



**Norseman Woodlands to Eucla Coast**

## Notice of Meeting and Agenda Special Council Meeting 6<sup>th</sup> November 2025

### **NOTICE OF MEETING**

The next Special Meeting of the Council will be held on 6<sup>th</sup> November 2025 in the Council Chamber at the Shire Administration Office commencing at 6:00 pm (AWST) to consider and resolve on the matters set out in the attached agenda.

All meetings are open to the public, except for matters raised by Council under "Confidential Items".

Members of the public may ask a question at a Special Council meeting under "Public Question Time".

A handwritten signature in black ink, appearing to read "Michael", is written over a faint, stylized graphic of a landscape.

Chief Executive Officer  
5 November 2025

AGENDA for the SPECIAL Meeting of Council to  
be held in the Council Chamber at the Shire Administration office– commencing at  
6:00 pm (AWST)

**Notes to Agenda**

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Any person or entity who has an application before the Shire must obtain, and should only rely on, written notice of the Shires decision and any conditions attaching to the decision and cannot treat as an approval anything said or done at a Council or Committee meeting.

Any advice provided by an employee of the Shire on the operation of written law, or the performance of a function by the Shire, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the Shire. Any advice on a matter of law, or anything sought to be relied upon as representation by the Shire should be sought in writing and should make clear the purpose of the request.

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## 1. Declaration of Opening and Announcement of Visitors.

The Shire President welcomed all in attendance and declared the meeting open at:

This Special Council Meeting will be video recorded, and the recording published on the Shire of Dundas website.

### 1.1 Acknowledgment of Country

The Shire of Dundas recognises the Ngadju and Mirning as traditional custodians in the Shire of Dundas and pay our respects to their Elders, past and present.

### 1.2 Attendance at meetings by electronic means

## 2. Declarations of Financial, Proximity, Impartiality Interests & Gifts Received.

Financial Interests:

Proximity Interests:

Impartiality Interests:

Gifts Received by Councillors:

As per section 5.87A of the Local Government Act 1995 and the Shire of Dundas Code of Conduct section 3.4 Gifts.

## 3. Record of Attendance of Councillors / Officers and Apologies.

Cr Laurene G Bonza  
Cr Sharon M Warner  
Cr Sharon Brown  
Cr Chantelle McLeod  
Cr Priscilla Fleming  
Cr Andie Holman

Shire President  
Deputy Shire President

Peter Fitchat  
Barry Hemopo  
Hannah Turner

Chief Executive Officer  
Manager of Works and Services  
Executive Assistant

### Apologies

Pania Turner

Deputy Chief Executive Officer

Public Gallery**4. Public Question Time.**

In accordance with the Local Government Act 1995 and the Local Government (Administration) Regulations 1996, any person may during Public Question Time ask any question.

**5. Petitions, Deputations or Presentations.****6. Announcements by Presiding Member without Discussion.****7. Reports**

<b>Agenda Reference &amp; Subject</b>	
<b>7.1 – Reconsideration of a proposal to develop Workforce Accommodation in Norseman</b>	
Location / Address	Lots 109 (HN 76), 110 (HN 74), 111 (HN 72) and 112 (HN 70) on Plan 222909 Goodliffe Street (corner Alsopp Street) Norseman
File Reference	DA01/2025
Author	Anthony Dowling (Shire Town Planning Consultant – Dowling Giudici + Associates); Peter Wittkuhn, (Shire Solicitor - McLeods Lawyers)
Date of Report	29 October 2025
Disclosure of Interest	DG+A receives consulting fees from the Shire of Dundas

Summary

Council has been **ordered** by the State Administrative Tribunal (SAT) to **reconsider** its decision not to approve development application **DA01/2025** for the purpose of developing **workforce accommodation** upon 70 – 76 Goodliffe Street Norseman.

The basis of the order is that the proposed development is **legally capable** of being approved on a **permanent basis** as opposed to just **temporarily**. The proposal needs to be reconsidered in light of this.

It is considered the proposed development **generally accords with relevant zone objectives and applicable scheme provisions to warrant approval**. There is an LPS 2 provision (viz. clause 32(1)(g)) which generally **disfavours** ‘mining camp’ type workforce accommodation developments within the town centre of Norseman, however, there is **discretion** to approve such developments. Apart from that, the proposed development does not directly contravene any specific provisions of LPS 2, as there are none which otherwise directly control the location, design, layout, scale, and built form etc of such development.

Regardless of Council’s determination of the application, it is further recommended that Council consider **amending LPS 2 to provide better controls for the location, design, layout, scale, and built form etc of such development** to enable and ensure that future workforce accommodation developments are appropriately located and sympathetic to the character of areas in which they can locate.

In addition to development application DA01/2025, the proponent has lodged the same application (**DA02/2025**) to the State’s Executive Director (ED), **Development Assessment Panel** (DAP) for approval by the DAP.

The DAP application is currently on public advertisement until **12 November 2025**, after which time the Shire's CEO and/or town planning consultant are required to review any submissions received, and to prepare and submit to the DAP secretariat a **Responsible Authority Report (RAR)** on the application to guide the DAP's deliberations upon the proposal. It is understood that the DAP is required to be determined by **22 December 2025**.

In respect to the DAP application, the **DAP will be the decision-maker**. The Shire does however have the role of lodging its RAR which contains the Shire's recommendations on the proposal.

There is no legal constraint preventing an applicant from pursuing two alternative pathways to apply for development approval. Presently, the applicant is pursuing a SAT review against Council's 29 July 2025 **refusal decision** on DA 01/2025. That is one pathway. The other parallel pathway that the applicant is pursuing, is the DAP application.

If the applicant achieves an approval from one of those processes, it can act on that approval and potentially withdraw from the other process.

### Background

ORIGINAL DEVELOPMENT APPLICATION (SHIRE REF: **DA01/2025**)

At its Ordinary Meeting held on 29 July 2025, Council considered and refused to approve development application (DA01/2025) to develop workforce accommodation upon lots 109 (HN 76), 110 (HN 74), 111 (HN 72) and 112 (HN 70) Goodliffe Street (corner Alsopp Street) Norseman.

Generally, the proposal is for the development of **64 dwelling units** (single bedroom + ensuite) and **associated amenities and stores**, with provision for **17 on-street car parking bays in Goodliffe Street, and 8 on-street car parking bays and one bus parking bay in Alsopp Street, as well as** converting the existing grouped dwelling located upon 76 Goodliffe Street to a caretaker's dwelling and **overflow accommodation** for RAM's visiting executive management staff, respectively.

A copy of the application incorporating plans/drawings illustrating the proposal and an accompanying *Transport Impact Statement* (TIS) is reproduced at **Attachment 1** in the papers relating.

A copy of the Officer's report on the application considered by Council at its July 2025 Ordinary meeting and its subsequent resolution, is provided at **Attachment 2** in the papers relating.

Council's refusal to approve the application was based on the following grounds:

- (i) *Permanent use/occupancy of the proposed development – as requested by the proponent by letter to the Shire dated 28 July 2025 - is contrary to the meaning of 'workforce accommodation' described in the Shire's Local Planning Scheme 2;*
- (ii) *No evidence has been provided to support a longer approval period (eg. 30 years);*
- (iii) *No evidence has been provided that the type and structure of the proposed development is compatible with standards that support a longer life span and permanent use/occupancy of the proposed development.*

The term (use class) '**workforce accommodation**' —

*"means premises, which may include modular or relocatable buildings, used -*

- (a) *primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
- (b) *for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.”*

As the proponent did not accept this decision of Council it subsequently applied to the SAT for it to review this decision on the grounds set out in its ‘*Grounds for Review*’ document, a copy of which is provided at **Attachment 3** in the papers relating.

Essentially, the proponent argues that the proposal is consistent with the definition/meaning of ‘**workforce accommodation**’, that it ought to be considered as residential development under the *Residential Design Codes of Western Australia* (the ‘**R-codes**’) and complies in this respect, and thus, is capable of being approved on a **permanent** rather than a **temporary** basis.

Following subsequent discussions on the matter between the respective parties representing the Shire (McLeods Lawyers) and the proponent (The Rowe Group), it came to light that the use class ‘**Workforce Accommodation**’ is **legally capable** of being approved on a **permanent basis** as opposed to just temporarily.

A recent SAT case — *Goldfield Villages Pty Ltd and City of Kalgoorlie-Boulder* [2023] WASAT 6 (especially at paragraphs [95] and [102]) — found that the ‘**temporary**’ element contained in the definition of ‘**Workforce Accommodation**’ pertains to the stay of each worker — not to the use (or the premises) as a whole.

On this basis, the SAT issued an order for Council to **reconsider** its original decision not to approve development application DA01/2025 by **11 November 2025**. A subsequent Directions Hearing on the matter by the SAT is listed for 14 November 2025.

DAP DEVELOPMENT APPLICATION (SHIRE REF: **DA02/2025**)

Notwithstanding its application to the SAT to review Council’s original decision and to grant approval, the applicant has also lodged an application for development approval (DA 02/2025) to the Executive Director, **Development Assessment Panel** (the ‘**DAP**’).

According to the applicant this action has been undertaken in an endeavour to obtain development approval by the end of 2025.

This development application is **the same application** for which Council is now being requested to reconsider its original decision not to approve it.

Dealing with the DAP application is similar to the way in which the Shire is, ordinarily, required to deal with a development application, except that the **DAP becomes the decision-maker instead of the Council**.

It should be noted that a DAP usually comprises 3 independent members and 2 local government members from the relevant local government (when determining an application for development approval upon land located within the relevant local government district). These local government members are required to exercise **their own discretion** in determining the DAP application.

For this DAP application, the Shire’s **two nominated DAP representatives** (or deputies) will be required to determine the application together with the 3 independent members.

As this DAP application is deemed a ‘**complex application**’ pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (**LPS Regs**) it is required to be advertised for a period of at least **28 days**.

The DAP application is currently being advertised publicly via a notice on the Shire website, a sign notice on the subject land's Goodliffe Street frontage, and by letter to the owners and occupiers of land within 200 metres of the boundaries of the subject land.

Advertising of the DAP application commenced on 15 October 2025 and will conclude on the **12 November 2025** by which date any submissions on the proposal are to be received by the Shire.

Following the completion of advertising, a **Responsible Authority Report (RAR)** on the proposal is required to be prepared by the Shire and be submitted to the DAP ED by **noon, 9 December 2025** (unless an extension of time is granted) for consideration by the DAP.

The RAR will need to include a **summary of any submissions received** and recommend how the matters raised in the submissions ought to be addressed by the DAP as part of its deliberations on the proposal.

The **RAR** is required to be prepared by either the Shire's Chief Executive Officer (CEO) or an authorised employee of the Shire, or by a person contracted by the Shire CEO who is considered suitably qualified to assist in preparing the RAR. The decision-making body will, however, be the DAP.

#### Proposal

Council is now requested to —

- (A) Reconsider its original decision not to approve development application DA01/2025 to develop workforce accommodation upon 70 – 76 Goodliffe Street Norseman; and
- (B) Given there are **no specific provisions** of LPS 2 to directly control the **location, design, layout, scale, and built form** etc of 'workforce accommodation' **within the scheme area** (i.e. the Dundas local government district), consider amending its *Local Planning Scheme 2 (LPS 2)* to designate preferred locations for future development of workforce accommodation within the scheme area and the associated development standards and provisions that ought to apply to the physical form and scale etc of such development

Considerations on each of these proposals are provided in the Comment section of this agenda item.

#### Statutory Environment

- *Planning and Development (Local Planning Schemes) Regulations 2015 ('LPS Regs')*
- *Planning and Development (Development Assessment Panels) Regulations 2011 ('DAP Regs').*
- *Local Government (Development Assessment Panels) Regulations 2025 ('LG DAP Regs')*
- *Shire of Dundas Local Planning Scheme No. 2 ('LPS 2')*

#### Policy Implications

Nil (The Shire has no adopted local planning policies)

#### Financial Implications



Nil

### Strategic Implications

## **GOAL 3 - Built Environment**

### **3.1 Shire infrastructure and services meet the Community's needs**

*3.1.1 Footpaths, verges and access ways are appropriately managed according to their need and use*

*3.1.2 Roads and drainage are appropriately managed according to their need and use*

## **GOAL 4 - Economic Development and Financial Sustainability**

### **4.2 Opportunity for Economic Diversification and Growth**

*4.2.1 A vibrant economy that supports opportunities for mining, industry, creative and cultural industries, tourism, shopping and business*

### Consultation

Elected Members

CEO

Shire solicitor (McLeods Lawyers)

### Comment

PROPOSAL (A)

#### *Reconsideration of Original Development Application (Shire ref: DA01/2025)*

With the SAT's recent determination that the term '**temporary**' referenced in the definition of '**Workforce Accommodation**' pertains to the stay of each worker — not to the use (or the premises) as a whole, it has now been established that the proposed use class 'workforce accommodation' is **legally capable of being approved on a permanent basis**.

On this basis, Council's **first and second grounds for refusal 'fall away'**, making it appropriate for Council to now reconsider its decision to not approve the proposed development.

In respect to its third ground of refusal "... *that no evidence has been provided that the type and structure of the proposed development is compatible with standards that support a longer life span and permanent use/occupancy of the proposed development*", this ground is based on a concern with the permanence of the workforce accommodation development. The ground may be subject to some **criticism** because it assumes there is an **onus** on an applicant to prove that a workforce accommodation should be approved on a permanent basis rather than a temporary basis. It would be more correct to simply consider the proposed development on its **planning merits in its own right**, giving **due regard to the proposed permanent nature** of the use. Council can still validly take the position that a particular workforce accommodation use is not of a high enough standard of presentation and/or operation to be approved on a permanent basis. The difference between this approach and the existing ground of refusal is that the assessment would be made of the development on its **planning merits in its own right**, rather than by considering whether a **departure from a presumption** of a temporary use has been justified.

In reconsidering DA01/2025 on its merits, Council should consider it within the context of existing surrounding development and similar kinds of approved developments, the prevailing land use planning framework, and whether relevant conditions of development approval can be imposed to meet applicable scheme and zone objectives.

Unfortunately, and except for clause 32(1)(g) to be discussed, LPS 2 contains no specific standards that apply to development proposals for workforce accommodation within the scheme area.

The absence of such standards does not mean that Council is obliged to approve every workforce accommodation development application. Rather every workforce accommodation proposal is to be judged on its merits. In that regard, some of the broad and general factors that Council must have due regard to are as follows (extracted from clause 67(2) in Schedule 2 to the LPS Regs):

*(m) the compatibility of the development with its setting, including —*

- (i) the compatibility of the development with the desired future character of its setting; and*
- (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

*(n) the amenity of the locality including the following —*

- (i) environmental impacts of the development;*
- (ii) the character of the locality;*
- (iii) social impacts of the development;*

*(s) the adequacy of —*

- (i) the proposed means of access to and egress from the site; and*
- (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;*
- (t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.*

The **one provision** of LPS 2 that could be considered to be a standard that is specific to workforce accommodation is clause 32(1)(g) mentioned earlier. It provides that the Shire is generally **opposed** “... to the use of 'skid' and 'mining camp' type transportable buildings within the Norseman and Eucla townsites and second hand dwellings within the district...”.

According to the applicant's original and amended development report accompanying the development application, the proposed workforce accommodation development will comprise **transportable 'modular' buildings** for the purpose of supporting Pantoro's **mining operations** within Norseman.

Regardless of its intended design quality, it is clear from the above description, and from the nature and type of facilities proposed within, and the design and arrangement of these, that the proposed development **clearly presents as a 'mining camp' style of development**.

Council can, however (as clause 32(1) (g) goes onto say), consider such proposals under '**extenuating circumstances**'. Although the applicant **has not provided any evidence** of

‘extenuating circumstances’ which might give rise to the favourable consideration of the proposal, it may well argue that this location, and the proposed form of development upon it, is the only realistic option available to it at this point in time to meet its immediate workforce accommodation needs.

Another planning issue associated with the proposed development is that all parking spaces **required by the proponent** are proposed to be established within the Goodliffe and Alsopp Street verges, as opposed to providing parking spaces onsite.

Local planning schemes typically prescribe that car parking spaces for a proposed use/development have to be provided wholly within the development site, although consideration can always be given to meeting development vehicle parking demand by utilising existing, or providing new, adjacent on-street vehicle parking areas.

LPS 2 is, unfortunately, **silent in respect to prescribing minimum onsite car parking requirements for workforce accommodation developments and whether these all have to be provided wholly within the development site**. Nevertheless, it would be open to Council to form the opinion that it is unacceptable for parking generated by the development to be accommodated by verge parking – or alternatively - that it is unacceptable for *all of the* parking generated by the development to be accommodated by verge parking.

That said, Council has previously accepted and approved on-street parking within the street verges adjacent to RAM’s other existing workforce accommodation developments located at 95 – 99 Roberts Street, and 105 - 111 Prinsep Street and 106 – 114 Angove Street respectively. A similar approach is considered justifiable on the current application. A distinguishing feature is that these earlier approvals were granted on the basis that RAM’s vehicle parking requirements could be met by utilising existing and adjacent under-used on-street parking areas. For the current application, there are **no existing, constructed, on-street parking bays** within the adjacent street verges that can be utilised for the proposed use’s car parking needs. If the application was to be approved on the basis of parking occurring within the street verges, a suitable condition would need to be imposed requiring the construction of those car parking bays. They could not legally be devoted to the exclusive use of the development, but could be used on a first-come first-served basis by members of the public. However, as with any scenario where the applicant relies on street parking to accommodate its own users, the applicant must be taken to be confident that, in reality, any competition from other users for those bays will not be problematical.

One final matter to consider in reconsidering this development proposal is the applicant’s claim in its grounds of review (set out under Reason No.3 in **Attachment 3** to the papers relating) “... that ‘permanent use/occupancy’ is not a ‘Workforce Accommodation’ land-use. Rather such land use lends itself to a **Residential land-use** as defined in the Residential Design Codes”.

This claim seems **contradictory**.

The original development application (DA01/2025) now being reconsidered, clearly expressed and sought approval for the proposed development on the basis of it being classified as ‘**workforce accommodation**’ (as defined in LPS 2). As such, the original assessment and determination of the proposal was based on this classification and not as ‘**residential development**’.

The *Residential Design Codes of Western Australia (Volume 1)* (the ‘**R-codes**’) does list and define ‘**residential development**’ as follows —

***“development of permanent accommodation for people, and may include all dwellings, the residential component of mixed use development, and residential buildings proposing permanent accommodation.***

If the development was a ‘residential development’, then it might be more specifically classified as either ‘grouped dwellings’ or ‘residential building’ for use classification purposes. However, it is considered that the use does not comprise ‘residential development’ because it will accommodate either exclusively or substantially fly-in/fly-out workers, and this is not ‘permanent accommodation’.

For completeness, it is noted that the use class ‘**residential building**’ is not always permanent accommodation. Its definition under the ‘R-codes’ referenced in the definition above, means —

*a **building** or portion of a building, together with rooms and **outbuildings** separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:*

- *temporarily by two or more persons; or*
- *permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

However, the SAT has previously determined that where a development consists of multiple accommodation units, it is not a ‘residential building’ within the above definition because the above definition only refers to ‘**a building**’ in the singular: *Goldfield Villages* at paragraph 151, footnote 64.

The SAT in the *Goldfield Villages* decision did say that a workforce accommodation use was ‘residential’, but only in a very broad sense for the purpose of interpreting a particular zone objective – **not for the purpose of classifying the use under the zoning table** of the local planning scheme.

Because the use is not ‘residential development’ for the purposes of use classification, the R-codes do not apply, and as such neither the **design principles** nor the **deemed-to-comply** provisions of the R-codes apply as a matter of law to the subject development. Despite this, it would be logical for the proposed development to be assessed **for guidance by analogy** against the **design principles** and/or **deemed-to-comply provisions** prescribed for a ‘**grouped dwelling**’ development.

A full assessment of the application against the R-codes has not been undertaken, on the ground that they do not apply as a matter of law. Nevertheless, considering the guidance by analogy that can be derived from the R-codes, consideration has been given to some of the more obvious design elements covered by the R-codes. Based on a cursory examination of the development plans (to date) against the more obviously-pertinent design principles or deemed-to-comply provisions of the R-codes under an **R30 density coding** (which applies by virtue of clause 26 in LPS 2), the proposed development **is likely to meet (or exceed the minimum) deemed-to-comply** provisions of the R-codes, except in respect to the **provision and location of onsite car parking**.

In respect to the provision of parking for a grouped dwelling development, if hypothetically the development was a grouped dwelling development, 1 **onsite** car bay per dwelling unit would be required to meet the deemed-to-comply provisions. As 64 single bedroom units are proposed, **64 onsite car bays** would be required if the development was hypothetically a grouped dwelling development.

Development application DA01/2025 proposes **25 offsite car spaces**, comprising:

- **10 bays** for the parking of company vehicles used by workers residing at the accommodation facility
- **one bay** for the daily parking of a light truck used for site maintenance
- **one bay** for twice-weekly linen deliveries, and
- **13 other bays.**

The applicant has not proposed specific allocation of each particular parking bays to the particular uses listed above – they have only proposed a total number of bays and the total number needed for each of the above purposes.

Also, with regard to the first and last dot points mentioned above, the applicant has not fully explained why those bays are required, especially since the majority of occupants of the accommodation facility will be transported to their work (mine) site via bus. However, the applicant has said that the 13 other bays are required for those workers who reside outside of the Norseman townsite who will drive their own vehicles to and from their home address to the accommodation facility ('DIDO').

**No reasons or justification** has been provided by the applicant as to why all the parking required cannot be provided wholly within the subject land. However, **Design Principle P3.3** in section 5.3.3 of the 'R-codes' provides for **some or all of the required car parking spaces** to be **located off site**, subject to a range of conditions, such as the off-site car parking area being **sufficiently close** to the development and convenient for use by residents and/or visitors, and a **permanent legal right of access** being established for all users and occupiers of dwellings for which the respective car parking space is to be provided.

Bearing in mind that the 'R-codes' **relevant deemed-to-comply provisions and/or design principles** are only applicable for guidance by analogy, the proposed development is considered to be **generally in accord** with relevant 'R-codes' requirements.

Notwithstanding the provision in clause 32(1)(g) in LPS 2 whereby Council is generally opposed to mining camp style development within the Norseman townsite, it is acknowledged that the proposed development will be of reasonable quality, noting that the construction of buildings and the materials to be used in construction will need to comply with relevant provisions and minimum standards prescribed in the *National Construction Code* (NCC).

On this basis, it is again recommended that **conditional development approval be granted, without a time-limited condition** and without any requirement for an outline decommissioning and rehabilitation plan as originally recommended.

If Council remains unpersuaded that the application should be approved, Council can still refuse to approve the application on the grounds that —

1. The proposal consists of 'mining camp' type transportable buildings within the Norseman townsite, contrary to clause 32(1)(g) of LPS 2, and insufficient justification has been given for Council to relax this general prohibition;
2. Council does not accept the provision of on-street car parking for the proposed development in this location; and
3. The proposed on-street parking will detrimentally impact the amenity of the locality and the streetscapes of Goodliffe and Alsopp Streets.

PROPOSAL (B)

*Consider amending LPS 2 in order to control and guide the location, design, form, appearance and scale etc of future workforce accommodation development within the scheme area*

As reported to the July 2025 Ordinary meeting of Council, the use class 'workforce accommodation' is an **unlisted use** in the Zoning Table of LPS 2. The reasoning behind this is unknown, and thus, each proposal for this type of development is to be considered on a **case-by-case basis**.

Additionally, and apart from clause 32(1)(g), there are no specific or direct controls or guidelines prescribed in LPS 2 to assess and evaluate whether such development proposals will be suitable or acceptable for the location they seek to be placed within. This creates **uncertainty for both mining proponents and local residents alike**.

Given the ongoing mining prospectivity within the region around Norseman, and the possibility of other resource projects coming 'on-stream' in the years ahead (such as the proposed Western Green Energy Hub near Eucla) which will need a support workforce, it is recommended that a **strategic approach be undertaken** (via an amendment to LPS 2) in respect to identifying and designating future workforce accommodation locations.

Furthermore, controls ought to be developed and adopted (again via an amendment to LPS 2) to **guide desired physical form and scale** of such development, especially if such development is to be located within, on the fringes of, or in close proximity to, the Norseman and Eucla townsites.

Such provisions can remove the potential for ad hoc and arbitrary decision-making and will provide **certainty to both development proponents and local residents as to where such developments can and ought to take place**.

#### Voting Requirements

Simple Majority

Moved: Cr.  
Seconded: Cr.

#### Officer Recommendation

That Council:

1. Having reconsidered development application DA01/2025 to develop workforce accommodation upon lots 109 (HN 76), 110 (HN 74), 111 (HN 72) and 112 (HN 70) Goodliffe Street (corner Alsopp Street) Norseman, pursuant to clause 68 (2) in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, APPROVE the development application generally in accordance with the Planning Report (Version V1.2) prepared by RFF dated May 2025, except in respect to Site Landscape Plan (25-106 - SK-07 – B),

and subject to the following conditions

- (i) A modified site landscape plan being submitted to and approved by the Shire of Dundas, denoting the following required modifications, and being implemented thereafter:
  - (a) A minimum 3.5 metre wide garden extending along the full length of the development site's Goodliffe Street frontage (not including the Goodliffe Street entry and the internal central pathway);

- (b) A minimum 2.0 metre wide garden extending along the full length of the northern boundary of lot 112;
- (c) Provision of landscaped nibs spaced between every 4<sup>th</sup> and 5<sup>th</sup> car bay proposed within the Goodliffe Street and Alsopp Street verges;
- (d) Provision of a minimum 1.8 metre wide footpath along the full length of the eastern edge of the proposed Goodliffe Street car park, connecting to the Goodliffe Street entry;
- (e) Landscaping of the whole of the Goodliffe and Alsopp Street verges (car bays and the bus bay excluded) immediately abutting the development site;
- (f) Planting of suitable replacement trees for those trees proposed to be removed within the development site and within the abutting street verges; and
- (g) A schedule of suitable plants proposed to be planted within the designated garden beds, landscaped nibs, and the Goodliffe and Alsopp Street verges;

- (ii) The development being connected to the wastewater treatment plant (WWTP) located upon lot 51 Richardson Street Norseman.

The route and alignment of wastewater pipes and associated infrastructure required to connect the development to the WWTP are to be designed and installed to the specifications and satisfaction of the Shire of Dundas.

The WWTP is to be fully functional/operational to the satisfaction of the Shire of Dundas prior to first occupancy of any of the 64 single dwelling units;

- (iii) Provision of a waste storage enclosure, designed and positioned to the specifications and satisfaction of the Shire of Dundas;
- (iv) The bus bay and car parking bays proposed within the Goodliffe Street and Alsopp Street verges being designed, paved, constructed, and line-marked to the specifications and satisfaction of the Shire of Dundas.

Additionally, suitable signage being installed to the specifications and satisfaction of the Shire of Dundas to the effect of requesting drivers to enter and exit these car parking bays quietly, promptly, and in an orderly fashion;
- (v) The development site and the bus bay and car parking bays being drained to the specifications and satisfaction of the Shire of Dundas;
- (vi) The proponent entering into a legal agreement with the Shire of Dundas to maintain at its expense, and at all times to the satisfaction of the Shire, the street verge parking bays hereby approved for the duration the use is being carried out;
- (vii) Proposed perimeter fencing being designed and installed to the specifications and satisfaction of the Shire of Dundas;
- (viii) The existing footpath located within the eastern verge of Goodliffe Street between Alsopp and Talbot Streets, and the existing footpath located within the southern verge of Talbot Street between Goodliffe Street and Prinsep Street, being upgraded and illuminated to the specifications and satisfaction of the Shire of Dundas;

- (ix) The proposed footpath within the northern verge of Alsopp Street between Angove and Goodliffe Streets, and to the proposed southern entry of the accommodation facility, being designed and illuminated to the specifications and satisfaction of the Shire of Dundas, and is to seamlessly connect with the upgraded Goodliffe Street footpath;
- (x) The rear laneway between Talbot Street and Alsopp Street being paved, drained, and illuminated to the specifications and satisfaction of the Shire of Dundas;
- (xi) The development being substantially commenced within 2 years of the date of this approval. If the development has not substantially commenced within this period, the approval shall lapse and be of no further effect; and
- (xii) Conditions (i) – (x) being fulfilled to the satisfaction of the Shire of Dundas prior to first occupancy of any of the 64 proposed single dwelling units (excludes the existing grouped-dwelling development).

**Advice Notes**

- (A) The granting of this development approval does not constitute a building permit and that an application for relevant building permits must be submitted to the Shire of Dundas and be granted before any work requiring a building permit can commence onsite;
  - (B) The granting of this development approval does not negate the requirement for any other approvals, permits, licences etc and adherence to due diligence, which may be required under separate legislation.  
  
It is the proponent's responsibility to identify and obtain any other approvals, permits, licences etc and undertaking of due diligence required before the development/use lawfully commences;
  - (C) Upon the requirements in condition numbers (i) – (x) being completed, the Shire of Dundas is to be duly notified in order to check and confirm the conditions have been fulfilled to its satisfaction; and
  - (D) It is recommended that the code of conduct for residents of the accommodation facility include statements to the effect that there is an expectation that workers walking to and from RAM's dining facility (mess) in Talbot Street will utilise and adhere to existing footpaths in an orderly fashion at all times.
2. Request the Shire Chief Executive Officer (CEO) to cause the preparation of a draft amendment to the Shire's *Local Planning Scheme (LPS) 2* that seeks to —
- (i) designate future appropriate workforce accommodation locations within the scheme area; and
  - (ii) prescribe appropriate provisions and controls that will elicit desired physical form/s and scale of future workforce accommodation development;
- and present this at a future Councillors workshop for consideration.

Carried by:

For:



**Against:**

<b>Agenda Reference &amp; Subject</b>	
<b>7.2 – Delegation to Committees</b>	
Location / Address	Shire of Dundas
File Reference	RV.RP.6
Author	Chief Executive Officer – Peter Fitchat
Date of Report	25 October 2025
Disclosure of Interest	Nil

Summary

For the Council to revisit the nominations for delegates to represent Council for Goldfields Voluntary Regional Organisation of Councils (GVROC), RoadWise, Regional Roads Group (RRG), Local Emergency Management Committee, Dundas Coastal Planning Committee, Development Assessment Panel and the Shire of Dundas Economic Development Working Group.

Background

This was presented to Council at the October Ordinary Council Meeting however there was a procedural error. As such, it is being brought back to Council.

The WALGA AGM meeting is held every year in August or September during local government week and each local government has the opportunity for 2 delegates to vote on WALGA resolutions, normally the President and Deputy President.

Regional Road Group meetings are bi-annual and elected members representation is required on the strategic working group for funding allocation on Council Road networks.

As part of Council's governance requirements, representation on GVROC and State Council must be formalised.

Committee meetings such as RoadWise, the Local Emergency Management Committee, the Dundas Coastal Planning Committee and other formally established committees of Council meet as scheduled in the committee's meeting calendar. Officer support is approved by the CEO prior to being submitted to Council.

Representation of local interests is a key aspect of the Development Assessment Panel (DAP) system. The combination of local knowledge with technical expertise provides for informed and balanced decision making by DAPs. The Planning and Development (Development Assessment Panels) Regulations 2011 (DAP Regulations) provides for this local knowledge in the constitution of a DAP by requiring the local government to nominate elected members for inclusion on the register of Local Government DAP Members. All existing Local Government DAP Members are currently appointed for a term ending 26 January 2026. Prior to this date, local governments are required to nominate four (4) DAP members for inclusion on the register by the Minister for Planning and Lands. Additional information on the nomination of Council representatives to the DAP can be found in the Papers Relating.

Statutory Environment

Local Government Act 1995

Part 5

*This Part deals with —*

- (a) *council meetings, committees and their meetings and electors' meetings; and*
- (b) *the employment of persons by local governments and matters relating to local government employees; and*
- € *annual reports and plans; and*
- (d) *the disclosure of financial interests in matters affecting local government decisions and in returns; and*
- € *public access to local government information; and*
- (f) *the limitation of the payment of fees, expenses and allowances to council and committee members, mayors and presidents; and*
- (g) *codes of conduct.*

*[Notes to Part 5 amended: No. 49 of 2004 s. 42(1).]*

5.10. Committee members, appointment of

- (1) A committee is to have as its members —
  - (a) persons appointed\* by the local government to be members of the committee (other than those referred to in paragraph (b)); and
  - (b) persons who are appointed to be members of the committee under subsection (4) or (5).

*\* Absolute majority required.*

#### Policy Implications

EM.1 Conferences – Elected Members Attendance and Representation

#### Financial Implications

Conference allocation as set in the adopted budget.

#### Strategic Implications

Council representation on local, regional, state, and federal committees helps the Shire of Dundas achieve Strategic Community Plan 2022-2032 goals.

#### **GOAL 1 – Community**

*A healthy, safe, resilient and engaged Community. A place where people thrive. A Community where diversity is celebrated, a place of belonging. A place where economic growth and business opportunity is encouraged and supported.*

#### **GOAL 2 – Natural Environment**

*Our natural environment is viewed as a precious asset that is protected and enjoyed. A place where sustainable opportunities and collaboration is nurtured.*

#### **GOAL 3 – Built Environment**

*Planning and development of infrastructure supports liveable, sustainable and connected communities.*

**GOAL 4 – Economic Development and Financial Sustainability**

*A thriving local economy & economic base supports economic growth and business opportunity.*

**GOAL 5 – Governance and Leadership**

*We are a trusted Local Government; we are a strong advocate for our Community; we lead with respect and accountability.*

Consultation

Councillors  
CEO  
Senior Staff

Comment

Elected members and serving officers are permitted to be delegates with a formal Council resolution. As it is normal practice for the Shire President (although not compulsory) to be a voting delegate, the Council has the opportunity to nominate another voting delegate to WALGA, GVROC, State Council, Regional Road Group, RoadWise, and the Local Emergency Management Group.

The Shire President and CEO represent the Shire of Dundas on the Goldfields Voluntary Regional Organisation of Councils, Council have the option to nominate a second elected member delegate to GVROC. GVROC then elect a Chair and Deputy Chair from the group. The elected person must be approved by their own Council, before accepting the GVROC position. Goldfields-Esperance zone representatives on State Council are also elected in the same manner.

Voting Requirements

Absolute Majority

**Moved:** Cr.  
**Seconded:** Cr.

Officer Recommendation

**That Council:**

- 1. Appoint Cr Bonza as the voting delegate and Cr Warner as the proxy voting delegate at the WALGA AGM.**
- 2. Appoint Cr Bonza and Cr Warner as GVROC Representatives, and the Chief Executive Officer, Peter Fitchat as the proxy voting delegate, and the voting delegate in the CEO Working Group.**
- 3. Appoint Cr Bonza and Cr Holman as Regional Road Group representatives, and the Chief Executive Officer and Manager of Works & Services as voting delegates on the Regional Road Technical Group.**
- 4. Appoint Cr McLeod as Chair, Cr Warner and Cr Brown as RoadWise Committee Representatives, noting that the Manager of Works and Services, and the DCEO attend RoadWise as part of their duties.**
- 5. Appoint Cr Brown as Chair and Cr Fleming as representatives on the Local Emergency Management Committee, noting this is not a formal committee of**

Council; and note that the CEO, Manager of Works & Services, and the DCEO attend LEMC as part of their duties.

6. Appoint Cr Bonza as Chair, Cr Brown and Cr Warner as representatives on Dundas Coastal Planning Committee, noting the CEO attends as part of their duties.
7. Appoint Cr Bonza and Cr Warner, as representatives on the Development Assessment Panel, and Cr Brown and Cr Fleming as proxy representatives on the Development Assessment Panel.
8. Appoint Cr Bonza as Chair, Cr Warner and Cr McLeod as representatives on the Shire of Dundas Economic Development Working Group, noting this is not a formal committee of Council and the CEO attends as part of their duties.

Carried by:

For:

Against:

Agenda Reference & Subject	
<b>7.3 – Audit &amp; Risk Committee Delegations</b>	
Location / Address	Shire of Dundas
File Reference	CM.ME.24/25
Author	Chief Executive Officer – Peter Fitchat
Date of Report	3 November 2025
Disclosure of Interest	Nil

### Summary

To seek Council approval for the appointment of Councillors to the Shire of Dundas Audit \* Risk Committee. Historically, all Councillors have been appointed to the Audit & Risk Committee to support Council's oversight of financial governance, risk management, and audit functions.

### Background

In accordance with Section 7.1A of the *Local Government Act 1995*, Council must appoint members to its Audit & Risk Committee. The Committee plays a key role in overseeing financial reporting, risk management, internal control frameworks, and the audit process.

Traditionally, the Shire of Dundas has appointed all elected members to this Committee to ensure broad representation and shared responsibility in governance and risk oversight.

With the commencement of the new Council term, it is necessary for Council to confirm the membership of the Audit & Risk Committee.

### Statutory Environment

*Local Government Act 1995*

*Local Government (Audit) Regulations 1996*

*Local Government (Financial Management) Regulations 1996*

### Policy Implications

Nil

Financial Implications

Committee Meetings and associated costs are included in the Annual Budget.

Strategic Implications

**GOAL 5 – Governance and Leadership**

**5.1 A trusted Local Government**

*5.1.1 Accountable and informed decision-making by Council.*

*5.1.2 Compliance with the Local Government Act 1995 and all relevant legislation and regulations.*

Consultation

Elected Members

CEO

Senior Officers

Comment

Appointing all Councillors to the Audit & Risk Committee ensures all elected members are actively involved in risk oversight, audit reviews, and financial governance.

Voting Requirements

Absolute Majority

**Moved:** Cr.

**Seconded:** Cr.

Officer Recommendation

**That Council appoints Cr. Bonza, Cr. Warner, Cr. Brown, Cr. McLeod, Cr. Fleming, and Cr. Holman as members of the Shire of Dundas Audit & Risk Committee.**

**Carried by:**

**For:**

**Against:**

**8. Next Meeting**

The next Special Meeting of Council will be called as required.

There being no further business the Shire President declares the meeting closed at: