

Special Council Minutes Index – 9 September 2021

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MINUTES

For a Special Council Meeting of the Shire of Bridgetown-Greenbushes held on Thursday 9 September 2021.

Opening of Meeting

The Presiding Member opened the meeting at 5.30pm

Acknowledgment of Country – Presiding Member

On behalf of the Councillors, staff and gallery, I acknowledge the Noongar People, the Traditional Custodians of the land on which we are gathered, and pay my respects to their Elders past, present and emerging.

Attendance, Apologies and Leave of Absence

President	- Cr J Nicholas
Councillors	- B Johnson
	- J Bookless
	- J Boyle
	- J Moore
	- J Mountford
	- A Pratico
	- P Quinby
	- A Wilson
Officer	- T Clynch, Chief Executive Officer
	- M Larkworthy, Executive Manager Corporate Services
	- A Hayat, Senior Planning Officer
	- E Matthews, Development Services Administration Officer
Apology	- G Arlandoo, Executive Manager Development & Infrastructure
	- E Denniss, Executive Manager Community Services

Attendance of Gallery

C Dawson, T Lansdell, M Lansdell, A Buss, I Buss, P Vandertoge, L Carstairs, S Carstairs, L Goodall, B Goodall, N Petroff, L Letchford

Public Question Time

S Carstairs

Question

The original application C.07/0717 Proposed Use Not Listed – Transient Workforce Accommodation proposed an administration office with a small retail shop, does the retail shop exist and does an administration office exist at that location?

CEO Response

I am not aware if that retail shop does function. It was included in the original proposal put forward by the proponent, however not all aspects of the original proposal were enacted by the proponents. My understanding of the 2017 application was that it was to be a facility for residents of the camp to purchase personal items. There is an administration office on site that the camp management runs out of.

Question

The zoning of the property is Rural 2 under the Shire's Town Planning Scheme No.4. The zoning table indicates that a carpark, office and shop are not permitted uses within that zoning, is that the case?

CEO Response

Those type of uses are considered incidental to the predominant use which was determined as a use not listed – workers accommodation. The uses such as an administration office and small retail shop selling incidentals are seen as incidental and are covered by the overall use of workers accommodation. If you have a use that has a number of aspects to it each aspect is not assessed individually. In this case it was assessed as a use not listed – workers accommodation. A carpark is incidental to a number of uses and we do not require specific approval for carparks within a use that is allowed under the zoning. The main use of the site was to be the transient workers accommodation. Separate approval for aspects of it such as a carpark or having an administration office was not required.

Question

Would a scheme amendment have been more appropriate?

CEO Response

The assessment in 2017 was fully in compliance with the Town Planning Scheme and it wasn't considered that an amendment was necessary.

Question

Is that a matter of opinion? Would different Town Planners have different opinions?

CEO Response

Possibly. The assessment was the opinion of the officer.

Petitions/Deputations/Presentations

T Lansdell – Item SpC.01/0921 Talison Lithium Workers Accommodation Camp
Spoke against the officer recommendation

C Dawson - Item SpC.01/0921 Talison Lithium Workers Accommodation Camp
Spoke in support of the officer recommendation

N Petroff - Item SpC.01/0921 Talison Lithium Workers Accommodation Camp
Spoke against the officer recommendation

Comments on Agenda Items by Parties with an Interest – Nil

Notification of Disclosures of Interest

Section 5.65 or 5.70 of the Local Government Act requires a Member or Officer who has an interest in any matter to be discussed at a Committee/Council Meeting that will be attended by the Member or Officer must disclose the nature of the interest in a written notice given to the Chief Executive Officer before the meeting; or at the meeting before the matter is discussed.

A Member who makes a disclosure under Section 5.65 or 5.70 must not preside at the part of the meeting relating to the matter; or participate in; or be present during, any discussion or decision making procedure relating to the matter, unless allowed by the Committee/Council. If Committee/Council allow a Member to speak, the extent of the interest must also be stated.

Name	Cr Barbara Johnson
Type of Interest	Impartiality
Item No.	SpC.01/0921 Talison Lithium Workers Accommodation Camp
Nature of Interest	I declare an impartiality interest in this item due to the business relationship I have with the owners of the Exchange Hotel in Greenbushes

Business Items

ITEM NO.	SpC.01/0921	FILE REF.	160
SUBJECT	Proposed amendments to conditions of Development Approval – Talison Lithium Workers Accommodation Camp		
PROPONENT	Talison Lithium Australia Pty Ltd		
OFFICER	Chief Executive Officer		
DATE OF REPORT	4 June 2021		

Attachment 1	Location Plan
Attachment 2	Applicant's Submission
Attachment 3	Public Submissions included as attachments to August Council Meeting Item
Attachment 4	Copy of Presentation to August Council Meeting made by Nick Petroff
Attachment 5	Copy of Presentation to August Council Meeting made by Tracy Lansdell
Attachment 6	Summary of Presentations made by Nick Petroff and Tracy Lansdell with feedback from Talison and Officer Comment

Summary of Effect of Procedural Motion and Process for Resumption of Debate

Council, at its ordinary meeting held on 26 August 2021 considered Item C.08/0821 'Proposed amendments to conditions of Development Approval – Talison Lithium Workers Accommodation Camp'. During the debate on this item the following Procedural Motion was carried:

Procedural Motion

Council Decision Moved Cr Moore, Seconded Cr Bookless

C.08/0821a That in accordance with Clause 11.1(b) of the Standing Orders debate on this matter be adjourned to a Special Council Meeting to be held 5:30pm Thursday

9 September 2021 with the following specified additional information being provided to that meeting:

- 1. A summary of the presentations made to this meeting by Tracy Lansdell and Nick Petroff and where applicable officer comment thereon.*
- 2. Feedback from the proponent on the practicalities of implementing the proposals put forward in the presentations of Tracy Lansdell and Nick Petroff.*

In accordance with Clause 12.2(2)(a) of the Standing Orders Local Law the names of members who have spoken on the matter were recorded in the minutes. Cr Pratico spoke as the mover of the Motion, Cr Quinby as the seconder of the Motion waived his right to speak at that time. The only other speaker was Cr Moore who moved the procedural motion.

This means that Cr Pratico will be unable to speak other than exercising his right of reply to the debate (as mover of the current motion) unless Council was to resolve to invoke clause 18.1 of the Standing Orders to allow for informal discussion.

The current Motion to which debate will resume is:

Moved Moved Cr Pratico, Seconded Cr Quinby

In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:

1. Notes the submissions received on the current proposal from Talison Lithium Australia Pty Ltd to extend the operating life of the camp and amend the eligibility criteria for workers to be permitted to reside at the camp.
2. Approves an extension of the operating life of the camp from its current end date of 22 January 2022 to 31 March 2024.
3. Approves a variation to the condition governing the eligibility criteria for workers to be permitted to reside at the camp to include the following:
 - i. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;
 - ii. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);
 - iii. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months. In these instances the employee will be permitted to occupy the camp for a maximum period of 2 months after the end of their probationary period;
 - iv. Management, supervisory, professional, technical and operations maintenance shutdown personnel;
 - v. Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding Shires); and
 - vi. Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office.
4. Stipulates that the variation to eligibility criteria for workers to be permitted to reside at the camp doesn't include the following:
 - i. Any permanent mine operations staff working at the Greenbushes mine site.
 - ii. Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster".

5. A site decommissioning and/or transition plan shall be submitted for approval by the Shire of Bridgetown-Greenbushes and the approved plan shall be implemented within six months of the expiry date of the operating life of the camp.
6. Provides advice to the proponent and owner of Lot 3 (RSN 103) Old Mill Road, North Greenbushes that it is Council's determination that although the property has an area of 49.2043 hectares it is Council's view that the mine camp is a non-rural use and is the predominant use of the property and accordingly the rating basis of the property is to be changed from 'unimproved value (UV)' to 'gross rental value (GRV)'.

Summary of Specified Additional Information Submitted for Council's Consideration

The contents of the presentations made by Nick Petroff (refer Attachment 4) and Tracy Lansdell (refer Attachment 5) are summarized in a table (refer Attachment 6) together with feedback from Talison and Shire officer comment. Note the responses from Talison and the Officer comment have been made independent of each other. This means the officer comment is made to the issues raised in both submissions and not to the response to those issues provided by Talison.

Officer Recommendation

There is a Motion for Council to recommence debating upon commencement of the Special Meeting. This is the Motion moved by Cr Pratico and seconded by Cr Quinby. This motion only slightly differs from the officer recommendation that was presented to the August Council meeting. Under Cr Pratico's motion, Part 2 of the officer recommendation was amended to read:

2. Approves an extension of the operating life of the camp from its current end date of 22 January 2022 to 31 March 2024.

For adjourned debates officers do not submit a new recommendation. However in assessing the contents of the two presentations from Nick Petroff and Tracy Lansdell it is the officer's view that Council could consider introducing a minimum length of stay for all or some of the occupants of the camp. A minimum period of 5 or 7 days would mean that those persons, contractors, employees requiring a stay of less than that length wouldn't be permitted to use the camp and would be required to use alternative accommodation. In its response to this issue in Attachment 6 however Talison provides arguments on why the setting of a minimum length of stay isn't necessary or desirable.

The presentation from Mr Petroff requested Council discontinue consideration of the current proposal so that it can be properly advertised and considered in context of issues raised in his objection and the objections of other local businesses.

If Council was to discontinue the current application the applicant could take this as a 'deemed refusal' and could elect to seek review of the decision by the State Administrative Tribunal. Council would have to determine how to defend its position.

The presentation from Ms Lansdell put forward details of a new proposal for the Shire to consider. This application from Talison Lithium P/L is no different to any other development application and must be considered within the parameters of enabling legislation.

Council is required to consider the current application and has the following options:

1. Approve as per the officer recommendation.
2. Approve with changes to the conditions contained in the officer recommendation.
3. Refuse the application, giving reasons for that refusal.

The applicant has appeal rights against any decision Council makes, be it an appeal against conditions of approval or an appeal against a decision to refuse the application.

Council doesn't have the legislative power to consider alternative proposals from third parties such as a suggestion to move the camp to another location. Council can only consider an application submitted by a proponent.

If Council was to determine that the current site is no longer an appropriate site for the camp it could refuse the current application – meaning that the existing camp's approval would expire on 22 January 2022.

If Council does determine it wishes to approve the application it does have the power to impose conditions. One option, as contained in the current motion put forward by Cr Pratico, is to reduce the term of the approval period for operation of the camp.

Below is the agenda item as contained in the agenda of the August 2021 ordinary Council meeting excepting that the reference to attachment numbers been updated to reflect the new attachments.

ITEM NO.	C.08/0821	FILE REF.	A34225
SUBJECT	Proposed amendments to conditions of Development Approval – Talison Lithium Workers Accommodation Camp		
PROPONENT	Talison Lithium Australia Pty Ltd		
OFFICER	Senior Planner and Chief Executive Officer		
DATE OF REPORT	16 August 2021		

OFFICER RECOMMENDATION

In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:

1. *Notes the submissions received on the current proposal from Talison Lithium Australia Pty Ltd to extend the operating life of the camp and amend the eligibility criteria for workers to be permitted to reside at the camp.*
2. *Approves an extension of the operating life of the camp from its current end date of 22 January 2022 to 31 March 2028.*
3. *Approves a variation to the condition governing the eligibility criteria for workers to be permitted to reside at the camp to include the following:*
 - i. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;*
 - ii. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);*
 - iii. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require*

- transitional accommodation for a period of up to six (6) months. In these instances the employee will be permitted to occupy the camp for a maximum period of 2 months after the end of their probationary period;*
- iv. Management, supervisory, professional, technical and operations maintenance shutdown personnel;*
 - v. Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding Shires); and*
 - vi. Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office.*
- 4. Stipulates that the variation to eligibility criteria for workers to be permitted to reside at the camp doesn't include the following:*
- iii. Any permanent mine operations staff working at the Greenbushes mine site.*
 - iv. Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster".*
- 5. A site decommissioning and/or transition plan shall be submitted for approval by the Shire of Bridgetown-Greenbushes and the approved plan shall be implemented within six months of the expiry date of the operating life of the camp.*
- 6. Provides advice to the proponent and owner of Lot 3 (RSN 103) Old Mill Road, North Greenbushes that it is Council's determination that although the property has an area of 49.2043 hectares it is Council's view that the mine camp is a non-rural use and is the predominant use of the property and accordingly the rating basis of the property is to be changed from 'unimproved value (UV)' to 'gross rental value (GRV)'.*

Summary/Purpose

To consider a development application from Talison Lithium Pty Ltd ("Talison") seeking the following approvals with respect to its transient workers accommodation camp site (the "camp") at Lot 3 (RSN 103) Old Mill Road, North Greenbushes:

- An extension of its operating life from its current end date of 22 January 2022 to 31 March 2028
- An amendment to the conditions applicable to the camp site that currently limit accommodation to only transient construction workers from outside the local area associated with the Talison mine expansion project. The applicant is seeking a variation to allow the camp site to also accommodate various management, supervisory, professional, and technical and operations personnel.

Background

On 20 July 2017, a development application was lodged by Resolve Group Pty Ltd seeking approval for a 'use not listed – Transient Workers Accommodation'. The application was advertised for public comment and no submissions were received. At the Ordinary Council Meeting held on 14 September 2017, Council resolved to support the application subject to appropriate conditions, two of which read as follows:

1. Approval is granted for the transient workers accommodation for a maximum period of two years from commencement of operation;
2. Approval is granted for accommodation of a maximum of 250 workers only at any one time, with these workers engaged specifically on the Talison Mine expansion project. Use of the accommodation and any incidental amenities by the general public or guests is prohibited.

In September 2018 Council approved an amendment to Condition Two to specify that occupation of the camp by employees and contractors involved in overall expansion projects at the Greenbushes mine could occur, but specifically excluding occupation by any Talison mine operations staff. The 2018 resolution of Council allowed the following types of workers to be accommodated at the camp:

- Chemical Grade Plant expansions (construction of process plants and crushing circuits);
- Temporary crushing plant (construction and operation);
- Exploration/resource drilling to underwrite the expansion projects;
- Sterilisation drilling for the expansion plants and associated infrastructure locations;
- Water treatment plant and Clear water dam construction project;
- Tailings retreatment plant project;
- Mining services expansions requirements;
- Infrastructure expansions requirements;
- MSP Engineering and miscellaneous contractors supervisory and administration personnel associated with these expansion projects

All other consultants and contractors associated with other projects and head office staff employed by Talison weren't permitted to stay at the camp and had to be accommodated in local accommodation or housing.

In January 2019 the Shire received a request to amend Condition One above to increase the occupancy of the camp by an additional two years until 22 January 2022. This amendment was supported by Council at the Ordinary Council Meeting held on 28 March 2019.

A development application has now been received seeking amendments to conditions one and two of the original development approval. The applicant has stated in its written submission that the extension of the camp's occupancy period and occupancy of the camp by a more diverse workgroup is required to support proposed mine expansion plans that have a tentative timeline to be completed by the last quarter of the year 2027.

To oversee this expansion, Talison states it needs to provide transitional accommodation for employees and contractor personnel who are finding it increasingly difficult to source short term transitional (rental) accommodation within the Shire and surrounding area.

In response to the increasing demand for lithium to support the Global energy revolution Talison is intending to undertake further Mine expansion activities beyond what was envisaged when the original application to the Shire was made in 2017. The current construction program, which includes the construction of two new chemical

grade plants, has a timeline until the fourth quarter of 2027 and accordingly the application seeks an amendment to the operating life of the camp to extend the use of the Camp beyond 22 January 2022 for a further period of approximately six (6) years to 31 March 2028 (expected completion date for commissioning of the fourth chemical grade plant).

In the application Talison is requesting that the Shire grant permission for the Camp to be utilised for the housing of the following workgroups:

1. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;
2. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);
3. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months;
4. Management, supervisory, professional, technical and operations maintenance shutdown personnel;
5. Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding shires);
6. Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office; and
7. Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster".

Further details of the amendments being sought are included in the applicant's submission.

Officer Comment

This application has been assessed with regard to town planning and economic development principles hence the joint authoring of the agenda item by the Senior Planner and Chief Executive Officer.

This application seeks to extend the timeframe for occupancy of the camp for a further six years ceasing on 31 March 2028, and also seeks to amend the current restrictions that specify what workers are permitted to reside in the camp, these workers currently being restricted to transient construction workers from outside the local area associated with the mine expansion project.

Note there is no additional development or expansion proposed as part of this application.

Upon its receipt the application was advertised in accordance with the Town Planning Scheme and relevant Planning Regulations. Letters were sent to adjoining properties,

a public notice was displayed on the Shire's noticeboards and on the Shire's website. A total of seven submissions were received, with two submissions being in support of the application and five opposed. The table below lists common concerns raised in the submissions and the officers' responses.

Concerns raised in submissions	Officers' comments
Allowing a wider range of personnel to stay at the camp will have a negative impact on local accommodation providers, as these personnel have been regular users of local accommodation providers.	<p>The submitters concerns are acknowledged. From a town planning perspective the financial impact of a development on a competing business isn't a relevant consideration. However in this report it is acknowledged that the application isn't being solely assessed on town planning principles and economic development, both local and regional, are also a consideration.</p> <p>In its application Talison states that the main driver for its application to extend the range of workers to be accommodated at the camp is the lack of rental accommodation and limitations of supply from local accommodation outlets due to demand from the tourism sector. These limitations are recognised and acknowledged.</p>
If approval was to be granted it is assumed the size of the camp will need to be increased.	No additional development is proposed under this application. The existing approved capacity of allowing 250 personnel to occupy the camp at any one time during construction work is not proposed to be changed under the current application and Talison to date hasn't given any indication that it will in future be seeking to extend the size of the camp.
The camp should not be seen as a long term alternative for finding rental accommodation in the area	Recent evidence shows that it is becoming increasingly difficult to secure short term or long term rental accommodation in the area. Should Council support the proposed amendments, it should be noted that any personnel proposed to occupy the camp site are Talison staff and construction workers who will occupy the camp on a temporary basis, not long term. Is it reasonable to require workers that will never reside in the district but may be involved in the mine's expansion works for several years to have to reside during their working days in short term

	accommodation set up to accommodate tourists for a few days? The camp allows these workers to domicile for extended periods with meals provided. There is a distinct shortage of rental accommodation in the district and this shortage isn't expected to ease for some time.
The use of the camp by a wider range of personnel will result in the camp being fully catered and workers not needing to use local food providers.	It is acknowledged that meals are provided to workers that stay at the camp. The taking of these meals isn't compulsory for camp residents and evidence exists that a number of workers do seek alternative meals at local providers. Although the concerns are understandable from a business perspective, it is speculative to consider that the occupants of the camp will cease to visit local food providers/venues.
Approval will result in anti-social behaviour.	The possible risk to human health and safety of occupants and employees of the camp is the responsibility of the owner/operator. To date the Shire hasn't received any complaints about anti-social behaviour of camp occupants.
Approving the amendments opens up support for the Talison Lithium mine to function more as a 'drive in, drive out' mine site.	Other than the 'management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months' the workers currently and proposed to be accommodated in the camp wouldn't be expected to permanently relocate to the district or region as their work at the mine is of a temporary nature. Talison and the Shire of Bridgetown-Greenbushes have been working together to ensure that the mine expansion project provide real and lasting economic benefits with the focus being to ensure that the mine doesn't become a 'drive in, drive out' mine site.
It is well known that Talison wish to build a Light Industrial Area in North Greenbushes. Supporting these amendments may enable more bushland to be cleared to become a carpark for the mine residents.	No application for rezoning nearby land to 'Light Industry' has been received by the Shire. Until such a time a formal proposal is received and it is assessed based on its compatibility within the area, compliance with the local planning framework, and likely effect on the area,

	it is difficult for the Shire to provide any comment.
Approval will affect property values.	The potential effect of approving this development on property values of surrounding properties is speculative. Regardless, courts have determined that the impact of a proposed development on property values is not a valid planning consideration.
Will approval of another amendment allow for a precedent to be set for future applications in relation to this camp such as making it permanent?	Workers Accommodation camps are never approved to be permanent land uses. Approving an amendment to extend the occupancy of the camp for six years is still a time-limited approval, and any subsequent request to extend/amend an approval would be considered on its merits.
Does this approval need the zoning of this area and nearby surrounding areas changed?	No re-zoning is proposed or required. This approval seeks to amend existing conditions of development approval by only extending the occupancy period of the camp and allow a wider range of their staff to occupy the camp. The subject site is zoned 'Rural 2' under the Shire's Town Planning Scheme No.4, and it is considered that supporting the proposed amendments to the conditions of development approval does not conflict with the objectives of this zone.
The existing waste treatment system does not function adequately and needs to be reviewed if an extension of time is granted.	All development applications are subject to compliance with Planning, Building and Environmental Health Legislation. If the Shire receives formal correspondence that the existing waste treatment system will not sufficiently service the site if an extension of time is granted, then the Shire's development services team will investigate. It is to be noted that the waste treatment system has been designed to cater for a maximum occupancy of 250 persons at the camp and this maximum occupancy isn't being changed under the current application.

Further comments are provided below on the specific requests of the application, being the extension of the operating life of the camp and the variation to what workers can be accommodated at the camp.

Extension of Operating Life of the Camp

The original 2 year life of the camp was set by Talison in its 2017 application as at that time the mine expansion project was expected to be substantially completed in 2019/20. Subsequent applications resulted in the camp life being extended until January 2022. The mine's expansion project has since being significantly changed with the current lithium market dictating a more concentrated expansion program up to 2027/28.

Council has previously accepted the need (via various approvals) for the camp. Notwithstanding the request by Talison to vary the current limitations on what type of workers can stay at the camp it is clear that the original reasons for establishing the camp remain and it is reasonable to link the operating life of the camp with the timeline of the mine's current expansion program.

Variation to what workers can be accommodated at the camp

Below is a table assessing the suitability and validity of the proposed changes (as per the current application) to criterion for workers to be accommodated at the camp.

	Type of Worker	Officers' Comment
1.	Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants	<p>The current approval for the camp allows employees and contractors involved in overall expansion projects at the Mine to be accommodated but specifically excludes occupation by any Talison Mine operations staff.</p> <p>It is recommended that this criterion be amended to exclude from using the camp any permanent mine operations staff working at the Greenbushes mine site.</p>
2.	Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.)	As above.
3.	Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months	<p>The Shire and Talison for the last 2 years have been working together on strategies and initiatives to ensure that new permanent employees of the mine choose to permanently settle in the district and that the mine not be seen as a 'drive in, drive out' option.</p> <p>Like most employers Talison imposes a 6 month probationary period on new employees. It isn't reasonable to expect these new employees to make life-changing</p>

		<p>decisions such as relocating family, selling their current residence and purchase a new residence in the district until the employee knows that his/her new job is permanent.</p> <p>Historically employees serving their probationary period would seek rental accommodation. There is a critical shortage of rental accommodation throughout the south-west region and all employers (including for instance the Shire of Bridgetown-Greenbushes) are finding this a significant constraint to attracting new workers.</p> <p>Subject to it being clear that these employees would no longer be permitted to occupy the camp once their probationary period has ended this proposal is supported. It is recommended these employees be given a period of 2 months after the end of their probationary period in which they can continue to reside in the camp. This 2 month period will allow the employee to make arrangements for finding of permanent accommodation.</p>
4.	Management, supervisory, professional, technical and operations maintenance shutdown personnel	The shutdown personnel that aren't part of the mine's operational staff are brought onto the mine site for this specific work. Those specific workers/contractors should be permitted to use the camp and therefore this proposal is supported.
5.	Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding shires)	Talison should be encouraged to provide learning opportunities such as university and vocational placements. Persons taking these replacements aren't remunerated to the same level as employees and may find the rental market unaffordable, assuming rental vacancies were to even increase. Persons participating in these placements may end up taking on a permanent paid position at the mine and thus would be required to find alternative accommodation to the

		camp. Other persons taking on these placements may only be at the mine for a limited period of time. This proposal is supported.
6.	Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office	As per the comments for 1 and 2. Anecdotally it is expected that not all executive personnel will wish to stay at the camp and may still choose to use alternative accommodation options.
7.	Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster"	It is acknowledged that Talison does have a number of existing employees that reside in rental accommodation whilst on work roster but return to their permanent place of residence when off-roster. It is very common for a number of these workers to share a house and Talison itself has a number of houses for this purpose. As stated previously, the Shire and Talison for the last 2 years have been working together on strategies and initiatives to ensure that new permanent employees of the mine choose to permanently settle in the district and that the mine not be seen as a 'drive in, drive out' option. This forms the basis of Council's Growth Strategy. Allowing the mine camp to be used by workers that choose to retain their permanent place of residence elsewhere is contrary to this vision and approach and therefore it is recommended that this criterion of worker not be permitted to occupy the camp. By allowing the other types of workers/personnel described in 1-6 above may free up existing occupied rental accommodation and Talison housing to be able to accommodate this type of worker.

Conclusion

It is Council's prerogative to use its discretion when considering development applications and their compatibility within their setting, their impacts on the amenity of the locality and any conflicts with Town Planning principles. This application only seeks

to amend existing conditions of development approval and proposes no additional development, change of use, or expansion of the mine site. As submissions have been received raising objections to the application it is being presented to Council for determination.

Should Council resolve to support the extension of the occupancy period to 31 March 2028, it is recommended that a site decommissioning and/or transition plan shall be submitted to and approved by the Shire of Bridgetown-Greenbushes and the approved plan shall be implemented within six months of the expiry date of the approval, to the satisfaction of the Shire of Bridgetown-Greenbushes.

The officers' assessment of the application supports the extension of the operating life of the camp and supports the majority, but not all, of the requested changes to eligibility criteria for workers to be permitted to reside at the camp.

It is recommended that an advice note be placed on the Council resolution regarding the rating of the subject land. Although the property has an area of 49.2043 hectares it is the officers' view that the mine camp is the predominant use of the property and accordingly the rating basis of the property should be changed from 'unimproved value (UV)' to 'gross rental value (GRV)' as the mine camp is a "non-rural" land use.

Statutory Environment

Schedule 2, Part 8, Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015* - advertising of applications
Shire of Bridgetown-Greenbushes Town Planning Scheme No.4

Integrated Planning

- Strategic Community Plan
 - Outcome 7 – responsible and attractive growth and development
 - Objective 7.1 – Plan for a diverse range of land, housing and development opportunities to meet current and future needs
 - Objective 7.2 – advocate for adequate infrastructure to support responsible growth
 - Outcome 10 – a strong, diverse and resilient economy
 - Objective 10.1 – strengthen the Shire of Bridgetown-Greenbushes competitive advantage to attract new businesses and investors to the area
 - Objective 10.3 – support local business to thrive
- Corporate Business Plan
 - Objective 10.1 – strengthen the Shire of Bridgetown-Greenbushes competitive advantage to attract new businesses and investors to the area
 - Action 10.1.1 – Provide an annual review of the Growth Strategy to drive population growth, create jobs and generate economic development
- Long Term Financial Plan – Not Applicable
- Asset Management Plans – Not Applicable
- Workforce Plan – Not Applicable
- Other Integrated Planning – Nil

Policy Implications – Nil

Budget Implications - Nil

Whole of Life Accounting - Nil

Risk Management

There has been concerns raised to the approval of the amendments by members of the community. If this application is supported, it is likely the Shire may receive some criticism from residents/business owners.

The mine expansion project is the largest economic driver in the Shire. The Shire has been working with Talison to ensure that economic benefits are spread locally and this includes ensuring that the mine isn't operated as a drive in, drive out mine site. This forms the basis of Council's Growth Strategy. Talison has stated in presentations to councillors and State/Commonwealth Parliamentarians that the biggest single risk to the mine expansion project is a failure to secure a residential workforce. The consequence of such a failure is that the mine would become a drive in, drive out operation with many employees choosing to reside elsewhere. Noting that Talison isn't seeking to have permanent workers (other than those serving a probationary period) accommodated in the camp the changes to eligibility criteria for workers to be permitted to reside at the camp are generally supported so as to ensure that the long term economic impacts of the mine are achieved.

Voting Requirements – Simple Majority

The President confirmed that the Motion moved by Cr Pratico, seconded by Cr Quinby current at the time of debate being adjourned at the Council meeting held 26 August 2021 was the substantive motion being debated. Debate resumed on that Motion.

Moved Cr Pratico, Seconded Cr Quinby

In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:

1. Notes the submissions received on the current proposal from Talison Lithium Australia Pty Ltd to extend the operating life of the camp and amend the eligibility criteria for workers to be permitted to reside at the camp.
2. Approves an extension of the operating life of the camp from its current end date of 22 January 2022 to 31 March 2024.
3. Approves a variation to the condition governing the eligibility criteria for workers to be permitted to reside at the camp to include the following:
 - i. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;
 - ii. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);
 - iii. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months. In these

- instances the employee will be permitted to occupy the camp for a maximum period of 2 months after the end of their probationary period;
- iv. Management, supervisory, professional, technical and operations maintenance shutdown personnel;
 - v. Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding Shires); and
 - vi. Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office.
4. Stipulates that the variation to eligibility criteria for workers to be permitted to reside at the camp doesn't include the following:
- v. Any permanent mine operations staff working at the Greenbushes mine site.
 - vi. Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster".
5. A site decommissioning and/or transition plan shall be submitted for approval by the Shire of Bridgetown-Greenbushes and the approved plan shall be implemented within six months of the expiry date of the operating life of the camp.
6. Provides advice to the proponent and owner of Lot 3 (RSN 103) Old Mill Road, North Greenbushes that it is Council's determination that although the property has an area of 49.2043 hectares it is Council's view that the mine camp is a non-rural use and is the predominant use of the property and accordingly the rating basis of the property is to be changed from 'unimproved value (UV)' to 'gross rental value (GRV)'.

Council Decision ***Moved Cr Wilson, Seconded Cr Pratico***
SpC.01/0921 That Council invokes clause 18.1 of the Standing Orders to allow for informal discussion.

Carried 9/0

Council Decision ***Moved Cr Bookless, Seconded Cr Pratico***
SpC.01/0921a That application of clause 18.1 of the Standing Orders cease.
Carried 9/0

In accordance with Clause 10.5 of the Standing Orders the President determined that the Motion be broken down with Parts 1 and 2 of the Motion to be considered separate to Parts 3 to 6.

Council Decision Moved Cr Pratico, Seconded Cr Quinby

SpC.01/0921b In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:

- 1. Notes the submissions received on the current proposal from Talison Lithium Australia Pty Ltd to extend the operating life of the camp and amend the eligibility criteria for workers to be permitted to reside at the camp.**
- 2. Approves an extension of the operating life of the camp from its current end date of 22 January 2022 to 31 March 2024.**

Carried 7/2

Crs Nicholas and Moore voted against the Motion

Moved Cr Pratico, Seconded Cr Quinby

In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:

1. Approves a variation to the condition governing the eligibility criteria for workers to be permitted to reside at the camp to include the following:
 - i. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;
 - ii. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);
 - iii. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months. In these instances the employee will be permitted to occupy the camp for a maximum period of 2 months after the end of their probationary period;
 - iv. Management, supervisory, professional, technical and operations maintenance shutdown personnel;
 - v. Undergraduate and post-graduate university students engaged in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire (and in surrounding Shires); and
 - vi. Executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office.
2. Stipulates that the variation to eligibility criteria for workers to be permitted to reside at the camp doesn't include the following:
 - i. Any permanent mine operations staff working at the Greenbushes mine site.
 - ii. Management, supervisory and operations personnel who attend the Mine on a drive in/drive out basis but who reside locally during their period of being "on-roster".
3. A site decommissioning and/or transition plan shall be submitted for approval by the Shire of Bridgetown-Greenbushes and the approved plan shall be implemented within six months of the expiry date of the operating life of the camp.
4. Provides advice to the proponent and owner of Lot 3 (RSN 103) Old Mill Road, North Greenbushes that it is Council's determination that although the property has an area of 49.2043 hectares it is Council's view that the mine camp is a

non-rural use and is the predominant use of the property and accordingly the rating basis of the property is to be changed from 'unimproved value (UV)' to 'gross rental value (GRV)'.

Council Decision **Moved Cr Quinby, Seconded Cr Johnson**
SpC.01/0921c **That Council invokes clause 18.1 of the Standing Orders to allow for informal discussion.**

Carried 9/0

Council Decision **Moved Cr Wilson, Seconded Cr Quinby**
SpC.01/0921d **That application of clause 18.1 of the Standing Orders cease.**
Carried 9/0

Amendment **Moved Cr Pratico, Seconded Cr Moore**
That Part 1(vi) of the Motion be moved to Part 2 (iii) being that executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office will not be permitted to reside at the camp.

Carried 9/0


Amendment **Moved Cr Nicholas, Seconded Cr Bookless**
That a new Part 2(iv) be inserted to read:
(iv) Any category permitted under Part 1(i) to (v) where the person is staying less than 7 nights.

Carried 9/0

The amended motion became the substantive motion and was put.

Council Decision **Moved Cr Pratico, Seconded Cr Quinby**
SpC.01/0921e **In relation to the transient workers accommodation (camp) at Lot 3 (RSN 103) Old Mill Road, North Greenbushes, Council:**

- 1. Approves a variation to the condition governing the eligibility criteria for workers to be permitted to reside at the camp to include the following:**
 - i. Management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;**
 - ii. Management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);**
 - iii. Management, supervisory, professional, technical and operations personnel who are relocating into the South West region but require transitional accommodation for a period of up to six (6) months. In these instances the employee will be permitted to occupy the camp for a maximum period of 2 months after the end of their probationary period;**
 - iv. Management, supervisory, professional, technical and operations maintenance shutdown personnel;**

Minutes checked and authorised by T Clynch, CEO		17.9.21
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As Presiding Member, I certify that the Minutes of the Special Council Meeting held 9 September 2021 were confirmed as a true and correct record of the proceedings of that meeting at the Ordinary Meeting of Council held on 30 September 2021.

..... 30 September 2021