

GNC PRECAST MODULAR HOUSING FACILITY REGIONAL MANUFACTURING INITIATIVE

PROJECT OVERVIEW

The facility is intended to support the manufacture of concrete precast modular housing shell components and associated infrastructure products for projects throughout Geraldton, the Mid West and broader Western Australia.

The project builds upon GNC's established precast concrete operations and represents a significant investment into regional manufacturing capability, skilled employment, and housing supply infrastructure.

PURPOSE OF THE PROPOSED FACILITY IMPROVEMENTS

The proposed enclosed structures are intended to:

- Improve internalisation of manufacturing activities
- Improve compliance with approved operational conditions
- Reduce potential off-site noise and dust impacts
- Improve workflow efficiency and operational safety
- Enhance the visual presentation and organisation of the site
- Support future modular housing manufacturing capability

Importantly, the intent is not to introduce a new land use, but to improve and better manage operations already approved on the site.

CURRENT OPERATIONS & EMPLOYMENT

GNC's existing operations currently support approximately 12 direct regional jobs across:

- 4 manufacturing personnel
- 3 administration, accounts and engineering support staff
- 1 transport operator
- 3 trades and labour personnel
- 2 apprentices

The business currently supports approximately 12 direct regional jobs, with plans to introduce an additional 3 apprentices from January 2026 as modular manufacturing operations expand.

STAGED MANUFACTURING EXPANSION

The modular manufacturing platform is intended to expand progressively through staged mould additions:

- Stage 1 – 1 mould – Approximately 5 modules per week
- Stage 2 – 3 moulds – Approximately 15 modules per week
- Stage 3 – 6 moulds – Approximately 30 modules per week

Each production mould is expected to support approximately 2-3 additional direct regional jobs across manufacturing, steel fixing, concrete production, logistics, quality control and trades support.

MODULAR HOUSING CAPABILITY

Each modular housing component is approximately 25m² in size.

The manufacturing system has been designed around a production capability of approximately one module per mould per day under full operational output.

Typical modular applications include:

- 3 & 4 x 2 residential homes using approximately 8–12 modules
- Granny flats and smaller accommodation units using approximately 3 modules
- Workforce accommodation and transportable housing solutions
- Multi-Story residential and townhouse developments

A typical modular home structure can be erected onsite within approximately 2 days once delivered to site, representing a substantial reduction in construction timeframes compared to traditional building methods.

The modular system is intended to provide:

- Faster construction delivery timeframes
- Improved build quality and consistency
- Reduced on-site labour requirements
- Improved durability and cyclone resistance
- Improved acoustic performance
- Improved thermal efficiency and energy performance
- Greater efficiency in regional construction delivery

Due to the reinforced concrete wall and roof shell system, the modular structures are also intended to provide:

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- High fire resistance capability
- Cyclonic region suitability
- Strong acoustic separation performance
- Improved durability in harsh environmental conditions
- Enhanced structural resilience compared to many conventional lightweight construction methods

HOUSING DELIVERY POTENTIAL

Based on current modular sizing and production assumptions:

- A typical 4 x 2 modular home is expected to utilise approximately 8–10 modules
- Each production mould is capable of manufacturing approximately 5 modules per week under full operational output

Approximate housing delivery capability:

Stage 1 – Approximately 1 average home every 2 weeks

Stage 2 – Approximately 1–2 average homes per week

Stage 3 – Approximately 3 average homes per week

Under Stage 3 operations, the facility has the potential to support production capability equivalent to approximately 140–150 average modular homes annually, subject to market demand, logistics and future operational approvals.

Once manufactured, modular housing structures can be delivered and erected onsite within approximately one day, substantially reducing construction delivery timeframes compared to traditional construction methods.

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MARKET APPLICATIONS

The facility is intended to support modular manufacturing for:

- Townhouse developments
- Workforce accommodation
- Regional housing projects
- Government and social housing initiatives
- Mining and remote accommodation

The Greenough facility provides strategic freight and transport advantages throughout Western Australia, with practical one-day freight reach to:

- Perth
- Kalgoorlie
- Karratha
- Mid West regional centres

BUILDING INDUSTRY SUPPORT MODEL

Importantly, the proposed modular system is not intended to operate as a traditional fully completed modular home manufacturing facility.

The Greenough facility is intended to manufacture the structural precast shell components only. Once delivered and erected onsite, the modules effectively become a blank construction platform requiring conventional onsite building works including:

- Windows and glazing
 - Doors and hardware
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- Electrical fit-out
- Plumbing fit-out
- Internal finishing
- Painting and coatings
- Roofing and external finishing elements

This approach is specifically intended to support and complement the existing building and construction industry rather than compete directly against it.

The primary target market for the modular system includes:

- Builders
- Owner-builders
- Property developers
- Regional construction companies
- Government and infrastructure accommodation projects

GNC's intended role is to supply the precast modular shell system to builders and developers, who would then complete the final construction and finishing works onsite using local trades and contractors.

PLANNING & OPERATIONAL APPROACH

The current approved use of the site already permits precast concrete manufacture and storage.

Future improvements to the site are intended to:

- Better contain operational activities within enclosed structures
 - Improve visual presentation and landscaping outcomes
 - Further reduce amenity impacts compared to open operational areas
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- Maintain compliance with approved operational controls relating to noise, dust, traffic movements and operating hours

The project team intends to continue working collaboratively with the City of Greater Geraldton to ensure future development outcomes are practical, compliant and appropriate for the locality.

LONG-TERM VISION

The long-term objective is to establish a scalable regional manufacturing platform capable of supplying high-quality precast modular housing and infrastructure products throughout Western Australia, while supporting regional employment, investment and housing delivery capability.

The project aims to position Geraldton and Greenough as an emerging regional manufacturing hub capable of supporting future housing and infrastructure demand across the State.
