

# A Sustainable Workforce Village Setting a New Benchmark

## A SMARTER WAY TO HOUSE A WORKFORCE

Base Quadrant created Susan River Village to redefine what workforce accommodation can be. Located between Maryborough and Hervey Bay, the Village was built to support the John Holland team working on the Queensland Train Manufacturing Project (QTMP). What began as a temporary solution is now a model for sustainable, people-focused living that relieves housing pressure on the local community while giving workers a safe, connected and welcoming home.

*“It’s not just a camp – it’s a community designed to support wellbeing, productivity and sustainability.”*

## FACILITIES DESIGNED FOR PEOPLE

Susan River Village offers 319 ensuite rooms today, with DA approval for 400 rooms—doubling capacity as regional projects grow. Each room features a king-single



bed, air conditioning, Wi-Fi, bar fridge and TV. Shared amenities include:

- A central dining hall seating **250+ residents**, open 24/7
- Modern gym with **20+ fitness stations**
- Outdoor social spaces, including **Scotty’s Bar** with pool table
- Landscaped areas planted with **1,500+ native plants and shade trees**

This combination creates a living environment closer to a boutique hotel than a traditional work camp.

## BUILDING SUSTAINABLY FROM THE GROUND UP

From the outset, **sustainability has been central:**

- Roads and hardstands built from **100% recycled road base**
- Fibrecrete paving with **30% lower embodied carbon** than traditional concrete



- Transportable units for flexibility and minimal land impact
- Retention of **over 80% of existing mature trees** onsite for natural shade

*“Our footprint is light – built to minimise impact and maximise adaptability.”*

## OFF-GRID POWER AND WATER

Susan River Village is completely off-grid, reducing pressure on local infrastructure while lowering environmental impact:

- **Four 160 kVA propane-fired generators** providing reliable, low-emission energy
- Propane use cuts emissions by **up to 20% compared to diesel**
- Heat-pump hot water systems—**400% more efficient** than electric cylinders
- **Onsite dam water supply**, providing **100% of potable water** needs
- Wastewater treated onsite to Class A standard—**100,000+ litres recycled annually**

*“Our approach ensures the village runs independently and responsibly – no burden on community utilities.”*

## REDUCING WASTE AND SINGLE-USE PLASTICS

Base Quadrant has built waste reduction into every detail:

- Recycling bins placed across **100% of common areas**

- Trial of reusable lunch boxes projected to reduce **2 tonnes of single-use plastics per year**
- Bulk purchasing saves an estimated **500 kg of packaging waste annually**
- Food waste redirected to local farms, offsetting **20 tonnes of stock feed per year**

## SAFER, SMARTER TRANSPORT

To reduce congestion and improve safety, workers are encouraged



to use **mini-bus transfers or carpooling** to site. This strategy removes an estimated **43,200 vehicle trips annually** from local roads—the equivalent of reducing **200,000+ km of car travel** and avoiding **60 tonnes of CO<sub>2</sub> emissions** per year.

*“Safety is designed into everything—from site access to travel routines.”*

### A COMMUNITY THAT CARES

Beyond infrastructure, Susan River Village prioritises wellbeing and social connection:

- 3 nutritious meals daily, with cultural and dietary inclusivity
- Mental health support via a dedicated 24/7 wellness hotline
- Over 10 outdoor social zones and landscaped quiet areas
- Accommodation that relieves housing pressures in nearby towns with vacancy rates below 1%

Housing 200–400 workers onsite prevents them from displacing local families or tourists—protecting both the community and local economy.



*“This village isn’t competing with the local community — it’s protecting it.”*

### BENCHMARKING SUSTAINABILITY

Base Quadrant has implemented a **Sustainability Benchmark Assessment** to measure energy, water and waste use. The baseline now allows the Village to set targets such as:

- 10% annual reduction in electricity use per resident
- 20% increase in recycling rates year on year
- 25% reduction in single-use packaging by 2026



### LOOKING AHEAD: LEADING THE WAY IN SUSTAINABLE WORKFORCE LIVING

Susan River Village shows how Base Quadrant is setting a new standard in workforce living – balancing environmental sustainability, community impact and worker wellbeing.

*“Sustainable, safe, and supportive — this is workforce accommodation that works.”*

