

18 November 2025

# ADVERTISED PLAN

**Adam Williams**

Senior Planner | Development Facilitation  
 Planning Facilitation | Planning  
 Department of Transport and Planning

[adam.j.williams@transport.vic.gov.au](mailto:adam.j.williams@transport.vic.gov.au)

Dear Adam,

**RE: SUMMARY OF PRE-APPLICATION ADVICE FOR THE PROPOSED POULTRY FARM (CAGE FREE, FREE RANGE EGG LAYER FARM) – T-BLOCK FARM – 192 BAILLIEU ROAD, TORRUMBARRY**

**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.**

Further to the lodgement of the pre-application package for the proposed Poultry Farm (Cage Free, Free Range Egg Layer Farm) at 192 Baillieu Road, Torrumbarry we provide the following responses to the matters raised by the agencies from their preliminary assessment of the proposed development.

MATTER RAISED	APPLICANTS RESPONSE
<b>Transport for Vic – Traffic Impact Assessment</b>	
In terms of the analysis of crash data along this section of the MVH:	Please see section 4.4.2 of the updated Traffic impact assessment which provides further review of crash data from the previous 15 years. The assessment of this data indicates that there is no pattern of intersection crashes.
1. The timeline is limited to the 5 years preceding the report (15 years is preferred):	
2. The physical section of the MVH that has been assessed is shorter than would normally be expected for a Highway with a posted speed limit of 100km/h (in reality it should be between Patho School Road and Young Road in each direction from each intersection with the MVH).	Please see section 4.4.2 of the updated Traffic impact assessment which provides an assessment of the crashes between Patho School Road and Young Road.
3. The Report has been prepared by a consultancy that is not on the DTP list of pre-qualified practitioners who are able to undertake this assessment.	The Traffic impact assessment has been prepared by a Senior Traffic Engineer (RPEQ, CPEng & NER – approx. 10 year experience) and a Principal Traffic Engineer (RPEQ, RPEV, CPEng & NER – approx. 20 years experience) from Queensland as part of the development engineering team. Both engineers are accredited Senior Road Safety Auditors and have undertaken countless TIA, Safety assessments (RSA, Full and Rapid SSA, Risk registers, SiD, Fatal crash reporting), and mitigation identification and design.
4. Given the items above, the Traffic Report makes the conclusion that BAL and BAR turns are appropriate as they do not trigger channelisation having regard to the principles relating to turn warrants.	The Traffic Impact Assessment has been updated in response to this feedback. Please refer to Section 10.



MATTER RAISED	APPLICANTS RESPONSE
<p><u>5. Traffic Impact Assessment – Overall Comments</u></p> <p>Overall, this leads us to submit that the Traffic Report understates identified road hazard and the crash pattern along this section of the MVH. Further adding the types of movements proposed will increase the risk profile for serious collision for this section of the MVH.</p> <p>The consequence of a Traffic Report that does not undertake a holistic assessment, is that the proposal gives rise to a serious escalation in the risk profile for collisions in future.</p> <p>Going forward, we would expect the applicant to submit a revised or new Traffic Report that addresses the matters above.</p> <p>To gain the support of HTfV for any future permit application, we suggest that the revised or new Traffic Report should investigate at a minimum:</p> <ul style="list-style-type: none"> <li>• CHR into Heppel Road.</li> <li>• BAL into Davis Road.</li> <li>• CHR/CHL into Roslynmead Rd.</li> </ul> <p>Regardless of turn warrant assessments, this is a matter that goes to basic road safety and hazard mitigation principles.</p>	<p>The Traffic impact assessment has been reviewed with regards to the standard of intersection required for Heppell Road, Davis Road and Roslynmead Road and it has been determined that the specified intersections exceed what is identified through the operational and safety assessments presented in this report.</p> <p>A review of crash data over the past 15 years does not reveal any patterns that would warrant full-length channelisation. In the absence of reactive safety concerns, turn treatment warrants have been used to determine the appropriate intersection upgrades. Based on these warrants, the recommended treatments—basic left-turn (BAL) and basic right-turn (BAR)—are considered to be fair and reasonable for all parties. Accordingly, it is maintained that these treatments represent an appropriate and proportionate response to the projected traffic demands.</p> <p>The Traffic Impact Assessment has been updated in response to this feedback. Please refer to Section 10.</p>
<b>EPA – General – Environmental Health</b>	
<p><u>Consideration of Sensitive Receptors</u></p> <p>The submission does not currently demonstrate consideration of 155 Chrystal Road as a sensitive receptor, although based on satellite imagery, it includes a dwelling. Should this proposal proceed, it is recommended that the submission (including technical reports) be updated to include consideration of all nearby sensitive receptors, or to include justification for the exclusion of any sensitive receptors.</p>	<p>155 Chrystal Road (Lot 23-3\PP3663) is 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 and is not considered to be a sensitive receptor.</p>
<p><u>Development of a Risk Management and Monitoring Plan and/or Environmental Management Plan</u></p> <p>In order to consolidate a register of all risk management and mitigation measures in place or proposed on site, it is recommended that the proponent develop a Risk Management and Monitoring Plan and/or Environmental Management Plan for the site operations. This should include consideration of all risks posed, including fire, and may ensure that the operator is aware of and able to mitigate so far as reasonably practicable.</p>	<p>An EPA referral and development licence is not deemed necessary for the composting facility unless the product begins to be sold off-site, rather than being used solely on-site. At that point, a development licence will be sought through the appropriate application channels.</p> <p>Nonetheless, a Risk Management and Monitoring Plan (RMMP) is planned to be prepared for the composting site prior to the commencement of operations.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p>This may be most effective if developed in two parts, with one detailing composting operations/risks, and the other detailing egg farm operations/risks. Section 3 of the Egg Industry Environmental Guidelines, and Section 3 of EPA Publication 1588 provide further guidance in this regard. A separate Plan would also be recommended for each other aspect of the wider Torrumbarry Farm Project.</p>	
<p><u>Permit Conditions</u></p> <p>DTP has requested that any draft planning permit conditions which EPA may require be provided for consideration. At this stage, EPA would be unlikely to require planning permit conditions. However, permit notes are likely to be advised for inclusion (should a planning permit be issued) to highlight to the permit holder that there may be other obligations outside of the Planning and Environment Act 1987.</p>	<p>Comment acknowledged.</p>
<p><u>Recommended Referrals</u></p> <p>It is recommended that DTP contact Agriculture Victoria, as the body responsible for regulating animal and supporting agriculture across the state. Any advice regarding fire risks may also be obtained from the relevant fire authority.</p>	<p>Agriculture Victoria have been engaged through the pre-lodgement/pre-application stages of this development application.</p>
<p><u>Other Comments</u></p> <p>Please be aware that once the submission is finalised, and formally referred to EPA, further review of the submission documents may be required. While EPA endeavours to complete these reviews in accordance with statutory timeframes, due to capacity constraints, some additional time may be required before a final response can be provided.</p>	<p>Comment acknowledged.</p>
<p><u>EPA Permissions</u></p> <p>Based on the information provided, the proposal will require EPA permissions for prescribed scheduled activity A07a (Organic waste processing—large), and may require additional permissions such as for prescribed permission activities A03 (sewage treatment) and A14 (Reclaimed wastewater supply or use).</p> <p>To determine the permissions required, the applicant should submit a Permissions Proposal Pathway application for assessment by EPA’s Permissioning Unit via the EPA Portal. EPA Publication 1995 – The Permissions Proposal Guideline contains information for this application. It is also recommended that the</p>	<p>Comment acknowledged.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p>proponent familiarise themselves with the full definitions of the prescribed activities, provided in Schedule 1 of the Environment Protection Regulations 2021.</p>	
<b>DEECA – Biodiversity Assessment</b>	
<p>The submitted information does not yet meet the information requirements of the Guidelines for the removal, destruction or lopping native vegetation (DELWP 2017) (the Guidelines).</p> <p><u>Further Information Required</u></p> <p>Plains Grassland (EVC 132) is modelled to occur along roadsides potentially impacted by the proposal, including access to the composting facility from Baillieu Road. Roadside reserves may support threatened flora, as noted in the Biodiversity Assessment (EHP 2025) and will require assessment in accordance with the Guidelines where impacts have been identified. This targeted assessment of potential impacts to roadside native vegetation should be conducted during a seasonally appropriate time (Spring) to confirm that impacts to threatened flora species with potential to occur in road reserves will be avoided, including:</p> <ul style="list-style-type: none"><li>• all threatened flora species listed in Table 1 of the Biodiversity Assessment (EHP 2025)</li><li>• all threatened flora species with potentially suitable habitat in road reserves as identified in table A1.4.2 of the Biodiversity Assessment (EHP 2025)</li></ul> <p>This request for further information in accordance with the below application requirements, relates to any additional impacts to native vegetation and/or biodiversity values identified along road reserves, including access requirements to the proposed compost facility from Baillieu Rd.</p> <ul style="list-style-type: none"><li>- Application Requirement 1 – Native Vegetation Removal Report</li><li>- Application Requirement 3 – Photographs</li><li>- Application Requirement 9 – Offset statement</li><li>- Application Requirement 10 – Site Assessment</li><li>- Application Requirement 11 – Impacts on rare and threatened species.</li></ul>	<p>The Ecological assessment is to be updated to include an assessment of the of potential impacts to roadside native vegetation to be conducted during a seasonally appropriate time (Spring).</p>
<p><u>Draft Planning Permit Conditions</u></p> <p>The following draft permit conditions/notes have been provided at the request of the responsible authority. These are subject to the receipt of the above further</p>	<p>Draft conditions are acknowledged.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p>information, which is required to fully consider the application to remove native vegetation.</p> <p>Notification of permit conditions</p> <p>1. Before works start, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions and associated statutory requirements or approvals.</p> <p>Native vegetation permitted to be removed, destroyed or lopped</p> <p>2. The native vegetation identified in NVRr ID XXX and permitted to be removed, destroyed or lopped under this permit is XX hectares of native vegetation, which is comprised of:</p> <ul style="list-style-type: none"><li>a. XX hectares patches of native vegetation including XX large trees within patches</li><li>b. XX scattered large trees</li><li>c. XX scattered small trees</li></ul> <p>Native vegetation offsets</p> <p>3. To offset the removal of XX hectares of native vegetation, the permit holder must secure a native vegetation offset in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). The permit holder must secure the following offsets:</p> <ul style="list-style-type: none"><li>a. A general offset of XX general habitat units:<ul style="list-style-type: none"><li>i. located within the XXX Catchment Management boundary or XXX municipal area</li><li>ii. with a minimum strategic biodiversity value of at least XX, and/or</li></ul></li><li>b. Species offset(s) of [XXX] species habitat units for [ID, common name, genus species A], and [XXX] species habitat units for [ID, common name, genus species B]</li><li>c. The offset(s) secured must provide protection of at least [insert number from NVRr report] large trees.</li></ul> <p>Offset evidence</p> <p>4. Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence must be one or both of the following:</p> <p>This evidence must be one or both of the following:</p> <ul style="list-style-type: none"><li>a. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year management actions and ongoing management of the site,</li></ul>	



MATTER RAISED	APPLICANTS RESPONSE
<p>b. credit extract(s) allocated to the permit from the Native Vegetation Credit Register.</p> <p>5. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit. Protection of vegetation to be retained</p> <p>6. Before works start, a plan to the satisfaction of the responsible authority identifying all native vegetation to be retained and describing the measures to be used to protect the identified vegetation during construction and operation, must be prepared, submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will form part of this permit. All works constructed or carried out must be in accordance with the endorsed plan.</p> <p>7. Except with the written consent of the responsible authority, within the area of native vegetation to be retained and any tree or vegetation protection zone associated with the permitted use and/or development, the following is prohibited:</p> <ul style="list-style-type: none"><li>a) vehicular access</li><li>b) trenching or soil excavation</li><li>c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products</li><li>d) entry and exit pits for the provision of underground services</li><li>e) any other actions or activities that may result in adverse impacts to retained native vegetation.</li></ul>	
<b>Campaspe Shire Council</b>	
<p><u>Wastewater</u></p> <p>Wastewater has only been calculated for showering, with no other fixtures appearing to be included. T Block and Pollocks have the same calculation formula, but a different value has been utilised for Warwick's Block.</p> <p>There does not appear to be any allowance in the wastewater calculations for fixtures in the packing sheds, machinery sheds, transfer shed or workshops.</p> <p>No allowance has been provided for the 1% AEP flood event for Warwick's Block.</p> <p>The current information does not mention setbacks to facilities, waterways, drainage lines, ponds etc. in accordance with the EPA Guidelines for Onsite Wastewater Management.</p>	<p>Please see Section 3.6 of the updated Preliminary engineering assessment report which includes an assessment of all the waste producing fixtures from all the proposed buildings. The correct formula has now been applied.</p> <p>It should be noted that the design of the wastewater treatment systems will be subject to detailed design, which will incorporate the requirements of the EPA Guidelines for Onsite Wastewater Management (GOWM), the EPA Guidelines for Effluent Dispersal and Recycling Systems (EDRS), and the Victorian Land Capability Assessment Framework (VLCAF), as applicable.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p><u>Water Retention / Mosquito Breeding</u></p> <p>Significant works are proposed to ensure high-nutrient rainwater runoff is retained onsite. This includes ponds, settling ponds, and height-resetting ponds.</p> <p>If the ponds hold water (as they are designed to do) for too long, they will create significant mosquito breeding habitats. It will be important to understand how the ponds are to be managed and maintained to reduce creating a mosquito breeding environment</p>	<p>To minimise the potential for water retention and mosquito breeding, drainage channels and basins will adopt best practice minimum gradients to minimise the opportunity for standing water. Warwick's Farm will also incorporate the use of pumps which will typically pump out water within 24 hours of a storm event.</p>
<p><u>Soil</u></p> <p>Understanding the soil characteristics across the sites will be important in the considering the potential impacts of erosion, particularly in relation to stormwater systems.</p>	<p>Discharge velocities from the proposed farm will be very minor and generally no greater than the existing scenario. There is currently no evidence of ongoing erosion in the vicinity of the development site and localised best practice management of outlet velocities should be sufficient to minimise erosion impacts.</p>
<p><u>Recommendation 1</u></p> <p>A Land Capability Assessment (LCA) is required and must be consistent with the EPA Guidelines for Onsite Wastewater Management (GOWM), the EPA Guidelines for Effluent Dispersal and Recycling Systems (EDRS) and the Victorian Land Capability Assessment Framework (VLCAF).</p> <p>The LCA must:</p> <ul style="list-style-type: none"> <li>• Include all the waste producing fixtures from all the proposed buildings.</li> <li>• Propose how the wastewater from each location is collected and treated.</li> <li>• Propose suitable disposal locations in accordance with the documents above.</li> <li>• Include any staff accommodated onsite and the associated accommodation</li> <li>• Include the dwellings and any wastewater generated.</li> </ul>	<p>Please see Section 3.6 of the Preliminary engineering assessment report which has been updated to include a full land capability assessment which provides the following information:</p> <ul style="list-style-type: none"> <li>• Include all the waste producing fixtures from all the proposed buildings.</li> <li>• A description of the topographic features of the site.</li> <li>• A description of the soil profile and its properties with respect to sustaining disposal of wastewater.</li> <li>• A calculation of the area required for wastewater disposal based on a full water balance specific to the site.</li> </ul> <p>The development can be conditioned to ensure all onsite effluent disposal system are located, constructed and maintained in accordance with the relevant guidelines and standards.</p>
<p><u>Recommendation 2</u></p> <p>There is a high predominance of Sodic Soils in the locations (usually dispersive clays), however there is no reference to erosion controls for stormwater management. Given how extensive the stormwater drainage and ponding proposed, this needs to be assessed. Sodic soils will also affect onsite wastewater disposal (and should be covered in the required LCA).</p>	<p>Discharge velocities from the proposed farm will be very minor and generally no greater than the existing scenario. There is currently no evidence of ongoing erosion in the vicinity of the development site and localised best practice management of outlet velocities should be sufficient to minimise erosion impacts.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p><u>Recommendation 3</u></p> <p>Stormwater management must consider the quality of grading maintenance of the drains and ponds and the duration of retention of water, to avoid mosquitoes breeding. Any ponding lasting more than approximately six days may result in mosquito breeding.</p>	<p>To minimise the potential for water retention and mosquito breeding, drainage channels and basins will adopt best practice minimum gradients to minimise the opportunity for standing water. Warwick’s Farm will also incorporate the use of pumps which will typically pump out water within 24 hours of a storm event.</p>
<p><u>Recommendation 4</u></p> <p>Regarding maintenance, given the high nutrient value of the runoff, vegetation growth in the drains and ponds will be high. Vegetation will increase the water retention time and provide habitat for mosquito breeding. Guidance is available in Drainage Considerations for Mosquito Control, Peter Whelan, Department of Health and Community Services, Sept. 1997.</p> <p>Pursuant to the Public Health &amp; Wellbeing Regulations 2019 r15</p> <p>Duty to control mosquito breeding grounds An owner or occupier of premises must take reasonable steps to—</p> <p>(a) control any mosquito breeding ground on the premises; and</p> <p>(b) abate any conditions on the premises that are conducive to the establishment of a mosquito breeding ground</p>	<p>As a rearing farm, the birds will be free to move around but will always be contained within the proposed sheds. As such, all manure and litter can be collected and disposed without entering the environment around sheds. Given the controlled environment in which the proposed rearing farm will operate, along with the approval and licensing conditions it will need to comply with, the proposed poultry farm will pose a minimal risk with respect to stormwater quality.</p> <p>To minimise the potential for water retention and mosquito breeding, drainage channels and basins will adopt best practice minimum gradients to minimise the opportunity for standing water. Warwick’s Farm will also incorporate the use of pumps which will typically pump out water within 24 hours of a storm event.</p>
<p><b>Campaspe Shire Council – Traffic Impact Assessment</b></p>	
<p>Throughout the document, it is mentioned that there will be 'on-site' staff who have not been included within the vehicle count calculations. The on-site staff will be based in existing houses within the broader Torrumbarry Estate owned by the client. Based on this and although the increase will be minimal, the 'on-site' staff vehicle movements are to be included within the calculations as they will still be utilising the road networks as they are not on the specific Pollock, Warwick or T-Block sites.</p>	<p>Please see Section 3.1.1 of the Traffic impact assessment which has been updated to remove reference to 'on-site' staff. For the purpose of this planning permit application, all staff have been assumed to be off-site. A carpooling rate of 10%-20% has been adopted for this assessment for multiple staff travelling to site together. As such, there is no increase in the number expected traffic movements as calculated in the original Traffic impact assessment.</p>
<p>Recommendations provided at are not considered suitable are:</p> <ul style="list-style-type: none"> <li>• Intersection upgrade at the Murray Valley Highway and Roslynmead Road intersection, the report states that this is to be completed by Council. If these upgrade works are required, it would be expected to be completed as part of the development.</li> </ul>	<p>It is acknowledged that the intersection upgrade at the Murray Valley Highway and Roslynmead Road intersection will be completed as part of the development. Please see Section 10 of the Traffic impact assessment for further information.</p>



MATTER RAISED	APPLICANTS RESPONSE
<ul style="list-style-type: none"> <li>All site accesses are proposed onto Council managed roads, with no access onto DPT roads. It is assumed these access points will be used throughout the development of the site (construction works) as well as for ongoing maintenance access. Site accesses have been proposed to be sealed to mitigate pavement edge wear and transfer of gravel into the road lanes – this is considered a suitable proposal. Site specific detailed will be required for each location at the time of applying for WWRR permits (prior to construction). These accesses are to be designed and constructed to Council and IDM standard and detailed TMP's to be prepared for each location.</li> </ul>	<p>It is acknowledged the further details on the sealed site accesses will be required at the time of applying for WWRR permits (prior to construction). The accesses will be designed and constructed to Council and IDM standards and detailed TMP's are to be prepared for each location.</p>
<b>Campaspe Shire Council – Stormwater Management Plan</b>	
<p>Generally, we have condition to retain water on site for smaller rural lot developments. For the proposed sites being industrial development within rural areas, are we allowing the discharge to limit to predevelopment rates. Detention based on catchment location and requirement.</p>	<p>Comment acknowledged. No changes to the Stormwater management plan have been made in response to this comment.</p>
<p>Section 2.3 represents the flood information from Echuca Moama flood study project. The model extent for this study might have limited model extent compared to existing data. It would be recommended that engagement occurs with the North Central CMA in relation to this matter.</p>	<p>It is acknowledged that the figures in report shows the model extent might be limited. Water Technology undertook investigations on this matter. It is proposed to continue based on the current flood modelling and respond to any queries from North Central CMA as they arise.</p>
<ul style="list-style-type: none"> <li>Section 3.2.1 references Section 2.15 of “Egg industry Environmental Guidelines” for retention volume is related to By product treatment and Storage Systems. Is this suitable for stormwater?</li> </ul>	<p>Upon further review, the Egg Industry Environmental Guidelines only require storage to capture runoff from a 1 in 20 year event for the composting facility. There is no specific requirement outlined within the Egg Industry Environmental Guidelines to:</p> <ul style="list-style-type: none"> <li>T-Block Poultry Farm – to detain or treat any stormwater for the poultry farm. Note: reference has been removed the requirements regarding capture of runoff from a 1 in 10 year, 24-hour event for 'dirty' areas on the poultry farm. As such, detention is only required to achieve no actionable nuisance of peak flow rates at relevant assessment locations.</li> <li>Composting Facility: detain or treat all stormwater for events larger than 1 in 20 years.</li> </ul>



MATTER RAISED	APPLICANTS RESPONSE
	<p>External stormwater is bypassed around the sites and not captured. As such, the development will capture the required volume, release flows in excess of the storage requirement and will not constitute an actionable nuisance at the assessed locations.</p>
<ul style="list-style-type: none"> <li>Section 3.2.1 references Section 3.2.4 “Operating organic waste processing facilities”. It is not clear where it is mentioned to have retention for 5% AEP, 24hr storm.</li> </ul>	<p>Page 18 of the referenced guideline (Operating Organic Waste Processing Facilities) specifies the Annual Recurrence Interval (ARI) used for system sizing.</p> <p>However, it does not indicate a corresponding storm duration. In cases where duration is not defined, a 24-hour storm event is commonly adopted as the industry standard.</p> <p>This approach aligns with the Egg Industry Environmental Guidelines, which specify a 10-year ARI with a 24-hour duration for detention requirements, and is otherwise consistent with environmental guidelines relevant for other development types with similar stormwater management requirements, such as quarries.</p>
<ul style="list-style-type: none"> <li>Based on Table 4-4 Storage provided for T Block Free Range Farm is 1388180m<sup>3</sup> and Organic Nutrients Composting Facility is 33212.3m<sup>3</sup>, this amount of storage is to be incorporated in detailed design plans and computations.</li> </ul>	<p>Upon further review, the Egg Industry Environmental Guidelines only require storage to capture runoff from a 1 in 20 year event for the composting facility.</p> <p>There is no specific requirement outlined within the Egg Industry Environmental Guidelines to detain or treat any stormwater for the poultry farm. As such, storage requirements have been reduced for the poultry farm, as detention is only required to achieve no actionable nuisance of peak flow rates at relevant assessment locations rather than to accommodate capture of runoff from a 1 in 10 year event, 24-hour event.</p> <p>Optimisation of the storage volume will occur during detailed design, if deemed appropriate.</p>
<ul style="list-style-type: none"> <li>It is noted that “peak discharge rate comparison at several location and downstream of development site have indicated the reduction of the flow rate compared to predevelopment flow rates at event up to 1% AEP”. Flows limited to predevelopment level is acceptable.</li> </ul>	<p>Optimisation of the storage volume will occur during detailed design, if deemed appropriate.</p>
<ul style="list-style-type: none"> <li>1% AEP Water Surface level difference map indicates that there will be increase up to 200mm of water level approximately 550m south of intersection of McIntyre Road and Roslymead Road in Roslymead Road. Please incorporate some mitigation measures to divert these flows. Figure 3-3 indicates that site discharge will be diverted through this section. However, does not</li> </ul>	<p>The mapping interval in this location is maximum in the 50-100mm range. Changes in the difference mapping is shown to be located within the development site.</p> <p>Flows are already being diverted between the development footprint and the Roslymead Road reserve northward to an existing discharge location (refer callout B in Figure 3-3 in SWMP).</p>



MATTER RAISED	APPLICANTS RESPONSE
<p>mention capacity of existing infrastructure to capture all these flows. Based on flood assessment, it might require upgrading to accommodate flow diversion.</p>	<p>Reductions in peak flows are recorded at this discharge location.</p> <p>The development proposes a significant amount of detention to meet environmental requirements for capture, which has reduced peak flow rates to Roslynmead Road.</p> <p>At this stage the analysis indicates no channel works are required along the western property boundary. However, should this be required during detailed design, infrastructure (which may include a channel) will be appropriately sized.</p>
<p><b>Campaspe Shire Council – Biodiversity Assessment</b></p>	
<p>It is recommended for another ecological survey be undertaken to ensure all species are surveyed given the timing of the current survey. It would be anticipated that threesome species may be dormant in winter that would not be picked up by the survey currently undertaken.</p>	<p>Additional ecological surveys will be undertaken during spring to ensure all species are surveyed. The updated ecological assessment will be provided upon completion.</p>
<p>Given the vulnerability of a number of flora and fauna species identified in the area, including plains grassland, the ecological assessment for this proposal will be important and should be submitted to the Department of Energy, Environment and Climate Action for review.</p>	<p>The Ecological assessment has been submitted to the Department of Energy, Environment and Climate Action as part of the pre-application process and will be submitted to the Department as part of the formal application process.</p>
<p><b>Campaspe Shire Council - General</b></p>	
<p>It would be recommended that Agricultural Victoria and the Environmental Protection Authority be engaged early to provide clear guidance around their requirements in relation to this proposal.</p>	<p>Agricultural Victoria and the Environmental Protection Authority have been engaged through the pre-lodgement/pre-application stages of the development application.</p>
<p><b>Goulburn Murray Water</b></p>	
<p><u>General Comments</u></p> <p>GMW's Lockington Main Drain is located to the south east of the site, and Bamwam Main Drain is located directly to the east. A minimum 30m building setback is required from this GMW asset. The site plans provided show that the proposed composting facility and free range farm are both located well outside the minimum 30m setback.</p>	<p>Comment acknowledged.</p>
<p><u>Comments from other GMW Departments</u></p>	<p>Comment acknowledged.</p>



MATTER RAISED	APPLICANTS RESPONSE
<p>The applicant refers to both the presence of High Reliability Water Share and Take and Use Licences with GMW. GMW's Water Delivery Services Manager – Central would be required to provide input into the suitability of the proposal to be supplied by a GMW water supply.</p>	
<p><u>Property Officer Comments</u></p> <ul style="list-style-type: none"><li>• It is understood all dead birds from the 3 farms associated with the project will be composted at the T-Block site. The composting facilities proposed two sedimentation ponds and a retention pond.</li><li>• A Nutrient Plan has been prepared for the T-Block site, which GMW will assess when the application is formally referred from DTP.</li></ul>	<p>Comment acknowledged.</p>
<p><u>Documents to be provided with the application to the Responsible Authority</u></p> <ul style="list-style-type: none"><li>• Detailed site plan (scaled and dimensioned plans, including existing site plan, proposed site plan with setbacks from any water features on or near the site)</li><li>• Site photos</li><li>• Copy of title (less than 3 months old)</li><li>• Copy of any restrictions registered on title (e.g. Section 173 Agreement)</li><li>• Written summary of the proposal</li></ul>	<p>The development application includes a number of development plans and specialist reports including development plans, site photos and a written summary of the proposal.</p> <p>A copy of the title for the subject lot has been included with the application material.</p>
<p><u>Report(s)/Assessment(s) required</u></p> <ul style="list-style-type: none"><li>• Land Capability Assessment (LCA) with respect to domestic wastewater treatment and disposal that complies with the requirements of the current EPA Guideline for On-site Wastewater Management and includes:</li><li>• A description of the topographic features of the site.</li><li>• A description of the soil profile and its properties with respect to sustaining disposal of wastewater.</li><li>• A calculation of the area required for wastewater disposal based on a full water balance specific to the site.</li><li>• 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.</li><li>• The distance of the wastewater disposal field to any waterways, dams or bores showing that these meet the</li></ul>	<p>The information requested has been included as of the Preliminary Engineering Assessment Report, Stormwater Management Plan and Egg Industry Design Philosophy Report.</p> <p>It is therefore considered that the potential for water quality impacts from the farm on groundwater or surface water is low and a Nutrient Risk Assessment for Surface and Groundwater is not required.</p>



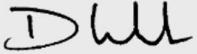
MATTER RAISED	APPLICANTS RESPONSE
<p>relevant setback requirements of the current EPA Guideline for On-site Wastewater Management</p> <ul style="list-style-type: none"><li>• Recommendations regarding the most suitable wastewater treatment and disposal systems given the constraints of the land.</li><li>• Stormwater Management Plan</li><li>• A Nutrient Risk Assessment for Surface and Groundwater, completed as per the Nutrient Risk Assessment method provided in Appendix C of the Egg Industry Environmental Guidelines (EIEG, Edition II, produced by Australian Eggs and dated May 2018).</li></ul>	

If you have any questions in relation to this matter, or require further information, please contact Paul Hanly on (07) 3220 0288.

Yours sincerely,

Paul Hanly  
Principal Planner

**PSA Consulting (Australia) Pty Ltd**

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
V2	18 November 2025	FINAL	Paul Hanly	 David Ireland