ROWE GROUP

YEARS
1991 – 2026

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Shire of Dundas
PO Box 163
NORSEMAN WA 6443

Attention: Attention: Tony Dowling, Consultant Planner

Dear Mr Fitchat

Additional Justification – Proposed Workforce Accommodation
Lots 138 (No.30) Mildura Street, Norseman

The following serves as additional justification for seeking nil on-site parking.

Local Planning Scheme No.2

The proposed development does not include on-site car parking, which is considered appropriate having regard to the provisions of the Shire of Dundas Local Planning Scheme No. 2 (**LPS2**) and the nature of the use. Workforce Accommodation is not specifically addressed within LPS2's car parking provisions, and therefore there is no requirement to provide on-site bays in this instance. Notwithstanding, the application includes the construction of eight sealed parking bays within the Talbot Street verge, directly adjoining the site. While no formal parking currently exists in this location, the verge is of sufficient width to accommodate these bays, and their delivery as part of the proposal ensures that parking demand is fully met in a convenient and orderly manner.

Rationale

Importantly, the development is small in scale and will generate a modest level of parking demand. The facility comprises eight single-occupancy rooms and is intended to accommodate 'VIP' personnel associated with the Pantoro Gold Mine, who will have the ability to use private or company vehicles to travel to and from the site. However, even allowing for individual vehicle use, the overall demand remains low and is appropriately catered for by the eight purpose-built verge bays. In this context, providing additional on-site parking would reduce the area available for landscaping and communal open space without delivering a clear planning benefit.

The proposed verge parking solution therefore represents a practical and appropriate outcome that aligns with the local context, where wide road reserves and low traffic volumes support reliance on well-designed on-street parking in lieu of formal on-site parking areas.

Should you require any further information or clarification in relation to this matter, please contact Peter Stuart on 9221 1991.

— *Test*

Yours faithfully,



Peter Stuart
Rowe Group