

**Your Ref:**  
**Our Ref:** A1850513  
**Enquiries:** Tom Engelbrecht, 94827803  
**Date:** 10 March 2022

---

Patrick McClure  
Planning Manager  
Land Use Planning  
140 William Street  
PERTH WA 6000

Email: [Patrick.McClure@dplh.wa.gov.au](mailto:Patrick.McClure@dplh.wa.gov.au)

Dear Patrick

**ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA: SERVICES TENURE TO PROPOSED LOT 600 FOR YANGIBANA PTY LTD ('HASTINGS') RARE EARTHS PLANT**

We provide this letter in support in relation to Yangibana Pty Ltd's (with Hastings Technology Metals Ltd as guarantor) ("Yangibana") Development Application for its rare earths processing plant in the Ashburton North Strategic Industrial Area (ANSIA) ("Project") as the land is still currently Crown Land.

Yangibana are currently negotiating with DevelopmentWA to lease approximately 80 hectares of Crown land at Lot 152, which will become part of Lot 600 on Deposited Plan 400249 when Lot 600 is Taken by the State and transferred to DevelopmentWA in freehold. DevelopmentWA has been working closely with the State and native title parties in relation to the Taking and anticipates that the Taking will occur shortly to facilitate the Project.

To access the lease area on proposed Lot 600, access from Warrirda Road to Lot 600 will need to be constructed across Lot 561. Yangibana are consulting the Department of Jobs, Tourism, Science and Innovation, Main Roads and Mineral Resources Ltd to agree the intersection point and design required to accommodate all parties. Yangibana is also negotiating a second access point for oversize loads with Main Roads and Mineral Resources Ltd. DevelopmentWA owns Lot 561 in freehold and intends to negotiate an easement with Yangibana to allow construction of both access ways across Lot 561 to the lease area at proposed Lot 600. Please refer to the attached plan.

Hastings also intend to use the Birdrong aquifer bore located on Lot 557 to construct a water pipeline from Lot 557 to Lot 600 via Lot 561. DevelopmentWA will negotiate an easement with Hastings to allow the water pipeline construction.

Please contact Tom Engelbrecht if you have any queries in relation to this matter.

Yours sincerely

**Vaughan Brazier**  
Manager Strategic Industrial and Asset Management