
Attachments for the submission of the Works Approval Form for Numans Accommodation Villages Pty Ltd at Collie, WA

Attachment 1A

Proof of occupier status



Deed of Confirmation of Lease

Parties



(collectively, the **Landlord**)

- and -

Numans Accommodation Villages Pty Ltd (ACN 127 136 154)
(the **Tenant**)

- and -

Numans Accommodation Management Pty Ltd (ACN 161 293
992) as trustee for the Numans Unit Trust 2
(the **Guarantor**)

DPSK Lawyers
Suite 3, Level 1, 7 Ventnor Avenue
West Perth WA 6005

+61 8 6136 4100
www.dpsk.com.au

211438-0021
Nat. CR. 231438

DPSK Lawyers is a trading name of DPSK Pty Ltd ACN 613 250 079 (an incorporated legal practice).
ABN 41 613 250 079

Liability limited by a scheme approved under Professional Standards Legislation

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THIS DEED is dated 22nd January 2024.

PARTIES

[REDACTED]

[REDACTED]

(collectively, the **Landlord**)

- and -

Numans Accommodation Villages Pty Ltd (ACN 127 136 154) of Unit 2, 65 Prestige Parade,
Wangara WA 6065
(**Tenant**)

- and -

Numans Accommodation Management Pty Ltd (ACN 161 293 902) as trustee for the Numans
Unit Trust 2 of Unit 2, 65 Prestige Parade, Wangara WA 6065
(**Guarantor**)

RECITALS

- A. The Landlord is the registered proprietor of the Property.
- B. Mauree is the holder of a life estate in the Property and Rosemarie is the holder of an estate in fee simple in remainder expectant upon the death of Mauree.
- C. The Tenant has been granted each of the Leases and the Tenant has leased portions of the Property pursuant to the Leases.
- D. To avoid any doubt regarding the Tenant's exercise of any options to renew, the Parties confirm and acknowledge that, by written notice given to the Landlord on 24 October 2023, the Tenant validly exercised its option to renew and take a new lease for the Further Term under Lease 1. As such, Lease 1 has been validly renewed (such that the Landlord grants a new lease) for the Further Term.
- E. The Parties believe it is expedient for the Landlord to confirm the renewal of Lease 1 for the avoidance of doubt and, as such, the Parties agree to the terms of this Deed.

IT IS AGREED:

1 Interpretation

1.1 Definitions

Unless the context requires otherwise, in this Deed:

- (a) **Deed** means this deed, including any schedules or annexures;

- (b) **Further Term** means a term of 3 years and 364 days commencing on 2 January 2024 and concluding on 31 December 2027;
- (c) **Lease 1** has the meaning given in Item 1;
- (d) **Lease 2** has the meaning given in Item 2;
- (e) **Leases** means Lease 1 and Lease 2;
- (f) **Party** means a party to this Deed;
- (g) **Property** means Lot 8 on Plan 14975 and being the whole of the land comprised in Certificate of Title Volume 1783 Folio 635; and
- (h) **Term** has the meaning given under Lease 1.

1.2 Construction

Unless the context requires otherwise, in the interpretation of this Deed:

- (a) headings in this Deed are for convenience only and do not otherwise affect the interpretation of this Deed;
- (b) a provision of this Deed must not be construed against a Party merely because that Party was responsible for the preparation of this Deed (or any provision of it);
- (c) if a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have a corresponding meaning;
- (d) words or phrases importing or denoting:
 - (i) the singular includes the plural (and vice versa); and
 - (ii) any gender includes the other genders;
- (e) a reference to:
 - (i) a person includes a firm, body corporate and an unincorporated body;
 - (ii) a person includes that person's legal representatives, successors and assigns;
 - (iii) an "Item" is a reference to an Item in Schedule 1;
 - (iv) a party, clause, part, recital, schedule or annexure is a reference to a party, clause, part, recital, schedule or annexure of or to this Deed;
 - (v) this or any other document includes the document as varied or replaced, and notwithstanding any change in the identity of the parties;
 - (vi) legislation is a reference to such legislation as amended from time to time and includes subsidiary legislation made under such legislation;

- (vii) a numbered clause includes a paragraph, sub-paragraph or sub-clause;
- (viii) currency is a reference to the lawful currency of Australia; and
- (ix) time is a reference to Perth time.

1.3 Recitals

Each of recitals A to E to this Deed shall form part of this Deed.

1.4 Joint and several obligations

Except as otherwise specified in this Deed:

- (a) a reference to any party or a defined term, where that party or defined term consists of more than one person, includes each of them individually and each of them jointly with each other person to whom the reference applies; and
- (b) any covenant, undertaking, representation or warranty under this Deed by two or more persons binds them jointly and each of them separately, and any benefit in favour of two or more persons is for the benefit of them jointly and each of them separately.

2 Confirmation by Landlord

The Landlord hereby acknowledges, agrees, warrants and confirms that:

- (a) Lease 1 is valid and on foot, and there has been no subsisting default by the Tenant under Lease 1;
- (b) the Tenant validly exercised in its option to renew under clause 12 of Lease 1 on 24 October 2023 and, in accordance with the terms of Lease 1, the Tenant has validly renewed and is granted a new lease for the Further Term;
- (c) the Tenant has, under the terms of Lease 1 and as approved by the Western Australian Planning Commission (ref 263/6/8/1v4), successive options for renewal for Lease 1 to extend the Term of Lease 1 until 31 January 2055;
- (d) the Landlord will observe each of the Tenant's options for renewal (being options for the taking of a new lease for further terms) under Lease 1;
- (e) the Landlord will ensure that any dealings by the Landlord in relation to the Property are made subject to the Tenant's interest under Lease 1 (including any options for renewal) and, without limitation, the Landlord will ensure that any conveyance of the Property is subject to the Tenant's interests as lessee and option holder under Lease 1; and
- (f) the Landlord is not insolvent or bankrupt.

3 Confirmation by Guarantor

The Guarantor confirms the continuance of any guarantees under Lease 1 in respect of the Further Term.

4 Confirmation of Term

The Parties acknowledge and agree that:

- (a) the current Term of Lease 1 is the period commencing 2 January 2024 and concluding 31 December 2027; and
- (b) the terms of Lease 1:
 - (i) are valid and binding upon the Landlord (as "the Landlord" under Lease 1); and
 - (ii) shall continue to apply during the Further Term.

5 Further steps

Each of the Parties executing this Deed acknowledge and agree that they will do all things, and execute all further documents, necessary to give full effect to this Deed (and its intention).

6 WAPC approval

To the extent that this Deed requires the approval of the Western Australian Planning Commission (**Commission**) (including to avoid a contravention of section 136(1) of the *Planning and Development Act 2005* (WA)), then:

- (a) this Deed is entered into subject to the approval of the Commission being obtained; and
- (b) the Tenant shall, at its cost, ensure that an application for the approval of the Commission is made within a period of 3 months after the date of this Deed (and the Landlord will, at the Tenant's cost, provide all reasonable assistance which may be required by the Tenant in connection with such application for approval).

7 General

7.1 Entire agreement

This Deed contains the entire agreement between the Parties, and supersedes any earlier oral or written representations or prior agreement, in relation to the subject matter of this Deed.

7.2 Variation

Any variation or amendment to this Deed must be in writing and signed by the Parties.

7.3 Counterparts

- (a) This Deed may be executed in any number of counterparts and each counterpart when so executed is deemed to be an original and taken to constitute one and the same document.
- (b) It shall be sufficient for a signed copy sent by email or facsimile to constitute a counterpart.

7.4 No waiver

No right or power under this Deed is taken to be waived by a Party except by writing signed by the Party waiving the right or power.

7.5 Severability

If any provision or part of this Deed is found to be illegal, invalid or otherwise unenforceable, that provision or part shall be deemed to be severed to the extent of the illegality, invalidity or unenforceability and the remainder of this Deed shall remain effective.

7.6 Governing law

- (a) This Deed is governed by, and construed in accordance with, the law in force in the State of Western Australia.
- (b) Each of the Parties irrevocably submits to the non-exclusive jurisdiction of the courts of Western Australia (including any federal court exercising jurisdiction in Western Australia) with regard to any dispute arising from or in connection with this Deed.

7.7 Effect of Deed

This Deed has effect notwithstanding any failure by any Party to execute this Deed and this Deed shall bind each person who has executed it regardless of whether:

- (a) any person, whether named as a party or not, does not execute this Deed;
- (b) the execution of this Deed by any person is invalid or irregular in any way; and
- (c) this Deed is or becomes void, voidable or unenforceable against any other person.

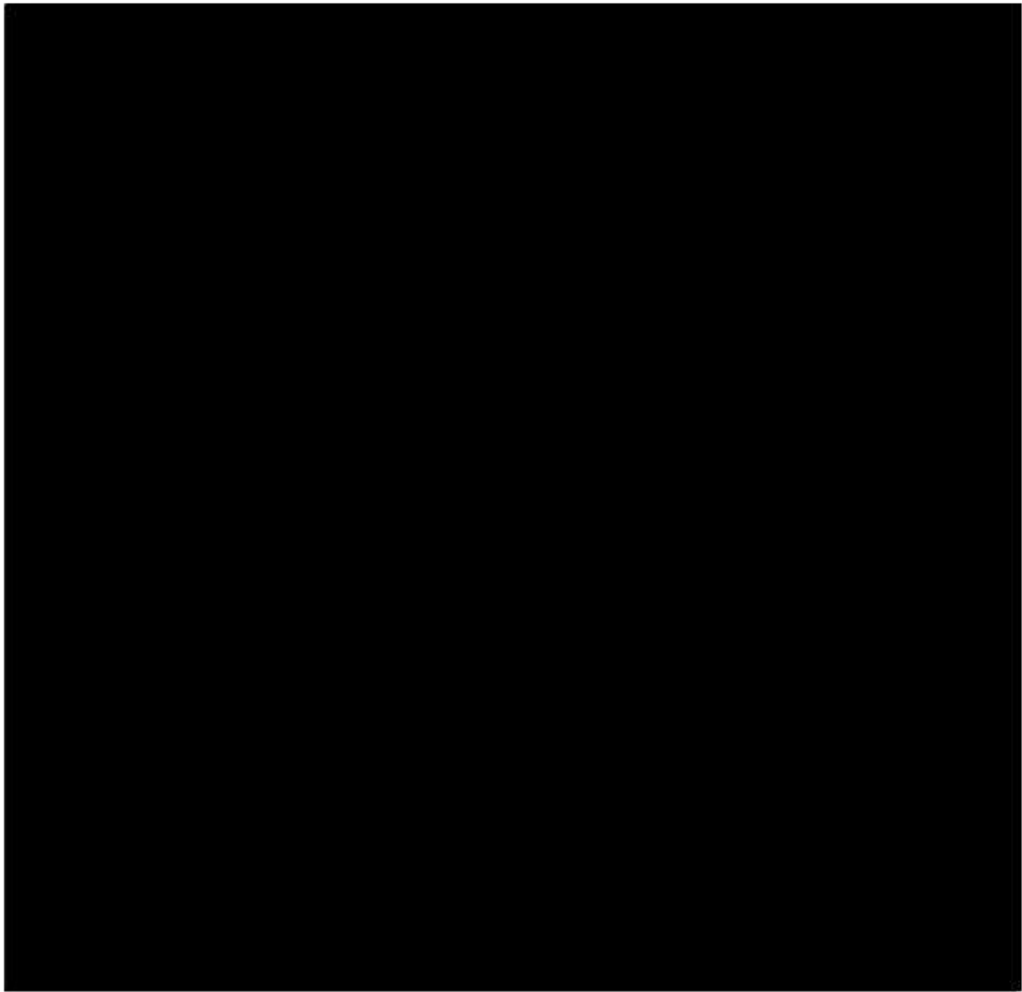
7.8 Acknowledgment

The Parties acknowledge that they:

- (a) understand the legal significance and effect of this Deed;

- (b) have entered into this Deed voluntarily and, in signing this Deed, have not relied on any representation or statement made by or on behalf of any other Party or person that is not expressly included in this Deed; and
- (c) have had the opportunity to seek independent legal advice.

Provided original surveyed boundary fence parallel to dam does not extend further into dam area.



Executed by Numans Accommodation
Villages Pty Ltd (ACN 127 136 154) in
accordance with section 127 of the
Corporations Act 2001 (Cth);



Executed by Numans Accommodation
Management Pty Ltd (ACN 161 293 992) as
trustee for the Numans Unit Trust 2 in
accordance with section 127 of the
Corporations Act 2001 (Cth);



Schedule 1 - Key terms

Item 1 Lease 1

A Lease dated 3 February 2007 between [REDACTED] as executor of the Estate of the late [REDACTED] the Tenant and Numans Group Pty Ltd as trustee for the Numans Unit Trust as confirmed, extended and/or varied by:

- (a) Deed of Confirmation and Extension of Lease and Release of Guarantor entered into between the Landlord, the Tenant, Numans Group Pty Ltd (ACN 104 762 245), the former trustee for the Numans Unit Trust and Pilbara Accommodation Fund (formerly Numans Unit Trust) as outgoing guarantor and the Guarantor dated 18 December 2012;
- (b) Deed of Variation and Extension of Lease between the Landlord and the Tenant dated 2 April 2015 in respect of Lease 2 being for that part of the Property as described in Clause 1.1 – "Property" of Lease 1;
- (c) Extension & Variation of Lease deed dated 14 May 2020 between the Landlord, the Tenant and the Guarantor; and
- (d) Extension & Variation of Lease deed in respect of limiting holding over (undated and signed in or around September 2020) between the Landlord, the Tenant and the Guarantor.

Item 2 Lease 2

A Lease between the Landlord and the Tenant dated 1 March 2015 and being for that part of the Property as described in Item 4 of the First Schedule of Lease 2 as confirmed, extended and/or varied by:

- (a) Deed of Variation and Extension of Lease between the Landlord and the Tenant dated 2 April 2015 in respect of Lease 2 being for that part of the Property as described in Clause 1.1 – "Property" of Lease 1;
 - (b) Extension & Variation of Lease deed dated 14 May 2020 between the Landlord, the Tenant and the Guarantor; and
 - (c) Extension & Variation of Lease deed in respect of limiting holding over (undated and signed in or around September 2020) between the Landlord, the Tenant and the Guarantor.
-

Attachment 1B

ASIC Company Extract



ASIC

Australian Securities & Investments Commission

Current Company Extract

Name: NUMANS ACCOMMODATION VILLAGES PTY LTD

ACN: 127 136 154

Date/Time: 08 May 2024 AEST 09:39:29 AM

This extract contains information derived from the Australian Securities and Investments Commission's (ASIC) database under section 1274A of the Corporations Act 2001.

Please advise ASIC of any error or omission which you may identify.

EXTRACT

Organisation Details	Document Number
Current Organisation Details	
Name: NUMANS ACCOMMODATION VILLAGES PTY LTD	1E3558543
ACN: 127 136 154	
ABN: 97127136154	
Registered in: Western Australia	
Registration date: 20/08/2007	
Next review date: 20/08/2024	
Name start date: 20/08/2007	
Status: Registered	
Company type: Australian Proprietary Company	
Class: Limited By Shares	
Subclass: Proprietary Company	

Address Details	Document Number
Current	
Registered address: BLACKSTONE BUSINESS SOLUTIONS PTY LTD, Unit 3, 437 Yangebup Road, COCKBURN CENTRAL WA 6164	0EOQ35163
Start date: 04/07/2019	
Principal Place Of Business address: Unit 2, 65 Prestige Parade, WANGARA WA 6065	0ECQ98028
Start date: 28/06/2018	

Contact Address
Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company'.
Current
Address: PO BOX 4076, SUCCESS WA 6964
Start date: 27/06/2019

Officeholders and Other Roles	Document Number
Director	
Name: [REDACTED]	1E9838199
Address: [REDACTED]	
Born: [REDACTED]	
Appointment date: [REDACTED]	
Secretary	
Name: [REDACTED]	1E9838199
Address: [REDACTED]	
Born: [REDACTED]	
Appointment date: [REDACTED]	

Share Information

Share Structure					
Class	Description	Number issued	Total amount paid	Total amount unpaid	Document number
ORD	ORDINARY	180	180.00	0.00	2E1696462

Members					
<p>Note: For each class of shares issued by a proprietary company, ASIC records the details of the top twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the top twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.</p>					
<p>Name: NUMANS SERVICED APARTMENTS PTY LTD ACN: 600 391 731 Address: Unit 2, 65 Prestige Parade, WANGARA WA 6065</p>					

Class	Number held	Beneficially held	Paid	Document number
ORD	180	no	FULLY	0ECQ98028

End of Extract of 2 Pages

Attachment 1C

Authorisation to act as a representative of the occupier



Collie Hills Village

Williams Collie Road
Collie WA 6225

PO Box 503
Collie WA 6225

T: +61 8 9780 2888
F: +61 8 9227 0671
E: collie@numans.com.au

Head Office

2/65 Prestige Parade
Wangara WA 6065

PO Box 1656
Wangara DC WA 6047

T: +61 8 9287 0500
F: +61 8 9387 5962
E: accounts@numans.com.au

8th May 2024

**APPLICATION FOR WORKS APPROVAL
WASTEWATER TREATMENT SYSTEM – LOT 8 ON PLAN 14975 – COLLIE WILLIAMS ROAD
CNR HODD ROAD - SHIRE OF COLLIE**

AUTHORISATION TO ACT AS REPRESENTATIVE OF THE OCCUPIER

I hereby confirm that [REDACTED] General Manager – Development, is authorised to act as the representative on behalf of the occupier, Numans Accommodation Villages Pty Ltd.

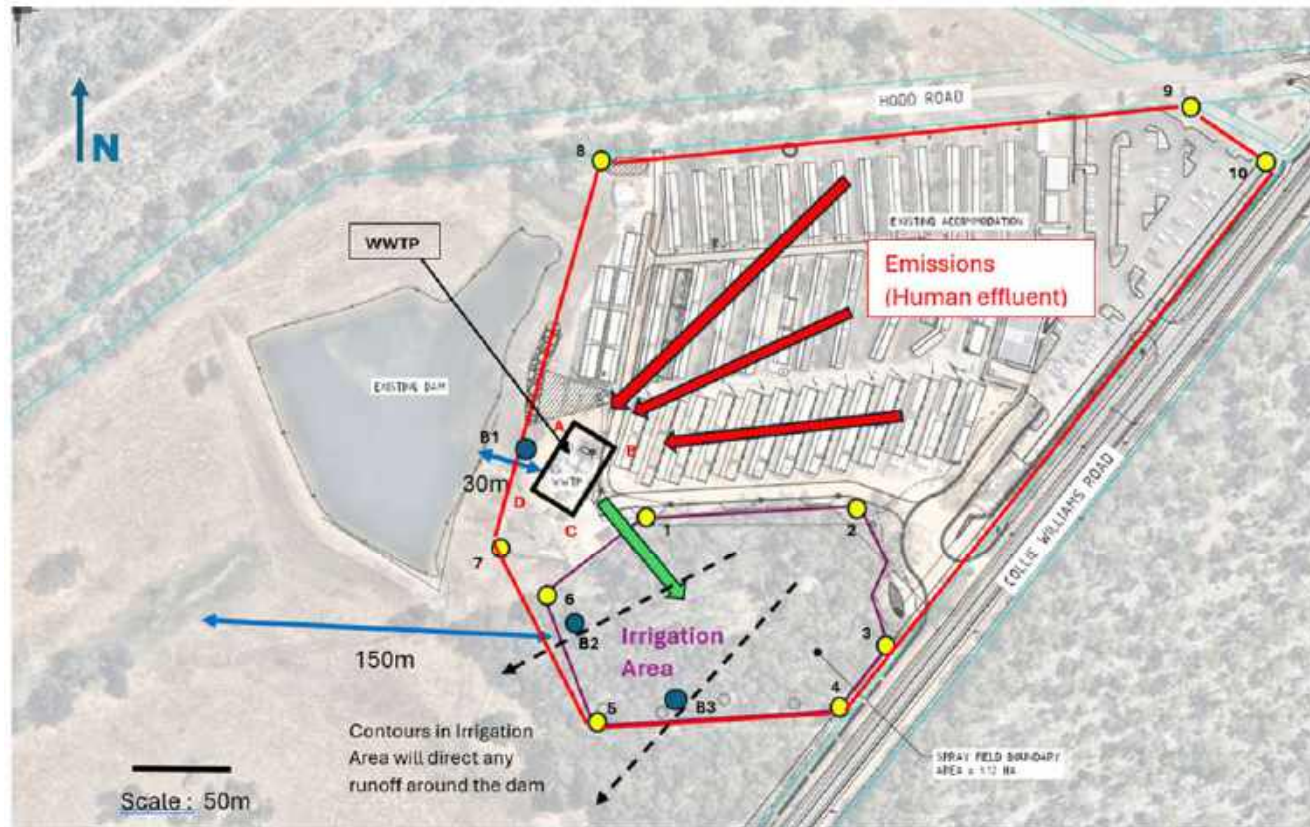
Yours Sincerely



MD Numans Group

Attachment 2A

Map 1: Premises map / Emissions and discharge points



Legend

- | | | | |
|---|------------------------------------|---|-------------------------------|
|  | Waste Water Treatment Plant (WWTP) |  | Monitoring bores (B1, B2, B3) |
|  | Irrigation Area | | |
|  | Prescribed Premises | | |

Coordinates listed below

Coordinates

The table below uses GDA2020 Zone 50.

Pt #	Easting	Northing		Pt #	Easting	Northing
WWTP				PRESCRIBED PREMISES		
A	6,312,782.3029	425,363.6709		4	6,312,893.7709	425,665.6705
B	6,312,769.7805	425,378.8724		5	6,312,661.3443	425,479.1025
C	6,312,739.3300	425,363.7517		7	6,312,710.2426	425,352.3530
D	6,312,754.9547	425,345.9048		8	6,312,743.4933	425,394.3689
IRRIGATION AREA				9	6,312,749.9576	425,487.9362
1	6,312,717.5619	425,325.0374		10	6,312,689.3961	425,500.8389
2	6,312,900.3226	425,375.9211				
3	6,312,923.7396	425,619.8179				
4	6,312,893.7709	425,665.6705				
5	6,312,661.3443	425,479.1025				
6	6,312,653.7613	425,374.6870				

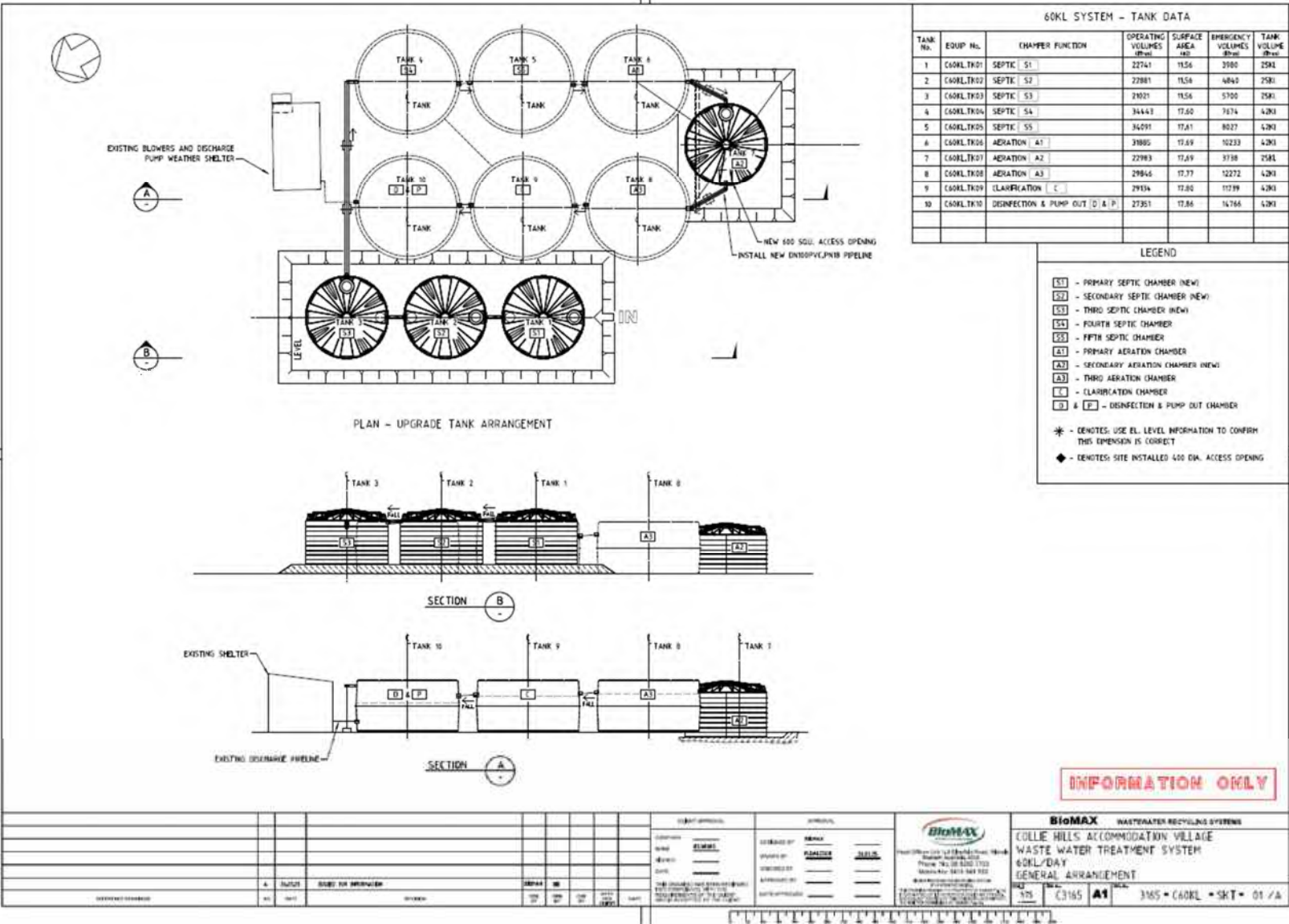
Map 2

Nearest residential property

Nearest residence 930.75m



Attachment 2B
WWTP Layout



Attachment 3A

Environmental Commissioning activities N/A

Attachment 4

Marine Surveys N/A

Attachment 5

Other approvals and consultation documentation

Shire of Collie Planning Approval

See Attachment 8D

Department of Health (DoH)

DoH approved a 60 kl/day system for the Village in 2007. Copy included below. The capacity of the approved system was large enough to cater for the 312 rooms approved under the DA, however the application to DoH stated 200 rooms. A request has recently been submitted to DoH to approve the system for 312 rooms (56,160 kl/day) which is less than the approved licence of 60 kl/day.



Department of Health
Government of Western Australia

HEALTH ACT 1911
HEALTH (TREATMENT OF SEWAGE AND DISPOSAL OF
EFFLUENT AND LIQUID WASTE) REGULATIONS 1974 (Reg 4A(5)(a))

**APPROVAL TO CONSTRUCT OR INSTALL AN APPARATUS FOR THE
TREATMENT OF SEWAGE**

Approval is hereby granted to the Applicant: **Biomax Pty Ltd**
to construct or install the apparatus for the treatment of sewage located at
Lot or Pt. Lot No: **8** House No: **795**
Street: **Williams Road** Suburb: **Collie**
Local Government: **Shire of Collie**



- The apparatus shall be installed in accordance with the approved plans (attached) and the conditions of approval listed below.
1. Construction of the apparatus shall be in accordance with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent And Liquid Waste) Regulations 1974*.
 2. All materials, pipes, bends, junctions, fittings and fixtures shall be sound and free from defects and the By-Laws of the Water Corporation shall apply to them in addition to these regulations.

TYPE OF WASTEWATER SYSTEM

Biomax C60K x 6 units connected to 8000m² of sub strata irrigation

APPROVAL CONDITIONS:

Wastewater system not to be located in a trafficable area

Wastewater system not to be located within 30 metres of bore, creek or other watercourse

Adherence to conditions on the Local Government Report Form

As constructed plans to be submitted to the Environmental Health Officer at the Shire of Collie

The effluent disposal system is to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

ATU to be installed and constructed in accordance with the Code of Practice for the Design, Manufacture, Installation and Operation of ATUs.

As constructed plans and written certification that the unit has been installed in accordance with the Code of Practice for the Design, Manufacture, Installation and Operation of ATUs are to be submitted to the Environmental Health Officer at the Shire of Collie before the apparatus may be used.

Should any change in use of the premises occur that affects the wastewater volume, a new application to construct or install an apparatus for the treatment of sewage will need to be submitted.

High level audio-visual warning alarms to be provided to indicate a malfunction in the pumps in the surge control and effluent discharge tanks. The audio alarm shall have a muting device and shall be fitted to the ATU control panel.

The person who completes the construction or installation of the apparatus shall notify the above Local Government Environmental Health Officer to arrange an inspection and obtain a permit to use the apparatus.

All works shall be left open and available for appropriate checking and testing.

It is an offence under section 107(4) of the Health Act 1911 to use an apparatus before it has been inspected and a permit to use the apparatus issued.

DELEGATE OF EDPH: _____

DATE: **15/10/2007**
(71015er1x)

APPROVAL No: **154.07**

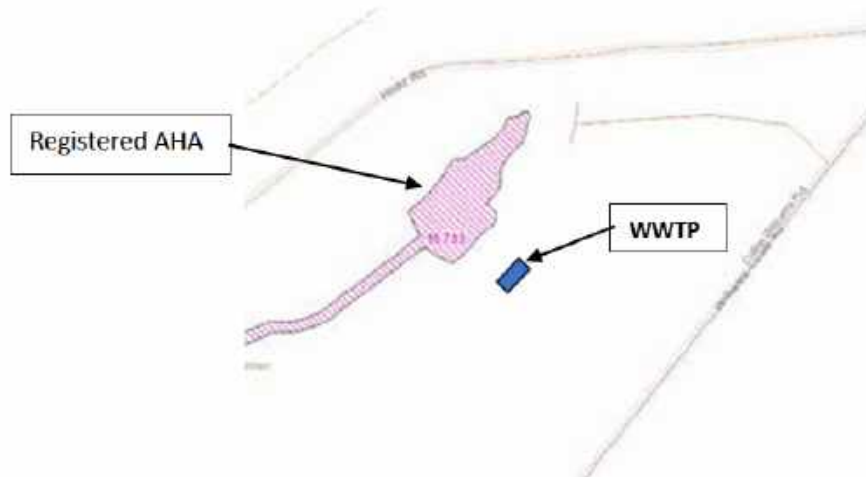
RECEIPT No: **581148**

Environmental Health

All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008
Telephone (08) 9388 4999 Fax (08) 9388 4955
ABN 28 684 750 132

Department of Planning, Lands and Heritage (DPLH)

With respect to the Aboriginal Heritage Act, no approvals or consents are required. The registered aboriginal heritage site on Lot 8 falls outside the leased area of the Village and the location of the Waste Water Treatment Plant. We lease only a small portion of the overall landholding. The septic system for which we are seeking approval from DWER does not intersect with any registered aboriginal heritage sites. As shown below, the registered AHA is the dam and creek below the dam. As shown in Attachment 2A, the WWTP is set back over 30m from the dam and 100m from the water course.



Further, our lease area is highly disturbed, having historically been the subject of a workers accommodation camp before the current camp was constructed, and as a result, the prospect of disturbing a matter of aboriginal heritage during construction is considered to have been extremely low. However we have recently engaged with a local elder, [REDACTED], who is associated with Gnaala Karla Booja Aboriginal Group. He is extremely knowledgeable of the aboriginal heritage of the local area and has been to our site on two occasions to monitor some excavation works we have done. He did not identify any issues with the village layout or excavation works. We will continue to engage with him for any future works on site.

Attachment 6A

Emissions and discharges, proposed controls

Emissions

The Collie Hills Village proposal consists of 312 single person short stay units within an 80ha rural property located North East of Collie, in the South West of Western Australia. The proposal is estimated to generate 20.5ML/a of domestic wastewater. Connection to reticulated sewerage is not available.

The proposal is adjacent to a creek of importance for aboriginal cultural heritage, and a farm dam. Groundwater and aerial contamination are of concern and on-site disposal of sewage has been considered in risks mitigated in the design of the treatment and dispersal system.

The on-site disposal is a secondary treatment system for the collection and treatment of domestic waste. The proposed system is designed so that wastewater and nutrients are treated to an advanced standard such that there are no unacceptable risks to the creek, groundwater and the wider environment.

The wastewater system

The treatment system is shown in Attachment 2B

Waste will be gravity fed to a sump from where it is pumped into the primary septic chamber. The system consists of:

- 5 x septic chambers (capacity 135 kl)
- 3 x aeration chamber (capacity 85 kl)
- 1 x clarification chamber (capacity 29 kl) and
- 1 x disinfection and dispersion chamber (capacity 27 kl.)

The effluent is dispersed via drip irrigation in the native vegetation (Jarrah-marri woodland) present onsite, that will sequester nutrients and water. The area of the drip irrigation area is 11,232 m².

Minimal sludge accumulates in the system. When it does it is pumped out and disposed of at a certified waste receival site.

A copy of the Technical and Maintenance Manual for the system is included in the application as a separate Attachment.

Monitoring, operations and maintenance

The passive nature of this wastewater treatment and dispersal system means that there is limited equipment that requires external operation and maintenance.

The system has been designed to minimise operational and maintenance requirement.

Monitoring, operation and maintenance: roles and responsibility

Element	Comment	Responsibility
Effluent quality treatment	The treatment will be advanced secondary treatment with disinfection and dispersal as drip irrigation in 1.2ha of the Jarrah-marri Eucalyptus woodland on the property.	Biomax design
Trade waste collection and management	Not applicable	
Land application area requirements	Land application area is 1.12ha of spray irrigation in the Jarrah-Marri woodland	NAV Pty Ltd
The distribution system	Drip irrigation	NAV Pty Ltd

Soil restoration (ie application of lime/gypsum or import of topsoil/permeable layer)	No soil amelioration is required.	N/A
Buffer planting and management	Not required	N/A
Vegetation	Management of grasses within Jarrah-Marri woodland to assist in removal of nutrients	NAV Pty Ltd
Cut off drains	Not required	
Outfall areas	Not applicable	
Fencing	Required around the woodland areas that are going to be irrigated	NAV Pty Ltd
Servicing and maintenance requirements / schedules	<p>Scheduled servicing is required every 3 months. Contractor to be registered to service ATU's and be a registered plumber.</p> <ul style="list-style-type: none"> Septic tanks to have sludge and scum measured. Pump-out only as required High level alarms tested 	Biomax authorised contractor
Operational and maintenance manuals and troubleshooting procedures	All Operation and Maintenance Manuals provided with certificate of compliance	Biomax Pty Ltd
Requirements around the submission of maintenance reports to LG	Report template will be included in the Operation and Maintenance Manual	NAV Pty Ltd
System Monitoring	System performance Water Quality – BOD, TSS, Faecal Coliforms, Residual free chlorine, pH, N and P – quarterly. See Annexure 8C – Biomax Technical and Maintenance Manual for effluent standards. Groundwater – Water levels and water quality (TN and TP) bi-annually	NAV Pty Ltd
Contingency plan.	<p>If nutrient levels in the monitoring bores are higher than anticipated this will trigger the following action/s:</p> <ul style="list-style-type: none"> Review the treatment system to establish nutrient level for each stage; Develop an action plan to reduce nutrients to a level commensurate with target values (to be established with background monitoring; Add chemicals to precipitate nutrients in the treatment train (last resort). 	Biomax Pty Ltd
System failure and mechanical breakdown	<p>The power for the treatment plant has a back up generator in the event of a power outage.</p> <p>There is a standby pump for the pump to the irrigation field to cover pump failure.</p> <p>The system has high level alarms for the treatment plant and sump.</p> <p>The plant is located within a bund wall in the event of a spillage.</p> <p>Operational breakdown and maintenance will be covered in the Operation and Maintenance manual. NAV maintenance staff will be trained in the system management.</p> <p>The Village has an electrician and plumber based in Collie (within 15km) on standby for emergency call outs.</p> <p>The passive nature of the design of this wastewater treatment and dispersal system minimises the risk of breakdown or to human and environmental health.</p>	NAV Pty Ltd
Groundwater monitoring	Monitoring bores to be installed to the specification and requirements of DWER. Monitoring to include water quality and water levels.	NAV Pty Ltd

Attachment 7

Siting and Location

See Attachment 2

Attachment 8A

Additional Information

Site Development and Description

Zoning and Planning

Site Location is provided in belowError! Reference source not found. and development characteristics in Table 1 where it can be seen that the accommodation site is located in a rural area in the locality of Collie, Western Australia. Mapping Data has been sourced from National Map and Natural Resource Information portals, unless otherwise stated (<https://nationalmap.gov.au>, and <https://dpird.maps.arcgis.com/apps/webappviewer>, accessed March 2024).

Table 1 Site Description

Development Characteristic	Description
Site Address	Lot 8 Collie-Williams Road, Collie 6225
Owner/Developer	Numans Accommodation Villages Pty Ltd
Local Government	Shire of Collie
Zoning	Rural
Lot size/s (m²)	82ha ? 193.9150ha
Proposal	Accommodation – short stay in single occupancy chalets
Water Supply	Scheme water
Availability of Sewer	Nil



From NR Information Portal WA, accessed March 2024

Collie Hills Village Location (green circle)

Site Assessment

A field investigation and report has been undertaken by WML Consulting Engineers. Site assessment characteristics have been summarised in the Table underneath.

Key site characteristics and their relevance for SSE

Site Characteristics	Investigations and Reporting	Level of Constraint	Mitigation Measures
Climate	Mediterranean climate dominated by dry hot summers and wet cool winters	Moderate	No mitigation required
Exposure	Full Exposure	Nil	No mitigation required
Vegetation	Plentiful vegetation with healthy growth and good potential for nutrient uptake	Nil	No mitigation required
Land Slip	Land application area with slight slope (<10%)	Moderate	No mitigation required
Slope Form	The site is gently undulating	Nil	No mitigation required
Landform and Drainage	Gravelly loam soils (Category 4) with moderate to slow infiltration rate, soil well covered with vegetation, low to no risk of drainage impact.	Nil	No mitigation required
Slope Gradient (%)	LAA <10%	Nil	No mitigation required
Erosion Potential	Due the vegetated soil surface, little risk of erosion	Nil	No mitigation required
Fill (imported)	None	N/A	No mitigation required
Flood Frequency (AEP)	>1:100 AEP	Nil	No mitigation required
Bores for domestic purposes	Nil in the 50m Site Setback	Nil	No mitigation required

Site Characteristics	Investigations and Reporting	Level of Constraint	Mitigation Measures	Site
Proximity to water resources	All water resources (creek running NE/SW) exceed the minimum setback requirements provided by WA Health	Nil	No mitigation required	
Separation from groundwater	The spray irrigation is on the upper areas of the site and separated by >2m from the high-level ground water	Nil	No mitigation required	
Land area available for LAA	No constraint exceeds the minimum required LAA size of AS1547	Nil	No mitigation required	
Stormwater Run on/run off	Deep clay layer underneath irrigation area, soil well covered with vegetation low to no risk of drainage impact.	Nil	No mitigation required	
Public Drinking Water Source Areas (PDWSAs)	Not in a PDWSA	Nil	No mitigation required	
Sewage Sensitive Areas (SSA)	Not in a sewage Sensitive area.	Nil	No mitigation required	
Surface waters and separation from water resources	Dispersal area >100m from any sensitive receptors including surface water resources	Nil	No mitigation required	
Horizontal Setback Distances	All Setback distance can be met	Nil	No mitigation required	

Climate

The Collie Hills Village has a Mediterranean type climate that is dominated by wet winters and hot dry summers. The site has a temperate climate, in a Zone 5 climate zone (ABCB, 2019). It also demonstrates the seasonally variable nature of rainfall and evaporation where periods of high rainfall have low evaporative demand and vice versa. The data was sourced at SILO for a point located at: -33.30, 116.20 (decimal degrees), located 2.5km north of the Collie Hills Village.



Figure 1 location of data point for climate data



Source: BOM SILO

Plot of 40year average rainfall and plant evapotranspiration for Collie Hills Village

Precipitation

Total average precipitation over the last 43 years is 797.2mm and the data shows that for reference evapotranspiration (ETo) rainfall exceeds ETo 4.5 months in an average rainfall year between May and Mid September.

Rainfall and plant water demand for the 43year average rainfall year

1980-2023		Jan	Feb	Mar	Apr	May	Jun
43 Year Average Rainfall	Rainfall (mm)	18.1	14.5	21.4	40.2	97.0	131.3
	ET _{crop} KC ₁ (Eucalyptus, turf, ...) (mm)	194.7	159.3	134.2	82.4	52.3	37.2
	RF Percolation for ET _{crop} KC ₁ (mm)	0.0	0.0	0.0	0.0	44.7	94.1

		Jul	Aug	Sep	Oct	Nov	Dec	Total
43 Year Average Rainfall	Rainfall (mm)	154.7	127.9	97.1	44.9	32.5	17.6	797.2
	ET _{crop} KC ₁ (Eucalyptus, turf, ...) (mm)	38.7	51.2	71.2	108.9	145.2	182.1	1257.4
	RF Percolation for ET _{crop} KC ₁ (mm)	116.0	76.7	25.9	0.0	0.0	0.0	357.3

Source: BOM SILO

Percolation

With crop coefficient KC₁, a simple monthly calculation without soil water storage and other parameters that impact plant available water show that percolation from rainfall is 357.7mm.

Vegetation

The proposed wastewater dispersal area is gently undulating within the existing tree belt. There is a fairly high proportion of native vegetation, Jarrah-Marri woodland onsite (*Eucalyptus marginata-carophylla*). Wastewater dispersal is located in the native vegetation areas, as shown in Attachment 2.



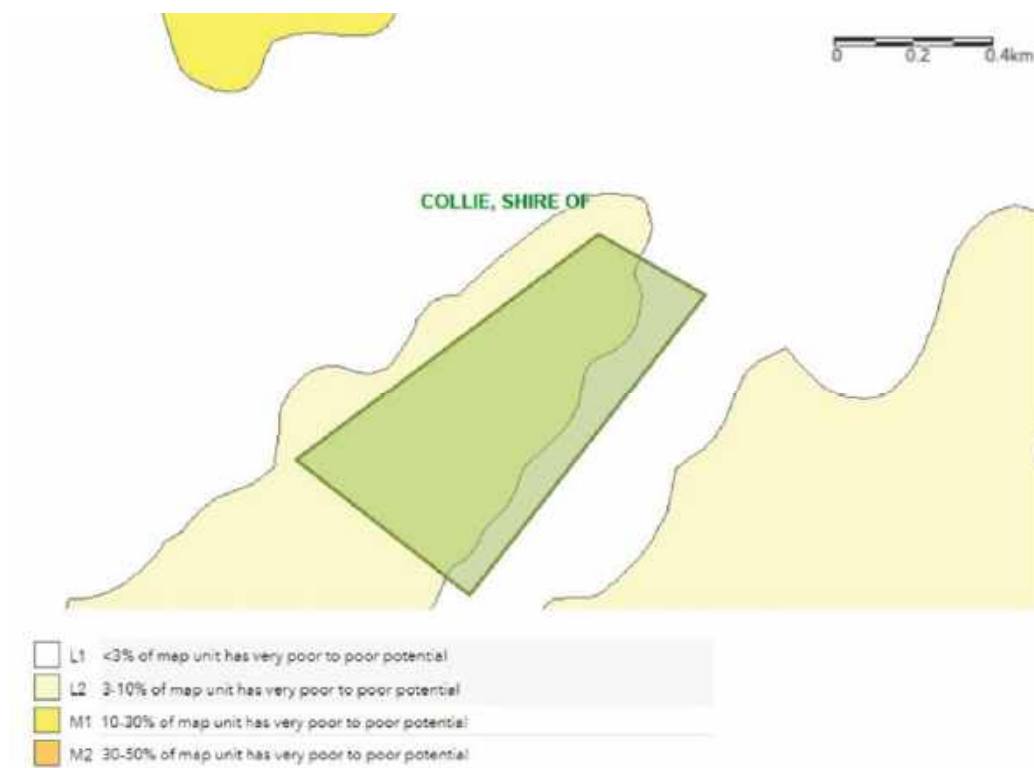
Remnant native vegetation on site for wastewater dispersal

Source : [REDACTED]

Landslip

No landslip is observed onsite and there is minimum landslip potential. The WWTP infrastructure site is flat therefore landslip is not an issue. The risk of land slip is mitigated by the use of established trees. There will be minimal soil disturbance within the wooded area, shallow trenches for installation of irrigation lines.

Landform and Drainage



*Modified from Locate WA (<https://maps.slip.wa.gov.au/landgate/locate/>)

Drainage potential of the site

Most of the site is classified as 'L2, 3-10% of map unit has very poor to poor potential', indicating that correlatively a vast majority of the site (90 to 97%) has good drainage.

Slope Gradient (%)

The 5m contour map shows that the LAA is undulating, between 215 and 230m, with the steepest slope of 10%. The WWTP infrastructure site is flat.



5m contour map

Source: Landgate

Erosion Potential



*Modified from Locate WA (<https://maps.slip.wa.gov.au/landgate/locate/>)

Map showing water erosion risk at the site

The majority of this site is classified as 'M1, 10-30% of map unit has a high to extreme water erosion risk'. This means large proportion of this site, 70 to 90%, is not under high risk of water erosion and as this site does not sit in a floodplain and ground is covered by vegetation, risk of water erosion is minimal.



*Modified from Locate WA (<https://maps.slip.wa.gov.au/landgate/locate/>)

Map showing wind erosion risk at the site

This site has a high susceptibility to high to extreme wind erosion. However, as the site is covered by grass and Eucalyptus trees, this risk is mitigated.

Flood Frequency (AEP)

The Village expansion, Wastewater treatment area and dispersal area are not located within any area subject to inundation and/or flooding in >1:100 year Annual Exceedance Probability (AEP) (WA floodplain mapping, accessed March 2024).

Bores

No bores for domestic purposes have been identified within the required setback. Three groundwater monitoring bores have been identified on the property but after requesting further information to the Department of Water and Environmental Regulation, no water levels or quality was actually recorded or available for these bores. The only information available was for groundwater salinity at the 61230031 bore being recorded as 2170 μ S/cm in 1989.



Location of groundwater monitoring bores onsite

Proximity to surface water resources

There is a dam on the property, next to the zone where the Village and smaller dams along the ephemeral creek that are outside of the required 60m setback from dispersal area.

It can be seen that separation from the property to well/s, creek/s, and/or underground water source/s and other sensitive receptors far exceeds the setbacks as specified in the WA DoH Health Onsite Wastewater System Assessment Tool (2012).

All identified water resources exceed the horizontal setback requirement.

Separation from groundwater

Hydrogeologically this location is typified for drainage systems under-layed by bedrock as mapped by Department of Minerals 'State interpreted bedrock geology (DMIRS, 2021)' described as *Granitic rock*. Soils are loamy gravels, loamy earths and deep sandy gravels (DPIRD, 2018).

Any superficial groundwater is generally an expression of winter catchment saturation, expressing as surface water and springs in drainage lines. We are confident that any water table that may be found is a result of direct rainfall creating perched catchment water or spring water.

Maximum groundwater levels are not known under the dispersal site. A conservative estimate of >3m has been obtained from the field observations done by WML.

During the LCA done in 2023 by WML, there was no observed ground water to 2m from the surface. Pits were excavated to 2.6m and left open for an hour to establish if there was any groundwater ingress. There was no evidence of mottling, a further indication that there was no water logging to that depth. Generally, the irrigation areas are 10m higher than the drainage line.

Although these are conservative estimates the potential vertical and horizontal separation distances presents a low level of risk of maximum groundwater levels being less than 1.5m as required by GSP2019.

Storm Water run off

Stormwater runoff from the village will be managed to mitigate the risk of overland flow through the dispersal areas. The woodland area will be fenced to stop animals damaging the irrigation equipment. This will support the retention of organic matter on the irrigation area reducing runoff risk (see photo underneath).



Example of WW irrigation in established trees

Attachment 8B

Site and Soil Evaluation Report

Attached as a separate document to this application

Attachment 8C

Biomax Technical and Maintenance Manual

Attached as a separate document to this application

Attachment 8D

Shire of Collie Planning Approval

Attached as a separate document to this application

Transfer of Planning Approval to Numans Group Pty Ltd

1st August 2007

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Numans Group Pty Ltd
27 Sarich Court,
Osborne Park 6015

I [REDACTED] hereby give Numans Group Pty Ltd permission to be the holder of the rights for the Development application for Lot 8 of plan 14975, Williams Road, Collie [File Number A3437].

This development application is currently in the name of Pindan Constructions who no longer have any contractual relationship with me as the owner of the land. I now am seeking to have the name of the development application transferred to Numans Group Pty Ltd.

Please feel free to call myself or Geoffrey Stowe at Numans Group Pty Ltd if you have any queries.

Regards

[REDACTED]
[REDACTED]



A4343 P2.

Attachment 9

Category Checklists

Not Applicable

Attachment 10A

Proposed fee for works approval

N/A

Attachment 10B

Proposed licence fee

Part 1 - Premises component

Production or design capacity 56,160 L/day

Part 2 – Waste

N/A

Part 3 – Waste – Discharges to air

N/A

Part 3 – Waste – Discharges onto land

Effluent Standards

The BioMAX C60K wastewater treatment system is designed to produce treated effluent of the following quality under standard operating and testing conditions.

Biochemical Oxygen Demand	: ≤20 mg/L
Total Suspended Solids	: ≤30 mg/L
Faecal Coliforms	: ≤10cfu /100mL
Residual Free Chlorine	: >0.5 mg/L
pH	: 6.5 – 8.5