Government of Western Australia
Department of Water and Environmental Regulation

# Decision Report

## Application for Licence

### Part V Division 3 of the *Environmental Protection Act 1986*

| | |
|---|---|
| **Licence Number** | L2973/2025/1 |
| **Applicant** | Numans Accommodation Village Pty Ltd |
| **ACN** | 127 136 154 |
| **Application number** | APP-0028333 |
| **Premises** | Collie Hills Wastewater Treatment Plant<br>Hodd Road, COLLIE WA 6225<br>Lot 8 on Plan 14975<br>Certificate of Title Volume 1683, Folio 635<br>As defined by the premises maps attached to the issued licence |
| **Date of report** | 30 September 2025 |
| **Decision** | Licence granted |

# Table of Contents

# 1. Decision summary

This decision report documents the assessment of potential risks to the environment and public health from emissions and discharges during the operation of the premises. As a result of this assessment, licence L29473/2025/1 has been granted.

# 2. Scope of assessment

## 2.1 Regulatory framework

In completing the assessment documented in this decision report, the Department of Water and Environmental Regulation (the department; DWER) has considered and given due regard to its regulatory framework and relevant policy documents which are available at https://dwer.wa.gov.au/regulatory-documents.

## 2.2 Application summary and premises overview

On 4 April 2024, the applicant submitted an application for a licence to the department under section 57 of the *Environmental Protection Act 1986* (EP Act). The application relates to the operation of the Collie Hills Village (CHV) wastewater treatment plant (WWTP); an existing WWTP operating under Department of Health (DoH) approval since 2004. The premises is approximately 3.5 km northeast of Collie.

The application is to also undertake some construction works relating to the wastewater treatment plant (WWTP) at the premises which will service the 357 persons temporary stay accommodation village, and an irrigation spray field for the discharge of treated effluent at the premises. It initially started with 200 rooms in 2004 and the development grew over the next 20 years to 300 rooms in October 2024. CHV has now completed the development, with 357 rooms on site

The premises relates to Category 54 and assessed design capacity under Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations) which are defined in licence L2973/2025/1. The infrastructure and equipment relating to the premises category and any associated activities which the department has considered in line with *Guideline: Risk Assessments* (DWER 2020) are outlined in licence L2973/2025/1.

# 3. Background

## 3.1 Premises overview

### Existing WWTP Process

The applicant currently operates a 60 $m^3$/day Biomax C60K WWTP (CHV WWTP) built under DoH approval in 2007 which is to be transferred to this licence. The layout of this WWTP is shown in Figure 1. The wastewater is currently treated by the Biomax 60 system and dispersed via dripline irrigation within a woodlot.

The current wastewater treatment plant consists of the following components:

- 3 x 25kL tanks to serve as septic chambers (primary, secondary and third)
- 2 x 50kL tanks to serve as septic chambers (fourth and fifth)
- 2 x 50kl and 1 x 25kl aeration chambers
- 1 x 50kl clarification chamber
- 1 x 50kl disinfection and pump-out chamber

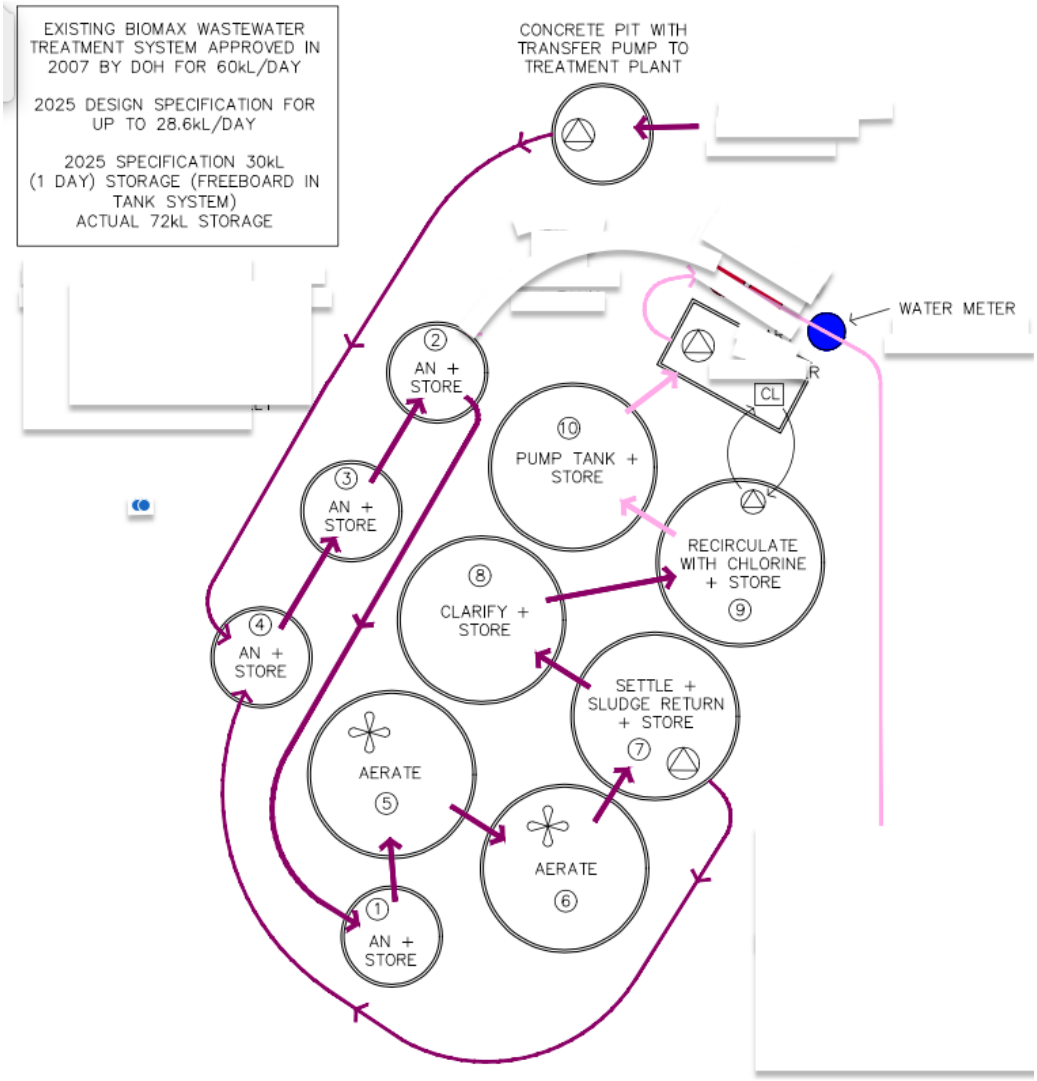


**Figure 1: Layout of the Accommodation Village WWTP**

## Proposed WWTP Process

The applicant is proposing to utilise the existing Biomax C60K WWTP while implementing necessary upgrades to enhance its performance and compliance with regulatory standards. The Biomax C60K is designed to treat up to 60kL/day. The applicant is proposing to upgrade the treatment plant to reduce total nitrogen and total phosphorous levels in treated effluent water, which will be used for irrigating a landscaping area at the premises to ensure no impacts to the environment results from this on-going operation.

The applicant is proposing to install a new allied pumps collection sump, new BioGill system and a new Phosflow treatment system to further reduce the nutrient loadings discharged via the irrigation system. BioGill biological wastewater treatment systems are designed to significantly reduce Total Nitrogen and BOD, while Phosflow treatment removes excess phosphorus from water.

The treated blackwater will be dispersed through a woodlot and carpark (approximately 0.82ha) using dripline irrigation system. The irrigation area designed for dispersing treated effluent will support vegetation growth which in turn will reduce excess nutrient runoff.

The below information has been summarised from the application document outlining the process (shown in Figure 2) following the upgrade work:

- **Collection and Primary Treatment**: Blackwater will flow via an existing sewer to an Allied Pumps sump and lift pump, then on to a BioMax 60 plant with 4 x 25kL poly tanks and 6 x 50kL fibreglass tanks.
- **Containment**: The plant, located on a compacted limestone base, is secured within a fenced, signposted, locked area. A clay and concrete bund (100kL capacity) contains spills, with emergency mitigation and clean-up procedures in place.
- **Nutrient Reduction**: A BioGill system (tank 9) recirculates treated wastewater to reduce total nitrogen. A Phosflow system lowers total phosphorus before chlorination in tank 10.
- **Pumping and Control**: A Grundfos standby/delivery system will be managed by a MAIT Smart Controller to pump treated wastewater to the irrigation spray field. The MAIT logs data, issues alerts, and allows remote operator adjustments via mobile/PC.
- **Filtration and Irrigation**: Treated wastewater will pass through a 50-micron auto-backflush sand filter, then to a 0.82 ha drip irrigation area (4 zones, 3.5 mm/day max, Category 4 soils). Lilac driplines will be laid in 1 m rows, covered with 100 mm mulch (carpark) or injected 100 mm into soils (woodlot). A pulse flow meter and MAIT soil moisture probe log data will be installed to facilitate DWER monitoring and reporting requirements.
- **Safety and Signage**: The woodlot will be fenced with warning signs and all irrigated areas will be signposted to indicate wastewater use.

The new wastewater treatment plant will consist of the following infrastructure:

- 3 x 25kL Anoxic tanks to serve as septic chambers (primary, secondary and third)
- 2 x 50kL Anoxic tanks to serve as septic chambers (fourth and fifth)
- 2 x 50kl Aerobic tanks and 1 x 25kl Aerobic tank to serve as aeration chambers
- 4 x Bio Gill Primes chamber
- 1 X Phosflow unit
- 1 x 50kl clarification chamber
- 1 x 50kl disinfection and pump put chamber
- 1 x set Auto-Backflush Sand Filters to treat approximately $10m^3/hr$
- Smart Irrigation System

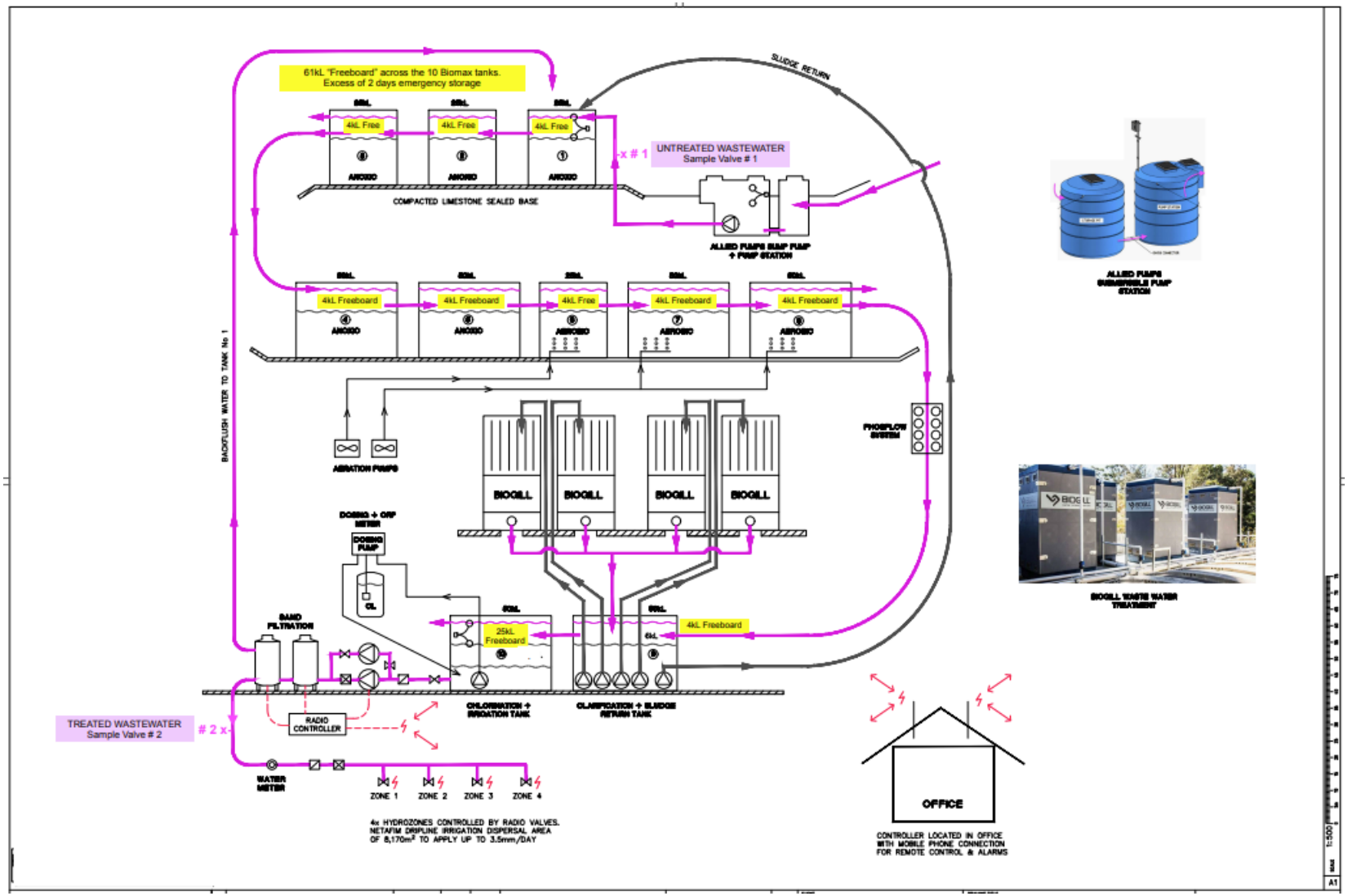


**Figure 2: Layout of the proposed accommodation village WWTP**

The expected treated effluent target concentrations for the WWTP are shown in Table 1 below.

**Table 1: Treated effluent target concentrations**

| Parameter | Unit | Accommodation Village WWTP – 60 $m^3$/day |
|---|---|---|
| Biological Oxygen Demand | mg/L | <20 |
| Total Suspended Solids | mg/L | <30 |
| Total Nitrogen | mg/L | <35 |
| Total Phosphorus | mg/L | 5 |
| *E.coli* | cfu/100 mL | <100 |
| Residual free chlorine | mg/L | 0.2 – 2.0 |
| pH | pH units | 6.5 – 8.5 |

## Effluent quality and reuse

The water utilised for irrigation will be sourced from the following systems:

- Biomax C60K Treatment System (Blackwater): This system will treat wastewater from the toilets and Kitchen to ensure it meets the necessary standards for safe irrigation use.
- Grey Water Treatment System: This system will collect and treat greywater from domestic sources, such as sinks, showers, and laundry. The treated greywater will be utilised for irrigation, contributing to water conservation efforts and reducing demand on treated blackwater effluent.
- Storm Water Recovery System: This system will capture and treat stormwater runoff, allowing it to be reused for irrigation purposes.

This assessment specifically pertains to the treatment and dispersal of blackwater through the Biomax C60K treatment system.

The treated blackwater (toilet and kitchen) effluent consists of a maximum 30 $m^3$/day of treated effluent from the CHV, WWTP.

The Collie Hills Village proposal consists of 357 single person short stay units on a 5ha leased area within an 80ha rural property located Northeast of Collie; connection to reticulated sewerage is not available.

The blackwater proposal is calculated to generate up to:
357 x 80L/person = 28,560Litres of blackwater per day.

Treated blackwater effluent will be dispersed through 8,170 square metres ($m^2$) of dripline irrigation. These irrigation areas are designed to allow significant setbacks from sensitive receptors. The proposed irrigation system will have a “smart water wise” irrigation controller with features such as picking up BOM climate data and schedule additional irrigation in summer to support plant growth when there is insufficient wastewater and minimise wastewater irrigation after heavy rain events.

Nutrient loading rates have been calculated by the applicant based on the Water Quality Protection Note 22 (WQPN 22) and AS/NZS 1547:2012 On-site domestic wastewater management.

## Irrigation spray field and soil category

Treated effluent from the WWTP is to be disposed of by spray irrigation to the 0.82-hectare (ha) irrigation spray field as shown in Table 3.

A soil assessment was undertaken to investigate the irrigation spray field for potential future expansions of the WWTP and associated discharges. The findings indicated the irrigation spray field has either clay loams or light clay. The soil is categorized as category 4 (imperfectly drained) or 5 (Poorly drained) and therefore no more than 3.5mm/day of treated effluent can be applied via the irrigation field.

Given the soil investigation, Risk Category D soil type (WQPN 22) was considered appropriate. Expected nutrient loading rates are shown in Table 2 below.

**Table 2: Nutrient application criteria**

| Maximum Treated Effluent Throughput | Expected performance | Application rate for Category D soil[1] | Expected annual nutrient loading rate |
|---|---|---|---|
| 30 $m^3$/day | <35 mg/L Total Nitrogen | 480 kg/ha/year | 165.4 kg/ha/year |
| | 5 mg/L Total Phosphorus | 120 kg/ha/year | 26.5 kg/ha/year |

Note 1: WQPN 22 – Table 2: Nutrient application criteria to control eutrophication risk.

Given the depth to groundwater (> 2.6 m below ground level (mbgl)), there is adequate vertical separation distance as required by *Australian Standard AS/NZS: 1547-2012 On-site domestic wastewater management*, to protect groundwater quality.

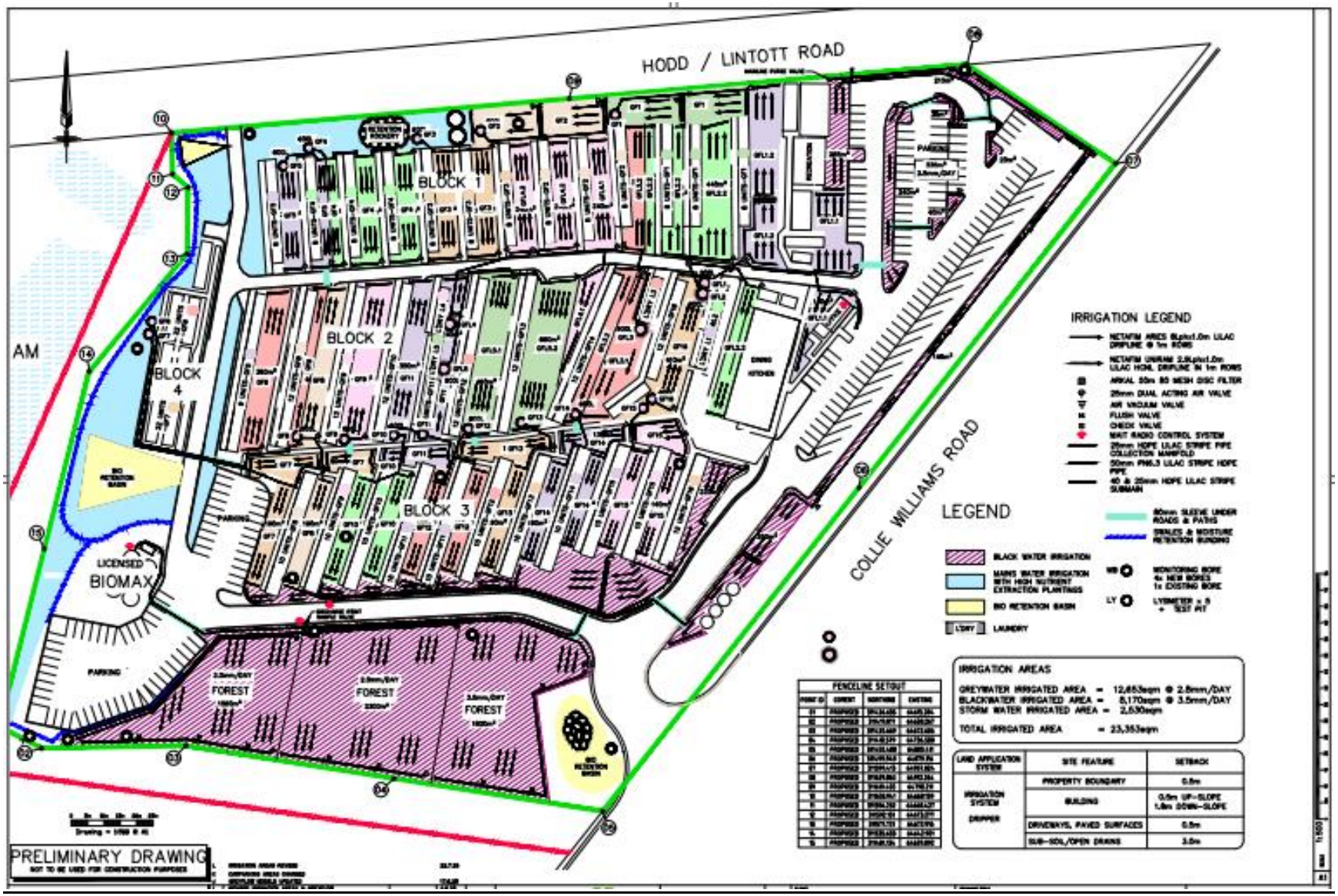


**Figure 3: Location of WWTPs and Irrigation Spray Field**

# 4. Aboriginal Heritage

The Applicant has identified that the WWTP and irrigation spray field areas are adjacent to a temporary creek of aboriginal cultural heritage importance. However, approval under the *Aboriginal Heritage Act 1972* was determined not to be required by DPLH for the proposed works.

# 5. Risk assessment

The department assesses the risks of emissions from prescribed premises and identifies the potential source, pathway and impact to receptors in accordance with the *Guideline: Risk Assessments* (DWER 2020).

To establish a risk event there must be an emission, a receptor which may be exposed to that emission through an identified actual or likely pathway, and a potential adverse effect to the receptor from exposure to that emission.

## 5.1 Source-pathways and receptors

### Emissions and controls

The key emissions and associated actual or likely pathway during premises operation which have been considered in this decision report are detailed in Table 3 below. Table 3 also details the control measures the applicant has proposed to assist in controlling these emissions, where necessary.

**Table 3: Proposed applicant controls**

| Emission | Sources | Potential pathways | Proposed controls |
|---|---|---|---|
| **Construction** | | | |
| Dust | Upgrade of CHV WWTP, vehicle movements, lift-off from soils and earthworks etc. | Air / windborne pathway | • Physical separation from sensitive receptors.<br>• Visual inspections of dust plumes/emissions onsite will be undertaken during construction works to ensure that dust control measures are implemented and effective.<br>• Small construction footprint; speed will be limited. |
| Noise | | | • Works will be conducted in accordance with the *Environmental Protection (Noise) Regulations 1997.*<br>• Physical separation from sensitive receptors.<br>• Vehicles and equipment will be fitted with appropriate noise controls.<br>• All plant, equipment and vehicles will be regularly inspected and maintained.<br>• Construction work is not expected to occur at night. |
| **Operation** | | | |
| Dust | Operation of CHV WWTP and vehicles movements | Air / windborne pathway | • Physical separation from sensitive receptors - nearest residential property is 1000m away (1km) |
| Nosie | | | • Physical separation from sensitive receptors - nearest residential property is 1000m away (1km)<br>• Operations comply with the *Environmental Protection (Noise) Regulations 1997.*<br>• CHV WWTP is underground.<br>• Limited vehicle movements required. |
| Odour | Operation of CHV WWTP and abnormal operations of the WWTP | | • Physical separation from sensitive receptors - nearest residential property is 1000m away (1km) |

| Emission | Sources | Potential pathways | Proposed controls |
|---|---|---|---|
| Discharges to land | Treated wastewater containing contaminants (e.g. nutrients, pathogens, metals) | Discharge to land and subsurface seepage causing contamination of soil, degradation of groundwater quality and impacts to downgradient receptors. | • Physical separation from sensitive receptors - nearest residential property is 1000m away (1km)<br>• The irrigation areas are designed to allow significant setback distances from the creek (150m) and dam (50m)<br>• Advanced secondary treatment.<br>• Irrigation area is 0.82 ha combined.<br>• Specific nozzles for surface irrigation.<br>• Dispersal areas are signposted.<br>• Lilac Dripline to identify as wastewater system component.<br>• Carpark area dripline is buried 100mm sub-mulch.<br>• Woodlot area is fenced off and the dripline injected 100mm deep in soil.<br>• Groundwater >2.6mbgl.<br>• System operators and service people will be trained to understand the risks and how to safely and effectively operate; and how to safely maintain the blackwater system.<br>• The treated effluent water will be chlorinated prior to dispersal and meet DWER wastewater re-use guidelines.<br>• The irrigation system will have “smart water wise” irrigation controller with features such as picking up BOM climate data and schedule additional irrigation in summer to support plant growth when there is insufficient wastewater and minimise wastewater irrigation after heavy rain events.<br>• The controller will pick-up high-water level events in the wastewater treatment system and activate an alarm if highwater level occurs. |
| Spills / Leaks/ Overtopping | Operation of CHV WWTP | Direct discharge to land and groundwater | • Scheduled servicing every six months.<br>• High level alarms.<br>• The CHV Biomax C60 system has 72kL (3 days) of emergency capacity.<br>• Spare pumps on site.<br>• WWTP is within a bunded area (200m$^2$).<br>• Scrape contaminated areas; use absorbents; dispose via licensed |

| Emission | Sources | Potential pathways | Proposed controls |
|---|---|---|---|
| | | | handlers.<br>• Soil remediation (if migrated): Excavate to clean depth, backfill, and recompact with clean fill where required.<br>• Verification: Wash surfaces (capture runoff); sample soil/groundwater; certify by soil sample collection and lab testing after clean-up.<br>• Notify DWER Pollution Watch hotline (1300 784 782) within 24 hours with details (volume, cause, actions), in accordance with the Environmental Protection (Unauthorised Discharges) Regulations 2004. |
| Contaminated Stormwater | Operation of CHV WWTP | Direct discharge to land and surface water | • Physical separation from sensitive receptors.<br>• CHV WWTP is underground.<br>• Irrigation Areas are not susceptible to erosion.<br>• All wastewater treatment and dispersal areas will be bunded with rock swales to mitigate risk of overland flow.<br>• Operational bunds and drains to divert surface water flows within the village area. |

## Receptors

In accordance with the *Guideline: Risk Assessment* (DWER 2020), the Delegated Officer has excluded the applicant's employees, visitors, and contractors from its assessment. Protection of these parties often involves different exposure risks and prevention strategies, and is provided for under other state legislation.

Table 4 and Figure 4 below provides a summary of potential environmental receptors that may be impacted as a result of activities upon or emission and discharges from the prescribed premises *(Guideline: Environmental Siting* (DWER 2020)).

**Table 4: Environmental receptors and distance from prescribed activity**

| **Human receptors** | **Distance from prescribed activity** |
|---|---|
| Residential | 1000m southwest of CHV WWTP |
| **Environmental receptors** | **Distance from prescribed activity** |
| Creek – seasonal minor | 50m west of CHV WWTP<br>150m west of Irrigation Area |
| Aboriginal Heritage<br>Creek – seasonal minor | 50m west of CHV WWTP<br>150m west of Irrigation Area |
| Underlying groundwater | >2.6mbgl |
| Premises Dam | 50m northwest of WWTP |


**Figure 4: Distance to sensitive receptors**

## 5.2 Risk ratings

Risk ratings have been assessed in accordance with the *Guideline: Risk Assessments* (DWER 2020) for each identified emission source and takes into account potential source-pathway and receptor linkages as identified in Section 5.1. Where linkages are in-complete they have not been considered further in the risk assessment.

Where the applicant has proposed mitigation measures/controls (as detailed in Section 5.1), these have been considered when determining the final risk rating. Where the delegated officer considers the applicant's proposed controls to be critical to maintaining an acceptable level of risk, these will be incorporated into the licence as regulatory controls.

Additional regulatory controls may be imposed where the applicant's controls are not deemed sufficient. Where this is the case the need for additional controls will be documented and justified in Table 5.

Licence L2973/2025/1 that accompanies this decision report authorises emissions associated with the operation of the premises.

The conditions in the issued licence, as outlined in Table 5 have been determined in accordance with *Guidance Statement: Setting Conditions* (DER 2015).

## Table 5: Risk assessment of potential emissions and discharges from the premises during construction and operation

| Risk events | | | | | Risk rating [1] C = consequence L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval / Licence | Justification for additional regulatory controls |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| ***Construction*** | | | | | | | | |
| Upgrade - WWTP and associated equipment including vehicle movements (reversing beepers). | Dust | Air / windborne pathway causing impacts to health and amenity | Nearest Residential property is 1000m from the premises boundary | Refer to Section 5.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | N/A<br>The Delegated Officer has considered the scale of the works and the separation distance between the source and receptors as indicating that the risk of dust emission impacts is not foreseeable.<br>Dust can be adequately regulated by section 49 of the EP Act. |
| | Noise | | | Refer to Section 5.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | N/A<br>The Delegated Officer has considered the separation distance between the source and receptors as a guide to inform the risk of noise emissions as not foreseeable.<br>Noise emissions are adequately regulated under the *Environmental Protection (Noise) Regulations 1997*. |
| | Discharges to Land | Discharge to land and subsurface seepage causing contamination of soil, degradation of groundwater quality and impacts to downgradient receptors | Groundwater >2,6mbgl<br>Seasonal creek 150m west | Refer to Section 5.1 | C = Major<br>L = Likely<br>**High Risk** | Y | N/A | *Under the Environmental Protection (Unauthorised Discharges) Regulations 2004 (UD Regulations), it is an offence to cause or allow certain materials to enter the environment in connection with a commercial or business activity - no additional regulatory controls will be included on the works* |

| Risk events | | | | | Risk rating [1] C = consequence L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval / Licence | Justification for additional regulatory controls |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| ***Operation*** | | | | | | | | |
| Operation of CHV WWTP<br>Discharges to Land via Irrigation<br>Vehicle movements | Dust | Air / windborne pathway causing impacts to health and amenity | Nearest Residential property is 1000m south west of the premises boundary | Refer to Section 5.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | The Delegated Officer has considered the scale of the works and the separation distance between the source and receptors as indicating that the risk of dust emission impacts is not foreseeable.<br>Dust can be adequately regulated by section 49 of the EP Act. |
| | Noise | Air / windborne pathway causing impacts to health and amenity | Nearest Residential property is 1000m south west of the premises boundary | Refer to Section 5.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | The Delegated Officer has considered the separation distance between the source and receptors as a guide to inform the risk of noise emissions as not foreseeable.<br>Noise emissions are adequately regulated under the *Environmental Protection (Noise) Regulations 1997*. |
| | Odour | Air / windborne pathway causing impacts to health and amenity | Nearest Residential property is 1000m south west of the premises boundary | Refer to Section 5.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | N/A | The Delegated Officer has considered the scale of the works and the separation distance between the source and receptors as indicating that the risk of odour emission impacts is not foreseeable.<br>Odour can be adequately regulated by section 49 of the EP Act. |
| | Discharges to Land/ *Irrigation of treated* | Discharge to land and subsurface seepage causing contamination of | Groundwater >2,6mbgl<br>Seasonal creek | Refer to Section 5.1 | C = Major<br>L = Likely | N | **Condition 1- 4** Specified actions to improve the quality of the treated water, to | Refer to section 5<br>Inclusion of irrigation |

| Risk events | | | | | Risk rating [1] C = consequence L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval / Licence | Justification for additional regulatory controls |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| | *wastewater*<br><br>*Release of pathogens via airborne water droplets from irrigation and/or direct contact with irrigation mist (ingestion).*<br><br>*Treated wastewater applied to sprayfield containing Nitrogen and Phosphorous* | soil, degradation of groundwater quality and impacts to downgradient receptors<br><br>*Mounding of groundwater below the application area;*<br><br>*Inundation of the root zone;*<br><br>*Change in soil chemistry; and*<br><br>*Impacts to surrounding vegetation.* | 150m west | | **High Risk** | | ensure that overflows alarms are in place working, operated and maintained and to ensure that right volume of treated water is applied to the irrigation areas by installing a smart irrigation controller.<br><br>The Licence Holder will be required to implement a soil sampling plan that allows for trend analysis of the parameters and using the results to implement corrective actions such as adjusting the nutrient loading before these issues could impact the environment.<br><br>**Condition 5 – 6** infrastructure and equipment requirements<br><br>**Condition 7 - 9** Authorised discharge points<br><br>**Condition 10 – 12** Irrigation emission limits<br><br>**Condition 13 – 18** Emissions and discharge monitoring | emission limits for:<br><br>Annual loading rates for total nitrogen (165.4 kg/ha/year) and total phosphorus (26.5 kg/ha/year) in line with WQPN 22 for Category D soils<br><br>Including infrastructure and equipment requirements for the spray field to ensure they are impermeable and free of leaks and defects.<br><br>The Delegated Officer has considered that a soil sampling plan will help in assessing soil health, monitoring nutrient levels and for evaluating potential groundwater contamination. |
| | Spills / Leaks | *Direct discharge to land and groundwater* | Groundwater >2,6mbgl<br><br>Seasonal creek | Refer to Section 3.1 | C = Slight<br><br>L = Unlikely | Y | **Condition 5** Infrastructure and equipment requirements for the | *Environmental Protection (Unauthorised Discharges) Regulations 2004* also apply |

| Risk events | | | | | Risk rating [1]<br>C = consequence<br>L = likelihood | Applicant controls sufficient? | Conditions [2] of works approval / Licence | Justification for additional regulatory controls |
|---|---|---|---|---|---|---|---|---|
| **Sources / activities** | **Potential emission** | **Potential pathways and impact** | **Receptors** | **Applicant controls** | | | | |
| | | | 150m west of Irrigation Area | | **Low Risk** | | irrigation pipeline and WWTP pipeline | |
| | Sediment laden stormwater | Overland runoff potentially causing ecosystem disturbance or impacting surface water quality | Seasonal minor creek 150 west | Refer to Section 3.1 | C = Slight<br>L = Unlikely<br>**Low Risk** | Y | **<u>Condition 5</u>**<br>Infrastructure and equipment requirements for the spray field area and WWTP | *Environmental Protection (Unauthorised Discharges) Regulations 2004* also apply |

Note 1: Consequence ratings, likelihood ratings and risk descriptions are detailed in the *Guideline: Risk Assessments* (DWER 2020).

Note 2: Proposed applicant controls are depicted by standard text. **<u>Bold and underline text</u>** depicts additional regulatory controls imposed by department.

# 6. Consultation

Table 6 below provides a summary of the consultation undertaken by the department.

**Table 6: Consultation**

| Consultation method | Comments received | Department response |
|---|---|---|
| Application advertised on the department's website on 29 May 2025 | The following comments were received on 2 July 2025, from the owners of lot 8 on Plan 14975 Vol 1683 during the public consultation period:<br>• Last year Numans gained works approval from DWER (W6936/2024/1, 19/08/2024) for a proposed new Wastewater Treatment Plant (WWTP) as a condition of the Development Assessment Panel approval DAP/23/02609 (Condition 8). As the Landholder we were not informed the works approval had been applied for or issued. We were made aware of the work's approval by undertaking my own enquiries to DWER. We are of the opinion that Works approval W6936/2024/1 is wholly located outside of the current lease area<br>• Numans have subsequently submitted the current Category 85 Application which we have only just become aware of. From our review, it appears that the prescribed premises area may be more than 5ha. and the Owners are of the view that the application made by the Tenant of its prescribed premises is not situated fully within the lease area shown in the map of the current lease.<br>• We acknowledge that the initial diagram of the Tenant's leased area was unclear and ambiguous as to its boundaries and area leased, however, at this stage, the parties have identified the problem and commenced addressing this issue with an aim to provide more certainty of the Tenant's leased premises and until this important issue has been resolved, we are of the view that the application should be pending an agreement between the parties of the area leased by the Tenant and on such terms as agreeable to the Owners/Landlords. | In response to comments from the Landholder, the applicant provided evidence of occupancy for the entire prescribed area, including a copy of the access agreement, including clarification of what parts of Lot 8 on Plan 14975 the access agreement is applicable, to verify that the applicant has legal occupation of the proposed premises area for the duration of the lease.<br>The Delegated Officer has reviewed the additional documents provided by the applicant and confirmed that the documents provide the outstanding information required to confirm 'Occupier' status for the prescribed premises area. |
| Local Government Authority (Shire of Collie) advised of proposal on 02 July 2025 | None received. | N/A |

| | | |
|---|---|---|
| Department of Health (DoH) advised of proposal 03 July 2025 | The following comments were received on 27 August 2025:<br>• It is noted that the DoH provided pre-approval for a Recycled Water Quality Management Plan (RWQMP) on the 30 July 2023. This had a two-year expiry date for the proponent to demonstrate the management of effluent. However, the proponent did not respond to the DoH and that approval has expired. Therefore, the proponent will be required to submit a new wastewater application along with a new RWQMP.<br>• The new proposal will be required to ensure the Department's legislative requirements, the (Health Treatment of Sewage and Disposal of Effluent and Liquid Wastes) Regulations, 1974 and policy objectives including the Government Sewerage Policy, 2019 (GSP) are met, especially the minimum 100 metre setbacks to sewage sensitive areas.<br>• The submitted documentation shows the site and soil evaluation was undertaken by WML Engineers on the 7th and 8th December 2023. This date may not provide an accurate assessment of the site for wastewater management according to AS/NZS 1547:2012 as 2023 had approximately 30 percent less rainfall for the year. Therefore, a request for another site and soil evaluation may be required.<br>• The grey water system (Grey Flow) is a system that is not approved by the DoH for commercial purposes, only for single residential dwellings.<br>• Greywater Treatment Systems (GTS) as approved by the DoH are required and the proponent will be required to demonstrate the viability of this option<br>• The volumes for wastewater are to be a minimum of 180 litres per person per day as regulated.<br>• It will be left to the DWER to determine if disposal of effluent from this proposal to native trees or bushland is a suitable option.<br>• Please be advised, the Department of Health has received an application to construct a wastewater disposal system and is currently reviewing this documentation. | The Delegated Officer notes the DOH's recommendation that a new site and soil evaluation may be required. This is discussed in Section 2.6 above.<br>It is ultimately the responsibility of the applicant to ensure all relevant regulatory approvals are in place prior to undertaking operations authorised through the licence to ensure compliance will all applicable legislation is achieved. It is therefore recommended that the applicant continue to engage with DOH to ensure all required documentation is submitted and all approvals required by DOH are in place for premises operations. |

| | | |
|---|---|---|
| | • There is little reference to the source of drinking water, however, the proposal is in proximity to the town's scheme drinking water main and the DoH will require connection to the drinking water services provided by a licensed service provider. | |
| Applicant was provided with draft documents on 28 August 2025 | The applicant provided the requested freeboard level information for all the tanks within the Biomax C60K WWTP on 19 September 2025 and had no further comments to make. | Information accepted as provide. Instrument Issued. |

# 7. Conclusion

Based on the assessment in this decision report, the delegated officer has determined that a licence will be granted, subject to conditions commensurate with the determined controls and necessary for administration and reporting requirements.

# References


1. Australian and New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ) (ANZECC & ARMCANZ 2000) Australian and New Zealand Guidelines for Fresh and Marine Water Quality Guidelines.
2. Australian and New Zealand Environment and Conservation Council (ANZECC) 2000. *Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Volume 3, Primary Industries*. Canberra, Australia.
3. Department of Environment Regulation (DER) 2015, *Guidance Statement: Setting Conditions*, Perth, Western Australia.
4. Department of Water and Environmental Regulation (DWER) 2020, *Guideline: Environmental Siting*, Perth, Western Australia.
5. DWER 2020, *Guideline: Risk Assessments*, Perth, Western Australia.
6. CHV, *Licence application supporting document Part V Licence Application – Category 54*.
7. Water Quality Protection Note (WQPN) 22, *Irrigation with nutrient-rich wastewater*, Department of Water, July 2008.