

**Collie Hills Village**

Williams Collie Road
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Head Office

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Chief Executive Officer
Shire of Collie
87 Throssell Str
Collie WA 6225

24th October 2023

Dear Sir

**LOT 8 PLAN 14975 CERTIFICATE OF TITLE 1783 FOLIO 635
COLLIE HILLS ACCOMMODATION VILLAGE (CNR COLLIE-WILLIAMS RD / HODD RD)
DEVELOPMENT APPLICATION FOR INSTALLATION OF ADDITIONAL ACCOMMODATION
AND ASSOCIATED FACILITIES**

Proposal

Numans Accommodation Villages Pty Ltd would like to expand the capacity of Collie Hills Accommodation Village to cater for increased demand for accommodation in and around Collie. A recent surge in inquiries to the Village for long term accommodation, discussions with the Shire and general media announcements of impending projects in the Collie area indicate a big demand for worker accommodation for a number of years.

With the existing village infrastructure and staffing, Collie Hills Village is well placed to increase our capacity and provide the required accommodation. The increased size of the village will also create a requirement for additional staff who will be drawn from the Collie area. It will also increase our demand for services and supplies from Collie.

Description of proposed works

The proposed expansion consists of the following works:

- 58 x two storey units of 8 rooms each 464 rooms
- 4 x two storey units, each with two rooms for people with disabilities on lower level and four rooms on upper level 24 rooms
- 1 x crib room for guests to prepare their take away meals
- 1 x recreational room
- 2 X laundry
- 2 x store room
- Enlargement of dining room
- Establishment of outdoor alfresco area "Sports bar" adjacent to existing recreational room
- Installation of lap pool and associated deck area
- Relocation of existing ice room, ablution block and disabled room
- 118 Additional parking bays



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- Roadworks, pathways and inground services
- Expansion and relocation of waste water treatment plant

Proposed Land Use

Numans makes the application for a combination of Workforce Accommodation and Tourist Development in accordance with the approved land use for the existing Collie Hills Village.

Workforce Accommodation: *“Means a premises, which may include modular or relocatable buildings, used-*

- Primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- For any associated catering, sporting and recreation facilities for the occupants and authorised visitors.”*

Tourist Development: *“Means a building or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide-*

- Short-term accommodation for guests; and*
- Onsite facilities for the use of guests; and*
- Facilities for the management of the development.”*

As with the existing village occupancy, the new development is envisaged to be utilised predominantly for workforce accommodation, however will also cater for tourist bookings. The number of tourism bookings will vary depending on the time of the year and functions and events being held in the area. For example a mountain bike event may attract significant participants to the area for a weekend. Big tourism bookings are predominantly at weekends when the workforce accommodation is reduced. We would maintain the existing number of rooms for tourism use going forward.

Management of tourism guests

Rooms along the northern side of the Village, near the farm dam, will be prioritised for tourists for low numbers of tourist bookings, where guests will be away from the recreation and dining room. These facilities will be available for use by tourists but the positioning of the rooms will ensure they are not disturbed by the use of these facilities by workers. (Such as the dining room being open from 5.00am.) In addition the tourism rooms will be well away from the car parking areas, thus eliminating disturbance from vehicles arriving late or leaving early in the morning.

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For occasional large numbers of tourism bookings, such as for participants in an event being held in the area, all available rooms will be made available for booking, however this will generally be at weekends when worker accommodation numbers are reduced and consequently disturbance from workers will be minimised.

The Village will also have a full time, on-site manager who will manage any disturbance of both worker and tourism guests.

Site Background

The proposed development is an expansion of the existing Collie Hills Accommodation Village which has serviced the needs of workers in the area since 2007 and in recent years has also provided accommodation for tourists to the region. The Village provides direct employment to people from Collie while also engaging local service providers and purchasing local products. It has also provided large scale accommodation and meals to Bushfire Services personnel during bushfire events in the area.

The Village has operated smoothly for the past 16 years and has established itself as a provider of comfortable, affordable accommodation with good food and facilities. It is well positioned to service the accommodation needs of the Collie area.

Need for additional accommodation.

The Collie area will experience a rapid increase in demand for accommodation over the next few years to cater for projects associated with the Region's planned transition away from a reliance on the coal industry. The project will support the area's transition towards green and sustainable industries, by providing accommodation for workers involved in projects such as the Collie 1GW Battery Project, Worsley's mud washing energy efficiency project, Green Steel of WA's proposed steel mill, Collie-based pilot plant for Magnesium Australia's proposed net-zero magnesium refinery and others.

Collie Hills Village has received numerous enquiries for large scale bookings extending over the next few years, well in excess of the current Village capacity and also well in excess of the current accommodation available in Collie.

The forecast level of accommodation shows the expansion of the Village to be a commercially viable project which would also be of significant value to the Shire of Collie by addressing the foreseen shortfall in accommodation which would be detrimental to planned projects for the area.

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Suitability of the Site

The existing Collie Hills Village has operated smoothly for the past 16 years with no complaints from local businesses or residents. The existing Village has the basis of all required infrastructure for the new development and the existing management structure and systems for operation of the expanded Village.

The Village is accessible to Collie Town Centre for guests to go into town for retail purchases, procure services or patronise the hospitality venues, but is far enough from town to prevent any disturbance to local businesses or residents. The Village is also sufficiently far from Coolangatta Estate to prevent any disturbance to residents from noise, light or traffic associated with the estate.

The site is easily accessible being located on Collie Williams Road and has scheme power and water. The site also has sufficient space for on-site treatment and dispersion of wastewater and space for natural cleansing of stormwater runoff.

Bushfire Management Plan and Bushfire Evacuation Plan

A Bushfire Consultant was engaged and the site assessed. A copy of the Bushfire Management Plan and Bushfire Evacuation Plan are included in the Development Application.

Aboriginal Cultural Heritage Area

There is a registered Aboriginal Cultural Heritage Area around the farm dam and along the stream below the farm dam. The development has been kept clear of this area.

The Gnaala Karla Booja Aboriginal Corporation has been contacted and details of the development submitted to them for comment and subsequent engagement. Follow up contact has been made with GKB but no comments received.

Wastewater Treatment

The existing wastewater treatment plant will be replaced and relocated to cater for the enlarged Village. It is proposed to use a similar system to the existing system supplied by Biomax. (biomax.com.au)

The process entails processing the effluent through a number of chambers.

The Wastewater Treatment Plant is divided into five principal chambers;

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1. *Anaerobic chamber - anaerobic treatment*
2. *Aerobic chamber - aerobic treatment*
3. *Clarification chamber - sludge settlement and removal*
4. *Disinfection chamber - contact time with chlorine*
5. *Pumpout chamber - discharge to disposal system*

The effluent from a BioMAX system is approved for dripper irrigation. The size of the disposal field will vary depending on soil type and size of the system. The soil type and size of the disposal field will be confirmed by a Site and Soil Evaluation. For the layout of the proposed development, the size of the field has been based on the size of the existing field which has operated efficiently and catered for extended periods of maximum occupancy. (Size of existing field increased in proportion to increase in number of rooms.)

Traffic Impact

Traffic Engineering Consultant, Shawmac, has prepared a Traffic Impact Assessment. Copy of report is included.

Based on the traffic generation from the site as detailed in the TIA and the MRWA Intersection Warrants, the following modifications for the access have been determined:

- Stage 1 (260 rooms) requires a Simple Left (SL) and a Basic Right (BAR) treatment.
- Stage 2 (400 rooms) requires a Basic Left (BAL) and a Basic Right (BAR) treatment.
- Stage 3 (688 rooms) requires a short Auxiliary Left (AUL(S)) and an Auxiliary Right (AUR) treatment.

Parking and Internal Traffic Movement

The existing 200 room Village has 209 parking bays, however the parking area is only 50% to 60% utilised. The expansion of the Village will cater for larger accommodation contracts which will have a much higher proportion of people being transported to the site by bus. (Some staff will likely be flown in from inter state and bussed to the Village from Perth airport.) A parking ratio of 50% is therefore considered adequate to cater for future demand and hence an additional 118 bays are proposed bringing the total number of parking bays to 327.

In addition it would be very rare for the Village to be 100% occupied. Large accommodation bookings generally have a number of vacant rooms plus some rooms are out of commission for maintenance. A 90% occupancy would be 619 guests, which, based on a 50% parking utilisation, would require 310 bays.

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The internal road layout dictates access to the secondary carpark via Road 2. This removes traffic from moving through the centre of the village. However service vehicles will use Road 1 in a one way direction.

In the event of requiring emergency exit from the site, the gate to Hodd Road will be opened allowing exit onto Hodd Road or exit via the main access direct onto Collie Williams Road.

Stormwater Management

All stormwater will be directed into retention basins / rain gardens to filter out any sediment, after which the water will be dispersed over the paddock before eventually entering the natural creek below the farm dam.

Landscaping

Significant landscaping has been established between the existing accommodation units and this will be continued through the new development. The existing trees along the front boundary on Collie Williams Road will be maintained and additional trees planted. Trees will also be planted around the new parking area and around the new wastewater treatment plant.

Compliance with Development Standards (LPS No. 6)

New buildings will be modular transportable units. We are still negotiating with potential suppliers, however dimensions are all very similar. We have therefore included drawings of two storey units that we have installed on a previous project as they reflect the typical dimension of the buildings. Extensions to the existing dining room and recreation room will align with the existing roof heights.

Setbacks. The required setback from Collie Williams Road is 30m. The first row of units has a setback of 17m. The impact of noise from Collie Williams will be addressed by having the units facing away from the road. The rooms will have the ensuite bathroom across the back of the room which will reduce noise from the rear of the building. There will also be a 2.1m screen wall between the carpark and the accommodation units and trees will be planted along the boundary fence.

Provision for people with disabilities. We are currently working with Tecon Building Surveyors to develop a performance solution regarding the number of rooms for people with disabilities based on previous demand at the village as well as access throughout the village. The village site has a fairly steep gradient making general wheelchair access very difficult, however we will be able to provide access to all the central facilities and a number of the standard rooms.

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Building Application

Numans Accommodation Villages has engaged Tecon as the Building Surveyor for the development to ensure all relevant compliance requirements are addressed.

Tecon has provided a report on the building compliance requirements which we are using in our discussions with potential building suppliers.

We will also liaise with the Shire regarding application for approval of all health related matters such as WWTP, waste water disposal field, swimming pool, kitchen, dining and recreational facilities.

Summary

We look forward to being able to expand the size of Collie Hills Village in order to cater for the increased demand for accommodation in the area over the next few years and thereby assist with the regions transition away from reliance on the coal industry to becoming a green energy and tourism focussed centre.

We wish to work with the Shire to meet all necessary compliance requirements and deliver a facility that will assist in establishing the viability of future projects in the area and attract the required workforce.

Thank you for your consideration of our application.

Yours Sincerely



Geoff Stowe
MD Numans Group



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ATTACHMENTS

DA Application Form
Certificate of Title
Copy of Lease Agreement
Site Plan
Floor Plans and Elevations
Stormwater Management Plan
Landscaping Plan
Bushfire Management Plan and Bushfire Evacuation Plan
Traffic Impact Statement