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Workforce Accommodation in the Pilbara 2025

December 2025

Executive Summary

The Pilbara region is undergoing significant transformation, driven by an investment pipeline of over \$250 billion in proposed and committed new industrial projects. As a result, demand for workforce accommodation continues to rise. This report provides a snapshot of current workforce accommodation capacity, expansion data since 2011, and projected future growth across the Pilbara region.

For the purpose of this report, workforce accommodation in the Pilbara region includes a range of accommodation types, including purpose-built camps, hotels, motels, short-stay facilities, and caravan parks. Most workforce accommodation is constructed using prefabricated, transportable modules (“dongas”), enabling cost-effective and rapid deployment to meet industry demand. Some residential dwellings are also used as workforce accommodation, though the extent of this practice is not quantified in this report.

Between 2011 and 2025, the number of workforce accommodation beds in the Pilbara region increased by 54% (from 52,125 to 80,432), outpacing the region’s estimated residential population, which grew by less than 3% (from 59,000 to 60,746). A further 14% increase in bed capacity is projected by 2028 (reaching 91,435 beds).

Approximately 36% of all workforce accommodation beds in the Pilbara region are located within 50 kilometres of a townsite. The remaining workforce accommodation is positioned further afield to support remote resource operations, reflecting the isolated nature of the region’s economic activity. Workforce accommodation usage is dominated by three major companies; Rio Tinto, Fortescue, and BHP, which together occupy 59% of all workforce accommodation beds in the region.

This report intends to provide an evidence base to inform government and industry decision-making regarding planning considerations for workforce accommodation in the Pilbara region. It draws on data from local government authorities, industry, and publicly available sources. It should be noted that the absence of a central monitoring system and variations in local government classification and approval processes may result in discrepancies between reported figures and local records.

Disclaimer

The information provided in this document is presented in good faith. All reasonable efforts have been made to ensure its accuracy. However, data on small exploration camps and the use of residential housing as workforce accommodation was not available at the time of publication.

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Purpose and Use

The Pilbara Development Commission's vision for the Pilbara region is for vibrant and sustainable communities underpinned by a strong, diverse economy.

The purpose of this document is to provide an evidence base for government and industry to improve decision making regarding the planning considerations for workforce accommodation in the Pilbara region.

Methodology

Currently, there is no central monitoring system in place that captures and monitors the size or location of workforce accommodation in regional Western Australia.

Data for this publication was collated from the following sources:

- Planning approvals from Local Government Authorities
- Responses from industry for workforce accommodation information requested by the Pilbara Development Commission
- Various documents and sources on the internet including news articles and media statements

Residential dwellings in the Pilbara region are also used as workforce accommodation; however, the extent of this practice has not been measured or included in this report. AirBNB data (October 2025) has been included where available (<https://insideairbnb.com/western-australia>).

Data provided in this document may differ from Local Government Authority counts due to methodological differences. For example, some Local Government Authorities do not classify motels and caravan parks as workforce accommodation. Additionally, differences may arise because Local Government Authorities typically do not record planned workforce accommodation until they have been approved; however, this document includes planned workforce accommodation that have not yet received Local Government Authority approval.

Geocoding of camp locations was undertaken by the Pilbara Development Commission.

Definition

Workforce accommodation is defined in this document as purpose-built or adapted facilities that are used by a non-residential workforce. These workers typically operate away from their permanent homes, often on a fly-in fly-out (FIFO) or drive-in drive-out (DIDO) basis.

Accommodation used in the Pilbara region for this purpose includes purpose-built camps, hotels, motels, short stay accommodation and caravan parks. The Pilbara Development Commission (PDC) is aware that some residential dwelling stock in the Pilbara region is also utilised as workforce accommodation, however the extent of this practice has not been measured or included in this report

In the Pilbara region, purpose-built workforce accommodation camps are constructed using prefabricated, transportable modules commonly known as “dongas”. These constructions are accompanied by shared central amenities such as recreational areas and dining (mess) facilities. This approach allows companies to rapidly deploy accommodation without the long-term investment required for permanent housing.

Below is a Google Earth view of Mulla Mulla Village, located 126km from Newman, and is currently the largest camp in the Pilbara region at 2,543 beds.

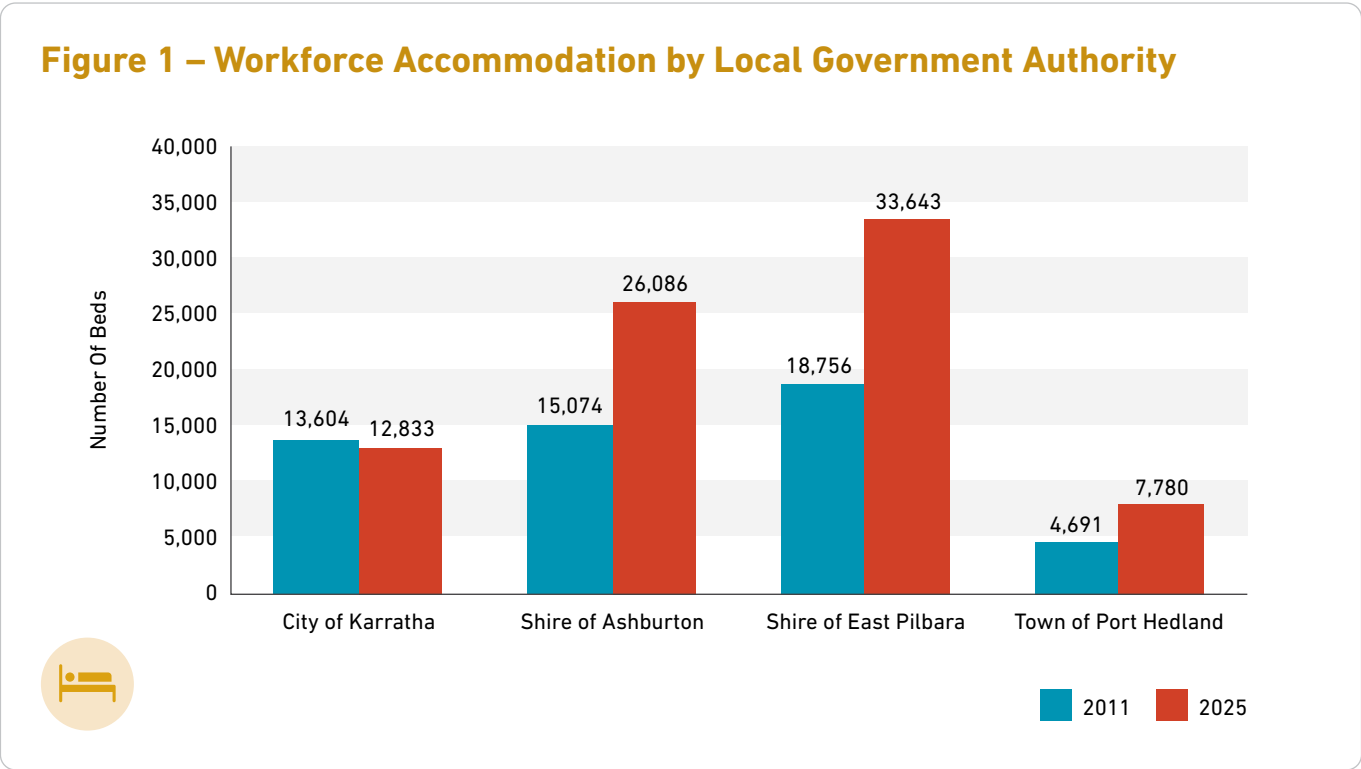


Google Earth image dated 15/12/2025 Mulla Mulla Village

Current Situation

As of December 2025, the PDC has identified 80,432 workforce accommodation beds in the Pilbara region. In contrast, the total estimated residential population of the Pilbara region is 60,746 people.

Figure 1 illustrates the distribution of workforce accommodation beds across the Pilbara region by Local Government Authority (LGA), highlighting the change in bed numbers from 2011 to 2025. Over this period, there has been an increase of 54% in the number of beds in the Pilbara region.



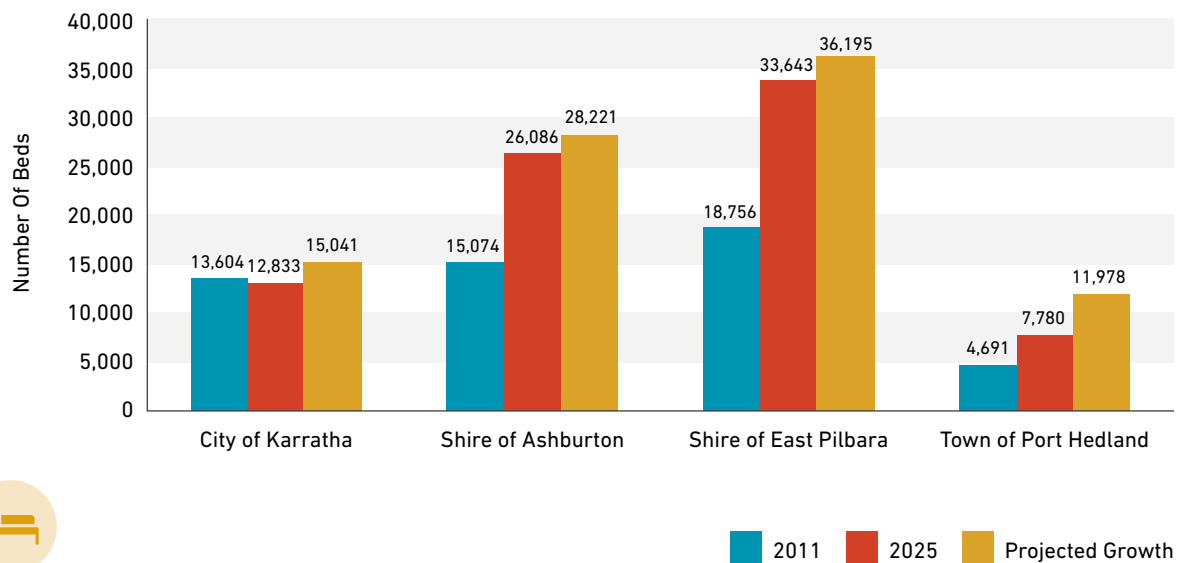
Growth Plans

The Pilbara region is the focus of over \$250 billion in capital expenditure for committed and proposed new industrial projects. Many existing workforce accommodation facilities in the Pilbara region are at capacity.

While the number of workforce accommodation beds in the Pilbara region has expanded from 52,125 in 2011 to 80,432 in 2025 (a 54% increase), the region's Estimated Residential Population (ERP) has grown much more modestly, from 59,000 in 2011 to 60,746 in 2025, an increase of less than 3%. A further 14% increase in workforce accommodation capacity is projected by 2028 (reaching 91,435 beds).

Figure 2 shows the projected growth in workforce accommodation bed numbers by LGA.

Figure 2 – Projected Growth in Bed Numbers by Local Government Authority



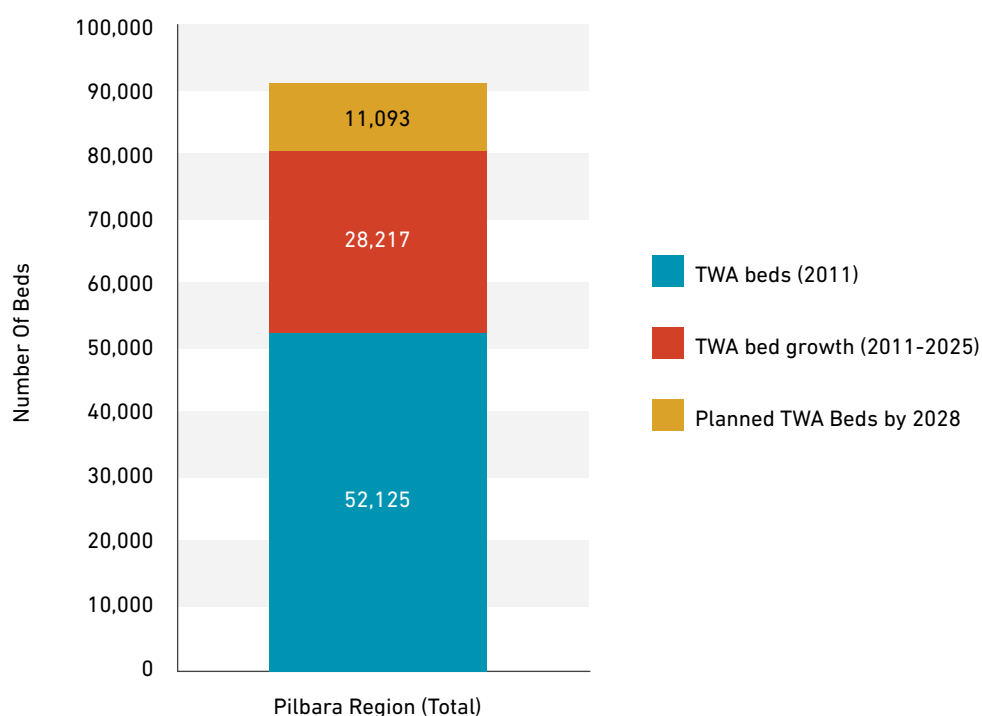
The Town of Port Hedland (ToPH) will experience the highest growth in relative terms, increasing its capacity by 54%, from 7,780 in 2025 to 11,978 beds by 2028. Workforce accommodation expansion projects within the ToPH includes the proposed South Hedland Regional Accommodation (Pacific Partnership) 1311-bed camp in South Hedland and a 600-bed camp for Degrey Mining (Northern Star).

Workforce accommodation expansion projects in the Shire of Ashburton (SoA) feature a proposed 500-bed camp for Onslow Village (Resort) for Mineral Resources near Onslow and a 1200-bed expansion at Corella Fly Camp for Rio Tinto.

The City of Karratha (CofK) has two workforce accommodation expansion projects underway: the Best Western Plus (The Ranges) with an additional 1280 beds and a new development of Bayview Hotel Karratha with 928 beds.

With more than 36,000 workforce accommodation beds projected by 2028, the Shire of East Pilbara (SoEP) accounts for the largest share of workforce accommodation in the region. Planning is underway for a new 1500-man camp at Rhodes Ridge, 65 km northwest of Newman, and a proposed 900-bed camp east-northeast of Marble Bar for the Winu Copper Development. Both camps are intended for use by Rio Tinto.

Figure 3 – Potential Total Beds in the Pilbara Region by 2028



Location of Camps

According to 2025 data, 29,098 (36%) workforce accommodation beds are situated within 50km of a townsite in the Pilbara region. Additionally, 27,250 (34%) beds are located within 50-100km from a townsite.

Local Government Authority	Beds Within 50km of a Townsite	Beds Located 50-100km from a Townsite	Beds Located Further Than 100km from a Townsite
City of Karratha	8,573	3,860	400
Shire of Ashburton	8,289	14,403	3,394
Shire of East Pilbara	6,031	7,527	20,085
Town of Port Hedland	6,205	1,240	335
Total	29,098	27,030	24,214

Distribution of Camps by Company

Rio Tinto is recorded as having the largest number of workforce accommodation beds in the Pilbara region at 20,941 beds, making up 26% of the total. Fortescue follows with 13,842 beds, accounting for 17%, while BHP has 12,772 beds, representing 16%. Chevron, CITIC Pacific, Hancock Iron, Mineral Resources, and Woodside each have smaller shares, ranging from 3% to 6%. Other companies collectively hold 20% of the total number of beds. This distribution reflects the dominance of a few major companies in the region.

It is important to note that many camps are operated by a third-party contractor and may not be accurately reflected in this data.

Company	Total Bed Capacity	Total Beds Within 50km of a Townsite
Rio Tinto	20,941	8,024
Fortescue	13,842	900
BHP	12,722	3,993
Chevron	4,504	2,100
Mineral Resources	3,474	392
CITIC Pacific	3,250	0
Hancock Iron	2,942	196
Woodside	2,804	2,804

Current Government Policy - Workforce Accommodation

The Planning and Development Act 2005 governs development approval for workforce accommodation proposals unless superseded by the Mining Act 1978 or State Agreement Acts. Approximately 80% of land in the Pilbara region is subject to mining tenements.

There are a variety of documents and policies that assist with the decision-making process for the location, zoning and development standards, and provide discretionary guidance for workforce accommodation in the Pilbara region.

Western Australian Government Policy:

- [WA Planning Commission Position Statement – Workforce Accommodation](#)

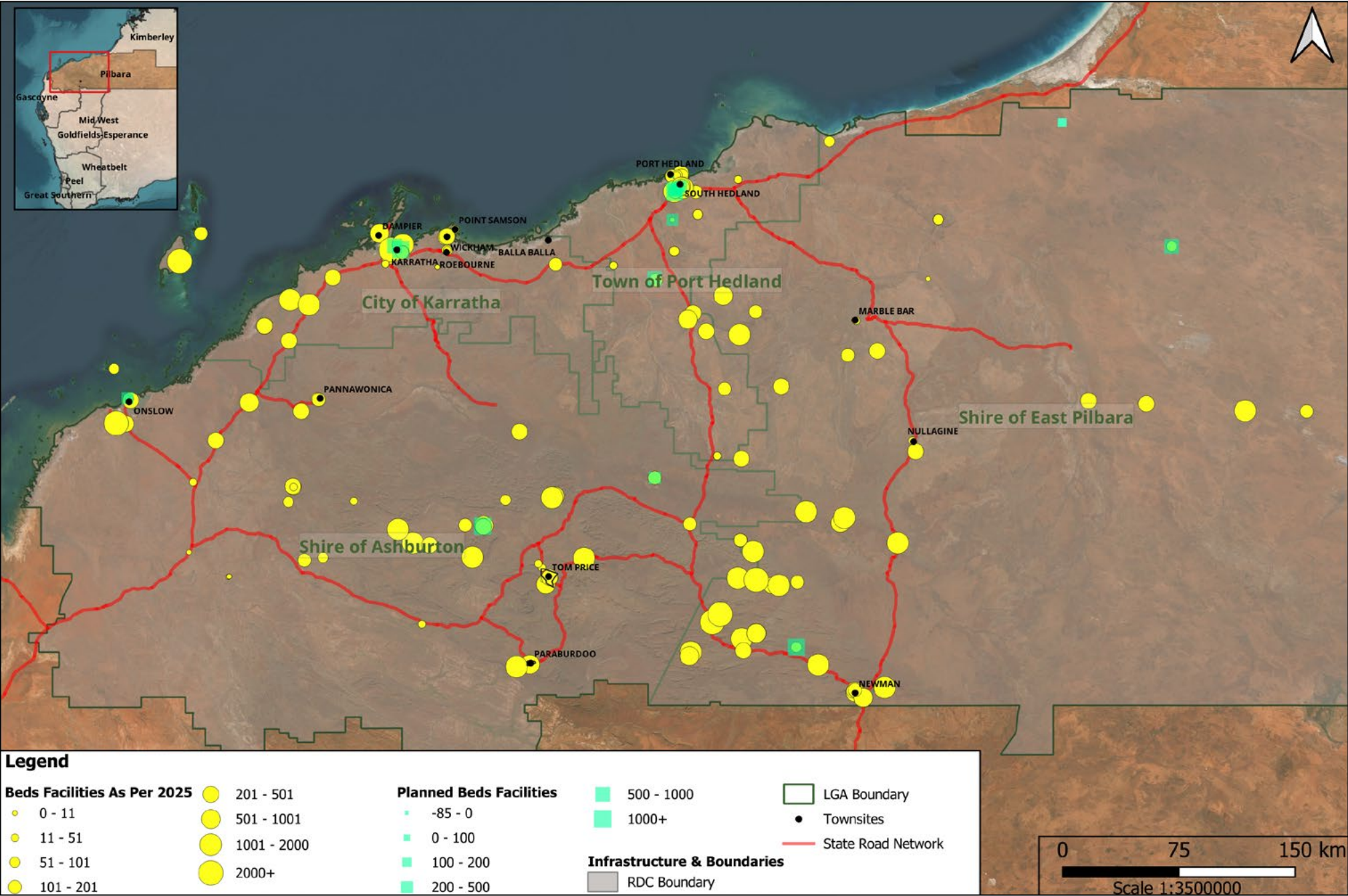
Local Government Authority Policy:

- [City of Karratha Local Planning Policy DP10 – Workforce Accommodation](#)
- [Shire of Ashburton Local Planning Policy LPP13 – Transient Workforce Accommodation](#)
- [Town of Port Hedland Local Planning Policy LPP/05 – Workforce Accommodation Policy](#)
- [Town of Port Hedland Position Statement – Workforce Accommodation Facilities](#)

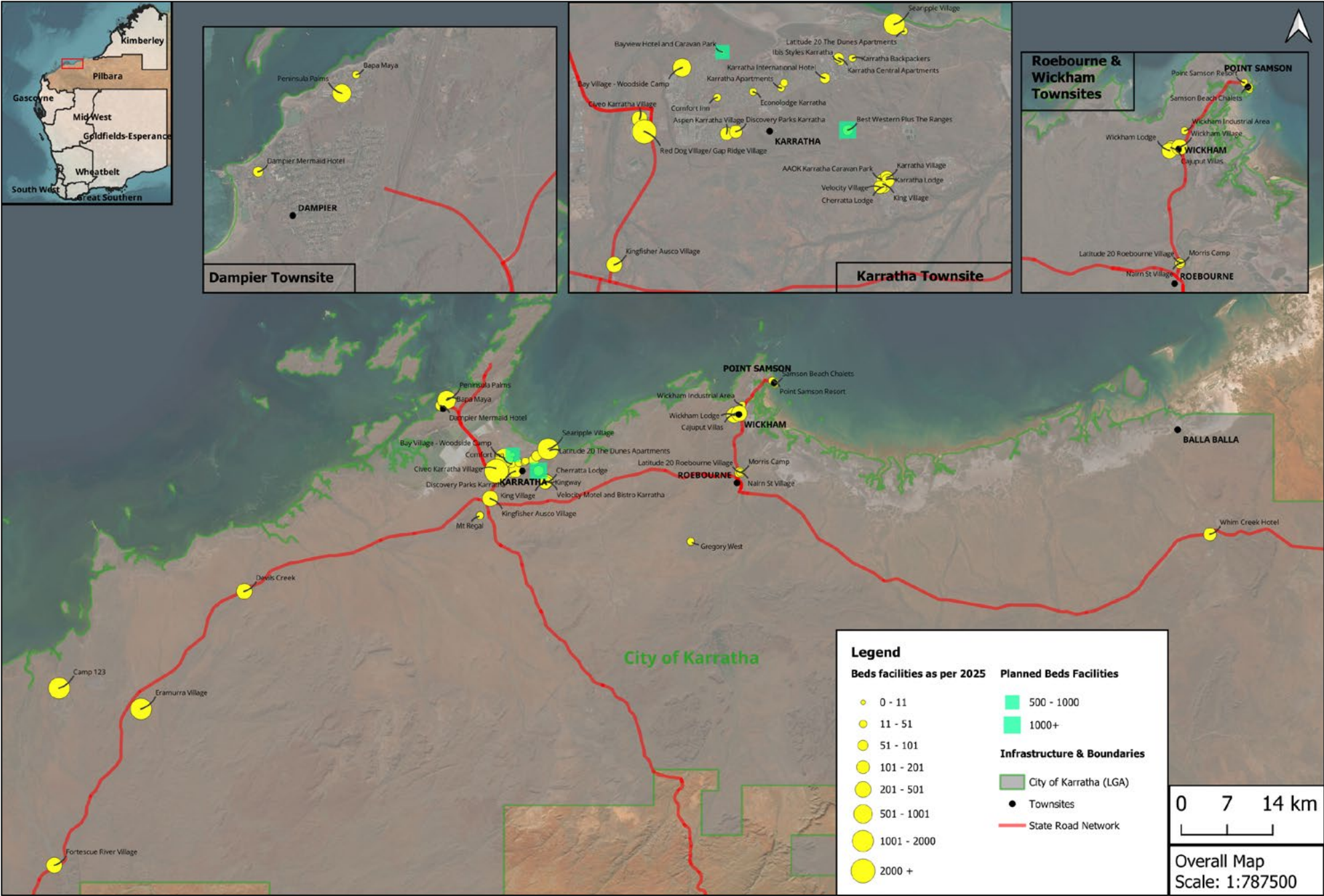
Maps and Workforce Accommodation Listings by Local Government Area

Workforce accommodation is located across the Pilbara region, with facilities established in a wide range of settings—from major townsites to remote areas. The attached maps are intended to provide information regarding the locations and relative dimensions of both existing and proposed camps.

Appendix 1: Pilbara Workforce Accommodation Map



Appendix 2: City of Karratha Workforce Accommodation Map



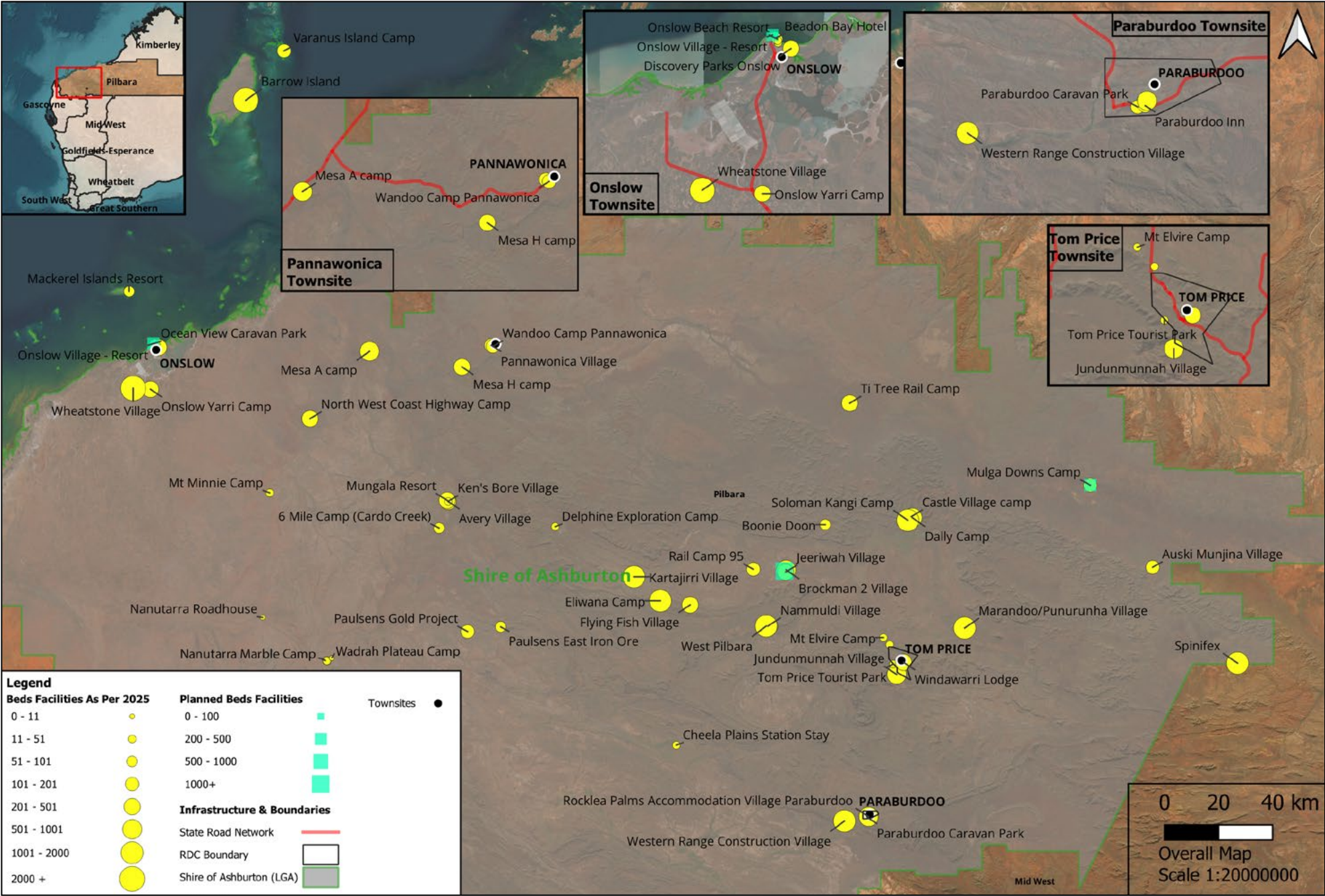
Appendix 3: City of Karratha Workforce Accommodation Listing

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
AAOK Karratha Caravan Park	171	150		Yes	No
AirBNB	0	10		Yes	No
Aspen Karratha Village	187	187		Yes	No
Balla Balla Construction Camp	16	0		No	Yes
Bapa Maya	8	40		Yes	No
Bay Village - Woodside Camp	518	604		Yes	No
Bayview Hotel and Caravan Park	10	0	928	Yes	No
Best Western Plus The Ranges	73	73	1280	Yes	No
Birra Birra A and B	1480	0		Yes	No
Cajuput Villas	20	157		Yes	No
Camp 123	1500	1500		No	Yes
Cattrall Park Motel/Latitude 20	14	28		Yes	No
Cherratta Lodge	93	162		Yes	No
Civeo Karratha Village	0	300		Yes	No
Comfort Inn	24	23		Yes	No
Cove Holiday Village	0	23		Yes	No
Dampier Mermaid Hotel	68	68		Yes	No
Devils Creek	306	306		Yes	No
Discovery Parks Karratha	189	189		Yes	No
Econolodge Karratha	42	42		Yes	No
Eramurra Village	1750	1750		No	Yes
Fortescue River Village	500	500		No	Yes
Fox Radio Hill Mine Site	84	0		Yes	No
Gregory West	0	12		Yes	No
Harding River Caravan Park	62	0		Yes	No
Ibis Styles Karratha	47	47		Yes	No
Ieramugadu Inn (Vic Hotel)	50	0		Yes	No
Kangaroo Hill	500	0		Yes	No
Karratha Apartments	20	20		Yes	No
Karratha Backpackers	0	12		Yes	No
Karratha Central Apartments	84	84		Yes	No
Karratha International Hotel	83	83		Yes	No
Karratha Lodge	30	30		Yes	No
Karratha Village	123	125		Yes	No
King Village	112	112		Yes	No
Kingfisher Ausco Village	246	249		Yes	No
Kingway	47	47		Yes	No
Latitude 20 Roebourne Village	24	24		Yes	No
Latitude 20 The Dunes Apartments	20	20		Yes	No
Mardie Village	0	400		No	No
Morris Camp	64	64		Yes	No
Mt Regal	0	36		Yes	No

Appendix 3 (continued)

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
Nairn St Village	28	28		Yes	No
Peninsula Palms	550	568		Yes	No
Point Samson Resort	12	12		Yes	No
Red Dog Village/ Gap Ridge Village	2132	2200		Yes	No
Samson Beach Chalets	0	30		Yes	No
Searipple Village	1531	1546		Yes	No
Velocity Motel and Bistro Karratha	88	135		Yes	No
Velocity Village	184	184		Yes	No
Whim Creek Hotel	110	110		No	Yes
Wickham Industrial Area	0	15		Yes	No
Wickham Lodge	84	208		Yes	No
Wickham Village	320	320		Yes	No
Total	13,604	12,833	2,208	8,573	3,860

Appendix 4: Shire of Ashburton Workforce Accommodation Map



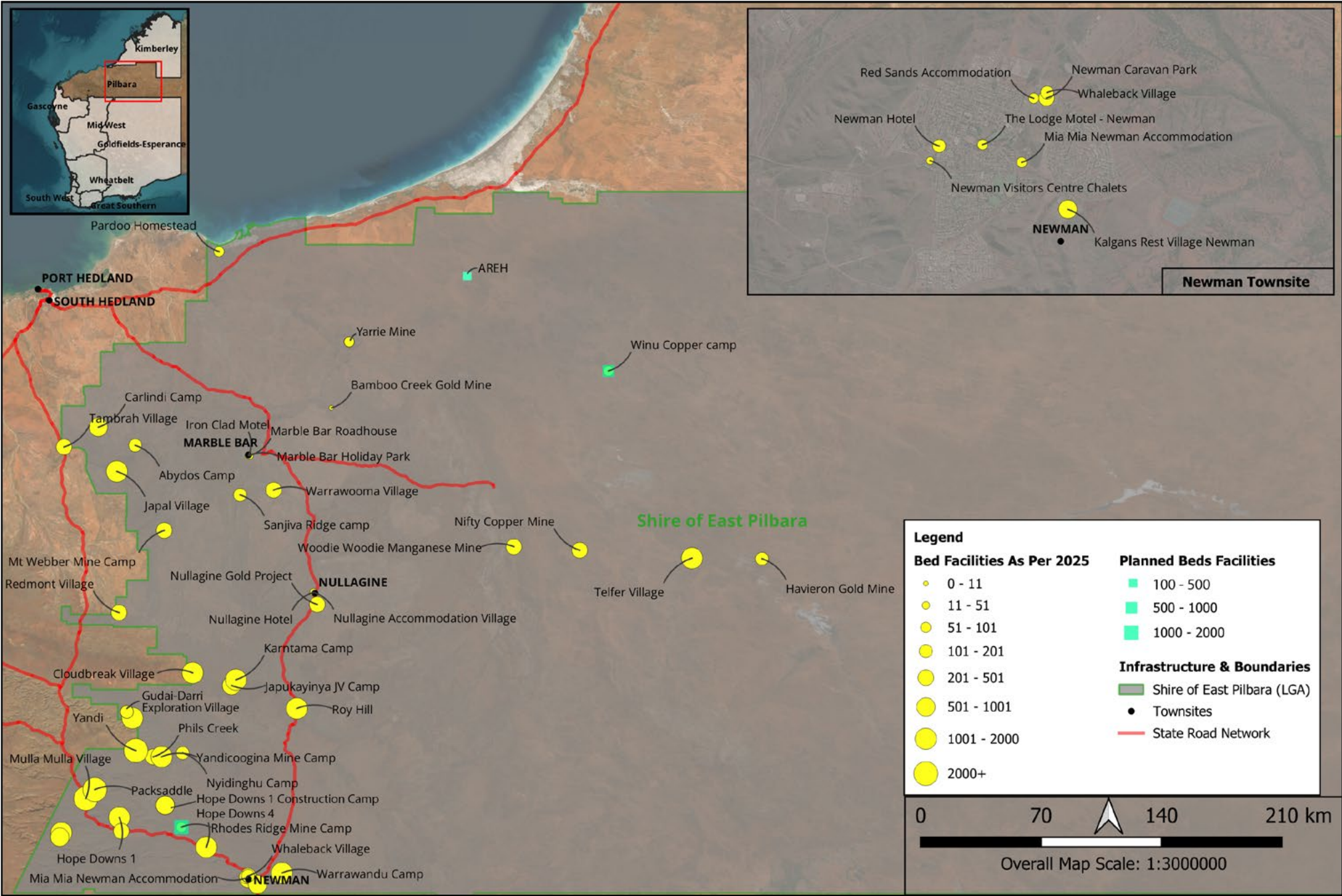
Appendix 5: Shire of Ashburton Workforce Accommodation Listing

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
6 Mile Camp (Cardo Creek)	0	91		No	Yes
AirBNB	0	1		Yes	No
Auski Munjina Village	100	161		No	Yes
Avery Village	350	350		No	Yes
Barrow Island	4430	2404		No	Yes
Beadon Bay Hotel	98	66		Yes	No
BGC Mobile camp	48	0		Yes	No
Boonie Doon	100	100		No	Yes
Brockman 2 Village	386	611		No	Yes
Brockman 4 Production Village	1200	596		No	Yes
Castle Village camp	349	349		No	Yes
Cheela Plains Station Stay	25	40		No	Yes
Corella Fly Camp	0	408	1200	No	Yes
Dally Camp	0	900		No	Yes
Delphine Exploration Camp	0	50		No	Yes
Discovery Parks Onslow	0	224		Yes	No
Eliwana Camp	0	1106		No	Yes
Flying Fish Village	0	250		No	Yes
Homestead Village Camp		79		No	No
Jeeriwah Village	0	414		No	Yes
Juna Downs	100	0		Yes	No
Jundunmunnah Village	522	701		No	No
Kartajirri Village	0	1002		No	Yes
Ken's Bore Village	50	120		No	Yes
Macedon Construction Camp	350	0		No	No
Macedon House (BHP House)	0	16		Yes	No
Mackerel Islands Resort	62	62		Yes	No
Marandoo/Punurunha Village	863	1023		Yes	No
Mesa A camp	800	582		Yes	No
Mesa H camp	0	446		Yes	No
Mobile Concreting Solutions (MCS)		31		Yes	No
Mt Elvire Camp	0	20		Yes	No
Mt Minnie Camp	57	36		No	Yes
Mulga Downs Camp	0	140	415	No	Yes
Mungala Resort	0	500		No	Yes
Nammuldi Village	0	833		No	Yes
Nanutarra Marble Camp	0	16		No	No
Nanutarra Roadhouse	10	10		No	No
North West Coast Highway Camp	398	398		No	Yes
Ocean View Caravan Park	40	40	20	Yes	No
Onslow Beach Resort	20	84		Yes	No
Onslow Sun Chalets	12	25		Yes	No

Appendix 5 (continued)

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
Onslow Village - Resort	0	0	500	Yes	No
Onslow Yarri Camp	0	392		Yes	No
Pannawonica Village	251	137		Yes	No
Paraburdoo Caravan Park	0	120		Yes	No
Paraburdoo Inn	107	107		Yes	No
Paulsens East Iron Ore	0	68		No	No
Paulsens Gold Project	116	140		No	No
Rail Camp 95	196	196		No	No
Rocklea Palms Accommodation Village Paraburdoo	433	944		Yes	No
Soloman Kangi Camp	500	1776		No	Yes
Spinifex	1589	1543		No	No
Ti Tree Rail Camp	50	296		No	Yes
Tom Price Hotel Motel	87	87		Yes	No
Tom Price Tourist Park	20	49		Yes	No
Triodia Exploration Camp	32	32		No	Yes
Varanus Island Camp	181	164		No	No
Wadrah Plateau Camp	8	8		No	No
Wandoo Camp Pannawonica	141	133		Yes	No
West Pilbara	743	1440		No	Yes
Western Range Construction Village	0	1600		Yes	No
Wheatstone Village	0	2100		Yes	No
Windawarri Lodge	250	469		No	No
Total	15,074	26,086	2,135	8,289	14,403

Appendix 6: Shire of East Pilbara Workforce Accommodation Map



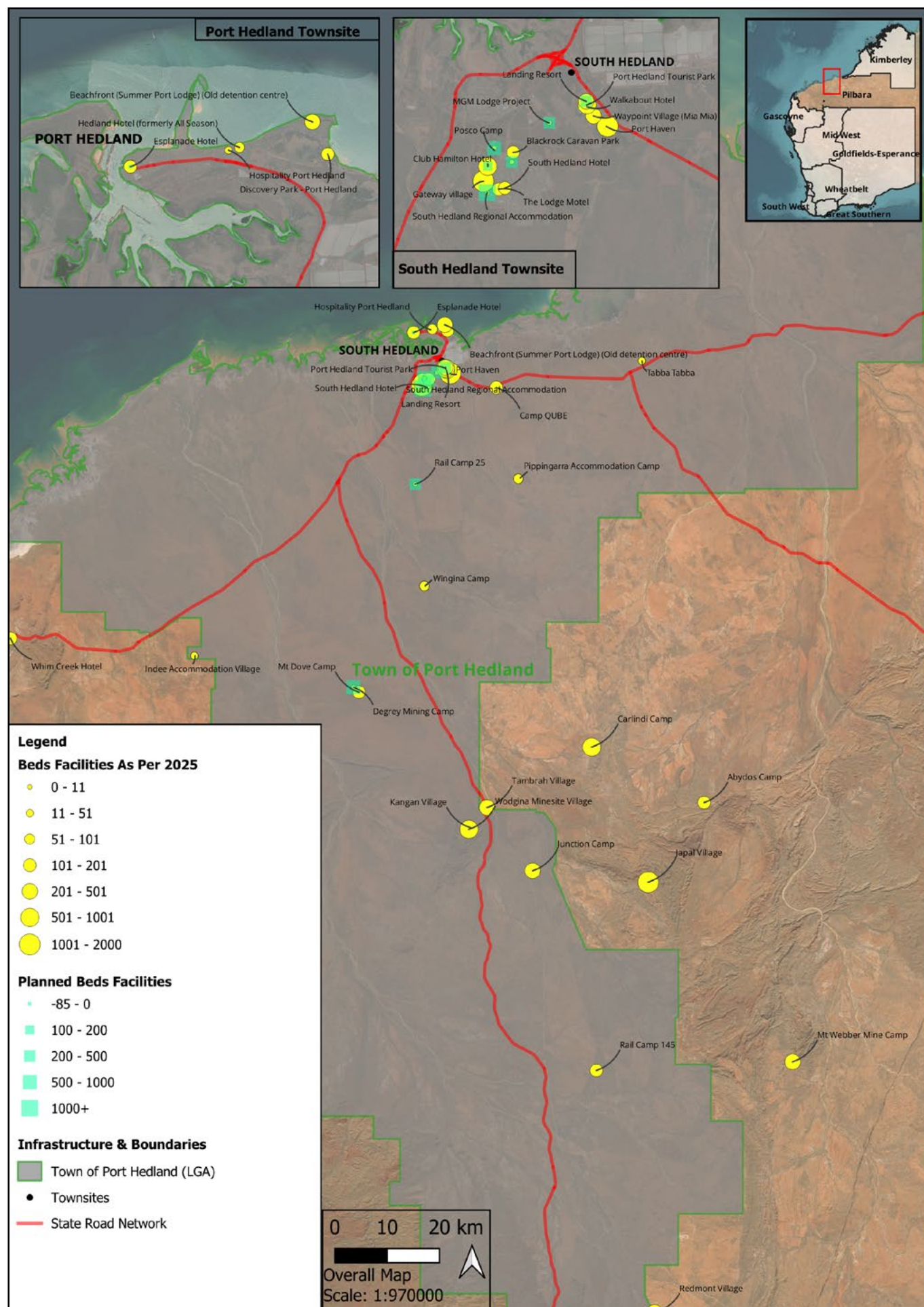
Appendix 7: Shire of East Pilbara Workforce Accommodation Listing

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
Abydos Camp	0	150		No	Yes
AirBNB	0	7		Yes	No
AREH	0	0	152	No	No
Bamboo Creek Gold Mine	10	10		No	No
Carlindi Camp	612	612		No	Yes
Cloudbreak Village	2000	1976		No	No
Gudai-Darri Exploration Village	128	128		No	No
Gudai Darri Village	0	1250		No	No
Havieron Gold Mine	120	120		No	No
Hope Downs 1 Construction Camp	592	588		No	Yes
Hope Downs 1	538	1064		No	Yes
Hope Downs 4	0	1472		Yes	No
Iron Clad Motel	10	10		Yes	No
Japal Village	0	1974		No	No
Japukayinya JV Camp	952	914		No	No
Jinidi	60	0		No	Yes
Kalgans Rest Village Newman	516	599		Yes	No
Karntama Camp	1300	1806		No	No
Kintyre Uranium	50	0		No	No
Kurra Village	1613	0		Yes	No
Marble Bar Holiday Park	25	25		No	No
Marble Bar Roadhouse	23	23		No	No
Marillana Iron Ore	652	0		No	No
Mia Mia Newman Accommodation	0	99		Yes	No
Moly Metals Village	73	0		Yes	No
Mt Webber Mine Camp	0	256		No	No
Mulla Mulla Village	500	2543		No	No
Newman Caravan Park	450	450		Yes	No
Newman Hotel	198	198		Yes	No
Newman Visitors Centre Chalets	0	14		Yes	No
Nifty Copper Mine	0	400		No	No
Nullagine Accommodation Village	11	11		Yes	No
Nullagine Gold Project	0	230		Yes	No
Nullagine Hotel	45	45		Yes	No
Nyidinghu Camp	0	120		No	Yes
Oasis @ Newman	0	585		Yes	No
Packsaddle	1400	2159		No	No
Pardoo Homestead	75	80		No	No
Phils Creek	126	295		No	Yes
Red Sands Accommodation	70	70		Yes	No
Redmont Village	165	224		No	No
Rhodes Ridge Mine Camp	0	80	1500	Yes	No

Appendix 7 (continued)

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
Roy Hill	0	2000		No	No
Sanjiva Ridge camp	0	196		Yes	No
Tambrah Village	0	300		No	Yes
Telfer Village	1400	1400		No	No
The Lodge Motel - Newman	89	89		Yes	No
Warrawandu Camp	1140	1460		Yes	No
Warrawooma Village	0	240		Yes	No
West Angelas	870	1600		No	No
Whaleback Village	178	176		Yes	No
Wintamarra West Angelas	0	598		No	No
Winu Copper camp	0	64	900	No	No
Wonmunna Village	0	420		No	Yes
Woodie Woodie Manganese Mine	472	475		No	No
Yandi	1100	2200		No	Yes
Yandicoogina Mine Camp	833	1778		No	Yes
Yarrie Mine	360	60		No	No
Total	18,756	33,643	2,552	6,031	7,527

Appendix 8: Town of Port Hedland Workforce Accommodation Map



Appendix 9: Town of Port Hedland Workforce Accommodation Listing

Facility Name	Number of Beds 2011	Number of Beds 2025	Projected Growth	Within 50km of a Townsite	50-100km from a Townsite
AirBNB	0	23		Yes	No
Centurion Development	0	0	300	Yes	No
Chichester Camp	0	24		No	No
Discovery Park - Port Hedland	205	185		Yes	No
Hedland Hotel (formerly All Season)	65	65		Yes	No
Hospitality Port Hedland	40	41		Yes	No
Degrey Mining Camp	0	0	600	No	Yes
Indee Accommodation Village	0	20		No	Yes
Junction Camp	0	320		No	Yes
Kangan Village	0	208		No	No
Mt Dove Camp	0	200		No	Yes
Rail Camp 145	190	103		No	No
Wodgina Minesite Village	300	700		No	Yes
Beachfront (Summer Port Lodge) (Old detention centre)	438	208		Yes	No
Blackrock Caravan Park	7	202		Yes	No
Camp QUBE	0	182		Yes	No
Club Hamilton Hotel	456	900	150	Yes	No
Esplanade Hotel	23	108	-85	Yes	No
Gateway village	0	1200		Yes	No
Landing Resort/Walkabout Hotel	0	547	352	Yes	No
MGM Lodge Project	0	0	220	Yes	No
Pippingarra Accommodation Camp	40	64		Yes	No
Port Haven	1202	1200		Yes	No
Port Hedland Tourist Park	150	657		Yes	No
Posco Camp	0	0	600	Yes	No
Pundulmurra Camp	156	0	250	Yes	No
Rail Camp 25	250	0	500	Yes	No
South Hedland Motel/The Lodge Motel/The Lodge South	260	260		Yes	No
South Hedland Regional Accommodation	0	0	1311	Yes	No
Tabba Tabba	0	36		Yes	No
Waypoint Village (Mia Mia)	199	255		Yes	No
Wedgefield Camp	710	0		Yes	No
Wingina Camp	0	72		Yes	No
Total	4,691	7,780	4,198	6,205	1,240

Abbreviation Schedule

ABS	Australian Bureau of Statistics
CofK	City of Karratha
DPLH	Department of Planning, Lands and Heritage
DIDO	Drive-In Drive-Out
ERP	Estimated Residential Population
FIFO	Fly-In Fly-Out
LGA	Local Government Authority
LPP	Local Planning Policy
PDC	Pilbara Development Commission
SoA	Shire of Ashburton
SoEP	Shire of East Pilbara
ToPH	Town of Port Hedland
WAPC	Western Australian Planning Commission



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