

16 February 2026

DTP Ref: PA2504163

Department of Transport and Planning

GPO Box 2392

MELBOURNE VIC 3001

**ADVERTISED  
PLAN**

Attention: Timothy Hector - Planner, Development Approvals and Design

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Dear Timothy,

**RE: RESPONSE TO PRELIMINARY ISSUES FOR THE APPLICATION FOR PLANNING PERMIT PA2504163 ON LAND AT 2952 MURRAY VALLEY HIGHWAY TORRUMBARRY VIC 3562**

On behalf of the Applicant, McLean Farms, please find outlined below a full response to DTP's request for further information pursuant to section 54 of the *Planning and Environment Act 1987* dated 20 January 2026.

To assist DTP with the further assessment of this development, we provide detailed response to the each of the matters raised in the table below.

DTP REQUEST	RESPONSE				
<b>FURTHER INFORMATION</b>					
1. <i>A landscape plan for the proposed landscape buffer.</i>	Please see the attached Concept Landscape Plan (Drawing Ref: 25E-0010 – P-SK2013) which demonstrates the location of the proposed 30m wide landscaping strips. With regards to the proposed vegetation within the landscape buffer we require confirmation whether the plan is to be prepared in accordance with DEECA or AG Vic requirements and defined in the permit conditions.				
<b>PRELIMINARY ASSESSMENT</b>					
1. <i>Pre-application advice from 24/12/2025 requested the submission of a Land Capability Assessment Report (LCE) and Nutrient Risk Assessment for Surface and Groundwater. It is understood that this information may be substantially addressed in other reports. It should be noted that this information was requested by Goulburn Murray Water who may require additional information during the application process.</i>	<p>With regards to the pre-application advice dated 24 December 2025 we provide the following responses to the matters raised by Goulburn Murray Water:</p> <table border="1"> <thead> <tr> <th>GMW Comments</th> <th>Response</th> </tr> </thead> <tbody> <tr> <td><i>A description of the topographic features of the site.</i></td> <td>Please see Section 2.4 (Page 9 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick's Block Cage Free Layer farm) prepared by RMA Engineers.</td> </tr> </tbody> </table>	GMW Comments	Response	<i>A description of the topographic features of the site.</i>	Please see Section 2.4 (Page 9 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick's Block Cage Free Layer farm) prepared by RMA Engineers.
GMW Comments	Response				
<i>A description of the topographic features of the site.</i>	Please see Section 2.4 (Page 9 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick's Block Cage Free Layer farm) prepared by RMA Engineers.				



	<p><i>A description of the soil profile and its properties with respect to sustaining disposal of wastewater.</i></p>	<p>Please see Section 3.6.1 (Page 21 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick’s Block Cage Free Layer farm) prepared by RMA Engineers.</p>
	<p><i>A calculation of the area required for wastewater disposal based on a full water balance specific to the site.</i></p>	<p>Please see Section 3.6.1 - Table 7 (Page 21 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick’s Block Cage Free Layer farm) prepared by RMA Engineers.</p>
	<p><i>A scale drawn site plan of the subject land showing dimensions, any existing structures or notable features and the location of the proposed building and wastewater disposal envelopes.</i></p>	<p>Please see Drawing 25E-0010 – P-SK2001 LAA Locality Markup which show the proposed buildings and indicative wastewater land application areas for the respective wastewater disposal systems. Note Disposal locations will be confirmed during the detailed design phase of the development in accordance with relevant setback requirements noted within section 4.5 of the <i>EPA Guideline for On-site Wastewater Management</i>.</p>
	<p><i>The distance of the wastewater disposal field to any waterways, dams or bores showing that these meet the relevant setback requirements of the current EPA Guideline for On-site Wastewater Management.</i></p>	<p>Please see Drawing 25E-0010 – P-SK2001 LAA Locality Markup which show the proposed buildings and indicative wastewater land application areas for the respective wastewater disposal systems. Note Disposal locations will be confirmed during the detailed design phase of the development in accordance with relevant setback requirements noted within section 4.5 of the <i>EPA Guideline for On-site Wastewater Management</i>.</p>



	<p><i>Recommendations regarding the most suitable wastewater treatment and disposal systems given the constraints of the land.</i></p>	<p>Please see Section 3.6.1 (Page 21 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Warwick’s Block Cage Free Layer farm) prepared by RMA Engineers.</p> <p>Spray irrigation is anticipated to be the only viable option given heavy clay soils. Details regarding final wastewater treatment and disposal systems will be confirmed during the detailed design phase of the development in accordance with relevant requirements of the current EPA Guideline for On-site Wastewater Management.</p>
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I trust that the information contained in the original development application package and attached to this response sufficiently address DTP’s requests and will enable finalisation of lodgement. If you have any questions or required anything further, please contact me on 07 3220 0288.

Yours sincerely,

Paul Hanly  
**Principal Planner**  
**PSA Consulting (Australia) Pty Ltd**

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V3	16 February 2026	FINAL	Paul Hanly	 David Ireland

