



ATTACHMENTS

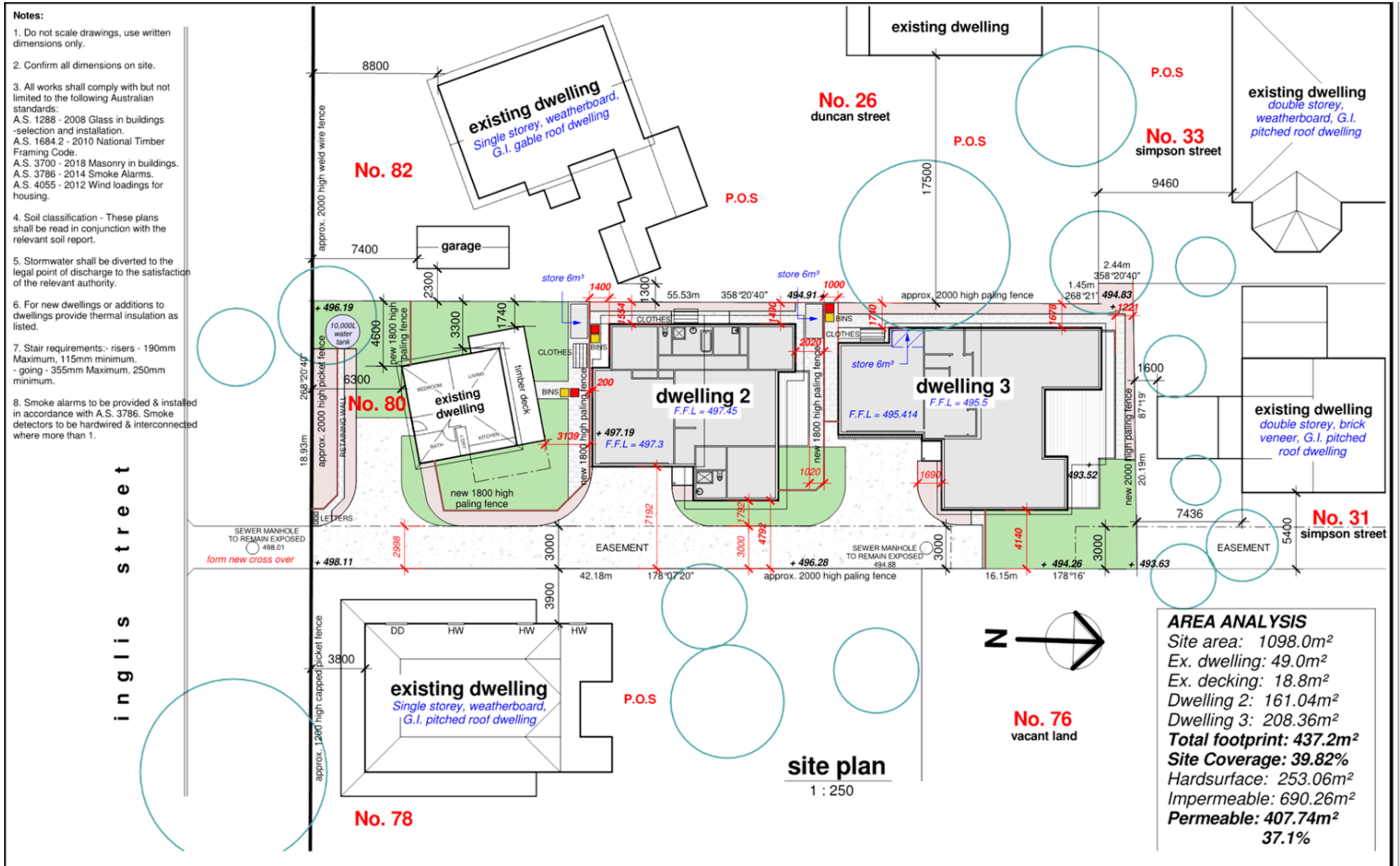
**Development Assessment Committee
Meeting**

Under Separate Cover

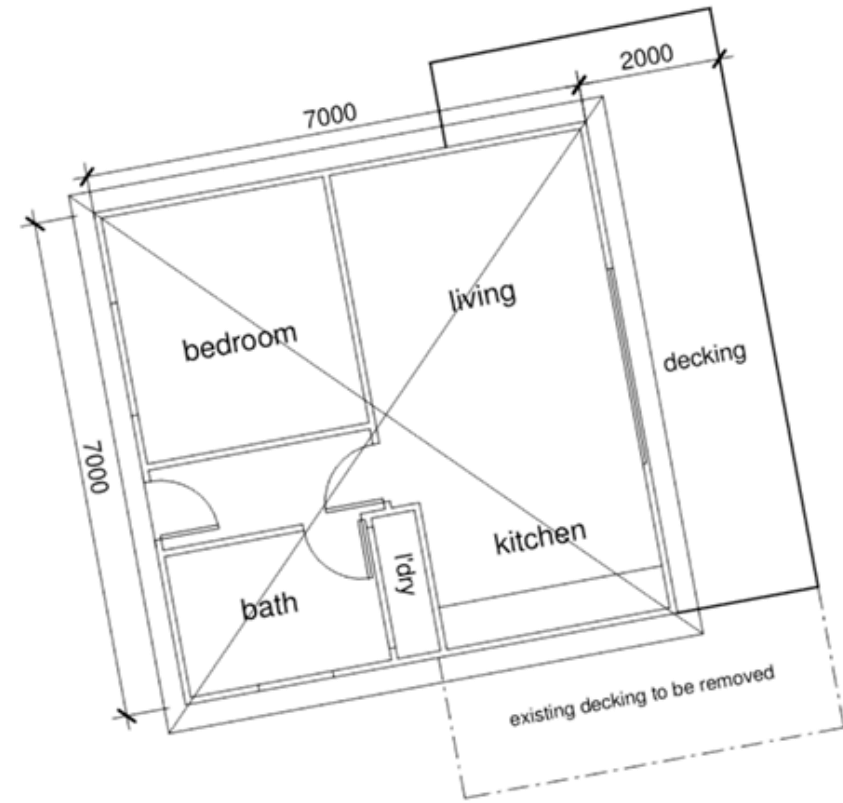
Wednesday, 13 December 2023

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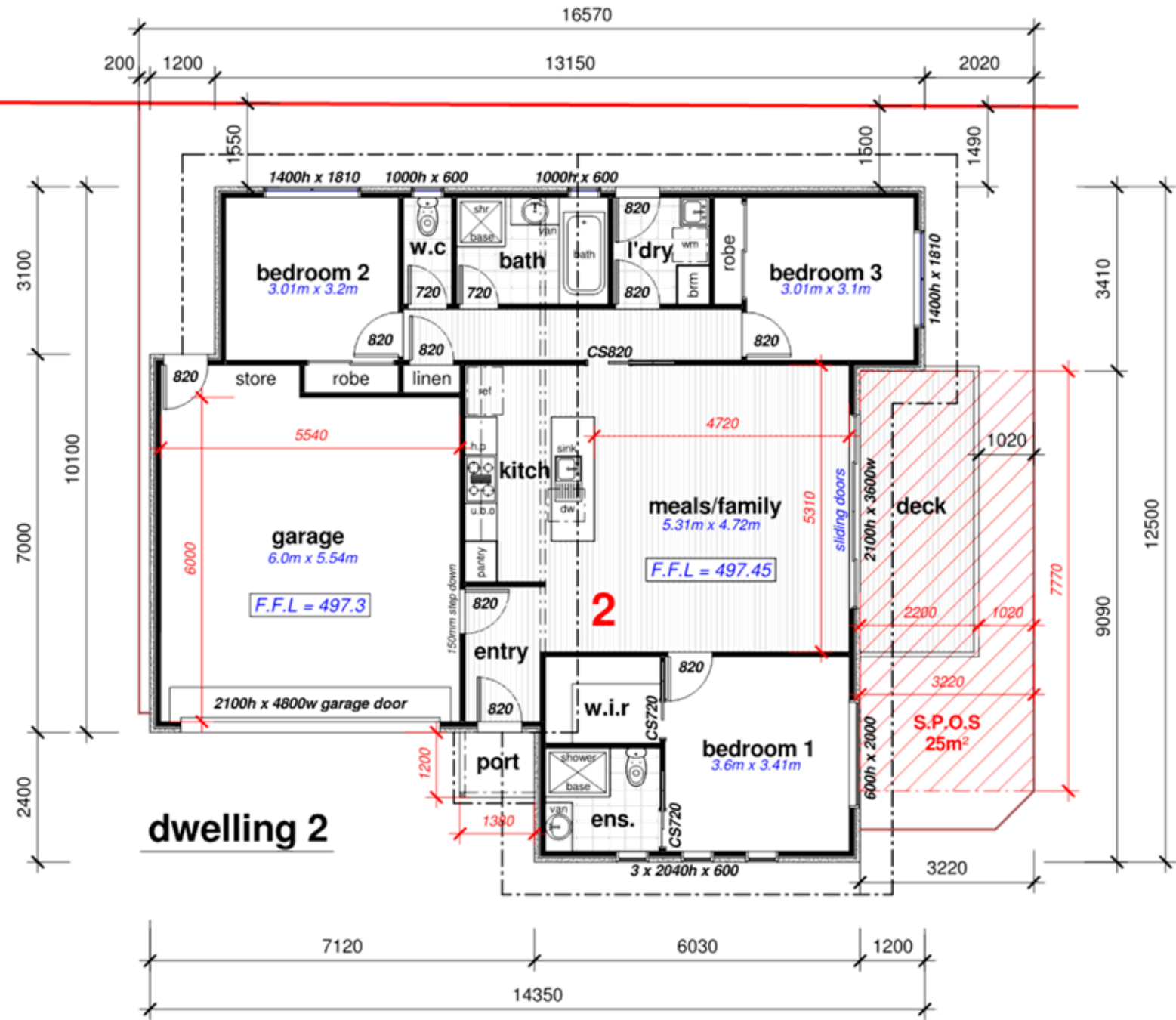
7.2	PA2022261 - Development of Two Dwellings to the rear of an Existing Dwelling, Three Lot Subdivision and Removal of Vegetation at 80 Inglis Street, Ballan	
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<p>Amendments:</p> <p>Variation A: 16 / 05 / 2023 - Alterations Variation B: 11 / 10 / 2023 - Alterations for planning permit</p>	<p>Tony De Jong Drafting P/L</p> <p>D.P. AD 244 A.B.N: 38 233 853 783 Phones: 0419 538 580 Email: dejongdrafting66@gmail.com</p>	<p>project name: PROPOSED NEW DEVELOPMENT client: R. DELEKTA address: No. 80 INGLIS STREET, BALLAN</p>	<p>scale: 1 : 250 date: 14 / 07 / 2022 sheet no: 01-B drg no: 22151</p>
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existing floor plan



dwelling 2

Areas:
 Living: 49.0m²
 Decking: 18.8m²

Areas:
 Living: 111.05m² (11.94#s)
 Garage: 36.61m² (3.94#s)
 Portico: 1.66m²
 Decking: 11.73m²

Private Open Space
 Secluded Private Open Space: 25.0m²
 Backyard (inc. S.P.O.S): 63.52m²

Amendments:

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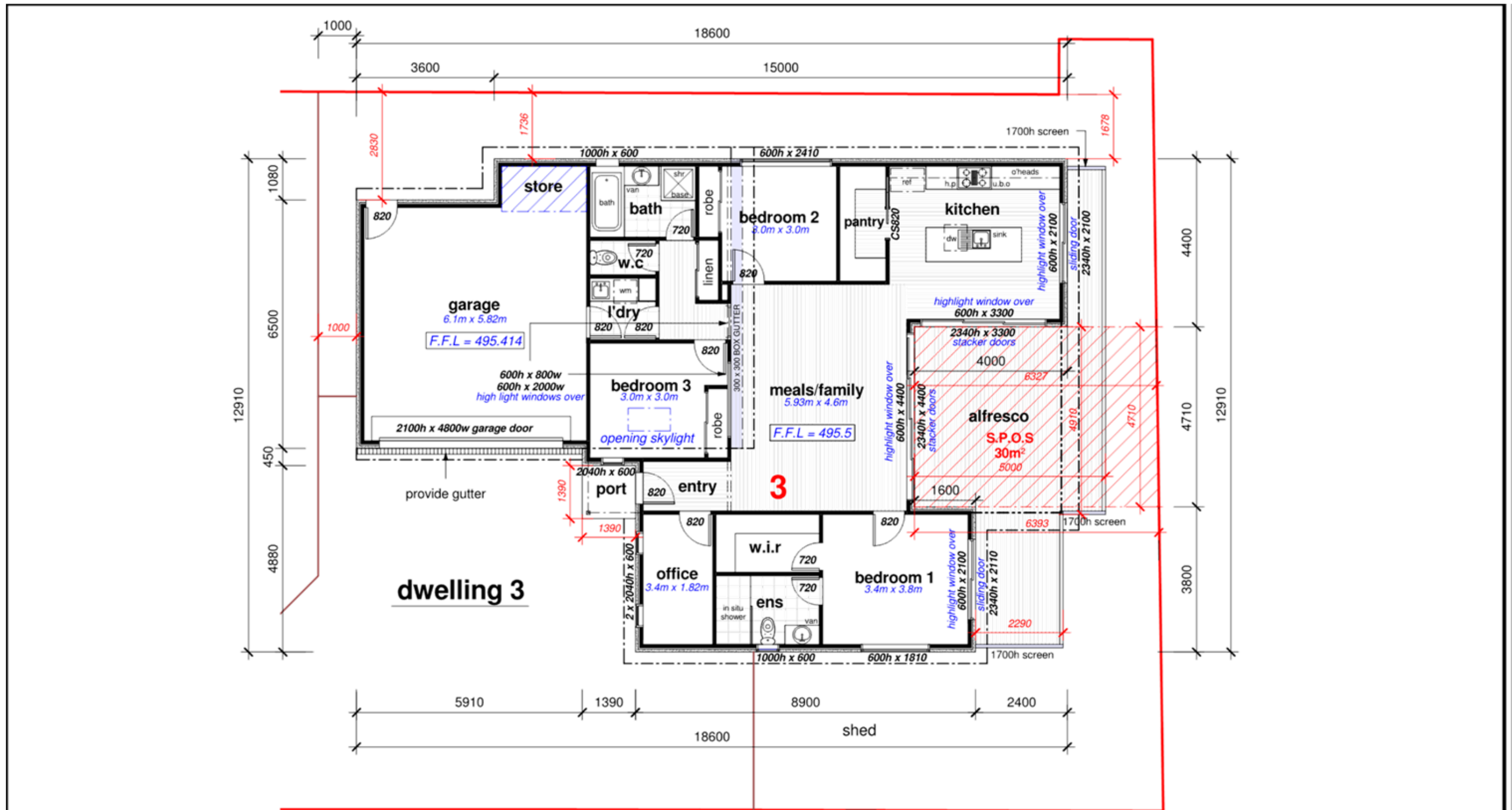
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PROPOSED NEW DEVELOPMENT
R. DELEKTA
No. 80 INGLIS STREET,
BALLAN

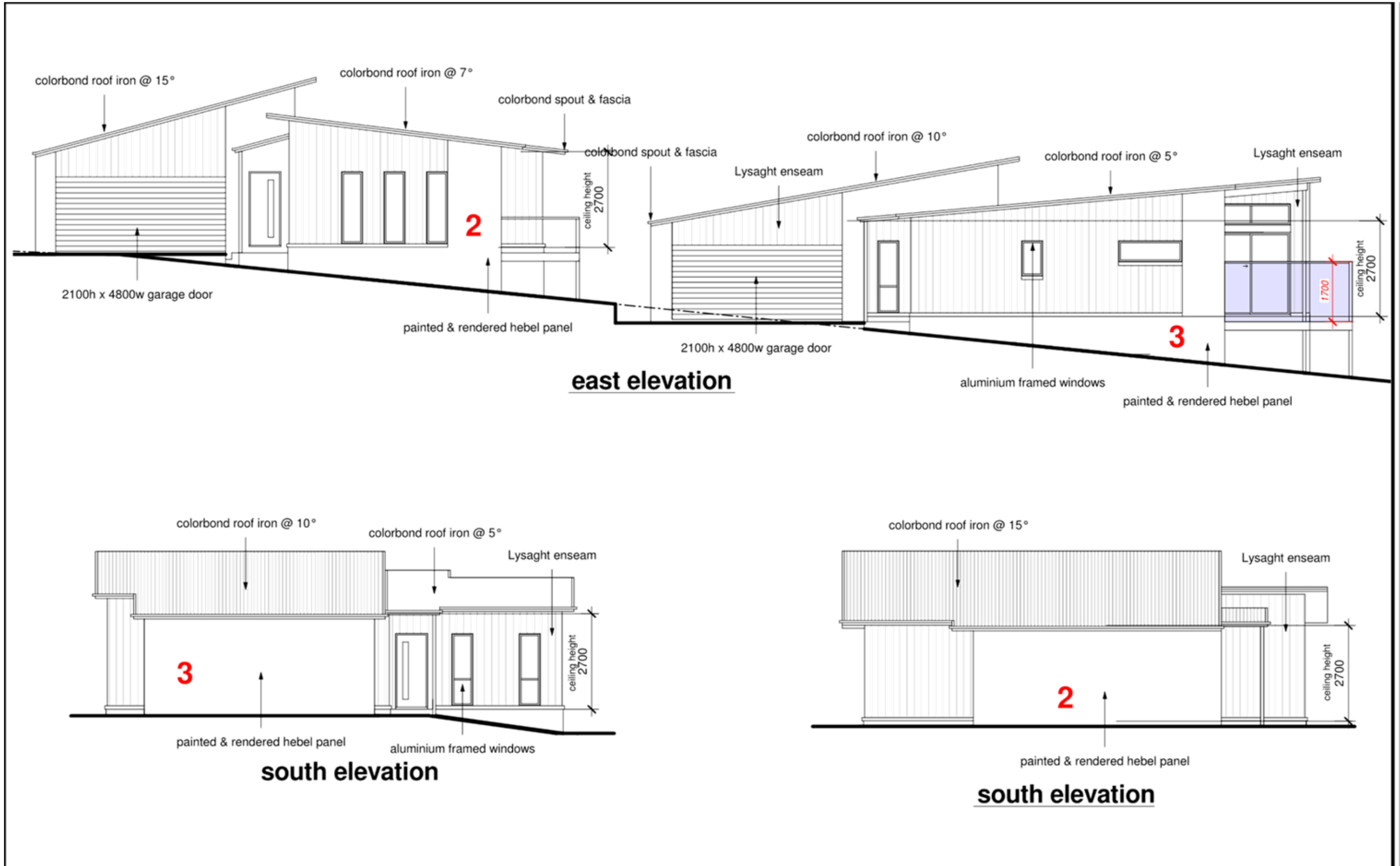
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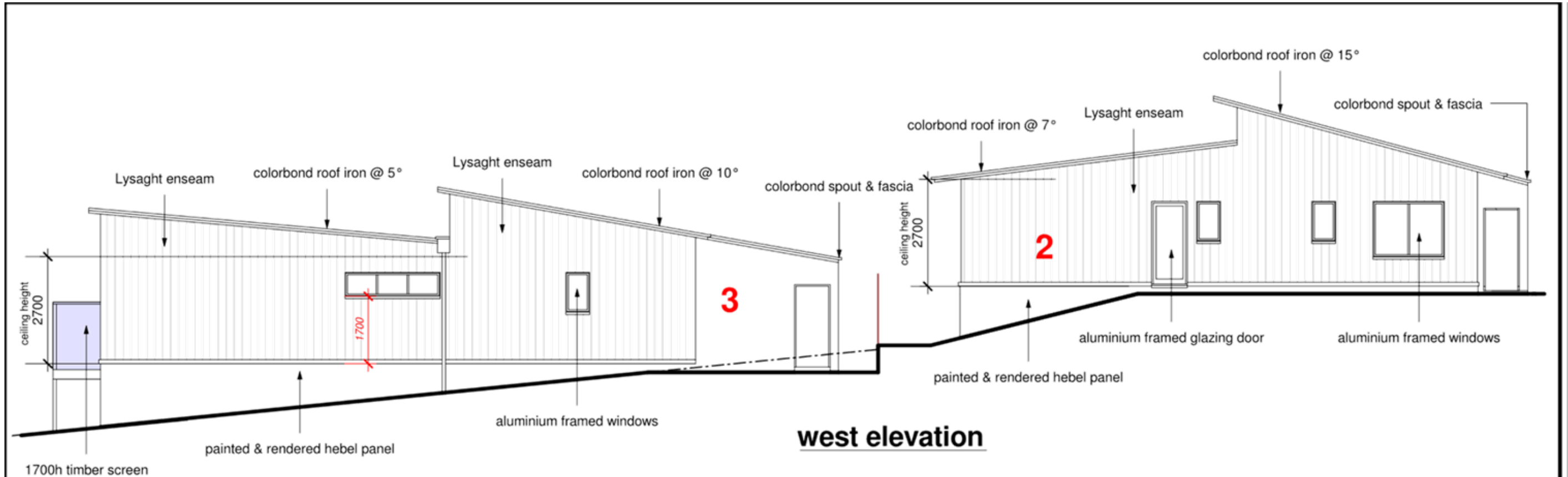
Areas:
 Living: 128.25m² (13.8#'s)
 Garage: 41.74m² (4.49#'s)
 Portico: 1.95m²
 Alfresco: 18.78m²
 Decking: 17.64m²

Private Open Space
 Secluded Private Open Space: 30.0m²
 Backyard (inc. S.P.O.S): 153.78m²

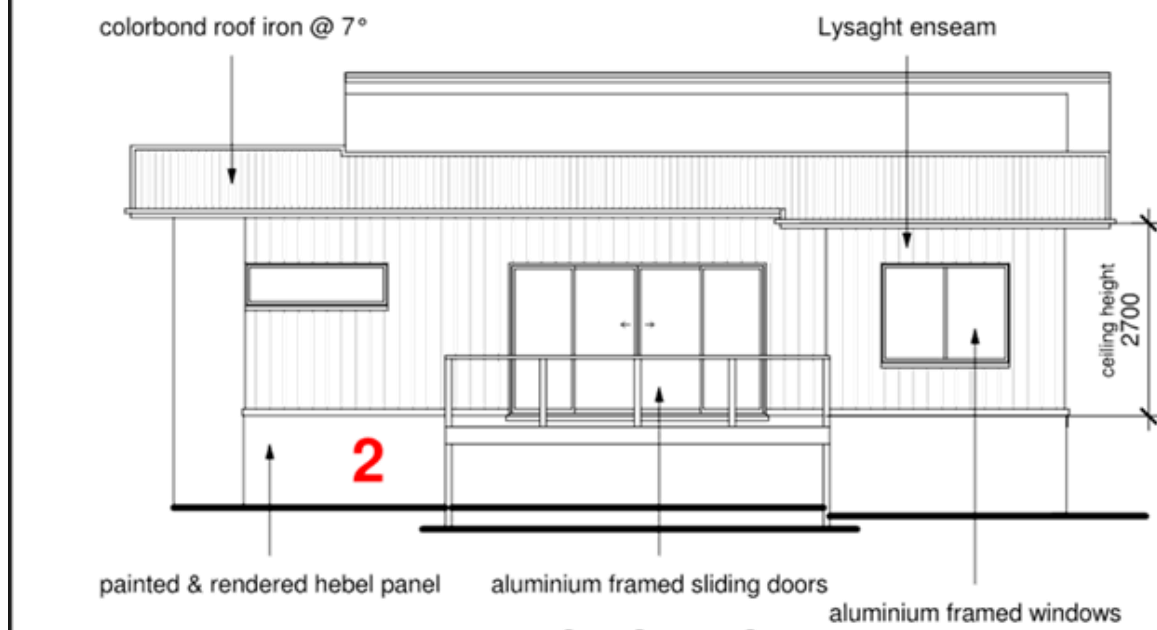
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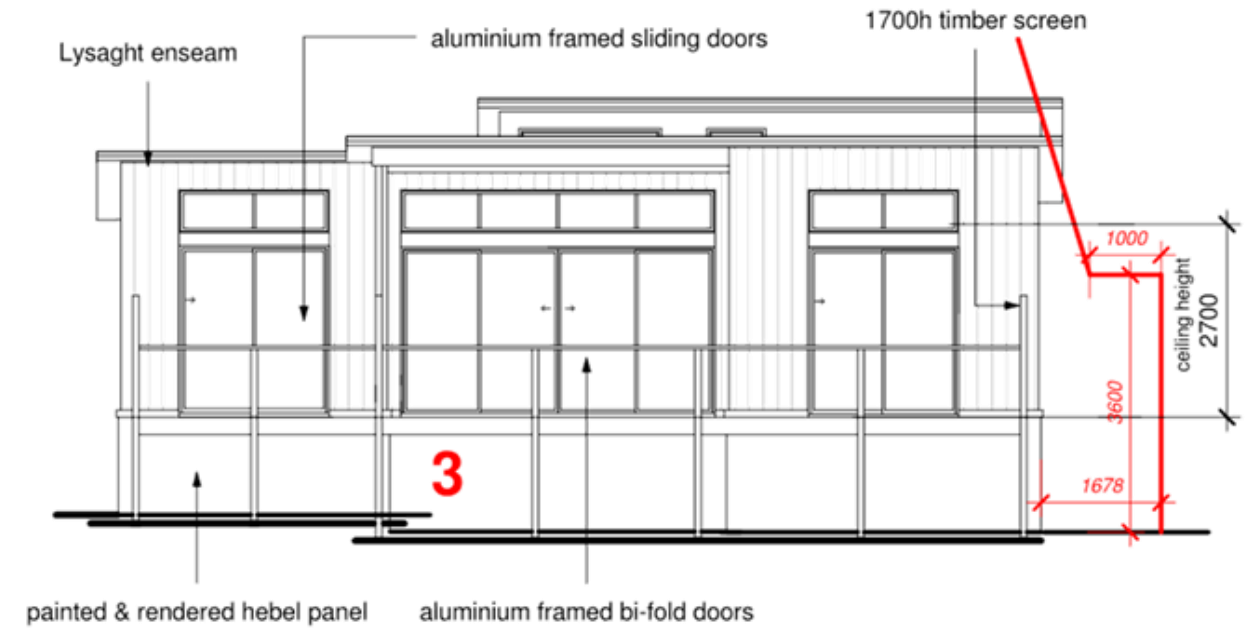
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west elevation



north elevation



north elevation

Amendments:

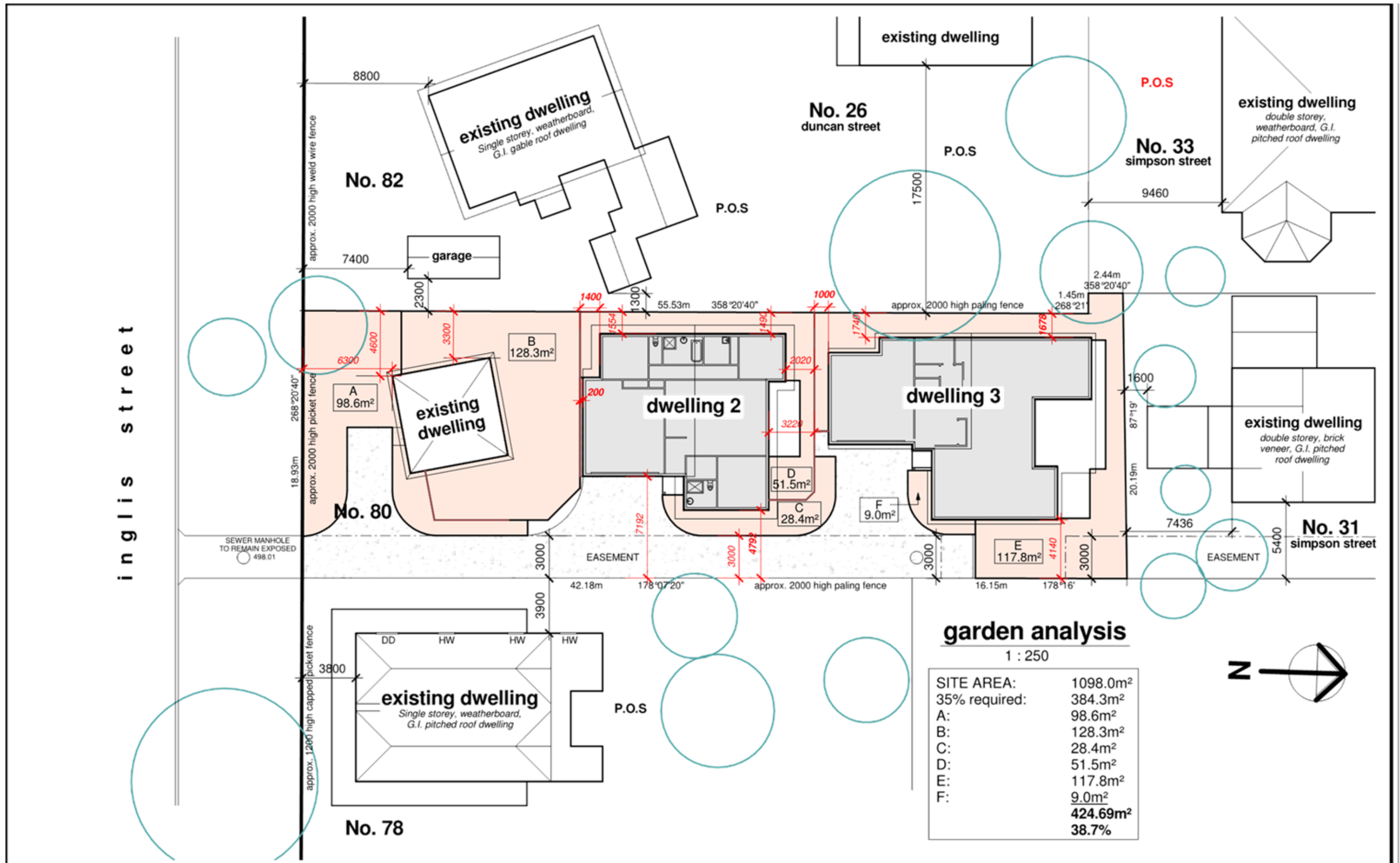
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 address: **No. 80 INGLIS STREET,
 BALLAN**

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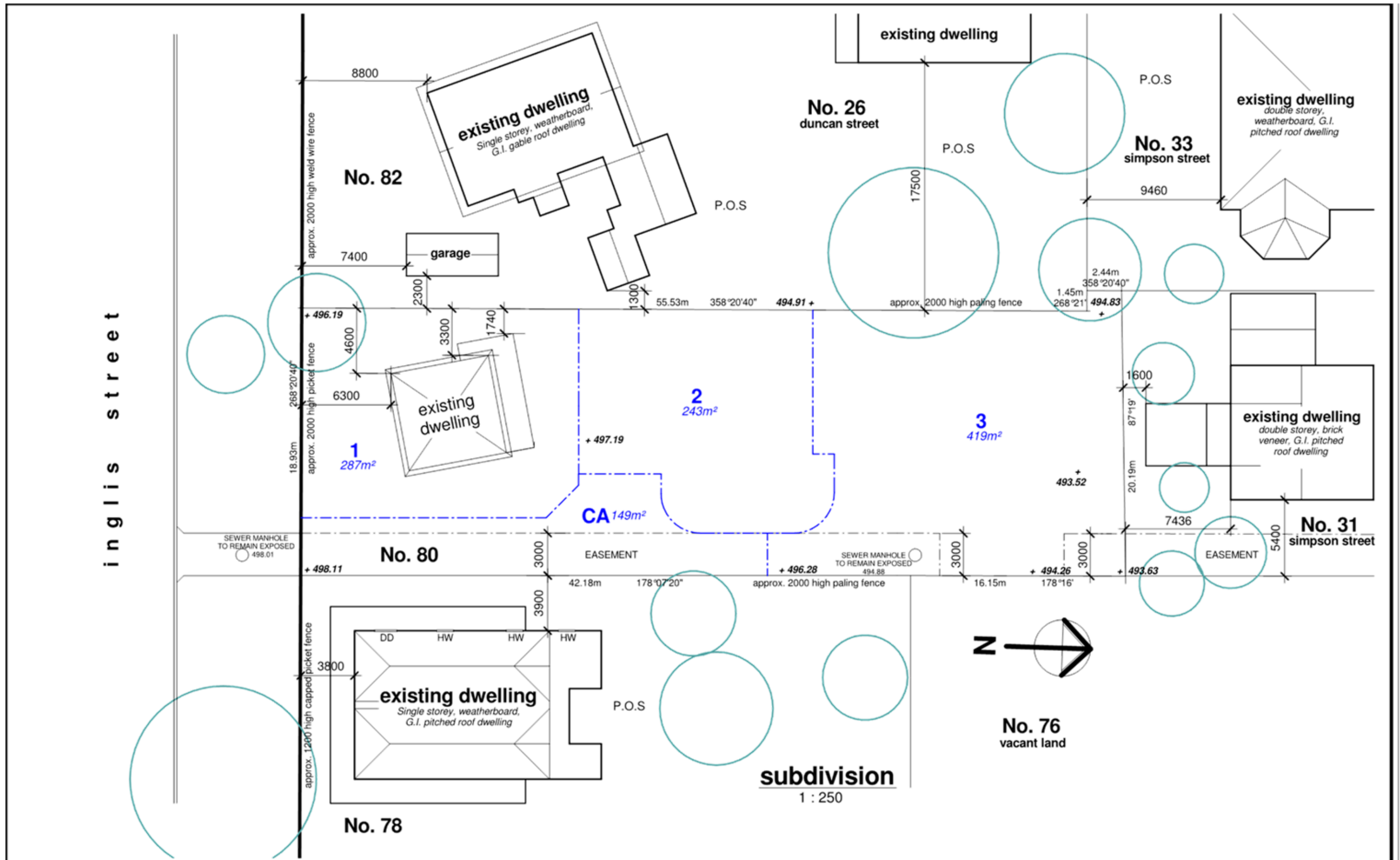
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project name:
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PROPOSED NEW DEVELOPMENT
R. DELEKTA
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BALLAN

scale: 1 : 250
 date: 14 / 07 / 2022
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date: 14 / 07 / 2022

sheet no: **07-B**

drg no: **22151**



proposed site for development



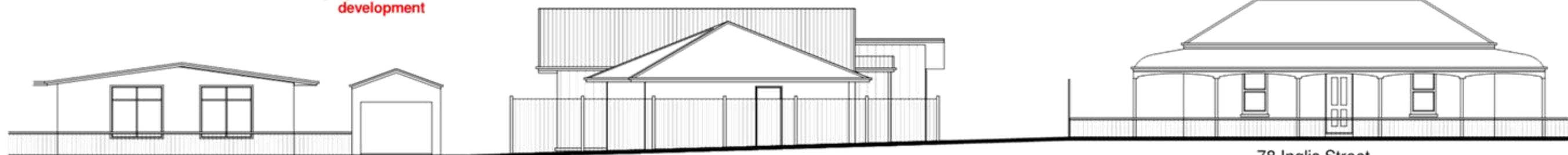
82 Inglis Street



80 Inglis Street



78 Inglis Street



82 Inglis Street

80 Inglis Street

78 Inglis Street

streetscape - Inglis Street

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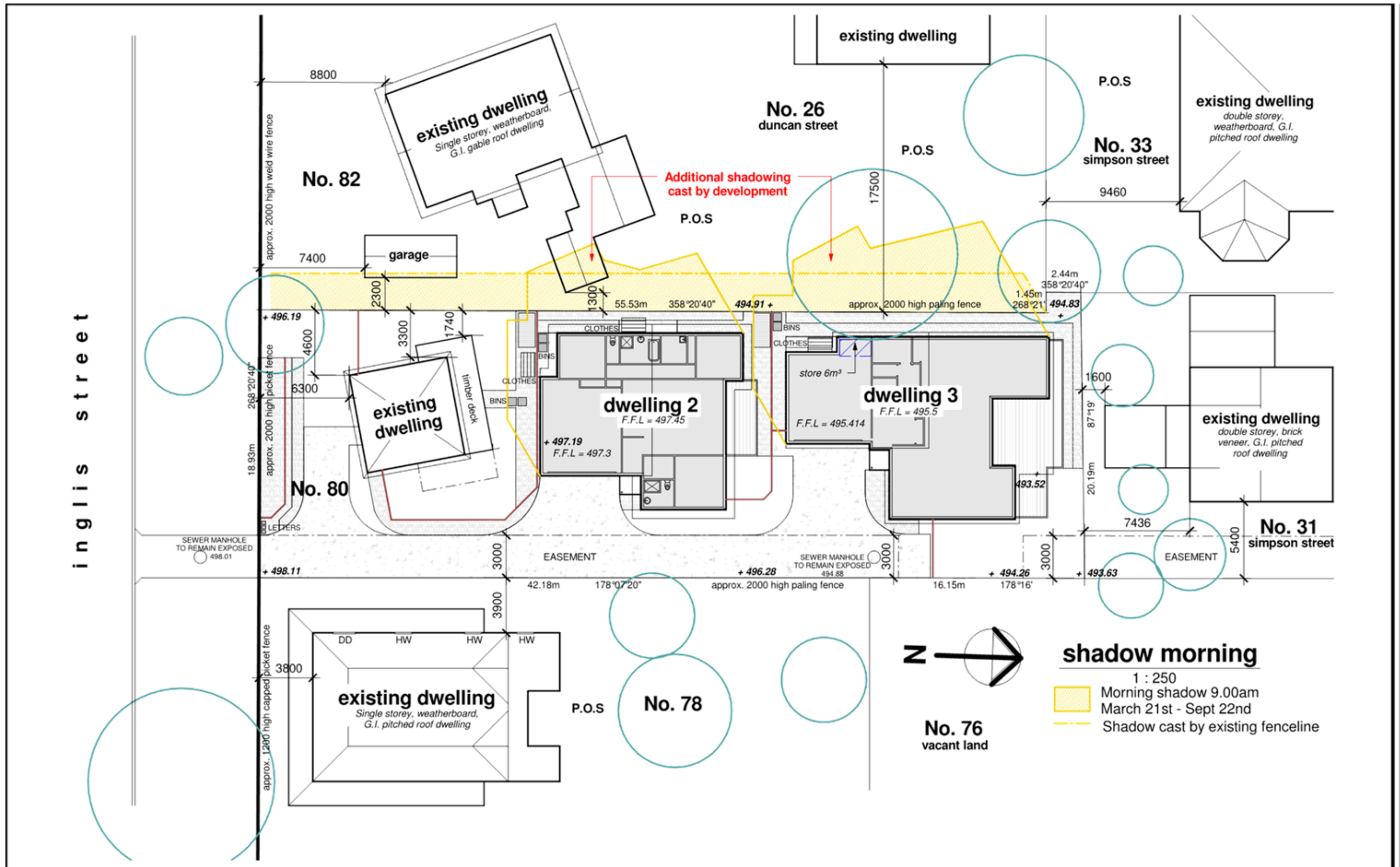
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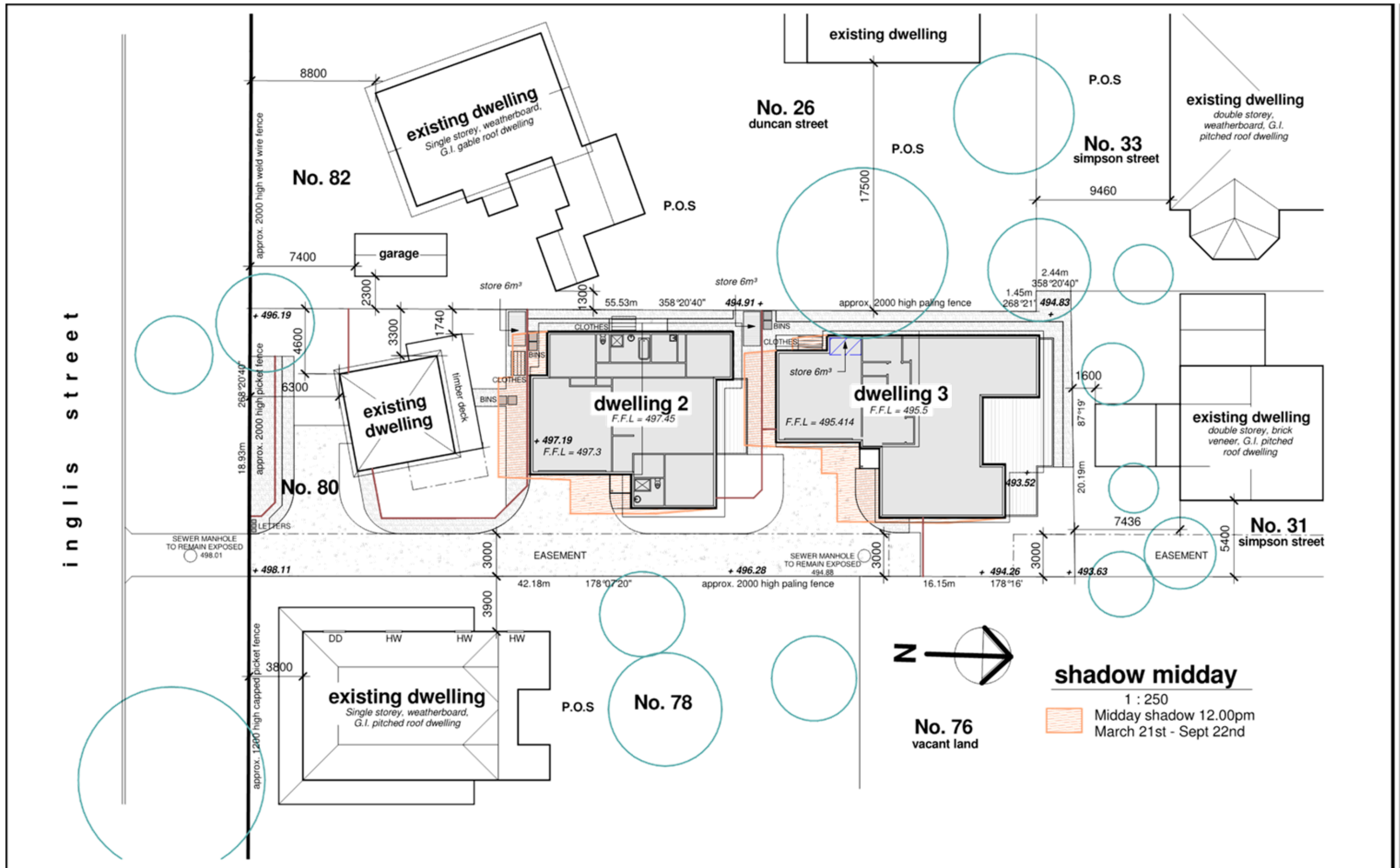
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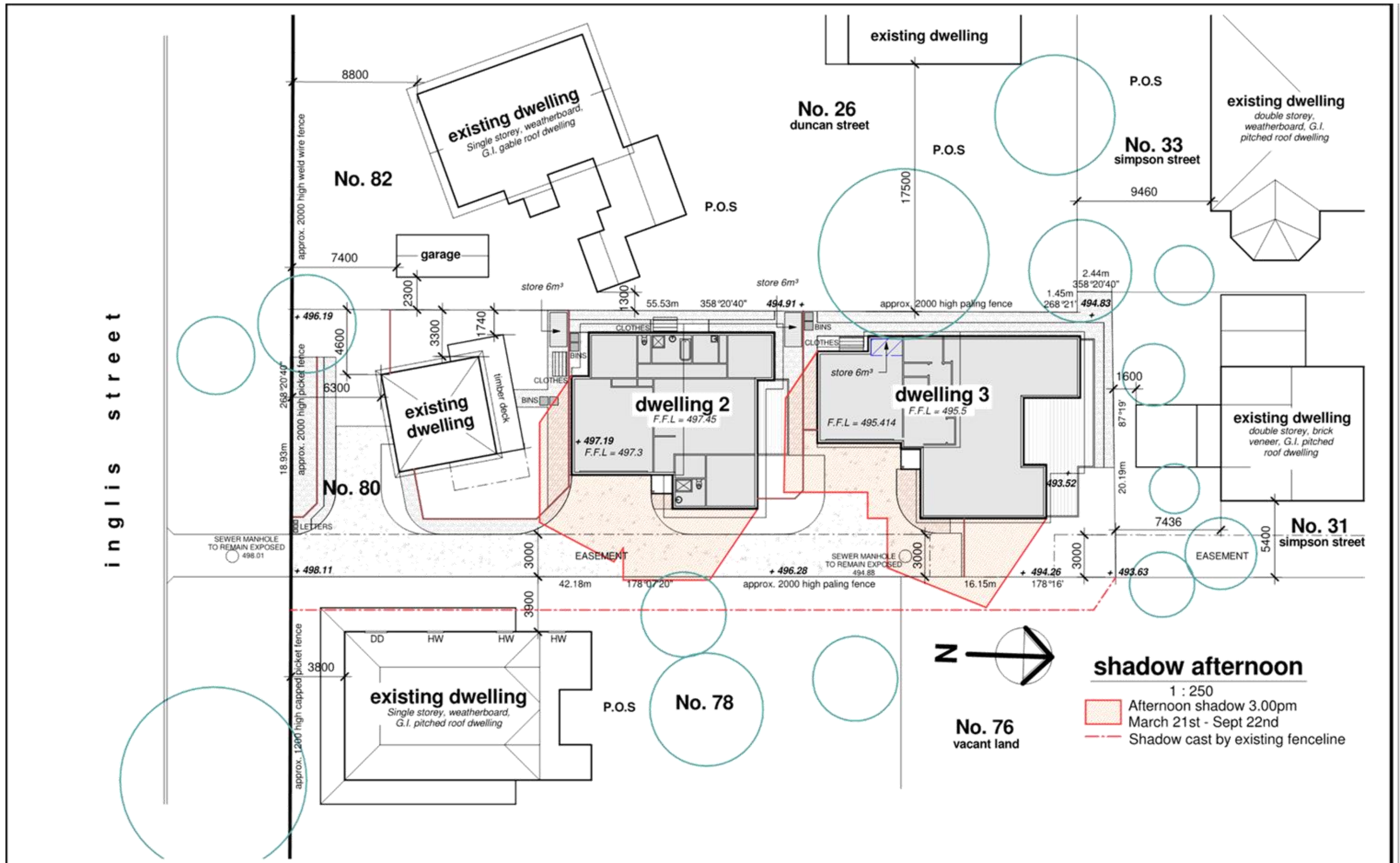
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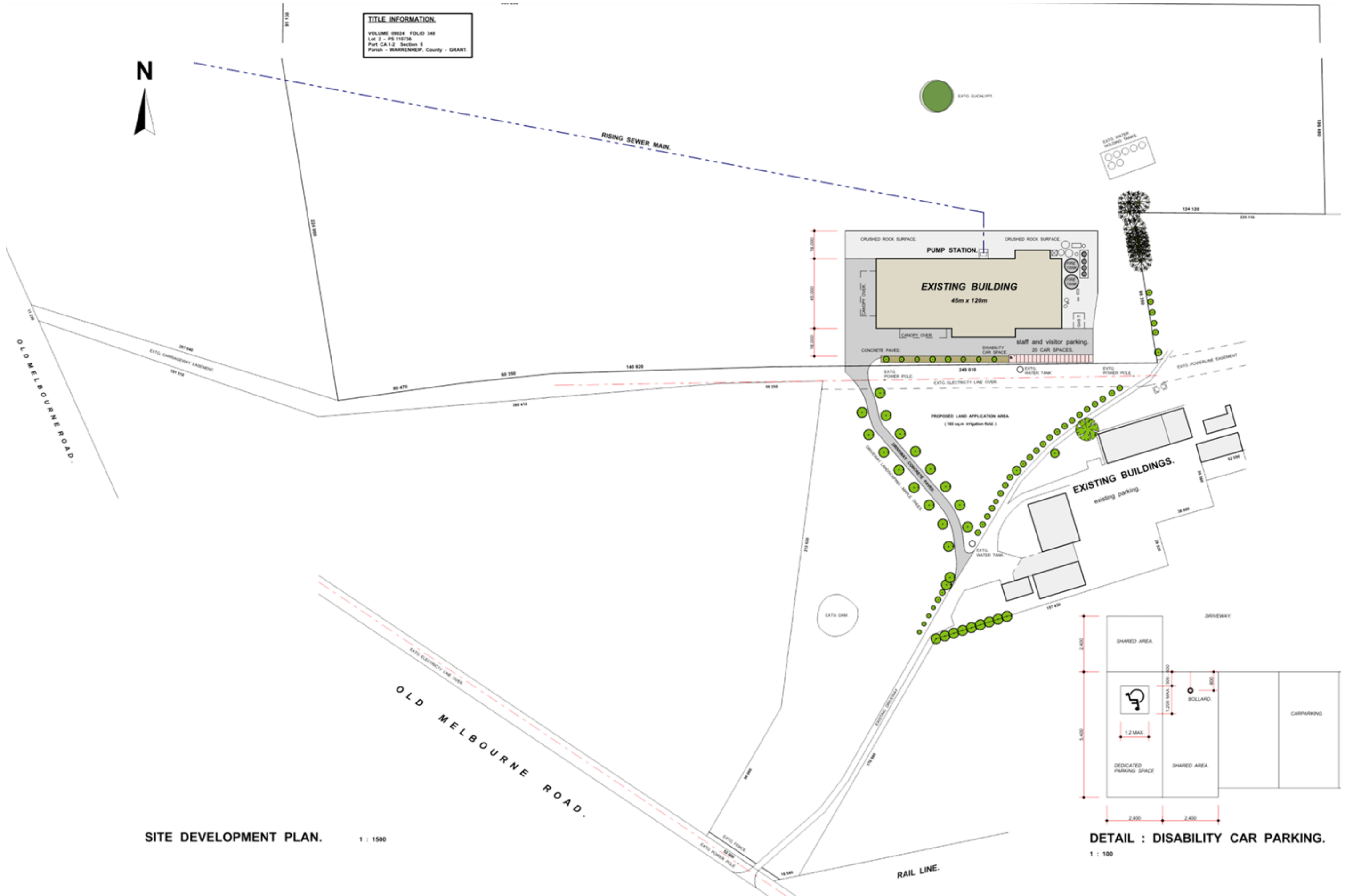
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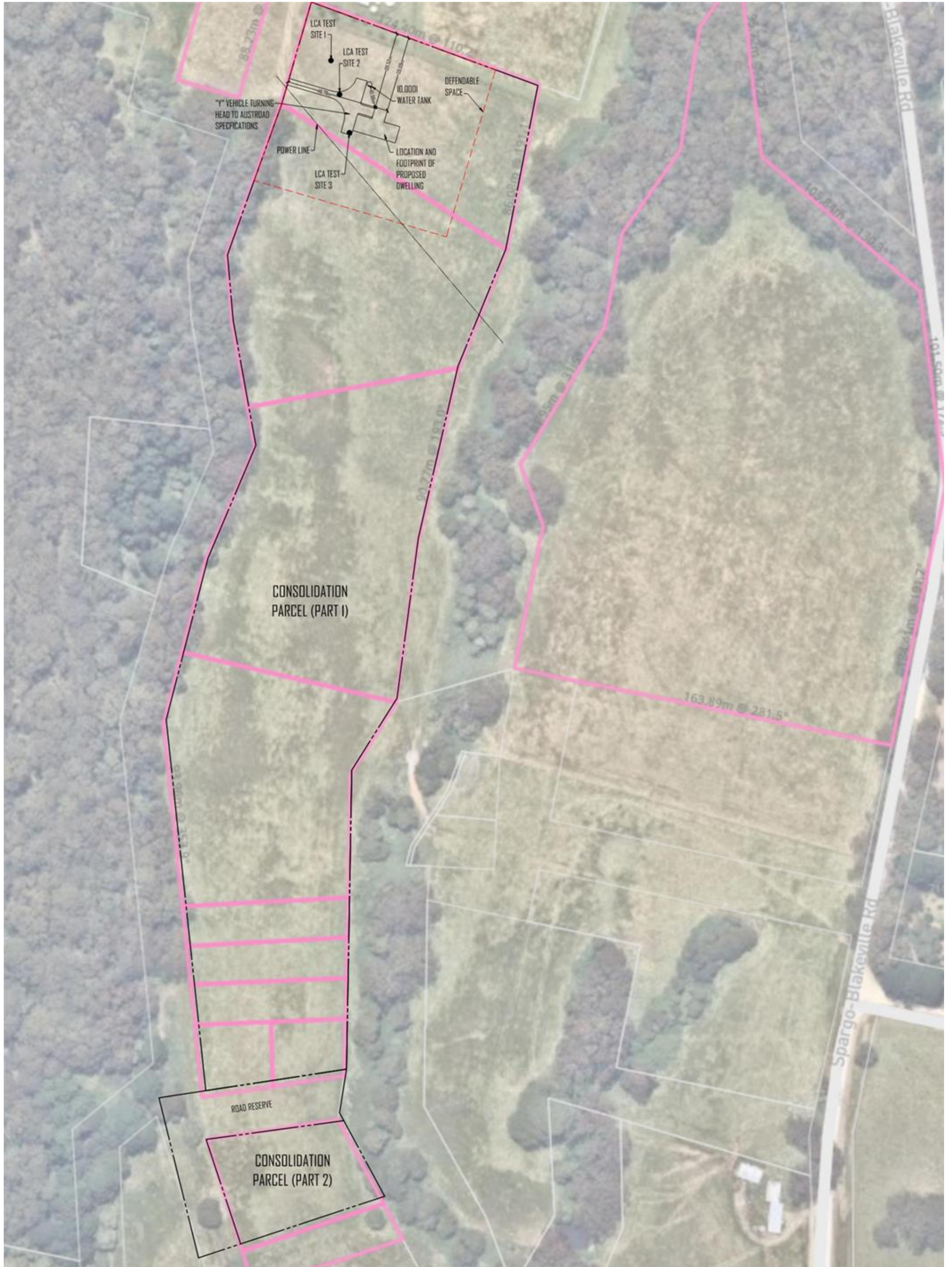
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CONCEPT ONLY

NOTES:
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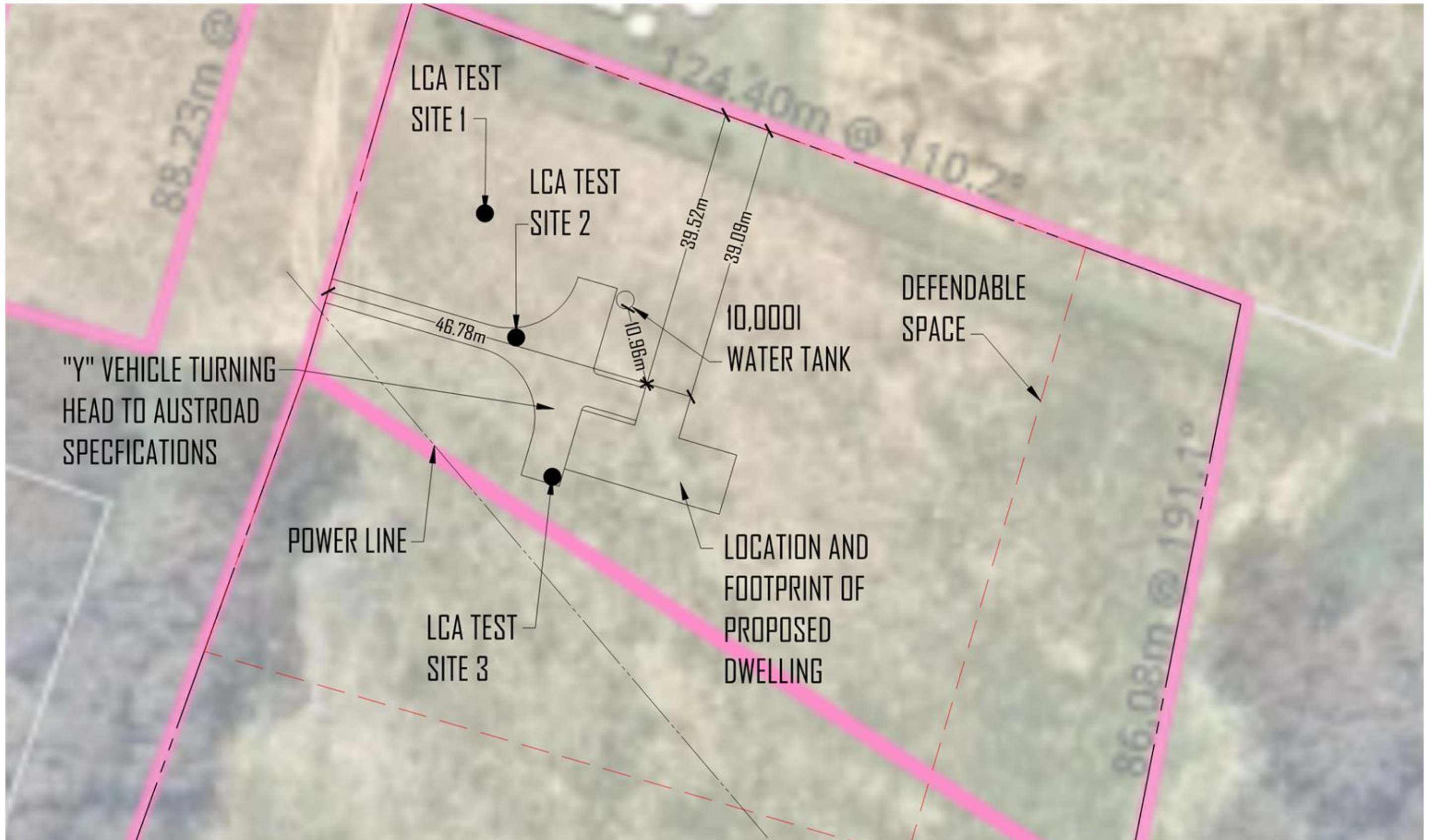
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R2	Sketch Design	27/10/2021
R1	Sketch Design	21/10/2021
Rev	Description	Date

HODGE, GREG

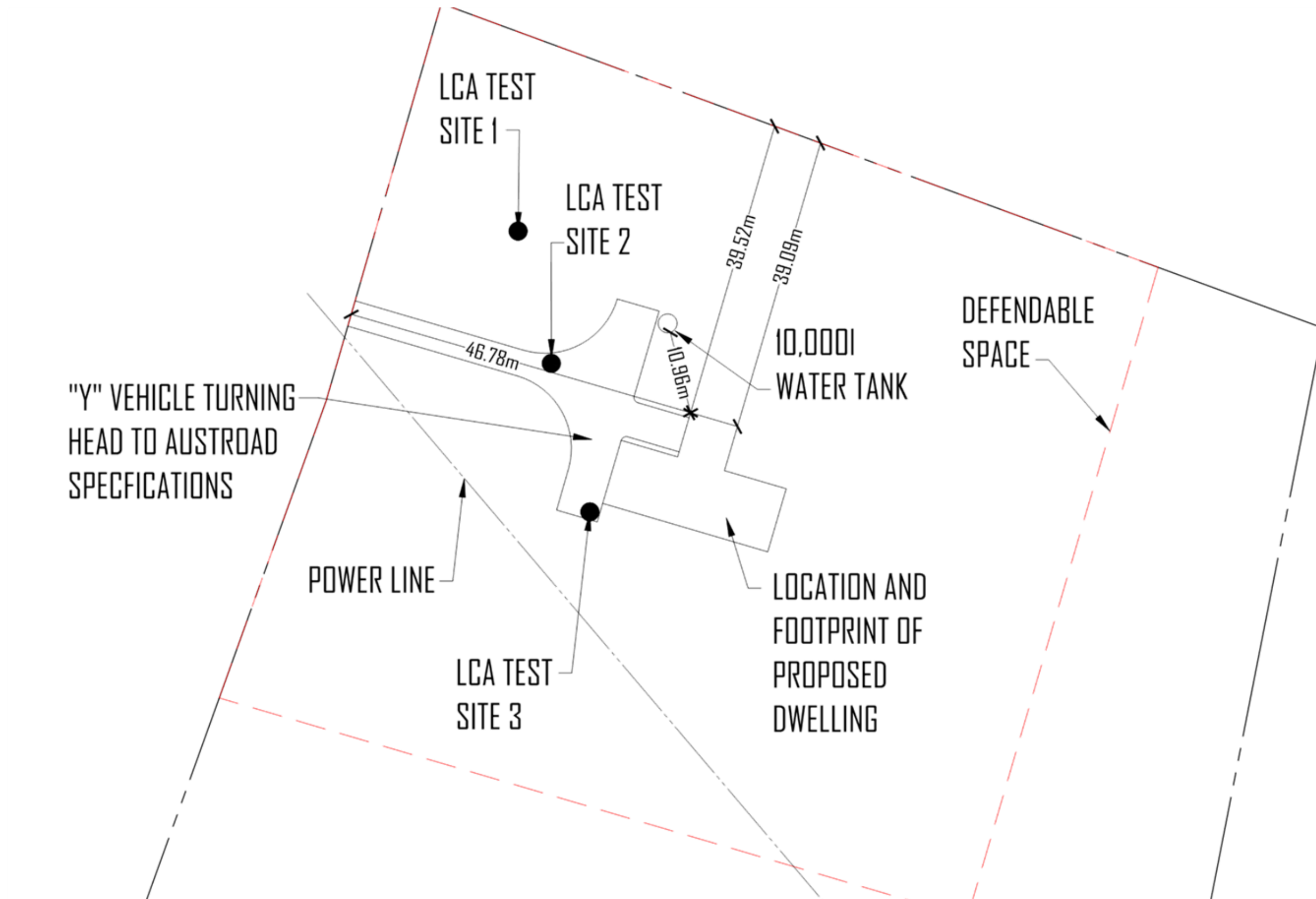
Site Address:
Spargo-Blakeville Road, Blakeville, Victoria - 3342
Consolidation 3



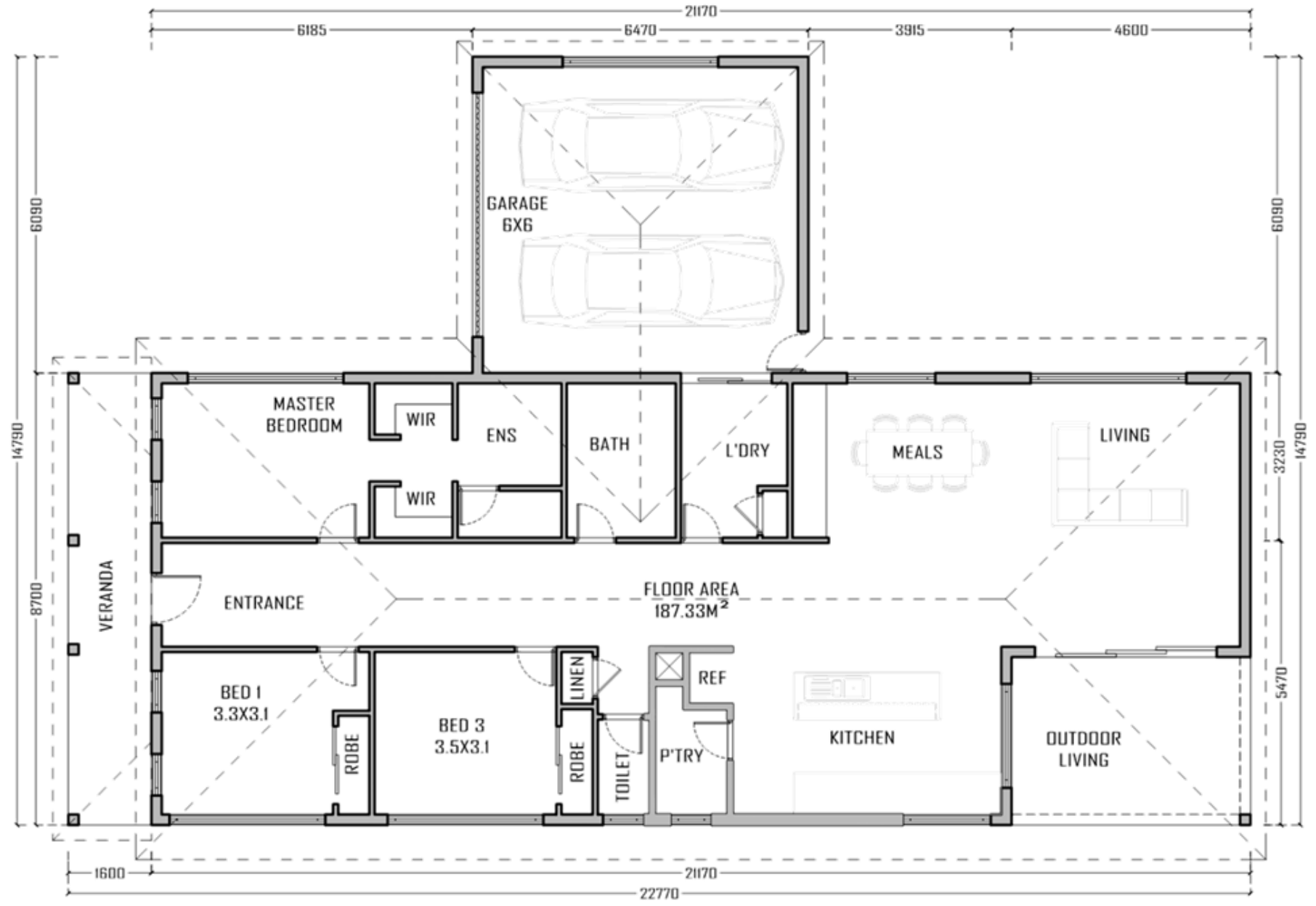
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Drawn by:



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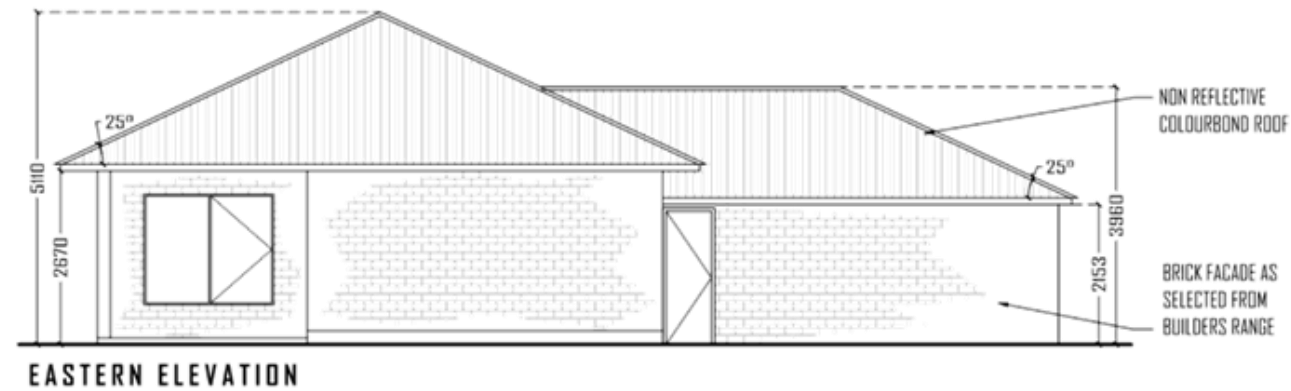
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HODGE, GREG

Site Address:
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 Consolidation 3



Drawing Title:	FLOOR PLA
Project Phase:	Planning Applicat
Revision:	F
Drawing scale @ A3:	1:10
Date Plotted:	22/06/202
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PLAN

SCALE 1:200

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BUSHFIRE MANAGEMENT PLAN

Defendable Space Requirements

Defendable space for a distance of 39m around the proposed building or to the property boundary (whichever is the lesser distance), must be provided where retention (and other flammable materials) will be modified and managed in accordance with the following requirements:

Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during declared fire danger period.

Within 10 metres of a building, flammable objects (such as plants & mulches) must not be located close to the vulnerable parts of the building (such as windows, decks and eaves).

Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

Shrubs must not be located under the canopy of trees.

Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

Trees must not overhang or touch any elements of the building.

The canopy of trees must be separated by at least 5 metres.

There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction Standard

Dwelling must be constructed to a minimum Bushfire Attack Level of 29 (BAL – 29)

Water supply requirements

100 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

Is stored in an above ground water tank constructed of concrete or metal.

All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosion resistant metal.

Include a separate outlet for occupant use.

Water supply must also:

Incorporate a separate ball or gate valve (British standard Pipe (BSP 65 mm) and coupling (64mm CFA 3 thread per inch male fitting).

Be located within 60m of the outer edge of the approved building.

The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.

Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.

Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

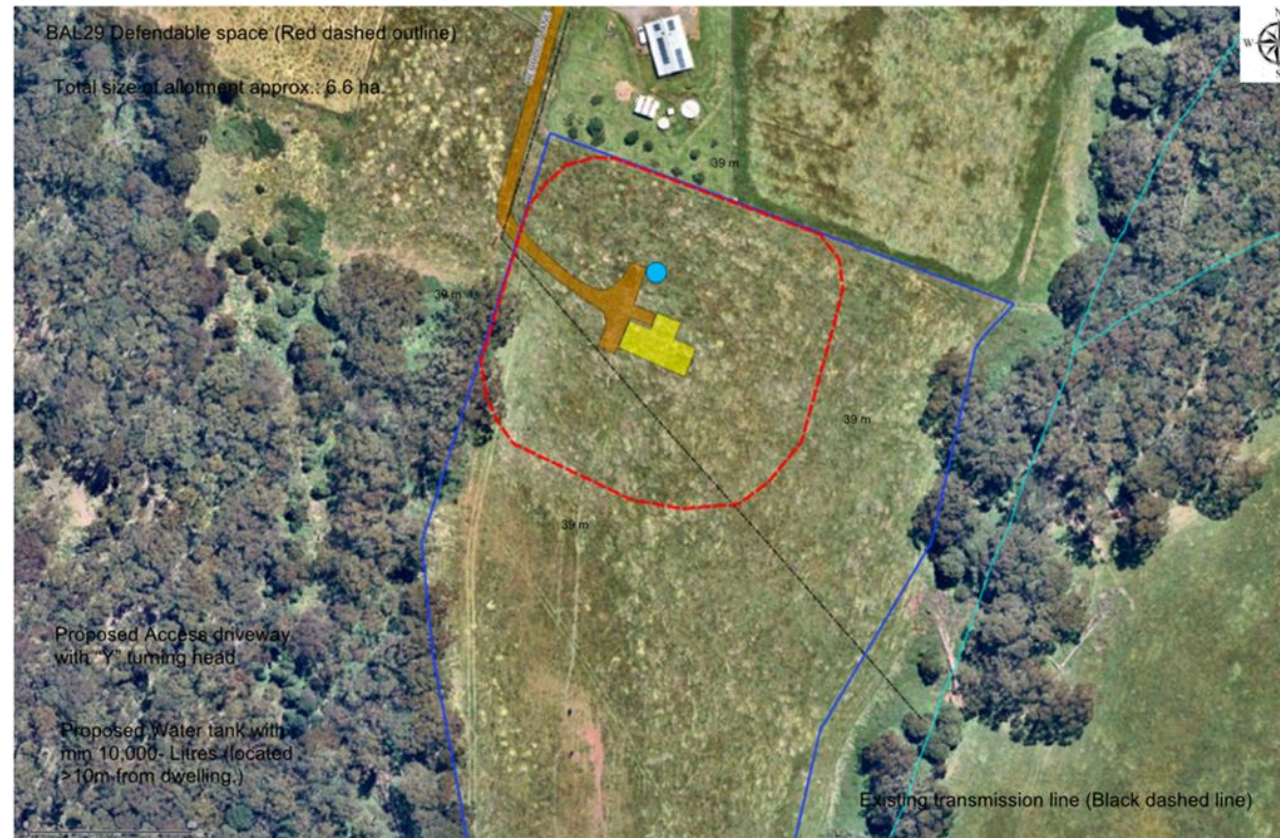
Access requirements

Where the Country Fire Authority will need access to the water supply under **AM4.1**. Fire authorities will be able to get within 4 metres of the water supply outlet.

As length of access is greater than 30 metres: The following design and construction requirements apply:

- All-weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable wide of 3.5 metres
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Additional can be supplied: **Provision of a "Y" vehicle turning head – which meets the specification of Austroad for an 8.8 metre service vehicle**



Location: Lots 6: Spargo – Blakeville Rd, Blakeville Vic 3342 (Council no: 34300)

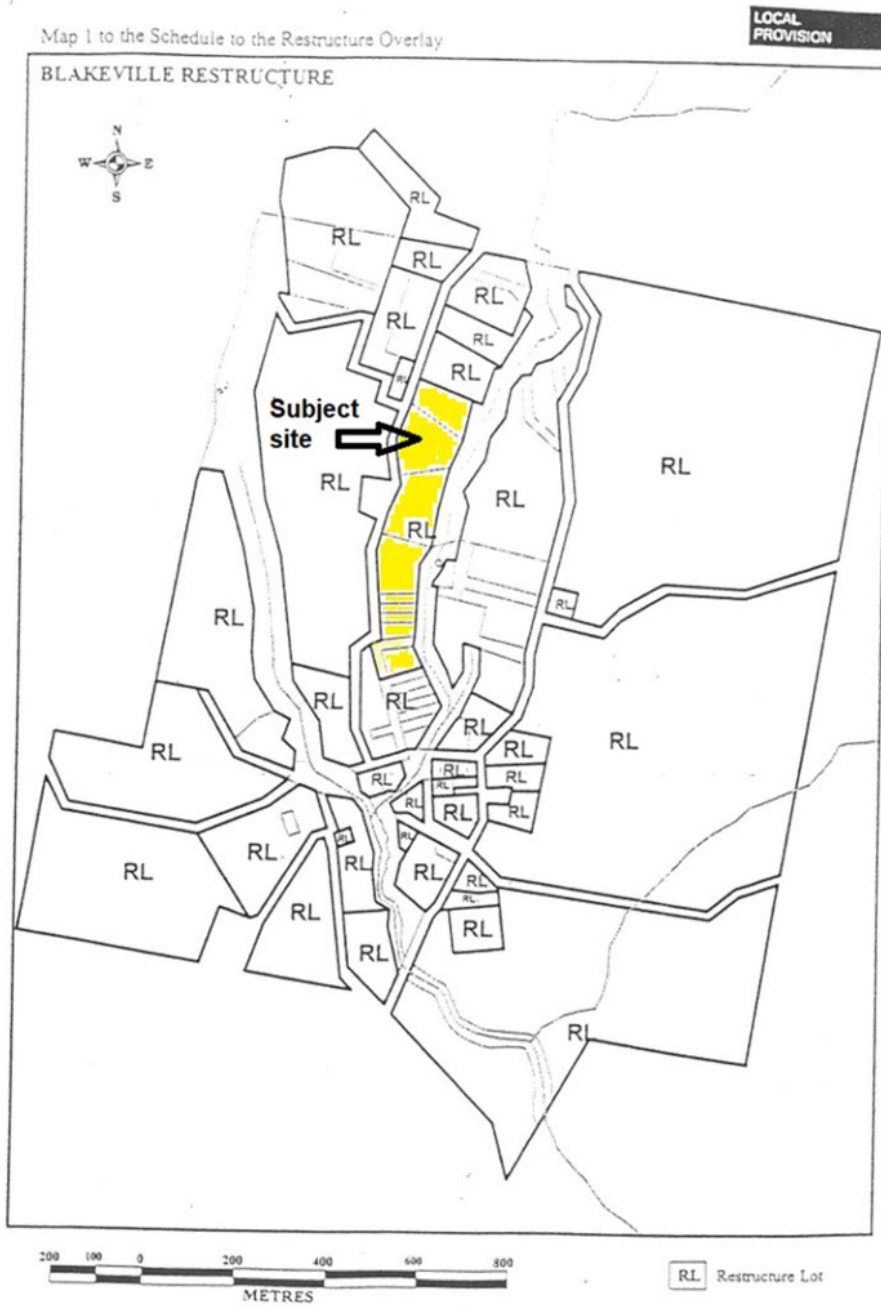
Version 2 – Bushfire Management Plan: 13th June 2022

Central Highlands Environmental Consultancy: 0427 803 338.

BAL 29



This Bushfire Management Plan has been prepared by an BPAD-2 Accredited Practitioner:
Jennifer Johnson: BPAD53525



PROPOSED EXTENSIONS & ALTERATIONS TO EXISTING FACILITY

NO 12 AERODROME ROAD PARWAN VICTORIA 3340

DRAWINGS:

- FEATURE AND LEVELS SURVEY
- TP_000 COVER PAGE
- TP_001 SITE PLAN
- TP_002 EXISTING CONDITIONS GROUND FLOOR PLAN
- TP_003 EXISTING CONDITIONS ROOF PLAN
- TP_004 EXISTING CONDITIONS NORTH AND WEST ELEVATIONS
- TP_005 EXISTING CONDITIONS SOUTH AND EAST ELEVATIONS
- TP_006 PROPOSED GROUND FLOOR PLAN
- TP_007 PROPOSED ROOF PLAN
- TP_008 PROPOSED SOUTH AND EAST ELEVATIONS
- TP_009 PROPOSED NORTH AND WEST ELEVATIONS

REVISIONS

PROJECT:
**PROPOSED EXTENSIONS &
 ALTERATIONS**
 TO EXISTING FACILITY

CLIENT:
 RIPARIAN CAPITAL PARTNERS

DRAWN BY:
 SCALE:
 AS SHOWN

As shown on the site plan, the proposed development is subject to the following conditions:

1. The proposed development shall be constructed in accordance with the approved plans and specifications.

2. The proposed development shall be completed within the specified time frame.

3. The proposed development shall be maintained in accordance with the approved plans and specifications.



FEATURE & LEVEL PLAN

12 Aerodrome Road
PARWAN

SCALE 1:1250 (A3)

LEGEND

- GRATE
- VALVE
- PIT
- TELSTRA PIT
- POWER POLE
- SIGN
- HYDRANT
- PHOTO POSITION & DIRECTION

- DENOTES APPROX. VICMAP TITLE LINE
- DENOTES EDGE OF BITUMEN
- DENOTES EDGE OF CONCRETE
- DENOTES EDGE OF GRAVEL

NOTE:

- LEVELS SHOWN ON THIS PLAN ARE TO A.H.D BASED ON PARWAN PM 22 (R.L. 140.683)
- TITLE SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND SHOULD NOT BE USED FOR EITHER DIMENSIONS OR POSITION.
- TITLE BOUNDARIES HAVE NOT BEEN RE-ESTABLISHED.
- ANY EASEMENTS ENCUMBERING THE LAND HAVE NOT BEEN SHOWN ON THIS PLAN.



NOBELIUS LAND SURVEYORS
 P.O. BOX 461
 PAKENHAM 3810
 Ph 03 5941 4112
 Fax 03 5941 7359
 mail@nobelius.com.au

DRAWN BY : T.F
 CHECKED : A.D
 DATE OF SURVEY : 21/03/2023
 SURV. REF. NO. 21212

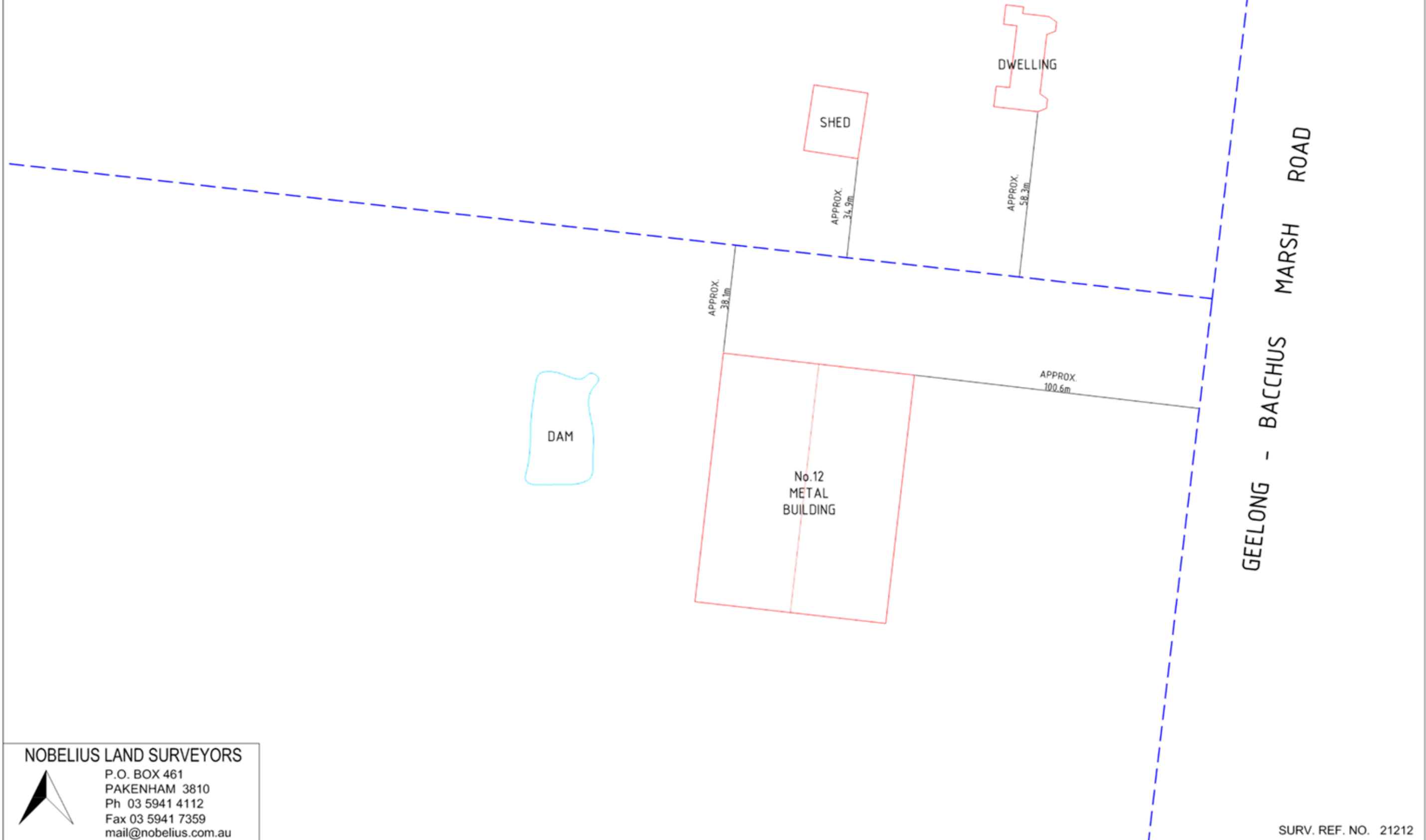
FEATURE PLAN

12 Aerodrome Road

PARWAN

SCALE 1:1250 (A3)

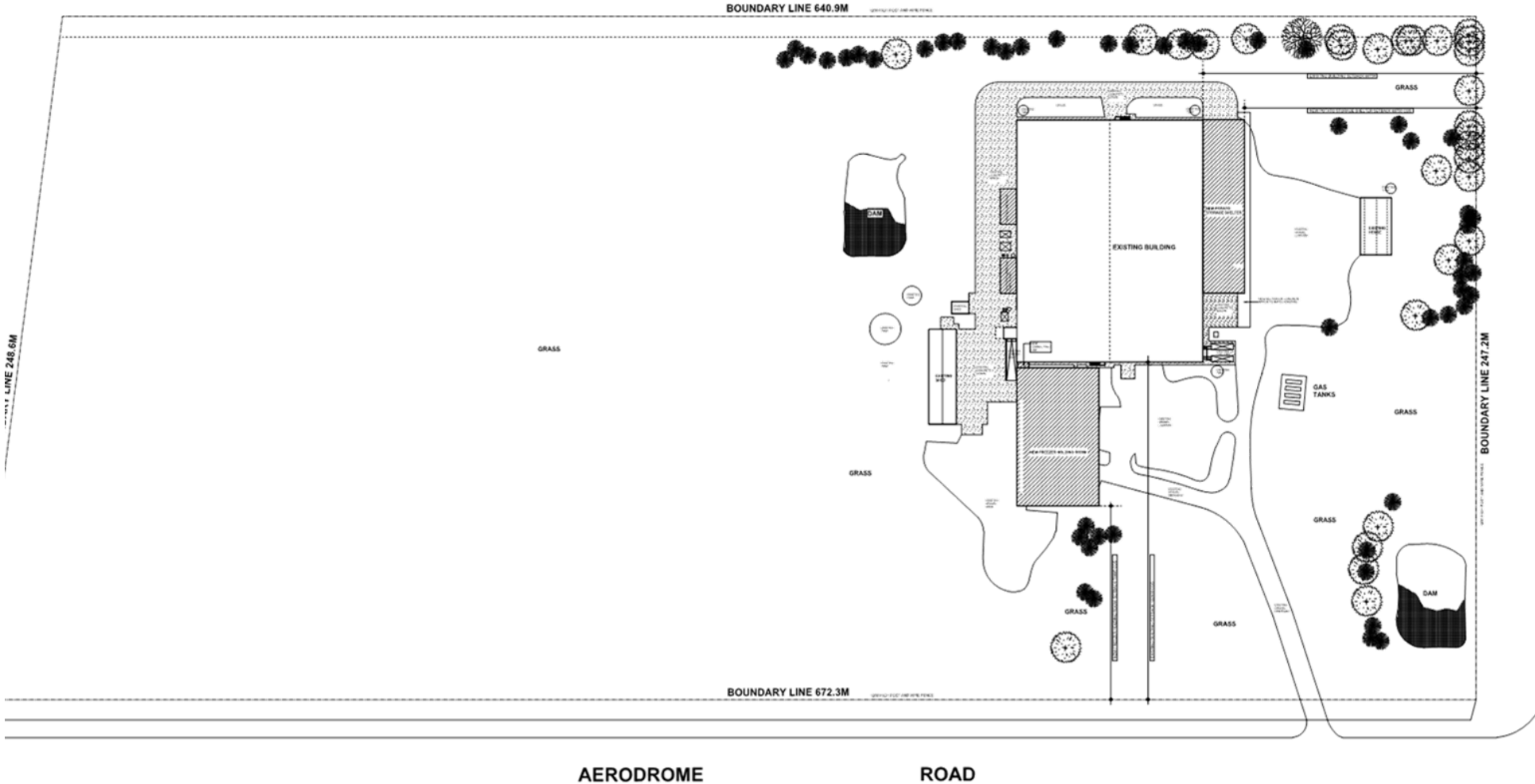
 - DENOTES APPROX. VICMAP TITLE LINE



NOBELIUS LAND SURVEYORS

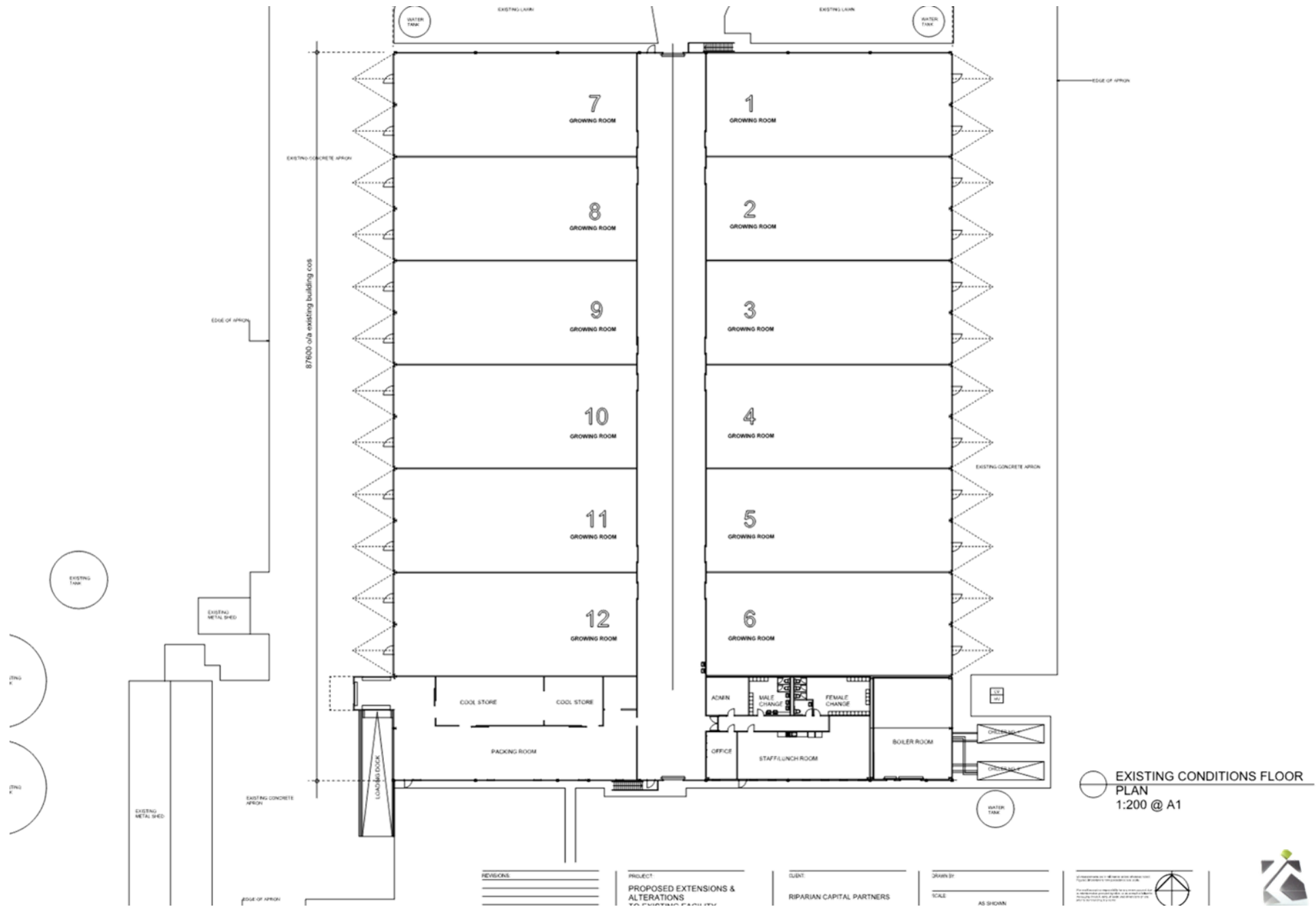
P.O. BOX 461
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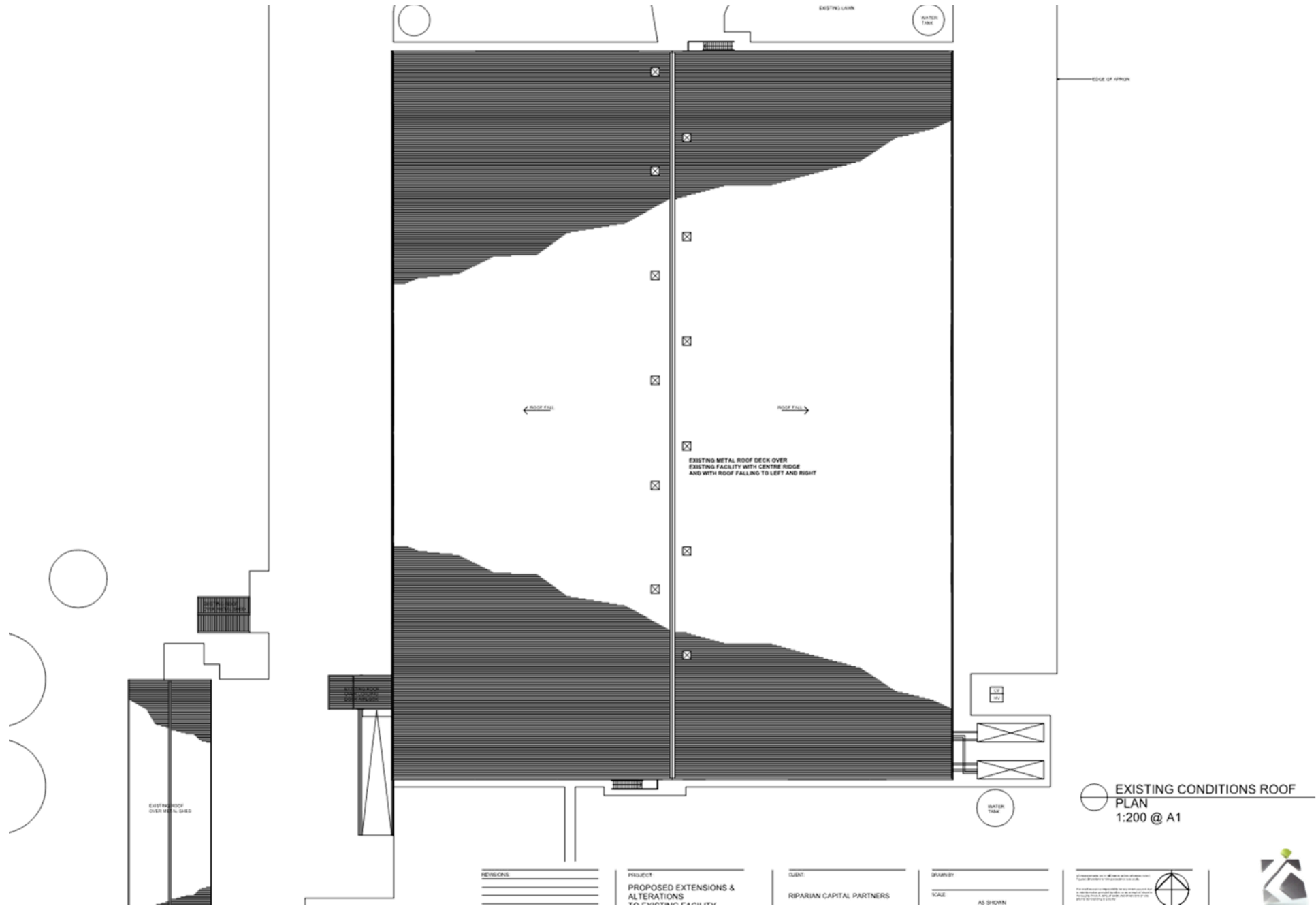
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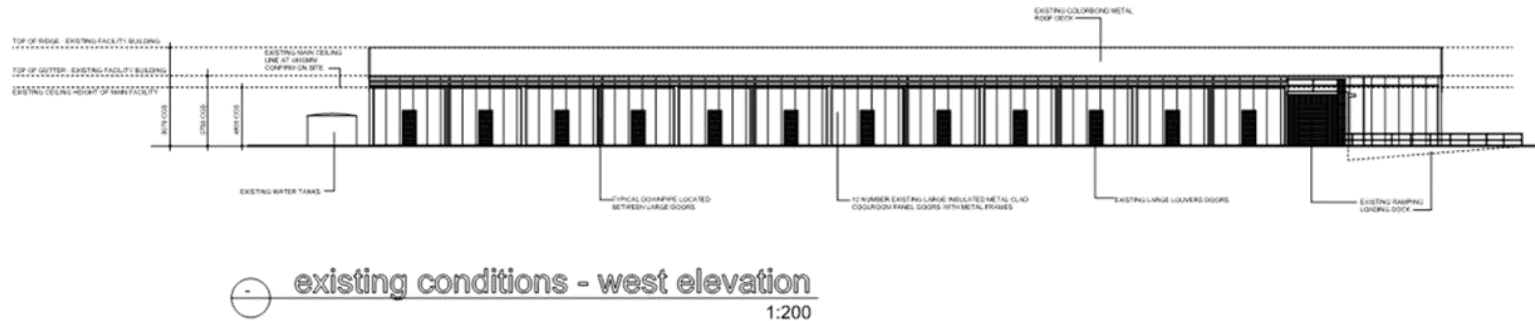
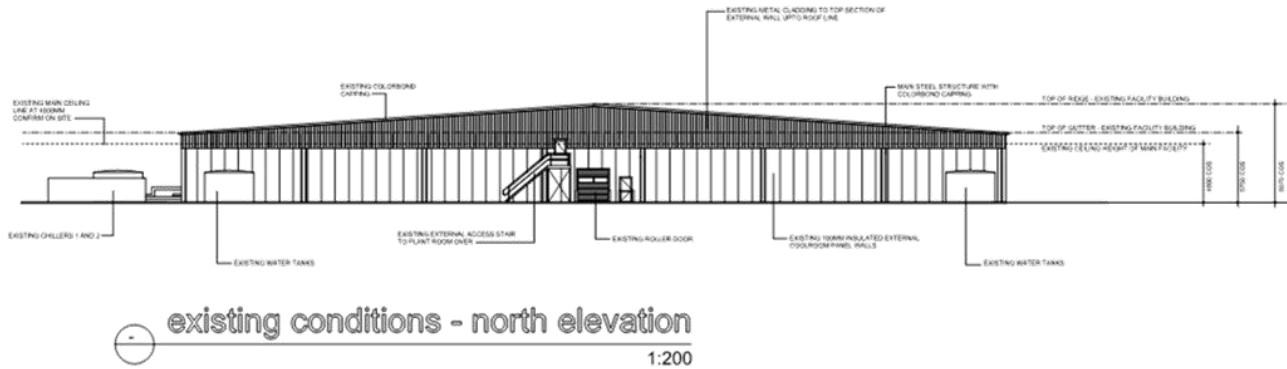


AERODROME ROAD

REVISIONS	PROJECT	DATE	DRAWN		
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		18 JAN 2023	1000		
		18 JAN 2023	1000		







REVISIONS

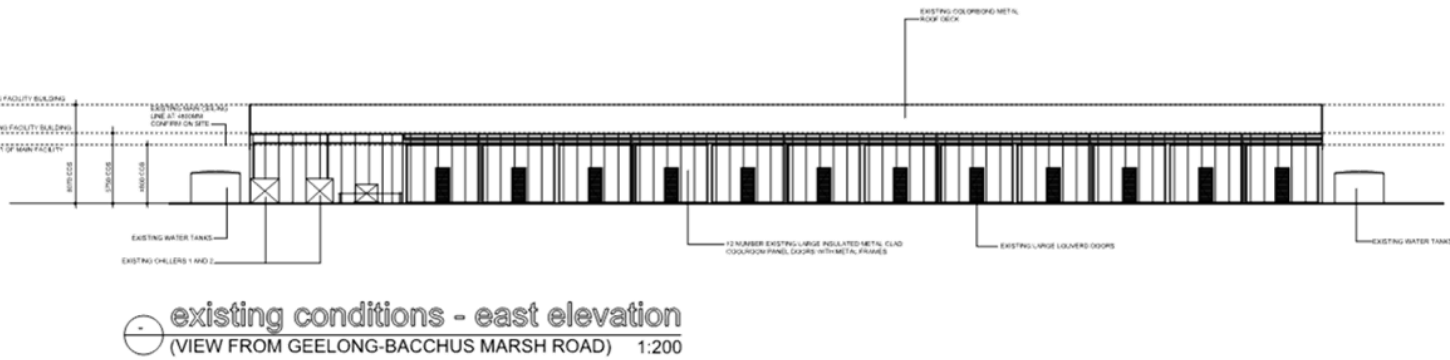
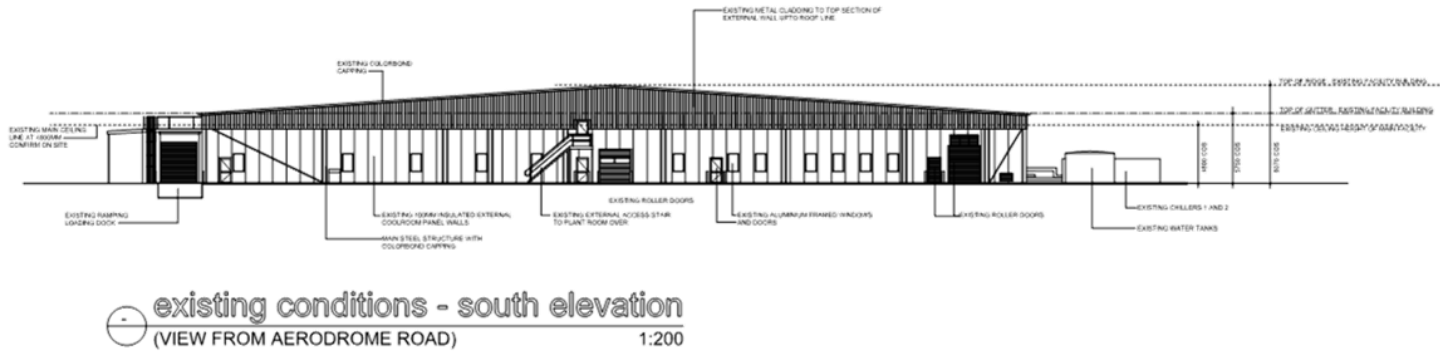
PROJECT:
PROPOSED EXTENSIONS &
ALTERATIONS
TO EXISTING ECFH ITV

CLIENT:
RIPARIAN CAPITAL PARTNERS

DRAWN BY:
SCALE:
AS SHOWN

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED IN MILLIMETERS.
FOR MORE INFORMATION CONTACT THE ARCHITECT.





REVISIONS

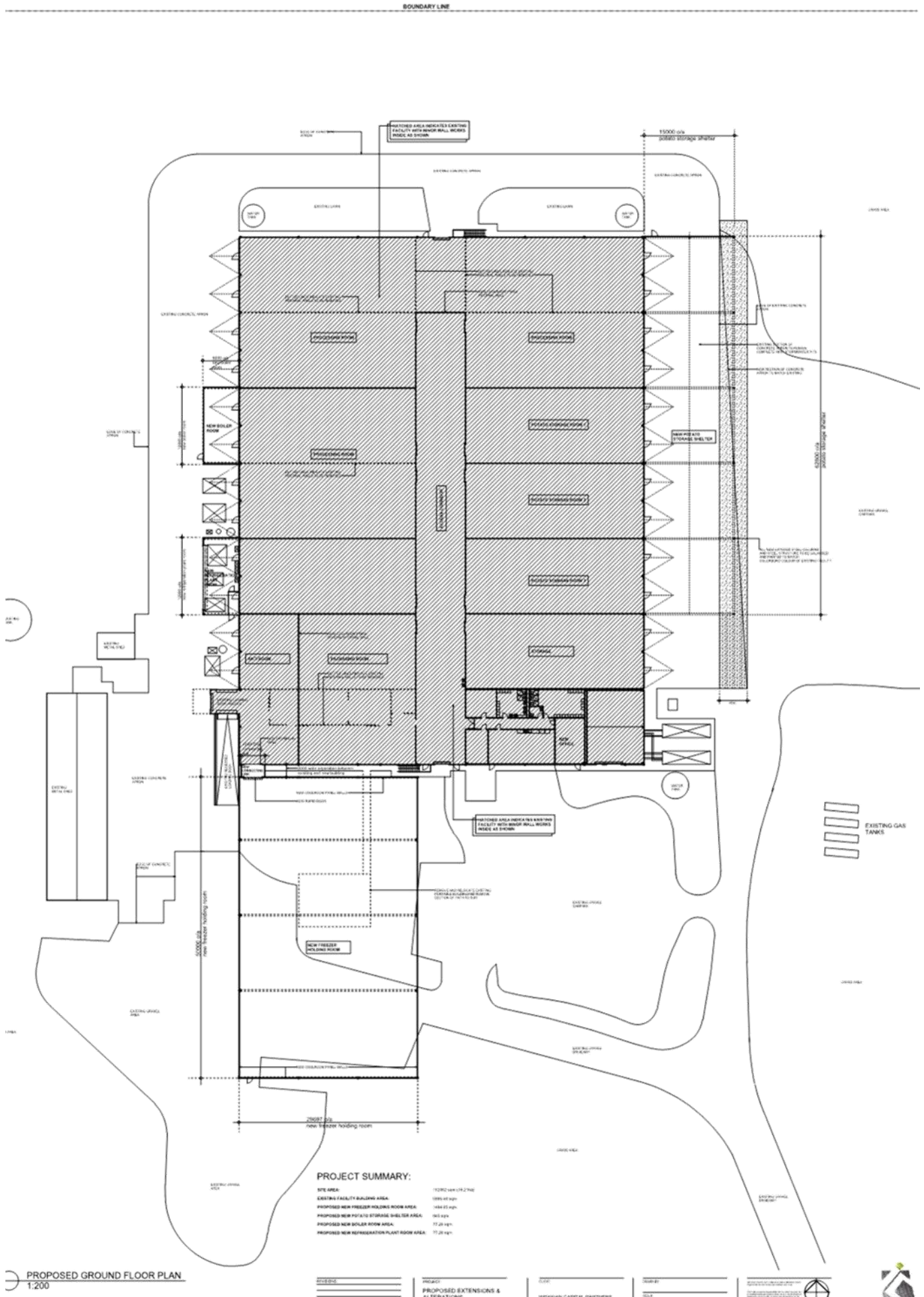
PROJECT
PROPOSED EXTENSIONS & ALTERATIONS

CLIENT
RIPARIAN CAPITAL PARTNERS

DRAWN BY
SCALE
AS SHOWN

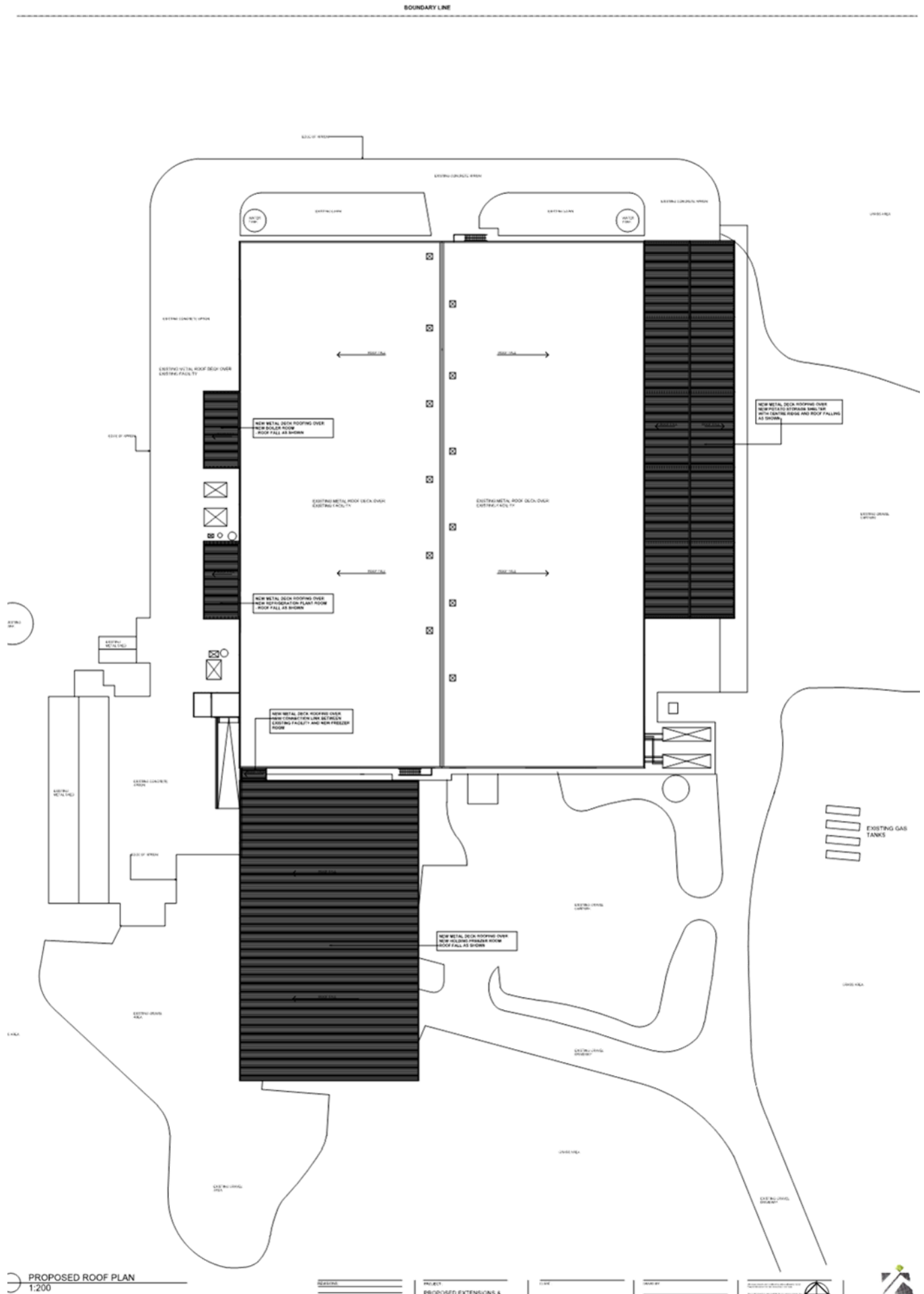
APPROVED FOR CONSTRUCTION BY
DATE

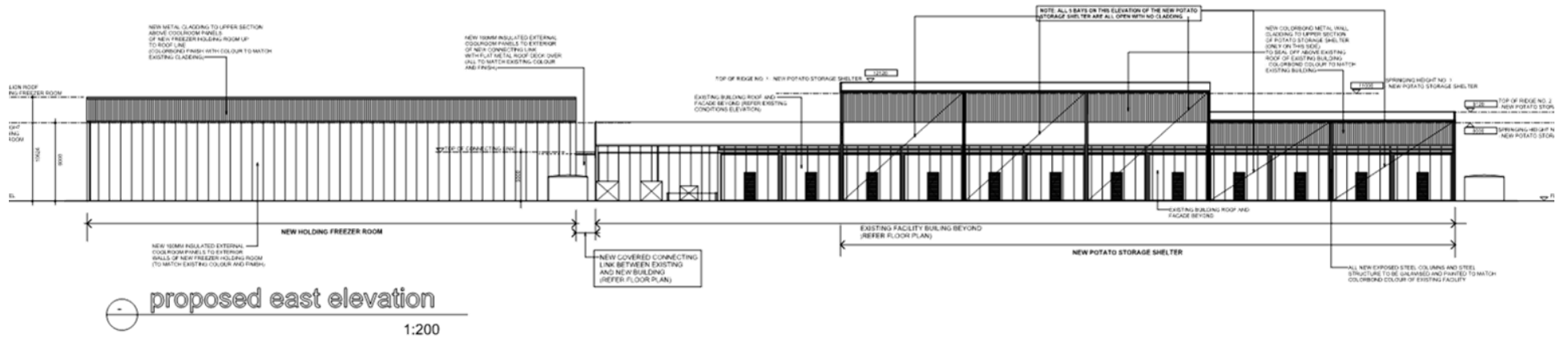
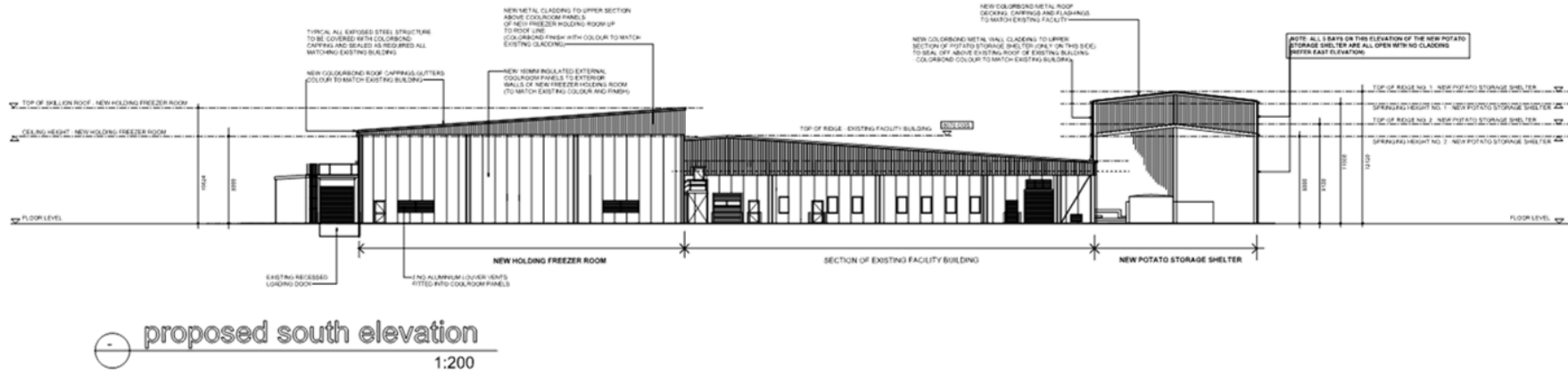




PROPOSED GROUND FLOOR PLAN
1:200

PREPARED BY: _____ PROJECT: PROPOSED EXTENSIONS & AT TEGA TUGA
 CHECKED BY: _____ DATE: _____
 DRAWN BY: _____ SCALE: _____





REVISIONS

PROJECT:
PROPOSED EXTENSIONS & ALTERATIONS TO EXISTING FACILITY

CLIENT:
 RIPARIAN CAPITAL PARTNERS

DRAWN BY:
 SCALE:
 AS SHOWN

AS SHOWN





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25th July 2023

Ref. JC1386_L01 FINAL V2

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Michael/Edan

RE: Preliminary Review of Wastewater Management Issues, Potato Processing, 12 Aerodrome Rd, Parwan VIC

Thank you for the opportunity to conduct a preliminary review of wastewater management issues associated with the proposed potato processing facility at 12 Aerodrome Road, Parwan VIC (the Site). We are happy to provide the following review to assist Riparian in determining the preliminary wastewater and waste management requirements associated with potato processing at the request of both the Council and the EPA.

Introduction

Background

Riparian Capital Partners (Riparian) own the site located at 12 Aerodrome Rd, Parwan Vic (the Site) and are proposing to commence a new lease with a potato processor at the site. Council approval is required for the proposed development, which includes consideration of the wastewater treatment and management issues.

Riparian advised that the potato processing activities are as follows:

- Washing the dirt from the harvested potatoes.
- Washing potatoes to remove skins/peeling.
- Hydrocutting into chips/cutting.
- Parboiling/blanching.
- Freezing and packing into boxes.

There is significant variability in potato processing waste based on the following:

- Source/location of raw potatoes including soil type.
- Type of processing (potato chips, fries, dehydrated diced potato, dehydrated mashed potato, potato flakes, potato starch).



A preliminary review of wastewater and waste management issues has been provided assuming French Fry production using standard industry practices, which is the closest form of processing described by Riparian.

This document

This document reviews the wastewater and waste management issues assuming that 'french fry (chipping)' potato processing. It relies on publicly available information and professional experience.

Regulatory context

Summary

Wastewater and waste management issues associated with potato processing have been considered having regard to the following legislation and best practice guidance:

- Environment Protection Act (2017) Vic
- Environment Protection Regulations (2021) Vic
- Environment Reference Standard (2021) Vic
- EPA Publication 1910.2 (2021) Victorian guideline for water recycling
- EPA Publication 1911.2 (2021) Technical information for the Victorian guideline for water recycling
- EPA Publication 168.3 (2022) Guideline for irrigation with recycled water

Site context

Summary

The Site is in the Parwan Employment Precinct (PEP) and significant economic investment is forecast in the near future. This includes the installation of a 600 mm sewerage rising main that will run along the Geelong Bacchus Marsh Road, which is immediately east of the site (see [Parwan-Station-PSP-and-Parwan-Employment-Precinct-High-Level-Servicing-Report-Reeds-April-2020.pdf](https://vpa-web.s3.amazonaws.com/Parwan-Station-PSP-and-Parwan-Employment-Precinct-High-Level-Servicing-Report-Reeds-April-2020.pdf) (vpa-web.s3.amazonaws.com)).

This asset forms a key consideration in the development of the Parwan Potato Processing facility.

Table 1 summarises key site features as well as wastewater infrastructure to help contextualise the potential issues associated with transitioning from a Mushroom Production Facility to a Potato Processing Facility. Detailed site information is provided in the report titled Preliminary Site Investigation (PSI) Parwan Valley Mushrooms, 12 Aerodrome Road, Parwan VIC (Agon Environmental, July 2022).

Table 1: Key site features – wastewater and waste

Aspect	Description
Key site features	
Current site use	<ul style="list-style-type: none"> • Mushroom production
Proposed site use	<ul style="list-style-type: none"> • Potato processing – chipping/fries
Site Area	<ul style="list-style-type: none"> • 16 ha
Surrounding land uses	<ul style="list-style-type: none"> • North – hobby farm/horse rearing. • South – hobby farm/horse rearing. • East – hobby farm/horse rearing and Bacchus Marsh Aerodrome. • West – Poultry farm and grow out facility. Western Water Sewage Treatment Plant.

Aspect	Description
Topography and drainage	<ul style="list-style-type: none"> The is generally flat, with a gentle slope from the south west to north east (<1%). A levee bank has been constructed along the northern boundary of the site, which directs drainage/irrigation run off to the north east of the site. Runoff/stormwater exits the Site in the north east corner before entering the roadside drainage network along Geelong-Bacchus Marsh Road.
Soil type	<ul style="list-style-type: none"> Red brown duplex soils comprising heavy clay subsoils. Note - Heavy clay subsoils restrict permeability, which under irrigation, can lead to waterlogging, accumulation of nutrients and salts leading to plant death.
Climate/Irrigation requirement	<ul style="list-style-type: none"> Average annual rainfall – 481 mm Average annual evaporation – 1300 mm Irrigation requirement – 8 ML/ha perennial pasture¹
Surface water receptors	<ul style="list-style-type: none"> Tributary of the Parwan Creek and associated dams – 750 m to the north. These farm dams represent water points for stock and/or horses. Parwan Creek is located approximately 2.5 km to the west at its nearest point and tracks to the north east.
Irrigation infrastructure	
Wastewater treatment	<ul style="list-style-type: none"> There is currently no treatment of wastewater prior to storage (e.g. screening of solids, primary settlement etc.)
Wastewater storage	<ul style="list-style-type: none"> Approximately 0.9 ML dam.
Irrigation system	<ul style="list-style-type: none"> Moving sprinkler Irrigation is driven by dam volume, resulting in irrigation during wet climatic conditions. There is a quasi reuse system, where irrigation run off is captured in a dam located in topographic low point of the paddocks.

Note: ML = megalitre, ha = hectare

¹ Estimated from Figure A1-2, EPA Publication 168.3 (2022) Victorian guideline for irrigation with recycled water

French fry processing

Process Summary

The potato processing operation described by Riparian is generally consistent with processing associated with 'french fries'. Figure 1 below outlines the typical French Fry processing steps.

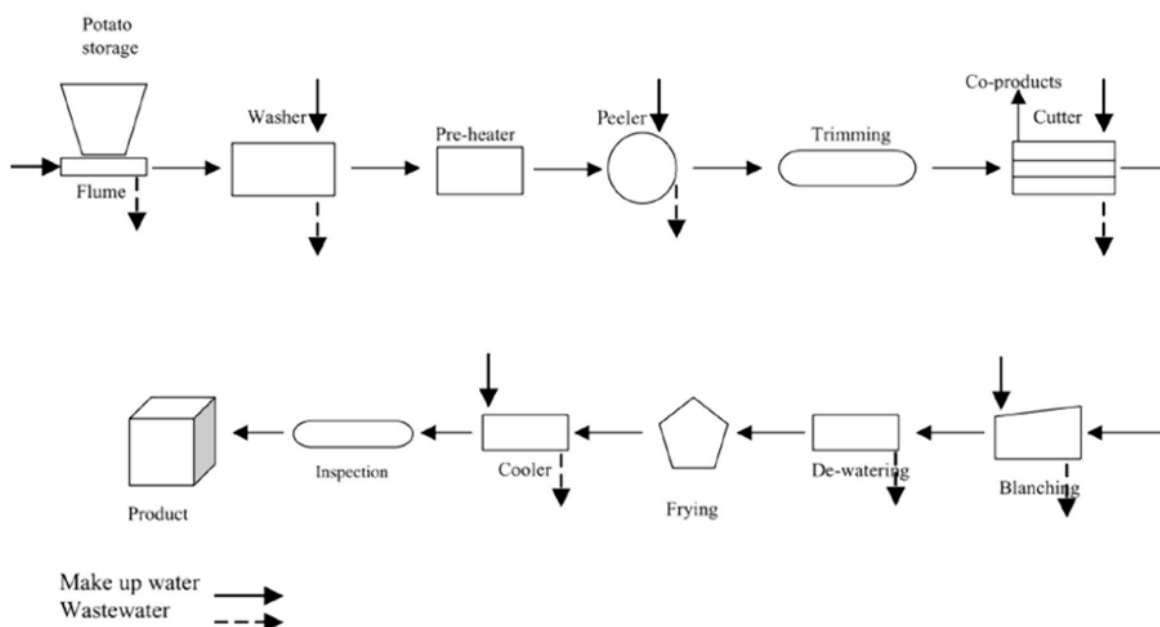


Figure 1 Typical French Fry Processing²

French Fry processing in Australia typically coincides with harvest (anywhere between March and August). Processing typically occurs over a period of 100 days, resulting in a peak wastewater and waste production during the winter period. This is important to understand; as there is limited opportunity for wastewater irrigation requiring containment of wastewater for duration of processing up to the commencement of the irrigation season (e.g. September/October).

Wastes associated with French Fry processing typically include dirt, peel, raw pieces, rejects, starch, silt sludge and wastewater³⁴. For this project, consideration has been given to wastewater and silt sludge wastes only. Other wastes such as peel, waste pieces, rejects and starch have been excluded from consideration as these can be recycled or turned into other products.

² Hung Y.T., Howard H.L., Adel A., Hana S. (2004) Chapter 6: Potato Wastewater Treatment, Handbook of Industrial and Hazardous Waste Treatment

³ Per comms. Helen Szabo (McCains Ballarat) 9th June 2023

⁴ Freeman K. (1996) Review of potato waste utilisation in Australia, Horticulture Australia Limited (HAL)

Wastewater

Quantity

The quantity of wastewater generated by French Fry processing depends on a variety of factors such as:

- processing methods
- plant water use efficiencies
- wastewater treatment methods (e.g. a portion of water can be recycled for washing).

As a 'rule of thumb' approximately 1.5 L wastewater is generated for every kilogram of potatoes processed⁵. This rate of wastewater production has been adopted to forecast wastewater quantities for the forecast 40 tonne/day processing capacity of the potato processing facility (see Table 2).

Table 2: Quantity

Aspect	40 tonne/day
Wastewater (kL/day)	75
Wastewater (ML/yr)	6

Table 2 forecasts approximately 6 ML/yr of wastewater production assuming 100 days of production.

Quality

Wastewater quality varies depending on the processing method, including recycling initiatives that can increase concentration (e.g. recycling wastewater for washing can reduce wastewater production but increase concentration). Literature values for key parameters have been adopted to characterise wastewater quality for the French Fry process (see Table 3).

Table 3: Quality⁶

Parameter	Units	Adopted value ⁷
Chemical oxygen demand (COD)	mg/L	1,790
Biochemical oxygen demand (BOD)	mg/L	1,150
Suspended solids (SS)	mg/L	1,310
Total nitrogen (TN)	mg/L	20
Total phosphorus (TP)	mg/L	80
pH	pH units	11.1

Potato processing wastewater is typically characterised by high concentrations of biological oxygen demand / chemical oxygen demand (BOD/COD) indicating that a significant amount of oxygen is required to decompose the organic matter present in the wastewater. Without treatment, this water can have adverse effects on the surrounding environment (e.g. odour, depletion of soil oxygen levels if irrigated etc). Additionally, wastewater is high in nutrients (particularly phosphorus (P)) and pH, which restricts irrigation application rates and limits disposal to trade waste (note – Greater Western Water Trade Waste pH upper limit of 9).

⁵ Per comms. Helen Szabo (McCains Ballarat) 9th June 2023.

⁶ Microbial concentrations need to be determined to classify the wastewater for reuse.

⁷ *Ibid* Hung et al. (2004)

Solid Waste

Quantity

The quantity of solids generated by washing potato varies depending on the source area. For example – washing potatoes harvested from sandy soils can generate low quantities of solids (~2% by weight), while potatoes harvested from ferrosols (red volcanic soils) can generate high quantities of solids (~5% by weight). Table 4 provides an estimate of the quantity of soils solids that will need to be reused or disposed offsite over a 100 day production period.

Table 4: Solids Quantity – 100 day operating cycle

Aspect	40 tonne/day
Solids (tonnes/100 days)	140

Quality

The chemical quality of solid waste generated from French Fry processing is wholly process dependent. For the purpose of this report, the solids component has been considered as ‘industrial waste’.

It should be noted that due to biosecurity concerns, solid potato wastes are rarely reused via land application at grower sites. Additionally, disposal requires compliance with the best practice guidance outlined in the following documents:

- EPA Publication 1968 (2021) Guide to classifying industrial waste.
- EPA publication 1828.2 (2021) Waste disposal categories – characteristics and thresholds.

Classification of the solid waste will need to occur prior to any offsite reuse or disposal. Note - Solid waste that has not been suitably dewatered will most likely be classified as Category A (e.g., soil washed from potatoes without centrifuge or drying). Category A waste cannot be disposed to landfill.

Preferred wastewater and solid waste management options

Summary

Preferred wastewater and waste management options for the potato processing facility have been considered taking into account the proposed development of services in the PEP (see Table 5).

Table 5: Wastewater and solid waste management options

Aspect	Existing infrastructure	Required infrastructure	Comment
Wastewater			
Preferred option - Disposal to sewer	<ul style="list-style-type: none"> Nil 	<ul style="list-style-type: none"> Primary treatment 2 km (approx.) pipeline to the Parwan WWTP or construction of the proposed rising main along Geelong Bacchus Marsh Road. 	<ul style="list-style-type: none"> Disposal of wastewater to sewer is the preferred option. Greater Western Water is experienced in treating and reusing recycled wastewater. Provision of this service significantly mitigates the potential risk associated with onsite reuse (e.g., irrigation). Riparian to liaise with Greater Western Water to explore this concept.
Contingency option – wastewater treatment and irrigation	<ul style="list-style-type: none"> 0.9 ML (approx.) storage 10 ha (approx.) irrigation area 	<ul style="list-style-type: none"> Wastewater treatment plant (primary/secondary/ disinfection) 6 ML winter storage 12 ha irrigation area 	<ul style="list-style-type: none"> Riparian will need to engage an industrial wastewater engineer to design and build a suitable treatment plant. Treated wastewater can be irrigated to land. Storage has been estimated as the entire volume of wastewater generated by the plant must be stored because it is generated over the winter period and there's no opportunity to irrigate. Riparian will need to engage a suitably qualified professional to undertake a land capability assessment to verify the suitability of the Site to be irrigated with recycled water. The irrigation area is driven by the phosphorus load. At 80 mg/L, approximately 12 ha is required to ensure sustainable application rates of 40 kg P/ha/annum (perennial ryegrass). Note – this assumes that soil phosphorus levels are optimal (~20 to 30 mg/kg Olsen P) and only require maintenance applications.
Solid waste			
Preferred option – Dewatering, solids storage and supply to organic recycler	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Various – further investigation required. Classification of waste for reuse/disposal. 	<ul style="list-style-type: none"> Riparian will need to engage an industrial wastewater engineer and consultant to design and build a suitable treatment plant to dewater and store solids prior to reuse or disposal. The hazard category of the waste will need to be classified to ensure that future management and disposal is appropriate.



Conclusions and recommendations

The transition of the Site from a Mushroom Facility to a Potato Processing plant raises several challenges in terms of wastewater and waste management. Given the location of the site and the proposed economic investment in the PEP, there are two potential wastewater management options as follows:

- Disposal to sewer under a trade waste agreement; and / or
- Storage and irrigation to land following treatment.

The preferred option is disposal to sewer because this will minimise the risk posed by high strength wastewater (e.g. high BOD and nutrient) when compared to irrigation. However, irrigation is an option subject to the outcomes of a detailed land capability assessment in line with best practice guidance.



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The Client acknowledged and agreed that proposed investigations were to rely on information provided to Agon by the Client or other third parties. Agon made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Agon have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Agon. The Client releases and indemnifies Agon from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Agon by the Client, its employees or other third parties.

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