

Our Ref: NV/JT L172.26
Job No: 26-04-034

Level 1, 780 Canning Highway
Applecross WA 6153

PO Box 1036
Canning Bridge WA 6153

Tel: (08) 9315 9955
Email: office@portereng.com.au
www.portereng.com.au

13 August 2026

Rowe Group
Level 3 369 Newcastle Street
NORTHBRIDGE WA 6003

Attention: Peter Stuart

Dear Peter,

**102-104 ROBERTS STREET, NORSEMAN
SERVICING ASSESSMENT
PROPOSED ACCOMMODATION VILLAGE**

Porter Consulting Engineers has been engaged by Rowe Group to prepare a servicing assessment of a proposed workforce accommodation village located at 102-104 Roberts Street in Norseman. Refer to Figure 1 below for the location of the site.

The village is expected to incorporate 48 rooms, a gazebo, laundry and storage facilities.



Figure 1: Locality Plan

1.0 Background Information

This servicing report has been prepared based on a desktop investigation of the site with reference to the following documents:

- Preliminary Design Drawings (Andre Melville Building Design, Aug 2026) – **Attachment A.**
- Dial Before You Dig records – **Attachment B.**
- Effluent Disposal Assessment (Galt Geotechnics, June 2021).

2.0 Planning

Mapping indicates that the site is zoned as Commercial, which allows the site to be developed as work force accommodation village without any rezoning required.

3.0 Landform

Survey was not available at the time of this report, however street view imagery indicates that the site is relatively flat.

Historical aerial imagery shows the site has remained largely vacant since 2003 with the exception of the small office building on lot 102.

The site contains several medium sized trees along the southern boundary of lot 104 and the western boundary of both lots 102 and 104.

A geotechnical investigation was completed for the wastewater treatment plant located north of site at the corner of Richardson Street and Mildura Street. For the purposes of this servicing report, it is assumed that the ground conditions at the Roberts Street site will be similar to that of the wastewater plant, which was found to consist of a combination of clay, sand, silt and gravel. The measured infiltration rates were found to be between 0.04m/day and 1.6m/day which indicates that disposal of stormwater via soakwell infiltration is not suitable.

Groundwater was not encountered during the geotechnical investigation. It is expected that perched groundwater during wet periods due to the presence of clayey soils.

A site specific geotechnical investigation is recommended for detailed design.

4.0 Environmental & Heritage

As the site was previously developed and lies within the townsite, the environmental and heritage considerations are minor. Mapping indicates that the site does not lie within a bushfire prone area, areas containing unexploded ordnance, or any areas containing threatened ecological communities.

The site lies within an Aboriginal Heritage zone; however, most of the Norseman townsite is also located within this area so it is not expected to be an issue. The site is also immediately adjacent to a freight railway line and may therefore be affected by rail noise.

5.0 Siteworks, Earthworks & Retaining

The architectural drawings show that the existing office building will be removed. The remainder of the site will require clearing, topsoil stripping and fill with suitable material to enable construction of the accommodation village.

Based on the site levels, it is expected that some minor filling of site will be required to facilitate stormwater drainage into the outlet pipes in the kerb.

6.0 Sewer Reticulation

The sewer reticulation within Norseman is privately owned so information on the existing network is not readily available. A wastewater treatment plant (WWTP) owned by Resource Accommodation Management is located at the corner of Richardson Street and Mildura Street. It is expected that a private pump station will be required on site to pump wastewater to the WWTP.

It is anticipated that three private pump stations will be constructed at each accommodation village and will be interconnected with a private pressure main. From the village at Mildura St, wastewater would be pumped north to the existing WWTP (refer **Figure 2** below).

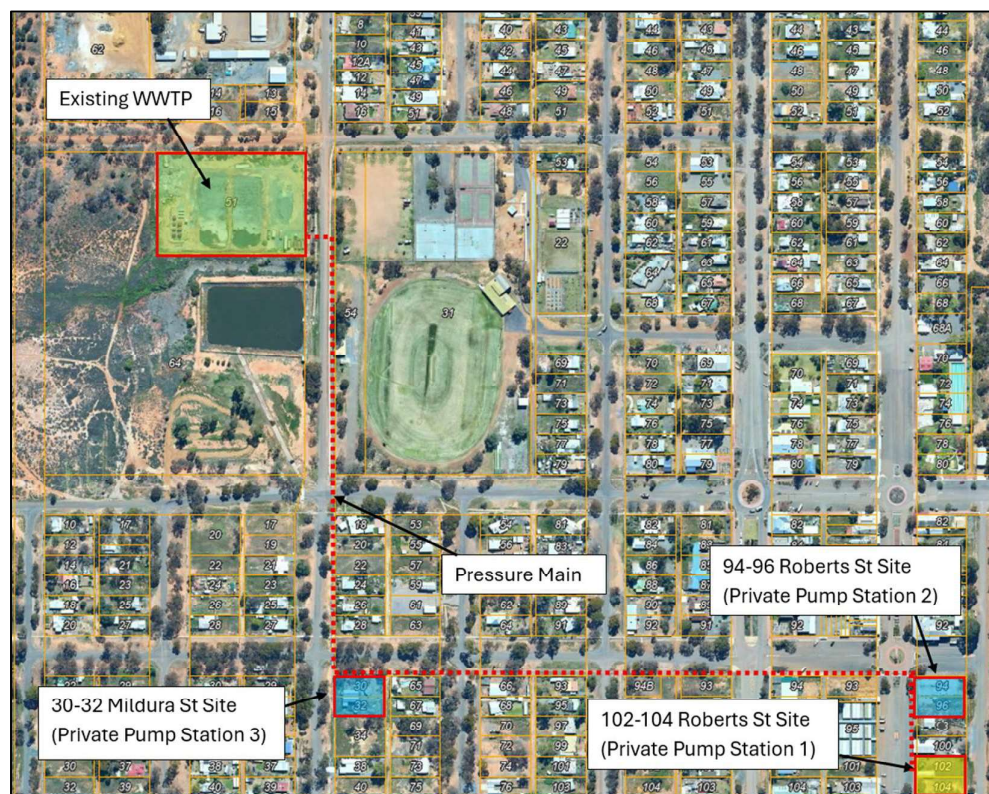


Figure 2: Expected Sewer Servicing

7.0 Water Reticulation

There is an existing 100PVC Water Corporation water main with the Neville Parade verge. Water Corporation's online asset mapping (refer **Figure 3**) indicates there is an existing connection lot 102. It is assumed that this meter can be used to service the accommodation village and upgraded to meet demand as necessary.

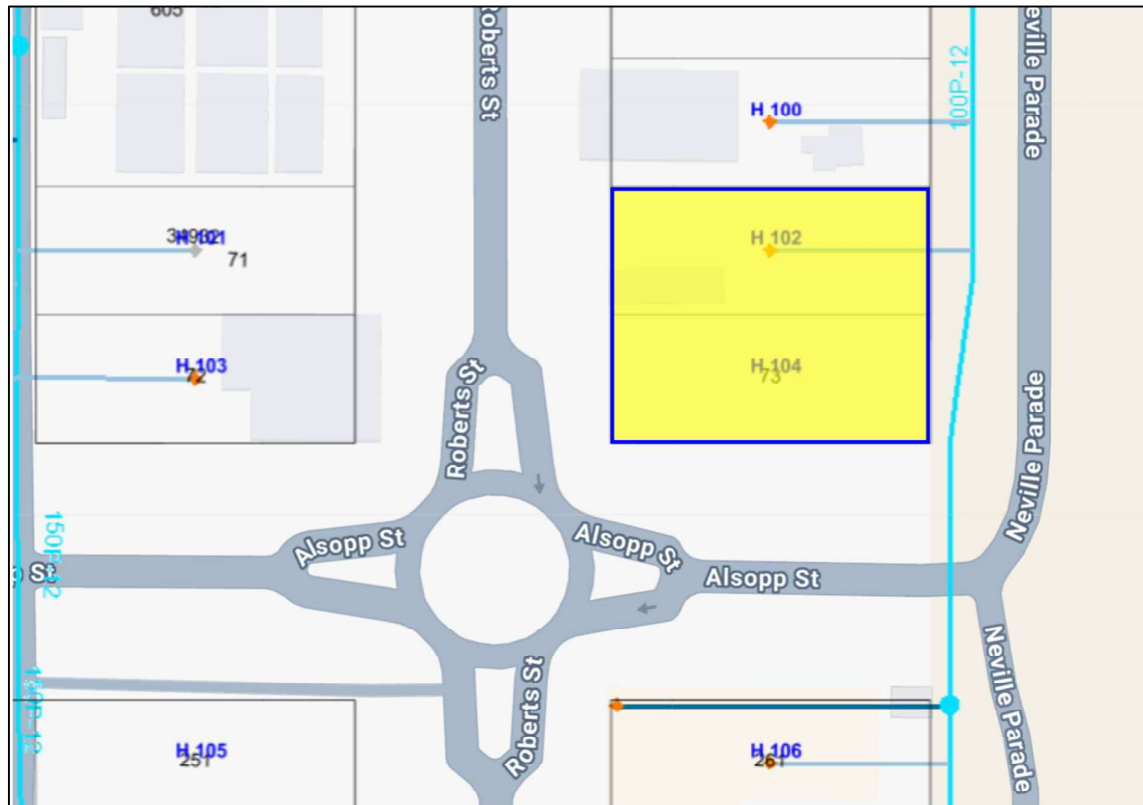


Figure 3: Existing Water Reticulation

8.0 Stormwater Drainage

Norseman does not appear to utilise a traditional pit and pipe stormwater network but instead relies on overland flow paths into gutters and open drains. Stormwater discharge from the site appears to flow south to the large open drain that runs west to east along Austin St.

It is expected that site levels will need to be raised in order to facilitate overland flow paths for stormwater drainage. This flow will need to be directed towards the Roberts St gutter and the Neville Pde swale and can be achieved by grading the site from the centre towards the east and west verges and use of trench / floor grates connected with shallow pipework. The pipework shall connect into new kerb outlets on Roberts St with new shallow outlets constructed in the Neville Pde verge to discharge stormwater to the shallow swale. It is expected that this flow will continue south to the open drain located along Austin Street.

9.0 Roads, Paths, and Fencing

The surrounding road network is sealed and kerbed. There are suitable areas for the proposed parking bays which will require new pavement marking. There is an existing

bitumen path in the Roberts St verge which may need to be upgraded or repaired in areas. A new path will be required in the Alsopp St verge. There is no proposed vehicle access to the site so no new crossover will be required.

A combination of 1800mm high Colorbond fencing and 1800mm high open fencing with piers has been noted to be installed around the site as per the preliminary design drawings.

10.0 Power

The DBYD records from Horizon Power (refer **Figure 4**) show that there is an existing power connection to 102 Roberts Road. It is expected that this feed can be used to service the accommodation village and upgraded as required to meet demand.

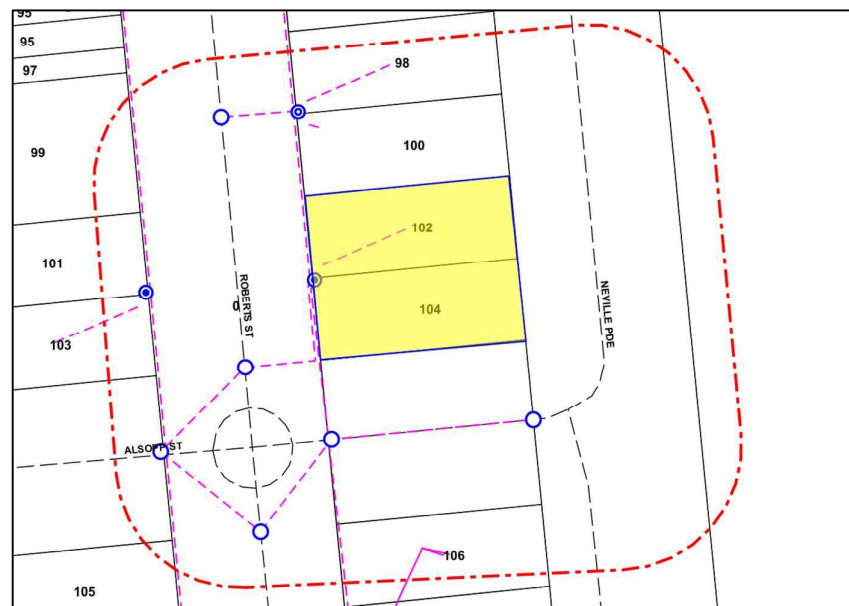


Figure 4: Existing Power Infrastructure

No data is available regarding the current or forecasted capacity of the network. It is recommended that the developer seek advice from an electrical engineer to confirm expected requirements and any additional costs to provide an adequate power supply.

11.0 Communications

The DBYD records from Telstra and NBN (refer **Figure 5**) show that there is an existing NBN communications connection to Lot 102. It is expected that this feed can be used to service the accommodation village.

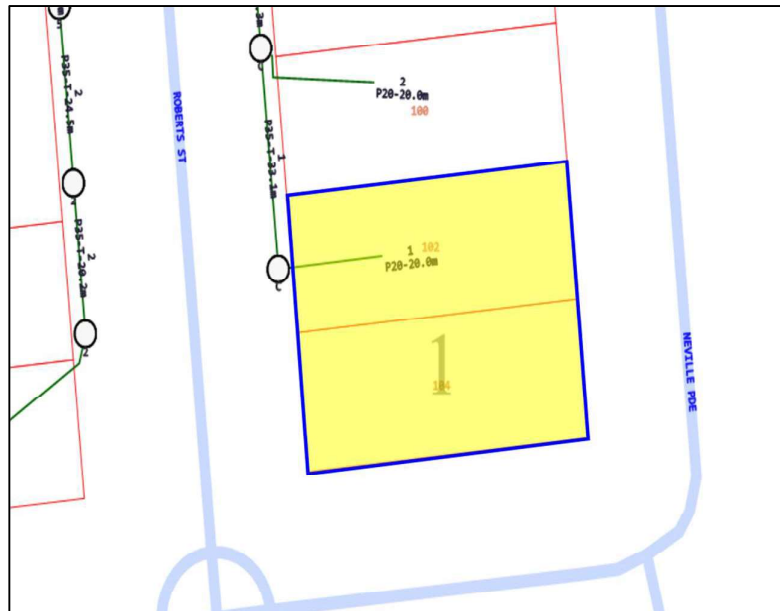


Figure 5: Existing Communications Infrastructure

12.0 Mobile Communications

Consideration to mobile connectivity is required for new developments. A mobile service is received from local and regional antennae that are operated by various communications providers. **Figure 6** shows Telstra's 4G network coverage. Norseman is not currently within Telstra's 5G coverage zone.

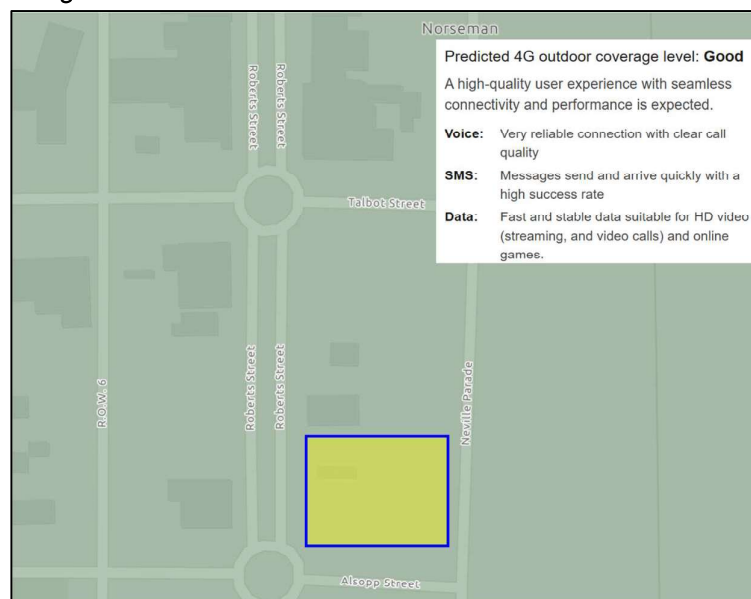


Figure 6: Telstra 4G Coverage

Based on the above, there are multiple mobile service antennae in close proximity to site, and the site has only 4G coverage. It is anticipated that mobile connectivity will be available for the Roberts Street accommodation village.

13.0 Gas

There is no reticulated gas within Norseman; however, a gas storage bullet has been proposed as part of the design for this lot.

14.0 Summary

It appears the site is relatively constraint free with no servicing or engineering limitations that prohibit development. The following comments are noted:

- Due to the clayey soil system in the area, a geotechnical investigation of the site is recommended.
- It is anticipated that fill will be required for the lot in order to direct stormwater flow into the existing Norseman stormwater system.
- To manage wastewater, it is anticipated that a private pump station will be required to transport wastewater to the treatment plant.
- It is recommended that Horizon Power are engaged early into the development phase to ensure they do not impact the development program.

Yours faithfully,



Jarryd Treacy
Senior Civil Engineer

Enc.

ATTACHMENT A
Preliminary Design Drawings

PROPOSED ACCOMMODATION VILLAGE

102-104 .ROBERTS STREET NORSEMAN, WA, 6443



SHEET No.	SHEET NAME	REVISION	REVISION DATE	SHEET No.	SHEET NAME	REVISION	REVISION DATE
SK-00	TITLE PAGE	B	04/08/26	SK-05	GROUND FLOOR PLAN	B	04/08/26
SK-01	SITE LOCATION PLAN	B	04/08/26	SK-06	STREET ELEVATION	B	04/08/26
SK-02	SITE OVERALL PLAN	B	04/08/26	SK-50	PERSPECTIVES	B	04/08/26
SK-03	EXISTING SITE PLAN	B	04/08/26	SK-51	PERSPECTIVES	B	04/08/26
SK-04	SITE PLAN	B	04/08/26	SK-52	PERSPECTIVES	B	04/08/26
				SK-53	PERSPECTIVES	B	04/08/26



ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES

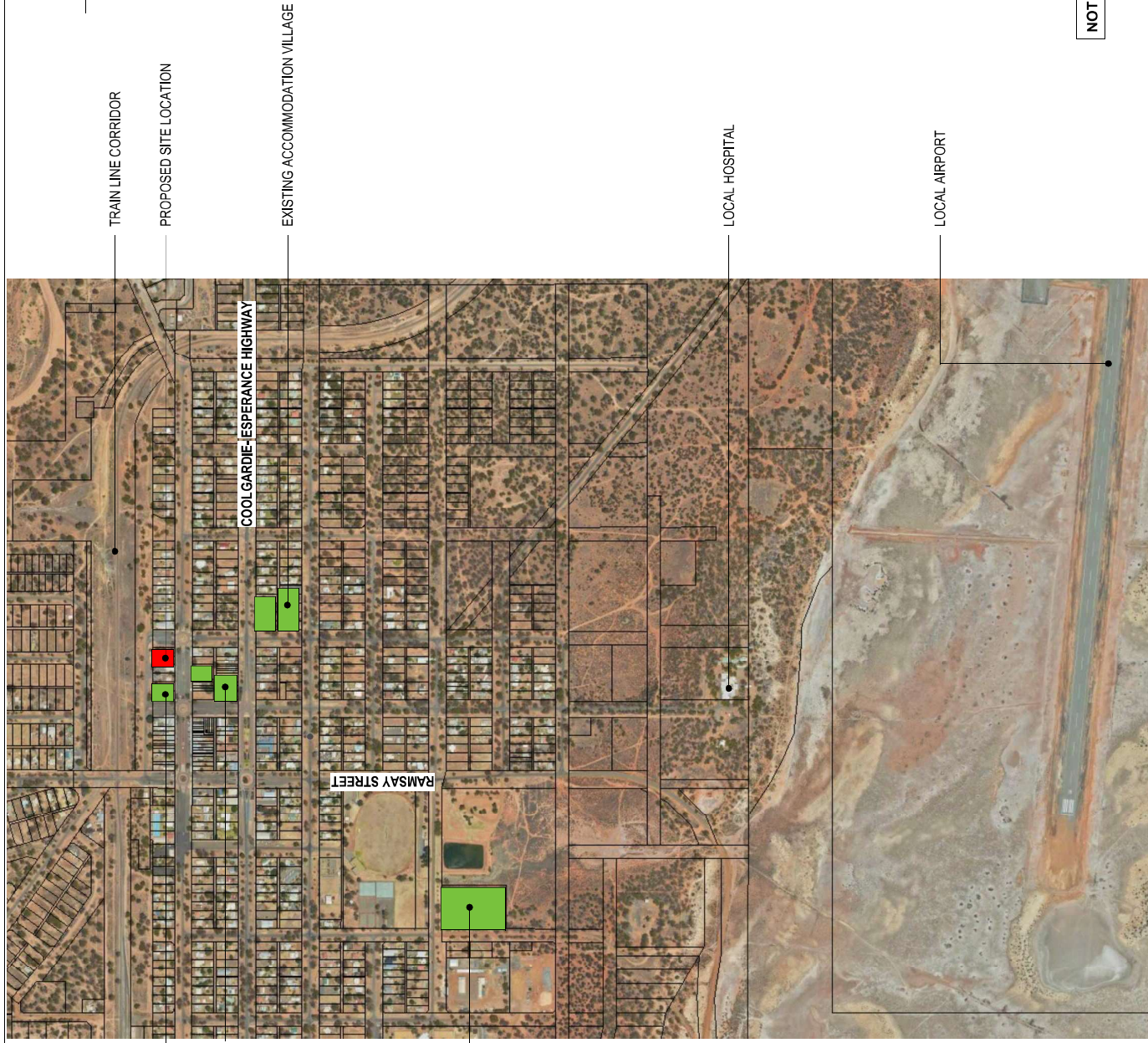
P.O BOX 8, LAGRADOR, QLD 4814
PH: 08 9361 5555
E-MAIL: andrem@ambd.com.au

CRCC No. 1722804
QNT No. 2714 622 575



ENDORSED
Sustainable Building Designer

Townsville • Brisbane • Goldcoast

CP-SITE LOCATION PLAN
1:10000@A3

NOTE: 1. REFER ALL INQUIRIES ON LINE - HOTLINE 0800 783 000 AND REPLY ON 0800 783 000 2. COPYRIGHT © 2008 MELVILLE BUILDING DESIGN & DRAFTING SERVICES (AUSTRALIA) PTY LTD 3. ALL RIGHTS RESERVED 4. WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELVILLE BUILDING DESIGN & DRAFTING SERVICES (AUSTRALIA) PTY LTD	PROJECT : PROPOSED ACCOMMODATION VILLAGE CLIENT : Resource Accommodation Management Pty Ltd LOCATION: 102-104, ROBERTS STREET NORSEMAN, WA, 6443	 ANDRE MELVILLE BUILDING DESIGN & DRAFTING SERVICES P.O BOX 8, LAIRDADOR, QLD 4814 PH. 0498 001 535 E-MAIL: andrem@melville.com.au Townsville - Brisbane - Gold Coast	<table><tr><th>No.</th><th>Description</th><th>Date</th><th>DESIGNED</th><th>SITE LOCATION PLAN</th></tr><tr><td>A</td><td>MELVILLE BUILDING DESIGN & DRAFTING SERVICES (AUSTRALIA) PTY LTD CONCEPT</td><td>28/12/28</td><td>AM</td><td></td></tr><tr><td>B</td><td></td><td>28/12/28</td><td>AM</td><td></td></tr><tr><td></td><td></td><td>DATE</td><td></td><td>JULY 2008</td></tr><tr><td></td><td></td><td>SCALE</td><td>A3</td><td>1 : 1000</td></tr><tr><td></td><td></td><td>REVISION</td><td></td><td>16/04/08</td></tr></table>	No.	Description	Date	DESIGNED	SITE LOCATION PLAN	A	MELVILLE BUILDING DESIGN & DRAFTING SERVICES (AUSTRALIA) PTY LTD CONCEPT	28/12/28	AM		B		28/12/28	AM				DATE		JULY 2008			SCALE	A3	1 : 1000			REVISION		16/04/08
No.	Description	Date	DESIGNED	SITE LOCATION PLAN																													
A	MELVILLE BUILDING DESIGN & DRAFTING SERVICES (AUSTRALIA) PTY LTD CONCEPT	28/12/28	AM																														
B		28/12/28	AM																														
		DATE		JULY 2008																													
		SCALE	A3	1 : 1000																													
		REVISION		16/04/08																													



ADDITIONAL ACCOMMODATION
FACILITY CURRENTLY UNDER
APPROVAL

PROPOSED SITE

CONCRETE PATH	324.4 m ²	16,027
LANDSCAPING	1028.0 m ²	50,789
NEW ACCOMMODATION	570.2 m ²	28,174
NEW LAUNDRY	42.0 m ²	2,075
RECREATION SLAB AREA	52.0 m ²	2,569
SHED	9.0 m ²	0,445

CONCRETE PATH	324.4 m ²
LANDSCAPING	1028.0 m ²
NEW ACCOMMODATION	570.2 m ²
NEW LAUNDRY	42.0 m ²
RECREATION SLAB AREA	52.0 m ²
SHED	9.0 m ²

LOT ?? & ?? ON DP????
SITE AREA 2022m²

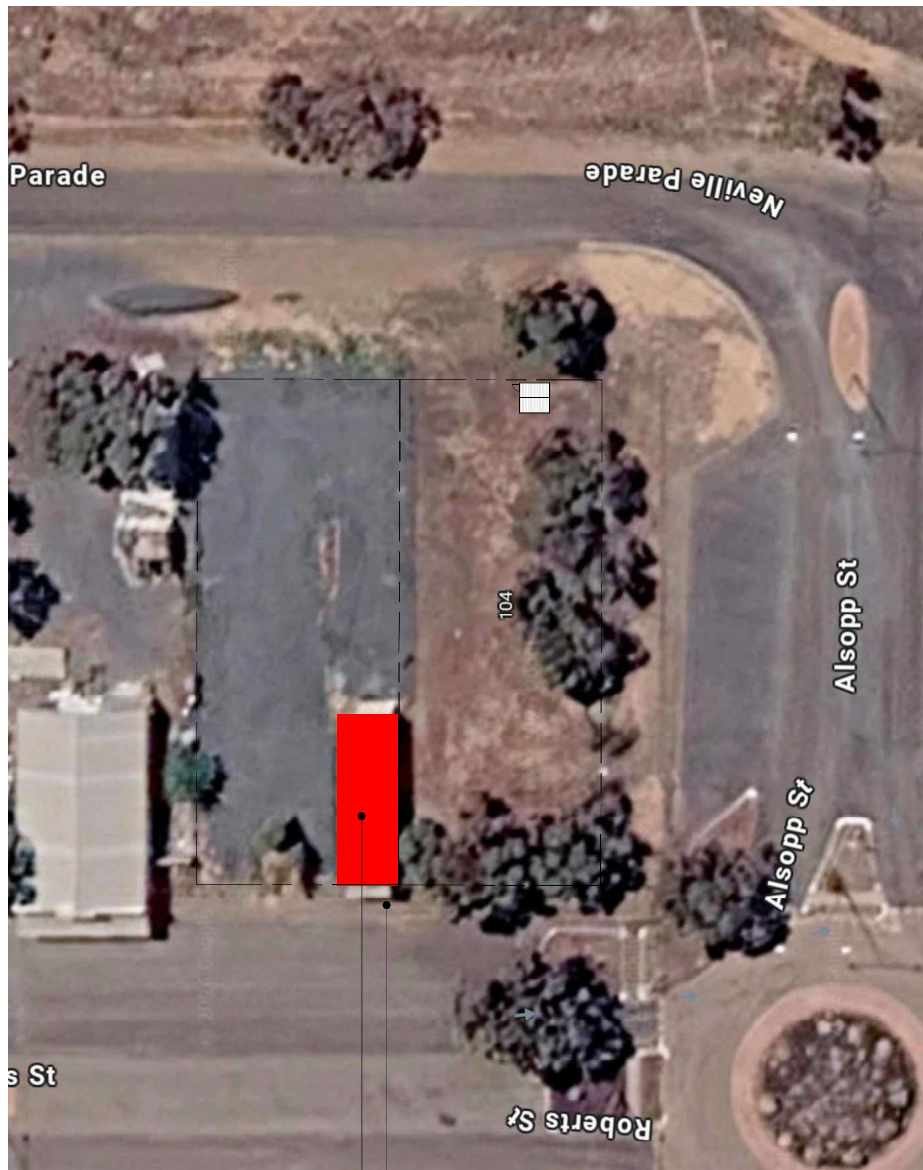
CP-SITE AREA PLAN
1 : 2000@A3

PROJECT : PROPOSED ACCOMMODATION VILLAGE
CLIENT : Resource Accommodation Management Pty Ltd
LOCATION: 102-104 .ROBERTS STREET NORSEMAN, WA

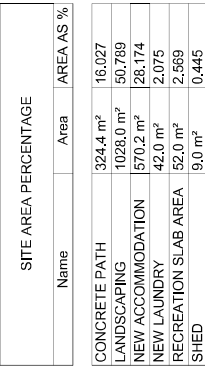
ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES
P.O BOX 8, LAGRADOR, QLD 4814
Ph: 0498 001 535
L-MAIL: admin@amd.com.au
www.amd.com.au

 ENDORSED
Sustainable Building Design

 QBCC No. 1222804
ABN: 37 12 522 875
Townsville - Brisbane - Goldcoast

CP - EXISTING SITE PLAN
1 : 500@A3

No.	Description	Date	DESIGNED	AM	EXISTING SITE PLAN
1	PRELIMINARY SITE CONCEPT	28.07.79	DRAWN	AM	
2	PRELIMINARY SITE CONCEPT	04.02.80	DATE	JULY 2008	
3	PRELIMINARY SITE CONCEPT		SCALE	1/500	
4	PRELIMINARY SITE CONCEPT		ISSUED	01/02/26	26-012 - SK-03 - B



SITE AREAS		Area
Name		
CONCRETE PATH		324.4 m ²
LANDSCAPING		1028.0 m ²
NEW ACCOMMODATION		570.2 m ²
NEW LAUNDRY		42.0 m ²
RECREATION SLAB AREA		52.0 m ²
SHED		9.0 m ²

9



NOT FOR CONSTRUCTION

**ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES**
P.O BOX 8, LABRADOR, QLD 4814
Ph: 0498 001 535
E-MAIL: andrea@ambd.com.au
www.ambd.com.au

QBC No. 1222604
ABN No. 27 107 802 075

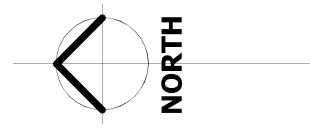
Townsville

No.	Description
A	PRELIMINARY SITE CONCEPT
B	REVISED PRELIMINARY SITE CONCEPT



ENDORSED
Sustainable Building Designer

DESIGNED	AM	SITE PLAN
DRAWN	AM	
DATE	JULY 2028	
SCALE	A3	26-012 - SK-04 - B
ISSUED	04/09/28	



NORTH

2900
14400
5506
3032
ACCOMMODATION
14400
ACCOMMODATION
2900

8242
3300
4000
14400
14400
14400
14400
800
800
3350
4150



1887
6500
17793000
3323
9600
2500
9600
2500
ACCOMMODATION
2047
ACCOMMODATION
2047

SITE AREA PERCENTAGE		
Name	Area	AREA AS %
CONCRETE PATH	324.4 m ²	16.027
LANDSCAPING	1028.0 m ²	50.789
NEW ACCOMMODATION	570.2 m ²	28.174
NEW LAUNDRY	42.0 m ²	2.075
RECREATION SLAB AREA	52.0 m ²	2.569
SHED	9.0 m ²	0.445

SITE AREAS	
Name	Area
CONCRETE PATH	324.4 m ²
LANDSCAPING	1028.0 m ²
NEW ACCOMMODATION	570.2 m ²
NEW LAUNDRY	42.0 m ²
RECREATION SLAB AREA	52.0 m ²
SHED	9.0 m ²

SITE INFO
LOT ?? & ?? ON DP?????
SITE AREA 2022m²



CP-SITE GROUDN FLOOR PLAN
1 : 300@A3

NOTE:

- ALL DIMENSIONS ON SITE
- ALL DIMENSIONS ARE PRESENT OVER
- ALL DIMENSIONS
- IF COPYRIGHT ANDRE MELVILLE BUILDING
- THESE PLANS ARE NOT TO BE REPRODUCED OR IN ANY
- WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMBD

PROJECT : PROPOSED ACCOMMODATION VILLAGE
CLIENT : Resource Accommodation Management Pty Ltd
LOCATION: 102-104 .ROBERTS STREET NORSEMAN, WA. 6443

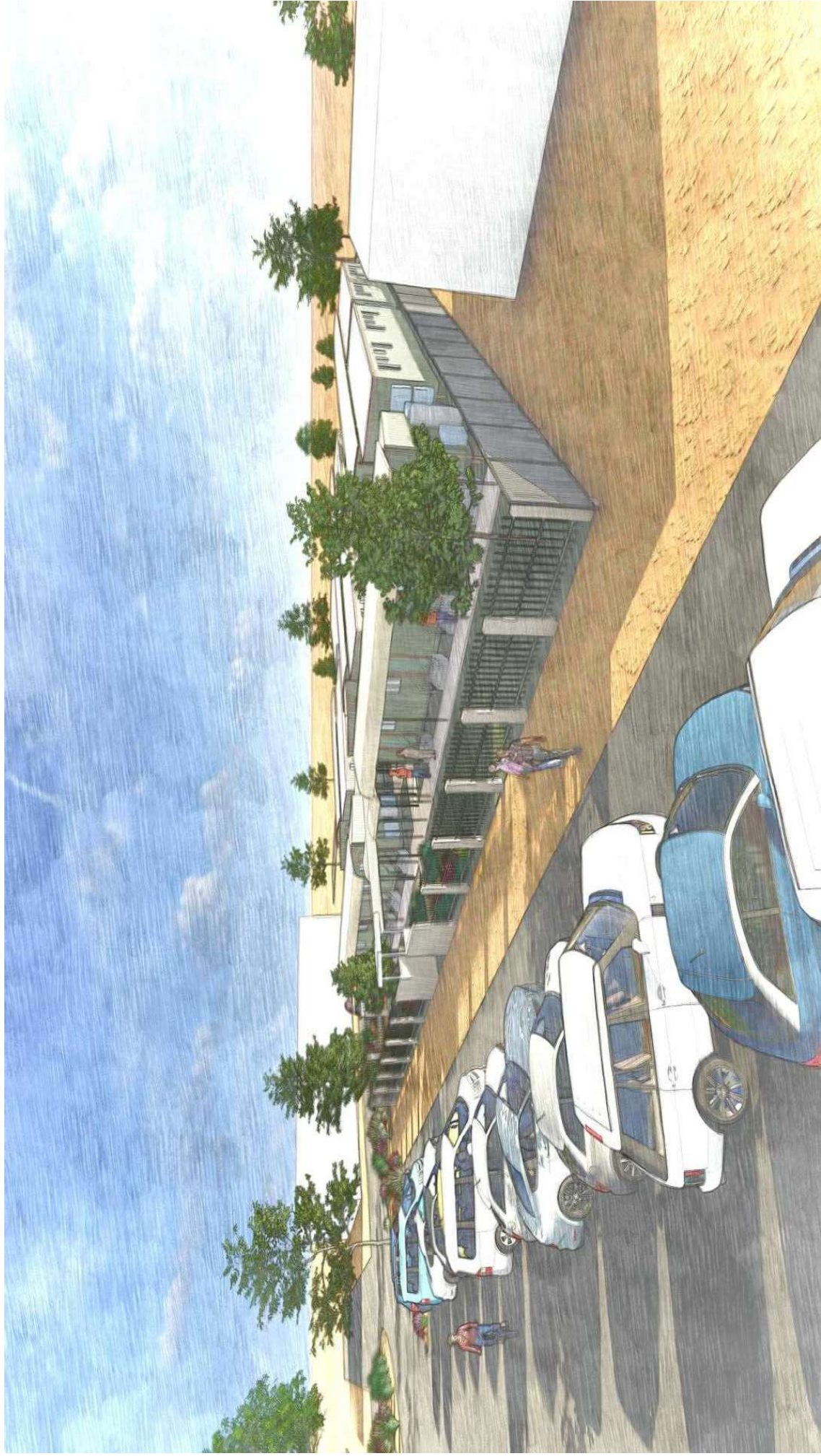
ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES
P.O BOX 8, LAGRADOR, QLD 4814
E-MAIL: andremelville.com.au
www.ambd.com.au
Townsville • Brisbane • Goldcoast

No. 1
Description PRELIMINARY SITE CONCEPT
Date 15/09/20
Drawn A3
Scale 1:300
Revised 15/09/20

REVISIONS

Rev	Date	Description
1	15/09/20	PRELIMINARY SITE CONCEPT

GROUND FLOOR PLAN
26-012 - SK-06 - B
1:1500 @ A4



NOTE:
 • VERIFY ALL DIMENSIONS ON SITE
 • ALL DIMENSIONS TAKE PRESEDENT OVER
 SCALED DIMENSIONS

© COPYRIGHT, ANDREW MELVILLE BUILDING
 DESIGN & DRAFTING SERVICES (AMBD)
 These plans are not to be reproduced wholly or in part
 without the express written permission of AMBD

PROJECT : PROPOSED ACCOMMODATION VILLAGE
CLIENT : Resource Accommodation Management Pty Ltd
LOCATION: 102-104 .ROBERTS STREET NORSEMAN, WA, 6443




ANDRE MELVILLE BUILDING DESIGN
 & DRAFTING SERVICES
 P.O. BOX 8, LAGRADO, QID 4814
 PH: 0498 001 535
 E-MAIL: admin@ambd.com.au
 0228604
 0228604
 Sustainable Building Design, Inc.
 Townsend - Brisbane - Gold Coast
www.ambd.com.au

No.	Description	Date	DESIGNED	AM
A	PRELIMINARY BILL OF MATERIALS	26-07-26	DRAWN	AM
B	REVISIONS - PRELIMINARY BITE CONCEPT	04-10-26	DATE	JULY 2026
			SCALE	A3
			ISSUED	04-10-26



NOTE:
 • VERIFY ALL DIMENSIONS ON SITE
 • NOTED DIMENSIONS TAKE PRESEDENT OVER
 SCALED DIMENSIONS

© COPYRIGHT ANDRUE MELVILLE BUILDING
 DESIGN & DRAFTING SERVICES (AMBD)
 These plans are not to be reproduced wholly or in part
 without the express written permission of AMBD.

PROJECT : PROPOSED ACCOMMODATION VILLAGE
CLIENT : Resource Accommodation Management Pty Ltd
LOCATION: 102-104 ,ROBERTS STREET NORSEMAN, WA, 6443



ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES
P.O. BOX 8, LABRADOR, QLD 4814
Ph: 0498 001 535
E-MAIL: admin@ambd.com.au



ENDORSED
Sustainable Building Design Institute

No.	Description	Date	DESIGNED	AM	PERSPECTIVES
1	PRELIMINARY SITE LAYOUT	25.07.20	DRAWN	AM	
2	PRELIMINARY SITE LAYOUT	04.08.20	DATE	JULY 2020	
3	REVISIONS/IMPROVEMENTS		SCALE	A3	20-012 - SK-51 - B
			REVISION	04.08.20	



NOT FOR CONSTRUCTION

NOTE:

- VERIFY ALL DIMENSIONS ON SITE
- NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

© COPYRIGHT ANDREW McVILLIE BUILDING DESIGN & DRAFTING SERVICES (AMBD)
 These plans are not to be reproduced wholly or in part without the express written permission of AMBD

PROJECT : PROPOSED ACCOMMODATION VILLAGE
CLIENT : Resource Accommodation Management Pty Ltd
LOCATION: 102-104 .ROBERTS STREET NORSEMAN, WA, 6443



ANDRE MELVILLE BUILDING DESIGN
& DRAFTING SERVICES
P.O. BOX 8, LABRADOR, Q.L.D. 4814
Ph: 0468 007 535
E-Mail: admin@ambd.com.au
www.ambd.com.au

 ENDORSED
Sustainable Building Design
Townsville • Brisbane • Goldcoast

227804
02 05



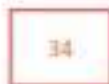
No.	Description	Date	DESIGNED	AM	PERSPECTIVES
A	REEL MURKIN SITE CONCEPT	24-07-26	GRANN	AM	
B	REEL MURKIN INTERIOR SITE CONCEPT	24-08-26	DATE	JULY 2008	
			SCALE 1/3		
			ISSUED	04-08-28	



ATTACHMENT B
Dial Before You Dig Records



LEGEND



Parcel and the location



Pit with size "5"



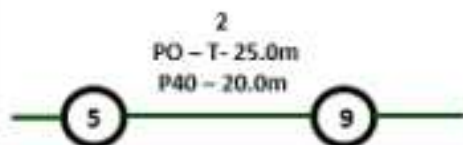
Power Pit with size "2E".
Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.



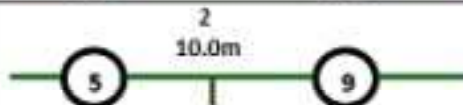
Manhole



Pillar



Cable count of trench is 2.
One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.
One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.



2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.



Trench containing any **INSERVICE/CONSTRUCTED** (Copper/RF/Fibre) cables.



Trench containing only **DESIGNED/PLANNED** (Copper/RF/Fibre/Power) cables.



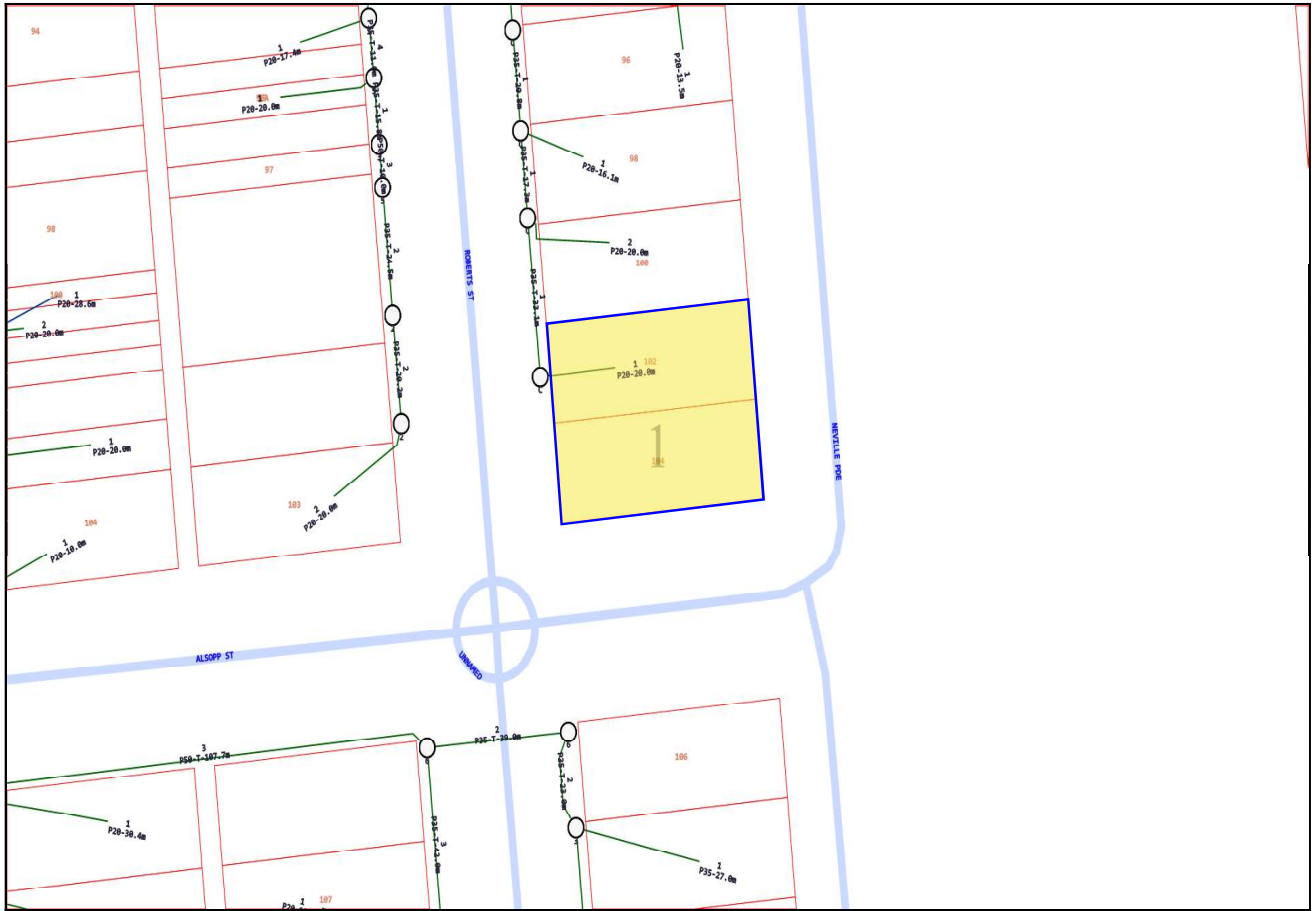
Trench containing any **INSERVICE/CONSTRUCTED** (Power) cables.



Road and the street name "Broadway ST"

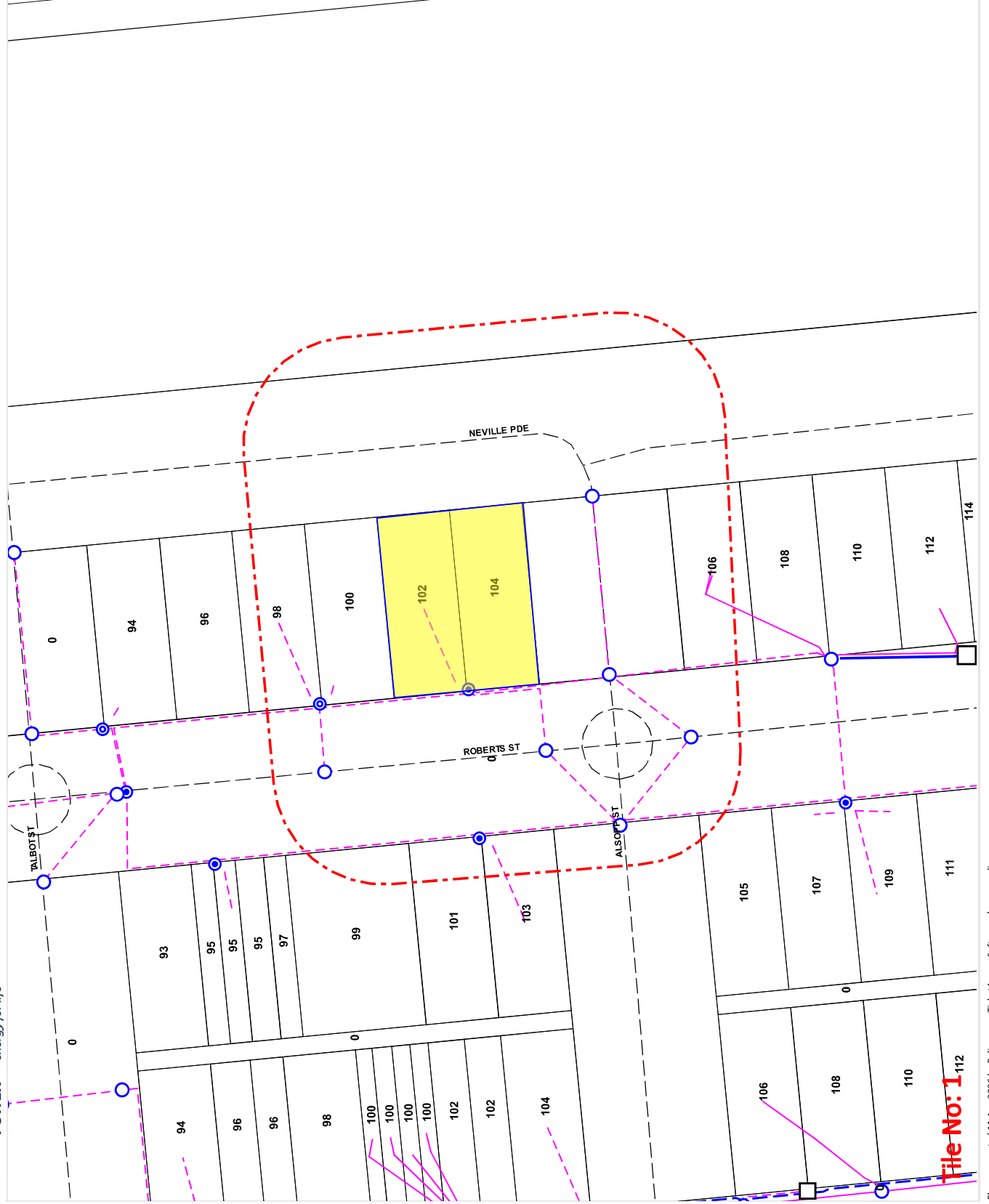
Scale





Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Legend

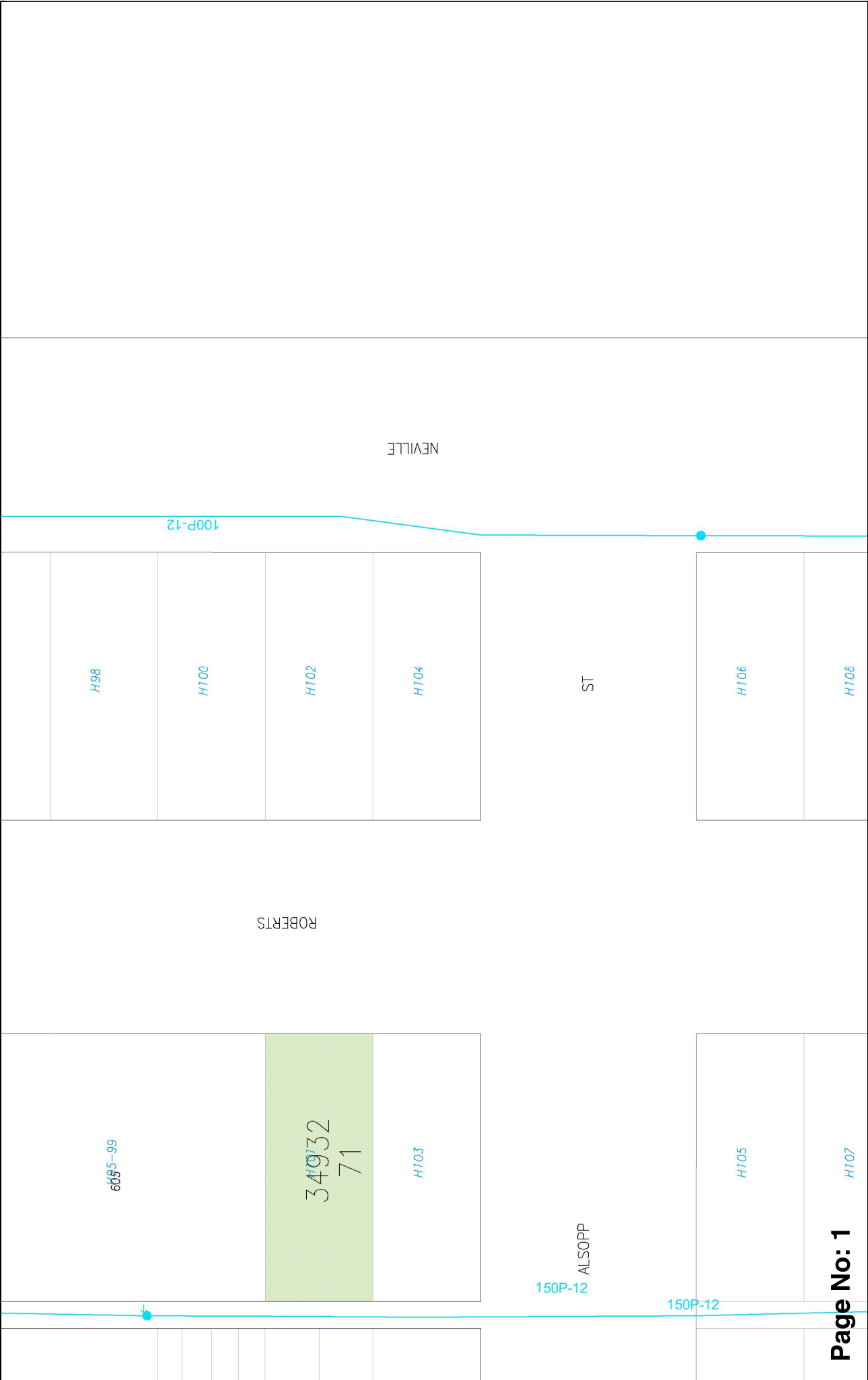
Existing Proposed

- | | | | |
|--|---------------------------------|--|-------------------------------------|
| | Distribution Substation | | Distribution Pole |
| | LV Mini Pillar | | LV Universal Pillar |
| | LV Cabinet | | LV Unmetered Supply Pit |
| | LV Service Pit | | LV Wall Mounted Box |
| | LV Unknown Structure | | LV Distribution Cable - Underground |
| | LV Distribution Wire - Overhead | | HV Distribution Cable - Underground |
| | HV Distribution Wire - Overhead | | Stay Anchor |
| | Stay Wire | | Transmission Cable - Underground |
| | Transmission Wire - Overhead | | Transmission Pole |
| | Communications Tower | | Communications Cable |
| | Fibre Optic Cable | | Zone Substation |



Scale: 1:1000
Expires: 08 Sep 2026

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Horizon Power nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines" - Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Scale: 1:750
Job No.: 53931258
Sequence No.: 277566846
Print Date: 11 Aug 2026



Plans generated 11 Aug 2026 by PelicanCorp TicketAccess Software | www.pellicanCorp.com