

NOTICE OF A SPECIAL MEETING OF COUNCIL

Dear Council Member

A Special Council Meeting of the Shire of Bridgetown-Greenbushes will be held at **5.30pm on Thursday 9 September 2021**.

The purpose of the meeting is to resume considerations of the item presented to the August 2021 ordinary Council meeting being 'Proposed Amendments to Conditions of Development Approval – Talison Lithium Workers Accommodation Camp'.

Signed by T Clynch:



Date:

6 September 2021

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AGENDA

A Special Council Meeting of the Shire of Bridgetown-Greenbushes will be held at **5.30pm on Thursday 9 September 2021**.

The purpose of the meeting is to resume considerations of the item presented to the August 2021 ordinary Council meeting being 'Proposed Amendments to Conditions of Development Approval – Talison Lithium Workers Accommodation Camp'.

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 Clynnch, Chief Executive Officer
	- E Denniss, Executive Manager Community Services
	- M Larkworthy, Executive Manager Corporate Services
Apology	- G Arlandoo, Executive Manager Development & Infrastructure

Attendance of Gallery

Public Question Time

Note: At Special Council Meetings questions must relate to the items on the Agenda.

Petitions/Deputations/Presentations

Comments on Agenda Items by Parties with an Interest

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.

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
<p>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>	<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>
<p>If approval was to be granted it is assumed the size of the camp will need to be increased.</p>	<p>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.</p>
<p>The camp should not be seen as a long term alternative for finding rental accommodation in the area</p>	<p>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</p>

	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 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	As per the comments for 1 and 2.

	operations/project personnel who normally work at Talison's Perth office	Anecdotal 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"	<p>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.</p> <p>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.</p> <p>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.</p>

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

Closure

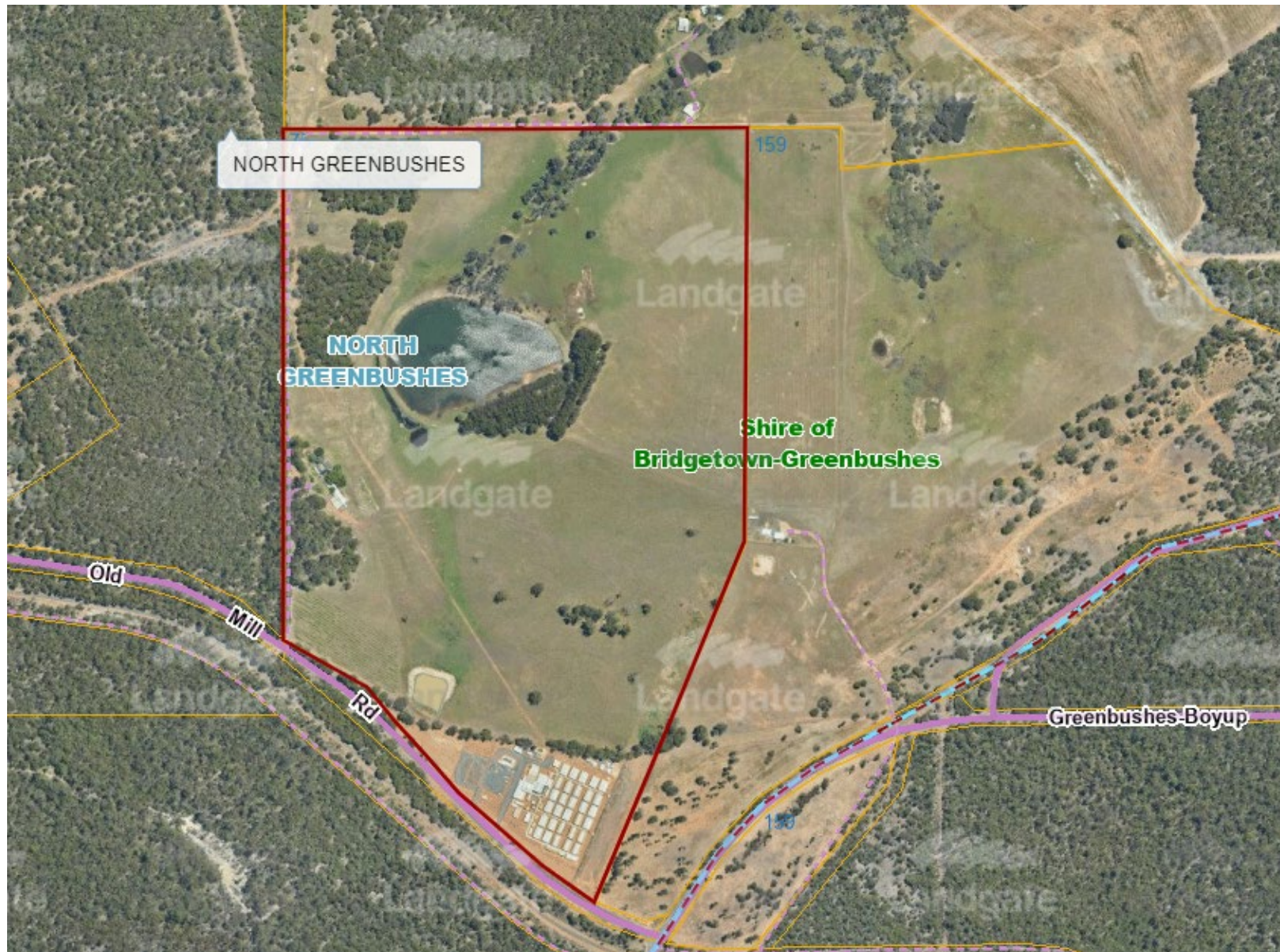
The President to close the Meeting.

List of Attachments

Attachment	Item No.	Details
1	SpC.01/0921	Location Plan
2	SpC.01/0921	Applicant's Submission
3	SpC.01/0921	Public Submissions included as attachments to August Council
4	SpC.01/0921	Copy of Presentation to August Council Meeting made by Nick Petroff
5	SpC.01/0921	Copy of Presentation to August Council Meeting made by Tracy Lansdell
6	SpC.01/0921	Summary of Presentations made by Nick Petroff and Tracy Lansdell with Feedback from Talison and Officer Comment

Agenda Papers checked and authorised by T Clynnch, CEO		06/09/2021
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Location Plan – Lot 3 (RSN 75) Old Mill Road, North Greenbushes





REF: L06CD15AD 2021
LIL

Enquiries:

15 June 2021

Chief Executive Officer
Shire of Bridgetown-Greenbushes
PO Box 271
BRIDGETOWN WA 6255
Attention: Mr Tim Clynych

Dear Tim,

Re: Use of North Greenbushes Construction Camp

Extension of Time

Permission for Talison Lithium Pty Ltd (**Talison**) to operate and utilise the North Greenbushes Construction Camp (**Camp**) to support the Greenbushes Lithium Operation (**Site, Mine**) expansion activities at the Mine has previously been granted by the Shire of Bridgetown-Greenbushes (**Shire**) for a maximum period of two (2) years from the date of occupancy at the camp commencing – expiry date therefore being 22 January 2022.

Supplementary approvals have been granted by the Shire in relation to use of the Camp by various workgroups:

- September 2017 - approval was given for workers engaged specifically on the Mine expansion project. Use of the accommodation and any incidental amenities by the general public or guests was prohibited;
- August 2018 - further approval was given for employees and contractors involved in overall expansion projects at the Mine, specifically excluding occupation by any Talison Mine operations staff. This approval included, but was not necessarily limited to workers involved with the following:
 - chemical grade plant expansions;
 - temporary crushing plant (construction and operation);
 - exploratory resource drilling to underwrite expansion projects;
 - sterilisation drilling for the expansion plants and associated infrastructure locations;
 - water treatment plant construction project;
 - clear water dam construction project;
 - tailings retreatment plant project;
 - mining services expansions requirements; and

- infrastructure expansions requirements;
- April 2020 - further approval was given for Talison's operational staff for the duration of the Prohibition on Regional Travel Directions (**Directions**) in Western Australia (**WA**) and one (1) month following cessation of those Directions; and
- February 2021 - approval was given for State and local emergency services organisations (e.g. Department of Fire and Emergency Services (**FESA**), Volunteer Fire and Emergency Services (**VFES**) and Department of Biodiversity, Conservation and Attractions (**DBCA**)) in support of emergency containment and response activities in the Shire and surrounds (Council Decision C.02/0221).

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. Major activities planned as part of the updated Mine expansion plan are provided in Table 1 (note that the timing of projects as outlined in Table 1 are provisional only and are subject to change).

Table 1: Proposed Mine Expansion Plan

Project	Tentative Timeline
Construction of Tailings Retreatment Plant (TRP)	Q1 2021 – Q4 2021
Construction of Mine Services Area (MSA)	Q1 2021 – Q2 2023
Construction of Tailings Storage Facility #4 (TSF4)	Q3 2021 – Q2 2022
Construction of 132kV Power Line	Q2 2021 – Q2 2023
Construction of Chemical Grade Plant #3 (CGP3)	Q1 2022 – Q4 2024
Construction of Mine Access Road (MAR)	Q4 2022 – Q1 2023
Construction of Chemical Grade Plant #4 (CGP4)	Q1 2026 – Q4 2027

To support the Mine expansion activities Talison is therefore seeking the approval of the Shire 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 CGP4).

Change of Use

Talison is currently facing a number of challenges with regards to its Mine operations and expansion activities:

- Talison has been approached by a number of community members expressing concern that Talison's operational personnel and contractors are utilising an excessive amount of local accommodation such that it is having a negative impact upon the attraction of tourists to the Shire;
- to support its expanding Mine operations Talison has been, and will continue to, recruit additional professional/technical staff members. Most of these new employees are sourced external to the Shire and are required to relocate, often with their families, in compliance with Talison's Distance from Work Standard. In the majority of instances, Talison will provide transitional accommodation for these new employees (at least for their period of probation). Talison is finding it increasingly difficult to source suitable short term transitional (rental) accommodation within the Shire (and in surrounding shires);
- new employees, both Talison and contractor personnel, are reporting that it is extremely difficult to find rental accommodation within the Shire; and

- the tightening of the labour market in the South West of WA for both skilled, semi-skilled and unskilled tradespersons is certainly being felt by Talison, especially with regards to short term maintenance shutdown contract labour. This is necessitating Talison to source labour from beyond the South West region which is proving to be problematic from a travel/accommodation perspective.

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

- management, supervisory, professional, technical and construction personnel associated with construction of the process/crushing plants;
- management, supervisory, professional, technical and construction personnel associated with other Mine expansion construction activities (e.g. MSA, MAR, TSFs etc.);
- 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;
- management, supervisory, professional, technical and operations maintenance shutdown personnel;
- 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);
- executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office; and
- 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".

Talison, always has, and fully intends to continue to, support a local residential workforce as much as practicable but also needs to be flexible in its approach within the current economic climate. Worker shortages are being felt right across the WA economy and mining in particular.

Yours Sincerely

Talison Lithium Pty Ltd

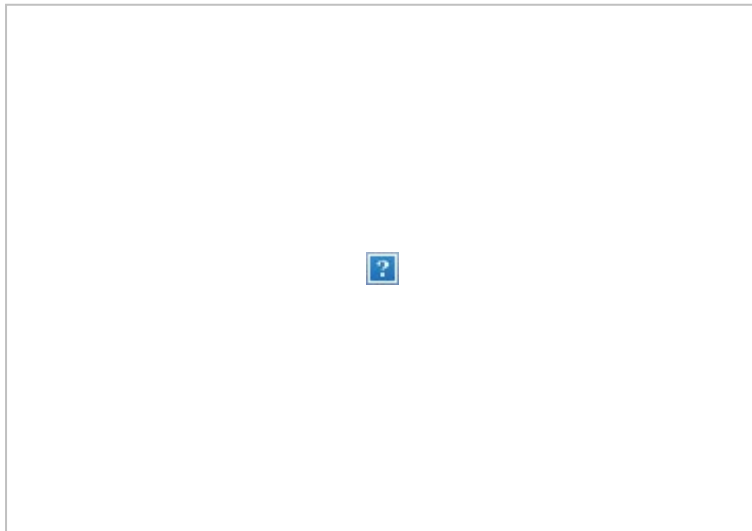


Craig Dawson
General Manager – Operations
Greenbushes Lithium Operation

From:
To: [Esther Matthews](#)
Subject: RE: Notice of Development Proposal - Talison Lithium Workers Accommodation Camp
Date: Wednesday, 14 July 2021 6:07:36 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Esther,
Thank you for the notice for the workers accommodation. Parkside have no objections to the upgrades.

Regards,



This message and its attachments may contain legally privileged or confidential information. It is intended solely for the named addressee. If you are not the addressee indicated in this message, (or responsible for delivery of the message to the addressee), you may not copy or deliver this message or its attachments to anyone. Rather, you should permanently delete this message and its attachments and kindly notify the sender at Parkside reply e-mail. No warranty is made that the e-mail or attachment(s) are free from computer virus or other defect.

From: Esther Matthews <EMatthews@bridgetown.wa.gov.au>
Sent: Tuesday, 13 July 2021 4:15 PM
To:
Subject: Notice of Development Proposal - Talison Lithium Workers Accommodation Camp

Good afternoon

Please find enclosed correspondence from the Shire of Bridgetown-Greenbushes regarding proposed amendments to the Talison Lithium Workers Accommodation Camp at 103 Old Mill Road, North Greenbushes.

Warm regards

Esther

Esther Matthews
Development Services Administration Officer
Shire of Bridgetown-Greenbushes

From:
To: [BTNSHIRE;](#)
Subject: I-EML202161750 - Talison lithium workers camp - change of use proposal
Date: Saturday, 17 July 2021 10:19:00 AM

Chief Executive Officer,
Shire of Bridgetown-Greenbushes

Feedback on DEVELOPMENT PROPOSAL - PROPOSED AMENDMENTS TO OPERATING LIFE AND
CONDITIONS OF USE OF THE TALISON LITHIUM TRANSIENT WORKERS ACCOMMODATION CAMP AT
LOT 3 (RSN 103) OLD MILL ROAD, NORTH GREENBUSHES

supports the proposal from Talison Lithium for

- An extension of its operating life from its current end date of 22 January 2022 to 31 March 2028
- a variation to allow the camp site to also **temporarily** accommodate various management, supervisory, professional, technical, and operations personnel.

The camp should not be seen as a long term alternative for finding rental accommodation in the area. We certainly support Talison using the camp to provide accommodation options during transition into the area. That being said operational staff residency at the camp should be limited in some way to prevent permanent occupation. Perhaps 6 months would be sufficient.

Thank you for the opportunity to comment

SUBMISSION TO THE SHIRE OF BRIDGETOWN GREENBUSHES.

Use of North Greenbushes Construction Camp.

wishes to advise the Shire that we are not in favour of the Shire approving Talison Lithium's request to the **change of use conditions** of the North Greenbushes Construction Camp.

Allowing the camp to be utilized for the housing of management, supervisory, professional, technical and construction personnel associated with construction of the processing plants;

Allowing the camp to be utilized for the housing of management, supervisory, professional, technical and construction personnel associated with other mine expansion construction activities (eg MSA, MAR, TSF's etc);

Allowing the camp to be utilized for the housing of 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 months;

Allowing the camp to be utilized for the housing of management, supervisory, professional, technical and operations maintenance shutdown personnel;

Allowing the camp to be utilized for the housing of undergraduate and post-graduate university students in professional work-integrated learning block placement or vocational work where Talison cannot source short term transitional accommodation within the Shire;

Allowing the camp to be utilized for the housing of executive, management, supervisory, professional, technical and operations/project personnel who normally work at Talison's Perth office; and

Allowing the camp to be utilized for the housing of management, supervisory and operations personnel who attend the Mine on a drive in/out basis but who reside locally during their period of being "on-roster,"

should not be agreed to by the Shire of Bridgetown Greenbushes.

The assertion that Talison's operational personnel and contractors are utilising an excessive amount of local accommodation which is having a negative impact on tourists to the Shire is not something that is experiencing and to use this as a reason to allow a significant increase in personnel at the North Greenbushes Camp seems spurious and quite far-fetched as _____ has rarely been completely booked out by Companies to the detriment of Tourists.

_____ prides itself on looking after the workers from many different organizations and provides a special Corporate rate for those Companies who are regular guests. We also have a fully functional restaurant for evening meals and can by arrangement provide a breakfast and lunch option.

If Talisons application was approved, to allow a wider range of staff to stay at The Camp it would have a significant negative impact on _____ as Talison personnel have been regular users of our Motel and of the Restaurant and we have always provided priority to their staff who have been our guests.

_____ is not objecting to an extension of the period of time that The Camp can accommodate the current type of worker but is very opposed to allow a change to the type of personnel able to be accommodated at The Camp.

If approval was to be granted then it is assumed that the size of The Camp will need to be increased to accommodate the greater number of personnel being housed at The Camp which we think would not be a desirable situation where a large number of itinerant workers are domiciled in largely a farming area and could lead to a variety of problems.

Will the Police in Bridgetown be agreeable to a large number of persons in The Camp and create further pressure on their limited resources. Will there be problems with behaviour as there will be a large number of people in a small area which could lead to anti-social behaviour.

Will there be female workers domiciled in The Camp? This could present other problems for the Police and for the Community in general. How will the female workers staying in The Camp be protected?

Are there controls in place to assist those in The Camp in relation to Mental Health issues due to the very nature of people working and then domiciled together and away from families and friends?

As a Shire Ratepayer we don't think that The Camp should be allowed to vary at all from the current conditions that were imposed by the Shire when The Camp was first established in September 2017 and further that the term should only be extended for a maximum of 3 years at this time and that a further application be required by Talison Lithium at the end of that period.

Is there an opportunity for a joint venture arrangement between the Shire and Talison Lithium to build suitable housing in the Bridgetown townsite so that families can be integrated into the community rather than the workers being isolated out in the "bush"? Possibly an alternative to the Bridgetown townsite is utilizing the Greenbushes townsite, at least this would reduce the amount of travel required by the workers if they were based in the town of Bridgetown.

From:
To: [BTNSHIRE](#)
Subject: I-EML202161921 - Talison Lithium Use of Construction Camp
Date: Tuesday, 27 July 2021 10:09:23 AM
Attachments: [image001.jpg](#)
[Talison Lithium-Use of Construction Camp - Written Proposal.pdf](#)
[Talison Lithium Letter from Shire.pdf](#)
Importance: High

To the Shire

In response to the letter sent via , we, , think that it is an excellent idea to use the Talison Lithium construction camp to house families and staff members, which will relieve pressure on the town for accommodation.



From:
Sent: Tuesday, 20 July 2021 9:14 PM
To: undisclosed-recipients:
Subject: Letter from Shire re Talison Camp
To all members and supporters of
The Shire has asked us to send out the attached letters to the business community for feedback.
Please respond directly to the Shire.
Kind regards,

Bridgetown Greenbushes Shire

Chief Executive Officer

Tim Clynch

Dear Tim,

I am writing to you in response to Talison Lithium's proposed change of use for their campsite in North Greenbushes. I have owned in with my wife for over 10 years. In that time we have seen the mine go from a small operation to where it is today. We provide lunches and some dinners for contract workers at the mine, over the years we have been able to establish long term working relationships with many of the contractors and their staff. We also provide catering for different Talison departments.

I do not oppose the length of time the camp wishes to operate, what I do oppose is the camp's intended change of use. I believe this will have a negative impact on both the Greenbushes and Bridgetown communities. When Pat Scallen originally proposed the camp idea to the community and local business we were all assured it would not have a negative impact on Greenbushes and it would not take business out of our town. The camp was only there to provide food and accommodation to construction workers.

Currently many contractors use local accommodation and local businesses for their meals. If everyone is to stay at the camp, then they are fully catered for and workers will have no need to use these local providers. This will destroy business's and will cost many jobs. I have invested in training for my staff and I have invested in hiring teenagers to give them opportunities. If work dries up, where will they work? What is the shire doing to provide young people with employment opportunities if small business can't?

It was Talison that said the camp kitchen would only provide catering for the contract workers and not take business out of town. But on numerous occasions I have heard of the camp providing catering directly to Talison for different staff functions. This goes against their own policy of the camp being solely for construction. I have heard over 4 times in the last 12 months of the camp kitchen providing catering and every time I have raised this with Talison I have been told it's a one off and it won't happen again, but it keeps happening. Talison at times has little regard for its own policies and community obligations.

If the shire allows Talison to make these changes to the camp then nothing is stopping them from becoming a drive in drive out operation. This will mean the community will suffer. Schools will suffer, business will suffer and sporting and recreation groups will also suffer.

Talison should really be looking at building long term housing for their work force and their family's to help build a stronger community for the future. By not investing in the future workforce it makes me feel they are not looking to be here for the long haul, but to pillage the land and get out.

Chief Executive Officer
Shire of Bridgetown-Greenbushes
PO Box 271
Bridgetown WA 6255

To the Chief Executive Officer

RE: DEVELOPMENT APPLICATION OPEN FOR PUBLIC SUBMISSIONS - PROPOSED AMENDMENTS TO OPERATING LIFE AND CONDITIONS OF USE OF THE TALISON LITHIUM TRANSIENT WORKERS ACCOMMODATION CAMP AT LOT 3 (RSN 103) OLD MILL ROAD, NORTH GREENBUSHES

We would like to express the concerns we have for this development application for amendments to the operating life and conditions of the mine camp in North Greenbushes.

Firstly, it needs to be pointed out that when this camp solution was first suggested to the Greenbushes community at a public information meeting in 2017, it was pitched as a **temporary** camp. Talison achieved community support by stating that this temporary camp would be **completely removed within 2 years** of construction and the site **returned to farmland**.

We are now four years into the camp life with 4 minor supplementary approvals thus far and now this new application highlights how far and beyond the original agreement to the community they wish to take this.

It is therefore only human nature to be sceptical and suspicious about this new application and wonder what further supplementary approvals they will seek if this one is approved.

I'd like to reiterate that Talison only gained community support for this as a 2-year camp that expired 2 years ago.

Our questions and concerns are summarised below:

1. Isn't approving this mine camp opening up support for the Talison Lithium mine to function more as a DIDO (drive in, drive out) mine site? Is this how your Shire councillors see Talison providing the maximum jobs and growth for the people within our shire and neighbouring shires? Doesn't this actually reduce the necessity for people to relocate to the area? Reducing the overall benefits that Talison continually claim about their Mine's ability to enhance all areas of jobs, growth and opportunities for the Shire of Bridgetown Greenbushes for the next 20 years?
2. Is the approval of this paving the way for Talison's next predicted application; which will be to expand the size and housing capacity of the mine camp?
3. Does this approval need the Zoning definition of this area and nearby surrounding areas changed?
4. It is well known that Talison wish to build a Light Industrial Area in North Greenbushes. Is this approval paving the way for this? Is this approval going to enable more bushland to be cleared to become a carpark for the mine camp residents?

5. The waste treatment in this camp was set up for ***a temporary 2 year camp***, with a relatively crude system that treats the septic waste water with chlorine and then this sprayed onto the nearby farm paddocks. Will this be upgraded or kept the same?
6. If this approval is given and the waste treatment is not upgraded, will you be doing regular water quality testing downstream to ensure that nutrient levels and bacterial life are not being affected by this septic treatment? This area is the beginning of the watershed area for the watercourse that follows the Greenbushes-Grimwade Road and down into the Balingup Brook. As many people rely on this watercourse, damming it for supplementary water, reticulation of gardens and edibles, watering stock, etc, any flow on water quality effects from this Mine Camp waste water should have traceability and accountability. So, will it?
7. Prior to COVID when the camp was full, the knock off time of around 5.30pm would see a huge surge in people accessing the internet in this little area. This would affect the signal and quality for North Greenbushes residents. We had many nights with no service because of this. Will you be asking Talison to do anything about this?
8. This mine camp will affect the real estate prices of the surrounding area

Thank you for time and we look forward to hearing your response to our concerns and questions.

Kind regards

Chief Executive Officer
Shire of Bridgetown-Greenbushes
PO Box 271
Bridgetown WA 6255

To the Chief Executive Officer

RE: DEVELOPMENT APPLICATION OPEN FOR PUBLIC SUBMISSIONS - PROPOSED AMENDMENTS TO OPERATING LIFE AND CONDITIONS OF USE OF THE TALISON LITHIUM TRANSIENT WORKERS ACCOMMODATION CAMP AT LOT 3 (RSN 103) OLD MILL ROAD, NORTH GREENBUSHES

Apologies for the delay in my submission in relation to the old mill camp, it was recently brought to my attention upon hearing about future development of the North Greenbushes area.

We would like to express the concerns we have for this development application for amendments to the operating life and conditions of the mine camp in North Greenbushes.

I am an employee of the mine so while I see the requirements for accommodation options for employees on a construction basis I have concerns regarding the ongoing use of this camp and it's deviation from the originally stated temporary camp for the construction period.

As a local North Greenbushes resident we did not oppose the camp as it was meant to be a temporary solution for the construction period and since there have been further amendments granted.

I have outlined our questions and concerns below:

1. Will the changes to the conditions of use encourage more of a drive in drive out work force. As construction workers were not encouraged to leave camp thus not supporting local businesses. This was one of the factors that had the local community accepting the camp as it would not have a large impact on unruly behaviour and increased traffic through town.
2. If the terms of use change will people be encouraged into the local region which they would be if they relocated to the area? If this is the case this is a large deviation from the original temporary 2 year camp with promised minimal impact on the local community.
3. Will the approve of another amendment allow for a precedent to be set for future applications in relation to this camp such as making it permanent.
4. Does this approval need the Zoning definition of this area and nearby surrounding areas changed?
5. Where will the additional vehicles at the camp park, currently construction employees are bussed in and out. However those using the camp under this amendment would be more likely to increase the amount of vehicles at the camp, therefore requiring more parking.
6. The waste treatment in this camp was set up for *a temporary 2 year camp*, with a relatively crude system that treats the septic waste water with chlorine and then this sprayed onto the nearby farm paddocks. Surely the extension of time would require this to be reviewed, testing of the local environment to be taken into consideration

7. When the mine camp is at full capacity during the construction periods there is a significant impact to internet services in the area, Will Talison be upgrading the area's infrastructure to mitigate the lose of services to local residents.
8. This mine camp will affect the real estate prices of the surrounding area if it is extended and continues to have amendments.
9. Will the changes to the camp set the precedent of Talison's future application to have the neighbouring property on Old Mill Road rezoned as Light industrial for site contractors.

We look forward to a response regarding our concerns.

Kind regards

**COPY OF PRESENTATION MADE TO AUGUST 2021
ORDINARY COUNCIL MEETING**

BY

NICK PETROFF

My name is Nick Petroff and I am here tonight as a local accommodation provider to express our concern and objection to the officer recommendation to support the 6 year extension and increase use of the Talison Mine camp and would like to raise following matters.

1. Advertising -

We are very disappointed at how the proposal was advertised and why the local accommodation providers and other local businesses weren't notified of the proposal in writing so they were given a fair and reasonable opportunity to review and respond to the proposal and for **Talison to better appreciate the impact of the proposal on local accommodation providers and the flow on effect to hospitality venues and other retailers in the Shire of Bridgetown Greenbushes.**

The approved Mine Camp in essence functions as a pseudo townsite – as it not only provides accommodation but also provides all meals for those staying in the camp – as a **consequence** there is little reason for anyone staying in the camp to visit local businesses and support the local economy, especially if the provision of meals is included at no additional cost to the workers staying at the camp. If additional workers who currently use **local short stay accommodation venues** are permitted to stay at the camp this will have further significant impact on many local businesses.

2. Availability of Accommodation

The proposal suggests that 'members of the community have expressed concern over the use of short term rental' and it is increasing difficult to find transitional accommodation for employees and contractors personnel as part of the mine expansion. Who are these members of the community? Our recent discussions with all major accommodation providers in town confirms they still have capacity and are more than happy to

accommodate, and continue to accommodate, those workers that Shire Officer recommends that should be now accommodated at the mine camp.

We have also found out the Shire in 2018, without any advertising, previously extended the use of the Mine Camp to include MSP, a Project Management company running the expansion based in Perth along with other Perth based consultants to the Mine who until the Shires 2018 decision would always regularly stay in local short stay accommodation, both hotel/motel and bed and breakfasts, in both Bridgetown and Greenbushes and also support other local businesses during their stay, such as other hospitality / retail providers. This is no longer the case. Shire staff suggest that Talison may despite the approval being granted to use the mine camp for professional staff still decide to use local accommodation – this has not been the experience to date and it is highly unlikely Talison will choose to accommodate workers in other accommodation if approval to use the mine camp has been granted.

Furthermore, a simple search on Bookings.com has confirmed that there is high availability for accommodation for most short stay accommodation providers even across this current year and into next year– I am confident if Talison called to book accommodation with any provider – for days, weeks or months the provider would be more than happy to accommodate them. The expanded use of the Mine camp **as proposed**, will only benefit Talison and provide no community or financial benefit to the shire or its small businesses.

3. Why is there no Minimum Length of Stay

I note there is a 6 month upper limit on how long workers can stay at the mine camp– why isn't there an appropriate minimum length of stay also applied? There has not been any details sought by the Shire as to why the other staff need to be accommodated in the mine camp. The experience of local accommodation providers has been that these workers, particularly managers / supervisors and professionals – contractors and Talison staff alike normally based in Perth only stay for a limited number of days / weeks and have always

been easily accommodated within existing local short stay accommodation providers in both Bridgetown and Greenbushes..

4. 6 Year Extension of Time

Even if the Council accepts without any supporting that there is a current shortage of short stay rental accommodation (which we can only assume they are suggesting is due to the pandemic and an increase in intrastate movements) why does the Mine camp need approval for an additional 6 years – what evidence do they have that this assumed ‘shortage’ will be in place for 6 years?

5. Use of Camp to Accommodate Emergency Services

It is also incredibly disappointing to see that the Shire also agreed in Feb 2021, again without advertising, to extend the use of the mine camp to all emergency services (including FESA), Volunteer Fire and Emergency Services (VFES) and Department of Biodiversity, Conservation and Attractions (DBCA)) **not as OVERFLOW accommodation but to accommodate (and as a consequence feed) ALL emergency services personnel who need to locate in the shire during an emergency.** The provision of short stay accommodation, provision of meals and other supplies were always provided to emergency services by local businesses – as is the approach in all country towns. The Shire has taken this opportunity away from local businesses and given it to Mine Camp – why? The mine camp should only be used in the unlikely case that emergency workers cannot be accommodated elsewhere.

While we accept the need for the Mine Camp to provide transitional accommodation for those construction workers associated with mine expansion who are based at the mine for extended periods of time where availability of **rental houses** may be in shorter supply – but this should not be extended to provide the Mine Camp with approval to operate as a pseudo short stay motel / hotel for all its contract and Talison executives, management

and supervision (or emergency services) when these workers are and can continue to be accommodated in one of the many existing short stay facilities and provided with meals and services by one of the many hospitality and retail venues throughout the Shire.

Please support your local small businesses.

I strongly request that the Shire remove this proposal from consideration at tonight's Council meeting so that the proposal can be appropriately advertised and considered in the context of the issues raised in our objection and the objection of other local business present hear tonight.

Thankyou

**COPY OF PRESENTATION MADE TO AUGUST 2021
ORDINARY COUNCIL MEETING**

BY

TRACY LANSDELL

OUR CONCERNS AND QUESTIONS

Tonight we, the North Greenbushes community, are here to express our concern and opposition of the proposed mine camp life extension.

With understanding that Talison is currently facing challenges in housing their non-local employees, we are not here to oppose the idea of a camp being a valid solution, but we are suggesting that there are ways to greatly improve their application proposal. We have a new proposal that we'd like the shire to consider which I'll get to in a moment. But firstly, it's important to vocalise the reasons for our opposition.

I like to remind the councillors that the original concept of the mine camp that was presented to ratepayers in a meeting 4 years ago was pitched to the community as only **a temporary camp constructed for only 2 years of usage which would then be completely removed with the land returned to farmland**. If Talison HONESTLY couldn't see with their inside knowledge of the lithium market that the 2 years timeframe was not realistic, then it was incredibly short-sighted on their behalf – or this was blatant lies to the community.

This camp's temporary status has well and truly expired and in the 4 years Talison have had the camp in place, they've already successfully asked the Shire for 4 supplementary approvals to continue its life in various ways, all of which they have not been communicated to the community well. Unless we constantly check the Shires website for potential proposals that affect us directly, we're not aware of them as Talison's transparency is severely lacking.

Very few knew of this latest application and once they knew about it were not happy, especially as public commenting had already closed before most were aware of it. Only through community informing community did we find out about this.

Can it please be put on record that I have ___ letters here from North Greenbushes residents all from separate properties, expressing their opposition to this camp life extension AND **any further infrastructure and industry development and clearing of forest within our area of special rural, lifestyle properties**.

There are many reasons and concerns we do not support this camp, which have been slightly addressed in the agenda.

- Most importantly that we feel we've been misled as a community when it was proposed as a temporary camp of 2 years.
- AND to not be considered important enough to consult with these supplementary changes and allowed to have a voice so we can work together for the best outcome for all is not ok
- And – especially this - because it was set up as a **temporary residency**, many of its design elements have not been developed using good practice, socially and environmentally responsible design principles. It is the literally the cheapest camp development you could possibly create. How many councillors here have walked the premises and looked first hand at the suitability for extension proposal?

It is wrong to assume that initial community support for the original 2 year camp is then saying we are ok with the any permanent and further mine infrastructure encroaching and remaining longer term around our lifestyle properties. Nor are we ok with any future zoning changes and permanent clearing of bushland.

Now tonight seems to be a simple yes or no vote to allow the camp to continue until approx. 2028, but as a community we are very concerned that the approval of this camp lifespan is like opening a can of worms. Because as we've seen so far, give them an inch and they wish to take a mile. And informal talks between the shire and mine don't filter out to include community prior to council decision making time.

Our questions that were not satisfactorily covered in the agenda are:

- Will the waste treatment from this camp continue to be treated with chlorine and then sprayed onto paddocks? If so, would your planning department approve a 4 bedroom home near a water course to do the same? Are there double standards here?
- Will any testing further downstream on the farmers dam and Papalis Road creek and Greenbushes Grimwade Rd creek be done to ensure the treatment water is not affecting the ecological health of the watercourses? These run down into the Blackwood River.
- The cramped area the camp has been constructed on is limited in size. The transportable buildings are packed in like sardines and surrounded by concrete and gravel. There are no trees, no green areas, ultimately resulting in a poor living experience for the campers and not particularly enticing to attract in the outside skilled workers they need. The cramped conditions are far from ideal for the mental and social wellbeing of workers. How would this be improved in such a small space?
- Where would all the cars be parked if 250 people can camp there?
- Will you allow the camp to expand in size in the future?
- How will you police that Talison doesn't put in the workgroup you aren't agreeing on tonight? Just an honesty policy?
- Informal chats between Tim and Craig continue with a Light Industrial Area idea on a bush block Talison own – which is approximately 80 acres of bush and the beginning of the watershed/catchment for the brook that runs down the Greenbushes Grimwade Rd. It would have to be rezoned from special rural and cleared. Talison want to remove crib rooms of contractors off the mine site and talk is to put them there once cleared and rezoned. This mine camp extension feels like a shoe in the door for this to be the next industry development... is it?

OUR ALTERNATIVE PROPOSAL

In the agenda you mention that for 2 years you've working together on strategies and initiatives to ensure that new permanent employees resettle to the area and that real and lasting economic benefits are seen within the shire.

These last two years of deliberations behind closed doors have potentially been a missed opportunity to collaborate with community. We have some exceptionally forward thinking, business minded and sustainability focused community members that could have given you new perspectives to consider.

It's a shame that our alternative proposal we're presenting tonight could not be discussed before this meeting - where your agenda pretty much reads that apart from a couple of tweaks you have no issue with the proposal and are basically ticking it off with a simple majority vote tonight. 2 years of consulting with community could have had something similar to this alternative proposal already off and running as a mine camp was inevitable in the longrun.

Our alternative ticks' boxes in sustainability, environmental and human health and will be far more enticing in attracting the skilled professionals Talison wish to attract with the liveability of the camp far more appropriate.

Wouldn't the experience within the mine camp actually have a lot to do with the employee's overall wellbeing and enjoyment of working at talison? Wouldn't a more positive experience then more successfully translate to permanent resettling to the area?

We suggest the Shire considers the following alternative to the Mine's application:

1. **So firstly, tonight, we say that you stipulate that the extension of use of the North Greenbushes camp is for a 1-year extension ONLY, with no ability to reapply after this period.**
2. You would be aware that Talison has purchased 8 properties surrounding the mine and along where their new power infrastructure will be built. As you can see, most of this land is already cleared farmland, with facilities like power and water available. Talison can then select the most suitable cleared farmland from the eight properties and set up a new green mine village area. This area can be a larger, more spread out, greener space, with trees and areas for recreation opportunities. These properties have only the mine as a neighbour or forest and would therefore not impose on the lives of the locals.
3. During the 12 months, Talison creates a new mine camp that has been designed with more permanency in mind. They can follow suit of the many lucrative mining companies across Australia who have created camps with embedded sustainability principles looking at health, energy, waste and water impacts of the buildings. These principles will ultimately deliver greater value to the business, improve the standards of living for mine site employees & contractors and will ensure environmental consideration and protection measures are taken.
4. Over the course of the 12 months new transportable and permanent infrastructure can be bought in to ensure the new mine village can house as many employees as Talison foresees the peak number will be over the lifetime of the current minesite and for the potential future minesites with the new tenements that are in the area. Employees are transferred over to the new site as it becomes available.
5. Within the 12-month deadline, the North Greenbushes campsite buildings are transported to the new camp and the original area returned to farmland as originally promised.
6. This new green mine village will be created with permanency and sustainability without the necessity to create site decommissioning required
7. In addition, all crib areas of contractors that the mine wish to remove off the mine site can be incorporated into the overall mine village design on a large property that has the space to include all this and not clear more bushland.

This obviously a basic summary of an alternative solution.

There's significant importance for the Bridgetown Greenbushes Shire to be leading the way to more sustainable developments within our region with an ever-expanding lithium mine in the middle. **You need to be considering environmental sensitivity and accountability and social responsibility ~~ blended with commercial success.**

We have a mine in our shire that is at the forefront of extracting and supplying the world with a vital component to a green energy future. But we currently have a mine that is creating vast amounts of pollution on all levels – carbon emissions, dust, noise, light and the loss of biodiversity. This will continue to increase exponentially in the coming years.

Let's be realistic about how lucrative this mine is - with 75% foreign ownership, making an abundance of money mining our local environment. Talison have plenty of money – which Craig Dawson so perfectly demonstrated with his information tonight, that they have the ability to invest in doing the camp again from scratch and doing it better.

Therefore, a mine camp/village developed using Ecologically Sustainable Development design principles is an exciting opportunity for this region and is not an unrealistic expectation of a mine who is a leading supplier of lithium for green technology.

In the next decade, our Shire will walk a very fine line in balancing peak mining in a high tourism and highly sought-after area to live for the lifestyle, recreation, farming, timber and all it offers to those not in the mining industry.

Starting with small decisions like tonight where you can just tick a box to say – “sure go ahead – do what you need to do” - **Or** make some clear stipulations from here that the balance needs to begin with this Mine Camp's credentials.

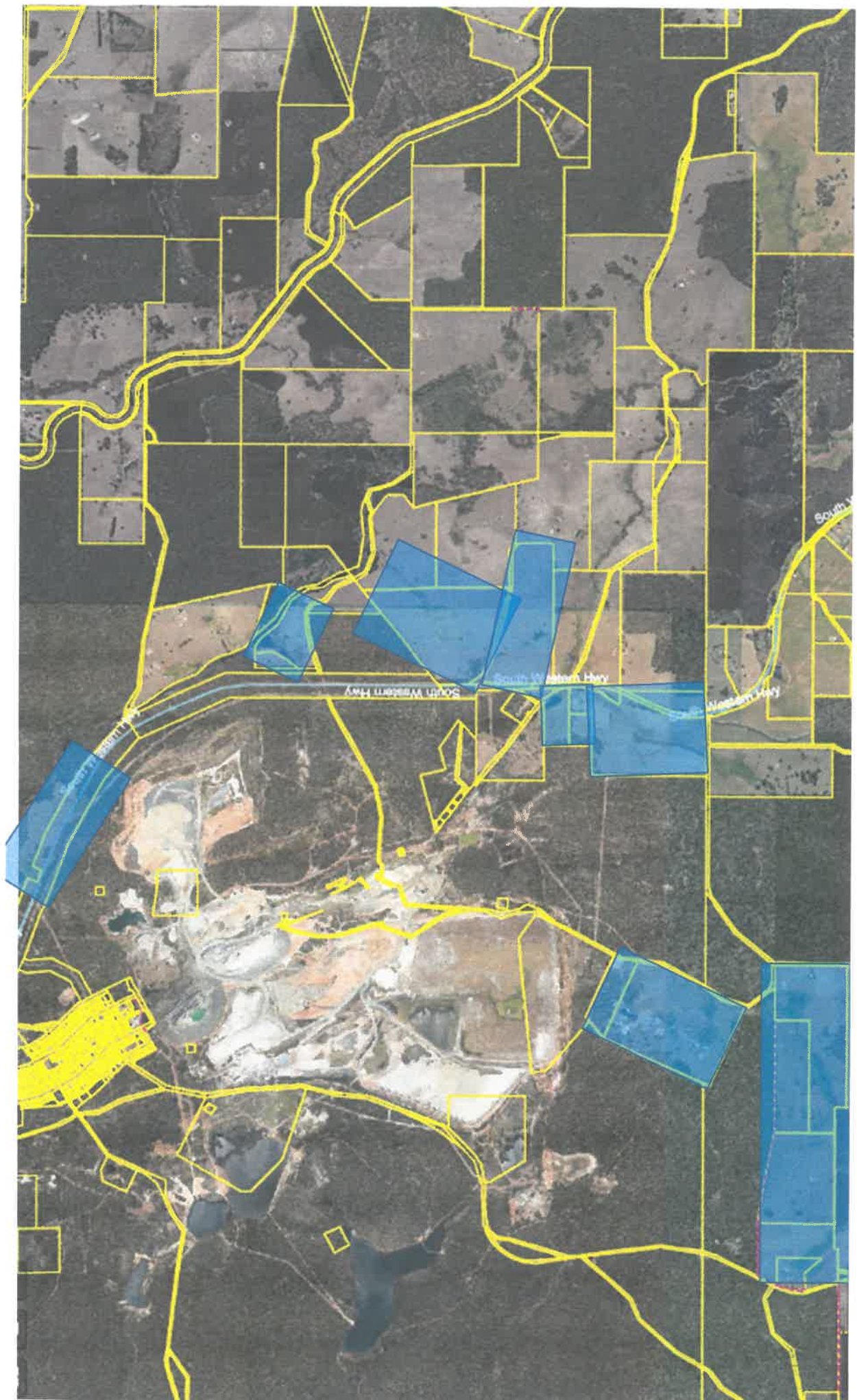
A new village, built within a sustainable framework, illustrates what can unfold when companies go beyond compliance to achieve the best possible environmental, social and business outcomes.

And an important bigger picture of this alternative proposal is that a green village camp that is set up with permanency in mind, with best practice, socially and environmentally responsible design principles could be an incredible future asset to Shire, Mine and community.

This would be a sellable asset for the mine for when they've finished mining here.

This could be an important alternative housing solution with a humanitarian focus for a very unpredictable future.

Let's see Talison create a mine camp that incorporates the very minerals they extract into their design and becomes a shining and leading example of clean energy, social responsibility and environmental stewardship.



SUMMARY OF PRESENTATIONS MADE BY NICK PETROFF AND TRACY LANSDELL AT ORDINARY COUNCIL MEETING HELD 26 AUGUST 2021

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.

SUBMISSION FROM NICK PETROFF		
Summary of Matter Raised	Response from Talison	Officer Comment
Disappointed at how the proposal was advertised and why local accommodation providers and other local businesses weren't notified.	The consultation process was as agreed with the Shire of Bridgetown-Greenbushes (Shire) Chief Executive Officer (CEO). Given that the Council is the decision making body it was considered to be the best course of action for the Shire to coordinate and undertake the consultation. Talison Lithium Pty Ltd (Talison, Company) did provide an overview of the proposal to the Bridgetown Greenbushes Business and Tourism Association (BGBTA).	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. Also, all members of the Visitor Centre were sent a notification of the proposal and advised of the opportunity to make a submission. The same notification was sent to the BGBTA with a request it be distributed to its members. It had been assumed that most accommodation providers would be a member of at least one of these groups.
Talison needs to have a better appreciation of the impact of this proposal on local accommodation providers and the flow on effect to local hospitality venues and other retailers.	Talison is not aware of another accommodation alternative within the Shire for the housing of a 250-350 strong construction workforce (250 at any given time) and Talison therefore considers a Construction Camp (Camp) as the only viable option for being able to accommodate this size construction workforce. A construction workforce of this size requires village style accommodation where meals can be coordinated to match working rosters, behaviour can be closely monitored to minimise the impact of any anti-social behaviour on the community and mass transport to and from the Mine provided. Talison would have serious concerns and it would be totally impractical to try to accommodate and coordinate such a large construction workforce across various private accommodation providers in the region, even if the accommodation was available. Talison is, and has always	Noted.

	<p>been, fully supportive of local accommodation providers (so far this year Talison has spent \$50-60k for 2021 on local accommodation – exclusive of our contractors/consultants). Talison does not expect this to reduce going forward as a result of its request. Talison is simply seeking some flexibility.</p>	
<p>There is little reason for anyone staying in the camp to visit local businesses and support the local economy, especially if the provision of meals is included at no additional cost to the workers staying at the camp.</p>	<p>Talison is not aware of another accommodation alternative within the Shire for the housing of a 250-350 strong construction workforce (250 at any given time) and Talison therefore considers a Camp as the only viable option for being able to accommodate this size construction workforce. Is it being suggested that construction workers should have to bear the cost of sourcing their own meals? This is certainly not the norm with regards to large construction projects of the nature being undertaken at the Greenbushes Lithium Operation (Mine) in a regional location and would result in significant Industrial Relations (IR) issues. The benefit to the local economy from the Mine expansion goes well beyond just the construction workforce. Talison's wages bill alone for the 2021 year is estimated at \$40M (of which ~\$22M is paid to employees residing in the Shire). Including the contractor workforce then this amount could reasonably be doubled. Talison is, and has always been, fully supportive of local accommodation providers (so far this year Talison has spent \$50-60k for the 2021 on local accommodation – exclusive of our contractors/consultants). Talison does not expect this to reduce going forward as a result of its request. Talison is simply seeking some flexibility. Some local accommodation providers have been unable to provide a breakfast and lunch service to people servicing the Mine.</p>	<p>Noted.</p>
<p>What members of the community have expressed concern over Talison's use of local accommodation?</p>	<p>This was a private discussion and Talison does not intend to expand on, or provide the specifics of, those discussions.</p>	<p>No such concerns have been expressed to Shire staff.</p>

<p>Our recent discussions with major accommodation providers confirms they have capacity and are more than happy to accommodate Talison workers. Does Talison have a different view?</p>	<p>Which major accommodation providers are being referred to and can they demonstrate the capacity to house, and feed, a 250-350 strong construction workforce (250 at any given time) at rates competitive with the Camp. A construction workforce of this size requires village style accommodation where meals can be coordinated to match working rosters, behaviour can be closely monitored to minimise impact of any anti-social behaviour on the community and mass transport to and from the Mine provided. Talison would have serious concerns and it would be totally impractical to try to accommodate and coordinate such a large construction workforce across various private accommodation providers in the region, even if the accommodation was available. The Shire CEO's recommendation to Council already includes a recommendation that not all of Talison's change of use requests be agreed to by Council. Whilst Talison is disappointed in this recommendation we understand the rationale behind it and accept it.</p>	<p>This is a question directed to Talison.</p>
<p>Concerned that in 2018 Council without advertising extended the use of the camp to include MSP along with other Perth based consultants. Previously these persons had stayed at local accommodation.</p>	<p>These consultants were specifically engaged in construction activities associated with the Mine expansion. Talison made its request in accordance with the requirements of, and due process of, the Shire.</p>	<p>The variation approved by Council in 2018 was to clarify that the camp could be occupied by workers involved in the overall mine expansion project and not just the chemical grade plant 2 element of the mine expansion project. The revised approval allowed the camp to be occupied by employees and contractors involved in overall expansion projects at the Greenbushes mine, specifically excluding occupation by any Talison Lithium mine operations staff.</p>

<p>Shire staff suggest that Talison may despite the approval being granted may still allow professional staff to use local accommodation – this hasn't been the experience to date and it is highly unlikely that Talison would choose to accommodate workers in other accommodation if approval to use the mine camp is granted.</p>	<p>Talison does not agree with this statement. The actuality to date is that non-construction personnel have utilised local accommodation. Talison is, and has always been, fully supportive of local accommodation providers (so far this year Talison has spent \$50-60k for the 2021 on local accommodation – exclusive of our contractors/consultants). Talison does not expect this to reduce going forward as a result of its request. For the majority of the period from 2021 – 2027 the Camp will be almost fully utilised by Construction personnel with little to no capacity for operations personnel of any significant numbers to use the Camp. All Talison is asking for is the flexibility to do so if the need arises.</p> <p>It is also very important to Talison that there is a demonstrated culture of equality in the Company with all levels of employees who visit the Site utilising the Camp from time to time. In addition, this ensures that Talison management have firsthand experience of the services provided in the Camp to ensure they are of a high standard. It is inappropriate for outside parties to attempt to direct and limit Talison's ability to build its culture and exercise its duty of care to employees.</p> <p>The Shire CEO's recommendation to Council already includes a recommendation that not all of Talison's change of use requests be agreed to by Council. Whilst Talison is disappointed in this recommendation we understand the rationale behind it and accept it.</p>	<p>Noted.</p>
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<p>A simple search on Bookings.com confirms there is a high availability of short stay accommodation. If Talison wanted to book accommodation with any provider for days, weeks or months the provider would be happy to accommodate them.</p>	<p>As outlined above Talison does not consider that short stay (e.g. AirBNB, hotel) style accommodation is suitable, practical or in the best interest of the community for a sizeable construction workforce. Construction employees do not expect to have to cook their own meals or continually go out in search of meals. Having a Construction workforce spread willy nilly around the local communities is not considered a viable option for a range of reasons including, but not limited to:</p> <ul style="list-style-type: none"> • transport to/from Site; • laundry; • cleaning; and • provision of meals. <p>Talison has, and will continue to, utilise hotel/motel style (e.g. Nelsons, Exchange Hotel) accommodation on an as needs basis. Talison's experience to date is that on occasion the service provided (e.g. lack of provision of meals, accommodation with shared bathrooms) by local accommodation providers has not been to the standard required/expected by Talison.</p> <p>The Shire CEO's recommendation to Council already includes a recommendation that not all of Talison's change of use requests be agreed to by Council. Whilst Talison is disappointed in this recommendation we understand the rationale behind it and accept it.</p>	<p>Noted.</p>
<p>The expanded use of the camp will only benefit Talison and won't provide community or financial benefit to the Shire or its small businesses.</p>	<p>The benefit to the local economy from the Mine expansion goes well beyond just the construction workforce. Talison's wages bill alone for the 2021 year is estimated at \$40M (of which ≈\$22M is paid to employees residing in the Shire). Including the contractor workforce then this amount could reasonably be doubled. Talison believes it is also in the best interest of the community that such a large construction</p>	<p>The operations of the camp are fundamental to the mine's expansion plans which are of immense community and financial benefit through the creation of permanent jobs. These jobs will result in local population growth with all local businesses to see the consequent benefits.</p>

	workforce is managed in village style accommodation where behaviour expectation can be set and monitored with appropriate security arrangements in place if required. No doubt the community expects Talison to be responsible for the behaviour of the construction workforce. Talison accepts this but is not prepared to accept the risk of such a large construction workforce scattered though out the community.	
I note there is a 6 month upper limit on how long workers can stay at the camp. Why isn't an appropriate minimum length of stay also applied? Currently many workers, particularly managers, supervisors and professionals only stay for a limited number of days or weeks and have been easily accommodated by existing short stay accommodation providers.	This statement is not correct. There is no time limit imposed on construction employees staying at the Camp. This request was around allowing new "Operations" employees being able to utilise the Camp for transitional accommodation during their period of probation. This request was predicated on providing new employees transitional accommodation prior to completion of their probationary period of employment (maximum of six (6) months). Talison does not consider it fair and reasonable for a new employee to have to relocate their family without certainty that their employment will continue beyond their probationary period and this arrangement would provide an opportunity for a new employee to get a feel for the area and work out where they want to live. After the completion of their probationary period Talison expects employees to reside at a location that complies with its Distance from Work Standard. For the majority of the period from 2021 – 2027 the Camp will be almost fully utilised by Construction personnel with little to no capacity for operations personnel of any significant numbers to use the Camp. All Talison is asking for is the flexibility to do so if the need arises.	Council could seek to vary the officer recommendation and impose a minimum length of stay (i.e. 5 or 7 days) as a condition of approval.

<p>Even if Council accepts there is a current shortage of short stay rental accommodation why does the camp need approval for an additional 6 years – what evidence does Talison have that the assumed shortage of accommodation will be in place for 6 years?</p>	<p>Which major accommodation providers are being referred to and can they demonstrate the capacity to house, and feed, a 250-350 strong construction workforce (250 at any given time) at rates competitive with the Camp. The extension of time request is simply to align with the current planned Mine expansion projects, including:</p> <ul style="list-style-type: none"> • Tailings Retreatment Plant (TRP) - Commissioning Quarter 1 (Q1) 2022; • Chemical Grade Plant #3 (CGP3) - Commissioning Q1 2025; and • Chemical Grade Plant #4 (CGP4) - Commissioning Q1 2028 (subject to approval) <p>These projects require certainty that a critical construction workforce can be accommodated in close proximity to the Mine for the period required to carry out the expansion projects. Having to reapply to Council every few years does not provide this certainty. Talison believes it is also in the best interest of the community that such a large construction workforce is managed in village style accommodation where behaviour expectation can be set and monitored with appropriate security arrangements in place if required.</p>	<p>6 years is the current estimated timeline for construction activities associated with the mine expansion project. Council could grant a lesser period if it so determines.</p>
<p>Disappointed that Council also agreed in February 2021 to extend the use of the mine camp to all emergency services – not as overflow accommodation but to accommodate (and feed) all emergency workers who need to locate in the Shire during an emergency. Short stay accommodation has always been used to accommodate such personnel. The Shire has taken this opportunity away from local businesses and given it to the mine camp –</p>	<p>Talison presented the request to Council at the request of, and on behalf of various emergency volunteer organisations via DBCA. Talison derives no benefit from the arrangement but saw it as being possibly able to provide a community service at a time of need. It is only intended to be used in the event of a serious emergency (e.g. Yarloop Fires).</p>	<p>In February 2021 Council approved a temporary variation to the conditions applicable for the camp, to allow the accommodation of personnel in support of emergency containment and response activities in the district and surrounds. This variation is to apply on a trial basis until 22 January 2022, being the expiry date of the current development approval for the camp. When responding to large emergency events personnel are seconded from throughout the State. Where they are based elsewhere in the South West Region those personnel would be expected to return</p>

<p>why? The camp should only be used in the unlikely case that emergency workers cannot be accommodated elsewhere.</p>		<p>home after each shift but others may have been seconded from outside the region and due to safety concerns they are accommodated overnight. The intent in Council allowing the camp to be used for accommodation of personnel in support of emergency containment and response activities was to make it easier for response agencies such as DFES and DBCA to coordinate responding to large emergencies such as bush fires. Allowing response personnel to use the mine camp would be alternative to those agencies establishing their own camp at an oval or showgrounds.</p>
<p>Accept the need for the camp to provide transitional accommodation for construction workers based at the mine where availability of rental houses may be in shorter supply – but this shouldn't be extended to allow the camp to operate as a pseudo hotel/motel for all its contract workers, executives, management and supervision staff to stay.</p>	<p>For the majority of the period from 2021 – 2027 the Camp will be almost fully utilised by Construction personnel with little to no capacity for operations personnel of any significant numbers to use the Camp. All Talison is asking for is the flexibility to do so if the need arises. It is also very important to Talison that there is a demonstrated culture of equality in the Company with all levels of employees who visit the site utilising the camp from time to time. In addition, this ensures that Talison management have firsthand experience of the services provided in the Camp to ensure they are of a high standard. It is inappropriate for outside parties to attempt to direct and limit Talison's ability to build its culture and exercise its duty of care to employees. The Shire CEO's recommendation to Council already includes a recommendation that not all of Talison's change of use requests be agreed to by Council. Whilst Talison is disappointed in this recommendation we understand the rationale behind it, and accept it.</p>	<p>Council could seek to vary the officer recommendation and impose a minimum length of stay (i.e. 5 or 7 days) as a condition of approval.</p>
<p>Request that Council don't consider the current proposal/agenda item so that the</p>	<p>Talison has formally put the proposal to Council and provided all the required information in compliance with Council</p>	<p>The proposal has been advertised in accordance with the Town Planning Scheme.</p>

proposal can be properly advertised and considered in context of issues raised in our objection and the objections of other local businesses.	<p>guidelines. The Council has advertised the proposal in accordance with its procedures and practices and therefore Talison is entitled to a decision from Council as is any member of the community. If the extension of time for use of the Camp is not granted by Council then this will have a direct and adverse impact on the Mine expansion and operational activities with the very high likelihood that expansion/construction activities will need to be deferred having a direct impact on capital investment, continuation of existing Mine operations and jobs growth.</p> <p>Talison considers that the existing Camp is fit for purpose and has not resulted in any adverse impacts to the local community. There has been no evidence presented of any adverse impacts from the existing Camp:</p> <ul style="list-style-type: none"> • Traffic – Nil adverse impacts noted; • Noise – Nil adverse impacts noted; • Light – Nil adverse impacts noted; • Dust – Nil adverse impacts noted; • Pollution – Nil adverse impacts noted; and • Anti-Social behaviour – Nil adverse impacts noted. <p>Talison has received only two (2) complaints historically in relation to the Camp and they were to do with noise from the diesel generators being utilised at that time (this issue has been resolved since the Camp was switched to mains power).</p>	<p>The application from Talison was received on 15 June 2021. Under Clause 5.4.2 of Town Planning Scheme No. 4 the application can be 'deemed refused' after 90 days, being 12 September 2021 unless further time is agreed in writing between the applicant and the Council.</p> <p>Council can still assess, consider and determine the application after the 90 day period but the 'deemed refusal' clause allows the applicant to seek review of the refusal via appeal to the State Administrative Tribunal.</p>
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SUBMISSION FROM TRACY LANSDELL

Summary of Matter Raised	Response from Talison	Officer Comment
With understanding that Talison is currently facing challenges in housing its non-local employees we aren't opposed to the camp being a valid solution but we do suggest there	This point has no relevance to the matter at hand. Talison does not currently have any other development application with the Shire. The only proposal being considered by the	<p>Council is required to consider the current application and has the following options:</p> <ol style="list-style-type: none"> 1. Approve as per the officer recommendation.

<p>are ways to greatly improve the application proposal and we have a new proposal for the Shire to consider.</p>	<p>Council is as proposed by Talison in its correspondence of 15 June 2021.</p> <p>Talison is not in a position to present any alternative proposal to Council. The request is for an extension of time and change of use conditions for the existing Camp. Talison considers that the existing Camp is fit for purpose and has not resulted in any adverse impacts to the local community. The North Greenbushes community representative has not detailed any adverse impacts from the existing Camp:</p> <ul style="list-style-type: none"> • Traffic – Nil adverse impacts noted • Noise – Nil adverse impacts noted • Light – Nil adverse impacts noted • Dust – Nil adverse impacts noted • Pollution – Nil adverse impacts noted • Anti-Social behaviour – Nil adverse impacts noted. <p>Talison has received only two (2) complaints historically in relation to the Camp and they were to do with noise from the diesel generators being utilised at that time (this issue has been resolved since the Camp was switched to mains power). The objection seems to be based on a “not in my backyard” (NIMBY) concept, as the North Greenbushes representative states that they “<i>aren’t opposed to the Camp</i>”. The Camp is fit for purpose, has operated for the past four (4) years in accordance with its design with negligible community impacts. The best outcome from an environmental perspective is for the Camp to remain in-situ.</p>	<ol style="list-style-type: none"> 2. Approve with changes to the conditions contained in the officer recommendation. 3. Refuse the application, giving reasons for that refusal. <p>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.</p>
<p>The original concept of the mine camp that was presented to ratepayers in a meeting 4 years ago was pitched to the community as only a temporary camp constructed for only 2 years of usage which would then be</p>	<p>The Camp was proposed to the Shire in 2017 for the Chemical Grade Plant #2 (CGP2) construction project, with an anticipated service life, at that time, of two (2) years – which was the estimated build time for CGP2. At that time, there were no other approved plans to undertake further</p>	<p>This is a question directed to Talison.</p>

<p>completely removed with the land returned to farmland. If Talison honestly couldn't see with their inside knowledge of the lithium market that the 2 year timeframe was not realistic, then it was incredibly short-sighted on their behalf – or this was blatant lies to the community.</p>	<p>expansion activities at the Mine. Since 2017, the global community has committed to lowering carbon emissions. Talison has had a positive impact on supporting this commitment by supplying product to meet the substantive increase in global lithium demand, a vital ingredient for the global clean energy transition. This increase in lithium demand has flowed onto Talison's customers who have, or are in the process of constructing, brand new state of the art lithium hydroxide conversion facilities right here in WA. The construction of these facilities (at Kemerton and Kwinana) is a huge step towards the WA Government's goal of moving further into downstream lithium processing and encouraging investment, growth and jobs in WA. The close proximity of the Mine to these value-adding facilities further reduces Talison's carbon footprint. To provide feed for the new conversion facilities in WA, Talison is progressing with further expansions at the Mine, including:</p> <ul style="list-style-type: none"> • Tailings Retreatment Plant (TRP) - Commissioning Quarter 1 (Q1) 2022; • Chemical Grade Plant #3 (CGP3) - Commissioning Q1 2025; and • Chemical Grade Plant #4 (CGP4) - Commissioning Q1 2028 (subject to approval). <p>The need to be able to economically and suitably house a large, skilled construction workforce to support the substantial investment in these plants (and associated infrastructure) is now the same now as it was in 2017. Skilled construction workers require accommodation close to the Mine so Talison can provide the <i>right</i> workers, at the <i>right</i> times and for the <i>right amount</i> of time and reduce travel time before and after their shift. Talison considers this statement made by the North Greenbushes representative to be potentially defamatory in nature. Any suggestion, or</p>	
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	statement, that Talison deliberately misled the community or “blatantly lied” is unfounded and unjustified.	
<p>This camp’s temporary status has well and truly expired and in the 4 years Talison have had the camp in place, they’ve already successfully asked the Shire for 4 supplementary approvals to continue its life in various ways, all of which they have not been communicated to the community well. Unless we constantly check the Shires website for potential proposals that affect us directly, we’re not aware of them as Talison’s transparency is severely lacking.</p>	<p>Talison has always followed due process in making its requests to the Shire as the decision making authority. The decision on what level of consultation to be had in relation to any requests has been a decision for the Shire.</p>	<p>Consultation on the supplementary approvals ultimately is a decision of the Shire/Council. Comment on each of these supplementary applications is set out below:</p> <ul style="list-style-type: none"> • August 2018 - The variation approved by Council in 2018 was to clarify that the camp could be occupied by workers involved in the overall mine expansion project and not just the chemical grade plant 2 element of the mine expansion project. The revised approval allowed the camp to be occupied by employees and contractors involved in overall expansion projects at the Greenbushes mine, specifically excluding occupation by any Talison Lithium mine operations staff. As this decision was to clarify the terms of Council’s original decision there wasn’t seen to be a need for specific community consultation as consultation on the original proposal had been conducted one year earlier. • January 2019 – The initial approval for the camp was for a period of 2 years. The 2019 application requested (and was approved) a 2 year extension of the initial approval. This proposal was advertised for public comment commencing on 30 January 2019. Correspondence was forwarded to landowners of four nearby properties plus the Greenbushes Golf Club, a notice published in the Manjimup-Bridgetown Times and notices posted on the Shire’s noticeboards and website on 30 January 2019.

		<p>Written comments were invited up to and including 21 February 2019, with two submissions received from adjoining landowners.</p> <ul style="list-style-type: none"> • February 2021 - Council approved a temporary variation to the conditions applicable for the camp, to allow the accommodation of personnel in support of emergency containment and response activities in the district and surrounds. This variation was approved on a trial basis until 22 January 2022, being the expiry date of the current development approval for the camp. No public consultation occurred on this proposal as any approval of this proposal was always going to be linked to the current (at that time) lifespan of the camp. • Current application – consultation has comprised of referrals to adjoining property owners, referrals to members of the visitor centre and BGBTA.
Very few knew of this latest application and once they knew about it were not happy, especially as public commenting had already closed before most were aware of it. Only through community informing community did we find out about this.	The consultation process was as agreed with the Shire CEO. Given that the Council is the decision making body it was considered proper for the Council to undertake the community consultation.	Noted.
I have other letters of objection from North Greenbushes residents expressing concerns about the extension of the camp and any further infrastructure and industry development and clearing of forest within our area of special rural, lifestyle properties.	Talison does not have any other development application with the Shire. The only proposal being considered by the Council is as proposed by Talison in its correspondence of 15 June 2021. Talison notes that the North Greenbushes “lifestyle” properties are situated in proximity to an industrial estate which includes a permanent timber mill/processing	Note the comments relating to possible rezoning of land elsewhere for industry aren’t specifically relevant to the current mine camp application.

	facility that has been operating since the early 1890s and other areas zoned as Industrial.	
The camp has been set as a temporary residency, many of its design elements have not been developed using good practice, socially and environmentally responsible design principles. It is the literally the cheapest camp development you could possibly create.	<p>All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp is a fit for purpose facility.</p> <p>On what basis is the statement made that the camp “<i>is literally the cheapest camp development you could possibly create</i>”. Does the North Greenbushes representative have:</p> <ul style="list-style-type: none"> • an understanding of the cost of the Camp; • an understanding of what the norm for a construction camp is within the WA mining industry. <p>The existing Camp is very much fit for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries. Talison is not aware of complaints being made by personnel who use the Camp that the Camp is not fit for purpose. If the Camp residents do not have a problem then of what concern is it to the North Greenbushes representative?</p>	Personal opinion noted.
It is wrong to assume that initial community support for the original 2 year camp is then saying we are ok with the any permanent and further mine infrastructure encroaching and remaining longer term around our lifestyle properties.	This statement has no relevance to the matter at hand. Talison does not have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021.	Even if the current application is approved it wouldn't be approved as a permanent development. In the 3+ years the camp has been operating the Shire hasn't received a confirmed complaint about impacts of the camp on adjacent or nearby properties. There was one complaint about odour from the effluent disposal system at the camp and this was investigated and no issues were identified. The “lifestyle” properties in the Smith Street/James street location are between

		1.35km and 2.2km from the camp and it isn't clear what impacts from the camp are being experienced by residents in that location.
Nor are we ok with any future zoning changes and permanent clearing of bushland.	This statement has no relevance to the matter at hand. Talison does not have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021.	No zoning changes or clearing of bushland are proposed under the current application for the mine camp.
Will the waste treatment from this camp continue to be treated with chlorine and then sprayed onto paddocks? If so, would your planning department approve a 4 bedroom home near a water course to do the same? Are there double standards here?	This is not an issue for Talison to address. Talison currently operates within the planning protocols set by the Shire.	The waste water system was approved by the Department of Health as this approval is outside the delegations granted by that Department to local government. The waste water system is an approved alternative treatment system designed for the expected occupancy and uses such as accommodation camps.
Will any testing further downstream on the farmer's dam and Papalias Road creek and Greenbushes Grimwade Rd creek be done to ensure the treatment water is not affecting the ecological health of the watercourses? These run down into the Blackwood River.	There has been no evidence presented by the North Greenbushes representative to support any assertion that the activities at the Camp are having a detrimental impact on the environment.	Water testing wasn't made a condition by the Department of Health. The Shire can't impose additional conditions on a Department of Health approval.
The cramped area the camp has been constructed on is limited in size. The transportable buildings are packed in like sardines and surrounded by concrete and gravel. There are no trees, no green areas, ultimately resulting in a poor living experience for the campers and not particularly enticing to attract in the outside skilled workers they need. The cramped conditions are far from ideal for the mental	The area on which the Camp is located is of suitable size for the Camp. All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp is a fit for purpose facility. The existing Camp is very much fit for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries. Talison has not	Noted. Council's original approval and subsequent approvals have focused on the use of the land and not necessarily the design elements of the camp.

and social wellbeing of workers. How would this be improved in such a small space?	received complaints from Camp residents in relation to the setting or ambience of the Camp and certainly no complaints from camp residents in relation to provision, or not, of trees. If the Camp residents do not have a problem, then of what concern is it to the North Greenbushes representative?	
Where would all the cars be parked if 250 people can camp there?	Not all Camp residents drive a personal vehicle to/from the Camp. A large number are bussed in/out. The existing car parking facilities have proven to be adequate for the duration that the Camp has been operating. If further car parking space is required then this will be assessed at that time and the appropriate approvals sought as required if need be.	There are approximately 100 sealed parking bays plus bus bays with unsealed overflow parking onsite. The camp is already approved for 250 patrons and the current application isn't seeking to change this limit.
Will you allow the camp to expand in size in the future?	This is not an issue for Talison to respond to. Talison assumes that any expansion of the Camp would be required to be presented to Council and that Council would then follow its normal processes in assessing any such request for an expansion on its merits.	This is a hypothetical question that cannot be answered. Any property owner is able to submit development applications and these would be considered at that time. This is no different to the mining camp use.
How will you police that Talison doesn't put in the workgroup you aren't agreeing on tonight? Just an honesty policy?	This is not an issue for Talison to respond to. Talison is cognisant of complying with any conditions imposed.	It is expected that Talison would comply with conditions of approval. This is the expectation the Shire places on all applicants that obtain an approval. It is expected that if the conditions weren't being complied with the Shire would be informed by 3 rd parties and further investigation would occur. Typically this is the process followed with respect to all development approvals granted.
Informal chats between Shire staff and Talison continue with a Light Industrial Area idea on a bush block Talison own – which is approximately 80 acres of bush and the beginning of the watershed/catchment for the brook that runs down the Greenbushes	This issue has no relevance to the matter at hand. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021.	No proposal for rezoning the Talison owned land on Old Mill Road has been received. This issue isn't relevant to Council's considerations of the mine camp proposal. If an application is received in future specific community consultation on that proposal would commence.

<p>Grimwade Rd. It would have to be rezoned from special rural and cleared. Talison want to remove crib rooms of contractors off the mine site and talk is to put them there once cleared and rezoned. This mine camp extension feels like a shoe in the door for this to be the next industry development... is it?</p>		
<p>An alternative proposal is suggested. This should be considered by Council and therefore Council should only consider a maximum 1 year extension of use of the current camp with no ability to reapply after this period.</p>	<p>This issue has no relevance to the matter at hand. Talison does not currently have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021. The Mine expansion projects require certainty that a critical construction workforce can be accommodated in close proximity to the Mine for the period required to carry out the expansion projects. Having to reapply to Council every few years does not provide this certainty.</p>	<p>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.</p>
<p>The alternative proposal is summarised as:</p> <ol style="list-style-type: none"> 1. Talison has purchased 8 properties surrounding the mine and along where their new power infrastructure will be built. Most of this land is already cleared farmland, with facilities like power and water available. Talison can then select the most suitable cleared farmland from the eight properties and set up a new green mine village area. This area can be a larger, more spread out, greener space, with trees and areas for recreation opportunities. These properties have only the mine as a neighbour or forest and would therefore not impose on the lives of the locals. 	<p>This issue has no relevance to the matter at hand. Talison does not currently have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021.</p> <p>The key question here is what is the imperative for Talison to incur significant cost to "doing the camp again". What other business would be held to an expectation that they should incur a significant cost to their business "just because it is perceived that they can afford it".</p> <p>All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp is a fit for purpose facility. The existing Camp is very much fit</p>	<p>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.</p>

<p>2. During the 12 months, Talison creates a new mine camp that has been designed with more permanency in mind. They can follow suit of the many lucrative mining companies across Australia who have created camps with embedded sustainability principles looking at health, energy, waste and water impacts of the buildings. These principles will ultimately deliver greater value to the business, improve the standards of living for mine site employees & contractors and will ensure environmental consideration and protection measures are taken.</p> <p>3. Over the course of the 12 months new transportable and permanent infrastructure can be bought in to ensure the new mine village can house as many employees as Talison foresees the peak number will be over the lifetime of the current minesite and for the potential future minesites with the new tenements that are in the area. Employees are transferred over to the new site as it becomes available.</p> <p>4. Within the 12-month deadline, the North Greenbushes campsite buildings are transported to the new camp and the original area returned to farmland as originally promised.</p> <p>5. This new green mine village will be created with permanency and sustainability without the necessity to create site decommissioning required</p>	<p>for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries.</p> <p>The current Camp is situated on farmland that is already cleared and has power and water services connected. The closest residence is the owner of the property. The North Greenbushes representative has not detailed any adverse impacts from the Camp:</p> <ul style="list-style-type: none"> • Traffic – Nil adverse impacts noted; • Noise – Nil adverse impacts noted; • Light – Nil adverse impacts noted; • Dust – Nil adverse impacts noted; • Pollution – Nil adverse impacts noted; and • Anti-Social behaviour – Nil adverse impacts noted. <p>Talison has received only two (2) complaints historically in relation to the Camp and they were to do with noise from the diesel generators being utilised at that time (this issue has been resolved since the Camp was switched to mains power). Talison’s owners are investing significant (≈\$5B) capital into the WA economy and into Greenbushes (>\$1B) and creating many new jobs for local communities. Talison is a strong supporter of local communities and businesses and strongly supports a residential lifestyle for its permanent workforce.</p> <p>The North Greenbushes representative has stated that a “permanent” mining village should be established, but just not on the current site, which seems to be a double standard.</p>	
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6. In addition, all crib areas of contractors that the mine wish to remove off the mine site can be incorporated into the overall mine village design on a large property that has the space to include all this and not clear more bushland.		
Council should be leading the way to more sustainable developments within our region and should be considering environmental sensitivity, accountability and social responsibility, blended with commercial success.	This is not an issue for Talison to address. Talison currently operates within the planning schemes set by the State Government and Shire.	Council is obliged to assess and consider development applications as they are submitted. Council could seek to establish specific policies that specify objectives for environmental sensitivity and social responsibility however these would have to apply to all development applications and not just for specific applicants.
We have a mine in our shire that is at the forefront of extracting and supplying the world with a vital component to a green energy future. But we currently have a mine that is creating vast amounts of pollution on all levels – carbon emissions, dust, noise, light and the loss of biodiversity. This will continue to increase exponentially in the coming years.	Talison considers this point to be irrelevant to the matter at hand. Talison has strict environmental conditions placed on its operations by Regulators. Talison does not have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its correspondence of 15 June 2021.	The environmental conditions placed on mining such as the Talison Lithium mine are imposed by the State Government and not local government. Local government has no powers in regulating mining operations or activity.
Let's be realistic about how lucrative this mine is - with 75% foreign ownership, making an abundance of money mining our local environment. Talison have plenty of money – they have the ability to invest in doing the camp again from scratch and doing it better.	<p>The ownership structure of Talison is irrelevant to the matter at hand. Talison considers the tone of the statement is borderline Xenophobic. The key question here is what is the imperative for Talison to incur significant cost to “doing the camp again”. What other business would be held to an expectation that they should incur a significant cost to their business “just because it is perceived that they can afford it”.</p> <p>All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp</p>	This is a personal comment and cannot be a consideration by Council in determining a development application. The wealth of an applicant isn't relevant in considering any development application.

	<p>is a fit for purpose facility. The existing Camp is very much fit for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries. The North Greenbushes community representative has not detailed any adverse impacts from the existing camp:</p> <ul style="list-style-type: none"> • Traffic – Nil adverse impacts noted; • Noise – Nil adverse impacts noted; • Light – Nil adverse impacts noted; • Dust – Nil adverse impacts noted; • Pollution – Nil adverse impacts noted; and • Anti-Social behaviour – Nil adverse impacts noted. <p>Talison has received only two (2) complaints historically in relation to the Camp and they were to do with noise from the diesel generators being utilised at that time (this issue has been resolved since the Camp was switched to mains power). The ownership structure of Talison is irrelevant to the matter at hand. Talison considers the tone of the statement is border line Xenophobic.</p> <p>Talison's owners are investing significant (~\$5B) capital into the WA economy and into Greenbushes (>\$1B) and creating many new jobs for local communities. Talison is a strong supporter of local communities and businesses. Talison notes that if the Camp was to be moved for some reason it would be rebuilt in the same manner as it is perfectly fit for purpose.</p>	
A new village, built within a sustainable framework, illustrates what can unfold when companies go beyond compliance to achieve the best possible environmental, social and	This has no relevance to the matter being considered by Council. Talison does not have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its	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.

<p>business outcomes. A green village camp that is set up with permanency in mind, with best practice, socially and environmentally responsible design principles could be an incredible future asset to Shire, mine and community. This would be a sellable asset for the mine for when they've finished mining here. This could be an important alternative housing solution with a humanitarian focus for a very unpredictable future.</p>	<p>correspondence of 15 June 2021. All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp is a fit for purpose facility.</p> <p>The existing Camp is very much fit for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries. The best possible “business” outcome for Talison is to continue to utilise the Camp, as is where is. To build a new camp would mean that Talison would incur significant cost and delay to the Mine expansion activities which would mean a deferring of significant (>\$1B) investment into, and jobs growth for, the local community.</p> <p>The premise of the Camp is that it is a facility which will be demobilised at the end of its usefulness. What Talison does, or does not, do with the Camp when it is no longer required is a matter for Talison and not the Shire. From an environmental perspective the best outcome is for the Camp to remain where it is currently located. Establishing a new Camp in another location would require significant ground disturbance and/or possible clearing and other planning considerations. If the North Greenbushes representative is truly espousing the best environmental outcome, then that is to leave the Camp where it is as further environmental disturbance is not required.</p>	<p>Council can only consider an application submitted by a proponent.</p>
<p>Let's see Talison create a mine camp that incorporates the very minerals they extract into their design and becomes a shining and leading example of clean energy, social</p>	<p>This has no relevance to the matter being considered by Council. Talison does not have any other development application with the Shire. The only proposal being considered by the Shire is as proposed by Talison in its</p>	<p>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.</p>

responsibility and environmental stewardship.	correspondence of 15 June 2021. All design elements for the Camp have been developed aligned with standard industry norms using social and environmentally sound design principles such that the Camp is a fit for purpose facility. The existing Camp is very much fit for purpose and meets industry standards as a construction camp – evidenced by the fact that Talison has been very successful in attracting a construction workforce to date against a backdrop of a significant skills shortage in the WA mining and construction industries. Were Talison to build another Camp then it would in all likelihood be very similar to the existing installation.	Council can only consider an application submitted by a proponent.
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