

16 February 2026

DTP Ref: PA2504164

Department of Transport and Planning
 GPO Box 2392
 MELBOURNE VIC 3001

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED PLAN

Attention: Timothy Hector - Planner, Development Approvals and Design

Dear Timothy,

RE: RESPONSE TO PRELIMINARY ISSUES FOR THE APPLICATION FOR PLANNING PERMIT PA2504164 ON LAND AT 192 BAILLIEU ROAD 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
FURTHER INFORMATION	
1. <i>Amendment to the proposal description to include trigger for the removal of native vegetation in accordance with Clause 52.17 (Native Vegetation).</i>	Please see Table 3 and Section 7.2.3 of the Town Planning Report which includes the trigger for the removal of native vegetation in accordance with Clause 52.17.
2. <i>An amended Planning Report demonstrating how the composting facility (Refuse disposal) is an ancillary use and development to the primary Poultry Farm use. An assessment of the ancillary use using VCAT case studies could assist in responding to this item.</i>	Please see Section 5.2 in the updated Town Planning Report which provides further information demonstrating the ancillary nature of the composting facility.
3. <i>Response to pre-application comments made by EPA regarding consideration of 155 Chrystal Road as a</i>	155 Chrystal Road (Lot 23-3\PP3663) is owned by the Applicant and included as part of land that makes up this development application. The dwelling within 155 Chrystal Road will be used as a manager’s residence, housing employees who



sensitive receptor site, risk considerations and further detail regarding composting technology and method(s).

will oversee the farm operations and is not considered to be a sensitive receptor site.

With regards to the risk considerations and further detail in relation to the composting technology and method(s) to be adopted, please refer to the following sections of the Egg Industry Design Philosophy Report (Ref: 25E-0010 – 6/11/2025 – T-Block Free Range Layer Farm), submitted with the Permit Application:

- Section 4.4 - Provides all information regarding design, composting methods & risk management for ancillary composting facility.
- Section 4.4.4 - Specially addressed key Environmental Impacts and Risks.
- Section 4.4.4.2 - Specially addresses key details regarding composting method.

4. *A landscape plan for the proposed landscape buffer.*

Please see the attached Concept Landscape Plans (Drawing Ref: 25E-0010 – P-SK3011 & 25E-0010 – P-SK4007) which demonstrates the location of the proposed 30m wide landscaping strips around the poultry farm and composting operations. 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.

PRELIMINARY ASSESSMENT

1. *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.*

With regards to the pre-application advice dated 24 December 2025 we provide the following responses to the matters raised by Goulburn Murray Water:

GMW Comments	Response
<i>A description of the topographic features of the site.</i>	Please see Section 2.4 (Page 11 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – T-Block Free Range Layer Farm) prepared by RMA Engineers. Please also see Section 2.4 (Page 10 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Organic Nutrients Composting Facility) prepared by RMA Engineers.
<i>A description of the soil profile and its properties with respect to sustaining disposal of wastewater.</i>	Please see Section 3.6.1 (Page 23 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – T-Block Free Range Layer Farm) prepared by RMA Engineers. Please see Section 3.6.1 (Page 19 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Organic Nutrients Composting Facility) prepared by RMA Engineers.



<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 6 (Page 22 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – T-Block Free Range Layer Farm) prepared by RMA Engineers.</p> <p>Please see Section 3.6.1 - Table 3-6 (Page 19 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Organic Nutrients Composting Facility) 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 Drawings 25E-0010 – P-SK3001 LAA Locality Markup and 25E-0010 – P-SK4001 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 Drawings 25E-0010 – P-SK3001 and 25E-0010 – P-SK4001 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 23 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – T-Block Free Range Layer Farm) prepared by RMA Engineers.</p> <p>Please see Section 3.6.1 (Page 19 of pdf) of the Preliminary Engineering Assessment Report (Ref: 25E-0010 – 6/11/2025 – Organic Nutrients Composting Facility) prepared by RMA Engineers.</p> <p>Spray irrigation is anticipated to be the only viable option given heavy clay soils.</p>



	<p>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 <i>EPA Guideline for On-site Wastewater Management</i>.</p>
<p>2. <i>The response to 155 Chrystal Road not being a sensitive receptor is not accepted. This site should be included in the assessment as recommended by the EPA.</i></p>	<p>155 Chrystal Road (Lot 23-3\PP3663) is owned by the Applicant and included as part of land that makes up this development application. The dwelling within 155 Chrystal Road will be used as a manager’s residence, housing employees who will oversee the farm operations, and is not considered to be a sensitive receptor site.</p>
<p>3. <i>It is noted that recommendations from the Department of Energy, Environment and Climate Action (DEECA) in relation to updating of the Ecological Assessment is expected to occur during spring. Delays to the updating of reports could impact the referral authority’s ability to provide comment/consider this aspect of the application.</i></p>	<p>We advise that further ecological assessments have been undertaken through spring on the 23-24 November 2025 and the 7-8 December 2025. The final ecological assessment will be lodged upon completion which is anticipated to be 20 February 2026.</p>

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