

Job Ref: 10209
20 April 2026

Shire of Dundas
88-92 Prinsep Street
Norseman WA 6443

Attention: Chief Executive Officer

Dear Mr Fitchat

**Application for Development Approval- Workers' Accommodation Facility
Lots 138-137 (Nos. 30-32) Mildura Street, Norseman**

Rowe Group acts on behalf of Resource Accommodation Management Pty Ltd ('**Client**') for the development of Lots 138 and 137 (Nos 30 and 32) Mildura Street, Norseman (collectively the '**subject site**'). We have been instructed by our Client to prepare and lodge this Development Application ('**Application**'), for the Shire of Dundas' approval. This Application seeks approval for a VIP Workers' Accommodation Facility to support the Pantoro Gold Mining operation within the town of Norseman.

In support of this application, please find enclosed the following:

- A completed and signed Development Application Form;
- A copy of the current Certificates of Title;
- A copy of the proposed development plans; and
- Accompanying technical reporting.

SUBJECT SITE

The subject site is situated within the municipality of the Shire of Dundas ('Shire'), located within the town of Norseman, and is located approximately 161 kilometres south of Kalgoorlie-Boulder, being the nearest major centre between Kalgoorlie-Boulder and Esperance.

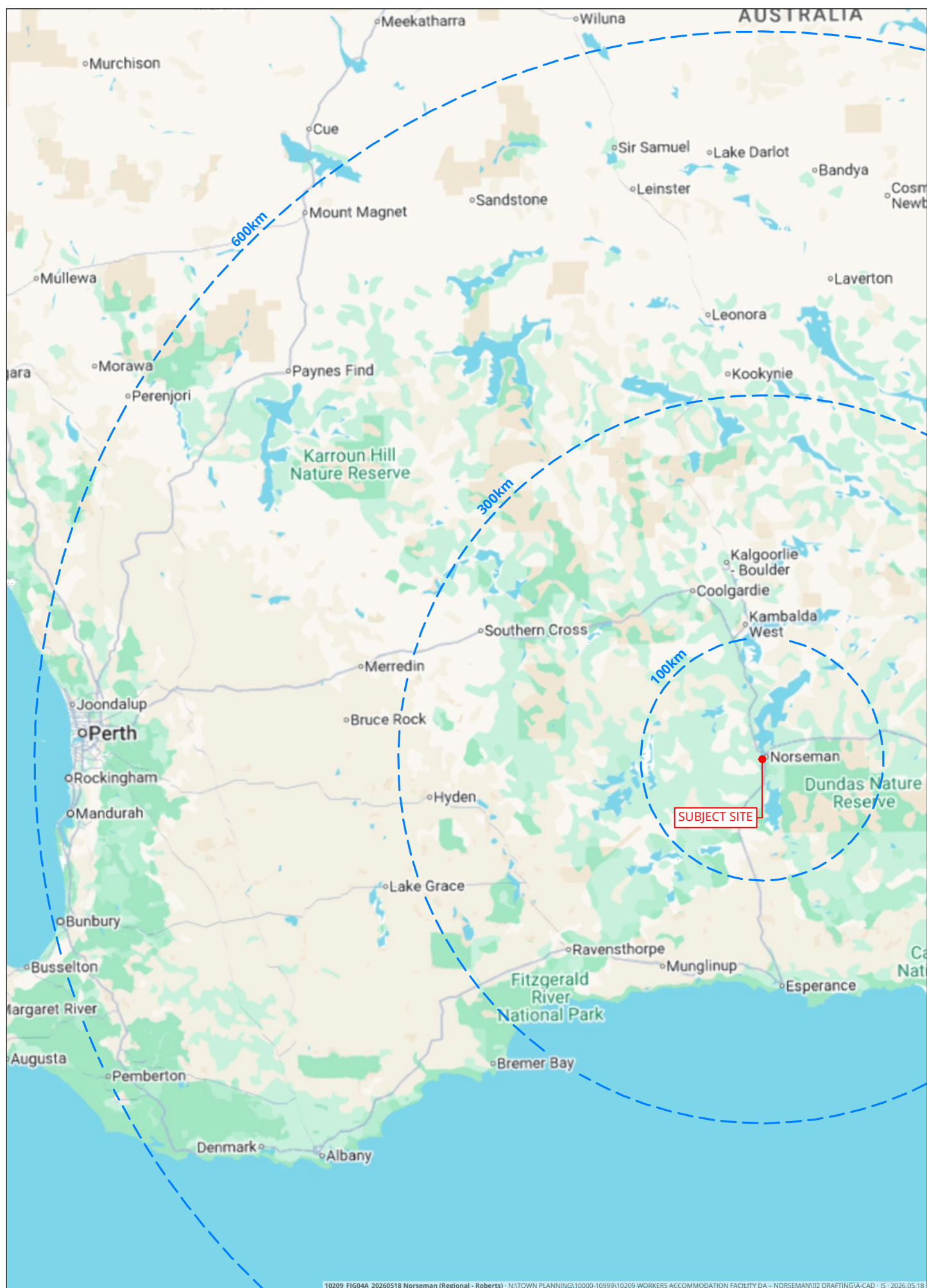
Refer **Figure 1 – Regional Location** and **Figure 2 – Local Location**.

The subject site totals approximately 2,024m² in area and is bound by Mildura Street to the west, Talbot Street to the north and an unsealed laneway to the east.



Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

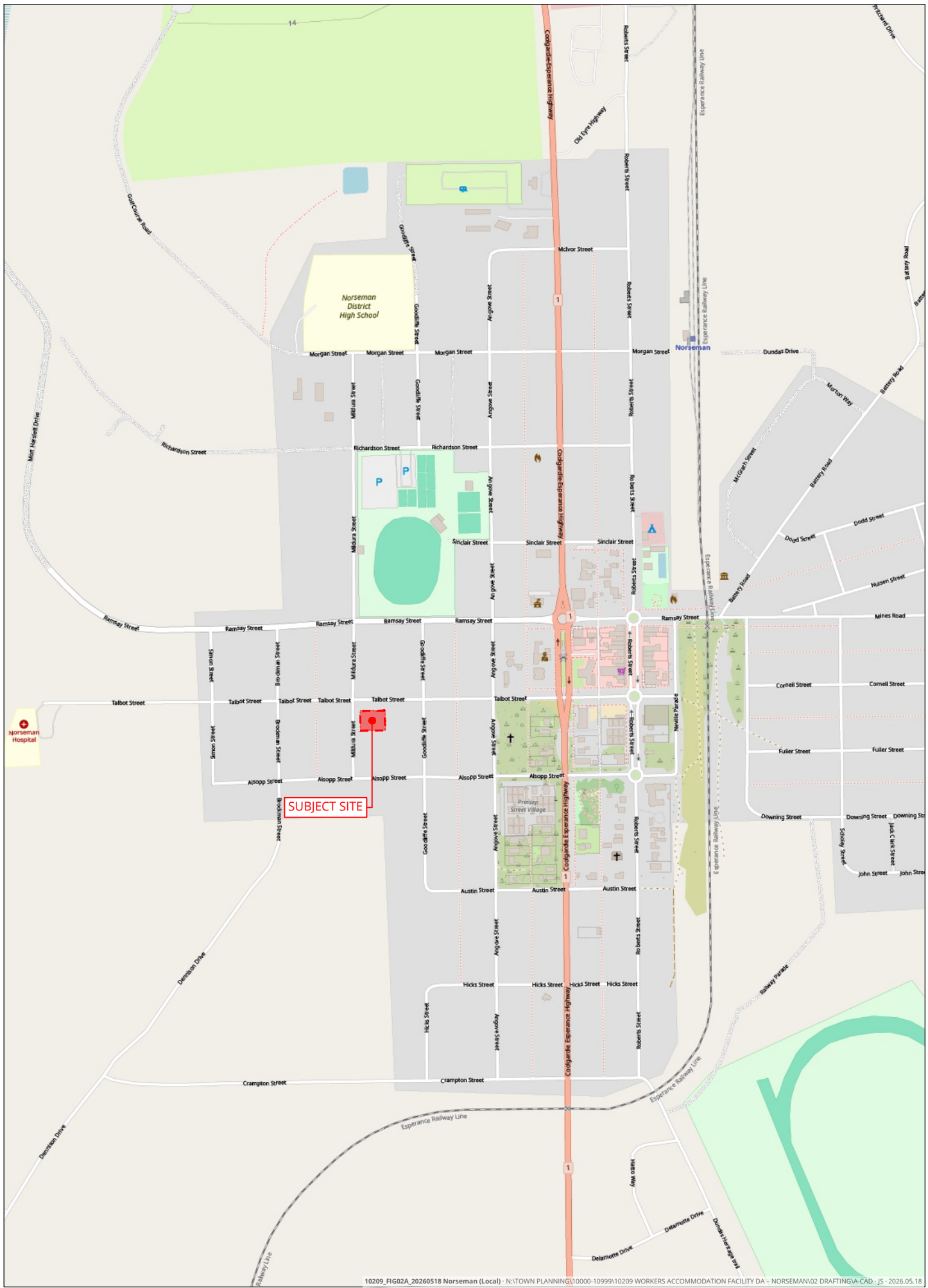
p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au



0 100,000m
SCALE @ A4: 1:4,000,000



FIGURE 1
REGIONAL LOCATION



0 250m
SCALE @ A4: 1:10,000



FIGURE 2
LOCAL CONTEXT

The subject site comprises of four (4) separate land parcels, legally described as follows:

STREET ADDRESS	LOT NO.	PLAN/DIAGRAM	VOLUME/FOLIO	REGISTERED PROPRIETOR
30 Mildura Street	138	222909	1072/312	Matthew James Jerome
32 Mildura Street	137	222909	1072/312	Matthew James Jerome

Table 1: Cadastral Information.

The subject site is currently occupied by a dilapidated building which traverses both lots, a number of 'donga' accommodation units – none of which appear to be used - and a shed. All improvements are all proposed to be removed to facilitate the proposed development.

The Pantoro Gold Mine is located immediately east of the Norseman townsite.

STRATEGIC FRAMEWORK

Goldfields-Esperance Regional Planning and Infrastructure Framework

The subject site is located within the Goldfields-Esperance Regional Planning and Infrastructure Framework 2015 (**Framework**), which is a high-level strategic document prepared by the Western Australian Planning Commission (**WAPC**) to guide long-term land use planning, infrastructure coordination and regional development across the Goldfields-Esperance region, including the Shire of Dundas and more specifically the town of Norseman. The framework is a non-statutory, ongoing strategic document published in 2015 and currently in effect until superseded by a new Regional Planning Strategy.

In the context of this Application, the Framework is relevant because it:

- Recognises the region's economy as resource-based and reliant on mining, which directly drives demand for worker housing and support infrastructure.
- Supports planning responses that strengthen regional settlements, improve liveability, and ensure appropriate services and accommodation for a mobile workforce.
- Provides strategic justification for developments that help sustain workforce availability and economic activity in remote communities such as Norseman, without placing additional strain on existing residential areas or local infrastructure.

Overall, the subject proposal aligns with the Framework's direction by supporting the operational needs of the mining / resource sector, contributing to Norseman's role as a small but strategically located service settlement within the region, and ensuring workforce accommodation is delivered in a planned and consolidated manner.

Goldfields-Esperance Development Commission Strategic Plan 2025-2027

The Goldfields-Esperance Development Commission's Strategic Plan 2025–2027 (**Strategic Plan**) identifies the Goldfields-Esperance region as a significant mining region with a continuing reliance on a mobile, project-based workforce to support resource sector operations. The plan emphasises the need for adequate and appropriate workers accommodation to sustain economic activity and ensure that regional centres can continue supporting mining, logistics, and associated industries. This proposal in Norseman directly responds to this strategic direction by providing reliable, fit-for-purpose housing that supports ongoing mining and service-industry operations in the Shire of Dundas.

A key priority of the Strategic Plan is to enhance regional liveability, including improving access to essential infrastructure, services, and accommodation options across diverse and remote communities. In smaller towns like Norseman—where the private housing market is limited and demand fluctuates with mining activity—purpose-built workforce accommodation reduces pressure on local residential stock while improving safety, amenity, and management outcomes. The proposal aligns with this objective by offering a managed, single-storey development that avoids impacts on existing residents while contributing positively to the town's accommodation capacity.

The Strategic Plan also highlights the importance of place-based, locally responsive solutions that strengthen economic resilience and support the long-term sustainability of regional settlements. Delivering dedicated workforce accommodation in Norseman supports the town's role as a service and logistics hub on a major transport route, enabling businesses and contractors to operate efficiently without creating unintended housing or amenity impacts. By supporting stable workforce supply and local economic participation, the proposal directly contributes to the Strategic Plan's broader goals of fostering regional development, industry continuity, and community wellbeing across the Goldfields-Esperance region.

PROPOSED DEVELOPMENT

This Application proposes the development and use of a Workers' Accommodation Facility at the subject site. The proposed development comprises of eight single occupancy accommodation rooms in four transportable buildings, associated service facilities including a communal barbeque shelter and associated open space, and laundry facilities within a fifth transportable building. The proposed development also includes the following in relation to the workers' accommodation facility:

- 8 sealed car parking bays, all in the Talbot Street road reserve,
- A covered entry feature;
- New Colorbond perimeter feature fencing; and
- New lighting for amenity and safety.

Note: no access is proposed from the laneway at the rear.

Refer **Attachment 2 – Development Plans**.

TOWN PLANNING CONSIDERATIONS

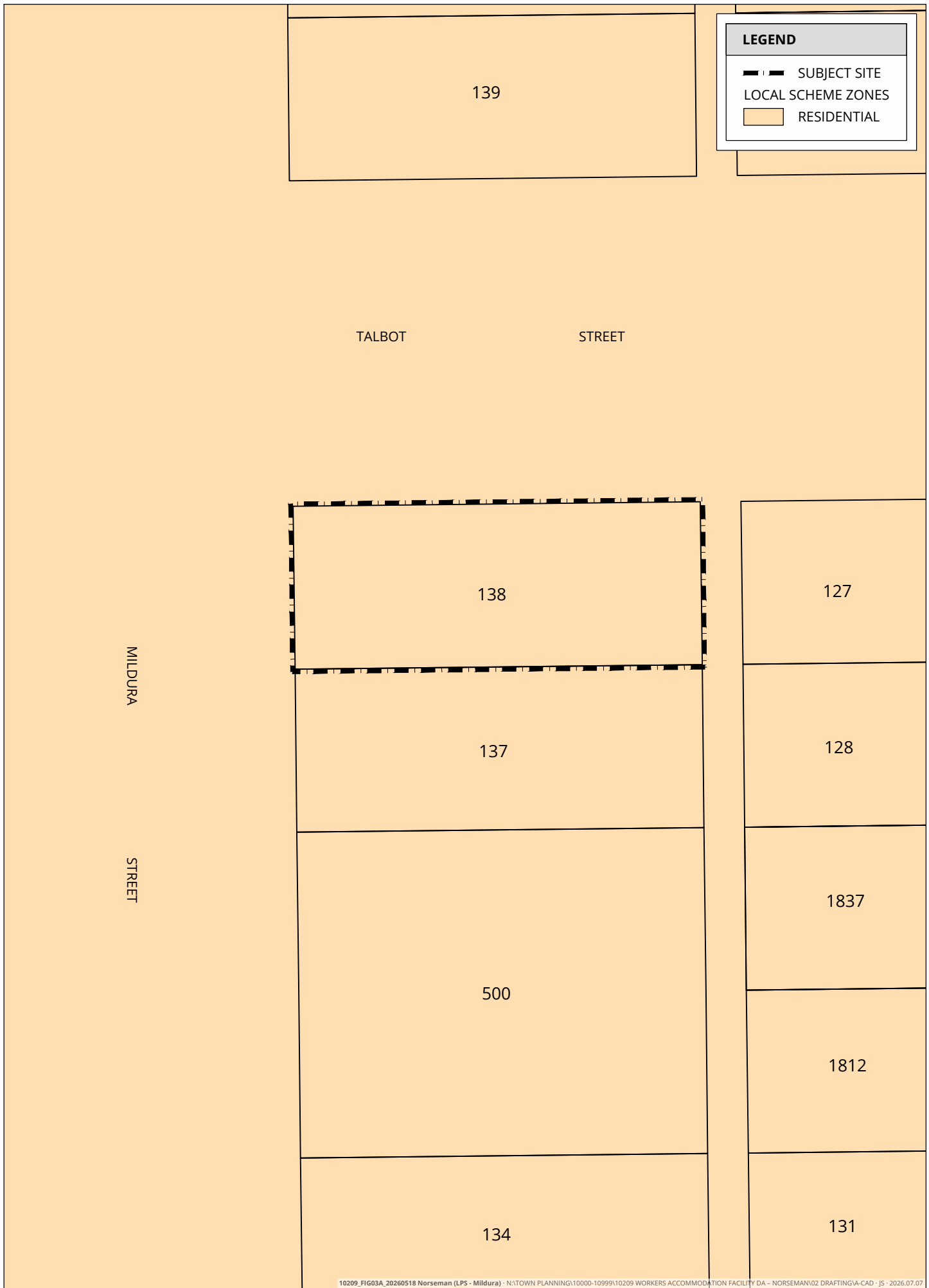
Shire of Dundas Local Planning Scheme No. 2

Under the provisions of the Shire of Dundas *Local Planning Scheme No. 2* ('**LPS2**'), the subject site is zoned 'Residential'. The objectives of the Residential zone are stipulated within LPS2 below:

- *"To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas; and*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development."*

All surrounding streets hold local road status only.

Refer **Figure 3 – Local Planning Scheme No. 2 Zoning**.



0 15m
SCALE @ A4: 1:600



FIGURE 3
SHIRE OF DUNDAS LOCAL PLANNING SCHEME No.2 ZONING

Land Use Permissibility

The proposed development is consistent with the 'Workforce Accommodation' land use classification, which is defined within Division 2, Clause 38 of LPS2 as follows:

"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.*

However, the land-use is not included within the LPS2 Zoning Table. As such, the proposed development must be assessed as a 'use not listed'. Clause 18(4) of LPS2 relates to Use Not Listed applications:

"4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

- a) Determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- b) Determine that the use may be consistent with the objectives of a particular zone and give notice under Clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- c) Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone."*

The proposed development is therefore required to be consistent with the objectives of the Residential zone, as detailed above. The table below provides an assessment of the proposed development against the objectives of the Residential zone:

'RESIDENTIAL' ZONE OBJECTIVE	COMMENT
<i>To provide for a range of housing and a choice of residential densities to meet the needs of the community.</i>	The proposed development is consistent with this objective given that the proposal introduces a form of a workforce based residential accommodation, which will diversify the housing stock within Norseman. The proposal responds to a demonstrated need for workforce accommodation associated within regional mining and infrastructure projects and therefore provides accommodation options to meet the community's housing needs.
<i>To facilitate and encourage high quality design, built form and</i>	The accommodation facility has been designed appropriately to complement the built form amenity of the local area. By incorporating landscaping, fencing and lighting, the proposed development enhances the

<i>streetscapes throughout residential areas.</i>	streetscape by providing visual amenity for both occupants and the surrounding residents. Furthermore, the use of durable materials for the built form, the provision of communal open space and the orientation of buildings all contribute to an attractive built form outcome that is compatible with the surrounding residential context.
<i>To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</i>	Although the proposed development constitutes a land-use for non-permanent residents, it is compatible with the function and amenity of the local area. The inclusion of communal facilities (dining, laundry, recreation) internalises activity, which ensures it does not generate adverse impacts upon the surrounding area. In conjunction with clear behavioural policies and service delivery arrangements which are to be overseen by an on-site manager, the proposed development is considered to complement, rather than detract from, the residential character of the area.

Table 2: Assessment against Objectives of the Residential zone.

Based on the above, the proposed land-use and development is considered consistent with the objectives of the Residential zone and therefore capable of approval.

Local Planning Scheme No. 2 – Development Standards and Requirements

Clause 32 of LPS2 sets out the General Development Standards and Requirements for development, with Clause 32 (2)(a) relating to the Residential zone within the Norseman Townsite:

“(2) Residential Zone

a) To retain the predominant low density character of the existing residential area except in selected localities where the local government may approve medium density development on the merits of the particular application. The local government is prepared to consider a range of activities within the zone to satisfy the needs of and to promote tourist and related activities within the Norseman Townsite.”

The proposed development is considered to be adherent with this provision for the following reasons:

- The proposed development achieves a low-density character through its single-storey design and low site coverage. Given the proposal incorporates four standard residential lots, the layout of the buildings enable generous setbacks, landscaping buffers and open space areas which ultimately maintains a development pattern that is visually and spatially consistent with the surrounding area;
- The subject site is located in close proximity to Norseman’s commercial zone and key transport infrastructure (i.e. the Coolgardie-Esperance Highway), therefore making an appropriate location for a higher intensity of land use;

- LPS2 contemplates a mix of activities within the Residential zone in order to further contribute to the economic and tourism functions of Norseman. The proposed development directly supports the continued operation of mining and construction projects within the region, in which these projects generate economic activity, ultimately underpinning tourism, retail and service provisions within Norseman; and
- The proposed development has been specifically designed to preserve the amenity of the local area through appropriate setbacks, boundary fencing and building orientation. Operations will be managed by an on-site manager, with site rules and procedures in place to ensure no adverse impacts are imposed on the surrounding area and affecting the residential amenity.

Clause 32(2)(e) refers to a table of land-uses where lot size, frontage, setbacks and carparking applies. In this instance, the table is limited to five (5) particular land-uses only, and for which Workforce Accommodation is not listed. Therefore this is taken to mean no on-site carparking is required.

Notwithstanding, the construction of roadside verge parking is proposed. This approach is consistent with similar previous approvals by the Shire, where parking has been permitted on existing verge bays. As no bays currently exist within proximity of the subject site, previous advice from the Shire confirms the verge contains sufficient area to construct new bays, albeit with additional landscaping replacing any vegetation removed as part of the construction of the bays.

CIVIL ENGINEERING

All wastewater is proposed to be pumped via pressurised pipes to the Wastewater Treatment Plant (WWTP) located on Lot 874 (No.51) Richardson Street, Norseman – a dedicated wastewater treatment plant approved on 18 November 2025.

The civil engineering report confirms that the site is capable of being connected to the WWTP, with a pump station being constructed at the pipehead to maintain pressure.

Stormwater is expected to be contained where possible and appropriate, with overflow being directed to the Shire's existing stormwater drains within the road reserve.

LANDSCAPING

The Landscape Plan has been prepared in response to the semi-arid conditions of Norseman and the site's location within the ecologically significant Great Western Woodlands, one of Australia's recognised biodiversity hotspots. The planting strategy emphasises the use of hardy, drought-tolerant and predominantly native species that are well adapted to local climatic conditions, ensuring resilience, reduced water demand and long-term sustainability of the landscape. A curated mix of large and small shrubs, together with groundcovers and flowering species, has been selected to provide visual interest while also contributing to local biodiversity values and habitat creation.

The landscape design responds to both functional and amenity considerations by softening the built form, enhancing streetscape presentation and creating a more comfortable and visually appealing environment for occupants. Planting is intended to define edges, improve the outlook from accommodation areas and provide shade and microclimatic benefits where practicable. The incorporation of water-efficient design measures—including drip or micro-spray irrigation systems, mulching and appropriate establishment practices—ensures that the landscaping can be successfully established and maintained within the constraints of a semi-arid environment.

Overall, the Landscape Plan delivers a practical, contextually responsive and environmentally conscious outcome that enhances the development's integration within the Norseman townsite, while contributing positively to local character, amenity and ecological values.

SOCIAL AND ECONOMIC DEVELOPMENT

Resource Accommodation Management's co-living model is designed to provide a contemporary, non-institutional form of workforce accommodation that supports the mental health and overall wellbeing of residents. By offering a more normalised living environment that is distinct from traditional camp-style facilities, the development enables workers to disengage from the demands of the worksite, reducing known risks associated with isolation, fatigue and mental health pressures common in "Fly-in-Fly-Out" (FIFO) arrangements. Its central location within Norseman allows the residents of the accommodations to walk, access local services, and experience a change of environment between shifts, helping to break up the work cycle and support healthier daily routines that are critical to mental health awareness.

From an economic development perspective, the development will generate consistent and recurring expenditure within the local economy, which is particularly significant in the context of a small and constrained regional town. Unlike self-contained camps, the co-living format actively encourages its residents to engage with existing businesses, resulting in regular spending on groceries, meals, hospitality and day-to-day services. This increased patronage supports the viability of key local enterprises such as the IGA, cafés, takeaway outlets and the Norseman Hotel, helping to stabilise trade volumes and sustain employment. The presence of a resident workforce within walking distance of the town centre also increases foot traffic and activity levels throughout the day and evening, contributing to improved business confidence and potentially enabling extended trading hours or service offerings over time.

Importantly, this form of distributed economic participation creates a multiplier effect, where expenditure by workers circulates within the local economy rather than being captured within a closed facility. For a town such as Norseman where economic activity is closely tied to resource sector cycles, this consistent inflow of spending assists in smoothing demand fluctuations and reinforces the role of the town as a service hub for both industry and the surrounding region. In this way, the proposal not only supports the operational needs of the mining sector but also delivers broader economic resilience benefits, strengthening the sustainability and vibrancy of the local community.

CONCLUSION

This Application is seeking approval for a Workers' Accommodation Facility at the subject site. The proposed development is adherent to the provisions of the Shire of Dundas Local Planning Scheme No. 2 and is considered to be consistent with the objectives of the 'Residential' zone. This Application is also supported by technical reports confirming that the proposal will not cause any adverse impacts upon its surroundings.

The land-use is wholly related to transient mine workers, meaning the workers only use the accommodation on a temporary basis, where the accommodation is shared with another worker on an alternative roster, as is common throughout Western Australia. The built form is intended to be permanent. Accordingly, the proposal is consistent with the Workforce Accommodation land-use definition and is capable of approval as such.

Accordingly, a favourable determination by the Shire of Dundas Council for this Application is requested