

Whyalla Residential Facility

February 2024

Introduction

GFG - Liberty Primary Steel (LPS) and SIMEC Mining is continuing to progress plans for an exciting future for Whyalla, including the development of an electric arc furnace, a direct reduction plant and the expansion of magnetite mining in the Middleback Ranges.

The full transformation plan is expected to create additional permanent direct jobs (including local jobs), and redeployment, training and development opportunities for existing employees.

Electric Arc Furnace

The construction of a cutting-edge electric arc furnace will significantly reduce direct CO₂ emissions in the future compared to traditional blast furnace production.

Magnetite Expansion

SIMEC Mining is seeking to extend and expand its mining of magnetite in the Middleback Ranges, which will underpin investment in Green Iron¹ and steelmaking in Whyalla.

Direct Reduction Plant

A direct reduction plant can process local magnetite ore to produce Green Iron. Such a plant will initially use a mix of natural gas and green hydrogen as the reducing agent, before fully transitioning to green hydrogen as it becomes available at scale. The Green Iron can then be fed into the electric arc furnace in combination with

scrap to produce high quality steel grades for Australian infrastructure projects.

These projects are just some of the investments LPS with its parent company GFG Alliance are working to secure the future of the Steelworks while providing an economic and social boost for the City of Whyalla.

What is being proposed?

Liberty Primary Steel (LPS) is planning a dedicated residential facility to help cope with the expected high demand for temporary and residential accommodation for visiting and new employees and team members, while Whyalla looks forward to the many projects being planned for the city. This initiative has recognised that further demand for housing and accommodation options will see further pressure put on availability of accommodation in the city especially during peak periods.

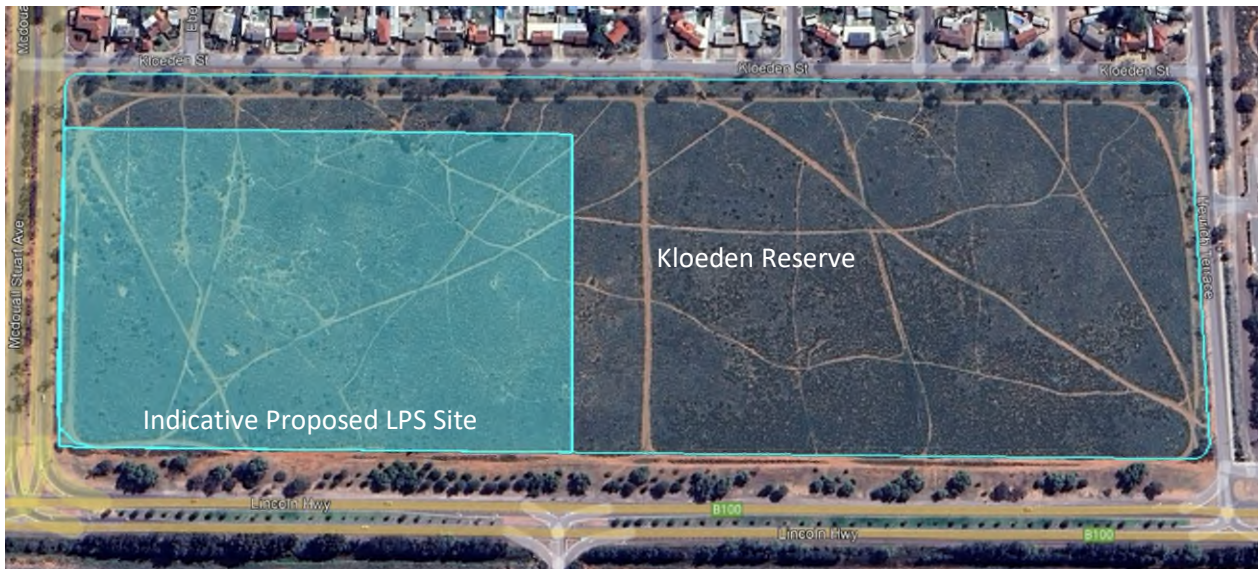


The LPS residential facility is being designed to accommodate up to 500 team members. It is designed to be an aesthetically pleasing and functional collection of units. Some will be self-contained, others will use the facility's kitchen and laundries within a pleasant landscape.

¹ 'Green Iron' or 'Green DRI' is used to describe Direct Reduced Iron (DRI) produced through a DRI Plant using green hydrogen.
'Green Steel' is used to describe steel produced from Green DRI, scrap and renewable energy.

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It is being designed as an extension of existing adjoining suburbs and consists of an attractive collection of accommodation, similar to that of a holiday park bordered with vegetation.

Location

The proposed site (see map above) is commonly known as Kloeden Reserve, Whyalla Norrie and is described in Crown Record Volume 6294 Folio 440.

It is bound between Kloeden Street, Heurich Terrace, Lincoln Hwy and McDouall Stuart Avenue.

LPS is in negotiations with the owner of the land to lease approximately 6ha of the ~18ha of Kloeden Reserve for the purpose of this project.

Statutory Approvals

Under the *Planning, Development and Infrastructure Act 2016*, LPS will be required to

submit a development application for the proposed residential facility.

LPS is in the process of undertaking studies including an environmental noise assessment, native vegetation clearance report, stormwater report, landscaping report and a traffic report of the proposed site to support its development application.

LPS expects to finalise and submit the development application in March 2024 after community feedback has been obtained.

What is the timeline for construction?

We are currently embarking on a pathway of community engagement and approval processes.

Subject to a successful statutory approval of a development application, the current estimated commencement date for construction is late 2024.

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Benefits for Whyalla

The residential facility will represent a step forward for the City of Whyalla underpinning a sustainable economy and community.

As well as managing high visitor numbers for our growth, having a residential facility integrated into the community will contribute in many ways to the prosperity and energy of Whyalla. We expect our GFG-family employees who will be staying in this accommodation will:

- Spend their money in Whyalla buying groceries, eating out, takeaways and hotels, shopping at local retail outlets throughout the city, putting Whyalla petrol in their cars, etc.
- Utilise and support Whyalla's wonderful community parks, sporting facilities, library, skate parks and, of course, our magnificent foreshore precinct.
- Participate in community and sporting activities
- Involve themselves in community groups, organisations and charities.

Further information

Further to required regulatory related approvals, LPS is committed to engaging and working together with our neighbours and stakeholders including local accommodation providers and local businesses.

As the project progresses, our Stakeholder Team will provide further information briefs and will be offering "coffee and chat" sessions in the coming weeks.

If this is of interest, and we have not already reached out to you, please call or email our Stakeholder Team to organise an appropriate date, time and location.

M: 0447 039 358

E: steelworksinfo@libertygfg.com

W: gfgalliancewhyalla.com/community/updates/



Duplex of 4 single bed units

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Quick facts - why, what and how



Based on number of team members who visit or support Whyalla on a regular basis, it is proving hard to find accommodation



GFG are proposing a Residential facility for team members to be ready to support Transformation efforts, and is discussing this with the landowner



Vegetation shielding from neighbours, but intent is to feel like an extension of the suburb



There will be no bar facilities as the intent is for residents to form part of the community, and be encouraged to use local businesses such as gyms, restaurants and shops



GFG's strong preference aligned with its values is to integrate our team members as much as possible in our community



Code of Conduct will be written and applied to all residents - any breaches will be escalated to the respective manager and HR department



Designed to accommodate up to 500 residents



The facility will be built with the mindset of 'extension of a suburb', thus no fences or walls to seclude the facility from the surrounding community



Site will include:

Combination of single room modular units and self-contained single units

Outdoor recreational/leisure areas

Landscaping to compliment surrounding environment

Carparking and bus pick up and drop off area for shift workers attending site

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Questions and answers

Q: Is this a permanent development?

A: Yes. The units are intended for long term employees and contractors.

Q: What are the rules for living here?

A: Normal rules that apply to any residential development and community expectations.

Q: Is there a “wet” mess?

A: There will not be a bar as we encourage residents to utilise these types of facilities in and around the city.

Q: What is the difference between a “construction camp” and residential facility?

A: A construction camp is generally a collection of more temporary units (“dongas”) at a remote work site. This is a “suburb-type” development that is intended to flow seamlessly from the surrounding neighbourhood.

Q: Will other workers from other projects be using this facility as well?

A: Yes. It will house steelworks and mine employees, short term maintenance or construction workers, GFG executive staff, administration staff anyone that works for our company or extended team and needs accommodation in Whyalla.

Q: What is the company doing to address any noise from idling buses and will there be rules about how much noise workers can make given there are up to 500 people able to stay at any one time?

A: A special area within the residential development will be constructed for any necessary bus use. Normal community standards of behaviour will apply with the added measure of a GFG-funded security service checking on the development after hours.

Q: What are you doing to control dust from the site during construction?

A: A professional construction company will be contracted to build the development and will abide by all necessary building regulations and controls.