

Date:	Thursday 22 January 2026		Time:	4.30pm – 6.45pm		Location:	KDCCI Meeting Room – Karratha
Distribution:	Members of the PULSC and project webpage						
Facilitator:	Brittany Cover Chairperson	Communications, Community and Stakeholder Engagement Manager (SCJV)					
Attendees:	Jai Lovett	Community Member		Danny Van Niekerk	SCJV – Construction Director		
	Jemma Martin	Community Member		Peter Cooke	SCJV – HSE Manager		
	Ben Breheny	Community Member					
	Nathan Hudson	Business Member					
	Jerom Hurley	City of Karratha					
	Damon Carter	Perdaman - General Manager HSE & Heritage					
	Kim Wood	Murujuga Aboriginal Corporation, CEO					
	Sarah Whelan	KDCCI, CEO					
	Guests	Angus Murray	Managing Director, PRD Real Estate		Jamie Robertson	361 Degrees, Consultant	
Apologies:	John Guyer - SCJV Construction Project Manager			Chad Hillier - Community Member Richard Hancock - Pilbara Development Commission			

NO.	ITEM / DETAILS
1 1	INTRODUCTIONS AND ACKNOWLEDGEMENT OF COUNTRY
	The Traditional Owners of the land were acknowledged by the Chairperson Participants were invited to introduce themselves and an overview of the sessions was provided.
2	THE RANGES PRESENTATION, ANGUS MURRAY

NO.	ITEM / DETAILS
	<ul style="list-style-type: none"> • Longstanding engagement in Karratha (Best Western, Drive-In site redevelopment). • Ranges Village: modular workforce accommodation facility. • Approved for 1,288 rooms: currently building 1,162. • Mixed-use, future conversion to residential townhouses possible. • Modularized rooms built in Vietnam, designed to 50-year standard. • Central Clubhouse with gym, dining, tavern-style offerings. • Completion Target: Revision 1 – March 2026. • Majority of current guests are SCJV staff & subcontractors, not currently open to the public. <p>Challenges:</p> <ul style="list-style-type: none"> • Logistics, modular construction, transport damage. • Managing local vs non-local contractor engagement. • Community concerns around contractor availability and housing market impact. <p>Questions raised about:</p> <ul style="list-style-type: none"> • Local content engagement • Future adaptability of units • Kitchen retrofitting for residential use • Stakeholder transparency and engagement
3	MURUJUGA ABORIGINAL CORPORATION UPDATE, KIM WOOD (CEO)
	<ul style="list-style-type: none"> • Successful World Heritage inscription – only second in Australia with continuous Indigenous management recognised. • Murujuga Rock Art Monitoring shows minimal emissions impact to date. • Cultural sensitivities around road alignment and access continue. • Concerns about potential misuse of Indigenous heritage in environmental lobbying. • Next steps: tourism planning, Living Knowledge Centre redesign, MAC capacity-building. • MAC committed to managed cultural tourism that protects sacred areas and involves community.
4	WORKFORCE UPDATE, DANNY VAN NIEKERK (CONSTRUCTION DIRECTOR, SCJV)

NO.	ITEM / DETAILS
	<ul style="list-style-type: none"> The Ceres Project is on schedule and approaching key phases of construction. The project is evolving into large Mechanical and Electrical phase in preparation of Commissioning later this year. Increasing shuttle services in place for Karratha township for groceries, social visits. Seeking to better integrate local business promotion (e.g. KDCCI Buy Local Program). Current workforce nearing 1,200; expected to peak ~1,500 to 1,600 by mid-2026. <p>Workforce Demographics:</p> <ul style="list-style-type: none"> 7% local hires. Indigenous participation at 2% (mostly local hires). Diversity in rosters being explored (e.g. 5/2, 10/4) to support local employment Continuous employment opportunities throughout first half of 2026. <p>Challenges/Opportunities:</p> <ul style="list-style-type: none"> Difficult Indigenous engagement space – commitment to new strategies. Workforce accommodation supply is stretched – overflow into Civeo, Velocity, and Searipple camps. Vehicle & machinery hire, bussing transport services & heavy equipment hire \$30 million+ with local Indigenous owned companies. Currently on target at 62% of the Project's total target Indigenous spend.
5	PROJECT CONSTRUCTION PROGRESS UPDATE (PETER COOKE, HSE MANAGER)
	<ul style="list-style-type: none"> 7 million workhours without Lost Time Incident (LTI) free hours achieved. World class statistics. Project Progress: Engineering 99%, Procurement 95%, Fabrication 83%, Construction 39% 52/108 modules delivered and installed on foundations 72,000 m3 of concrete poured 64,000 Dia-inch of welding completed 12.5Km of underground pipes installed 112Km of HV and LV cables installed 9,680 tons of Equipment installed 1,400 tons of Steel Structures installed No major Workplace Health & Safety, Environmental or Security issues to date. 100% Compliance during regular WA government audits in 2025. Permanent fencing in Site F complete
6	PROCUREMENT UPDATE, DANNY VAN NIEKERK (CONSTRUCTION DIRECTOR, SCJV)

NO.	ITEM / DETAILS
	<p>Subcontracts Overview:</p> <ul style="list-style-type: none"> • 127 subcontracts total for the project. • 102 awarded to date; >\$200 million in Karratha-based company contracts. • Includes: accommodation (e.g. Ranges Village), vehicles, plant hire, scaffolding, security, CCTV, fencing, waste management, civil works, concrete supply, maintenance, . <p>Indigenous Procurement:</p> <ul style="list-style-type: none"> • Over \$30 million awarded to local Indigenous-owned businesses. • This accounts for 62% of the Indigenous spend target for the project. • Challenges for Local & Indigenous Vendors: • Competitive pricing against larger firms. • Many have cash flow limitations, resource constraints, and limited track record. • Many have difficulty navigating complex prequalification systems (Felix and Supply Hub/Saipem), but we assist them. • Many provide non-compliant tenders and lack of required certifications remain common issues. <p>Support Provided:</p> <ul style="list-style-type: none"> • Assistance is offered to help vendors complete prequalification processes. • Technical and compliance support available for tendering vendors. <p>Future Opportunities:</p> <ul style="list-style-type: none"> • 20+ packages yet to be awarded; some scopes may shift to self-perform models. • Smaller, more suitable work packages expected to emerge as project progresses. • All significant packages (>\$1M) are published online to encourage local registration of interest. • Bidders' lists are developed with strong consideration for local and Indigenous businesses. <p>Local Preference Policy:</p> <ul style="list-style-type: none"> • Clough applies a local price loading policy (e.g. 5–10%) to account for higher regional operating costs — this also applies to Indigenous suppliers. • No fixed percentage target for local spend, but local engagement is a clear priority in procurement decisions.
7	CLIENT UPDATE: DAMON CARTER, PERDAMAN
	<p>Perdaman Housing Update:</p> <ul style="list-style-type: none"> • Phase 1: 31 houses to be delivered by October 2025; 8 completed to date. • Total target: Expanded to 130 houses (originally 100), to support operational workforce and some service industry housing. • Target completion: June 2027. • All housing intended for residential use during operations to reduce market impact

NO.	ITEM / DETAILS
	<p>Solar Energy Update</p> <ul style="list-style-type: none"> Requirement: 30MW installed capacity to meet 5MW average daily load for operations. Short-term: Location being finalised for project-start solar. Long-term: Maitland solar farm development expected to commence FEED in 2026 <p>Community Investment Concepts</p> <ul style="list-style-type: none"> Hotel and short-stay accommodation (with food/beverage & wellness centre) under consideration; discussions with government and architects underway. Childcare facility is a potential future project, not yet scoped <p>Emergency Planning & Safety Case</p> <ul style="list-style-type: none"> Ongoing monthly engagement with DMIRS on safety case development. Engineering phase 50%+ complete and mostly frozen. CASA approval received (no interference from emissions plume). Dangerous goods licensing process to commence December 2025. No red flags from safety investigations to date <p>Environmental Performance Update (Damon Carter):</p> <ul style="list-style-type: none"> Independent Assessment: Environmental and social consultant (per Equator Principles/World Bank) visited site; provided a clean bill of health. Noise Monitoring: Conducted regularly; no exceedances reported. Dust Control: Crushing operations now complete (was main dust risk). 4–5 dust monitor triggers (alerts, not exceedances); conditions considered well managed. Heritage: No issues; plans being implemented as required.
8	MURUJUGA ROCK ART AND COMMUNITY INVESTMENT FUND (DEFERRED)
	<ul style="list-style-type: none"> Deferred to next PULSC meeting due to time constraints. Anticipated MAC will have further updates to share at that stage. Due diligence process underway with joint venture (JV) partners, particularly noting differing requirements from Saipem. A dedicated session will be scheduled separately to present CIF work, upcoming partnerships, and year-on-year commitments. CIF is the primary mechanism for community investment over the final 24 months of construction. Project also engaging with Perdaman to ensure continuity of community benefits post-construction.
9	SOCIAL IMPACT MANAGEMENT PLAN (SIMP) UPDATE: JAMIE ROBERTSON (EXTERNAL CONSULTANT)
	<ul style="list-style-type: none"> SIMP is a requirement of international funders and the City of Karratha. <p>Recent changes include:</p>

NO.	ITEM / DETAILS
	<ul style="list-style-type: none"> • Alignment with the City's town planning scheme and SIMP policy. • Inclusion of the Community Investment Fund as a supplementary, non-mandated initiative. • Acknowledgement of Ranges Village as a key impact mitigation measure. • Project continues to meet Equator Principles and World Bank standards. • Accountability reports are publicly available online and updated every six months. • Next report due August 2025, covering Jan–June period.
Q1	What is the status update on the charter flights?
A1	Update to be provided at the next PULSC meeting.
Q2	Will the community benefit from the charter flights and how does the community access vacant seats?
A2	Update to be provided at the next PULSC meeting.
Q3	When will a tour of the Ranges be offered?
A3	A site tour will be scheduled before the end of 2025.
Q4	Can the PULSC meeting frequencies be amended to quarterly as the meeting are too long and there is too much information?
A4	PULSC meeting dates are scheduled for the 30 September and 16 December 2025 and will be quarterly ongoing.