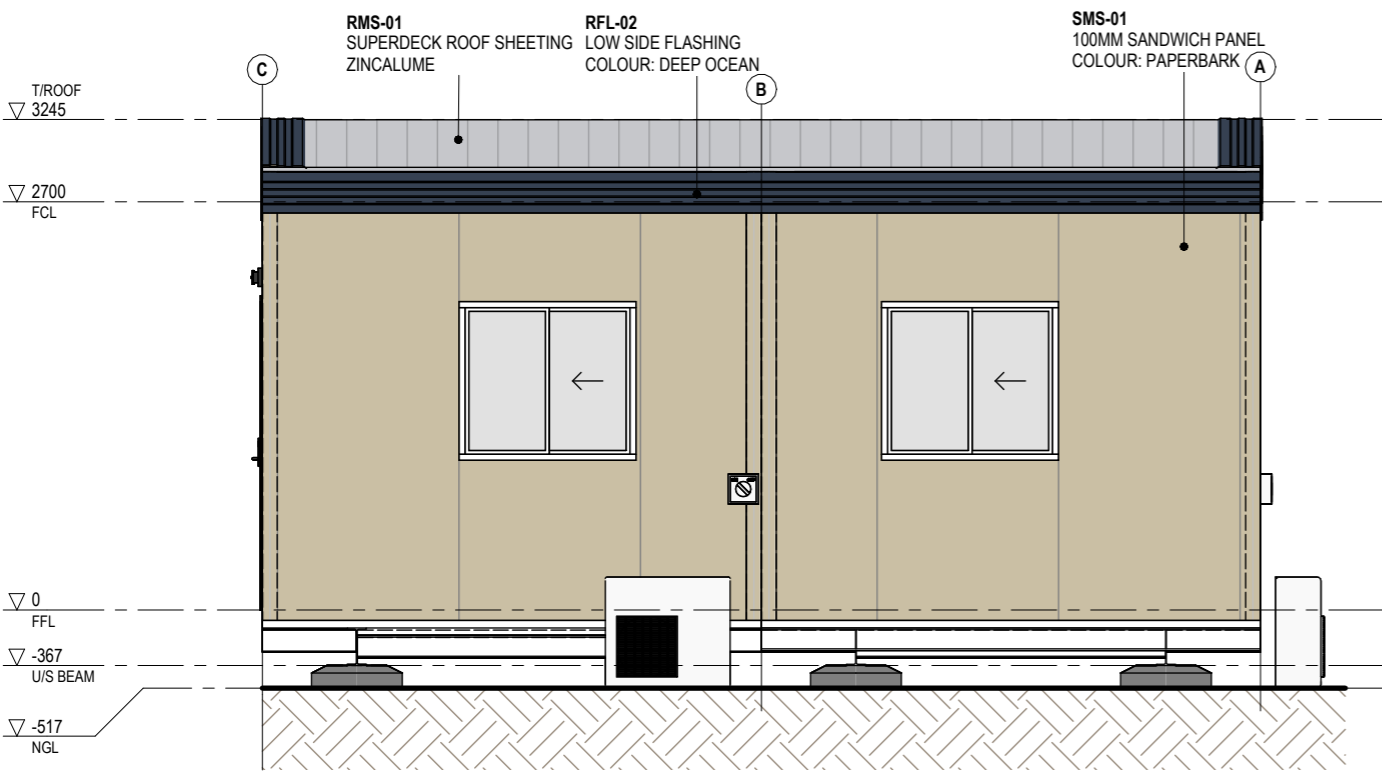
DRAWING NO.: **A03-EL01** REVISION: **A**

DC SIGN OFF:





1 REAR ELEVATION  
A02-FP01 1:50



2 SIDE 2 ELEVATION  
A02-FP01 1:50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02.02.24	SC	KP



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PROJECT NO.:  
J005076-B03

PROJECT STATUS:  
ISSUED FOR REVIEW

PROJECT CLIENT:  
FLEETWOOD CAPEX

PROJECT:  
GYM

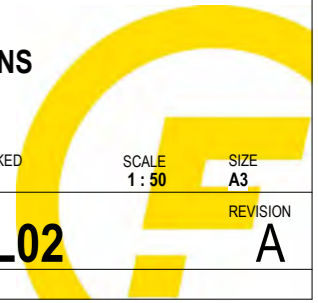
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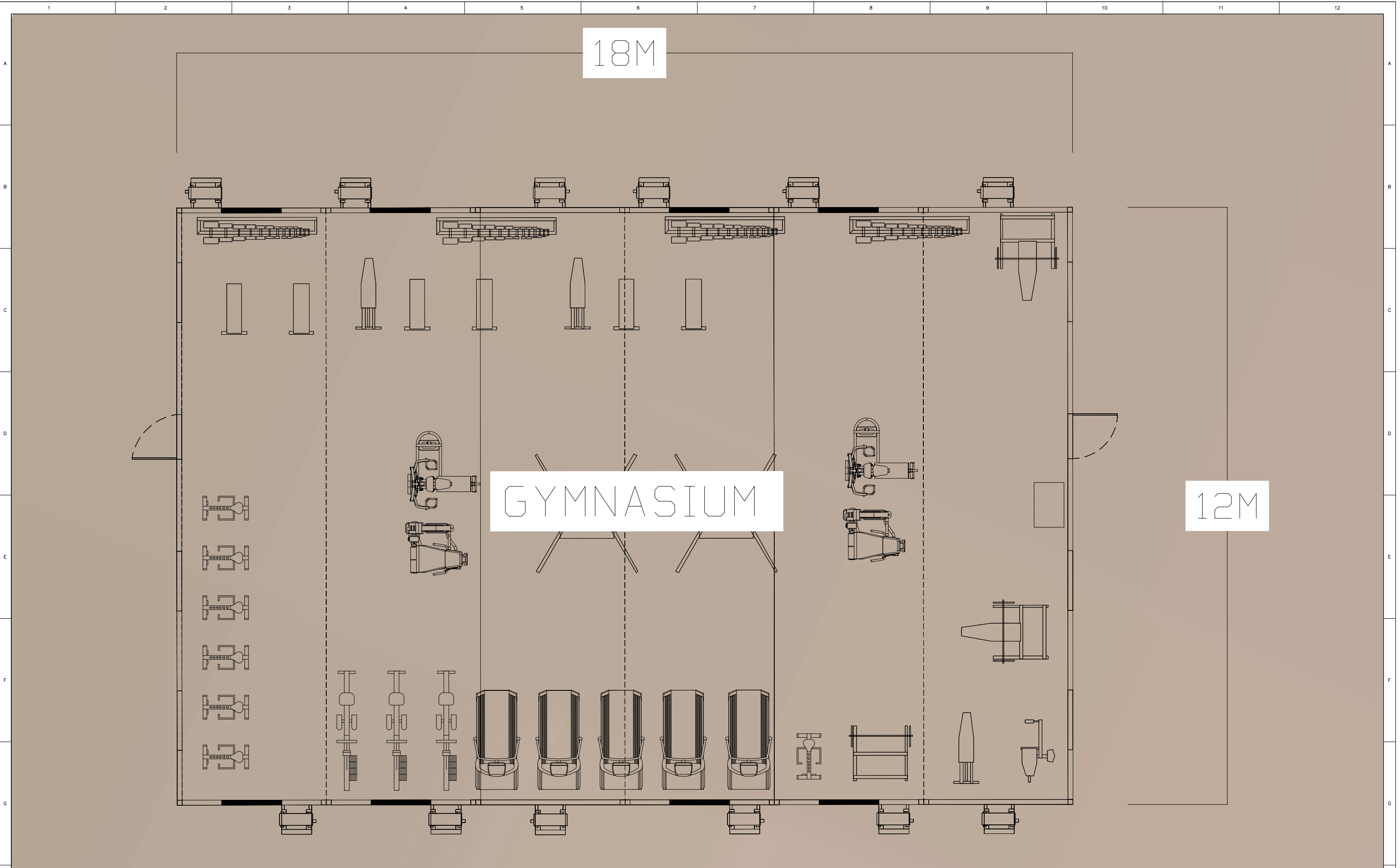
SHEET  
ELEVATIONS

DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3, REVISION: A

DRAWING NO.:  
**A03-EL02**

DC SIGN OFF:





18M

GYMNASIUM

12M

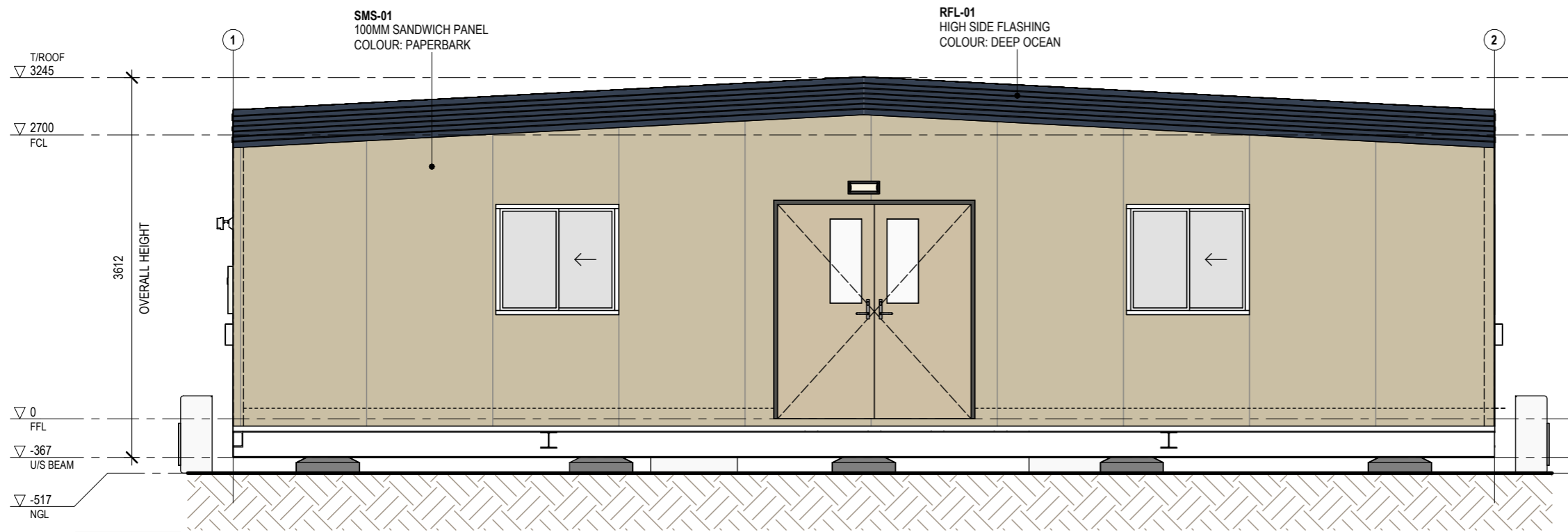
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										PROJECT NUMBER XXXX		Yindjibarndi Energy		
										<small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>		JINBI-WORKER CAMP 172 PERSON CAMP (EXPANSION SHOWN UP TO 228 PERSON CAMP) RAPID CAMPS GYM LAYOUT		
										SCALE A1 NTS		DRG No: 029-DWG-AR-005		
										NORTH		REV: A		
REF	DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT		
			A	26.02.25	ISSUED FOR REVIEW	OM	OM	AC	OM	RK	OM			
			-	26.11.24	COMMENCED	BM	CM	AC	OM	RK	OM			

Rapid Exploration Pty Ltd  
Trading as  
Rapid Camps

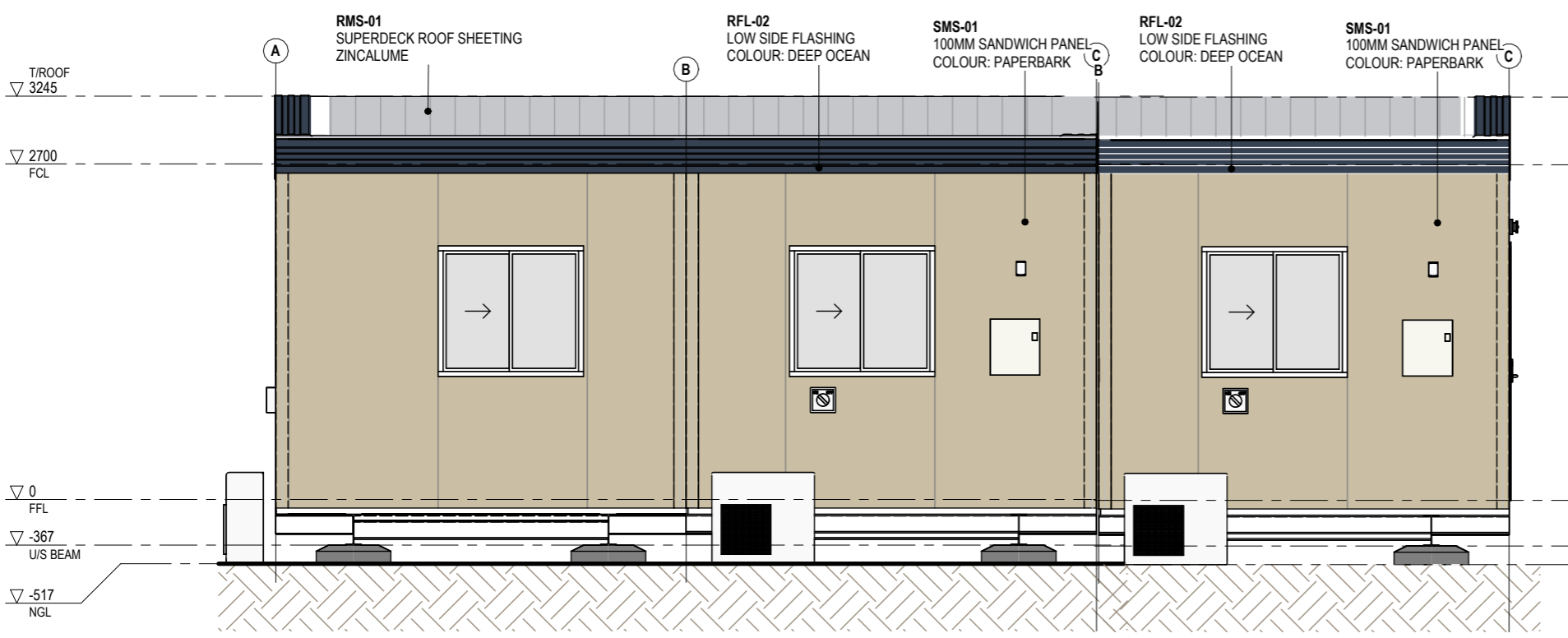


\$DATES \$TIMES \$FILES \$

\$DATES \$TIMES \$FILES \$



1  
A02-FP01  
**FRONT ELEVATION**  
1 : 50



2  
A02-FP01  
**SIDE 1 ELEVATION**  
1 : 50

NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02.02.24	SC	KP



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**GENERAL NOTES**

1. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE DRAWINGS.
3. READ IN CONJUNCTION WITH OTHER DRAWINGS, SPECIFICATIONS & CONSULTANTS DOCUMENTATION.
4. REFER ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER & AWAIT WRITTEN INSTRUCTION.

PROJECT NO.:  
**J005076-B09**

PROJECT STATUS  
**ISSUED FOR REVIEW**

PROJECT CLIENT  
**FLEETWOOD CAPEX**

PROJECT:  
**REC ROOM**

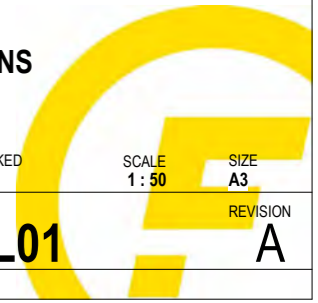
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**XX**

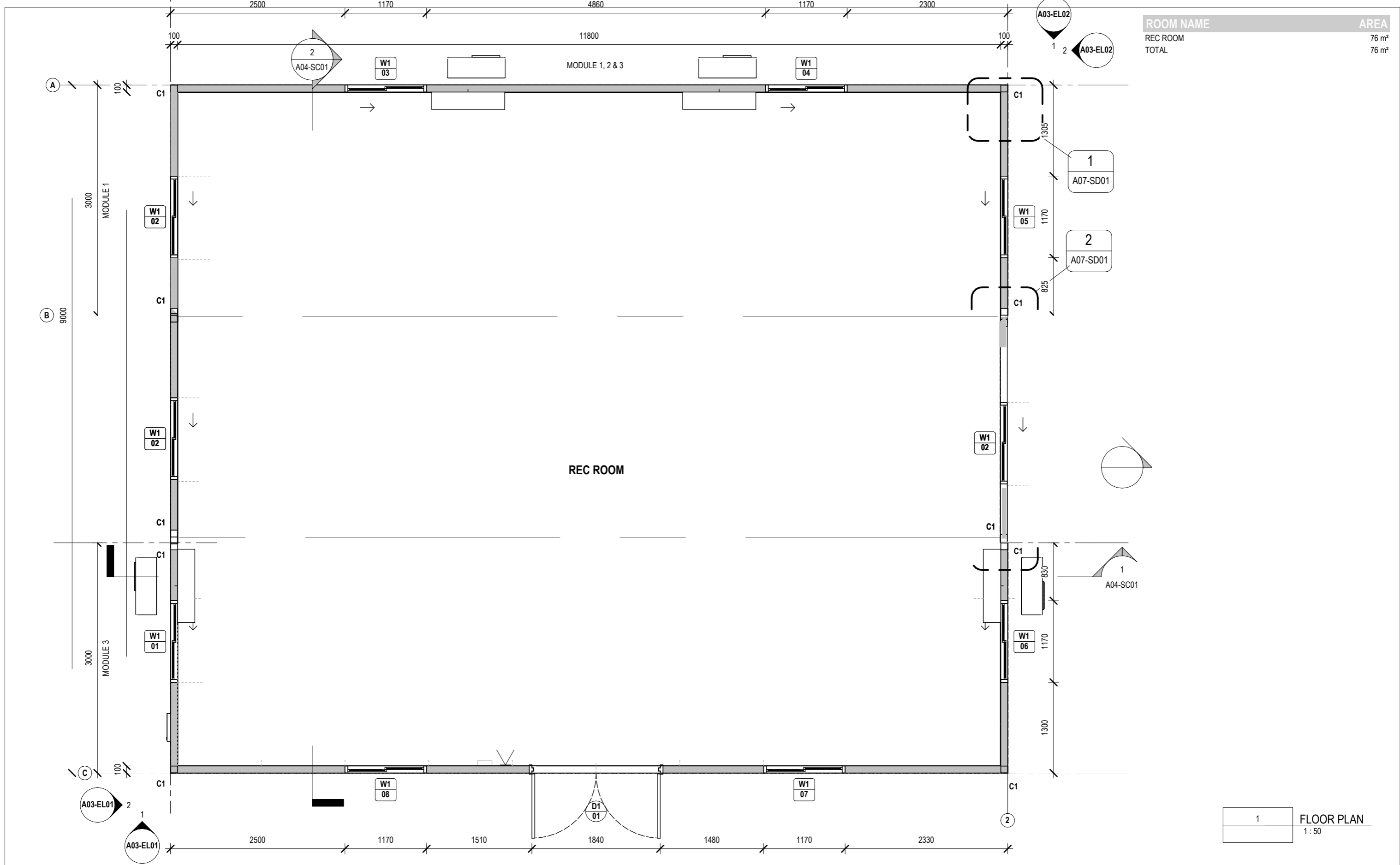
SHEET  
**ELEVATIONS**

DRAWN: **SC** CHECKED: **KP** SCALE: **1:50** SIZE: **A3**

DRAWING NO.: **A03-EL01** REVISION: **A**

DC SIGN OFF:





ROOM NAME	AREA
REC ROOM	76 m <sup>2</sup>
TOTAL	76 m <sup>2</sup>

1 FLOOR PLAN  
1:50

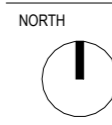
NO.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	02.02.24	SC	KP



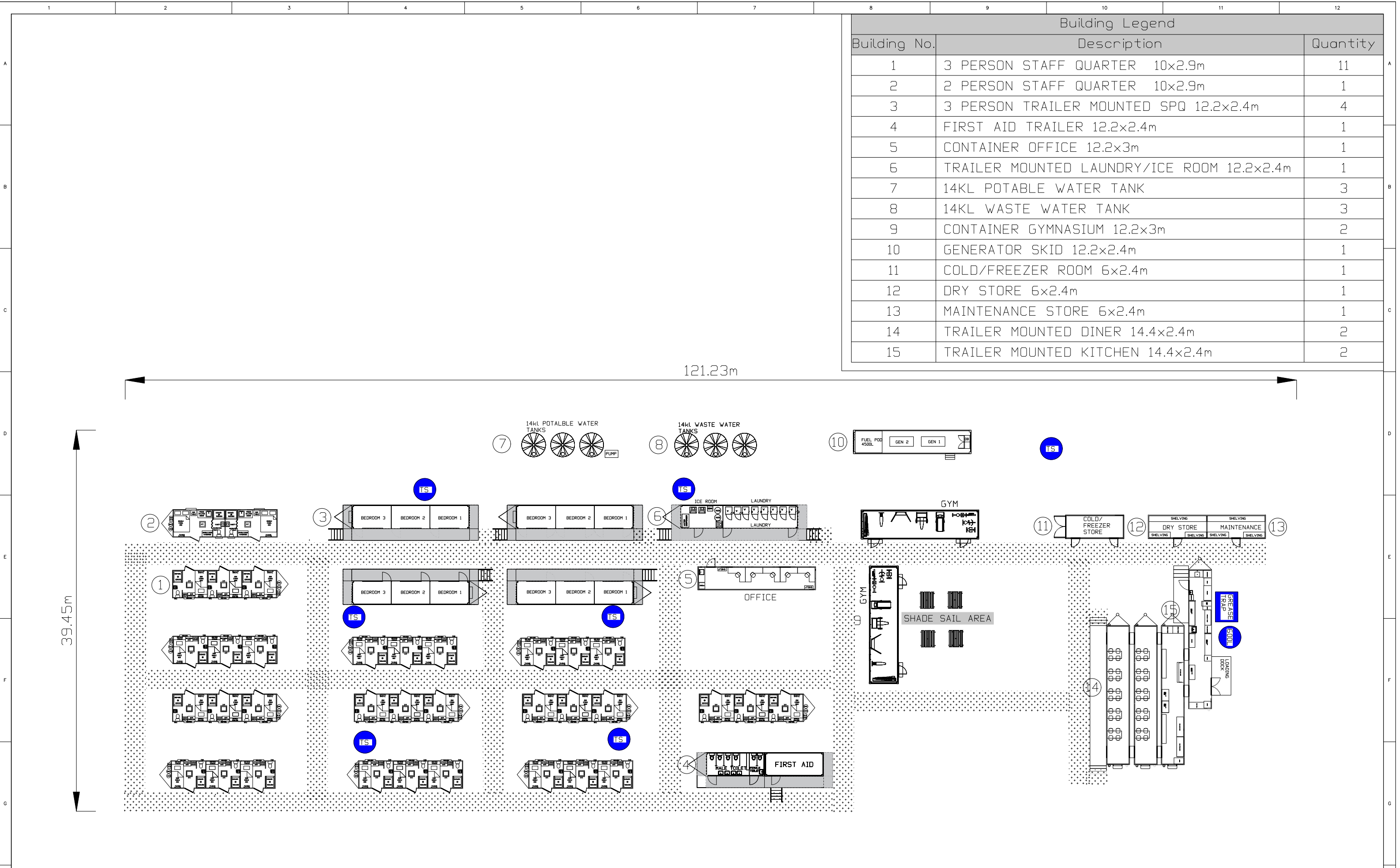
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PROJECT NO.: J005076-B09  
 PROJECT STATUS: ISSUED FOR REVIEW  
 PROJECT CLIENT: FLEETWOOD CAPEX  
 PROJECT: REC ROOM  
 PROJECT ADDRESS: XX



SHEET: FLOOR PLAN  
 DRAWN: SC, CHECKED: KP, SCALE: 1:50, SIZE: A3  
 DRAWING NO.: A02-FP01, REVISION: A  
 DC SIGN OFF:

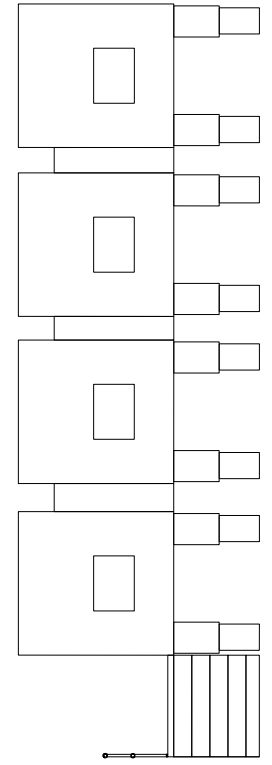
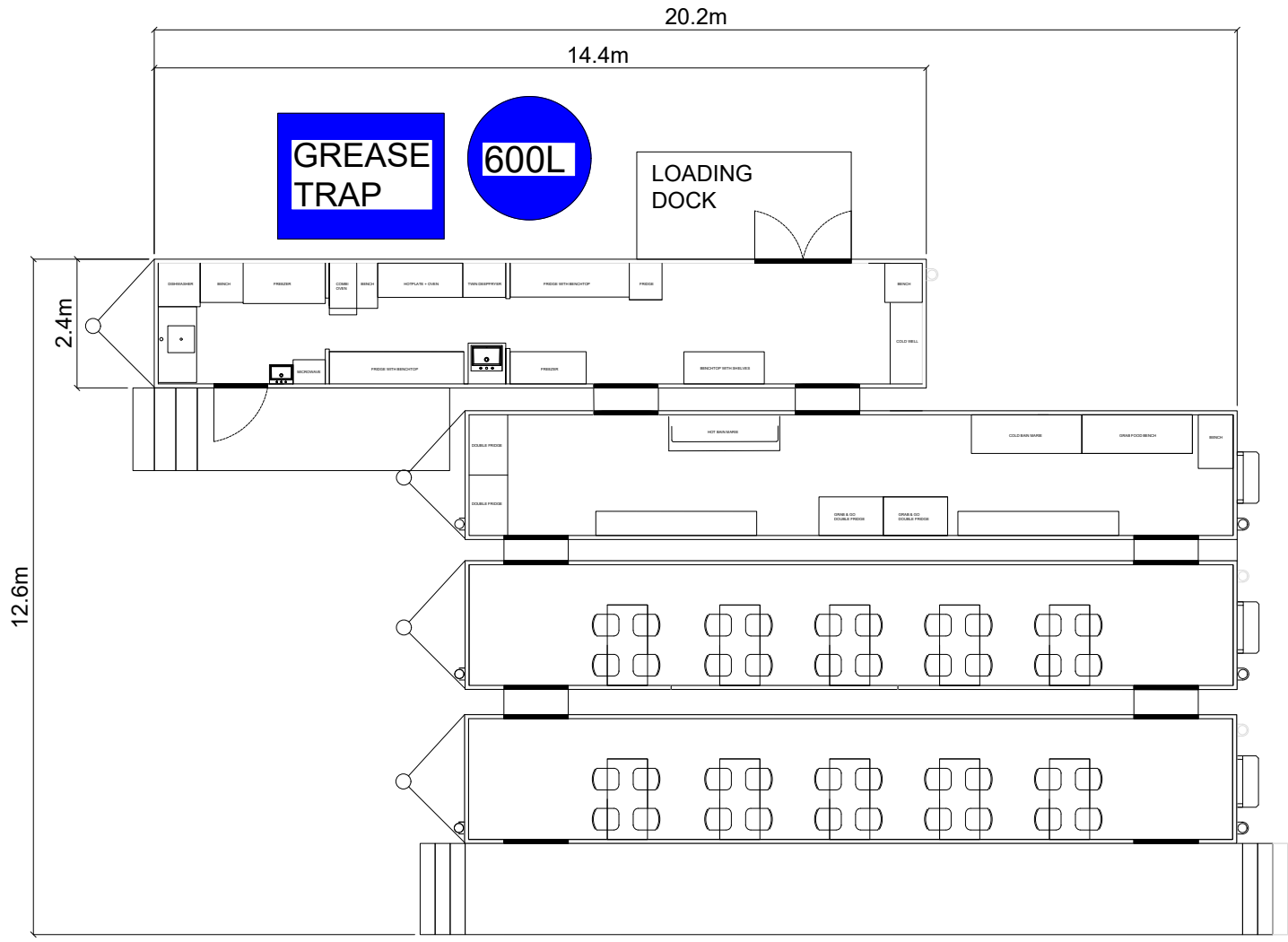


Building Legend		
Building No.	Description	Quantity
1	3 PERSON STAFF QUARTER 10x2.9m	11
2	2 PERSON STAFF QUARTER 10x2.9m	1
3	3 PERSON TRAILER MOUNTED SPQ 12.2x2.4m	4
4	FIRST AID TRAILER 12.2x2.4m	1
5	CONTAINER OFFICE 12.2x3m	1
6	TRAILER MOUNTED LAUNDRY/ICE ROOM 12.2x2.4m	1
7	14KL POTABLE WATER TANK	3
8	14KL WASTE WATER TANK	3
9	CONTAINER GYMNASIUM 12.2x3m	2
10	GENERATOR SKID 12.2x2.4m	1
11	COLD/FREEZER ROOM 6x2.4m	1
12	DRY STORE 6x2.4m	1
13	MAINTENANCE STORE 6x2.4m	1
14	TRAILER MOUNTED DINER 14.4x2.4m	2
15	TRAILER MOUNTED KITCHEN 14.4x2.4m	2

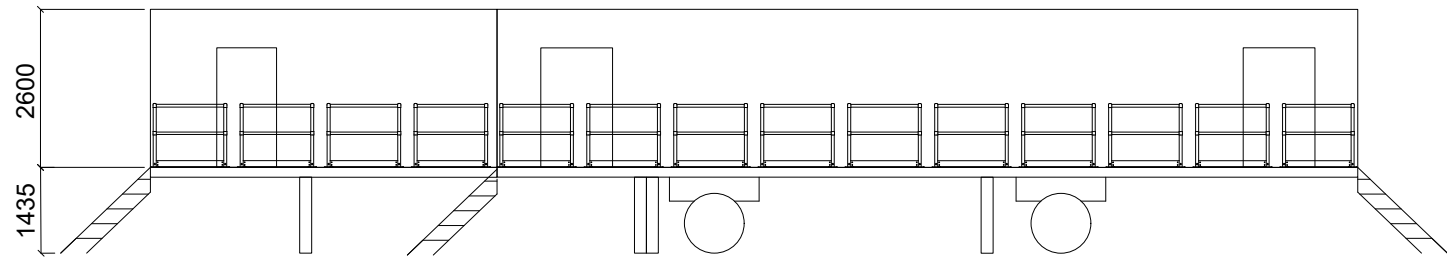
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D	25.02.25	RE-ISSUED FOR REVIEW				EOC	OM	AC	OM	RK	OM	
C	20.02.25	RE-ISSUED FOR REVIEW				EOC	OM	AC	OM	RK	OM	
B	06.12.24	RE-ISSUED FOR REVIEW				BM	OM	AC	OM	RK	OM	
A	26.11.24	ISSUED FOR REVIEW				OM	OM	AC	OM	RK	OM	
-	26.11.24	COMMENCED				BM	CM	AC	OM	RK	OM	

<b>Rapid Exploration Pty Ltd</b> Trading as <b>Rapid Camps</b>				PROJECT NUMBER XXXX	Vendor/Designer DRG No. XXXX	REV: E
This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd			NORTH	JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS FLY CAMP GENERAL LAYOUT	SCALE NTS	DRG No: XXXX
REV: E						



SIDE VIEW



SIDE VIEW

REV	DATE	DESCRIPTION
C	01.05.25	RE-ISSUED FOR REVIEW
B	06.12.24	RE-ISSUED FOR REVIEW
A	26.11.24	ISSUED FOR REVIEW
-	26.11.24	COMMENCED

DRN	CHK	SUP	DES	DAP	PAP	CLIENT
EOC	OM	AC	OM	RK	OM	
BM	OM	AC	OM	RK	OM	
OM	OM	AC	OM	RK	OM	
BM	CM	AC	OM	RK	OM	

Rapid Exploration Pty Ltd Trading as Rapid Camps

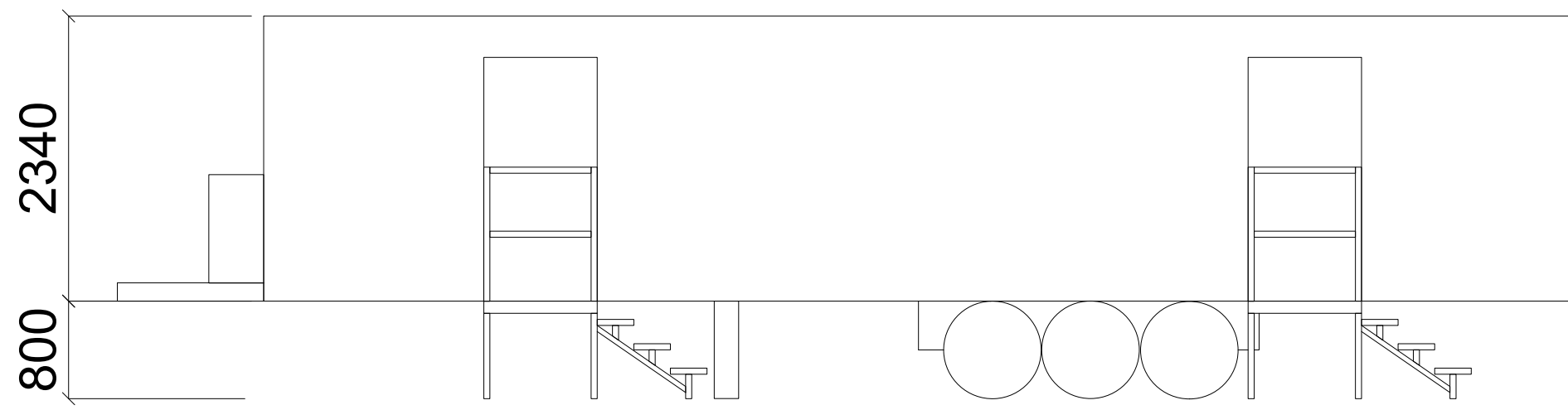
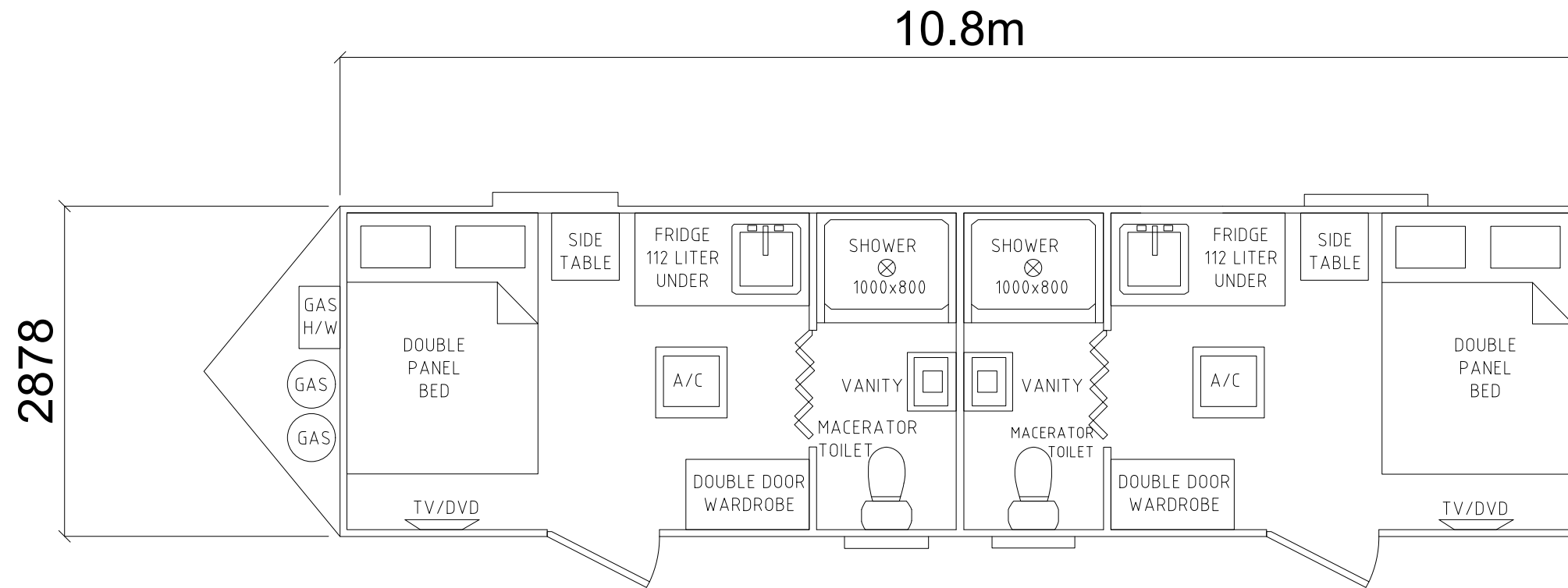




PROJECT NUMBER  
029

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VENDOR/DESIGNER DRG No. 029-DWG-AR-102		REV: C
PROJECT NUMBER 029		Yindjibarndi Energy
JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS KITCHEN LAYOUT		
A1	SCALE NTS	DRG No: 029-DWG-AR-102
		REV: C

\$DATE\$ \$TIME\$ \$FILE\$ \$

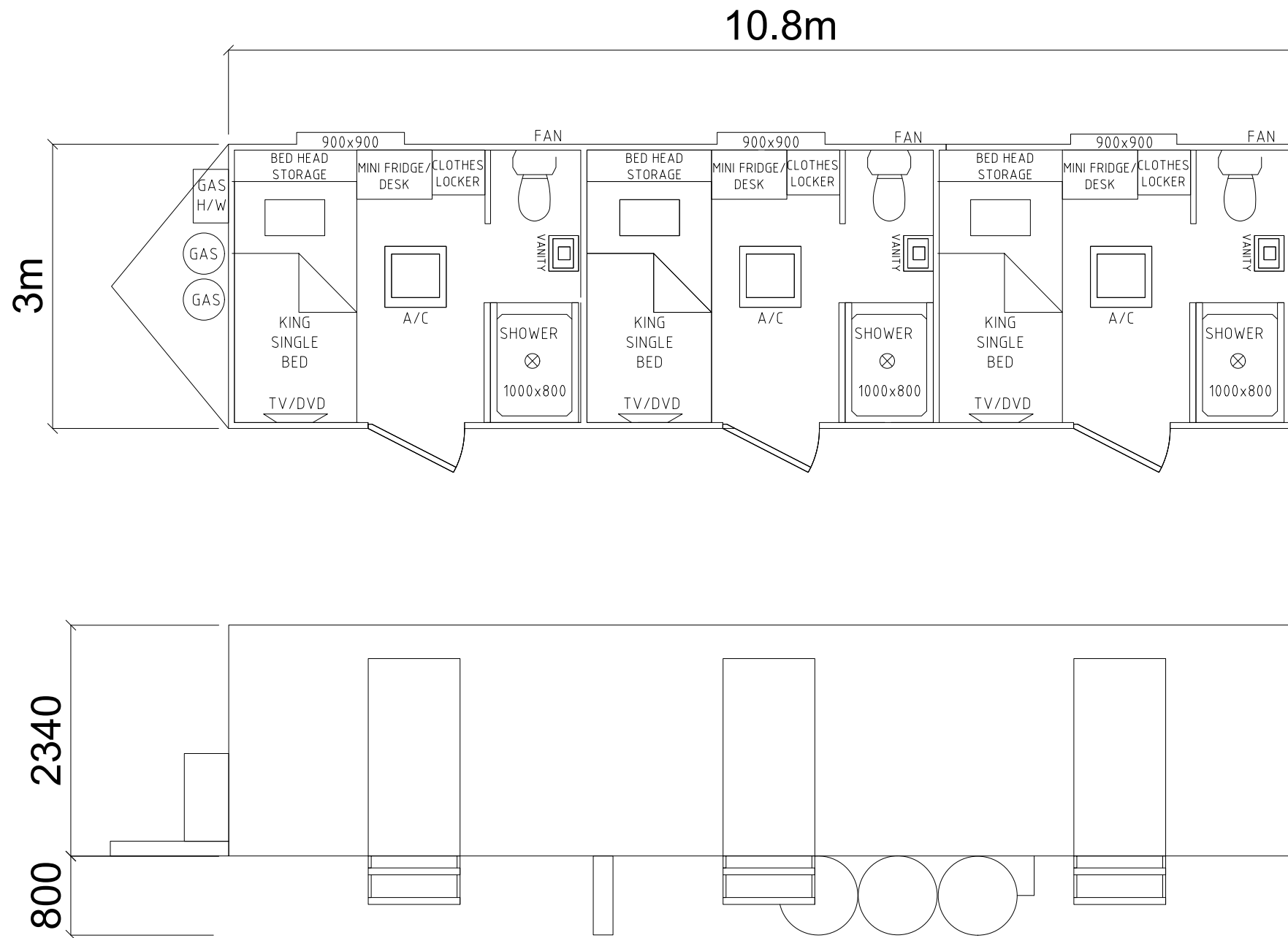


REF DRG No.										TITLE										DESCRIPTION										CLIENT										<p><b>Rapid Exploration Pty Ltd</b> Trading as <b>Rapid Camps</b></p>  										<p>VENDOR/DESIGNER DRG No. 029-DWG-AR-103</p> <p>PROJECT NUMBER 029</p> <p>JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS ACCOMMODATION TYPE 1 LAYOUT</p>										<p>REV: A</p> <p>SCALE: A1</p> <p>DRG No: 029-DWG-AR-103</p> <p>REV: A</p>																																							
A										06.05.25										ISSUED FOR REVIEW										EOC										CM										AC										OM										RK										OM																			
-										06.05.25										COMMENCED										DRN										CHK										SUP										DES										DAP										PAP										CLIENT									



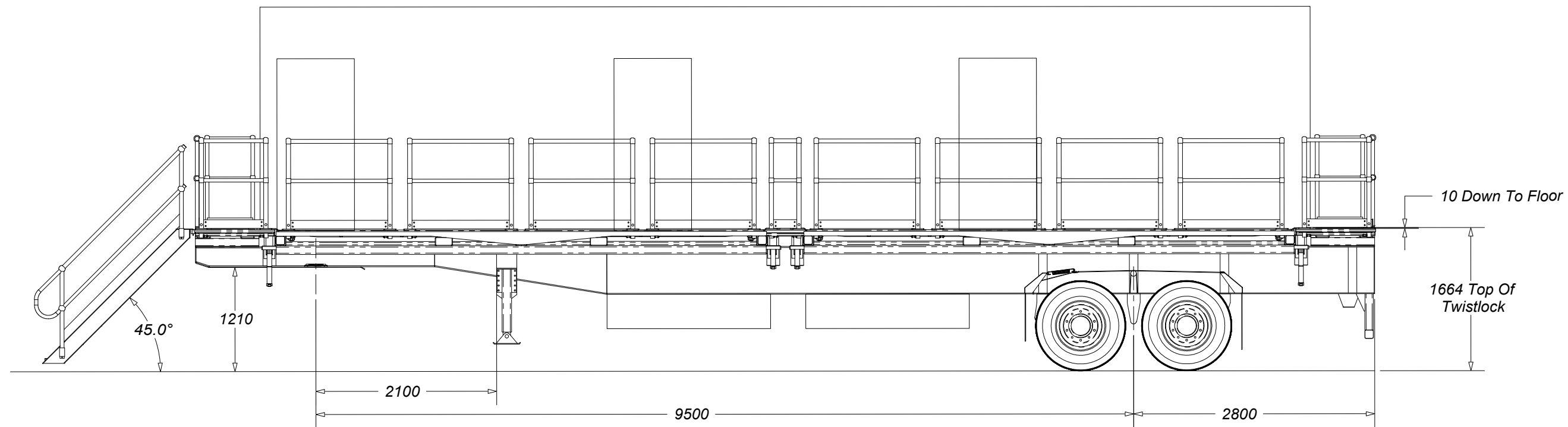
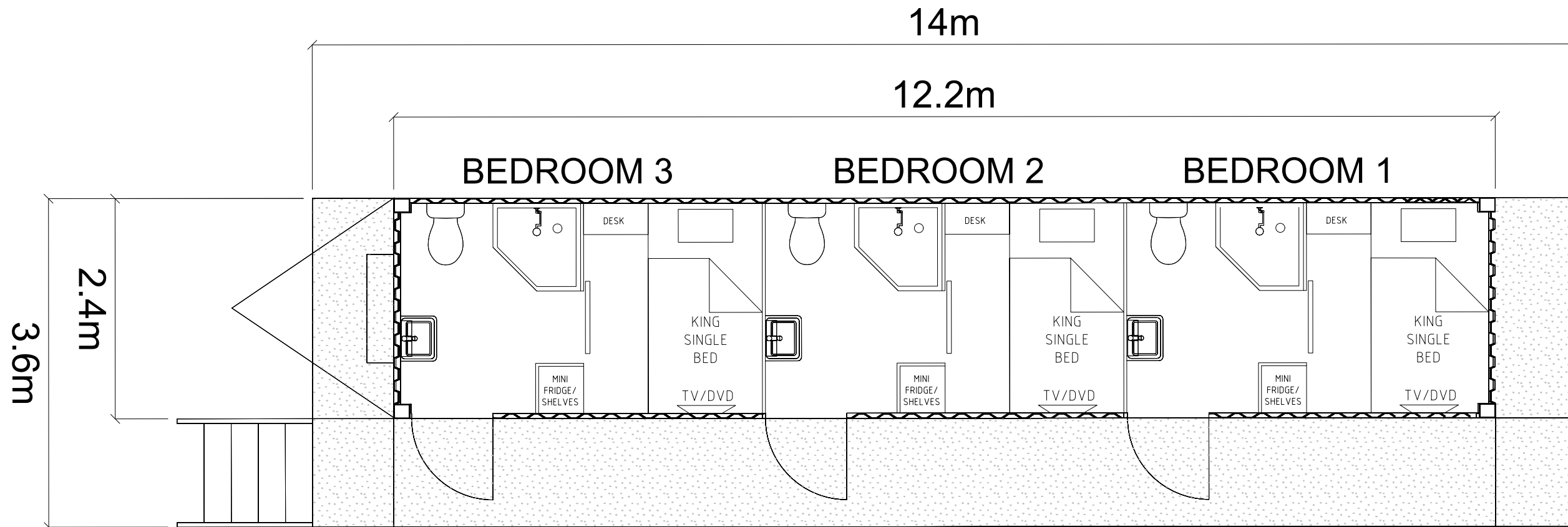
NORTH

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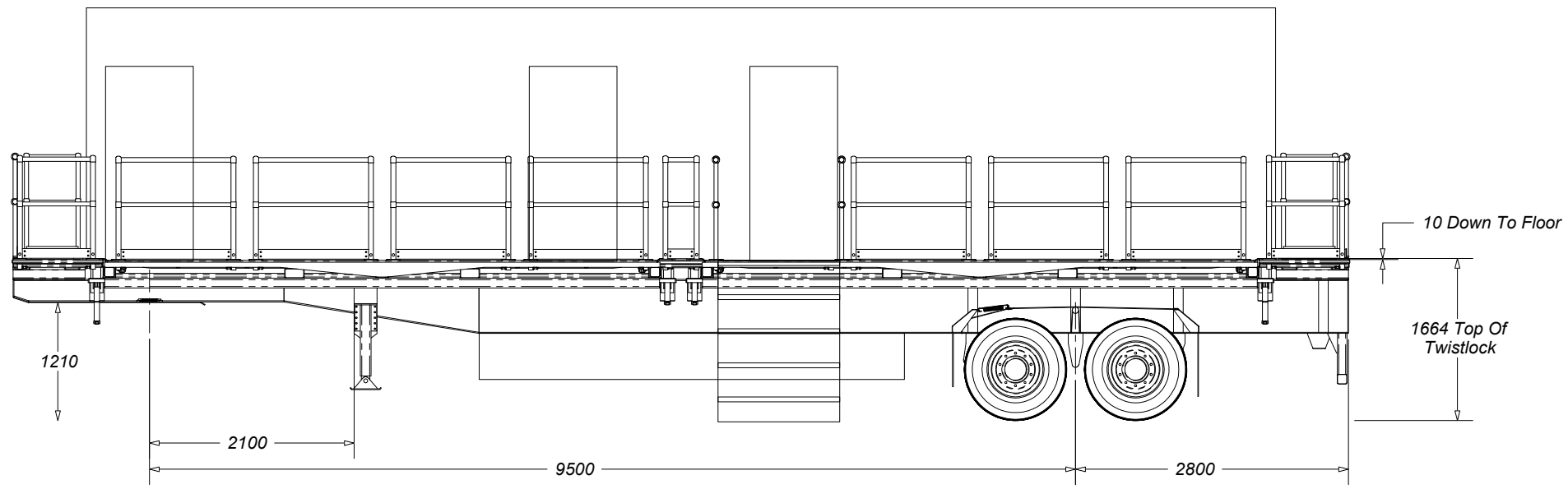
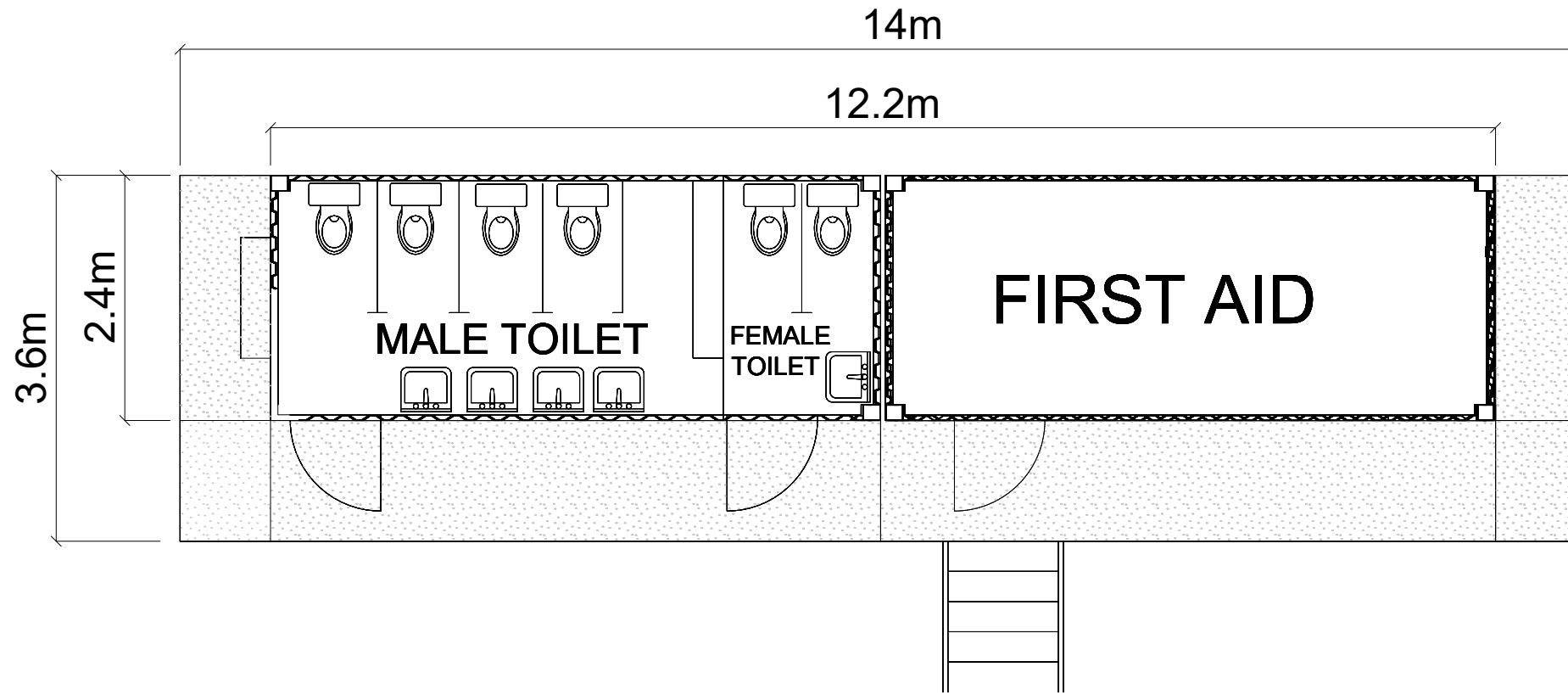
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REF DRG No.										TITLE										REV										DATE										DESCRIPTION										DRN										CHK										SUP										DES										DAP										PAP										CLIENT										<b>Rapid Exploration Pty Ltd</b> <b>Trading as Rapid Camps</b>																				 NORTH										PROJECT NUMBER 029 <small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>										VENDOR/DESIGNER DRG No. 029-DWG-AR-103 <b>Yindjibarndi Energy</b> JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS ACCOMODATION TYPE 2 LAYOUT										REV: A REV: A									
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# SIDE VIEW

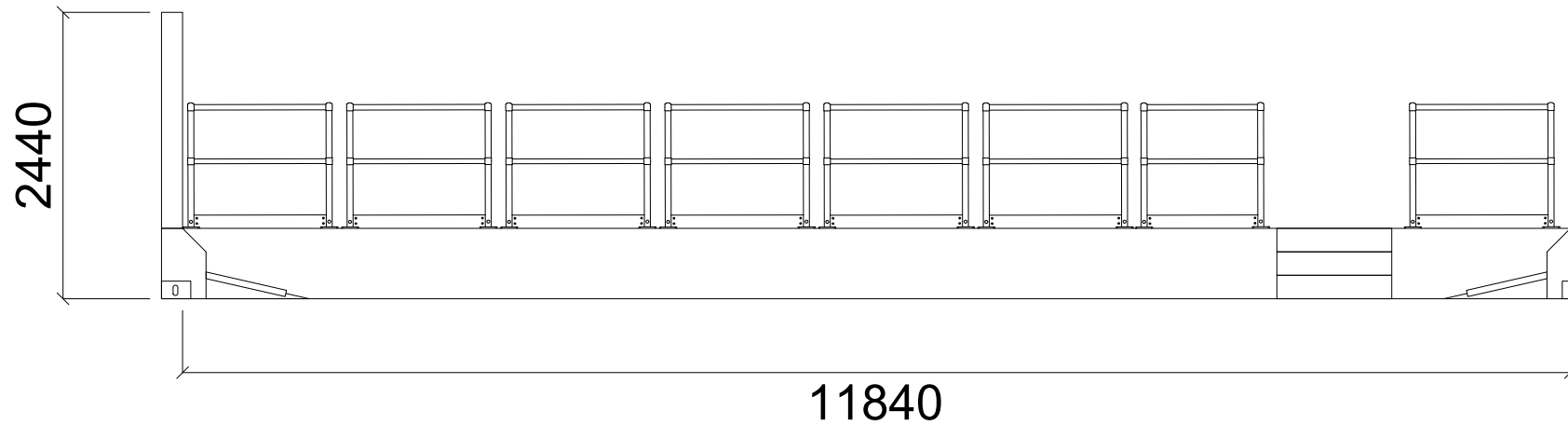
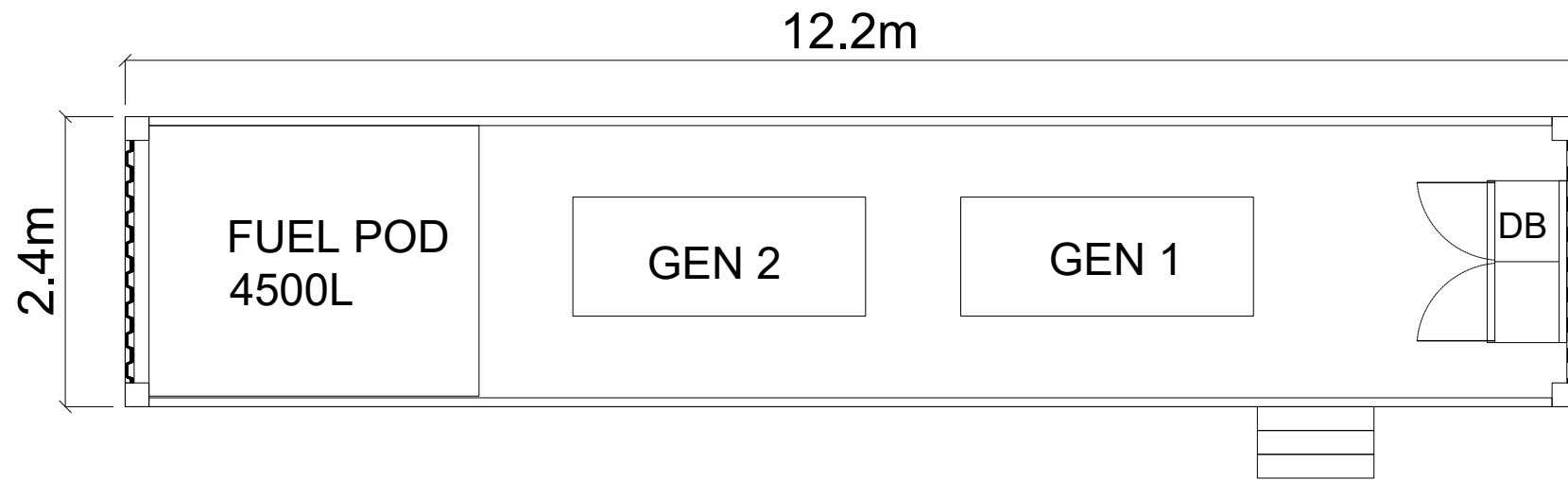
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A										06.05.25										ISSUED FOR REVIEW										EOC										CM										AC										OM										RK										OM										DRN										CHK										SUP										DES										DAP										PAP										CLIENT										Rapid Exploration Pty Ltd Trading as Rapid Camps										Rapid Camps										Yindjibarndi Energy										PROJECT NUMBER										029										JINBI CONSTRUCTION ACCOMODATION										47 PERSON FLY CAMP										RAPID CAMPS										ACCOMMODATION TYPE 3 LAYOUT										SCALE										DRG No:										029-DWG-AR-103										REV:										A									
A1										SCALE										DRG No:										029-DWG-AR-103										REV:										A																																																																																																																																																																																																																																																									



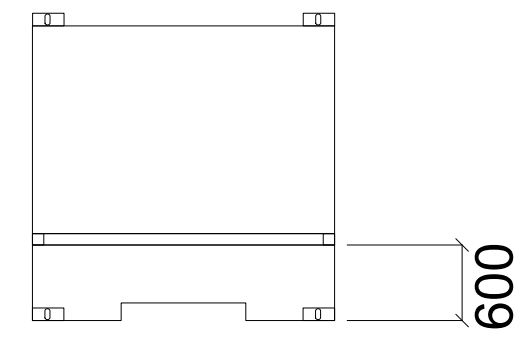
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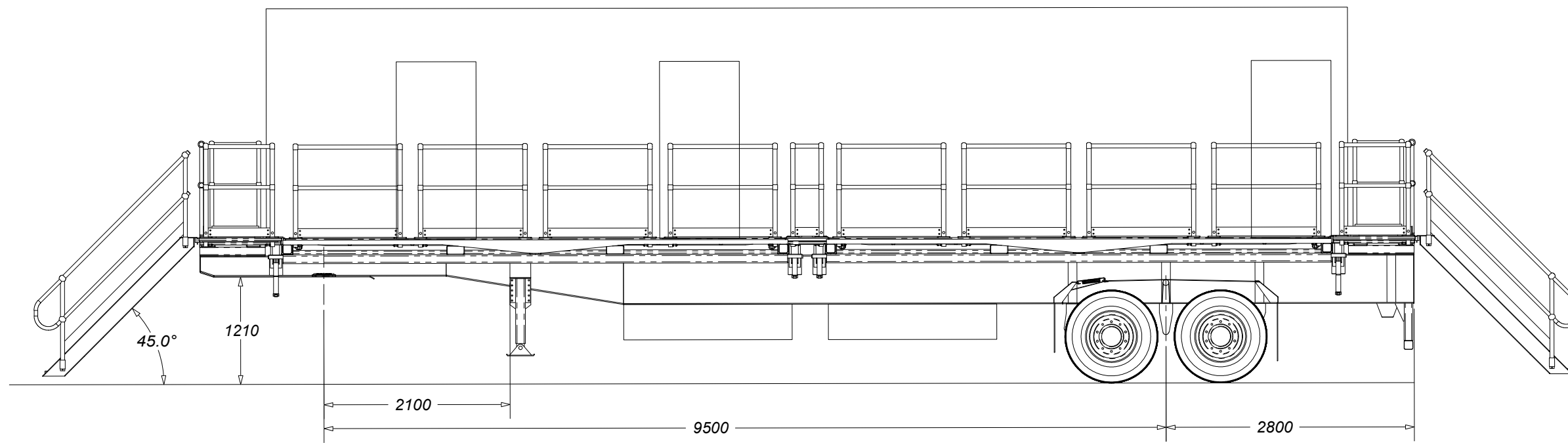
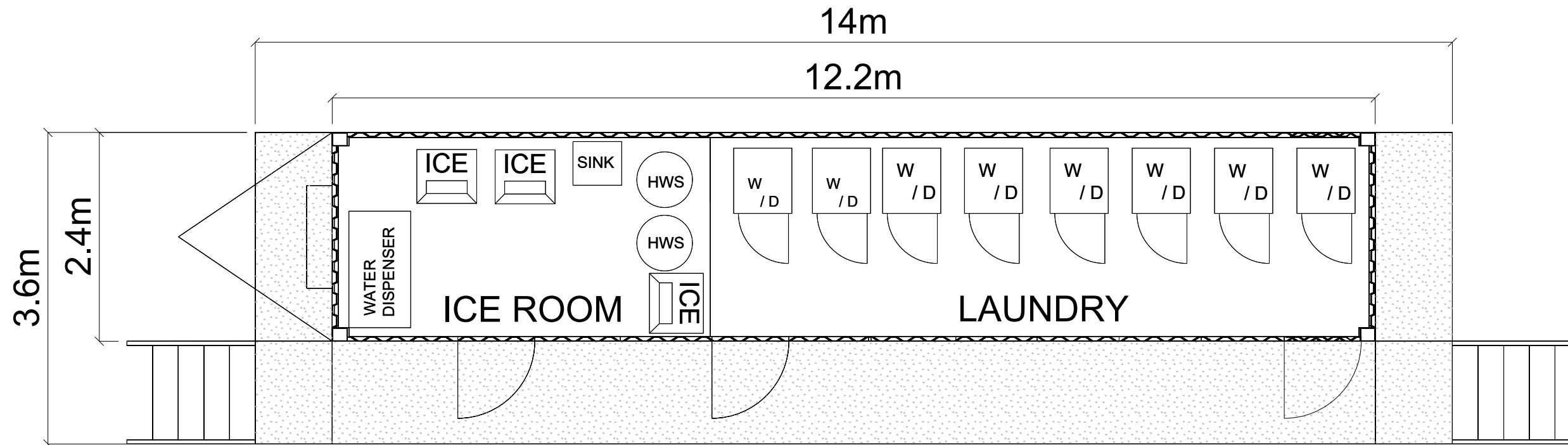


**SIDE VIEW**



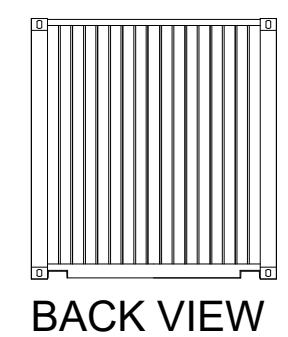
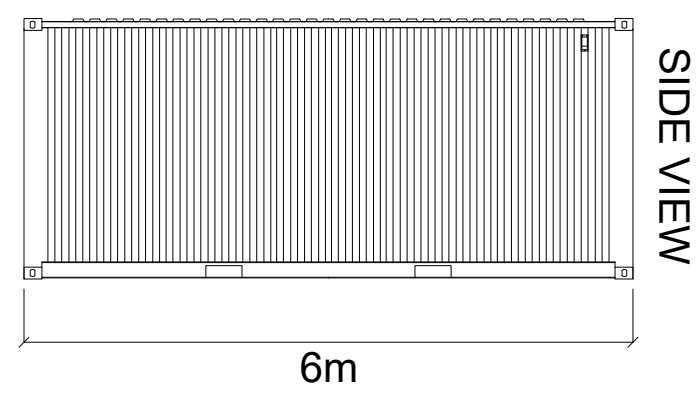
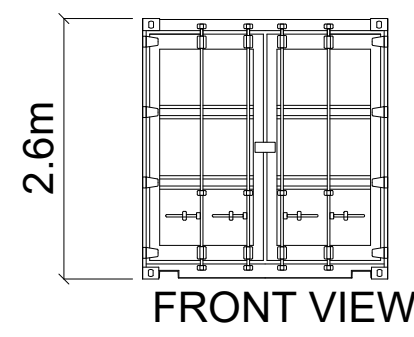
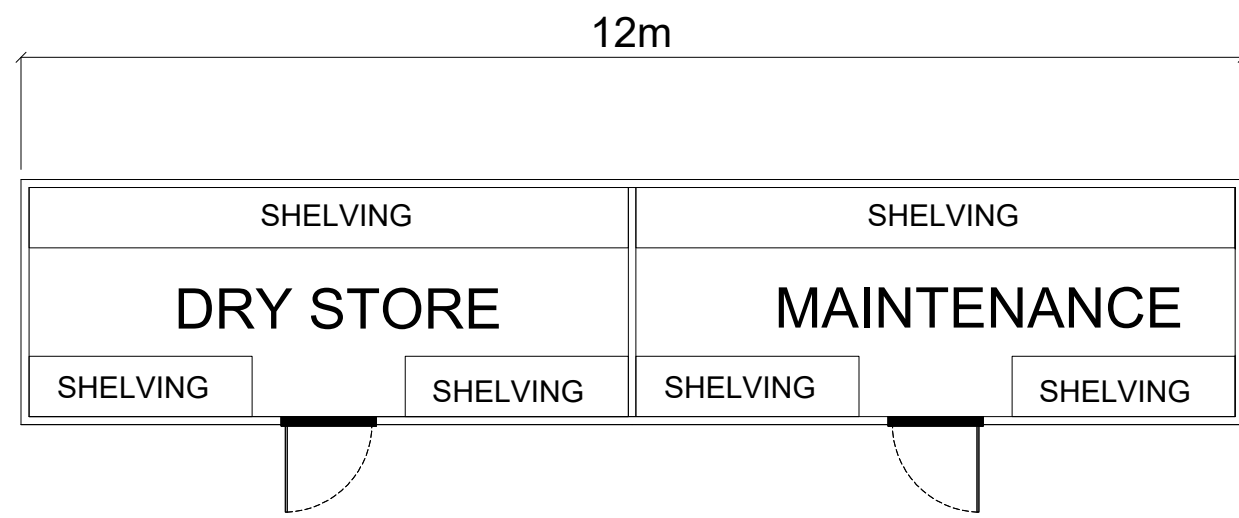
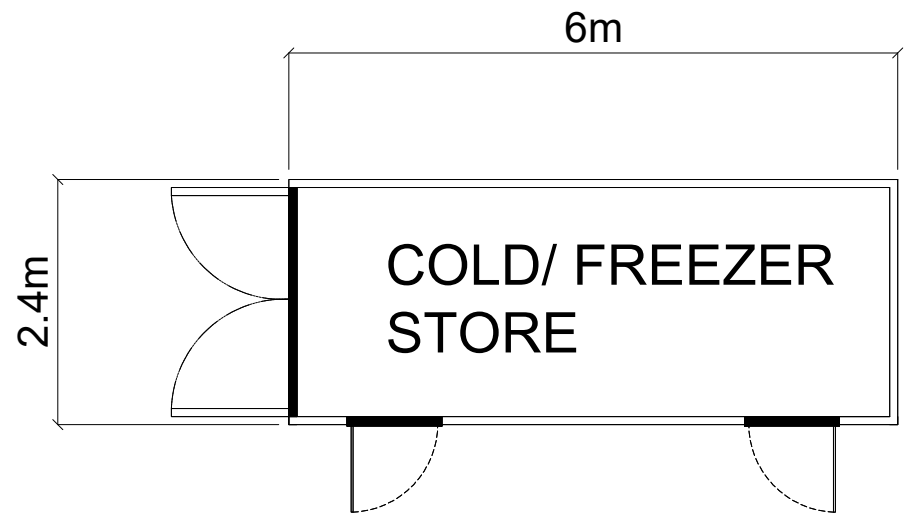
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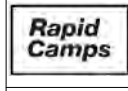

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										PROJECT NUMBER 029		JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS OFFICE LAYOUT	
										 		 NORTH	
										This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd		REV: A	
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT	SCALE A1 NTS	DRG No: 029-DWG-AR-105
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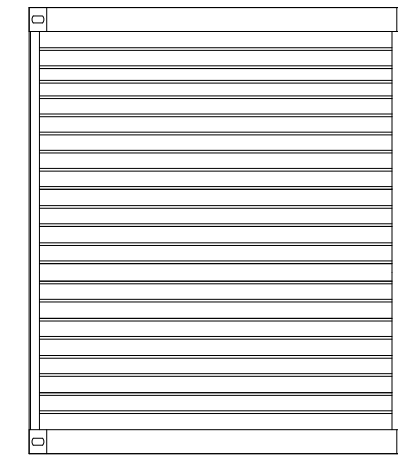
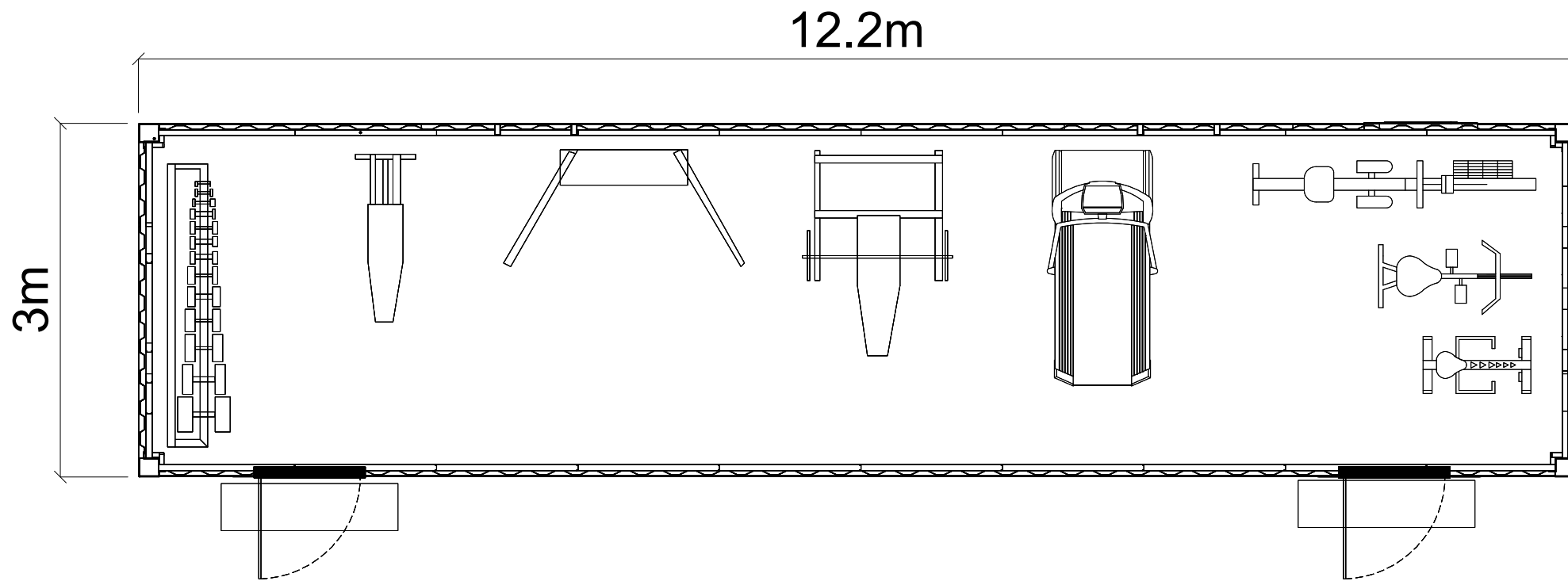


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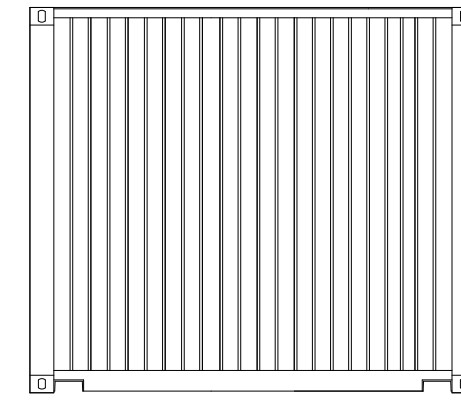
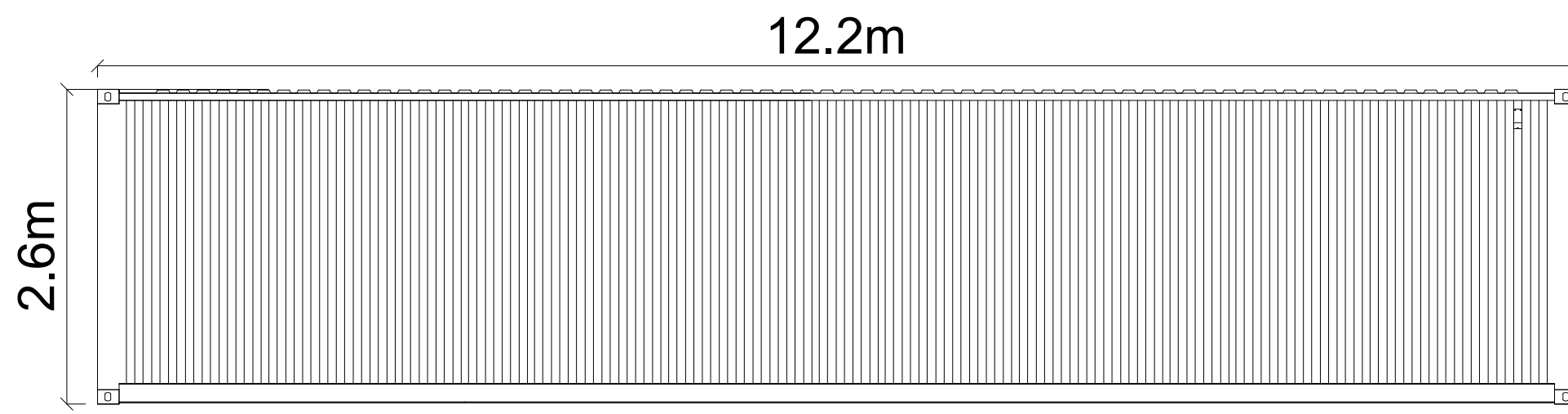
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										SCALE A1		DRG No: 029-DWG-AR-105	
										NORTH		REV: A	
										Rapid Exploration Pty Ltd Trading as Rapid Camps		Yindjibarndi Energy	
										EOC CM AC OM RK OM EOC CM AC OM RK OM		JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS LAUNDRY/ICE ROOM LAYOUT	
										DRN CHK SUP DES DAP PAP CLIENT		REV: A	
										A 06.05.25 ISSUED FOR REVIEW - 06.05.25 COMMENCED		REV: A	



										VENDOR/DESIGNER DRG No. 029-DWG-AR-105		REV: A	
										PROJECT NUMBER 029		REV: A	
										 		<b>Yindjibarndi Energy</b> JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS STORES + MAINTENANCE LAYOUT	
										<small>This drawing must not be copied or reproduced in any form or used for any purpose other than originally intended without written approval of Rapid Exploration Pty Ltd</small>		REV: A	
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT	SCALE A1 NTS	DRG No: 029-DWG-AR-105
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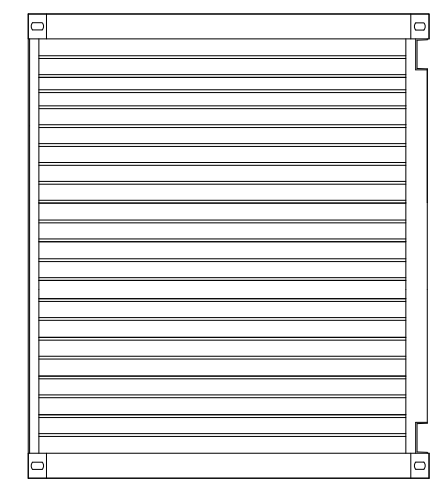
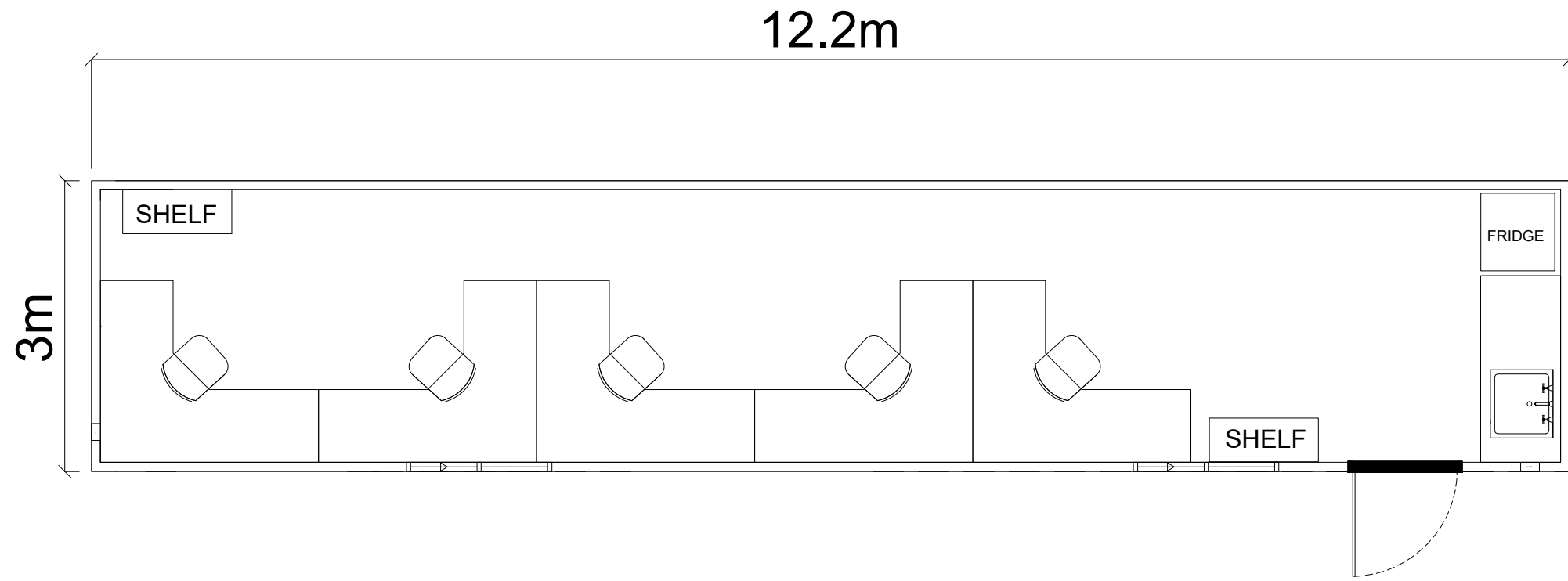
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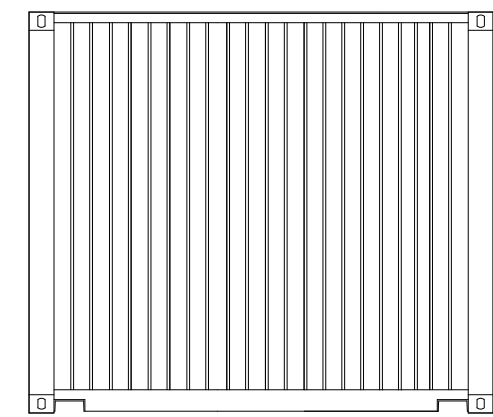
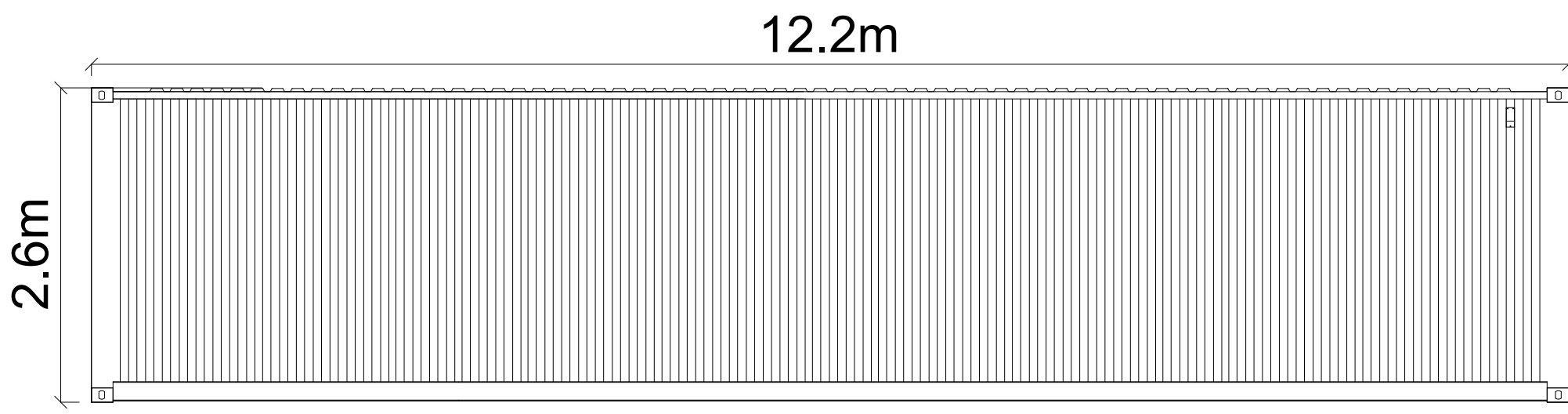
**BACK VIEW**

**SIDE VIEW**

										REF DRG No. _____ TITLE _____		REV: A DATE: 06.05.25 DESCRIPTION: ISSUED FOR REVIEW		EOC CM AC OM RK OM DRN CHK SUP DES DAP PAP CLIENT						PROJECT NUMBER: 029 Yindjibarndi Energy		JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS GYMNASIUM LAYOUT		SCALE: A1 DRG No: 029-DWG-AR-104		REV: A	
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**FRONT VIEW**

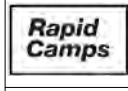


**BACK VIEW**

**SIDE VIEW**

										VENDOR/DESIGNER DRG No. 029-DWG-AR-105		REV: A
										PROJECT NUMBER 029		Yindjibarndi Energy
										JINBI CONSTRUCTION ACCOMODATION 47 PERSON FLY CAMP RAPID CAMPS OFFICE LAYOUT		REV: A
										SCALE A1 NTS		DRG No: 029-DWG-AR-105
REF DRG No.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	SUP	DES	DAP	PAP	CLIENT	
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		-	06.05.25	COMMENCED	EOC	CM	AC	OM	RK	OM		
					EOC	CM	AC	OM	RK	OM		

Rapid Exploration Pty Ltd  
Trading as Rapid Camps



NORTH

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**Yindjibarndi Energy**  
A partnership with ACEN

# Project Jinbi Workers Camp Social Impact Statement

August 2025



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# 1 INTRODUCTION

Yindjibarndi Energy Corporation (**YEC**) proposes to develop, own, and operate large scale renewable energy projects on Yindjibarndi Country in the Pilbara Region of Western Australia.

YEC currently has three green field site projects under development within the Local Government Area (**LGA**) of Shire of Ashburton:

- Project Jinbi: 75MWac solar array, with the ability to expand to 150MWac and an option to include Battery Energy Storage System (**BESS**)
- Project Baru: up to 450MW wind, plus solar and BESS; and
- Project Marnda: up to 600MW wind, plus solar and BESS.

This Social Impact Statement (**SIS**) has been prepared in accordance with the Shire of Ashburton's Local Planning Policy LPP20 Social Impact Assessment and is intended to support YEC's application to the Shire of Ashburton for development approval for the workforce accommodation required to support Project Jinbi.

## 1.1 Objectives and Scope

The solar component of Project Jinbi received development approval from the Department Planning Lands and Heritage (**DPLH**) through the City of Karratha's Joint Development Assessment Panel (**JDAP**) in December 2024.

The workforce accommodation required to support Project Jinbi was not included in the initial application for development approval and it was noted that separate development approval would be required for construction of temporary workforce accommodation on the Jinbi site.

Therefore, the specific objectives of this SIS are to:

1. Identify key stakeholders and communities that are likely to have an interest or be affected by the development of the Jinbi Workforce Accommodation Project (**the Project**) including any marginalised or more vulnerable community groups.
2. Provide a preliminary analysis of potential social impacts associated with the Project - both negative and positive.
3. Identify measures to reduce negative social impacts and enhance positive impacts where practically possible.
4. Inform further Social Impact Assessment (SIA) scopes of work to be undertaken as the Project progresses.

## 2 PROJECT OVERVIEW

### 2.1 Jinbi Workforce Accommodation Project

The Jinbi Workforce Accommodation Project consists of a purpose-built, temporary accommodation facility to house workers engaged in the construction of Project Jinbi and related infrastructure works, including the development of access roads.

Project Jinbi consists of a solar array and potential BESS on a greenfield site, with direct connection to existing transmission infrastructure. It is located within an area of Exclusive Native Title, being Unallocated Crown Land within Yindjibarndi Native Title Determination Areas. It is located approximately 56km south of Karratha and 180km north-west of Tom Price.

#### 2.1.1 Project Jinbi Workforce Overview

Project Jinbi will require a construction workforce of approximately 100, followed by an ongoing operational workforce of 10 people. Construction of Project Jinbi is expected to take about two years, intended to commence in 2026. Operations and generation of clean, renewable electricity is expected from 2028.

#### 2.1.2 WHS considerations

While it is expected that most of the construction workforce will be sourced locally from the Karratha area, the substantial distance from Karratha to the Project Jinbi site (approximately 1.5 hours) poses a significant risk of employee fatigue. The decision to establish an onsite workers camp was driven by several factors:

- Fatigue management: onsite accommodation eliminates long commutes, giving workers more time to rest.
- Enhanced safety: reducing fatigue lowers the risk of accidents and errors, contributing to a safer work environment.
- Increased productivity: well-rested workers are more alert and efficient, leading to higher productivity levels.
- Health and well-being: supports overall health by preventing chronic fatigue and related issues, promoting better mental and physical health.
- Extreme Heat Management: onsite accommodation helps manage extreme heat conditions by providing immediate access to cool, sheltered environments, reducing heat stress and related health risks. It also enables workers to take advantage of the cooler conditions in the early morning, further mitigating the impact of extreme temperatures.

#### 2.1.3 Capacity

The camp has a maximum planned capacity of 272 people which includes construction workers to build the project, YEC staff and staff from the camp supplier to operate and maintain the facility.

#### 2.1.4 Construction

The camp will be constructed in two stages:

Stage 1:

- Construction of a smaller “fly camp” with caravan-style accommodation to support an initial workforce of approximately 54 people. This camp will facilitate early civil works, such as roads and piling, and assist in the construction of the main workers’ camp.
- Construction will take 3 months, from February to April 2026.

Stage 2:

- Construction of the main workers’ camp. Once the main camp is complete, the initial “fly camp” will be removed.
- Construction will take 5 months, from April to August 2026.

### **2.1.5 Location**

The camp will be located in the southern portion of the Jinbi lease – refer to Figure 1, Figure 2 and Figure 3. Locating the camp on the southern portion of the lease area represents the lowest risk from a timing point of view, being close to existing access roads and within an area that is not flagged for solar panel installation.

### **2.1.6 Operation**

The camp is expected to be operational for 2 years.

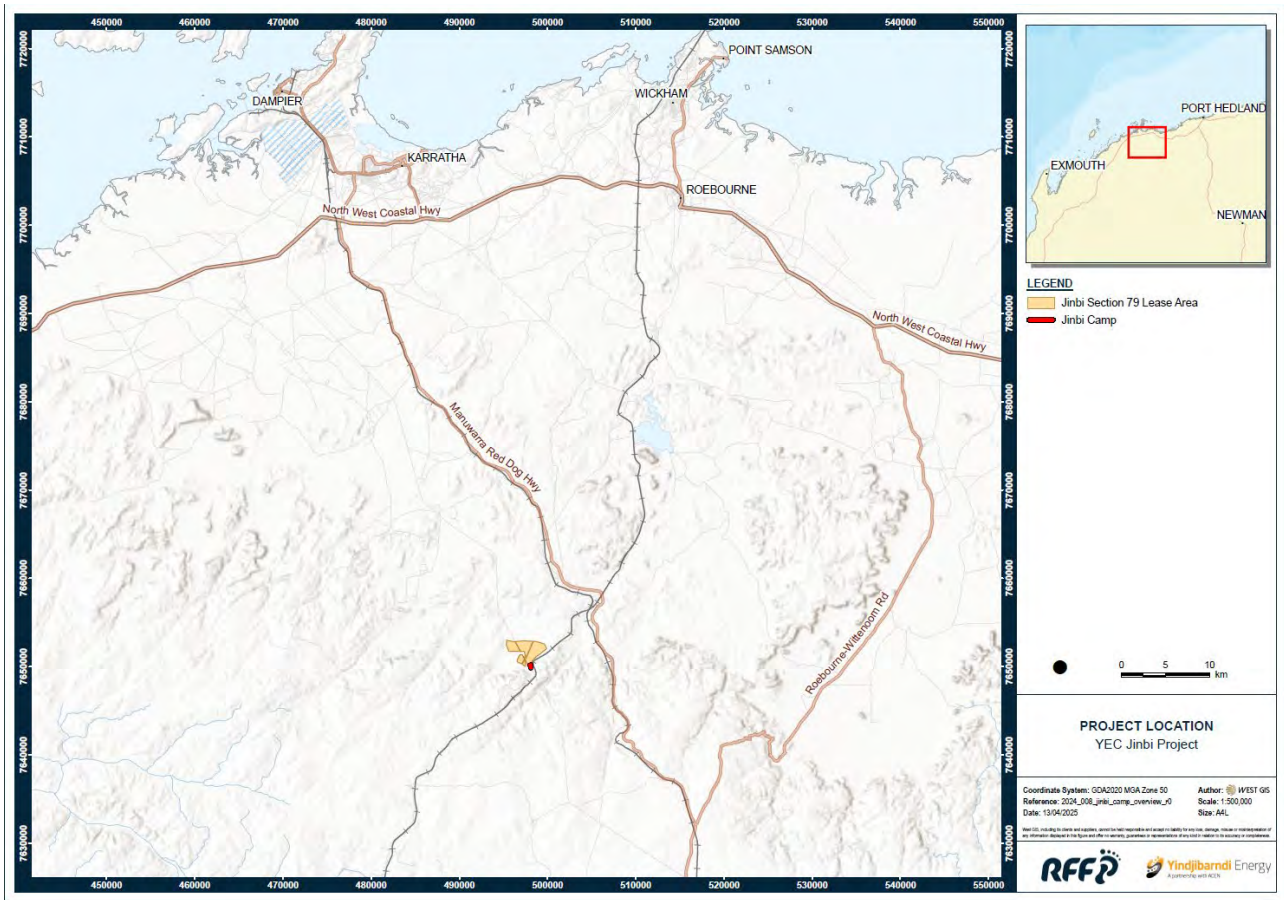


Figure 1 Workforce Accommodation Location

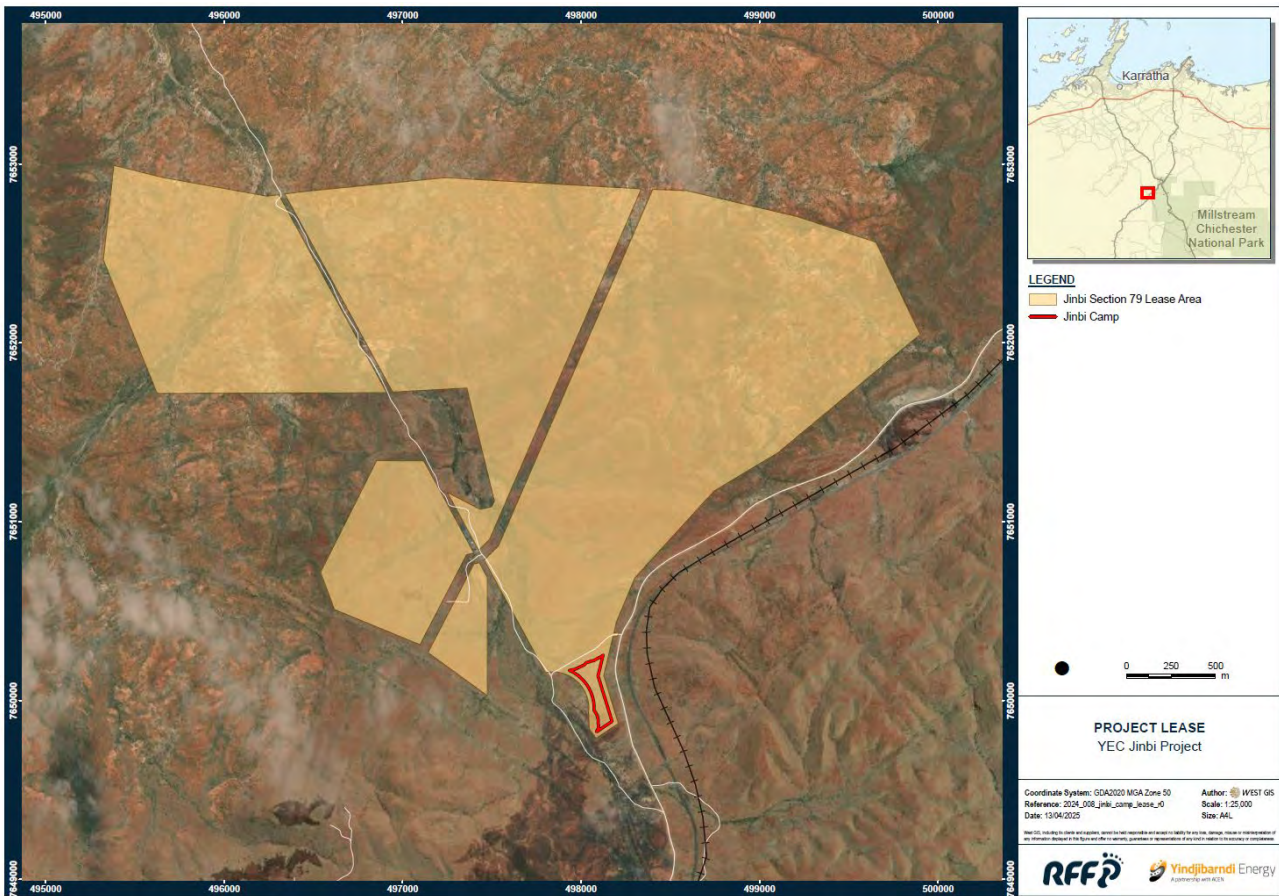


Figure 2 Location within Project Jinbi Lease Area

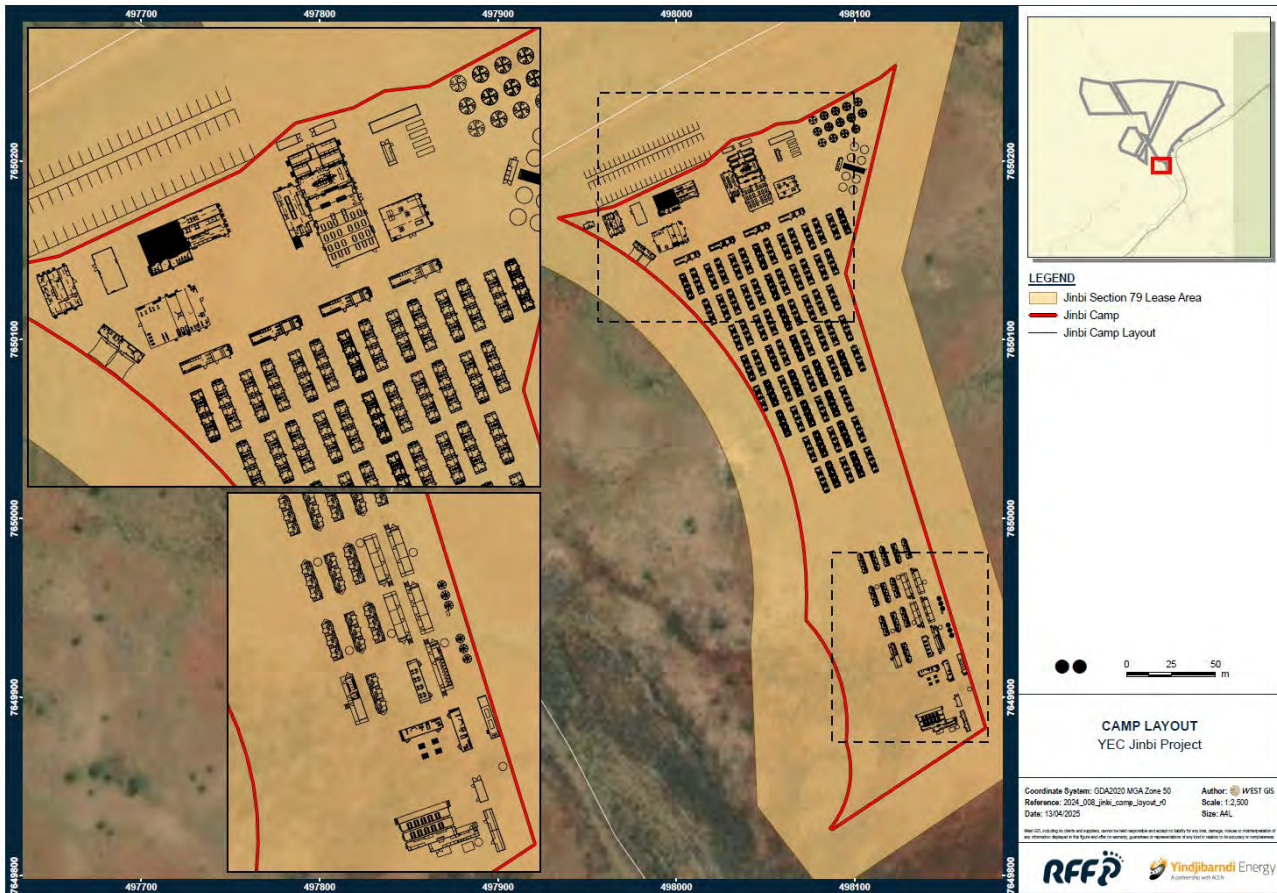


Figure 3 Proposed Camp Layout

### 3 AREA OF SOCIAL INFLUENCE

The Jinbi Workforce Accommodation Project is located within the Shire of Ashburton within an area of Exclusive Native Title, being Unallocated Crown Land within Yindjibarndi Native Title Determination Areas.

Areas of social influence	Features of the project's social context to be considered
<ul style="list-style-type: none"> <li>Ngurrawaana</li> <li>Roebourne</li> <li>Karratha</li> </ul>	<ol style="list-style-type: none"> <li>Proximity of communities to the project</li> <li>The size of the project's construction and operations workforce</li> <li>The movement of goods, materials and equipment</li> <li>The movement and accommodation of workers</li> <li>Access to local and Indigenous workforce and supply chain</li> <li>Protection and enhancement of cultural heritage and values</li> </ol>

## 4 CONSULTATION

YEC understands that community engagement is fundamental to SIA as it ensures that the voices and concerns of all stakeholders are heard and addressed, leading to more inclusive and sustainable project outcomes. By actively involving the community, projects can better understand and mitigate potential social impacts, fostering trust and collaboration.

YEC is guided by the following industry guidelines in relation to community engagement:

- Clean Energy Council - Community Engagement Guidelines for the Australian Wind Industry.
- First Nations Clean Energy - Aboriginal and Torres Strait Islander Best Practice Principles for Clean Energy Projects

Consistent with the above guidelines, community engagement undertaken by YEC as part of the proposed Project will be respectful, inclusive, and meaningful. Engagement is used to identify community values and aspirations in relation to the Project, and to identify key issues of concern for key stakeholders and local communities, including opportunities to further refine project design to address and/or enhance project impacts.

YEC is committed to developing and maintaining genuine partnerships to enable all stakeholders to provide feedback on the proposed Project and to raise any concerns that should be considered through the development process. YEC is committed to communicating openly, honestly and in a transparent manner with all stakeholders.

Stakeholder and community consultation will continue as the Jinbi Workforce Accommodation Project progresses and is a key component in understanding potential social impacts.

Consultation with the below groups has either already commenced or is planned to be undertaken:

- Yindjibarndi people and specifically the Ngurrawaana community
- Local government departments, agencies and elected representatives
- State government departments, agencies and elected representatives
- Commonwealth Government departments, agencies and elected representatives
- Potential suppliers
- Potential customers
- Ngarluma people
- Special interest groups

## 5 PRELIMINARY SOCIAL IMPACTS AND OPPORTUNITIES




● Minimise impact

● Maximise opportunity

THEME	POTENTIAL IMPACTS / OPPORTUNITIES	APPROACH	HOW IT MAY BE ADDRESSED
Economic	<ul style="list-style-type: none"> <li>Local jobs and income generation for Indigenous communities to improve individual and familial household income, strengthening economic independence and sustainable contribution to local economy</li> <li>The construction and operation of the camp may create job opportunities for local residents</li> </ul>	●	<ul style="list-style-type: none"> <li>Proportion of YEC profits filtered back to the community</li> <li>Prioritise the engagement of Yindjibarndi businesses</li> <li>Support for training programs to build pool of capable candidates</li> </ul>
	Impact on Pilbara businesses via supply and procurement:	●	<ul style="list-style-type: none"> <li>Prioritise use of local businesses where practical</li> <li>Establish online registration for local businesses to register interest</li> <li>Host local supply forums</li> </ul>
Social	<ul style="list-style-type: none"> <li>Local workforce likely to invest in community services and businesses contributing to local economy</li> <li>Local businesses may experience increased demand for goods and services, boosting the local economy</li> </ul>	●	<ul style="list-style-type: none"> <li>Use local and existing workforce where practical</li> <li>Prioritise use of local businesses where practical</li> </ul>
	Workforce accommodation will reduce strain on local housing demand and affordability	●	<ul style="list-style-type: none"> <li>Host workforce in proposed Jinbi workforce accommodation</li> </ul>

THEME	POTENTIAL IMPACTS / OPPORTUNITIES	APPROACH	HOW IT MAY BE ADDRESSED
	Workforce puts strain on community and social services and facilities	●	<ul style="list-style-type: none"> <li>Use local and existing workforce where practical</li> <li>Leverage existing established private industry services and facilities</li> <li>The camp will have some facilities to reduce strain on local services and facilities</li> </ul>
	Yindjibarndi community awareness and understanding of YEC aspirations, activities and benefits	●	<ul style="list-style-type: none"> <li>Culturally appropriate information materials</li> <li>Long term Social Investment Program focussed on improving quality of life and benefits to local communities</li> <li>YEC local presence</li> </ul>
	Negative impact on community cohesiveness	●	<ul style="list-style-type: none"> <li>Ensure WHS planning includes guidance for workforce on acceptable behaviour in the local community</li> <li>Provision of on-site recreational facilities</li> <li>Distance to nearby communities renders negative impact on the nearby community unlikely due to time constraints (i.e. long shift work)</li> </ul>
Transport	Increased traffic congestion with the transport of construction components	●	<ul style="list-style-type: none"> <li>Detailed transport and logistics route planning by suitably qualified specialists</li> <li>Traffic will be reduced due to construction of workforce accommodation which is based on site.</li> </ul>
	Public safety related to increased traffic on road networks	●	<ul style="list-style-type: none"> <li>Detailed transport and logistics route planning by suitably qualified specialists</li> <li>Traffic will be reduced due to construction of workforce accommodation which is based on site.</li> <li>Bus transport for workforce at start and end of shift.</li> </ul>

THEME	POTENTIAL IMPACTS / OPPORTUNITIES	APPROACH	HOW IT MAY BE ADDRESSED
Ecological	Impact on environmentally significant species	●	<ul style="list-style-type: none"> <li>Detailed environmental assessments by suitably qualified specialists</li> <li>Adherence to Clearing Permit conditions</li> <li>Yindjibarndi participation in pre-clearing fauna and flora surveys</li> </ul>
	Impact on waterways and hydrological features	●	<ul style="list-style-type: none"> <li>Detailed hydrological assessments by suitably qualified specialists</li> <li>Design development with a focus to avoid existing hydrological pathways</li> <li>Adherence to Clearing Permit conditions</li> <li>Adherence to Beds and Banks Permit conditions</li> <li>A Part V works approval will be obtained for site for the appropriate management of waste water discharge</li> </ul>
	Long term reduction in greenhouse gas emissions	●	<ul style="list-style-type: none"> <li>YEC energy is used to decarbonise existing Pilbara industries</li> </ul>
Cultural	Workforce respect for Aboriginal cultural heritage and values	●	<ul style="list-style-type: none"> <li>Induction and cultural awareness training for workforce</li> </ul>
	Impact on waterways and hydrological features	●	<ul style="list-style-type: none"> <li>Detailed hydrological assessments by suitably qualified specialists</li> <li>Adherence to Heritage Protection Agreement</li> <li>Adherence to Clearing Permit conditions</li> </ul>
	Access to culturally significant sites	●	<ul style="list-style-type: none"> <li>Upgrade access tracks for Yindjibarndi community</li> <li>Adherence to Heritage Protection Agreement</li> <li>Culturally sensitive areas will be restricted and fenced off</li> </ul>

THEME	POTENTIAL IMPACTS / OPPORTUNITIES	APPROACH	HOW IT MAY BE ADDRESSED
Other	Installation of infrastructure, telecommunications and services in remote areas		<ul style="list-style-type: none"> <li>Understand and where practical, align installation with Ngurrawaana Community Layout Plan</li> </ul>
	Changed visual landscape following construction of the Jinbi Workforce Accommodation Project		<ul style="list-style-type: none"> <li>Yindjibarndi approval of site layout</li> <li>Adherence to Heritage Protection Agreement</li> <li>Use of visualisation tools to support engagement</li> </ul>
	Remoteness of project location		<ul style="list-style-type: none"> <li>Suitable emergency management planning</li> <li>Serviced construction compound with satellite communications</li> <li>Detailed Construction and Environmental Management Plan</li> <li>Optimise site amenity and safety provisions for workforce health and well-being</li> </ul>



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## **Bushfire Management Plan**

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Development Application: Jinbi Solar Camp

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# Bushfire Management Plan

Development Application: Jinbi Solar Camp

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**Prepared for:**

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The bushfire management measures and risk treatments proposed in this document do not guarantee that buildings or infrastructure will not be damaged in a bushfire, nor that there will be no injuries or fatalities either on the site or offsite while evacuating. Primarily, this is due to the unpredictable nature and behaviour of fire and fire weather conditions. In addition, implementation of the required bushfire management measures (including construction standards, maintenance etc.) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of landowners and/or operators over which WEPL has no control.

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# 1. Introduction

## 1.1 Proposal Details

RFF, on behalf of Yindjibarndi Energy Corporation (YEC), is seeking to progress a development application (DA) for temporary workforce accommodation within a portion of Unallocated Crown Land (UCL; PIN 3115653), directly west of the Pannawonica (Robe River) Railway, and immediately east of Rio Tinto's Cape Lambert transmission line, which is contained within a general lease area (the subject site; Figure 1).

This Application seeks the approval of the Regional Development Assessment Panel ('DAP') to develop and operate a temporary Workforce Accommodation facility to accommodate 272 people, and comprising the following (Figure 2):

- Siting and use of 16 trailer-mounted accommodation facilities, each containing provision for accommodation of 47 people, providing a short-term accommodation solution.
- Development and use of a Workforce Accommodation Facility comprising:
  - 68 transportable buildings, providing accommodation for up to 272 people.
  - A kitchen and associated mess (dining) hall.
  - A wet mess (tavern) and associated beer garden.
  - Four laundry facilities.
  - A gym facility.
  - A recreation room.
  - Associated office, storage and ice rooms.

The proposal seeks approval for the proposed development to:

- Provide a short-term (approximately 4 months) accommodation solution for the workforce required to construct the longer-term facility (47 persons).
- Provide a longer-term, though still temporary, accommodation solution for the renewable energy (and related infrastructure) construction workforce (257 persons), and the associated facility operator (15 persons).

As aforementioned, the construction workforce facility is intended to accommodate the work force required to construct the approved Jinbi Solar Facility.

The subject site is within a designated bushfire prone area (Area 2) as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES, 2024; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Bushfire* (SPP 3.7; WAPC, 2024a) and the associated *Planning for Bushfire Guidelines* (the Guidelines; WAPC, 2024b).

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Western Environmental Approvals Pty Ltd (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the DA. This BMP has been prepared by Senior Principal Bushfire Consultant Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802) and Bushfire Consultant Bridie Farrar.

### **1.1.1 Site context**

The subject site is located within a portion of UCL located within the north-west portion of the Yindjibarndi portion of the Yindjibarndi-Ngarluma Native Title Determination Area and is subject to exclusive native title rights. The subject site is also included within the boundaries of an existing license held by Yiyangu Pty Ltd, which has been granted pursuant to Section 91 of the *Land Administration Act 1997* (LAA).

Yiyangu (a shareholder of YEC) has also executed an Indigenous Land Use Agreement with Yindjibarndi Aboriginal Corporation and Yindjibarndi Ngurra Aboriginal Corporation, which grants the use of the land for renewable energy projects under the *Native Title Act 1993*.

A Lease over the Project Jinbi area has been granted under Section 79 of the LAA, which corresponds to approximately 720 hectares and includes the proposed camp development site.

The subject site is reserved for Other Purposes - Infrastructure under the provisions of the Shire of Ashburton Local Planning Scheme No. 7. Land surrounding the site to the north, south and west of the subject land is reserved for Public Purposes – Water and Drainage. The land lies within the infrastructure corridor that comprises the Rio Tinto Robe River railway and associated rail access roads. Land north of the subject site is zoned Rural under the provisions of the City of Karratha Local Planning Scheme No. 7, and the land east of the site, the Millstream Chichester National Park, is reserved for Conservation, Recreation and Natural Landscape.

## **1.2 Purpose and Application of the BMP**

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the DA submitted to the Shire of Ashburton.

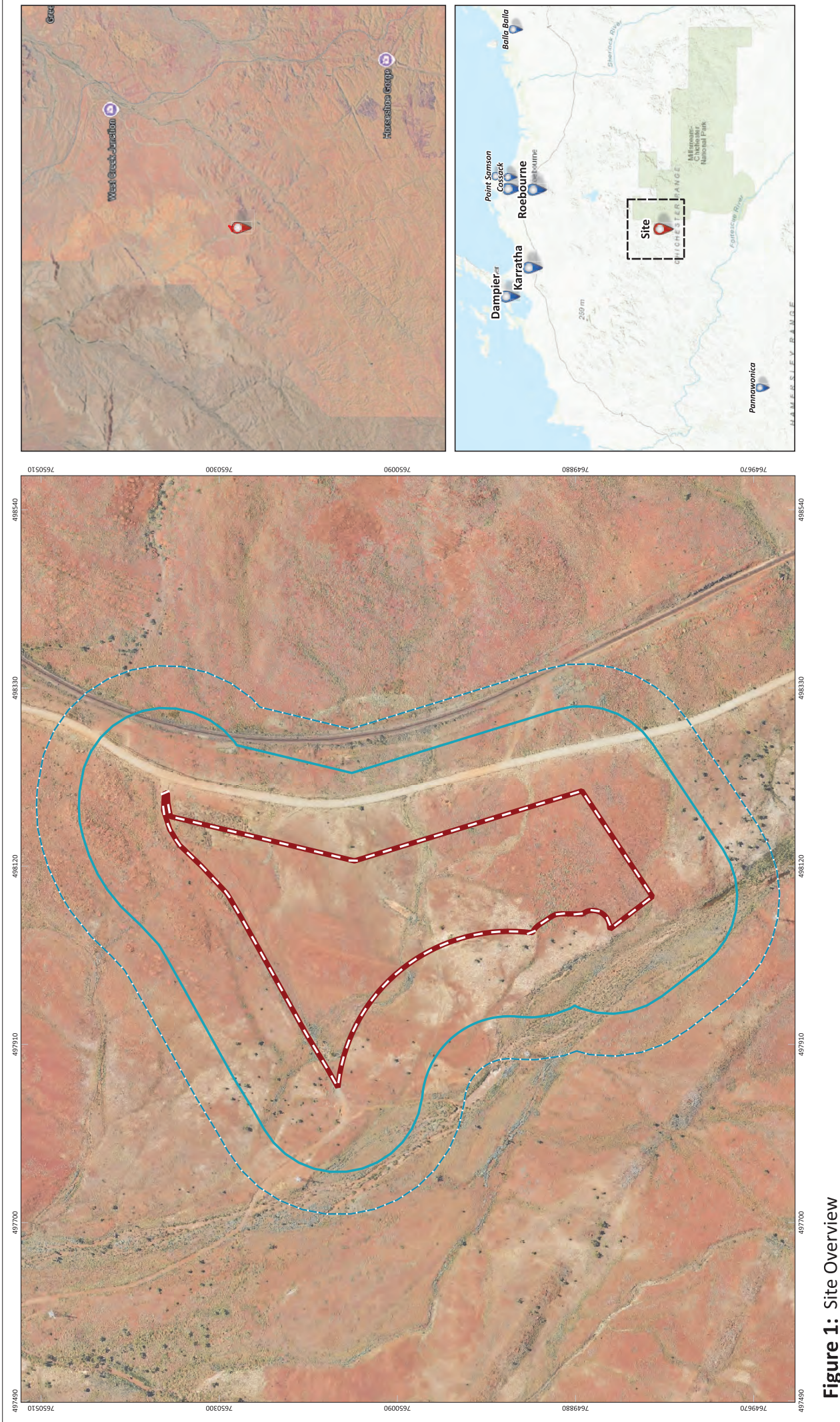
In addition, this BMP provides strategies and guidance to reduce the level of bushfire risk exposure for the subject sites through implementation of a range of bushfire management measures in accordance with the Guidelines.

## 2. Environmental Considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

The subject site wholly lies within the approved Native Vegetation Clearing Permit (CPS 10494/1) area associated with the Jinbi Solar Farm Facility. The Permit, issued pursuant to Part V of the *Environmental Protection Act 1986*, was granted subject to conditions by the Department of Water and Environmental Regulation on 3 May 2024 over an area of 527.21 hectares over UCL (PINs 1017635 and 1017648), for the purpose of “constructing a solar facility and associated infrastructure”.

No revegetation is proposed within the subject site and landscaping will be maintained in a low-threat state.



**Figure 1: Site Overview**

<p>SCALE: 1:4,200</p> <p>COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50</p> <p>DATA SOURCE: LANDGATE AERIAL IMAGERY</p>	<p>PROJECT REPORT NAME: Bushfire Management Plan</p> <p>CLIENT: Yindjibarndi Energy Corporation</p> <p>PROJECT NUMBER: A24-305</p> <p>DRAWN BY / REVIEWED BY: JP/DP</p>	<p>VERSION: 0</p> <p>DATE: 7/5/2025</p>
<p>PROJECT DESCRIPTION: Yindjibarndi Energy Corporation Jindbi Solar Farm Workforce Accommodation</p>		
<p>Legend</p> <ul style="list-style-type: none"> <li>Subject Site (Red dashed line)</li> <li>Buffer 100m (Blue dashed line)</li> <li>Buffer 150m (Blue dashed line)</li> </ul>		

No	Description	Drawn	Approved	Date
A	Original Issue	JP	DP	7/5/2025

NOTE:  
 For the purpose of this map, the site boundary is shown as a red dashed line.  
 The 100m and 150m buffer zones are shown as blue dashed lines.

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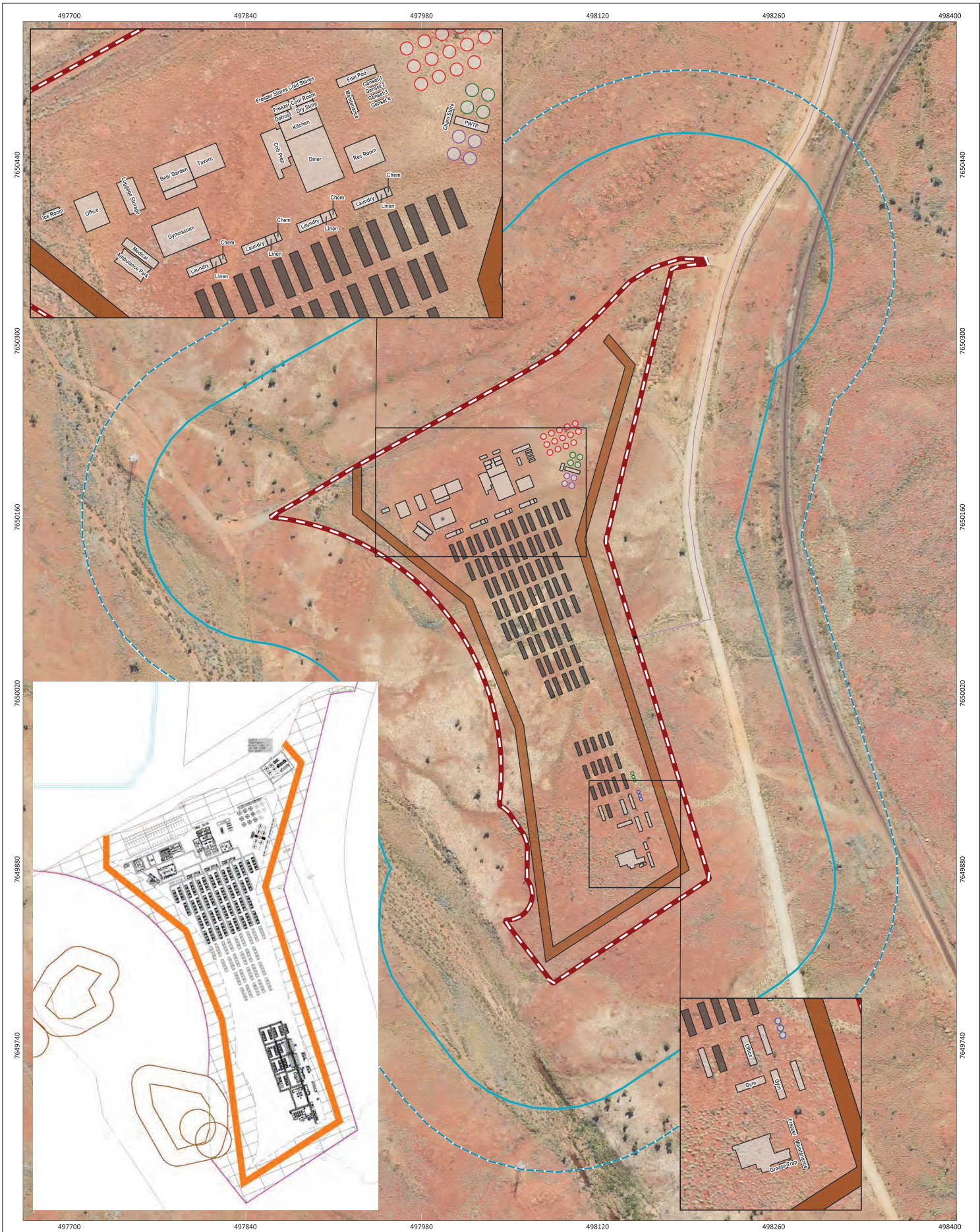
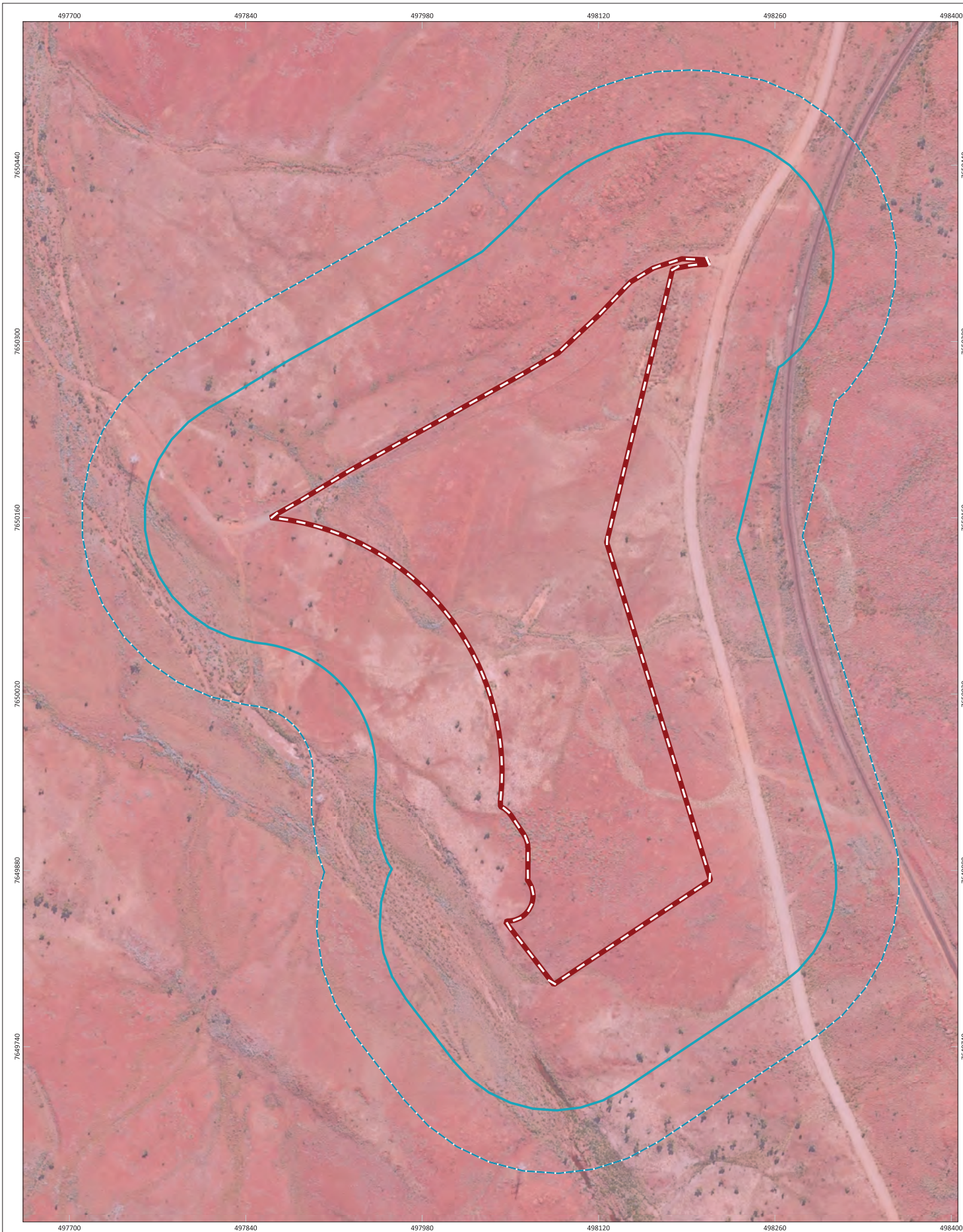


Figure 2: Site Plan

	PROJECT/REPORT NAME Bushfire Management Plan Yindjibarndi Energy Corporation Jinbi Solar Farm Workforce Accommodation		<b>Legend</b>        <b>Water tanks</b>    	<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>JP</td> <td>DP</td> <td>7/5/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	JP	DP	7/5/2025															
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COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50	PROJECT NUMBER A24.305	VERSION 0	 Western Environmental Pty Ltd 08 6244 3310   enquiries@western.com.au Level 3/25 Power St, West Perth WA 6005 western.com.au																										
DATA SOURCE LANDGATE AERIAL IMAGERY	DRAWN BY / REVIEWED BY JP/DP	DATE 7/5/2025																											



**Figure 3: Bushfire Prone Areas**

	PROJECT/REPORT NAME Bushfire Management Plan Yindjibarndi Energy Corporation Jinbi Solar Farm Workforce Accommodation	<b>Legend</b> Subject Site Buffer 100m Buffer 150m Bush Fire Prone Area Planning (OBRM-023) Bushfire Prone Area 2	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>JP</td> <td>DP</td> <td>7/5/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	JP	DP	7/5/2025																					<p style="font-size: small;">Western Environmental Pty Ltd                  08 6244 2310   enquiries@western.com.au                  Level 3/25 Power St, West Perth WA 6005                  western.com.au</p>
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PROJECT NUMBER A24.305	VERSION 0																																	
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## 3. Bushfire Assessment Results

### 3.1 Bushfire Assessment Inputs

A bushfire assessment has been undertaken for the DA in accordance with the Guidelines. Inputs to this assessment are detailed below.

#### 3.1.1 Fire Danger Index

A blanket Fire Danger Index (FDI) 80 is adopted for Western Australia, as outlined in *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (AS 3959: 2018; SA, 2018).

#### 3.1.2 Vegetation Classification and Slope under Vegetation

Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed on 3/05/2024 in accordance with the Guidelines and AS 3959: 2018.

Identified vegetation plots and associated effective slope within the assessment areas are identified below in Table 1 and Figure 4.

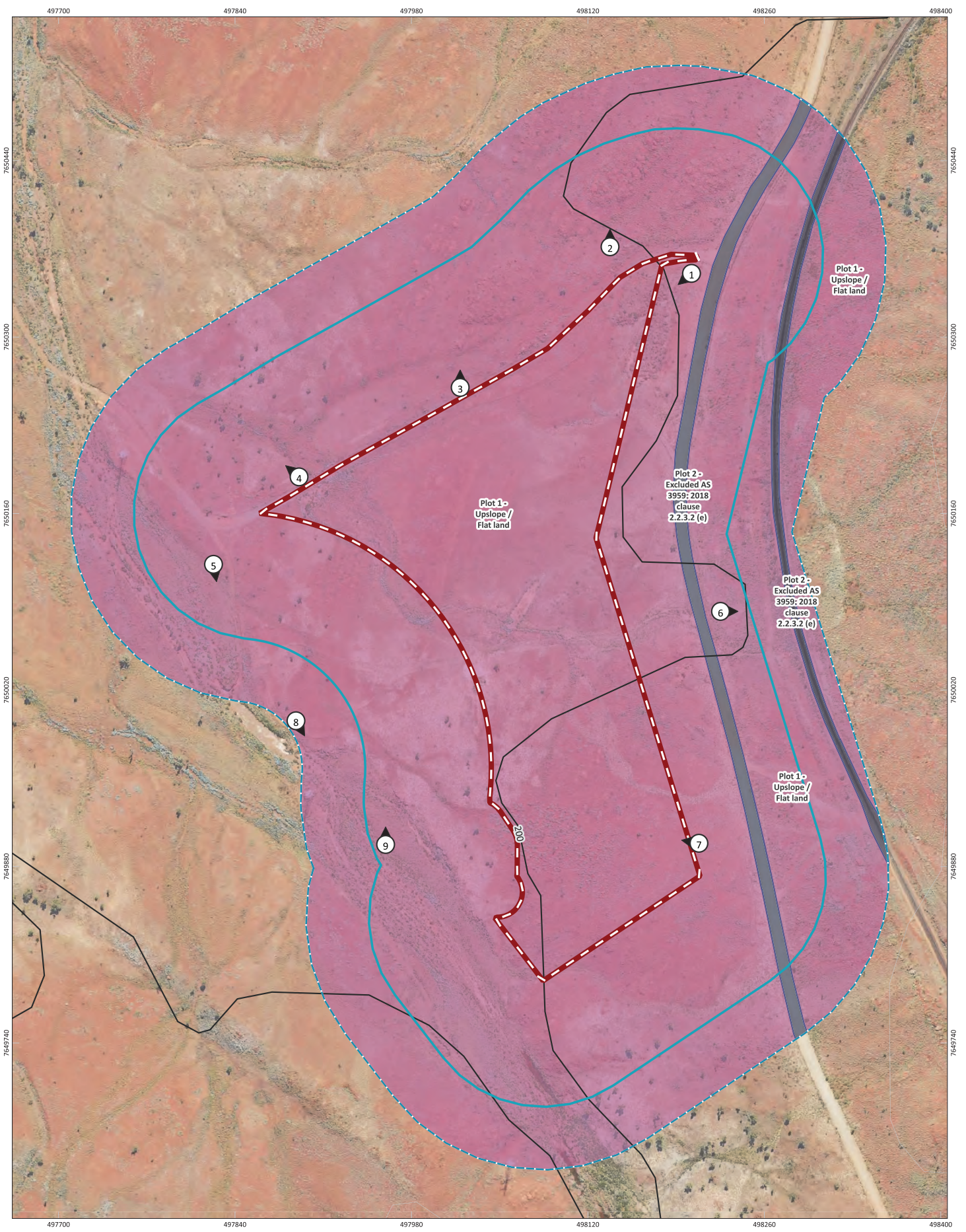
**Table 1: Classified Vegetation as per AS 3959: 2018**

Plot	Vegetation classification	Effective slope
1	Class C Shrubland	All upslopes and flat land (0 degrees)
2	Excluded - clause 2.2.3.2 (e)	-

Photographs relating to each area and vegetation type are included in Appendix A.

#### 3.1.3 Post Development Assumptions

The inset in Figure 5 illustrates the post-development vegetation plots following the subject site being cleared and landscaping being planted to a low threat state. The assessment outputs in this BMP have been based on the post development scenario.



**Figure 4: Vegetation Classification Pre-Development**

	PROJECT/REPORT NAME Bushfire Management Plan Yindjibarndi Energy Corporation Jinbi Solar Farm Workforce Accommodation	<b>Legend</b> Subject Site Buffer 100m Buffer 150m Contour Line (LGATE-015) — Each 50m — Each 10m	Photos Vegetation Classification Class C - Shrubland Excluded AS 3959: 2018 2.2.3.2 (e)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>JP</td> <td>GP</td> <td>7/5/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	JP	GP	7/5/2025																<p><b>WESTERN ENVIRONMENTAL</b></p> <p style="font-size: small;">Western Environmental Pty Ltd                  08 9244 2130   enquiries@western.com.au                  Level 3/25 Princes St, West Perth WA 6005                  western.com.au</p>
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## 3.2 Bushfire Assessment Outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 3.1.

### 3.2.1 BAL Assessment

All land located within 100 m of the classified vegetation depicted in Figure 4 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed subdivision and incorporates the following factors:

- Fire Danger Index (FDI) rating.
- Vegetation class.
- Slope under classified vegetation.
- Distance between proposed lots and the classified vegetation.

Based on the identified BAL, construction requirements for relevant buildings/structures can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

### 3.2.2 Method 1 BAL Assessment

Table 2 and Figure 5 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed DA in accordance with AS 3959: 2018 methodology.

**Table 2: Method 1 BAL Calculation (BAL Contours)**

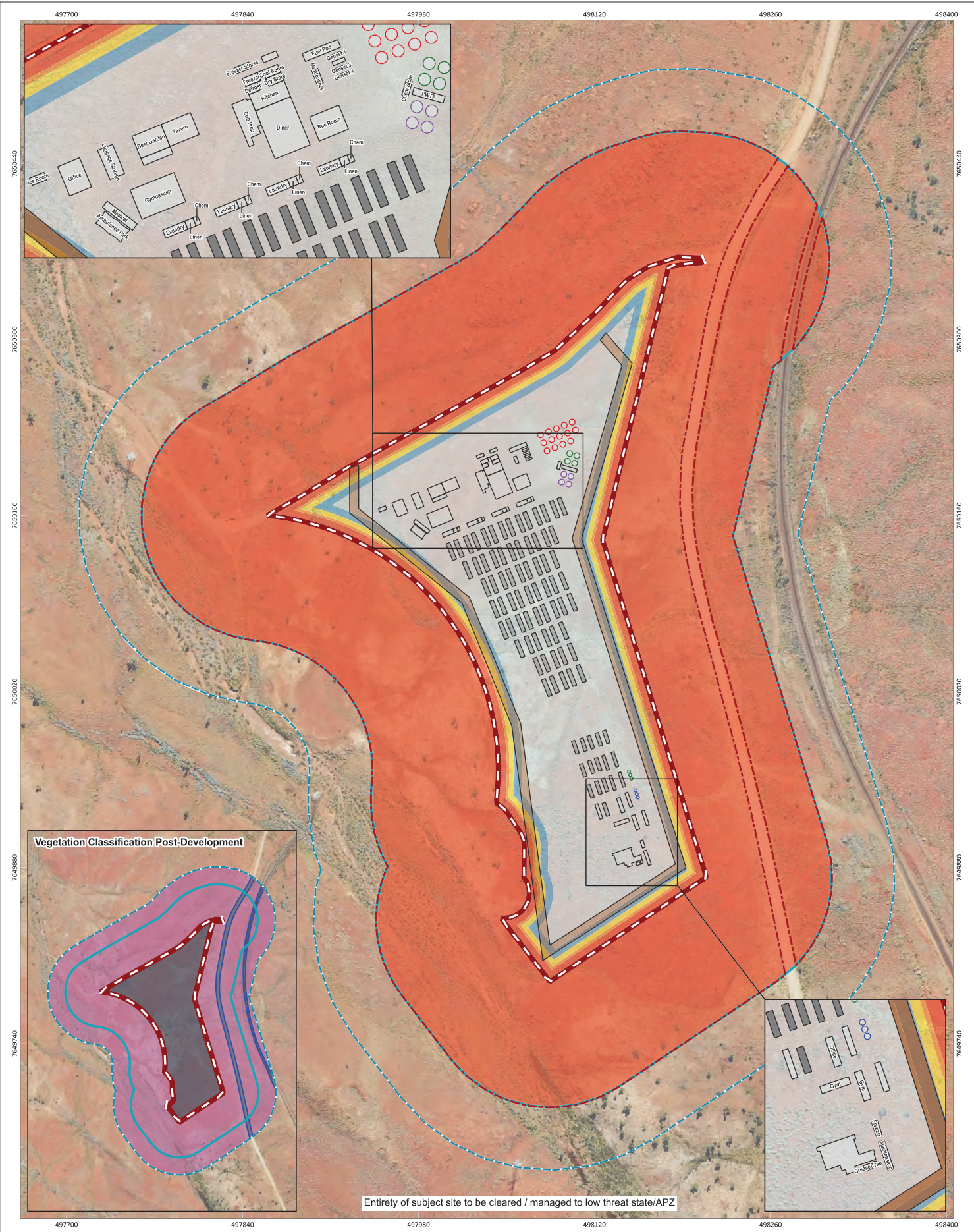
Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class C Shrubland	All upslopes and flat land (0 degrees)	<7	7-<9	9-<13	13-<19	19-<100
2	Excluded - clause 2.2.3.2 (e)	-	No separation distances required - BAL-LOW				

Post-development, all proposed buildings within the subject site will be exposed to a radiant heat flux of 12.5 kW/m<sup>2</sup> (BAL-12.5) as depicted in Figure 5.

### **3.3 Identification of Issues Arising from the BAL Assessment**

Post-development, all proposed buildings within the subject site will be exposed to a radiant heat flux not exceeding 12.5 kW/m<sup>2</sup> (BAL-12.5).

A reassessment of BAL ratings, through either a BMP addendum or revised BMP will be undertaken if changes to development design or classified vegetation within the assessment area which require a modified bushfire management response occur.



**Figure 5: Bushfire Attack Level (BAL) Contours**

<p>0 20 40 60 80 m</p> <p>SCALE: 1:2,800</p> <p>SHEET SIZE: A3 COLOUR</p> <p>COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50</p> <p>DATA SOURCE: LANDGATE AERIAL IMAGERY</p>	<p>PROJECT/REPORT NAME: Bushfire Management Plan Yindjibarndi Energy Corporation Jinbi Solar Farm Workforce Accommodation</p> <p>CLIENT: Yindjibarndi Energy Corporation</p> <p>PROJECT NUMBER: A24.305</p> <p>VERSION: 0</p> <p>DRAWN BY / REVIEWED BY: JP/DP</p> <p>DATE: 7/5/2025</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="border: 2px dashed red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Site</li> <li><span style="border: 2px dashed blue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buffer 100m</li> <li><span style="border: 2px dashed cyan; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buffer 150m</li> <li><span style="border: 2px dashed red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Bushfire hazard Interface</li> <li><span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Accommodation building</li> <li><span style="background-color: #e0e0e0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Non-accommodation building</li> <li><span style="border-bottom: 2px solid brown; display: inline-block; width: 15px; margin-right: 5px;"></span> Ring road</li> <li><span style="background-color: #d2b48c; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Water tanks</li> <li><span style="background-color: #f0f0f0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Raw</li> <li><span style="background-color: #e0ffe0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Potable</li> <li><span style="background-color: #e0e0ff; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Waste water</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Fire fighting</li> </ul>	<p><b>Bushfire Attack Level (BAL)</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #ff0000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-FZ</li> <li><span style="background-color: #ffa500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-40</li> <li><span style="background-color: #ffff00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-29</li> <li><span style="background-color: #ffff00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-19</li> <li><span style="background-color: #ffff00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-12.5</li> <li><span style="background-color: #ffff00; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BAL-LOW</li> </ul>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>JP</td> <td>DP</td> <td>7/5/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.</p>	No	Description	Drawn	Approved	Date	A	Original issue	JP	DP	7/5/2025																				
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## 4. Assessment Against the Bushfire Protection Criteria

### 4.1 Compliance

The proposed DA is required to comply with Policy Measure 7.1 of SPP 3.7 and Bushfire Protection Criteria 6 of the Guidelines.

Table 3 outlines the Acceptable Solutions (AS) that are relevant to the proposed subdivision and summarises how the intent of each Bushfire Protection Criteria has been achieved through the application of bushfire risk management measures. No Outcomes-Based Approaches (OA) have been proposed for this subdivision. These management measures are depicted in Figure 6 where relevant.

Implementation of this BMP is expected to meet Policy Outcomes 6.1 to 6.4 of SPP 3.7.

**Table 3: Assessment Against the Bushfire Protection Criteria**

Bushfire Protection Criteria 5: Structure Plans and Subdivision Applications	AS	OA	N/A
<b>Element 1: Location</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Not applicable - This Element does not apply to development applications.			
<b>Element 2: Siting and design of development</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A2.1 Siting and design</b>			
All proposed buildings will be subject to BAL-12.5, as depicted in Figure 5 and Figure 6. The development is considered to be compliant with A2.1.			
<b>A2.2 Asset Protection Zone (APZ)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The entirety of the subject site will be cleared for development. Post-development, there will be no classifiable vegetation on-site and all adjacent bushfire hazards will be separated from the proposed buildings such that the BAL ratings for the buildings will be BAL-12.5. Separation is in the form of roads, hardstand etc. which will be managed to APZ standards (Appendix B) (Figure 6). The development is considered to be compliant with A2.2.			
<b>A2.3 Clearing of native vegetation</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Native vegetation will be cleared for development, which has been approved through a Native Vegetation Clearing Permit (CPS 10494/1). The development is considered to be compliant with A2.3.			
<b>Element 3: Vehicular Access</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>A3.1 Private Driveways</b>			
Internal roads within the subject site will comply with private driveway requirements in the Guidelines, specifically: <ul style="list-style-type: none"> <li>All roads will be a minimum of 6 m wide;</li> <li>All roads will comply with the technical specifications for private driveways in Appendix C; and</li> <li>Turnaround areas will be provided as required.</li> </ul> The proposed development is considered to be compliant with A3.1.			

Bushfire Protection Criteria 5: Structure Plans and Subdivision Applications	AS	OA	N/A
<b>Element 4: Water Supply</b>	✓	<input type="checkbox"/>	<input type="checkbox"/>
<b>A4.1 Water supply for residential habitable buildings</b>		<input type="checkbox"/>	<input type="checkbox"/>

The subject site is not located within an area with reticulated water.

Twelve, 50 kL interconnected firefighting water tanks (600 kL total capacity) are proposed within the subject site to provide water to protect assets within the site in the event of a bushfire. This water capacity has been calculated using a ratio of 10 kL per transportable 4 single person quarter building (SPQ). There are 43 SPQs proposed, requiring a minimum of 430 kL of water. The ultimate capacity will be 60 SPQs, requiring the 600 kL proposed.

The water tanks will be installed when the site is developed and future assets are constructed, in accordance with the specifications in section 4.2 (Figure 6).

Two additional 50 kL water tanks, supplying drinking water are also included on the plan. These are not connected to the firefighting water tanks.

The proposed development is considered to be compliant with A4.1.

Note: AS - Acceptable solution, OA - Outcomes-Based Approach, N/A - Not applicable.

## 4.2 Water Tank Requirements

Each tank and associated stand will be above-ground, constructed of non-combustible material and comply with *AS/NZS 3500.1:2018 Plumbing and drainage Water Services*.

All exposed water supply pipes and fittings will be metal. Fittings should be located away from the source of bushfire attack.

All nine tanks will be interconnected, and a 50 mm male camlock coupling with full flow valve will be fitted to one of the tanks to provide a dedicated point to draw water from.

As the tanks will be interconnected, only one active pump will be provided, with an additional pump available as a standby to provide redundancy. The camp is independent of the electricity grid and powered by generators with 100% redundancy. Therefore, both pumps will be electric with a minimum power of 3.7 kW each.

## 4.3 Additional Bushfire Management Strategies

Given the remoteness of the subject site, additional bushfire awareness and management measures have been recommended. These measures relate to monitoring and awareness of Fire Danger Ratings as well as subsequent actions.

In addition, Sections 4.3.1 and 4.3.2 identify potential evacuation and shelter-in-place locations, should such actions be required.

**Table 4: Bushfire Awareness and Management Procedures**

<b>FIRE WEATHER FORECAST AREA: ASHBURTON INLAND</b>			
<b>Actions</b>	<b>Frequency</b>	<b>Responsible Person</b>	
<b>Days forecast with No Rating</b>			
No actions required			
<b>Days forecast as Moderate FDR</b>			
Monitor Emergency WA / or DFES website or ABC Radio for fire incidents	Once daily (1pm)	Camp Manager / Emergency Response Coordinator	
<b>Days forecast as High FDR</b>			
Monitor Emergency WA / or DFES website or ABC Radio for fire incidents	Twice daily (1pm and 3pm)	Camp Manager / Emergency Response Coordinator	
Complete building preparedness checks (refer to Appendix D)	Once daily (prior to 10am)	Camp Manager / Emergency Response Coordinator	
<b>Days forecast as Extreme FDR</b>			
Monitor Emergency WA / or DFES website or ABC Radio for fire incidents	Four times daily (9am, 11am, 1pm and 3pm) or more frequently if fire event in locality	Camp Manager /	Emergency Response Coordinator
Complete building preparedness checks (refer to Appendix D)	Once daily (prior to 8am)	Camp Manager /	Emergency Response Coordinator
Ensure all vehicles are filled with fuel in case evacuation is advised by emergency services	Once daily (after completion of works each day)	Camp Manager /	Emergency Response Coordinator
<b>Days forecast as Catastrophic FDR</b>			
Monitor Emergency WA / or DFES website or ABC Radio for fire incidents	Four times daily (9am, 11am, 1pm and 3pm) or more frequently if fire event in locality	Camp Manager /	Emergency Response Coordinator
Complete building preparedness checks (refer to Appendix D)	Once daily (prior to 8am)	Camp Manager /	Emergency Response Coordinator
Remove flammable items from around accommodation buildings and the gymnasium in the event that shelter in place is required.	Once daily (prior to 8am)	Camp Manager /	Emergency Response Coordinator
Ensure adequate drinking water is available in the gymnasium.			
Visually inspect the area around the camp for signs of fire or smoke	Four times daily (9am, 11am, 1pm and 3pm) or more frequently if fire event in locality	Camp Manager /	Emergency Response Coordinator
Ensure all vehicles are filled with fuel and at least 3L of potable water per person, in case evacuation is advised by emergency services	Once daily (after completion of works each day)	Camp Manager /	Emergency Response Coordinator

**FIRE WEATHER FORECAST AREA: ASHBURTON INLAND**

**Additional Controls - Total Fire Ban in area where Camp is located**

<b>Monitor Emergency WA / or DFES website or ABC Radio for fire incidents</b>	Four times daily (9am, 11am, 1pm and 3pm) or more frequently if fire event in locality	Survey Camp Manager / Emergency Response Coordinator
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In the event of a bushfire in the landscape, the Department of Fire and Emergency Services (DFES) may issue a Bushfire Warning that may require the Camp Manager to contemplate evacuation or shelter-in-place. Indicative evacuation and shelter-in-place locations have been identified below. Given the possibility for multiple bushfire scenarios to affect the proposed camp, the emergency management team should review these locations, refine if needed, and develop triggers for enacting each procedure.

**4.3.1 Evacuation**

**OFF-SITE EVACUATION ROUTES and DESTINATIONS**

**On-site assembly area (prior to off site evacuation)**

<b>Name/Description</b>	Inside the Gymnasium (Figure 6)
-------------------------	---------------------------------

**Off-site evacuation Destination**

<b>Destination</b>	Karratha Leisureplex Opposite Broadhurst Road, Dampier Hwy, Pegs Creek Nearest Intersection: Dampier Highway and Broadhurst Road
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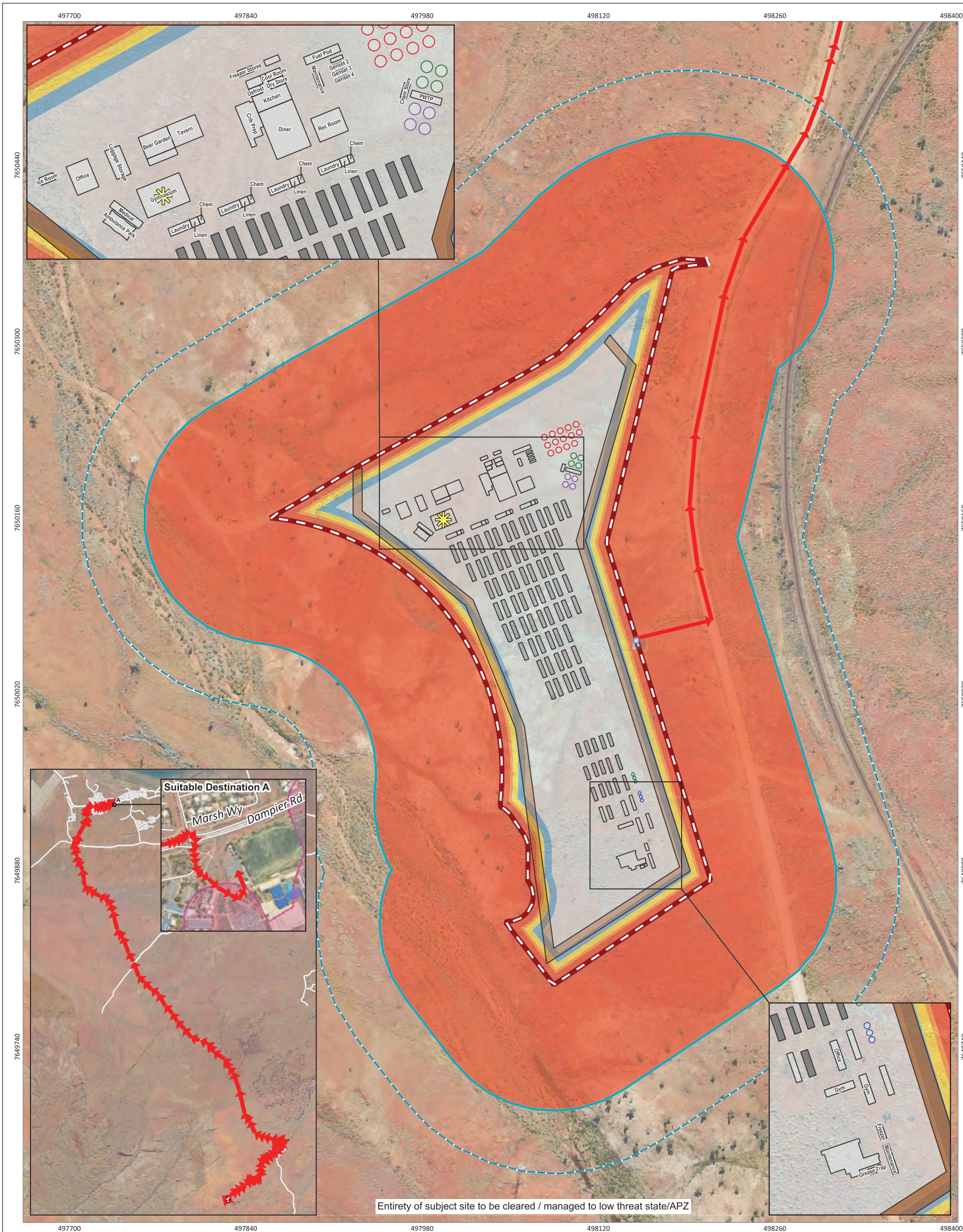
<b>Evacuation route</b>	Travel northeast along the Rio Tinto Rail Access Road toward Manuwarra Red Dog Highway for approximately 13 km, turn left onto Manuwarra Red Dog Highway, travel along Manuwarra Red Dog Highway for approximately 56 km, turn right onto North West Coastal Highway, and then left after 300 m onto Madigan Road, follow Madigan Road for 6 km, turn right onto Dampier Highway, travel along Dampier Highway for 4 km, turn right at the roundabout at Broadhurst Road and then turn left into the Karratha Leisureplex.
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<b>Vehicles</b>	All personnel will use vehicles available on site.
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**4.3.2 Shelter-in-place**

**SHELTER-IN-PLACE DETAILS**

<b>Building / Area</b>	<b>Location</b>
Gymnasium (Figure 6)	Northwest of camp



Entirety of subject site to be cleared / managed to low threat state/APZ

Figure 6: Spatial representation of the bushfire management strategies

	PROJECT/REPORT NAME Bushfire Management Plan Yindjibarndi Energy Corporation Jinbi Solar Farm Workforce Accommodation		<b>Legend</b> Subject Site Buffer 100m Subject Site Buffer 150m Access point Shelter in place building Access / egress route Accommodation building Non-accommodation building Ring road Water tanks Raw Potable Waste water Fire fighting	<b>Bushfire Attack Level (BAL)</b> BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW	<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>JP</td> <td>DP</td> <td>7/5/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	JP	DP	7/5/2025																				
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 western.com.au

## 5. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 4 of this BMP applies to the developer, future owners/builders within the subject site and the local government. Table 5 provides a works program detailing these measures, timing of implementation and responsibility.

**Table 5: Proposed Works Program**

No.	Bushfire management measure
<b>Developer responsibilities - Prior to occupancy</b>	
1	Ensure the entirety of the subject site is either non-vegetated, or contains low-threat, maintained vegetation, managed to APZ standards.
2	Provide firefighting water tanks in accordance with Section 4.2 and Figure 6.
3	Construct proposed accommodation buildings to BAL-12.5 construction standards in AS 3959: 2018.
<b>Camp operator responsibilities - Ongoing</b>	
4	Maintain the entirety of the subject site as either non-vegetated areas, or low-threat, maintained vegetation, managed to APZ standards.
5	Review and update the Additional Bushfire Management Strategies in Section 4.3 on an annual basis, through consultation with the Camp Emergency Management Team.

## **6. Conclusion**

In the professional opinion of the author, the proposed development satisfies the intent, aim and objectives of SPP 3.7 and the Guidelines and is recommended for approval.

## 7. References




Department of Fire and Emergency Services (DFES). (2024). *Map of Bush Fire Prone Areas*. Retrieved on 30/09/2024 from:  
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# **Appendix A: Classified Vegetation Photos**

<p><b>Plot 1</b></p>	<p><b>Class C Shrubland</b></p>
<p><b>Photo 1</b> Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted. The slope under this vegetation was assessed to be upslope/flat land.</p>	
<p><b>Plot 1</b></p>	<p><b>Class C Shrubland</b></p>
<p><b>Photo 2</b> Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted. The slope under this vegetation was assessed to be upslope/flat land.</p>	
<p><b>Plot 1</b></p>	<p><b>Class C Shrubland</b></p>
<p><b>Photo 3</b> Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted. The slope under this vegetation was assessed to be upslope/flat land.</p>	

<b>Plot 1</b>	<b>Class C Shrubland</b>
<p><b>Photo 4</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
<b>Plot 1</b>	<b>Excluded - clause 2.2.3.2 (e)</b>
<p><b>Photo 5</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
<b>Plot 1</b>	<b>Excluded - clause 2.2.3.2 (f)</b>
<p><b>Photo 6</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> <p>Note: The Rio Tinto Iron Ore rail line is in the background.</p>	

<p><b>Plot 1</b></p>	<p><b>Class C Shrubland</b></p>
<p><b>Photo 7</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> <p>Note: This is vegetation within the subject site which will be cleared for development.</p>	
<p><b>Plot 1</b></p> <p><b>Photo 8</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> <p>Note: The open water has not been excluded, as it appears to be part of an ephemeral creekline that may not contain water during the fire season.</p>	<p><b>Class C Shrubland</b></p> 
<p><b>Plot 1</b></p> <p><b>Photo 9</b></p> <p>Vegetation comprises spinifex grassland with scattered shrubs. A Class G Grassland classification would be appropriate, however shrubs may regenerate following rains and/or fire so a conservative classification was adopted.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	<p><b>Class C Shrubland</b></p> 

# **Appendix B: Standards for Asset Protection Zones (WAPC, 2024b)**

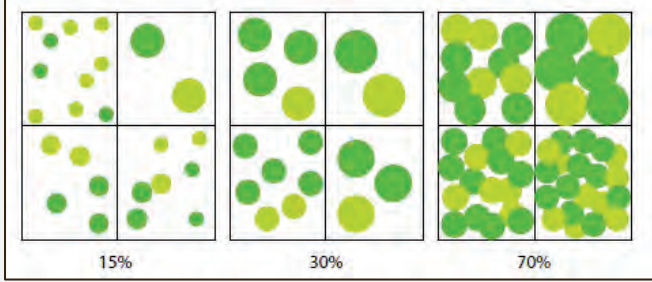
The following standards have been extracted from the Planning for Bushfire Guidelines (WAPC, 2024b).

Every habitable building is to be surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

- a. Width: the APZ is measured from the development site, and of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29kW/m<sup>2</sup> (BAL-29) in all circumstances.
- b. Location: the APZ should be contained solely within the boundaries of the lot, except in instances where:
  - o the vegetation on the adjoining lot(s) is, and will continue to be, low threat as per Clause 2.2.3.2 of AS 3959 or the APZ technical requirements, or an alternative standard on a local planning scheme, on an ongoing basis in perpetuity; or
  - o the adjoining land is and will remain in perpetuity, non-vegetated.
- c. Management: the APZ is managed in accordance with the APZ technical requirements (below), or an alternative standard in a gazetted local planning scheme.

### APZ Technical Requirements

Object	Requirement
<b>Fences within the APZ</b>	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
<b>Fine fuel load (Combustible, dead vegetation matter less than 6 mm in thickness)</b>	<ul style="list-style-type: none"> <li>• Should be managed and removed on a regular basis to be maintained as a low threat vegetation.</li> <li>• Should be maintained at less than two tonnes per hectare (on average).</li> <li>• Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.</li> </ul>
<b>Trees* (more than 6 m in height)</b>	<ul style="list-style-type: none"> <li>• Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>• Branches at maturity should not touch or overhang a building or powerline.</li> <li>• Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>• Canopy cover within the APZ should be less than 15 per cent of the total APZ area.</li> <li>• Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ.</li> </ul>

Object	Requirement
	 <ul style="list-style-type: none"> <li>• Tree canopy cover – ranging from 15 to 70 per cent at maturity</li> </ul>
<p><b>Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.</b></p>	<ul style="list-style-type: none"> <li>• Should not be located under trees or within three metres of buildings.</li> <li>• Should not be planted in clumps more than five square metres in area.</li> <li>• Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>
<p><b>Ground cover*(less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)</b></p>	<ul style="list-style-type: none"> <li>• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above</li> <li>• Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height.</li> </ul>
<p><b>Grass</b></p>	<ul style="list-style-type: none"> <li>• Grass should be maintained at a height of 100 mm or less, at all times</li> <li>• Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.</li> </ul>
<p><b>Defendable space</b></p>	<ul style="list-style-type: none"> <li>• Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above.</li> </ul>
<p><b>Liquid petroleum gas cylinders</b></p>	<ul style="list-style-type: none"> <li>• Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>• The pressure relief valve should point away from the house.</li> <li>• No flammable material within six metres from the front of the valve.</li> <li>• Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>* Plant flammability, landscaping design and maintenance should be considered - refer to explanatory notes in the Guidelines.</b></li> </ul>	

### ADDITIONAL NOTES

An Asset Protection Zone (APZ) is a low fuel area, maintained around a building to increase the likelihood a building will survive a bushfire, by reducing the potential for direct flame contact, radiant heat exposure and ember attack. The APZ allows emergency services access and provides an area for firefighters and homeowners to defend their property.

An APZ should be contained within the boundaries of the lot on which the building is situated, except in instances where it is demonstrated the vegetation on the adjoining land is, and will continue to be, low threat as per cl. 2.2.3.2 of AS 3959, or the vegetation on the adjoining lot is, and will remain in perpetuity, non-vegetated. However, it should be noted there is no requirement for a neighbouring landowner or land

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manager (public or private) to be party to a legal agreement to undertake ongoing management of vegetation as low threat, in perpetuity.

# **Appendix C:**

## **Vehicular Access Technical Requirements (WAPC, 2024b)**

Technical requirements	Perimeter Roads		Public Roads		Emergency Access Way <sup>3</sup>		Fire Service Access Route <sup>3</sup>		Battle-Axe and Private Driveways <sup>1</sup>	
	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Map of Bush Fire Prone Areas Designation	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Minimum horizontal clearance (m)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (m)	4.5									
Minimum weight capacity (t)	15									
Maximum grade unsealed road <sup>2</sup>	See note 5		See note 5		1:10 (10% or 6 degrees)					
Maximum grade sealed road <sup>2, 4</sup>					1:7 (14.3% or 8 degrees)					
Maximum average grade sealed road					1:10 (10% or 6 degrees)					
Minimum inner radius of road curves (m)					8.5					

## NOTES

1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.

As outlined in the Institute of Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

# **Appendix D: Bushfire Preparedness**

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The following actions are to be undertaken by the Camp Operators at the specified times.

### ***Ongoing Actions (Year-round)***

Ensure the landscaped grounds are maintained to the requirements of Standards for Asset Protection Zones (WAPC, 2024) with the following items checked prior to 1 January each year:

- Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- Fine Fuel load: combustible dead vegetation matter less than 6 millimetres (mm) in thickness reduced to and maintained at an average of two tonnes per hectare.
- Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.
- Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- Grass: should be managed to maintain a height of 100 millimetres or less.

Detailed information and checklists are available on the DFES website including 'Preparing Your Property'<sup>1</sup> and the 'My Bushfire Plan Toolkit'<sup>2</sup> published by DFES.

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<sup>1</sup> <https://publications.dfes.wa.gov.au/publications/preparing-your-property>

<sup>2</sup> <https://mybushfireplan.wa.gov.au/>

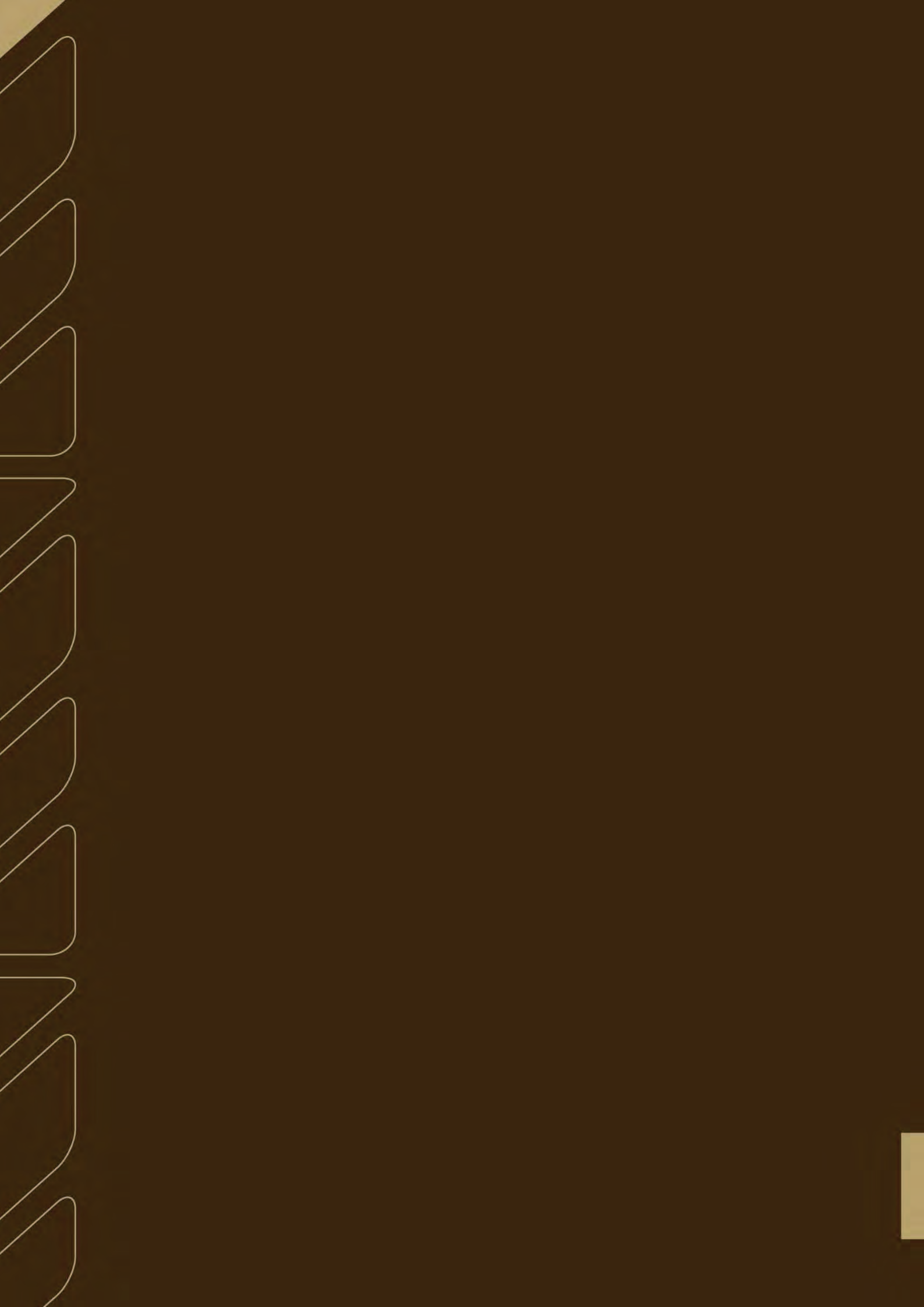
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### ***Actions Immediately Prior to the Bushfire Season***

- Ensure the emergency management team is briefed on bushfire risk and the actions required in this BMP.
- Ensure contact phone numbers for the emergency management team are correct and up to date.
- Ensure adequate levels of drinking water are available in the facility in case of emergency.
- Ensure any firefighting equipment (hoses etc.) are serviceable and available.
- Ensure no hazards are present around buildings (for example, rubbish piles) that could contribute to increased fire intensity.
- Ensure property access is kept clear and easily trafficable.
- Ensure first aid kits, fire extinguishers, emergency lighting and other emergency resources are current, serviceable and accessible.
- Ensure roof and gutters are free from leaf litter and debris.
- Ensure an emergency evacuation kit has been prepared and is easily accessible by staff. Refer to <https://www.dfes.wa.gov.au/hazard-information/emergency-kits> for examples of potentially relevant items to include in the kit.
- Brief all staff on the bushfire evacuation procedures with updated advice provided when fire warnings are issued by Emergency Services (currently DFES) for the locality.

### ***Ongoing Actions During the Bushfire Season***

- Maintain the landscaped grounds and APZs in accordance with Standards for Asset Protection Zones.
- Maintain compliance with the local government's annual firebreak and fuel load notice issued under s33 of the *Bush Fires Act 1954*.
- Ensure defensible spaces around buildings and assembly points are maintained.
- Update contact details of the emergency management team and employees.
- Ensure that attendance and visitor registers are updated and accurate at least twice daily.



## 6 NEXT STEPS

Stakeholder and community consultation will continue as the Jinbi Workforce Accommodation Project progresses and is a key component in understanding social values, impacts and opportunities.

YEC has in place a number of project controls to manage feedback and social risks. The preliminary social impacts and opportunities listed in this SIS will be integrated into project design and reviewed regularly.



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# Freight Train Noise Assessment

Jinbi Worker Camp – Yindjibarndi Energy

Reference: 250410151-01

Prepared for:  
RFF Australia



## Reference: 250410151-01

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This report has been prepared in accordance with the scope of services described in the contract or agreement between Lloyd George Acoustics Pty Ltd and the Client. The report relies upon data, surveys, measurements and results taken at or under the particular times and conditions specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client, and Lloyd George Acoustics Pty Ltd accepts no responsibility for its use by other parties.

Date	Rev	Description	Author	Verified
29-Apr-25	0	Issued to Client	Terry George	Matt Nolan

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## 1. INTRODUCTION

It is proposed to subdivide land for Jinbi Worker Camp – Yindjibarndi Energy with the proposed locality shown in *Figure 1-1*. Some of the accommodation modules are within 200 metres of a freight railway, such that a noise assessment is required in accordance with *State Planning Policy No. 5.4 Road and Rail Noise*, being the subject of this report.



**Figure 1-1: Subdivision Location (Source: DPLH PlanWA)**

*Appendix A* contains a description of some of the terminology used throughout this report.

## 2. CRITERIA

The criteria relevant to this project is provided in *State Planning Policy No. 5.4 Road and Rail Noise* (hereafter referred to as SPP 5.4) produced by the Western Australian Planning Commission (WAPC). SPP 5.4 is supported by the *Road and Rail Noise Guidelines* (the Guidelines) and the Department of Planning, Lands and Heritage mapping. The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise;
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- Ensure transport infrastructure and land-use can mutually exist within urban corridors;
- Ensure that noise impacts are addressed as early as possible in the planning process; and
- Encourage best practice noise mitigation design and construction standards.

Table 2-1 sets out noise targets that are to be achieved by proposals under which SPP 5.4 applies. Where the targets are exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

**Table 2-1: Noise Targets for Noise Sensitive Land-Use**

Scenario	Outdoor Noise Target		Indoor Noise Target	
	Noise-sensitive land-use and/or development	55 dB L <sub>Aeq</sub> (Day)	50 dB L <sub>Aeq</sub> (Night)	40 dB L <sub>Aeq</sub> (Day) (Living and Work Areas)

Notes:

- Day period is from 6am to 10pm and night period from 10pm to 6am.
- The outdoor noise target is to be measured at 1-metre from the most exposed, habitable<sup>1</sup> facade of a noise sensitive building.
- For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (as amended) for each relevant time period.
- Outdoor targets are to be met at all outdoor areas as far as is reasonable and practicable to do so using the various noise mitigation measures outlined in the Guidelines.

The application of SPP 5.4 is to consider anticipated traffic volumes for the next 20 years from when the noise assessment has been undertaken.

<sup>1</sup> A habitable room is defined in State Planning Policy 3.1 as a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully enclosed swimming pool or patio.

### 3. METHODOLOGY

Noise modelling have been undertaken in accordance with the requirements of SPP 5.4 and associated Guidelines, as described in *Section 3.1* and *Section 3.2*.

#### 3.1. Noise Level Data

Given the remoteness of the site, rather than undertake noise measurements, a desktop study has been undertaken by using the noise data presented in the SPP 5.4 Guidelines as shown in *Figure 3-1*.

Railway Transport Corridor Classification		Forecast period average noise level and exposure category based on distance from nearest rail centreline (m)																
		adjacent	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	175
Passenger railways	Fremantle, Midland and Thornlie main lines only	68	64	62	60	59	58	56	55	55	54	53	52	52	51	51	49	48
	All other metro passenger rail lines, and where multiple metro rail services share the same transport corridor	70	66	64	62	61	60	58	57	56	55	54	54	53	52	51	50	
Freight railways, up to 1 movement per hour		72	68	65	63*	62*	60*	59*	58*	57*	57*	56	55	55	54	53	52	51

**Figure 3-1: Noise Level Data from SPP 5.4 Guidelines**

The above noise levels form the basis of the assessment, whereby the model is calibrated for these values. The model is then modified to include the proposed buildings so that the attenuation provided by buildings can be taken into account.

The basis of the noise model was:

- Train Speed – 80 km/hr
- Train Length – 2000 metres
- Locomotive Source Height – 4.0 metres above rail;
- Wagon Source Height – 0.8 metres above rail;
- Number of Trains – 1 per hour. This aligns with the minimum required to be assumed in SPP 5.4.

## 3.2. Noise Modelling

The computer program *SoundPLAN 9.1* was utilised incorporating the Nordic Rail Prediction Method (Kilde Rep. 130) algorithms, calibrated against the *Figure 3-1* sound levels.

Predictions are made at heights of 1.4 metres above ground floor level. The noise is predicted at 1-metre from a building façade, resulting in a + 2.5 dB correction due to reflected noise.

Various input data are included in the modelling and these are discussed in *Section 3.2.1* to *Section 3.2.2*.

### 3.2.1. Ground Topography

Topographical data was imported from *Google* as spot heights and assumed to be unchanged in the future.

The plan of the development was provided and incorporated into the noise model with buildings assumed to be 3.0 metres above ground. These buildings can provide barrier attenuation when located between a source and a receiver, in much the same way as a hill or wall.

### 3.2.2. Ground Absorption

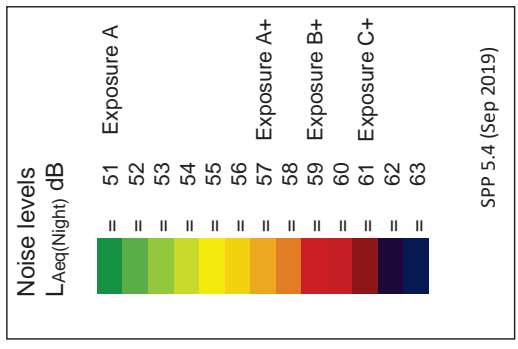
The ground absorption has been assumed to be 0.6 (60%) across the study area, noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass.

## 4. RESULTS

A noise model was initially set-up for flat open ground, to enable calibration against the SPP 5.4 Guidelines. Once the input data was determined to generally match the Guidelines, these same inputs were used for the existing railway. The results are presented as a noise contour plot in *Figure 4-1*.

Note that as it is assumed the number of train movements are even throughout the day, the  $L_{Aeq(Day)}$  and  $L_{Aeq(Night)}$  will be the same and as such, the  $L_{Aeq(Night)}$  will be the critical parameter.

# Figure 4-1

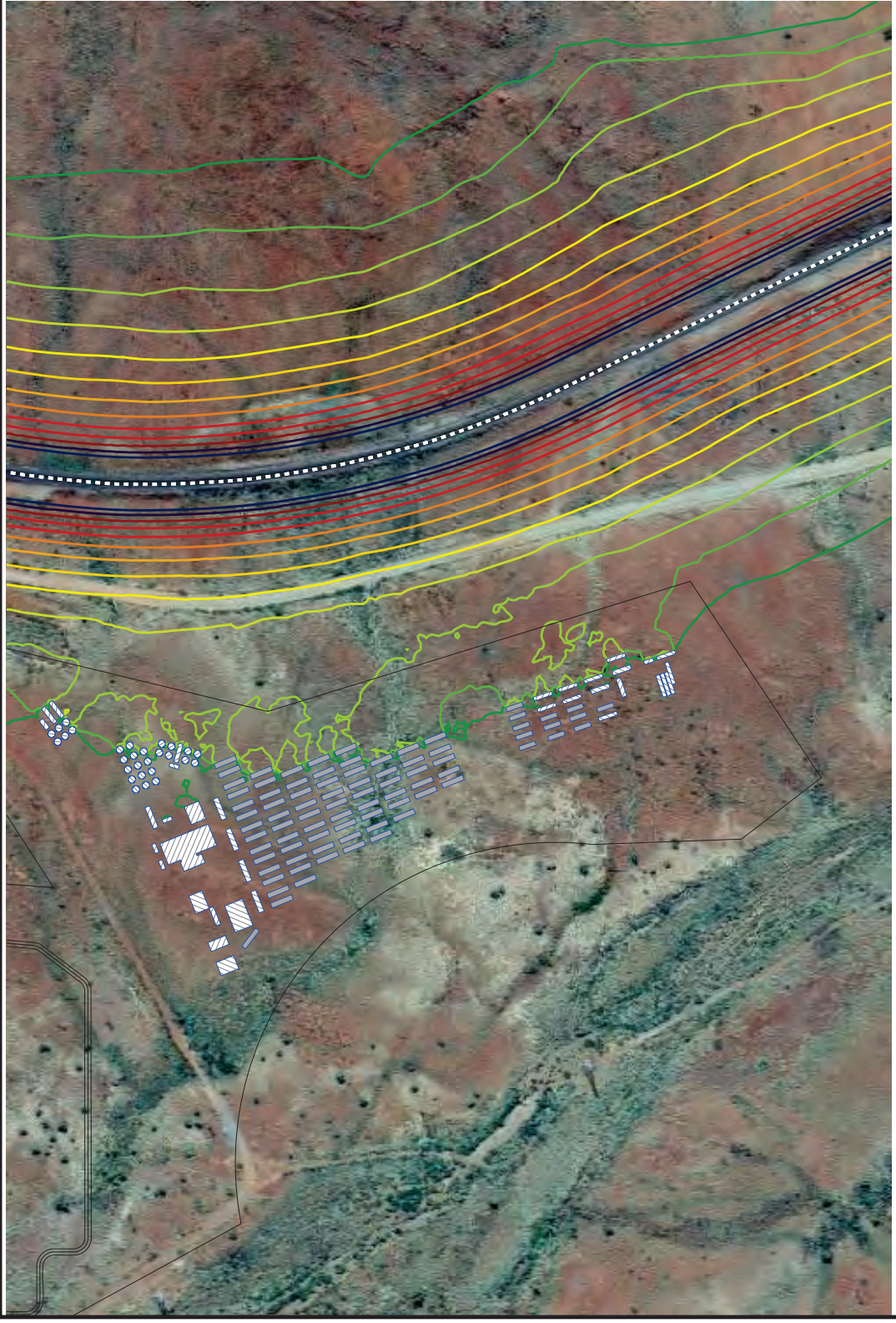


**Signs and symbols**

- General Building
- Noise Sensitive Building
- Freight Railway



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**Freight Train Noise Assessment**  
**Jinbi Worker Camp - Yindjibarni Energy**  
 L<sub>Aeq</sub>(Night) Noise Level Contours Based on SPP 5.4 Screening Tables  
 Ground Floor Level

SoundPLAN v9.1  
 Kilde Algorithms  
 Job No. 250410151

27 April 2025

## 5. ASSESSMENT

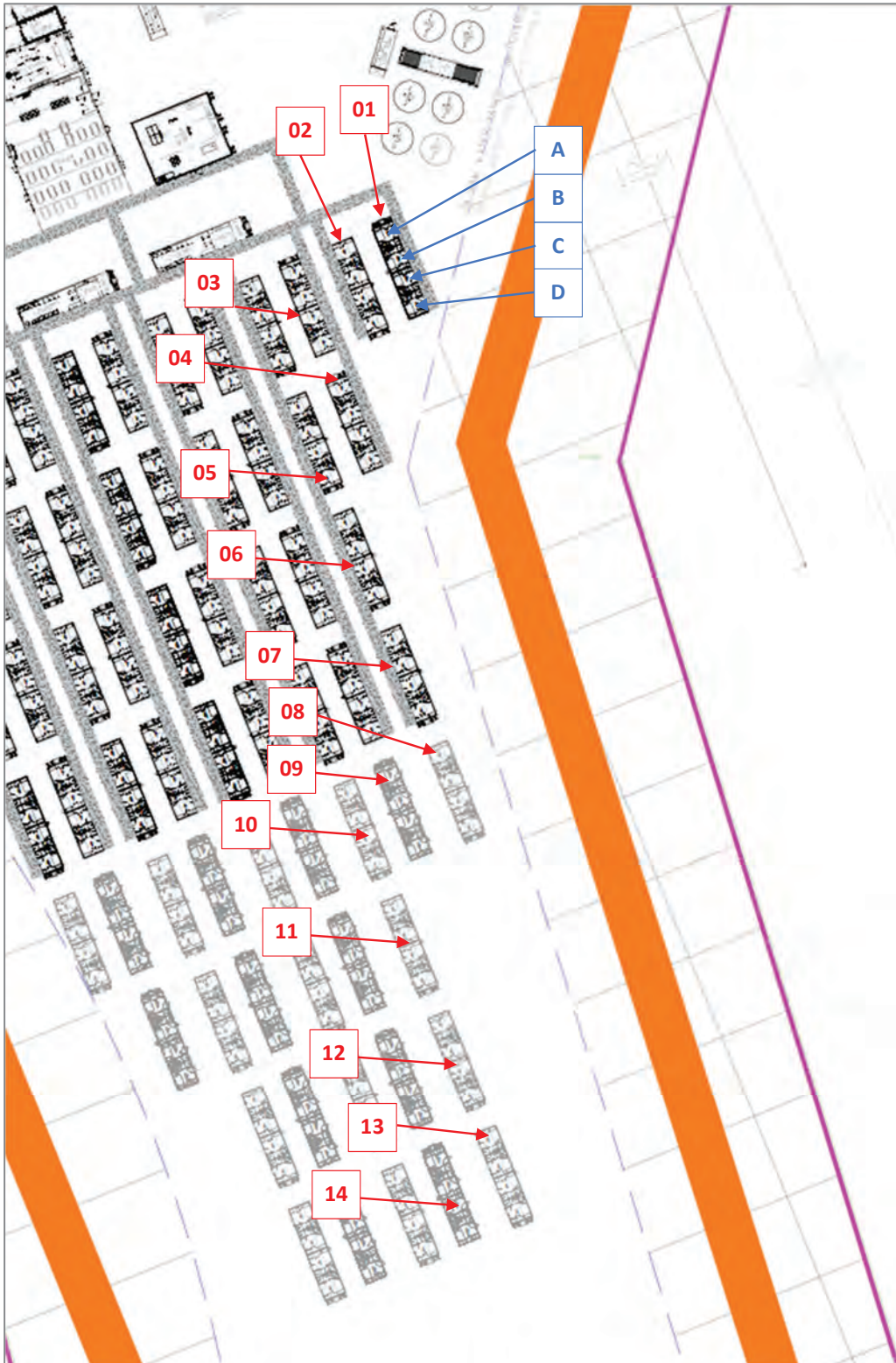
The objectives of SPP 5.4 are to achieve:

- Indoor noise levels specified in *Table 2-1* in noise-sensitive areas (e.g. bedrooms and living rooms of houses); and
- A reasonable degree of acoustic amenity for outdoor living areas.

Where the outdoor noise targets of *Table 2-1* are achieved, no further noise controls are necessary. With reference to *Section 4*, it is evident the outdoor noise target will be exceeded at some of the eastern most accommodation modules. As such, *Table 5-1* provides the minimum required construction with *Figure 5-1* and *Figure 5-2* providing the module numbering with rooms within each module labelled A to D, irrespective of which way it is facing.

**Table 5-1: Minimum Construction Requirements**

Element	Module-Room	Minimum Construction
External Glazing	1A, 1B, 1C, 1D, 3D, 4A, 4B, 4C, 4D, 9D, 15D	Window approximately 27% of floor area and assessed as side on to corridor, thereby requiring $R_w + C_{tr} \geq 26$ , likely achievable using 6mm thick glass in fixed/awning style frame with acoustic seals.
	All Other Habitable Rooms	Note - As good practice for close proximity living, it is recommended all glazing be minimum $R_w + C_{tr} \geq 26$ , likely achievable using 6mm thick glass in fixed/awning style frame with acoustic seals.
External Doors	1A, 1B, 1C, 1D, 3D, 4A, 4B, 4C, 4D, 9D, 15D	Door to be minimum 35mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 5mm thick. Alternative door to be $R_w + C_{tr} \geq 25$ .
	All Other Entry Doors	Note - As good practice for close proximity living, it is recommended all entry doors be as specified above.
External Walls	1D, 4D, 8D	Install 2x 13mm thick sound-rated plasterboard direct to inside of south and east 100mm thick sandwich panels.
	1A, 1B, 1C, 2D, 3D, 4A, 4B, 4C, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 9D, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 15D, 16A, 16B, 16C	Install 1x 13mm thick sound-rated plasterboard direct to inside of north, south and east (where applicable) external 100mm thick sandwich panels.
Roof / Ceiling	1A, 1B, 1C, 1D, 2D, 3D, 4A, 4B, 4C, 4D, 5D, 6A, 6B, 6C, 6D, 7A, 7B, 7C, 7D, 8A, 8B, 8C, 8D, 9D, 10D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 13A, 13B, 13C, 13D, 15D, 16A, 16B, 16C	Metal roof with minimum 90mm thick, 11 kg/m <sup>3</sup> R2 fibrous insulation and ceiling to be 13mm thick sound-rated plasterboard.



**Figure 5-1: Module Numbering North**



**Figure 5-2: Module Numbering South**

## Appendix A – Terminology

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as  $L_A$ , dB.

- **$L_{eq}$**

The  $L_{eq}$  level represents the average noise energy during a measurement period.

- **$L_{Aeq(Day)}$**

The  $L_{Aeq(Day)}$  level is the logarithmic average of the  $L_{Aeq}$  levels from 6.00am to 10.00pm.

- **$L_{Aeq(Night)}$**

The  $L_{Aeq(Night)}$  level is the logarithmic average of the  $L_{Aeq}$  levels from 10.00pm to 6.00am.

- **Noise-sensitive land use and/or development**

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

- **$R_w$**

This is the weighted sound reduction index. It is a single number rating determined by moving a grading curve in integral steps against the laboratory measured transmission loss until the sum of the deficiencies at each one-third-octave band, between 100 Hz and 3.15 kHz, does not exceed 32 dB. The higher the  $R_w$  value, the better the acoustic performance.

- **$C_{tr}$**

This is a spectrum adaptation term for airborne noise and provides a correction to the  $R_w$  value to suit source sounds with significant low frequency content such as road traffic or home theatre systems. A wall that provides a relatively high level of low frequency attenuation (i.e. masonry) may have a value in the order of -4 dB, whilst a wall with relatively poor attenuation at low frequencies (i.e. stud wall) may have a value in the order of -12 dB.

- **About the Term ‘Reasonable’**

An assessment of reasonableness should demonstrate that efforts have been made to resolve conflicts without comprising on the need to protect noise-sensitive land-use activities. For example, have reasonable efforts been made to design, relocate or vegetate a proposed noise barrier to address community concerns about the noise barrier height? Whether a noise mitigation measure is reasonable might include consideration of:

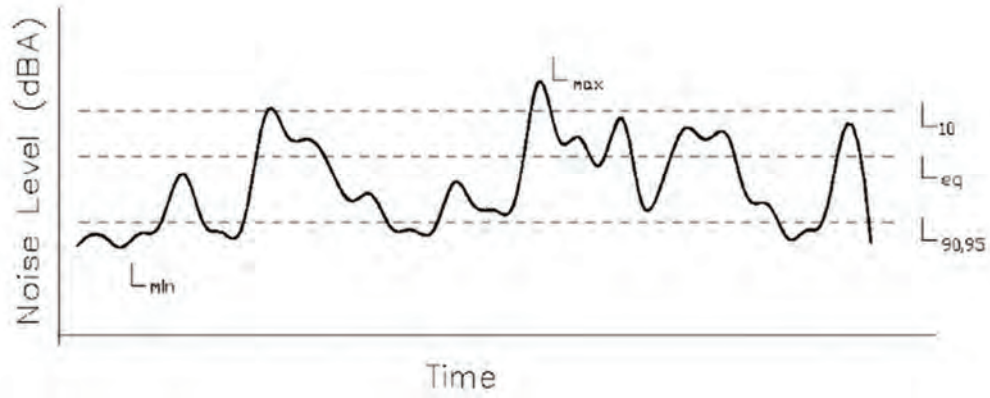
- The noise reduction benefit provided;
- The number of people protected;
- The relative cost vs benefit of mitigation;
- Road conditions (speed and road surface) significantly differ from noise forecast table assumptions;
- Existing and future noise levels, including changes in noise levels;
- Aesthetic amenity and visual impacts;
- Compatibility with other planning policies;
- Differences between metropolitan and regional situations and whether noise modelling requirements reflect the true nature of transport movements;
- Ability and cost for mobilisation and retrieval of noise monitoring equipment in regional areas;
- Differences between Greenfield and infill development;
- Differences between freight routes and public transport routes and urban corridors;
- The impact on the operational capacity of freight routes;
- The benefits arising from the proposed development;
- Existing or planned strategies to mitigate the noise at source.

- **About the Term ‘Practicable’**

‘Practicable’ considerations for the purposes of the policy normally relate to the engineering aspects of the noise mitigation measures under evaluation. It is defined as “reasonably practicable having regard to, among other things, local conditions and circumstances (including costs) and to the current state of technical knowledge” (*Environmental Protection Act 1986*). These may include:

- Limitations of the different mitigation measures to reduce transport noise;
- Competing planning policies and strategies;
- Safety issues (such as impact on crash zones or restrictions on road vision);
- Topography and site constraints (such as space limitations);
- Engineering and drainage requirements;
- Access requirements (for driveways, pedestrian access and the like);
- Maintenance requirements;
- Bushfire resistance or BAL ratings;
- Suitability of the building for acoustic treatments.

- Chart of Noise Level Descriptors



- Typical Noise Levels

