



South West Projects Update



OCTOBER 2009

Project activity in the South West of Western Australia

INDUSTRY

Completed Projects

Collie - Bluewaters 1 Power Station Project

GRIFFIN ENERGY

In June 2009 Griffin Energy completed construction of the first of possibly four 208MW coal-fired power stations at Coolangatta Industrial Estate, 4.5km north-east of Collie.

Expenditure: \$400 million
Employment: Construction: 600
Operation: 50

Collie - Ewington II Mine

GRIFFIN COAL MINING COMPANY PTY LTD

Griffin Coal commenced mining its Ewington I coal deposit in April 2009, approximately 2km east of Collie. The coal mine, which has estimated coal resources of 408Mt, will produce approximately 3.4Mt/a of coal for private sector customers and Griffin Energy's recently commissioned and nearby Bluewaters I power station. The Ewington I coal mine will be an extension of the currently operating Ewington II mine, and will also supply coal to the Bluewaters II power station, which is currently under construction.

Expenditure: \$20 million

Projects Under Construction

Collie - Bluewaters 2 Power Station Project

GRIFFIN ENERGY

Griffin Energy is constructing the second of possibly four 208MW coal-fired power stations at the Coolangatta Industrial Estate near Collie. Commissioning of the Bluewaters II coal-fired base load power station is expected by late 2011.

Expenditure: \$400 million
Employment: Construction: 600
Operation: 50

Collie - Worsley Alumina Refinery Expansion

WORSLEY ALUMINA PTY LTD (BHP BILLITON)

BHP Billiton announced in May 2008 the go-ahead for the \$2.5 billion Efficiency and Growth expansion project at its Worsley alumina refinery. The expansion project will lift capacity of the refinery from 3.5 Mt/a to 4.7 Mt/a through expanded mining operations, additional refining capacity and upgraded port facilities.

The construction phase has begun and first production is expected in the first half of 2011.

Expenditure: \$2,500 million
Employment: Construction: 1,500
Operation: 200

Committed project

Collie - Coal-to-Urea Plant

PERDAMAN CHEMICALS AND FERTILISERS

Perdaman Chemical and Fertilisers, formerly North West Chemicals and Fertilisers, plans to develop a coal-to-urea plant at the Shotts Industrial Park, near Collie. The plant will use proven "best in class" coal gasification and fertiliser production technologies. Around 2.7 Mt/a of coal will be used to produce approximately 2 Mt/a of urea, primarily for export to India. The urea will be transported to Bunbury Port by rail. The company has commenced environmental approval processes and has Government approval to obtain land in the Shotts Industrial Park. Supply and off-take arrangements are agreed and will be finalised by early 2010. Construction is expected to commence in Q2 or Q3 2010 with the first shipment of urea occurring in Q3 2013.

Expenditure: \$3,700 million
Employment: Construction: 1,500
Operation: 200

Projects Under Consideration

Wagerup/Willowdale - Alumina Refinery/Bauxite Mine Expansion Unit 3

ALCOA

Alcoa is investigating the feasibility of a third production train expansion at its Wagerup alumina refinery to increase capacity up to 4.7 Mt/a. On 14 September 2006, the Minister for the Environment approved the expansion proposal. A decision on the project go-ahead is dependant on market factors.

Expenditure: \$1,500 million
Employment: Construction: 1,500
Operation: 260

Happy Valley - Mineral Sands Mine

BEMAX CABLE SANDS (WA) PTY LTD

Located adjacent to Bemax's Gwindinup deposits, the project will involve the mining of mineral sands from two deposits (Happy Valley North and South) located on private land and in State forest. The level of assessment for the project has been set at Environmental Review and Management Program. Environmental impact studies for

village. Construction of stage 1 of the Treendale District Centre will commence in 2010 at a cost of \$48 million, with construction of the proposed retirement village to follow.

Millbridge Development

ARDROSS GROUP

Located within the Shire of Dardanup, Millbridge Private Estate adjoins the well established suburb of Eaton. The Ardross Group is developing the 1,400 lot residential estate.

TOURISM DEVELOPMENT

Projects Under Consideration

Resort Development

TAYLOR BURRELL BARNETT

Leeuwin Road, Augusta.

Plans are being developed for a resort featuring 112 accommodation units seafood restaurant, bar, pool, tennis courts and walk trails. The development will also feature an aquaculture facility. The development application has been approved by the Shire of Augusta-Margaret River.

Expenditure: \$40 million

Cowaramup Bay Resort

GREG ROWE AND ASSOCIATES

Cowaramup Bay Rd, Cowaramup.

This project involves the construction of a resort comprising 161 accommodation units. The development application has been approved by the Shire of Augusta-Margaret River. Construction is expected to commence in 2009.

Expenditure: \$50 million

Project Under Construction

Aqua Resort

IBEX CAPITAL PTY LTD

Bussell Highway, Busselton

Redevelopment of the former Acacia Caravan Park to develop a strata-titled development which includes 34 single story villas and 7 double story villas. The development will also feature a swimming pool and tennis court. Construction commenced in October 2008 with completion of the project expected by April 2010.

Expenditure: \$34 million

Completed Project

Mantra Bunbury Hotel

KAREELYA PROPERTY GROUP

Construction was completed in December 2008 and included the development of a hotel consisting of 64 studio suites, 2 and 3 bedroom apartments, a restaurant and bar.

Expenditure: \$40 million

INFRASTRUCTURE PROJECTS

Project Under Consideration

Bunbury Outer Ring Road

MAIN ROADS

The Bunbury Outer Ring Road will form a major part of the future regional road network, providing a direct connection to the major roads radiating from Bunbury: the Perth-Bunbury Highway, South Western Highway (north), South Western Highway (south to Manjimup) and Bussell Highway. Preliminary planning is currently underway.

Expenditure: \$190 million

Projects Under Construction

Water - Binningup Desalination Plant

WATER CORPORATION

In 2007 the State Government announced that a second seawater desalination plant would be Western Australia's next major drinking water source.

The majority of the plant is located on a disused limestone quarry north of Binningup.

Construction commenced in July 2009 and will be completed by 2011, with the new plant beginning operation by late 2011. The new plant will provide around 50 gegalitres of drinking water per year, with the potential to increase to 100 gegalitres in the future. The cost of building the State's second desalination plant and infrastructure to connect it into the water supply system (IWSS) will be \$955 million.

Expenditure: \$955 million

Bunbury Port Access Road (Stage 1)

MAIN ROADS

Construction of a new access road for the Port of Bunbury will provide a direct access route for a significant proportion of the port's freight traffic. The access road will run across South Western Highway, linking into the Boyanup-Picton Road, providing a high standard connection to the port. Land acquisition and fencing is complete with necessary service relocations well advanced and a noise wall at Vittoria Heights nearing completion. On site works are currently underway with an expected completion date of December 2009.

Expenditure: \$63 million

Completed Project

Perth - Bunbury Highway

MAIN ROADS

The new Perth-Bunbury Highway was officially opened on 20 September 2009. It completes the high standard inter-regional road link between Perth and the South West, bypassing the heavily populated areas in Mandurah and the Dawesville Peninsula. The 70 kilometres of new road extends the dual carriageway

the proposed mine development have been completed. Happy Valley contains a reserve of around 6 Mt of ore at a heavy mineral grade of 11.3 per cent.

Expenditure: \$35 million
Employment: Construction: 100
Operation: 30

Tutunup - Heavy Mineral Sands

ILUKA RESOURCES LIMITED

Iluka proposes to develop the Tutunup South mineral sands mine, located approximately 15 km south east of Busselton. The project will include the construction of mine pits, solar drying dams, ore concentrator and associated mine infrastructure. The mine is expected to produce over 1.2 Mt of heavy mineral concentrate over its five to six year life, which will be transported to Capel for further processing. Tutunup South is scheduled to commence operation in Q4 2009, subject to obtaining necessary government approvals, and will replace Iluka's Wagerup mine site.

Expenditure: \$25 million
Employment: Construction: 150;
Operation 40

Jangardup South - Mineral Sands Mine

BEMAX CABLE SANDS (WA) PTY LTD

Cable Sands has identified a major titanium mineral ore body adjacent to the D'Entrecasteaux National Park with estimates that the deposit would provide 2 Mt of minerals. Feasibility and environmental studies are well advanced. An environmental impact statement for the project is being prepared.

Expenditure: \$60 million
Employment: Construction: 100
Operation: 50

Collie - Muja South Expansion

GRIFFIN COAL MINING COMPANY PTY LTD

Griffin Coal is planning a proposed extension of Muja Mine, located 18 km south east of Collie. The Muja South Expansion is west of Griffin Coal's Muja Mine, intended to form the next phase in the development of the Ewington coal seams. Mining is expected to commence in 2012.

Collie - Bluewaters Power Station Expansion Project (3 & 4)

GRIFFIN ENERGY

Griffin Energy is seeking approval for an expansion of the Bluewaters Power Station with two additional 208 MW coal-fired power stations on the Coolongatta Industrial Estate, 4.5 km north-east of Collie. If all approvals are received the commissioning of phase 3 is expected in late 2013 and commissioning of phase 4 in late 2015.

Employment: Construction: 600
Operation: 65

Brunswick - Bauxite Mine

BAUXITE RESOURCES LTD

The proposed mine at Blackboy Hollow on Martin Road will be operated by Bauxite Resources Limited (BRL). The operation aims to export 200,000 tonnes per annum of bauxite through the Bunbury Port. A recent drilling program of 76 holes at the Brunswick Junction site showed deposits of 41.1% bauxite (Al₂O₃) four metres below ground level and prompted the decision to pursue mining operations. The company is conducting talks with local shires and Bunbury Port Authority regarding the mining operation.

LAND DEVELOPMENT

Projects Under Construction

Provence Development - Busselton

SATTERLEY PROPERTY GROUP

Provence is a new land development located at the eastern gateway to Busselton. The developers, Satterley Real Estate, estimate that \$1 billion will be invested in capital infrastructure over the life of the development. Due for completion in 2015, the total landholding of 230 hectares will be divided into three villages encompassing a combined total of 2,000 homes and a population of 6,000 people.

Vasse Newtown

SARACEN PROPERTIES

Vasse Newtown, located just eight kilometres south west of Busselton, comprises a mixture of residential, retail, education, health and commercial land development, with the first estate of 550 residential lots sold and developed. The development will extend over 300 hectares and include 1,750 home sites, four schools including the Vasse Primary School and the recently completed \$20.5m Cape Naturaliste College. The development will also include extensive parks, sporting and recreational grounds, and a village-style town centre.

Dalyellup Beach Development

SATTERLEY PROPERTY GROUP

Dalyellup Beach Development is a \$50 million joint venture between landowners Homeswest, developers Satterley Real Estate and Home Building Society. The 660 hectare coastal strip is located west of the Bussell Highway at Gelorup, south of Bunbury. An estimated 3,300 lots will be released over the life of the development.

Treendale Development

TREENDALE PRIVATE DEVELOPERS

Treendale Estate is located on the banks of the Brunswick River, near Australind. Treendale private developers are developing the 1,200 residential lot estate, which will also include a major shopping centre, retail outlets, tavern, medical centre and retirement

South West Projects Update

from Kwinana Freeway at Safety Bay Road, around the eastern side of the Peel Inlet and Harvey Estuary joining the dual carriageway on the Old Coast Road near Lake Clifton, thereby improving access and travel times between Bunbury and Perth. The State Government awarded an alliance contract for design and construction of the new highway to the Southern Gateway Consortium, which included Leighton Contractors, WA Limestone and GHD Consulting who built the highway in partnership with Main Roads WA.

Expenditure: \$705 million.

Collie River Bridge

MAIN ROADS

Groundwork has started on the new Collie River Bridge with preparation of the northern approach to the new bridge, including clearing vegetation, stripping topsoil and importing sand already underway. The new bridge will be a concrete structure, 121m long and 13m wide, with two 3.5m traffic lanes. The bridge will be about 0.85m higher than the existing bridge and provide a navigation span sufficient for boats using the river. A separate, 3m-wide, dual-use path for cyclists and pedestrians with connecting ramps to existing pathways will be built at each end.

Construction of the bridge started in January

2009 and will be completed by early 2010.

Expenditure: \$22 million

OTHER MAJOR PROJECTS

Bunbury Regional Entertainment Centre

CITY OF BUNBURY

The Bunbury Regional Entertainment Centre Project will see the repair and refurbishment of existing facilities. It will also see the expansion of the centre to include new facilities which includes a fully intergrated theatre to seat 200 people.

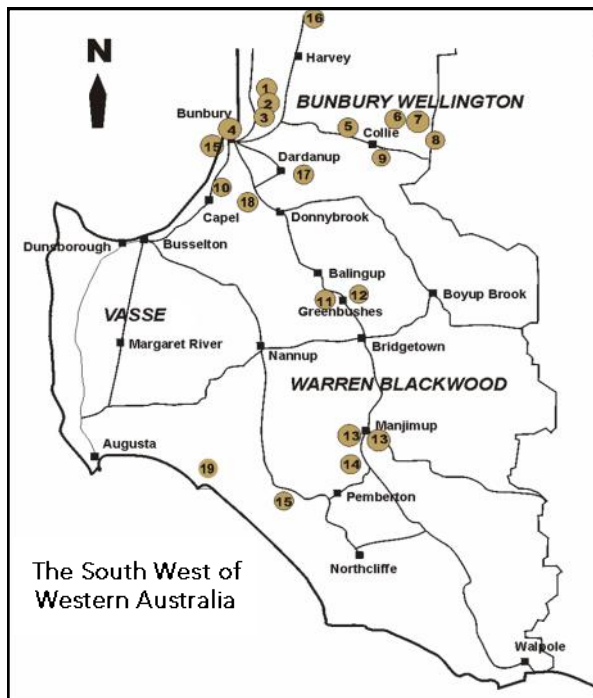
Expenditure: \$7.5 million

Manea College

DEPARTMENT OF EDUCATION AND TRAINING

Construction has been completed on \$27 million Manea College, Robertson Drive in College Grove. Catering for students in Years 11 and 12, the new buildings include accommodation for administration, student services, science, information technology and media, general classrooms, staff areas, a cafe and library resource centre.

Expenditure: \$27 million



Industrial sites:

- 1 Kemerton Silica Sand
- 2 Millennium Inorganic Chemicals
- 3 SIMCOA
- 4 Bunbury Port
- 5 Worsely Alumina Refinery
- 6 Collie Power Station
- 7 Griffin Coal Ewington Mine
- 8 Wesfarmers Coal
- 9 Muja Power Station
- 10 Iluka Resources Refinery
- 11 Sons of Gwalia Greenbushes
- 12 Whittakers Timber Mill
- 13 Sotico Timber Mill
- 14 Diamond Woodchip Mill
- 15 Bemax Cable Sands headquarters
- 16 Alcoa Wagerup
- 17 Doral Mineral Sands
- 18 Bemax Cable Sands Mine Site
- 19 Bemax Cable Sands Mine Site

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This publication highlights the known and proposed major projects taking place in the South West Region of Western Australia. It is intended as a guide only and no person or organisation should act on the basis of any material contained in this document without considering, and, if necessary, taking appropriate professional advice.

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