

17 August 2026



Chief Executive Officer
Shire of East Pilbara
PO Box 41
Newman WA 6753

Dear Sir

Development Application – Change of Use to Office and Minor Development Works Lot 101 (No. 1) Lee Avenue, Newman WA

Please find enclosed a Development Application on behalf of Puntukurnu Aboriginal Medical Service Aboriginal Corporation (PAMS) seeking approval for Change of Use to 'Office', internal fitout and minor development works within portion of the existing Parnawarri Centre (tenancy 2TC) at Lot 101 (No. 1) Lee Avenue, Newman.

The proposal relates to the occupation of portion of the former Dome restaurant tenancy by PAMS for administrative office purposes.

The office will be utilised for corporate administration, program management, regional service coordination and associated office functions. Operating hours are Monday to Friday between 8.00am and 5.00pm. The premises will not operate as a medical centre, consulting practice or patient treatment facility.

The subject tenancy forms part of an established commercial centre approved by the Pilbara Joint Development Assessment Panel in August 2013. As part of that approval, the JDAP accepted a centre-wide parking arrangement comprising 150 shared parking bays and implemented conditions to ensure the ongoing availability of those bays for the benefit of the development.

PAMS has been allocated 14 bays by the land owner in the shared use car park as required by Local Planning Scheme No. 4.

Importantly, the proposed office use is considered substantially less intensive than the previous restaurant/café tenancy. The former Dome Café generated customer visitation throughout the day, including breakfast and lunch peak periods, resulting in a significantly higher parking turnover and traffic generation profile than the office use.

The office will accommodate approximately 26 staff (up to a maximum occupancy of 40), with around 20 personnel present at any one time, and will generate limited visitor traffic. Fourteen PAMS Board members will meet every two months.

In support of the application, it is submitted that:

- An Office is a Permitted land use in the Town Centre zone;
- The proposal is consistent with the purpose and objectives of the Town Centre zone.
- The office occupies an existing approved commercial tenancy and does not involve expansion of the approved building footprint.
- The existing supply of 150 shared parking bays remains available to service the Parnawarri Centre.
- The office will generate lower parking demand than the former restaurant use.
- The office will not adversely impact the amenity of adjoining properties.
- The office supports continued investment and employment within the Newman Town Centre.
- The office facilitates the delivery of important Aboriginal health administration services throughout the Pilbara region.

Having regard to the planning merits of the proposal, it is considered that the Change of Use and development works represents an appropriate and desirable planning outcome and is worthy of approval.

The following documentation accompanies this application:

1. Development Application Form & associated Power of Attorney;
2. Planning Justification Report;
3. Tenancy Plan/Floor Plan;
4. Site Plan;
5. Certificate of Title;
6. BHP Parking Allocation Letter

Should the Shire require any further information during the assessment process, please contact the undersigned.

We respectfully request that the application be approved under the provisions of Local Planning Scheme No. 4.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A. Yang', is written over a faint circular stamp.

TOWN & COUNTRY PLANNING WA

For and on behalf of Puntukurnu Aboriginal Medical Service (PAMS)

Encl.

1. Development Application Form & associated Power of Attorney
2. Planning Justification Report
3. Tenancy Layout Plan
4. Site Plan
5. Certificate of Title
6. BHP Parking Allocation Letter