

## Applicant Details

Applicant Details	
Name	WA Sewage Pty Ltd (WAS)
Registered Office (if a Corporation)	219 Midland Road HAZELMERE WA 6055
Principal Place of Business (if different from Registered Office)	As above

Contact Details	
Primary Contact Name	Mr Joseph Gangemi
Mail Address	219 Midland Road HAZELMERE WA 6055
Email	Joe@ggcorp.com.au
Telephone	08 9250 2398
Mobile	0417 913 178
Fax	08 9250 2236

Company Structure	
ABN or ACN	25 158 254 454
Legal Nature of applicant	WA Sewage Pty Ltd
Place of Incorporation	Western Australia
Company Directors or Principals	Joseph Pino Gangemi Paul Thomas Savage
Entity's Core business profile	Operator Waste Water Treatment Plant

Associated and/or Controlled entities	WAS has two shareholders namely Bronzewing Investments Pty Ltd and Paul Thomas Savage. Refer to WAS ERA Water Licence Application 2.9 for more detailed information.

Electricity Licences

Classification of the Electricity Licence Application		
Type of Licence Application	Generation <input type="checkbox"/> Transmission <input type="checkbox"/> Distribution <input type="checkbox"/> Retail <input type="checkbox"/> Integrated Regional <input checked="" type="checkbox"/>	
For Generation and Integrated Regional Licences	Installed Capacity	_____ megawatts
For Transmission and Integrated Regional Licences	Transmission System Length N/A	_____ kilometres
For Distribution and Integrated Regional Licences	Distribution System Length	_____ kilometres
For Retail and Integrated Regional Licences	Number of large use customers	_____
For Retail and Integrated Regional Licences	Number of small use customers	_____

Gas Licences

Classification of the Gas Licence Application		
Type of Licence Application	Distribution <input type="checkbox"/> Trading <input type="checkbox"/>	
For Distribution Licences	Distribution System Length N/A	_____ kilometres
For Trading Licences	Number of small use customers	_____

## Water Licence(s)

Classification of the Water Operating Licence Application		
Type of Licence Application	Water Supply (Potable) <input type="checkbox"/> Water Supply (Non-Potable) <input checked="" type="checkbox"/> Drainage Services <input type="checkbox"/> Irrigation Services <input type="checkbox"/> Sewerage Services <input checked="" type="checkbox"/>	
For all Water Services Operating Licence Classifications	Water System Length	500 metres metres/kilometres (delete as applicable)
For all Water Operating Licence Classifications	Number of standard agreement customers	1 plus external septic contractors.
For all Water Operating Licence Classifications	Number of non - standard agreement customers	Nil

Summary Description of Licence Activity

Corporate Structure	
Brief description of the applicant's structure and key organisational relationships	WAS was formed on 9 May 2012 by its shareholders Bronzewing Investments Pty Ltd and Paul Thomas Savage. WAS was formed with the purpose of providing sewerage and irrigation services to Bronzewing Investments Pty Ltd and to receive septic from local sewerage contractors. Please refer to section 1.1 of the ERA Water Licence Application Form a description of WAS structure and key organisational relationships.
Services/service model	
Brief description of service(s) or service model intended	WAS will provide sewerage and irrigation services to Bronzewing Investments Pty Ltd and receive septic waste from local third party septic waste contractors. Refer to WAS ERA Water Licence Application Form section 1. Application Summary for a more detailed explanation.
Service infrastructure/works	
Brief description of service . infrastructure/works	<p>The WWTP will principally comprise:</p> <ul style="list-style-type: none"> <li>- Shed 18m x 6m - Anaerobic tank 1</li> <li>- 2 x Aerobic tank 2 &amp; 3 - Facultative / Clarifier tank 4</li> <li>- Sludge tank 5 - Polish tank 6</li> <li>- Holding tank 7 - Irrigation tanks 8</li> <li>- 4 x 750mm filters - Electrical box 500x500x</li> <li>- Chemicals around 1000x1000mm - Belt press</li> <li>- Membrane filtration</li> </ul> <p>Please refer to WAS ERA Water Licence Application Form section 1.3 for a more detailed explanation</p>
Other regulatory approvals	
Provide summary information on status of other essential regulatory approvals required	<p>City of Swan: Development Approval for the proposed Caravan Park to be located at Lot 97 Adelaide Street, Hazelmere.</p> <p>Department of Planning: Development Approval for the proposed Caravan Park to be located at Lot 97 Adelaide Street, Hazelmere.</p> <p>Department of Environment and Regulation: Works Approval Number W5330/2012/1 for a Category 54 - Sewage Facility.</p> <p>Department of Health: Approval in Principle to WA Sewage Pty Ltd subject to obtaining ERA Approval.</p>

Areas to be covered by the licence

Designated area of the Licence Application																	
Electricity licence Area(s) and/or address to be covered by this licence.	Licence Area name: <u>N/A</u> Address/location: _____																
Gas Supply Area(s) to be covered by this licence	<table> <tr> <td>1 Kimberley</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>2 Pilbara</td> <td><input type="checkbox"/></td> </tr> <tr> <td>3 Gascoyne</td> <td><input type="checkbox"/></td> </tr> <tr> <td>4 Mid-West</td> <td><input type="checkbox"/></td> </tr> <tr> <td>5 Wheatbelt</td> <td><input type="checkbox"/></td> </tr> <tr> <td>6 Goldfields-Esperance</td> <td><input type="checkbox"/></td> </tr> <tr> <td>7 Great Southern</td> <td><input type="checkbox"/></td> </tr> <tr> <td>8 Coastal</td> <td><input type="checkbox"/></td> </tr> </table> N/A	1 Kimberley	<input checked="" type="checkbox"/>	2 Pilbara	<input type="checkbox"/>	3 Gascoyne	<input type="checkbox"/>	4 Mid-West	<input type="checkbox"/>	5 Wheatbelt	<input type="checkbox"/>	6 Goldfields-Esperance	<input type="checkbox"/>	7 Great Southern	<input type="checkbox"/>	8 Coastal	<input type="checkbox"/>
1 Kimberley	<input checked="" type="checkbox"/>																
2 Pilbara	<input type="checkbox"/>																
3 Gascoyne	<input type="checkbox"/>																
4 Mid-West	<input type="checkbox"/>																
5 Wheatbelt	<input type="checkbox"/>																
6 Goldfields-Esperance	<input type="checkbox"/>																
7 Great Southern	<input type="checkbox"/>																
8 Coastal	<input type="checkbox"/>																
Water Services Operating Area(s) and/or address to be covered by this licence.	Operating Area name: <u>Lot 97 Adelaide Street, Hazelmere and</u> Address/location: <u>Lot 500 Midland Road, Hazelmere</u>																

**Certification – Acknowledgement of Commitment**

I declare that the information provided in this application is correct to the best of my knowledge and I am aware of the requirements under the Act for the licence being applied for and that I have the authority to make this application on behalf of the above entity.

Signed by or on behalf of the applicant<sup>7</sup>.

Joseph Pino Gangemi  
Paul Thomas Savage

Name: .....

Director

Position: .....

Signed: 

(Joseph Pino Gangemi) (Paul Thomas Savage)

Date: 3/2/14

<sup>7</sup> If signed on behalf of the applicant, please attach the relevant authority to bind the applicant.

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**ECONOMIC REGULATION  
AUTHORITY (ERA)**

**WATER LICENCE APPLICATION  
FORM**

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**WA Sewage**

**Waste Water Treatment &**

**Recycling System**

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**Confidential Information**

**Appendix J - Financial statements WA Sewage Pty Ltd  
Statement of Assets and Liabilities Gangemi Group and  
Savage Group**

**Appendix L - WAS Commercial Viability Report**

## WATER LICENCE:

### About the Proponents

#### WA Sewage Pty Ltd

WA Sewage Pty Ltd (WAS) is a company that was formed to provide sewerage and non potable water services to Bronzewing Investments Pty Ltd and to receive septic waste from local sewerage contractors.

WAS has 2 shareholders, namely Bronzewing Investments Pty Ltd (BW) and Paul Thomas Savage (PTS).

#### Bronzewing Investments Pty Ltd

[REDACTED]

[REDACTED]

#### Paul Thomas Savage

[REDACTED]

[REDACTED]

[REDACTED]

Aquasol is currently the holder of 2 Water Licences.

## Information Required for a Licence Application under Section 5 of Electricity, Gas and Water Licences: Application Guideline and Forms

### 1. APPLICATION SUMMARY

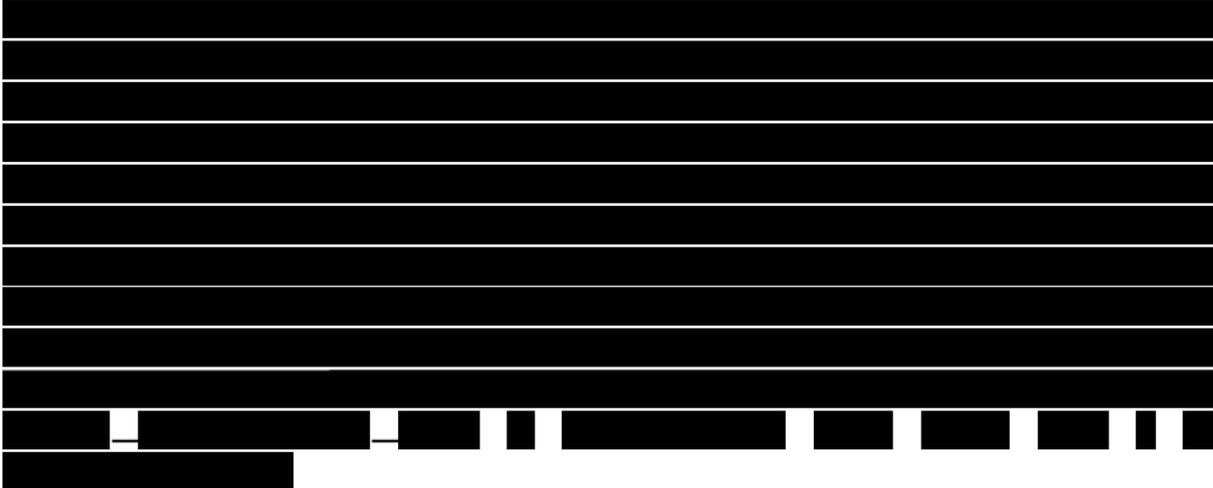
WAS will provide sewerage and non potable water services to BW [REDACTED]  
[REDACTED]

BW will utilise the services of WAS to provide sewerage and irrigation services in Hazelmere Western Australia to both an existing caravan park/lifestyle village (Banksia Tourist and Park Home Village (BTP)) and a proposed development on land adjoining the existing caravan park which is proposed for a lifestyle village (Freedom Lifestyle Village (FLV)) [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

BTP is located on Lot 500 Midland Road Hazelmere and the proposed FLV is to be located on Lot 97 Adelaide Street Hazelmere. Refer to Appendix A for the Record of Certificate of Title for both Lots 500 and 97. Currently Lot 500 has [REDACTED] capable of accommodating approximately [REDACTED]  
[REDACTED]

BW plans to construct a lifestyle village with 130 park homes sites on Lot 97. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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



WAS propose to locate the Waste Water Treatment Plant (WWTP) on Lot 500 in the approximate location as detailed in the Contextual Plan below -

## CONTEXTUAL PLAN



Both Lots 97 and 500 sites currently have no Water Corporation sewerage services available. The existing BTP has a sewerage pipe network that is serviced by an existing open pond aerobic waste treatment system. Connection to the municipal sewer network is not feasible and will financially jeopardise the development of FLV. BW further proposes to redevelop the existing BTP in part at some time in the future.

1.1 Applicant's Structure and Key Organisational Relationships

WA Sewage Pty Ltd

Corporate Structure

Directors

Joseph Pino Gangemi  
Paul Thomas Savage

Shareholders

Bronzewing Investments Pty Ltd  
Paul Thomas Savage

The following diagram details the corporate structure of WAS –



Refer to Appendix D for the WAS Company Extract

Key Organisational Relationships

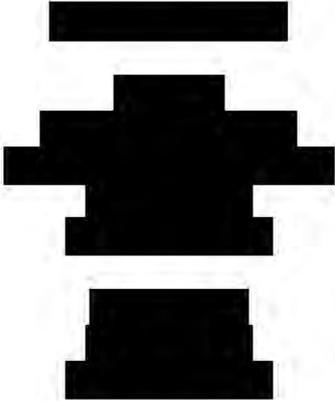


WA Sewage Pty Ltd will enter into the following agreements (refer to Appendix C) –



[Redacted]

Bronzewing Investments Pty Ltd (A.C.N. 009 254 746)

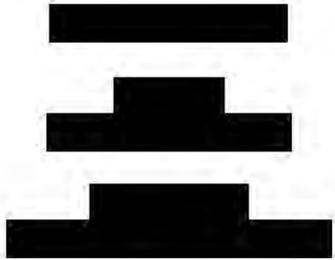


[Redacted]

Key Organisational Relationships

[Redacted]

Aquasol Pty Ltd (A.C.N. 157 831 411)

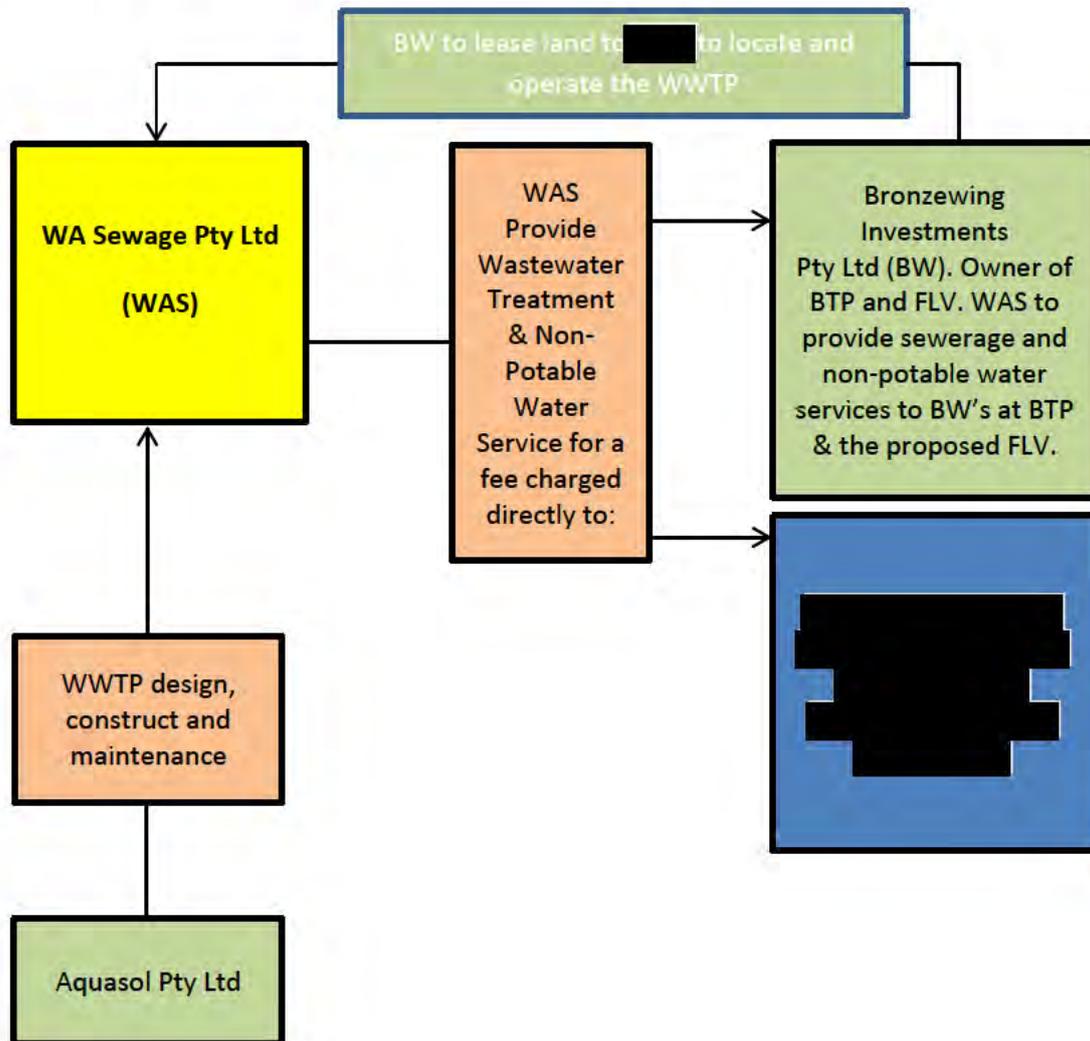


[Redacted]

[Redacted]

[Redacted]

The following diagram articulates the relationship between WAS, Bronzewing Investments Pty Ltd and Aquasol Pty Ltd



### 1.2 Description of Service

WAS proposes to construct a WWTP and associated infrastructure at Lot 500 Midland Road Hazelmere. BW will utilise the services of WAS to provide sewerage and non-potable water services to both an existing caravan park/lifestyle village (Banksia Tourist and Park Home Village (BTP)) and a proposed development on land adjoining the existing caravan park which is proposed for a lifestyle village (Freedom Lifestyle Village (FLV)) [Redacted]

[Redacted]

Please refer to the following diagram for an indicative location of the WAS WWTP Lease area, indicative plan of the existing and proposed infrastructure and ownership details of the existing and proposed sewerage collection, treatment and disposal infrastructure:-

BRONZEWING INVESTMENTS PTY LTD & WA SEWAGE PTY LTD

SEWAGE COLLECTION, TREATMENT & DISPOSAL INFRASTRUCTURE CATCHMENT PLAN

LOT 500 MIDLAND ROAD & LOT 97 ADELAIDE STREET, HAZELMERE



LEGENDS

Existing Sewage Catchment Lot 500

— Sewer Infrastructure Owned by Bronzewing (BW)

Other Infrastructure Owned by Bronzewing

1. Two sewage pumps
2. Main sump pit
3. Collector pit
4. Two sewage pumps
5. Sewage pond

Proposed Sewage & Irrigation Infrastructure

- Irrigation Area & Infrastructure Owned by BW
- Irrigation Infrastructure Owned by BW
- Sewer Infrastructure Owned by BW
- WA Sewage Lease Area & WWTP Infrastructure Owned by WAS

The proposed WWTP is expected to have the capacity to service up to [REDACTED] from the Caravan Park and Lifestyle Village located at Lot 97 and Lot 500 [REDACTED]

### 1.3 Description of Service Infrastructure.

The WAS WWTP infrastructure will require a total land area of approximately 18m x 17.5m on Lot 500 to facilitate both the WWTP and a loading/unloading area. The WWTP will principally comprise:

- Shed 18m x 6m
- 2 x Aerobic tank 2 & 3
- Sludge tank 5
- Holding tank 7
- 4 x 750mm filters
- Chemicals around 1000x1000mm.
- Membrane filtration
- Anaerobic tank 1
- Facultative / Clarifier tank 4
- Polish tank 6
- Irrigation tanks 8
- Electrical box 500x500x
- Belt press



SEWAGE COLLECTION, TREATMENT & DISPOSAL INFRASTRUCTURE CATCHMENT PLAN

LOT 500 MIDLAND ROAD & LOT 97 ADELAIDE STREET, HAZELMERE



LEGENDS

Existing Sewage Catchment Lot 500

— Sewer Infrastructure Owned by Bronzewing (BW)

Other Infrastructure Owned by Bronzewing

1. Two sewage pumps
2. Main sump pit
3. Collector pit
4. Two sewage pumps
5. Sewage pond

Proposed Sewage & Irrigation Infrastructure

■ Irrigation Area & Infrastructure Owned by BW

→ Irrigation Infrastructure Owned by BW

→ Sewer Infrastructure Owned by BW

■ WA Sewage Lease Area & WWTP Infrastructure Owned by WAS

1.4 Information on the Status of Other Essential Regulatory Approvals Required

WAS have the following regulatory approvals for the operation of the WWTP at Lot 500:-

Department of Environment and Regulation Works Approval Number W5330/2012/1 for a Category 54 – Sewage Facility (refer to Appendix E).

Department of Health: Approval in Principle to WA Sewage Pty Ltd (WAS) subject to obtaining ERA Approval (refer Appendix E).

Bronzewing have the following approvals for the development construction of a lifestyle at Lot 97-

City of Swan: Development Approval for the proposed Caravan Park to be located at Lot 97 Adelaide Street Hazelmere (refer Appendix E).

Western Australian Planning Commission Development Approval for the proposed Caravan Park to be located at Lot 97 Adelaide Street Hazelmere (refer to Appendix E).

Further approvals required -

ERA WAS requires an ERA Water Services Operating Licence to operate the WWTP in relation to lots 97 and 500.

City of Swan WAS will obtain development approval from the City of Swan for the construction of the WWTP once ERA approval has been granted.

**1.5 Description of Any Public Consultation or Stakeholder Engagement Processes Undertaken Concerning the Licence Project**

Public Consultation

DEC Works Approval Advertising

Note the following extract from the DEC Works Approval (refer to page 11 within the Environmental Assessment Report – Appendix E).

**“2.0 STAKEHOLDER AND COMMUNITY CONSULTATION**

**SUBMISSIONS RECEIVED DURING 21 DAY PUBLIC COMMENT PERIOD**

The Application for Licence details for this facility was advertised in the West Australian newspaper on 7 January 2013 as a means of advising stakeholders and to seek public comments. No submissions were received.”

[REDACTED]

[REDACTED]

## 2. CORPORATE INFORMATION

### 2.1 Identity of Applicant

WA Sewage Pty Ltd A.C.N. 158 254 454  
A.B.N. 25 158 254 454 trading as WA Sewage (BN 11902462)  
219 Midland Road Hazelmere WA 6055

### 2.2 Address and Contact Details of Entity.

[REDACTED]

[REDACTED]	[REDACTED]

[REDACTED]	[REDACTED]

### 2.3 Description of Company Structure and Proportions of Equity Held by Individuals Involved.

WAS is a Proprietary Limited Company formed on 9 May 2012 [REDACTED]  
[REDACTED]

### 2.4 Relevant Articles of Association and Company Registration Details for the Applicant and Any Associated or Controlled Entities.

Refer to **Appendix G**

**2.5 A list of all company directors or principals of the applicant.**

**WA Sewage Pty Ltd:**

**Directors**

Joseph Gangemi  
Paul Thomas Savage

**Shareholders**

Bronzewing Investments Pty Ltd  
Paul Thomas Savage

**2.6 Statutory Declaration from Company Directors Regarding Disqualification under the Corporations Act 2001 (Cwlth) from Managing Corporations.**

Refer to Statutory Declaration of Joseph Gangemi and Paul Savage at Appendix H

**2.7 Entity's Profile, Date of Foundation, History, Employee Numbers and a Description of the Entity's Core Activities.**

**WA Sewage History, Profile and Date of Foundation and Core Activities**

WAS was formed on 9 May 2012 by its shareholders BW and PTS. WAS was formed with the purpose of providing sewerage and non-potable water services to BW [REDACTED]  
[REDACTED]

BW will utilise the services of WAS to provide sewerage and non-potable water services in Hazelmere Western Australia (Hazelmere Sites) to both an existing caravan park/lifestyle village (Banksia Tourist and Park Home Village (BTP)) and a proposed development on land adjoining the existing caravan park which is proposed for a lifestyle village (Freedom Lifestyle Village (FLV)). [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

BTP is located on Lot 500 Midland Road Hazelmere and the proposed FLV is to be located on Lot 97 Adelaide Street Hazelmere. Refer to Appendix A for the Record of Certificate of Title for both Lot 500 and 97 [REDACTED]  
[REDACTED]  
[REDACTED]

BW plans to construct a lifestyle village with [REDACTED] on Lot 97. [REDACTED]  
[REDACTED]



WAS propose to locate the Waste Water Treatment Plant (WWTP) on Lot 500 in the approximate location as detailed in the Contextual Plan below -

CONTEXTUAL PLAN



Hazelmere sites currently have no Water Corporation sewerage services available. The existing BTP has a sewerage pipe network that is serviced by an existing open pond aerobic waste treatment system previously approved by the City of Swan and the Department of Health. Connection to the municipal sewer network is not feasible and

will financially jeopardise the development of FLV. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**About the Shareholders of WAS**

**Bronzewing Investments Pty Ltd**

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

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

**Paul Thomas Savage**

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

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**2.8 Associated and/or Controlled Entities.**

WAS has 2 shareholders namely BW and PS.

**2.9 A Description that Specify any Degree of Control by Associated Entities over the Applicant and how that Control is Exercised. Application should include Detailed Information on any other Entity the Applicant intends to rely on to provide Staff, Services or Resources to the Licensed Service.**

WAS has the following Directors and Shareholders -

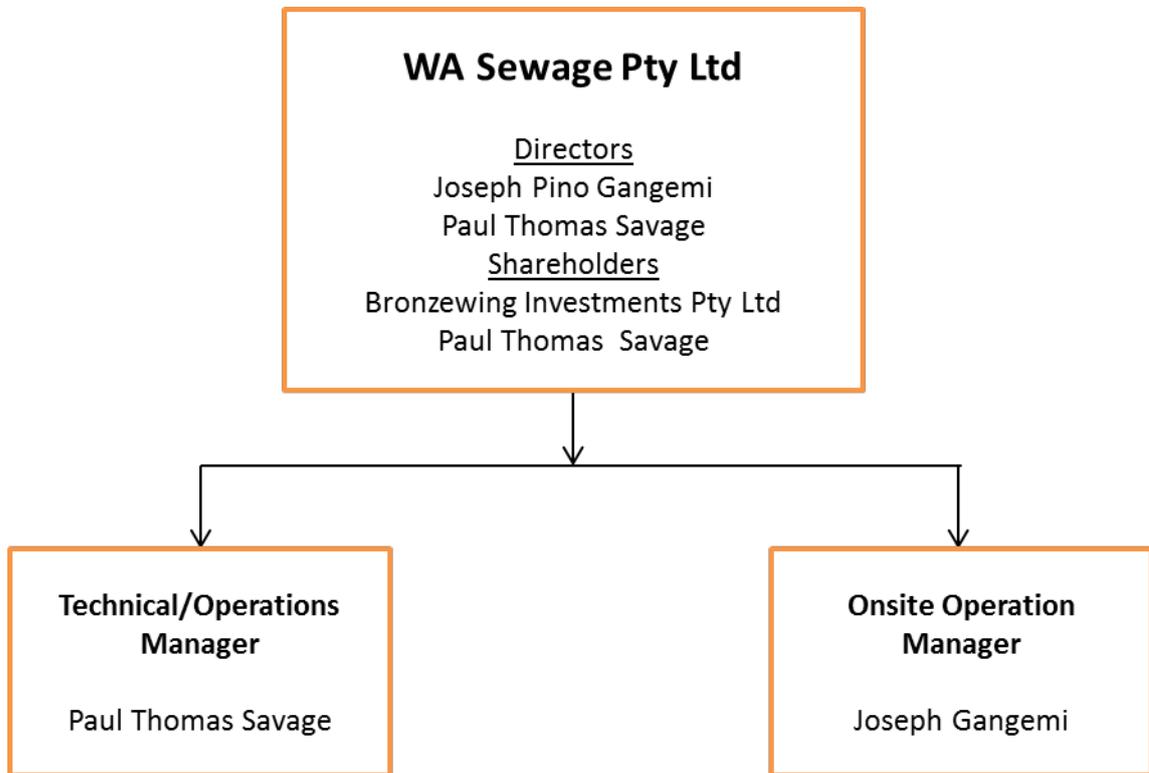
Directors

Joseph Gangemi  
Paul Thomas Savage

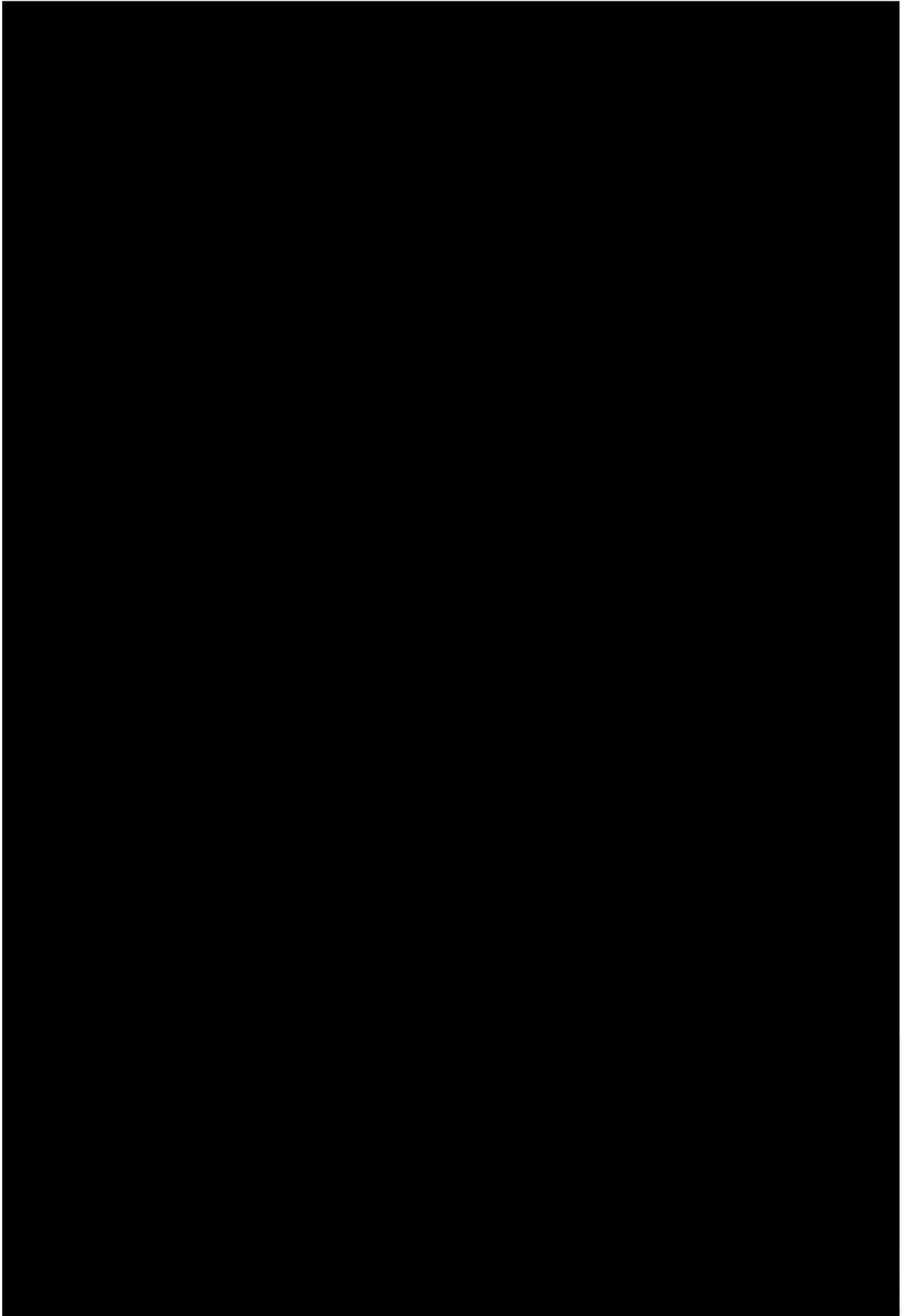
Shareholders

Bronzewing Investments Pty Ltd  
Paul Thomas Savage

The structure for WAS is as follows –



The associated entities of WAS are –



[REDACTED]

[REDACTED]

### **3 FINANCIAL INFORMATION**

- 3.1 The Most Recent Audited General Purpose Financial Report (with accounts) that Complies with the Australian Accounting Standards Board (AASB) Standards, including the Auditor's Report.**

[REDACTED]

[REDACTED]

[REDACTED]

- 3.2 Financial Reports for the Last Three Years, Which should be Provided together with the Auditor's Report, the Director's Report and the Director(s) Declaration. In the case of new entities they must provide financial information to demonstrate they have the necessary financial capacity commensurate with their potential financial exposure.**

Please refer to 3.1 above.

- 3.3 In the Case of New Entities, Which Cannot Provide Financial and Auditor's Reports, Financial Information should be provided (such as interim accounts) to Demonstrate that they have an Acceptable Financial Standing/Capacity Commensurate with their Potential Financial Exposure.**

Refer to 3.1 above and the guarantee deed, financial report and statements of assets and liabilities contained in Appendices C and J.

- 3.4 If the Applicant is a Subsidiary Company, Audited General Purpose Financial Reports should be provided that Comply with the AASB Standards or AAS for the Parent Company(s) for the Past 3 Years.**

The Applicant is not a subsidiary company and therefore a General Purpose Financial Report for the Parent entity is not required.

- 3.5 A Copy of Documents Submitted to ASIC under Chapter 2M of the *Corporations Act 2001* (Cwlth) Over the Past Three Years.**

Please refer to the Company Constitution contained at Appendix G

- 3.6 Evidence of Long and/or Short Term Credit Rating/s from a Ratings Agency.**

Not applicable as this information is not available.

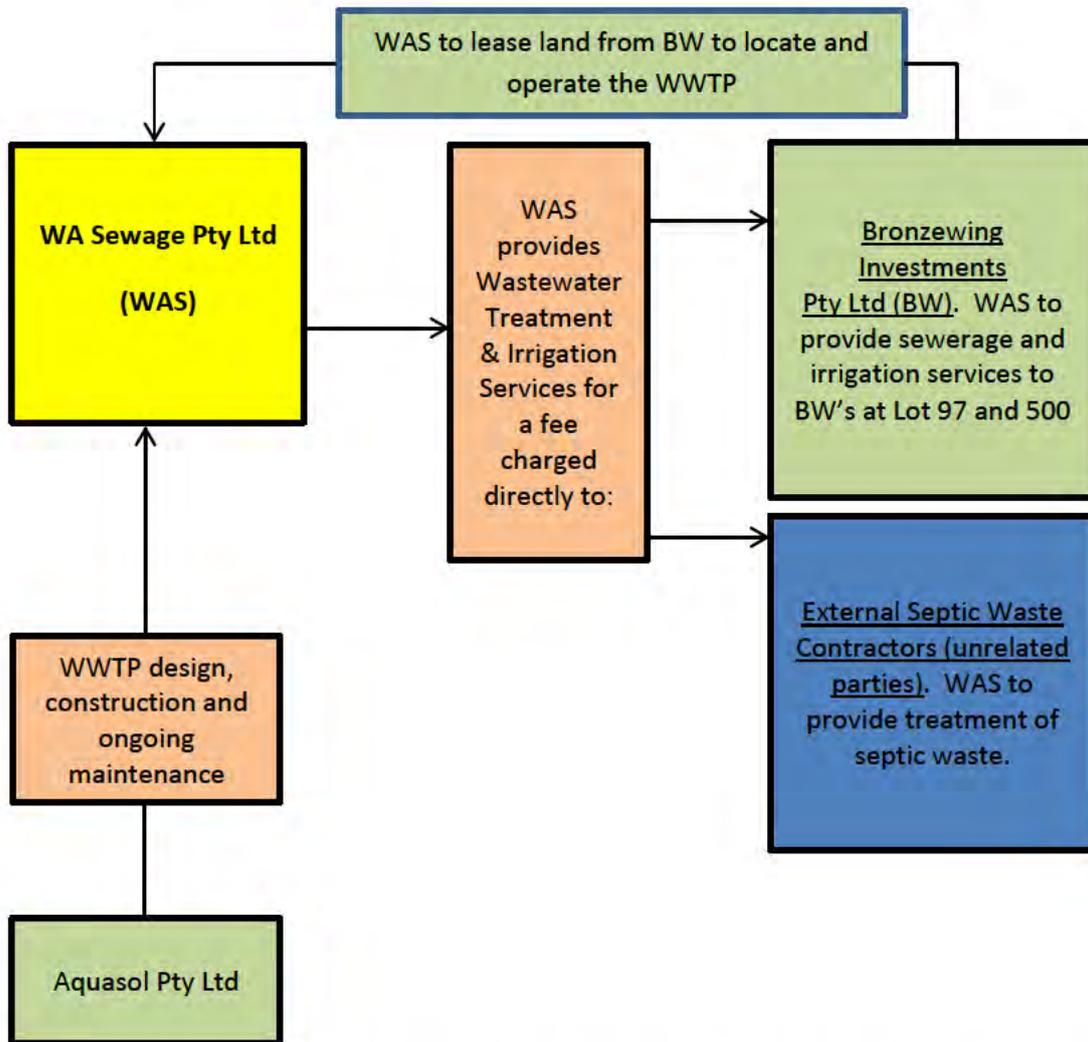
- 3.7 A Description to the Extent to which any Financial Obligations of the Applicant are Guaranteed by Other Group Companies. A Copy of Guarantee Agreements are attached to the Application.**

Please refer to 3.1 above and Appendix C for a copy of the Guarantee Deed.

- 3.8 The Contractual Arrangements (e.g. Alliance Contracts, Associate Contracts, Establishment Contracts) that Define Relationships within the Group including Shared Resources, Guarantees, Revenue Flows, Obligations and/or Responsibilities.**

[REDACTED]

[REDACTED]



**3.9 A Written Declaration from an Independent Auditor or your Principal Financial Institution stating that:**

- an insolvency official has not been appointed in respect of the business or any property of the business;
- no application or order has been made, or resolution has been passed or steps have been taken to pass a resolution, for the winding up or dissolution of the business; and
- the applicant is unaware of any other factor that would impede their ability to finance the activities required by the licence.



- 3.10 A Declaration is Required (where relevant) Specifying the Lenders Financing the Application Proposal and the Type of Funding Obtained including any Secured Funding, Mezzanine Debt, Vendor Finance or Venture Capital Obtained.**

Please refer to Guarantee Confirmation Assurance (Appendix C) by BW and AQ each

[REDACTED]

[REDACTED]

- 3.11 Details of any Bank Guarantees.**

[REDACTED]

- 3.12 Evidence that the Applicant is able to Finance the Assets and Investment Necessary to Undertake the Activities to which the Licence Relates.**

Please refer to 3.1-3.3 above.

- 3.13 Projected Revenue and Expenditure Figures for at least 5 Years, or the Life of the Project, for the Provision of Services Sufficient to Demonstrate the Financial Security and Feasibility for the Activities to Which the Licence Relates. This Forecast should highlight all Key Assumptions and Risks, Along with all Relevant Risk Management Strategies.**

[REDACTED]

- 3.14 Evidence Including Third Party Comments Supporting the Past, Present and Future Financial Position of the Applicant.**

[REDACTED]

- 3.15 Copies of the Entity's Financial Policies, Including the Applicant's Accounting Policies, Internal and External Auditing Policies, Risk Management Policies and Internal Control Procedures.**

Please refer to WAS Financial Policies/Procedures and WAS Risk Management Policy attached at Appendix M.

- 3.16 Where Relevant, the Applicant's Pricing Policies, Methods and Procedures.**

[REDACTED]



[REDACTED]

#### 4 TECHNICAL INFORMATION

##### 4.1 A Description of the Physical Environment of the Proposed Activity and Its Immediate Vicinity, Including all Land and Areas Affected by the Proposed Application.

WAS will provide sewerage and non-potable water services to BW [REDACTED]

BW will utilise the services of WAS to provide sewerage and non-potable water services in Hazelmere Western Australia (Hazelmere Sites) to both an existing caravan park/lifestyle village (Banksia Tourist and Park Home Village (BTP)) and a proposed development on land adjoining the existing caravan park which is proposed for a lifestyle village (Freedom Lifestyle Village (FLV)). [REDACTED]

[REDACTED]

BTP is located on Lot 500 Midland Road Hazelmere and the proposed FLV is to be located on Lot 97 Adelaide Street Hazelmere. Refer to Appendix A for the Record of Certificate of Title for both Lot 500 and 97. [REDACTED]

[REDACTED]

BW plans to construct a lifestyle village with [REDACTED] on Lot 97. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The physical characteristics of the Lots are as follows -

Lot 500: comprises the existing Banksia Tourist and Park Home Village which is generally surrounded by rural properties, a golf course and open space. At present, the area consists of approximately 184 caravan park sites, for future purposes the property is capable of accommodating up to 220 homes.

Lot 97: is surrounded by rural properties, a golf course, Banksia Tourist Park to the north and open space. The property has received development approval for 130 park homes and associated facilities. Most of the site has been extensively cleared, however there are some pockets of vegetation, generally flat and comparatively low lying but features some remnant sandy ridges and knolls.

WAS propose to locate the Waste Water Treatment Plant (WWTP) on Lot 500 in the approximate location as detailed in the Contextual Plan below -

## CONTEXTUAL PLAN



After treatment, water will be reused for irrigation within both Lots 97 and 500. The recycled water will be treated to the required quality before it is discharged to the receiving environment. Treatment and processing will be to Department of Health (DoH) and Department of Environment Regulation's (DER) requirements as detailed in the respective approvals (refer to Appendix E for DoH and DER Approvals).

**4.2 A Description of the Relevant Supply Infrastructure and Any Interconnected Infrastructure Systems.**

WAS will accept sewage from the existing Caravan Park/Lifestyle Village located on Lot 500 and the proposed Lifestyle Village to be located on Lot 97. [REDACTED]

[REDACTED] Please refer to the diagram below which details the relevant supply infrastructure and interconnected infrastructure systems.

SEWAGE COLLECTION, TREATMENT & DISPOSAL INFRASTRUCTURE CATCHMENT PLAN

LOT 500 MIDLAND ROAD & LOT 97 ADELAIDE STREET, HAZELMERE



LEGENDS

Existing Sewage Catchment Lot 500

— Sewer Infrastructure Owned by Bronzewing (BW)

Other Infrastructure Owned by Bronzewing

1. Two sewage pumps
2. Main sump pit
3. Collector pit
4. Two sewage pumps
5. Sewage pond

Proposed Sewage & Irrigation Infrastructure

■ Irrigation Area & Infrastructure Owned by BW

→ Irrigation Infrastructure Owned by BW

→ Sewer Infrastructure Owned by BW

■ WA Sewage Lease Area & WWTP  
Infrastructure Owned by WAS

4.3 Where Applicable, Information about Supply Connection to Networks or Customers, Including, Details of the Network Connection and Actual or Estimated Number of Customers by Type (e.g. Industrial, Commercial, and Residential).

WAS will provide sewerage and non-potable water services to BW and receive septic from local sewerage contractors. WAS Sewage customers are:

1) BW;

[Redacted]

[Redacted]

[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]

[Redacted]

BW will utilise the services of WAS to provide sewerage and non-potable water services in Hazelmere Western Australia (Hazelmere Sites) to both an existing caravan park/lifestyle village (Banksia Tourist and Park Home Village (BTP)) and a proposed development on land adjoining the existing caravan park which is proposed for a lifestyle village (Freedom Lifestyle Village (FLV)).

[Redacted]

BTP is located on Lot 500 Midland Road Hazelmere and the proposed FLV is to be located on Lot 97 Adelaide Street Hazelmere. Refer to Appendix A for the Record of Certificate of Title for both Lot 500 and 97.

[Redacted]

BW plans to construct a lifestyle village with [Redacted] on Lot 97. [Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

WAS propose to locate the Waste Water Treatment Plant (WWTP) on Lot 500 in the approximate location as detailed in the Contextual Plan below -

## CONTEXTUAL PLAN



Both Lots 97 and 500 sites currently have no Water Corporation sewerage services available. The existing BTP has a sewerage pipe network that is serviced by an existing open pond aerobic waste treatment system. Connection to the municipal sewer network is not feasible and will financially jeopardise the development of FLV. BW further proposes to redevelop the existing BTP in part at some time in the future. In the event that BW redevelops BTP it is expected that the total number of park homes/caravan sites on both lots will be in the vicinity of 350-400.

Water Corporation's water mains run along Midland Road and currently provide potable water to the existing caravan park/lifestyle village located on Lot 500 and will provide potable water to the proposed lifestyle village to be located at Lot 97.

4.4 Where Applicable, Details of the Actual or Proposed Metering Arrangements, for the Proposed Service, including:

*i) Forecasts of annual maximum demand for each of the next 5 years*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

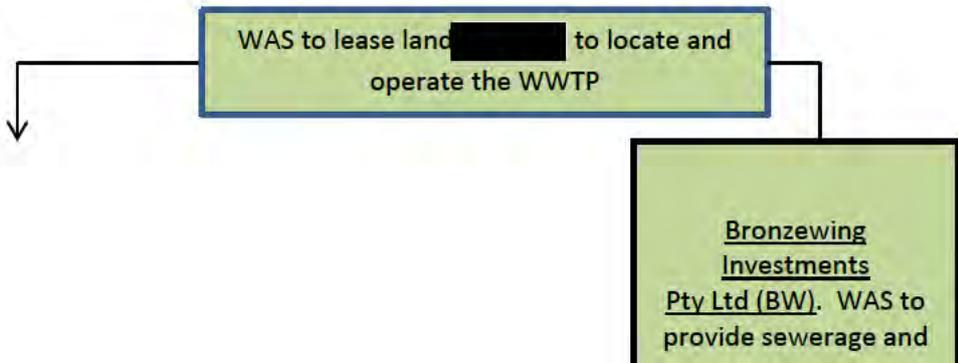
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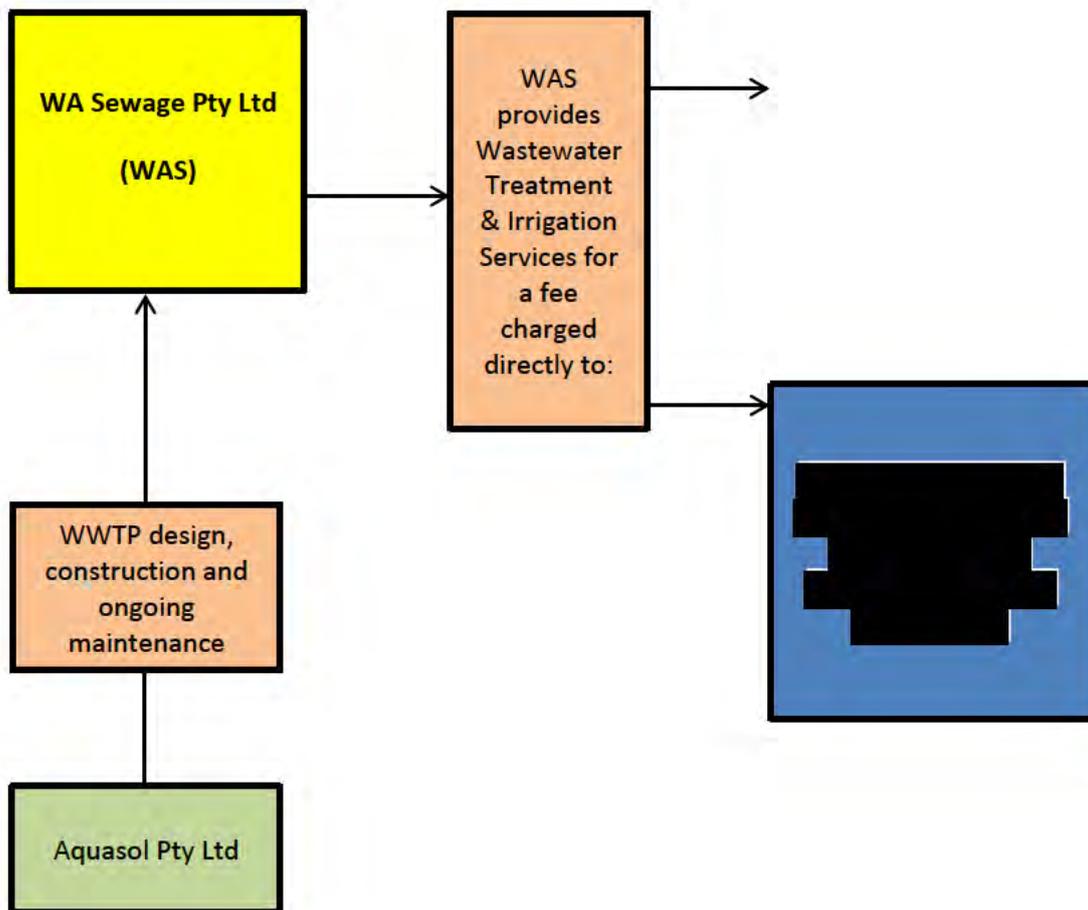
*ii) Agreements with network service providers*

[REDACTED]

[REDACTED]

[REDACTED]





**iii) Agreements with metering agents**

There are no agreements proposed with respect to metering agents.

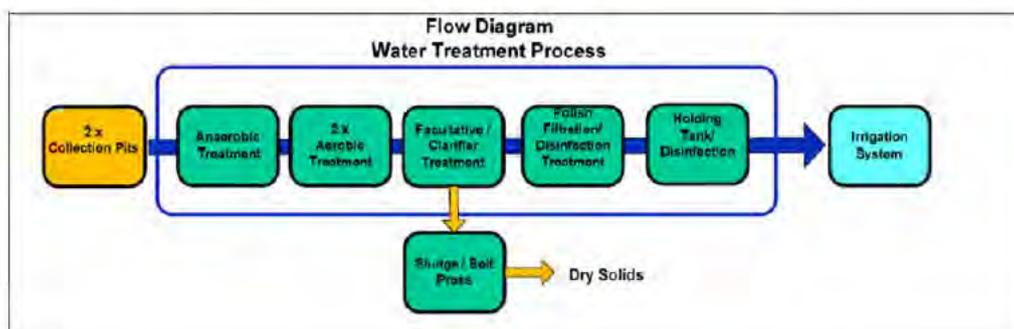
**iv) Arrangements for dealing with metering complaints and queries**

Not applicable.

**4.5 A Description of the Service System (note: Electricity Measured in MW, Gas Measured in Terajoules and Water Measured in ML).**

WAS Project proposes a “7 stages” of treatment before using water for irrigation purposes.

The stages are described below -



- Collection pits: acts as a storage container to pump sewage into the system.
- Anaerobic treatment: where anaerobic bacteria digestion is carried out in the absence of oxygen.
- 2x Aerobic treatment: where aerobic bacterial digestion is carried out in presence of oxygen.
- Facultative/Clarifier Tank ranges from an aerobic layer near the top to anaerobic at the bottom and allows treatment by a combination of aerobic and anaerobic processes. The bacteria cells utilise CO<sub>2</sub> from the water and release O<sub>2</sub> produced from photosynthesis. The oxygen produced and surface aeration is used by aerobic and facultative bacteria to stabilise organic material in the upper layer of water. In the bottom of the tank anaerobic digestion takes place.
- Polish/Filtration: water is pumped through a filtration system and recycled back to the Polish tank as necessary.
- Holding tank: water gets chlorinated/disinfected and filtrated for final use.

***How the system is going to be monitored and how often it will be monitored?***

The process will be monitored based on “Validation Process” and “Continual Monitoring” detailed in the “Approval in Principal” issued by DoH, September 2012 (refer to Appendix E).

Exposure Risk Level	Potential End Uses	Continual Monitoring Frequency		
		Parameter	Effluent Compliance Value	E
Low	End uses with a low level of human contact, including: - Urban irrigation with enhanced restricted access and application - Agricultural irrigation; non-edible crops	E.coli	< 1000 cfu/100 mL	Monthly
		BOD	< 20 mg/L	Monthly
		SS	< 30 mg/L	Monthly
		pH	6.5 -8.5	Continuous online
		Disinfect	Cl: 0.2-2.0 mg/L residual	Continuous online

Recycled water for sub-surface irrigation Low Exposure Risk Level

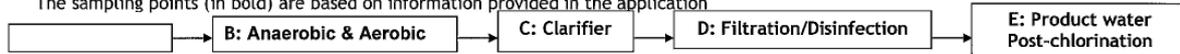


# WA Sewage (Aquasol) Pty Ltd Wastewater Treatment Plant Sampling Program

Hazelmere Lifestyle Village Recycling Scheme

Validation Process Onsite Wastewater Treatment Plant

The sampling points (in bold) are based on information provided in the application



	Potential End Uses	Minimum of six consecutive samples over a six weeks period						
		Parameter	Compliance Value	A	B	C	D	E
Low	End uses with a medium level of human contact, including: - Fountains and water features - Industrial use with potential human exposure - Urban irrigation with some restricted access and application*	E.coli	< 1000 cfu/100 mL	Weekly	Not required	Not required	Not required	Weekly
		BOD	< 20 mg/L	Not Required	Not required	Weekly	Not required	Weekly
		SS	< 30 mg/L	Not required	Not required	Not required	Not required	Weekly
		pH	6.5 -8.5	Continuous online	Not required	Not required	Not required	Continuous online
		Disinfection	Cl: 0.2-2.0 mg/L	Not required	Not required	Not required	Not required	Continuous online

✓ Continual Monitoring

### **Who will carry out monitoring of the WWTP?**

On behalf of WAS, AQ will carry out sampling, monitoring, results compilation and DoH reporting requirements.

### **What reporting system is going to be in place?**

#### Internal Process Report:

This report will detail chemical refills and sampling reporting. This report will be updated on each occasion that AQ's team (on behalf of WAS) carries out a service on site.

- Control of chemical refills will be made by dates and invoices.
- Control of sampling will be made as detailed in the WAS Quality Monitoring Results an extract which is detailed below.

Sampling & Result Program Analysis				
Sample Date	Parameter	Results	LAB	Report Number
		E - Product Water		
<b>2012</b>				
	Nox-N			
	TKN			
	BOD			
	TSS			
	TN			
	TP			
	E.Coli			
	pH			
	Turbidity			
	Disinfection			

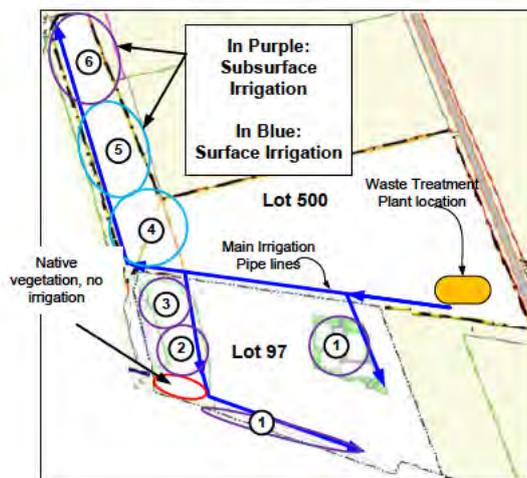
Incident Report:

All employees will record any incident information as detailed at Appendix N.

Irrigation System

Wastewater will be treated to provide treated effluent which will be used to irrigate non-habitable areas within Lots 97 and 500.

The irrigation system will be divided in six (6) zones and the different irrigation zones will be operated sequentially to minimise potential over irrigating particular irrigation areas. Please refer to the diagram below for details of the irrigation system.



4.6 If the Applicant Proposes to Provide Water Services, Provide a Copy of the Applicant's Customer Service Charter.

Note the requirements for a Water Services Operating Licence no longer require a Customer Service Charter.

**4.7 Where Applicable, Provide Evidence of a Commitment to Remain or Become a Member of an Approved Ombudsman Scheme and to be bound by any Decisions of such an Ombudsman (applies to Electricity and Gas Retail, Trading and Distribution Licences).**

WAS commits to becoming a member of the Water Ombudsman Scheme once it has been granted ERA approval for the Water Services Operating Licence.

**4.8 Where Applicable, Provide Evidence of Compliance with Relevant Supply Industry Methods, Quality, Standards and Codes Including Compliance with Relevant Consumer Protection Arrangements including:**

*The terms and conditions of any proposed standard customer contract.*

Refer to the Customer Service Contract at **Appendix C**.

*A description on how customer accounts will be managed.*

Refer to the Customer Service Contract at **Appendix C**.

*Provide details on customer information provision policies (e.g. tariffs, fees and charges), customer service charters, customer consultation processes, account enquiries processes, payment arrangements and hardship policies and procedures, complaints and dispute resolution processes, account termination procedures and customer performance measures.*

Refer to the Essential Services Agreement and Customer Service Contract at **Appendix C**.

*Provide information on the customer information management systems used by the applicant.*

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

*A description and written evidence of environmental, planning and public health approvals, permits or licences.*

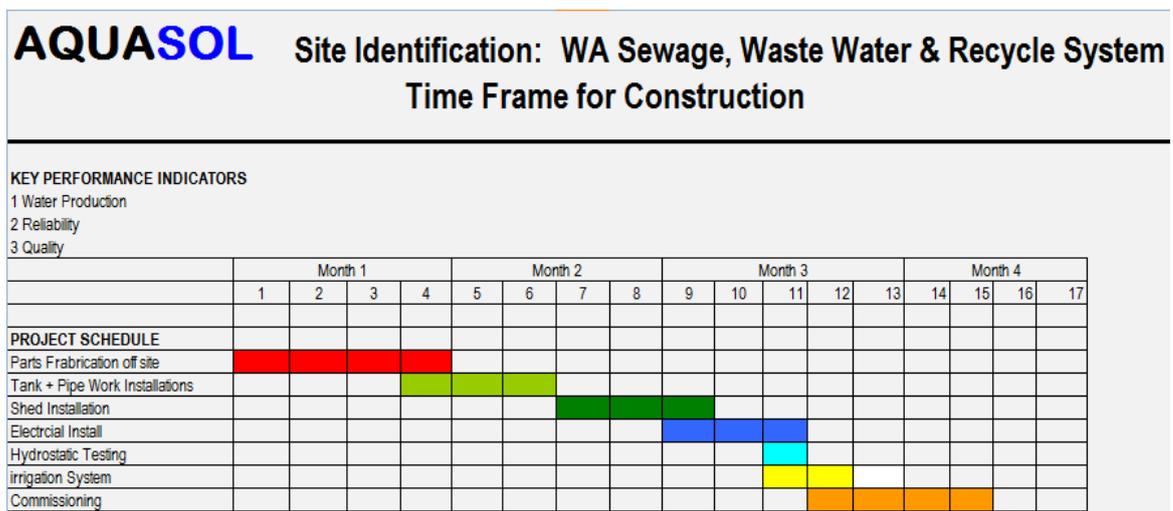
The following approvals have been granted with respect to BW and WAS –

- i) BW - City of Swan and Western Australian Planning Commission granted Development Approval for the proposed lifestyle village development at Lot 97 (refer to Appendix E)
- j) WAS - Department of Health granted Approval In Principle for the WWTP (refer to Appendix E); and
- k) WAS - Department of Environment and Conservation granted Works Approval for the WWTP (Refer to Appendix E).

In addition to the above BW has completed the earthworks for the Lot 97 Development. Additional works are pending WAS ERA approval for the WWTP.

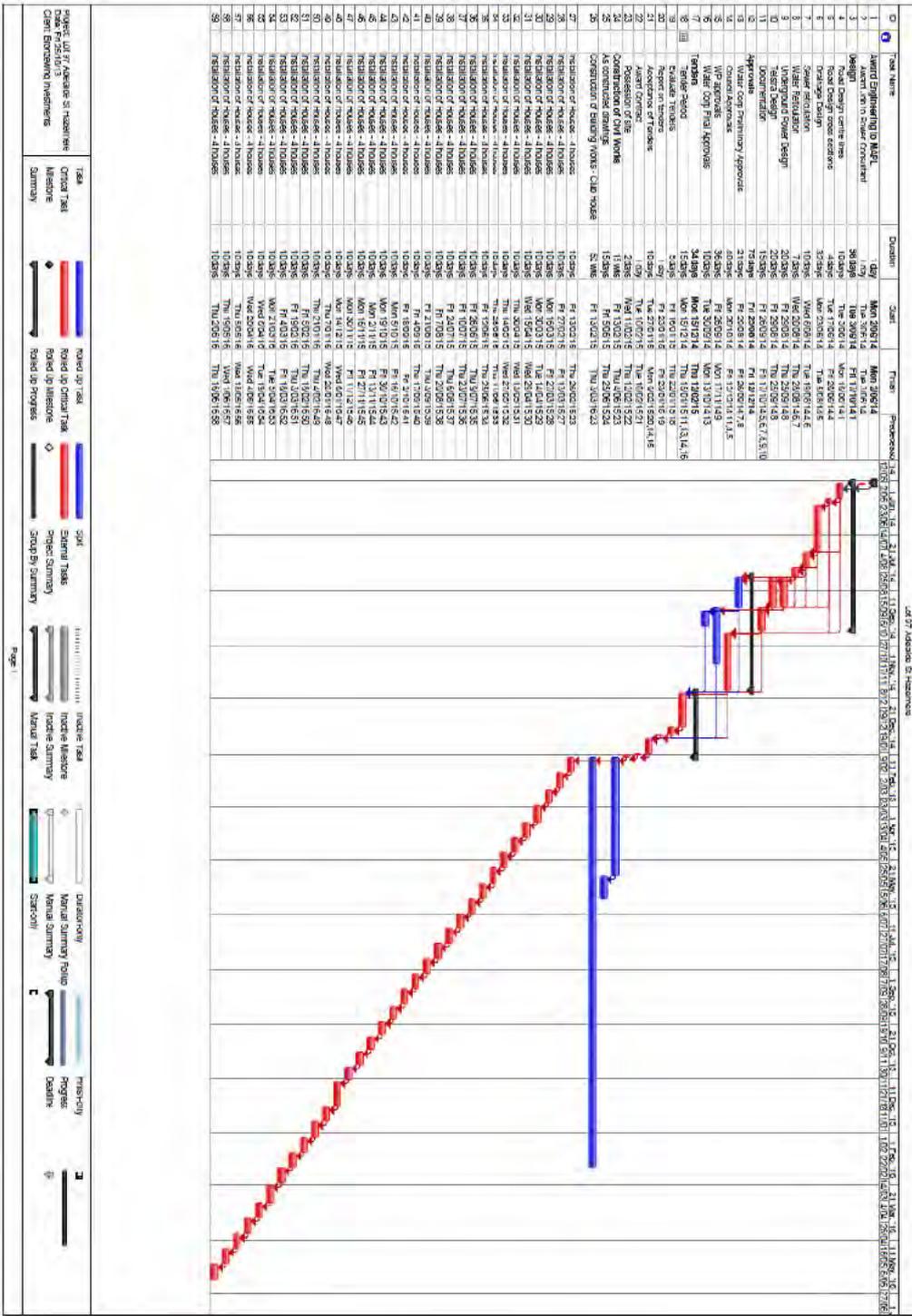
**4.9 A Detailed Construction Schedule of all Proposed Construction Activities Including Proposed Commencement and Completion Dates of the Construction Activities and Commissioning of Works. Construction Activities Must Specify the Location of Any Areas to be Temporarily or Permanently Affected by Such Activities**

Total forecast timeframe for construction of the WWTP will be approximately three and a half months and detailed as follows.



\*\* Dates of commencement will depend on the approval process

The forecast timeframe for construction of the proposed Lifestyle Village at Lot 97 is as detailed below -



4.10 A Description of the Applicant’s Prior Experience and/or Appropriate Training Related to the Nature of the Proposed Activity.

[Redacted text block]

| [Redacted]

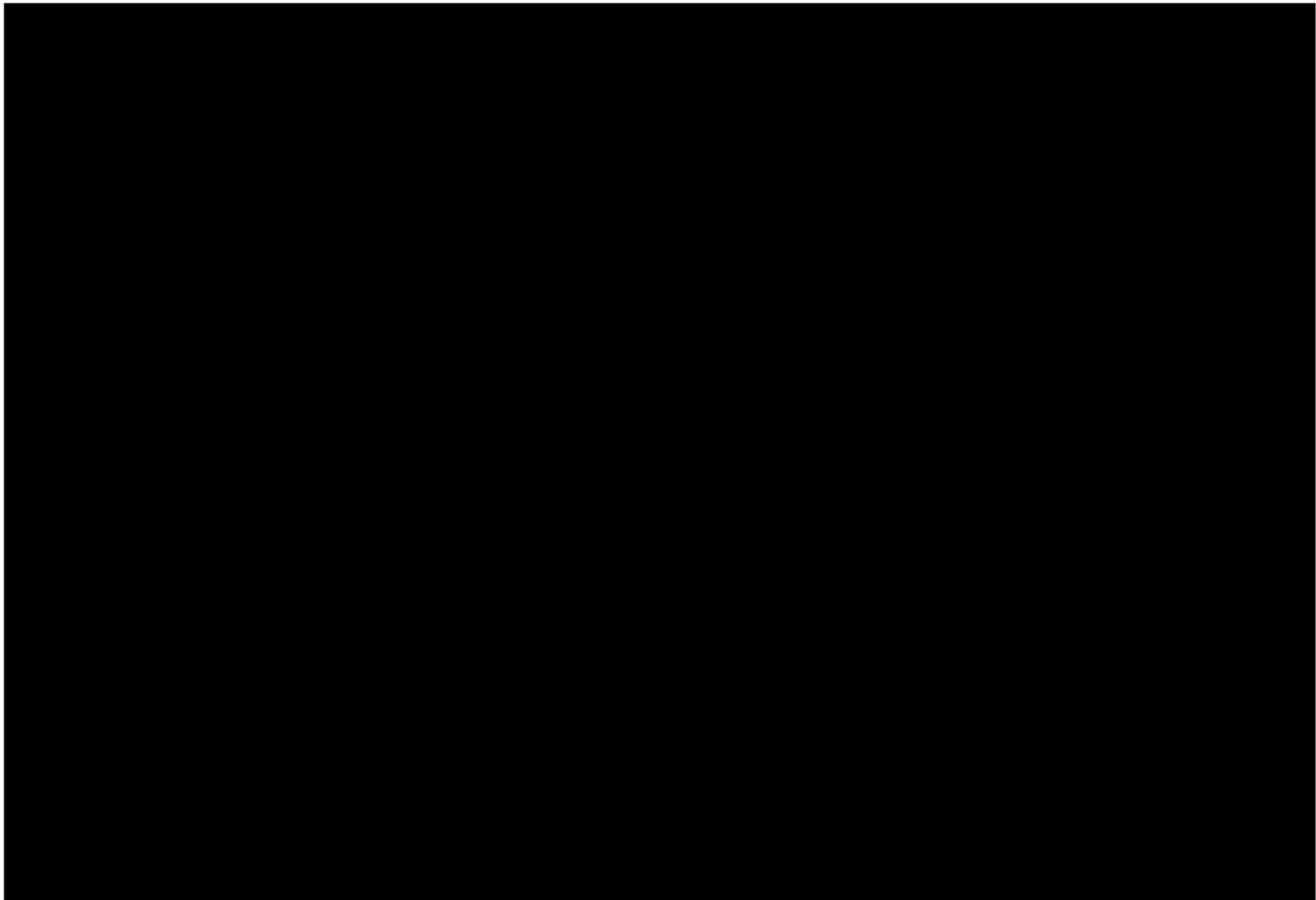
| [Redacted]

| [Redacted]

[Redacted]

**4.11 A Listing of the Key Personnel Used to Install and/or Operate and/or Maintain the Supply of Water Services with a Summary of the Key Qualifications of the Key Personnel**

[Redacted]



**4.12 The applicant's policy on the use of sub-contractors.**



**4.13 Details of Any Relevant Licences or Approvals held by the Applicant for the Supply of Water Services in Western Australia or Elsewhere.**

The applicant currently does not hold any licences for the supply of water services in Western Australia or elsewhere.

**4.14 If the Applicant intends to rely on another Entity to provide Staff and Resources, the Applicant should provide a Summary of the Relationship between the Applicant and this Entity. This should include Evidence of Agreements to provide Services and a Summary of this other Entity's Experience In and Knowledge of the Industry and Technical Capacity to meet the Relevant Requirements of the Licence.**



**4.15 A Detailed Description of the Asset Management System is Required and Including:**

- *The measures to be taken by the applicant for the proper maintenance of assets used in the provision of water services and for undertaking maintenance and operation of any works.*

[REDACTED]

- *A description of the existing or proposed asset registers, risk assessments, asset management plans, quality management systems, construction standards, maintenance manuals/plans/schedules, asset management information systems and data management.*

[REDACTED]

#### 4.16 Other Licences

WAS nor its Associates hold any equivalent Licences.

## 5 PUBLIC INTEREST INFORMATION

### 5.1 Environmental Considerations

WAS has obtained both Western Australian Department of Health (DoH) and the Department of Environment and Conservation (DEC) approvals for installation and operation of the WWTP (refer Appendix E). Hence health and environmental requirements must be met.

Further DoH requirements ensure that irrigation water complies with health standards for human exposure for all irrigation areas thus minimising health risks associated with the Project. In addition the WAS has full control of the operation of the plant (alarms and contingency plans). For details of WAS Occupational Health and Safety Policy please refer to Appendix S.

### 5.2 Social Welfare and Equity Considerations including Community Service Obligations

In recent years the Perth and Peel Regions have seen the closures of several caravan parks for a number of reasons, inter-alia, rising land values and urbanisation pressure. Consequently, many residents in the lower income demographic have been affected and displaced.

In the absence of an alternative affordable housing accommodation being offered to the market place, many of these residents are likely to rely on public housing resulting in a longer waiting list by all. This in the context funding pressures encountered by government agencies, the issue of affordable housing will continue to be a challenging issue for the government and the Department of Housing specifically.

ERA approval for the WAS project will enable BW to provide an affordable housing product that would otherwise be impossible given the unavailability of sewer services in the Hazelmere locality for quite some time.

The ability to overcome the sewer service issue will allow the lifestyle village development to become a reality, thus enabling the displaced and other ageing residents to find an alternative affordable housing outside of the standard house and land package that Perth has become accustomed to.

Further WAS proposes to charge a fee to BW for sewer services at a rate lower than the equivalent Water Corporation charge resulting in an equitable solution for all.

### **5.3 Economic and Regional Development Factors, Including Employment**

The proposed lifestyle village development together with village facilities and the construction of the proposed Wastewater Treatment Plant will generate economic activity for the local and state economy

[REDACTED]

[REDACTED]

### **5.4 The Interests of Consumers Generally or of a Class of Customers**

The WWTP is a significant and critical equation of the lifestyle village development. It assists facilitating development of a solution for the Perth ageing population to secure affordable and appropriate housing options that would otherwise not be possible. The lack of sewer services in the Hazelmere locality effectively prohibits development of the area unless an alternative innovative solution is identified.

### **5.5 The Interests of any Licensee, or Applicant for a Licence, in Respect of the Area or Areas to which the Order, if made, would Apply.**

The WAS WWTP is proposed to service BW at Lots 97 and 500. Hence it serves the interest of WAS and BW.

### **5.6 The Importance of Competition in Electricity, Gas or Water Supply Markets.**

The lack of sewer services in the Hazelmere locality means that connection to the municipal sewer network several kilometres away from Maida Vale would require a significant capital outlay effectively making the lifestyle village development project unviable.

Provision of a Wastewater Treatment Plant through WA Sewage would significantly reduce the cost burden, thus allowing the village development to be possible.



**5.7 The Policy Objectives of Government in Relation to the Supply of Electricity Gas or Water Services including that which is not Limited to Providing Safe Reliable Service**

The Government has a Sewerage Policy for land development in the Perth Metropolitan Region. It recognises that reticulated sewerage remains the most reliable and environmentally acceptable means of wastewater disposal. However, the Policy also recognised that improvements in technology associated with onsite wastewater treatment playing a significant role in the urban fabric where sewer services are simply unavailable. The Policy provides for special conditions exist to facilitate development including infill areas, isolated areas and large lot where sewer connection is not possible and economically unviable.

Both the City of Swan and the Western Australian Planning Commission have approved a development proposal for a lifestyle village and associated facilities on lot 97. In relation to the municipal sewer connection for the development, the nearest sewer connection point is at least 3 kilometres away in Maida Vale. According to the Water Corporation, the infrastructure construction cost will be prohibitive and bringing sewer to the Hazelmere locality is unlikely to occur for another 30-40 years. On this basis, providing a safe reliable service through the standard reticulated sewerage methodology cannot be guaranteed.

Onsite waste water treatment and disposal will be a more practical short to medium term solution, and requires the approval of the Department of Health, Department of Environment Regulation and the Economic Regulation Authority.

**5.8 The Public Health Consideration in Relation to the Provision of Safe Drinking Water Supply**

Reticulated water through connection to a Water Corporation water service will be provided hence this section is not applicable.

## **6. CONCLUSION**

WAS have worked hard with a number of government agencies satisfying a number of conditions together with investing substantial funds to progress this development. The lack of availability of sewer in the foothills area has led to BW to seek an alternative sewer service in the form of an alternative waste water treatment and recycling system in order to progress the lifestyle village development.

Connection to the municipal sewer network is not feasible and financially will jeopardise the development. WAS wishes to provide sewerage services to BW. WAS has obtained both DoH and DEC approvals in relation to the WWTP for this project and requires the ERA Approval to make this project become a reality.

## Appendices

- Appendix A - Certificate of Title for Lot 500 Midland Road Hazelmere  
Certificate of Title for Lot 97 Adelaide Street Hazelmere**
- Appendix B - Email from Ursula Kretzer: Department of Water**
- Appendix C - Agreements  
WAS Lease Agreement  
WAS and Aquasol Maintenance Agreement  
WAS and BW Essential Services Contract  
  
WA Sewage Guarantee Confirmation Assurance  
WA Sewage Customer Service Contract**
- Appendix D - Bronzewing Company Extract  
Aquasol Company Extract  
WA Sewage Pty Ltd Company Extract  
WAS Business Name Extract  
BTV Business Name Extract  
Freedom Lifestyle Village Extract**
- Appendix E - Approvals  
City of Swan Development Approval  
WAPC Development Approval  
Department of Environment Works Approval  
Department of Health Works Approval**
- Appendix F - Letter of Support Hillview Golf Course  
Letter from Jan Franz**
- Appendix G - WA Sewage Pty Ltd Certificate of Registration  
WA Sewage Company Constitution**
- Appendix H - Statutory Declarations Paul Savage and Joseph Gangemi**
- Appendix I - AQ Industry Experience Waste Water Treatment Plants**

- Appendix J - WA Sewage Pty Ltd Financial Statements as at 30 June 2013**
- Statement of Assets and Liabilities Gangemi Group and Savage Group**
- Appendix K - Letter from Ruthven Gangemi & Associates Accountants CPA confirming WA Sewage Pty Ltd Solvency**
- Appendix L - Assessment of Market for External Sewerage Customers**
- WAS Commercial Viability Report**
- Appendix M - WA Sewage Pty Ltd Risk Management Policies**
- WA Sewage Pty Ltd Financial Procedures and Policies**
- Appendix N - WA Sewage Incident Report Form**
- Appendix O - WA Sewage Complaints Register**
- Appendix P - WA Sewage Standards of Construction and Specifications**
- WA Sewage Asset Management Plan**
- Appendix Q - National Australia Bank Letter**
- BankWest Letter**
- Appendix R - WAS Operation and Maintenance Manual**
- Appendix S - WAS Occupational Health and Safety Management Plan**

**Appendix A**

**Certificate of Title for Lot 500 Midland Road Hazelmere**

**Certificate of Title for Lot 97 Adelaide Street Hazelmere**

**Appendix B**

**Email from Ursula Kretzer: Department of Water**

## **Appendix C**

### **Agreements**

**WAS Lease Agreement**

**WAS and Aquasol Maintenance Agreement**

**WAS and BW Essential Services Contract**

## **Appendix D**

**Bronzewing Company Extract**

**Aquasol Company Extract**

**WA Sewage Pty Ltd Company Extract**

**WA Sewage Business Name Extract**

**BTV Business Name Extract**

**Freedom Lifestyle Village Extract**

## **Appendix E**

### **Approvals**

**City of Swan Development Approval**

**Western Australian Planning Commission Development Approval**

**Department of Environment Works Approval**

**Department of Health Works Approval**

**Appendix F**

**Letters of Support from Hillview Public Golf Course and Jan Franz**

**Appendix G**

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