PSA CONSULTING

POLLOCKS BLOCK – REARING FARM

TOWN PLANNING REPORT

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

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LIST OF ACRONYMS

AECL	Australian Egg Corporation Limited
AHD	Australian Height Datum
CHMP	Cultural Heritage Management Plan
EVC	Ecological Vegetation Class
Ha	Hectare
LV	Low Voltage
ML	Megalitre
MSDS	Material Safety Dara Sheets
SCR	State Controlled Road
SIA	Social Impact Assessment
TIA	Traffic Impact Assessment
VCAT	Victorian Civil and Administration Tribunal
VPD	Vehicles Per Day

1. INTRODUCTION

1.1 APPLICATION OVERVIEW

PSA Consulting has been engaged by McLean Farms Australia Pty Ltd to prepare this Planning Report in support of a Planning Permit Application for the proposed development of a Poultry Farm (Rearing Farm) for the rearing of layer birds from day old chicks from until they reach point-of-lay (around 17 weeks old). The proposed farm will accommodate eighteen (18) purpose built rearing sheds containing a maximum of 720,000 birds. The sheds will be delivered in two stages with twelve (12) sheds in Stage 1 and six (6) sheds in Stage 2.

The proposed sheds will be supported by ancillary services and infrastructure including a staff office and amenities building, workshop, water treatment, feed silos and a truck wash. The farm will also include construction of an access driveway connecting to Davis Road, internal driveways, parking and manoeuvring areas, and an extension of the electricity network. Water supply will be provided by extension of the existing supply infrastructure and licenses servicing the existing cropping activities.

The proposed farm will operate in accordance with all requirements outlined in The Egg Standards of Australia quality assurance program and will adopt best practice animal welfare and biosecurity practices.

The site is located within the Farming Zone under the Campaspe Planning Scheme which is intended to provide for the use and development of land for the agricultural purposes, including poultry farms. As the project involves an agricultural use with a capital value of greater than $10 million, the project is classified as Significant Economic Development, and the Minister for Planning (via the Development Facilitation Program) will be the responsible authority for determination of the application.

The proposed Rearing Farm is an important part of the proposed cluster of McLean Farms on land within Torrumbarry including:

- The Warwick's Block – Cage Free Egg Layer Farm (1,280,00 birds).
- The T-Block – Cage Free / Free Range Layer Farm (800,000 birds) and ancillary composting facility.

This application is lodged concurrently with these projects and the potential cumulative impacts are considered within all supporting technical reports.

As demonstrated in this report and the attached technical investigations, the proposed development has been assessed against all applicable State and Local Government planning codes and is considered to comply with all relevant criteria. Further, as a result of the implementation of best practice management procedures, the proposed rearing farm is not predicted to result in any significant or unacceptable environmental impacts on the site or surrounding area.

Accordingly, the proposed development is recommended for approval.

1.2 MCLEAN FARMS

McLean Farms is a privately owned family company with a long history in the Pittsworth Region in South East Queensland. The company provides high quality food products throughout Australia and provides employment for over 250 staff. The business operations are vertically integrated, meaning that the business incorporates all aspects of egg production, including chick rearing and egg production. Their current product range includes cage free, free range and cage eggs for the Australian domestic market, predominantly sold as Sunny Queen Eggs.

In response to the current egg shortage and forecast increase in demand for eggs and egg products across Australia, McLean Farms Australia Pty Ltd are increasing production. At present, McLean Farms Australia Pty Ltd operations are predominantly located in South East Queensland, from where eggs are exported throughout Australia. The McLean Farms Torrumbarry project will provide a new egg production cluster to meet current and future demand, and more efficiently supply major markets in Victoria and New South Wales.

1.3 AUSTRALIAN EGG INDUSTRY CONTEXT

Research undertaken by the Australian Egg Corporation Limited (AECL) indicates that the production of eggs in Australia has increased to 266 eggs per person per year in 2023-24 financial year, from 263 eggs per person per year in the 2022-23 financial year.

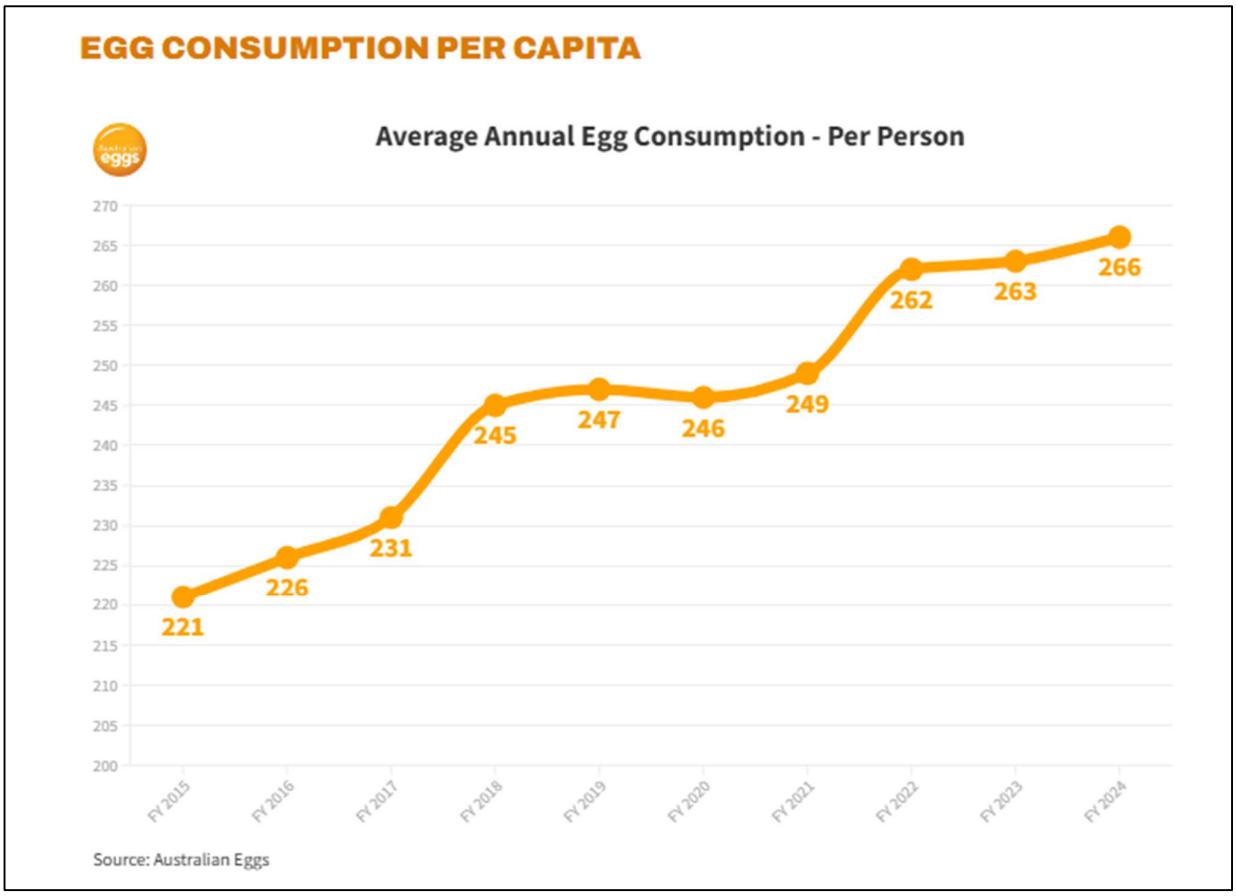

Figure 1: Average Annual Egg Consumption (AECL, 2023)

The demand for eggs has steadily increased over several consecutive years. Within this demand, the supermarket sales of free range eggs has continued to increase, with sales of free range eggs making up 57.4% of the sales volume of the eggs sold in Australia in 2023-2024 financial year (refer to Table 1).

Table 1: Supermarket Sales by Farming System (AECL, 2023)

FARMING SYSTEM	SALES VOLUME (2023-2024 FINANCIAL YEAR)
FREE RANGE	57.4%
CAGE	19.7%
BARN-LAID	20.9%
SPECIALITY	2.1%

1.4 CONCURRENT APPLICATIONS

As outlined above, this development application is lodged concurrently with 2 separate development applications for other aspects of the McLean Farms Torrumbarry Project including:

- The Warwick's Block - Cage Free Layer Farm (1,280,000 birds).

- T-Block – Cage Free / Free Range Layer Farm (800,000 birds) and composting facility.

Each application is similarly defined as a **Poultry Farm** and have individual capital values of greater than $10 million and are therefore also classified as Significant Economic Development with the Minister for Planning (via the Development Facilitation Program) triggered as the responsible authority for assessment and determination of the applications. A summary of these concurrent applications is provided in **Table 2** and the location of each project is shown in **Figure 2** below.

While subject to separate applications, the potential cumulative impacts of these concurrent applications are considered within this planning report and the supporting technical reports (including odour, noise and traffic etc).

Table 2: Concurrent Applications

ITEM	WARWICK'S BLOCK	T-BLOCK CAGE FREE / FREE RANGE LAYER FARM
ADDRESS	2952 Murray Valley Highway, Torrumbarry	192 Baillieu Road and Chrystal Road, Torrumbarry
PROPERTY DESCRIPTION	Lot 16~7 on PP3663 Lot 16A~7 on PP3663 Lot 18~7 on PP3663 Lot 19~7 on PP3663 Lot 12~7 on PP3663 Lot 12A~7 on PP3663 Lot 2 on PS429220	Lot 2 on PS403267 Lot 1 on LP86931 Lot 1 on PS547702 Lot 2 on PS547702 Lot 2 on PS404891 Lot 23~3 on PP3663 Lot 24~3 on PP3663 Lot 18A~3 on PP3663
PROPOSED USE	Poultry Farm – Layer Farm	Poultry Farm – Cage Free / Free Range Farm and Ancillary Composting
PROJECT DESCRIPTION	• Construction of a new poultry egg layer farm for production of eggs for human consumption. • The farm will accommodate a maximum of 1,280,000 layer birds within 16 purpose built, best practice layer sheds. These sheds will be delivered in two stages: ○ Stage One: 8 sheds. ○ Stage Two: 8 sheds. • The farm is intended to operate as a cage free layer farm whereby the birds will be free to move around but will always be contained within the proposed sheds.	• Construction of a new poultry egg layer farm for production of eggs for human consumption. • The farm will accommodate a maximum of 800,000 layer birds within 20 purpose built, best practice layer sheds. These sheds will be delivered in two stages: ○ Stage One: 10 sheds. ○ Stage Two: 10 sheds. • The farm is intended to operate as a free-range layer farm whereby the birds are provided with daily access to the range areas, however, the sheds will be constructed to allow them to operate as free range or cage free sheds as required. • The farm includes an ancillary composting facility which will accept manure and floor litter directly from T-

ITEM	WARWICK'S BLOCK	T-BLOCK CAGE FREE / FREE RANGE LAYER FARM
		Block as well as the other Torrumbarry Farms.

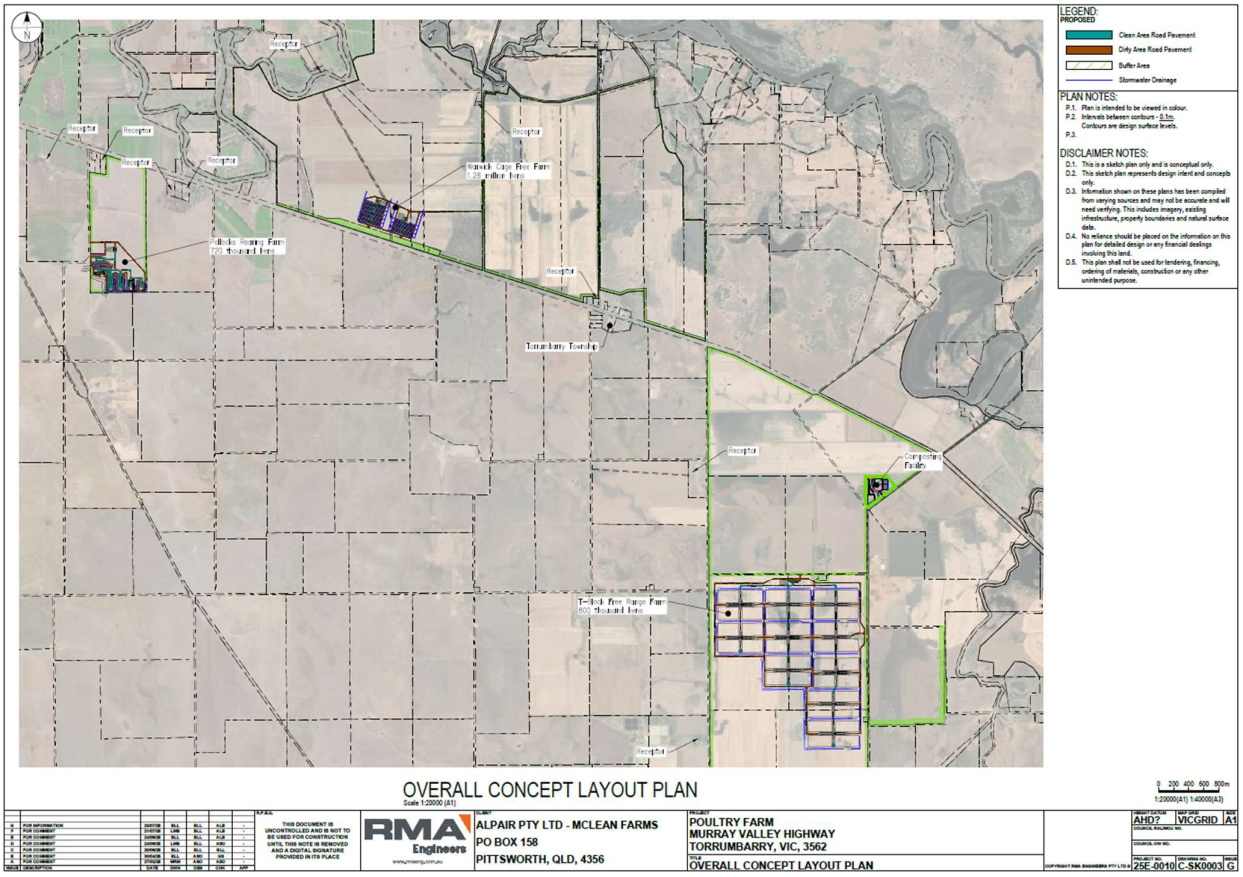

Figure 2: Mclean Farm - Torrumbarry Projects

2. THE SITE

2.1 SITE OVERVIEW

Table 3 provides an overview of the key site details and application aspects that are applicable to the project.

Table 3: Site Details

ITEM	DETAIL
ADDRESS	Murray Valley Highway, Patho
PROPERTY DESCRIPTION	Lot 4 on LP206281
TOTAL SITE AREA	124.4 hectares
REGISTERED OWNER	McLean Farms Australia Pty Ltd
APPLICANT	McLean Farms Australia Pty Ltd
EXISTING USE	Cropping
PROPOSED USE	Poultry Farm
PLANNING SCHEME	Campaspe Shire Council
ZONING	Farming Zone
OVERLAYS	Land Subject to Inundation Overlay (part)
BUSHFIRE PRONE	Yes
CULTURAL HERITAGE SENSITIVITY	No

PLANNING PERMIT TRIGGERS	• Poultry Farm
	  ○ Clauses 35.07 – 1
	• Poultry Farm Building & Works
	  ○ Clauses 35.07-4

2.2 SITE LOCATION

The proposed Pollock's Block Rearing Farm is located on land fronting the Murray Valley Highway and Davis Road within Patho approximately 25 km west of Echuca. The land has an area of 124.2 ha.

Figure 3: Site and Surrounds (Google Earth)

McLean Farms Australia Pty Ltd sees the Torrumbarry Property, and the surrounding area as an ideal location for expansion and the increase in egg production capacity. This is due to the geographic, infrastructure and commercial attributes in the region which provide the opportunity for development of a new Integrated Egg layer farm. These attributes of the subject site include the following:

- Access to large quantities of locally grown grain and key ingredients to poultry feed.
- Available feed mills with suitable expertise which allow production of high-quality poultry feed blends suitable for egg layer birds.
- Proximity to major markets (including both Melbourne and Sydney) and efficient access to the State Road network.
- An ideal climate in terms of temperature and humidity for egg production.
- Access to high quality and reliable water sources as well as existing supply infrastructure.
- Access to key infrastructure networks including roads, power, and telecommunications.
- Ideal land types and topography which is suitable for the construction of the necessary layer sheds.

- Historically cleared land with minimal development constraints which would restrict development of the project.
- Separation from other poultry farms and land uses which would present a biosecurity risk.
- A large land holding, available for purchase, which has sufficient space for construction of an integrated egg layer operation.

This combination of factors is present in very few locations and as such, the purchase of the Torrumbarry Property and the development of an integrated egg layer operation on part of the site is of critical importance of McLean Farms Australia Pty Ltd and more broadly for the egg industry across Australia.

2.3 PHYSICAL ENVIRONMENT

2.3.1 Topography And Drainage

The subject site is located in the Murray Valley and the topography is very flat with a very gentle slope from Murray Valley Highway, North to the Murray River. The site is situated at approximately 90m AHD, with little topographic variation, apart from irrigation channels, and farm roads across the development area. The site is situated approximately 500m from the nearest tributary to the Murray River and approximately 6.5km from the Murray River itself.

2.3.2 Soils And Geology

The 1:250,000 scale Bendigo Geological Map published by the Geological Survey of Victoria in 2001 indicates that the surface and near-surface geology of the site comprises of Tertiary Quaternary age Shepparton Formation: clay, sand, silt, poorly sorted lenticular gravel, dissected flood plain alluvium (terraces 1-10 metres above present river channels and well-developed soil 2-3 m thick).

2.3.3 Climate Data

Torrumbarry has a semi-arid climate, typically characterized by hot summers and mild winters. The temperature in Torrumbarry can vary significantly throughout the year with the hottest temperatures observed in January with a mean temperature of 31.1 degrees Celsius and the coldest temperatures occur in July with a mean temperature of 13.5 degrees Celsius. Torrumbarry experiences a relatively low annual rainfall compared to other regions in Victoria with an average of 400 millimetres per year, a majority of which occurs during the winter months. Prevailing winds are predominantly from the south and west.

2.3.4 Vegetation

The proposed development footprint consists of land that has been extensively for the cropping grains and cereals. As a result, no native vegetation communities or significant trees are impacted by this proposal.

2.4 INFRASTRUCTURE AND SERVICES

2.4.1 Road Access

The subject site has frontage to the Murray Valley Highway and Davis Road. The Murray Valley highway is located along the northern boundary with Davis Road along the western boundary. Access to the site is proposed to be obtained via a new crossover to Davis Road, situated approximately 1400m south of the Highway.

The Murray Valley Highway is a State Controlled Arterial Road (SCR) under the Victorian Planning Scheme. The highway predominantly follows the state border line of Victoria (VIC) and New South Wales (NSW) between Euston, NSW in the west and Corryong, VIC in the east (approximately 663 kilometres in length). The Murray Valley Highway consists of the following characteristics:

- Two-way, two-lane configuration.
- Sealed carriageway width of approximately 9-10m.
- 3.5m wide lanes.

- 1.5m wide shoulders.
- Road reserve width of 60m.
- Posted speed limit of 100km/h.
- 2025 daily traffic volumes of approximately 3,500 vehicles per day (vpd).

Davis Road is a two-way undivided road that runs predominantly north- south and connects the Murray Valley Highway in the north with Mount Terrick Road in the south. The road is a partially sealed and is classified as an Access-Rural Road. Davis Road consists of the following characteristics:

- Two-way configuration.
- Partially sealed carriageway (sealed approximately 300m from the Murray Valley Highway) with a sealed pavement width varying between approximately 4-6m, and gravel shoulders ranging between 1-3m.
- Approximately 7-10m unsealed gravel carriageway continues to the south of the paved section.
- Traversable verges (varying between 1-5m).
- No line marking.
- Road reserve width of approximately 20m.
- Unsigned rural default speed limit (100 km/h).
- 2025 daily traffic volumes of approximately 110vpd (with 75% heavy vehicle proportion).

The intersection of the Murray Valley Highway / Davis Road consists of a priority controlled, T intersection, with 'Give-Way' signage on the Davis Road leg. Each leg of the intersection consists of one approach lane and one departure lane. The intersection allows all turning movements and has shoulder on the eastern approach that act as quasi basic left turn provisions.

Davis Road provides access to the Veolia Patho Landfill site to the south of the proposed rearing farm site. Davis Road experiences a high proportion of heavy vehicle traffic associated with the landfill site. It is understood that Council currently have plans to upgrade Davis Road and its intersection with the Highway.

2.4.2 Water Supply

The site is not current serviced by potable water connections but there is water infrastructure that has been identified in the area.

The water entitlements associated with the Torrumbarry Aggregation of properties consists of two types of entitlements, "Water Share" and "Take and Use" licences.

- The water share licences consist of two classification, "High Reliability" and "Low Reliability" based on the annual reliability of water being available to allocate to each licence from either the 7 Vic Murray River Scheme or the 1A Goulburn River Scheme.
- The Take and Use Licences are opportunistic water harvest licences that allow for capturing surplus water during high rainfall and river flooding events across the Murray Goulburn irrigation area.

The irrigation water allocation from the Murray Goulburn Irrigation Scheme totals 4319 Megalitres (ML) of which 1939.1 ML is identified as high reliability water.

2.4.3 Waste Water

The subject site does not have access to Council's reticulated sewer network.

The staff amenities within the proposed sheds will be connected to standard septic systems.

2.4.4 Power

The subject site is serviced by the electrical provider Powercor. Low Voltage (LV) Cables will be extended into the site from the existing infrastructure on Murray Valley Highway.

3. ENGAGEMENT

3.1 PRELODGEMENT MEETINGS

Prelodgement meetings regarding the McLeans Torrumbarry Project have been held with various state agencies including the following:

- Environment Protection Authority Victoria – 27 February 2025.
- Agriculture Victoria – 3 March 2025.
- Agriculture Victoria, Environment Protection Authority Victoria, Office of Minister for Planning & Campaspe Shire Council – 18 March 2025.
- Powercor – 1 April 2025, 17 April 2025.
- North Central Catchment Management Authority – 10 April 2025.
- Department of Energy, Environmental and Climate Action – 11 April 2025.
- Powercor – 17 April 2025;
- Campaspe Shire Council – 17 April 2025.
- Development Facilitation Program – 29 April 2025.

The feedback provided at these meetings have guided the finalisation of the project plans and preparation of the application material.

3.2 COMMUNITY ENGAGEMENT

In order to inform the local community about the project and provide opportunities for neighbours and surrounding land owners to ask any questions, McLean Farms has undertaken voluntary consultation as part of the preparation of the planning permit applications.

In particular, the consultation activities have included:

- **Voluntary Meetings** were held with 31 nearby landowners between 7 - 8 August 2025. This included the opportunity to discuss project directly with Mclean Farms Executive Staff and key members of the project team.
- A **Community Meeting** was held in Torrumbarry on the evening of 20 August 2025. This included a presentation identifying and describing all parts of the project, a question and answer session with the McLean Farms Executive Staff and key members of the project team, and unstructured opportunities for further discussion with the project team. The Community Meeting was attended by 75 people from the surrounding area and interested people from a wider area including Echuca and Gunbower.
- An online **Community Survey** was also established to provide an opportunities for people to provide further feedback or ask questions of the project team after the above consultation activities. To date 12 responses have been received and where required are being responded to the project team.

The above activities were initiated by McLean Farms to inform and engage with the surrounding local community and provide accurate information regarding the proposed farms, their operations and the assessment process. McLean Farms understands the importance of establishing positive long-term relationships with their neighbours in the communities in which they operate and are committed to delivering and operating the proposed farms in a manner which aligns with community expectations and maximises the benefits to the local area.

4. PROPOSED DEVELOPMENT

4.1 PROJECT OVERVIEW

PSA Consulting has been engaged by McLean Farms Australia Pty Ltd to prepare this Planning Report to support the Application for a Planning Permit for the proposed development of a Poultry Farm (Rearing Farm) for the rearing of layer birds from day old chicks from until they reach point-of-lay (around 17 weeks old). The proposed farm will accommodate eighteen (18) purpose built rearing sheds containing a maximum of 720,000 birds. The sheds will be delivered in two stages with twelve sheds in Stage 1 and six sheds in Stage 2.

The proposed poultry farm, related operations and infrastructure includes:

- The construction of 18 sheds that are 94m long, 12m wide, and 4.475m high each containing a maximum of 40,000 Birds.
- Supporting infrastructure and services including:
    - Bio-secure perimeter fencing around the site.
    - Farm access driveway connecting to Davis Road.
    - Staff carparking areas.
    - Truck wash.
    - Internal access roads and manoeuvring areas providing access to each shed.
    - Water treatment plant and water storage tanks.
    - Feed Storage Silos and conveyance infrastructure.
    - Staff amenities and office building.
    - Maintenance workshop.
    - Fumigation building.
    - Manure transfer area.
    - Ancillary earthworks.

The proposed site plan is shown in **Figure 4** below. The complete set of Proposed Development Plans is included as **Appendix 1.**

The proposed rearing sheds will receive day old birds from a hatchery, which will be housed in the sheds until they reach point-of-lay (around 17 weeks), after which they are transferred to the applicants proposed egg layer farms also to be constructed within Torrumbarry.

The sheds will contain aviary systems which allow the birds to utilise both the ground level and the vertical space within the shed. New birds will be placed in the lowest level and temporarily restricted to this level until they are developed enough to move between levels. As the birds grow, additional levels will be opened, and older birds have access to the entire aviary system. Each aviary shelf will allow for feed and water delivery along the length of the shed.

The layout to the proposed farms has been specifically designed with consideration for a range of factors including:

- Compliant buffer distances to sensitive receptors in accordance with the EPA Guidelines.
- Location of development within historically cleared and cultivated areas wherever possible.
- Flooding, stormwater and earthworks considerations.
- Provision of efficient access to the existing road network.
- Meeting all Animal Welfare and Biosecurity Requirements.
- Provision of efficient connections to power, water supply and telecommunications infrastructure.

The proposed farm will operate in accordance with all requirements outlined in The Egg Standards of Australia quality assurance program and will adopt best practice animal welfare and biosecurity practices across the farm.

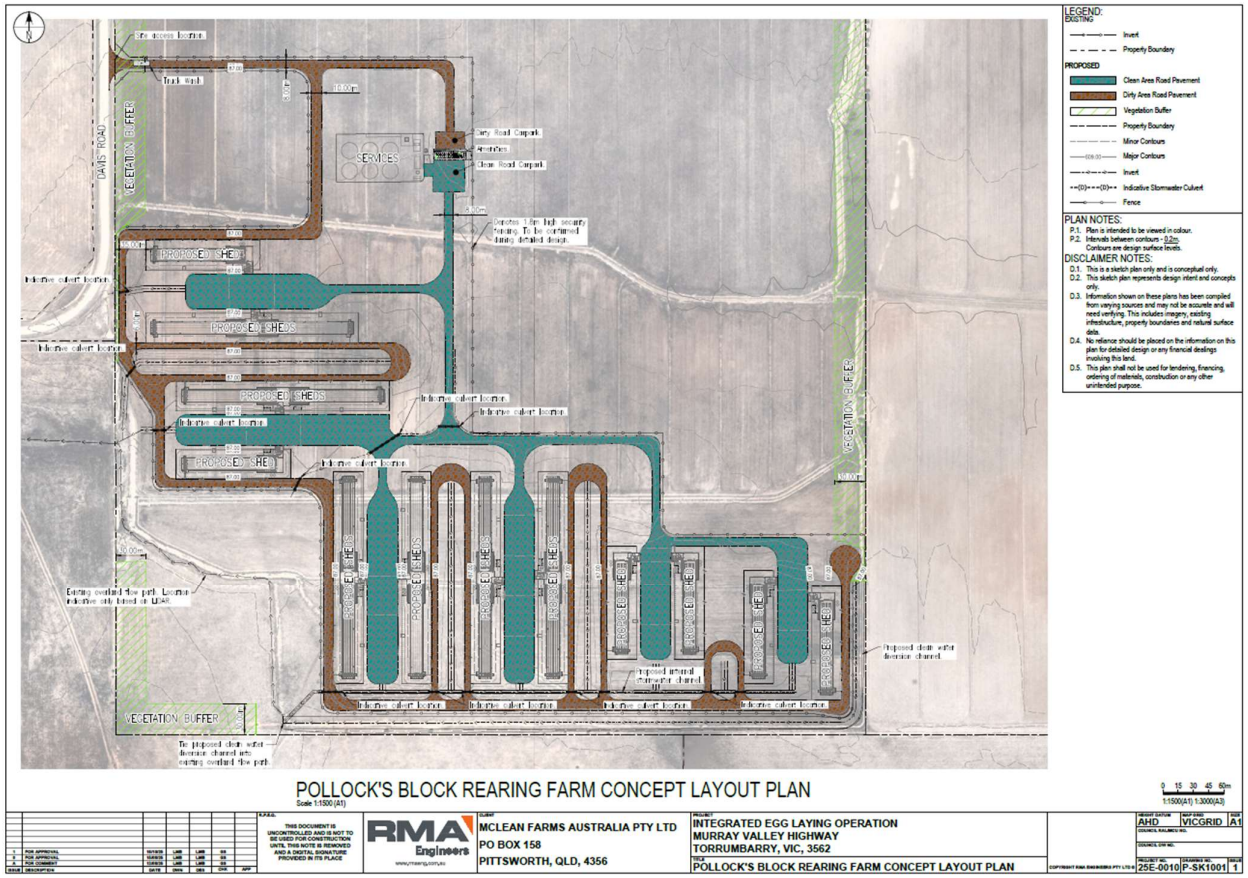

Figure 4: Proposed Development (RMA, 2025)

A summary of the key characteristics of the proposed development is provided in **Table 4**, with detailed site plans provided in **Appendix 1**. Further details in relation to the design and operation of the farm are provided in the following sections.

Table 4: Development Overview

ASPECT	DESCRIPTION
NUMBER OF SHEDS	• 18 naturally and mechanically ventilated rearing sheds (94m x 12m each)
SUPPORTING INFRASTRUCTURE	• Bio-secure perimeter fencing around the site. • Farm access driveway connecting to Heppell Road. • Staff carparking areas. • Truck wash. • Internal access roads and manoeuvring areas providing access to each shed. • Water treatment plant and water storage tanks. • Feed Storage Silos and conveyance infrastructure. • Staff amenities and office building. • Maintenance workshop. • Manure transfer area. • Ancillary earthworks.
STAGING	• Stage 1: 12 Sheds (480,000 Birds)

	• Stage 2: 6 Sheds (240,000 Birds)
SHED POPULATION	• 40,000 birds per shed
FARM POPULATION	• Total of 720,000 birds
HOURS OF OPERATION	• 24 hours a day, 7 days a week
PRODUCTION CYCLE	• A Typical Cycle is 19 weeks. • 17 Weeks for rearing of layer birds (Day old to 17 weeks). • 2 Weeks for shed cleaning, sanitation and set up for a new flock.
EMPLOYEES	Operational Jobs: 20 FTE

4.2 STAGING

The development will be constructed in two stages with twelve sheds in Stage 1 and six sheds in Stage 2 as shown in **Figure 5**. Please see the Preliminary Staging Plan included in in **Appendix 1** which identifies the proposed staging of the sheds and supporting infrastructure. It is important to note that staging is indicative only, and elements of the project may be brought forward in response to market demand.

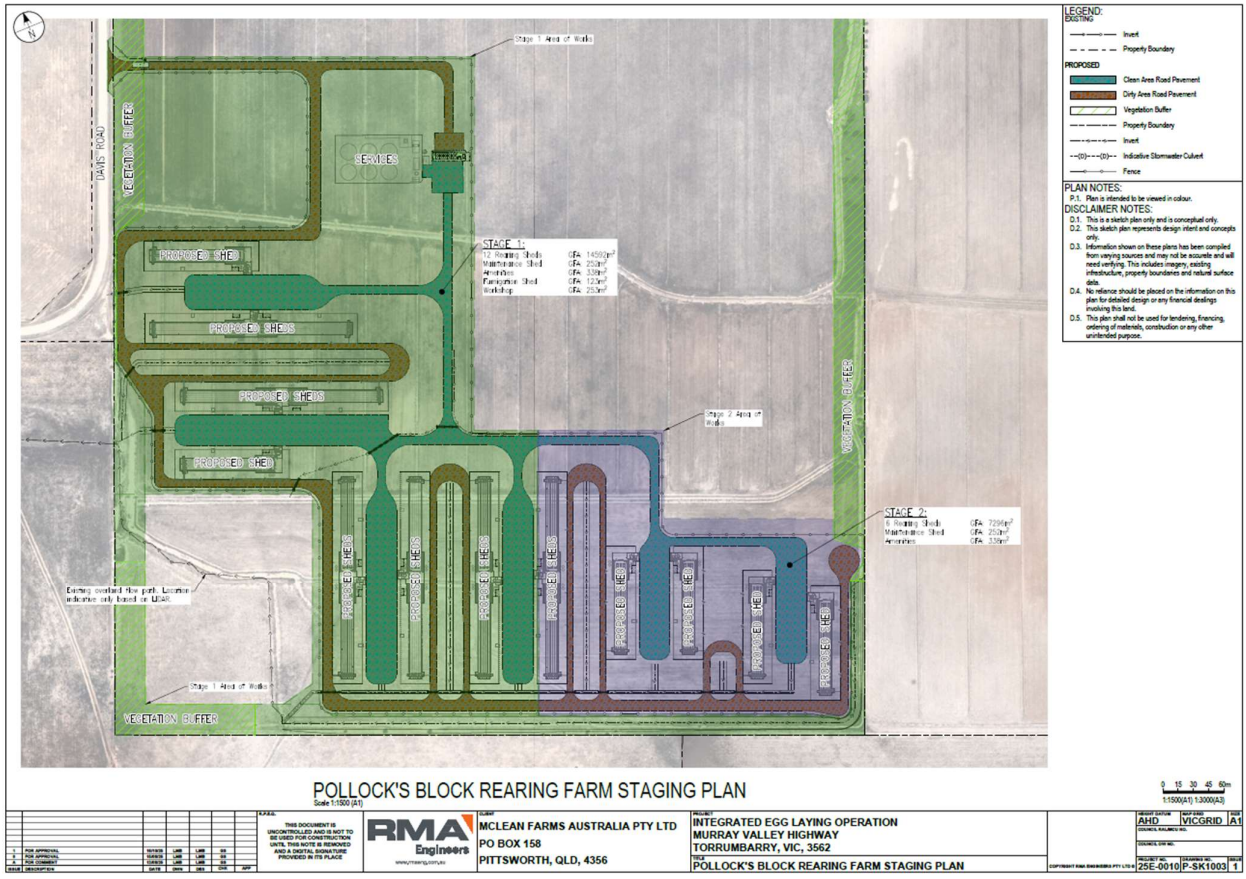

Figure 5: Staging Plan (RMA, 2025)

4.3 BUILT INFRASTRUCTURE

4.3.1 Rearing Sheds

The proposed rearing farm will consist of 18 rearing sheds, in either a single or pigeon pair configuration. Individually, each shed will be approximately 94m long, 18.5m wide, and have a maximum height of 4.475m. The 18 sheds will be constructed on a concrete slab. Architectural Plans of the sheds are provided in **Appendix 1**.

The sheds will be ventilated with cooling fans mounted within the wall at one end building for cooling to be used in instances where the temperature is greater than 29ºC.

The sheds will contain aviary systems which allow the birds to utilise both the ground level and the vertical space within the shed. New birds will be placed in the lowest level and temporarily restricted to this level until they are developed enough to move between levels. As the birds grow, additional levels will be opened, and older birds have access to the entire aviary system. Each aviary shelf will allow for feed and water delivery along the length of the shed.

The rearing module, which includes feed and water lines, will run internally along the length of each shed and will be supplied by external feed silos and water storage tanks. Feed pans and water nipple drinkers will be spaced along these lines at regular intervals to ensure birds can easily access food and water at all times.

Manure belts will be located under each shelf in the aviary system to capture most of the manure deposited within the shed. These conveyor belts will transport manure to an external chute which will enable trucks to be loaded.

Manure is collected twice a week from belts located within the aviary system and delivered to an external compost facility. Removing manure regularly provides a better environment for the birds within the shed and reduces the risk of odour emissions.

The proposed shed plans are shown in **Figure 6** and **Figure 7** below.

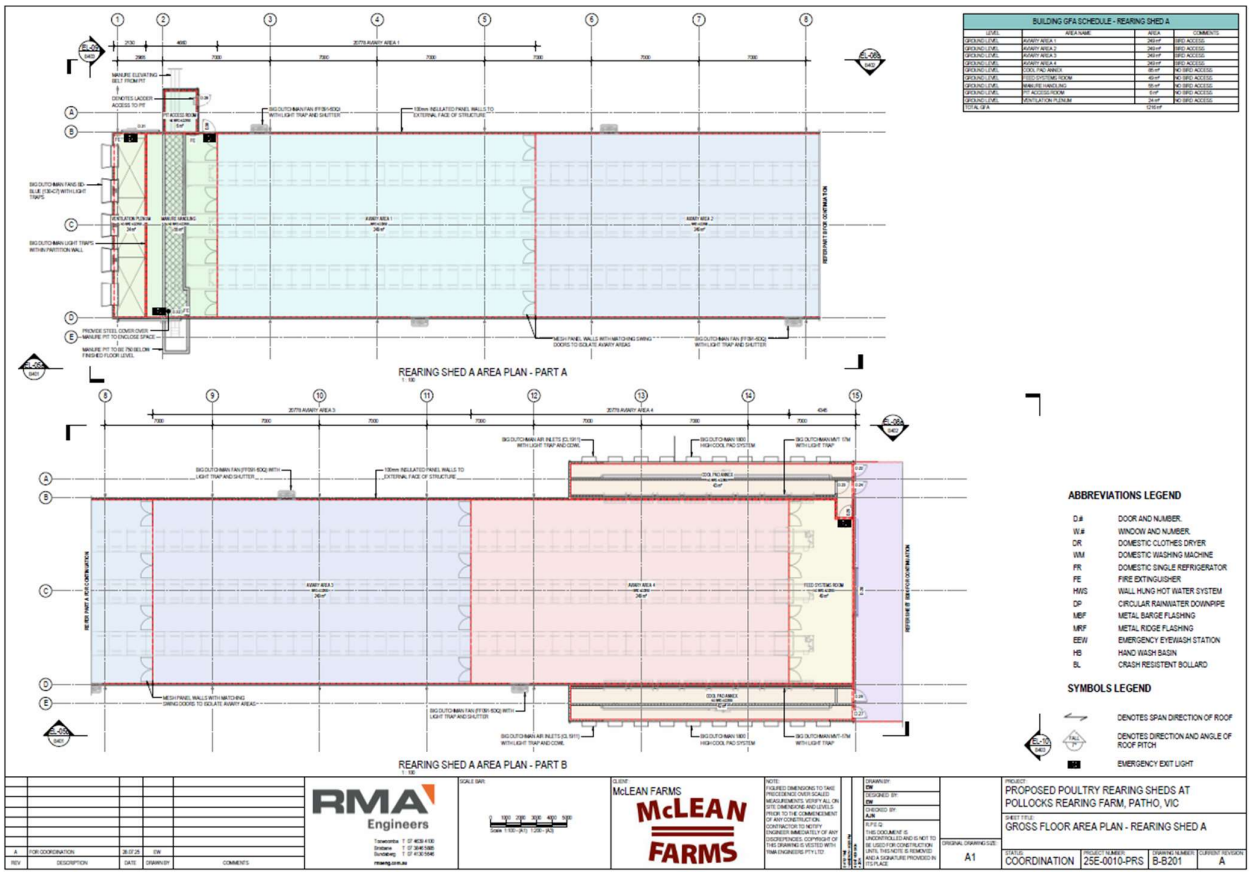

Figure 6: Proposed Rearing Sheds - Site Plan

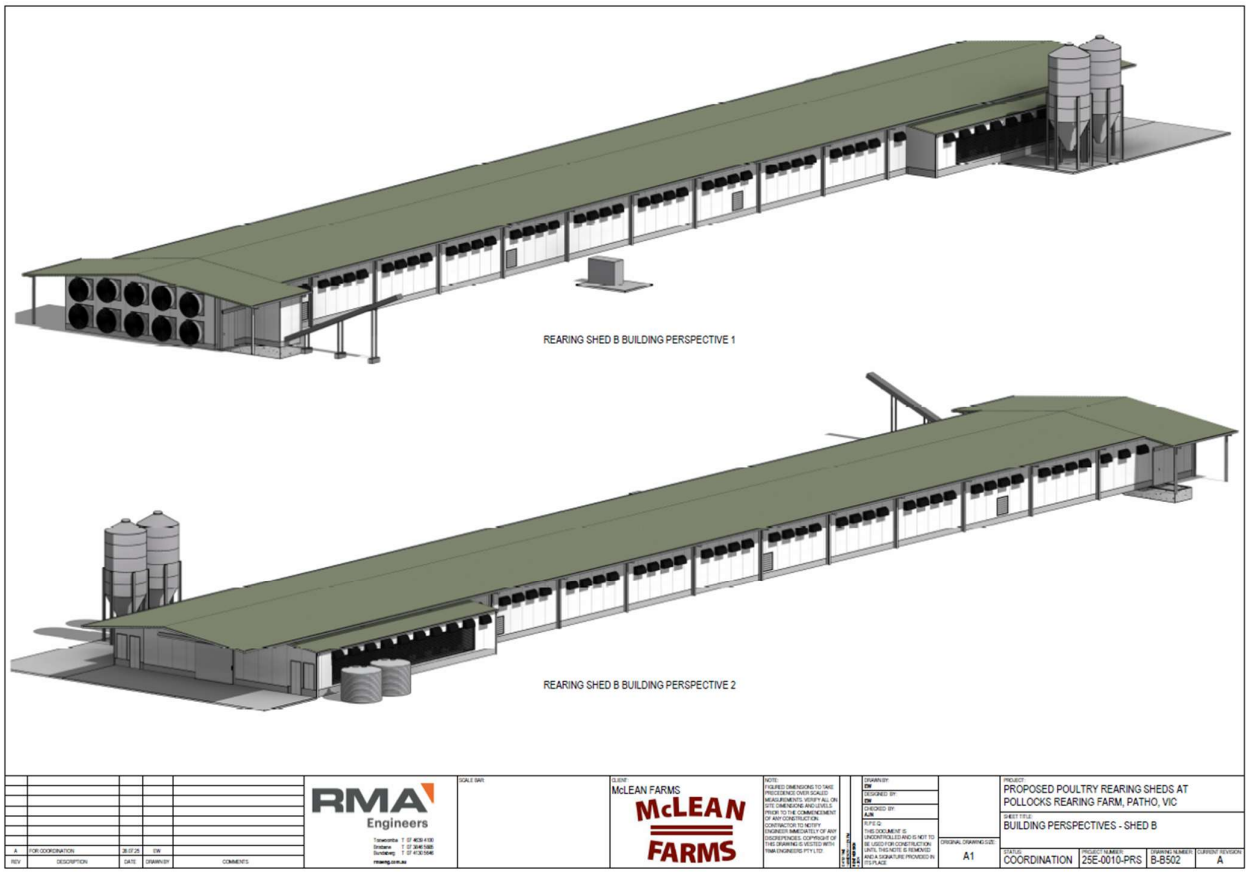

Figure 7: Proposed Rearing Sheds – Perspective

4.3.2 Fencing

Perimeter fencing will be installed around the entire farm (where the topography allows) to ensure the biosecurity and predatory animal free status of internal areas. The perimeter fencing will be 1.8m in height. The chain link design of all proposed fencing on the site will minimise visual impact while maintaining visibility across the site. Fencing will be positioned to meander around existing trees wherever possible to avoid vegetation removal.

4.3.3 Staff Amenities Buildings

A central staff amenities building will be provided for the farm, outside of the bio-secure rearing area. The building will contain the farm office, changing facilities, shower facilities, laundry, toilets, staff lunch room and multi-purpose area. This building will function as the entrance point for all staff prior to entry to the rearing sheds, as well as servicing staff and visitors who are on the farm but do not need to access the rearing sheds. The staff amenities building will have an overall length of 37.2m and a width of 10m.

An amenities block containing staff facilities will also be provided at each pair of sheds. The provision of staff amenities servicing individual or pair sheds will enable staff to remain within the bio secure rearing areas throughout their shift, removing the need to shower in and out to access a centralised amenities area. The amenities blocks will contain changing facilities, toilets, a control room and staff lunch room. The location of the amenity's blocks are shown on the site plans included in **Appendix 1.** The floor plan of the staff amenities building is provided in **Figure 8** below.

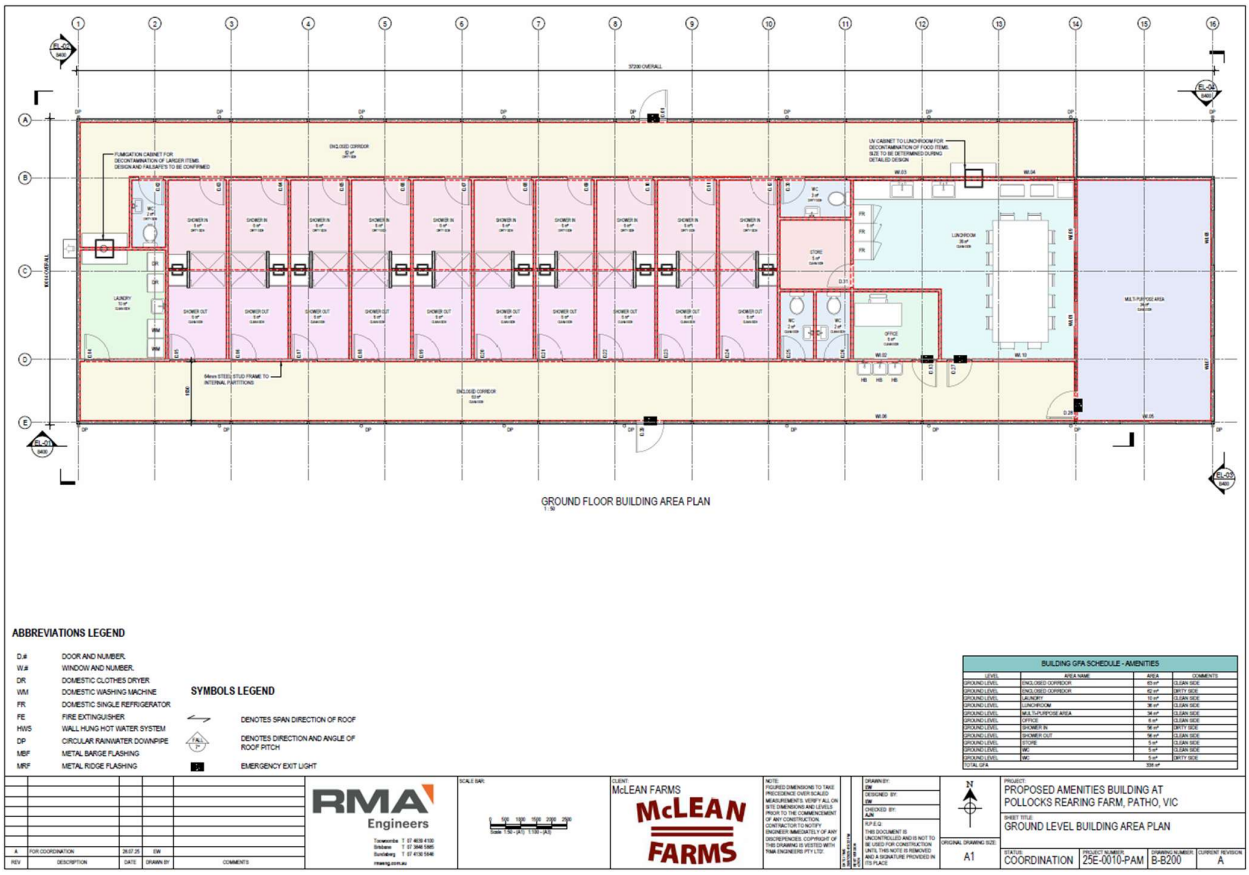

Figure 8: Staff amenities building – Floor Plan (RMA Engineers, 2025)

4.3.4 Maintenance Workshop

A maintenance workshop is proposed which will provide for the storage equipment, spare parts and workshop space for staff to maintain all aspects of the rearing farm. Similar to the rearing staff, maintenance staff will be required to shower into the bio-secure rearing area and will remain on farm until the end of their shift.

An amenities block containing staff facilities will also be provided at each pair of sheds. The provision of staff amenities servicing individual or pair sheds will enable staff to remain within the biosecure rearing areas throughout their shift. The maintenance building will be a colorbond shed, constructed on a concreate slab with a length of approximately 21.3m and a width of 11.9m. The maintenance shed is shown in **Figure 9** and in the development plans included as **Appendix 1**.

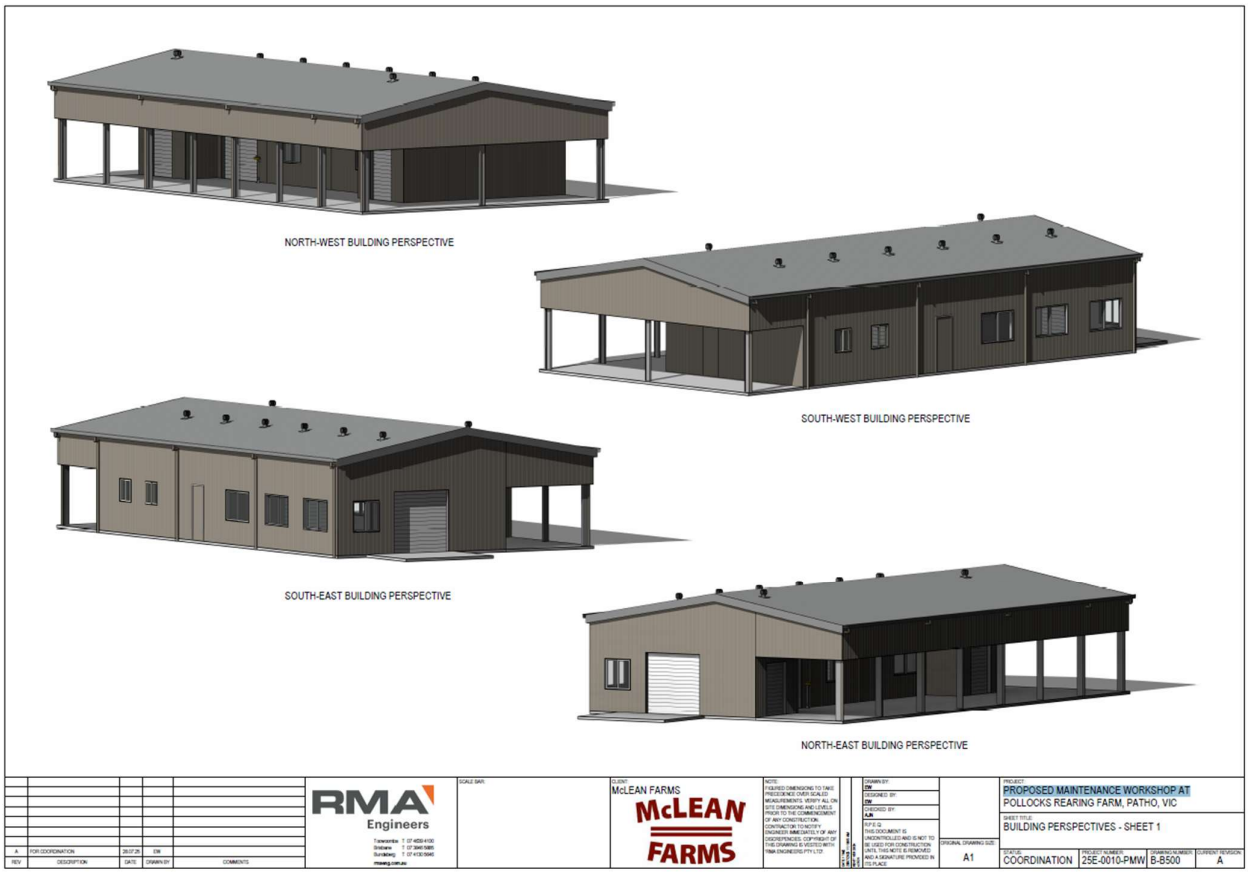

Figure 9: Proposed Maintenance Shed (RMA, 2025)

4.3.5 Access Roads And Parking

Access to the site is proposed to be obtained via a new internal driveway connecting to Davis Road, situated approximately 1400m south of the Murray Valley Highway. It is understood that Council plans to upgrade Davis Road to a rural access road (with 6.2m wide seal with 1.5m shoulders) in line with the Campaspe Shire Council requirements of the Local Government Infrastructure Design Manual (Version 5.5 June 2025) – Table 6: *Rural Road Characteristics and Standard Drawing 610: Typical Road Profiles Low Density Rural Access*.

The access driveway will be a 7m wide compacted gravel road that is suitable to accommodate heavy vehicles accessing the site for delivery of day-old chicks, feed, bedding material, the removal of manure and mortalities, and collection of reared birds when ready for placement.

The internal access roads are designed and located to ensure there is no direct contact between the bio-secure rearing areas and external operation of heavy vehicles. In this regard, activities such as manure and mortalities collection and feed deliveries can circulate around the farm but will remain outside of the internal fenced bio-secure rearing areas.

Staff vehicles will also enter and exit the site via the same driveway connecting to Davis Road and are provided with a designated parking area adjoining the Staff Amenities Building. Staff are required to shower in and out of the farm and as such, personal vehicles will remain outside of the bio-secure rearing area. An internal car park containing 16 parking spaces is also provided which will accommodate a fleet of "on farm" vehicles available for staff to move around within the bio-secure fencing. These vehicles will remain on-farm at all times.

4.3.6 Truck Wash

A truck wash will be provided on access driveway for the purpose of reducing the potential risk for transmission of disease pathogens via vehicles entering and exiting the site. All vehicles entering the farm will be required to pass through the wheel wash to remove dust particles from the wheels and chassis. The relatively small water volume

requirement for the wheel wash will be provided from the water storage tanks at the farm. The ground level plan of the truck was s proved in **Figure 10** below.

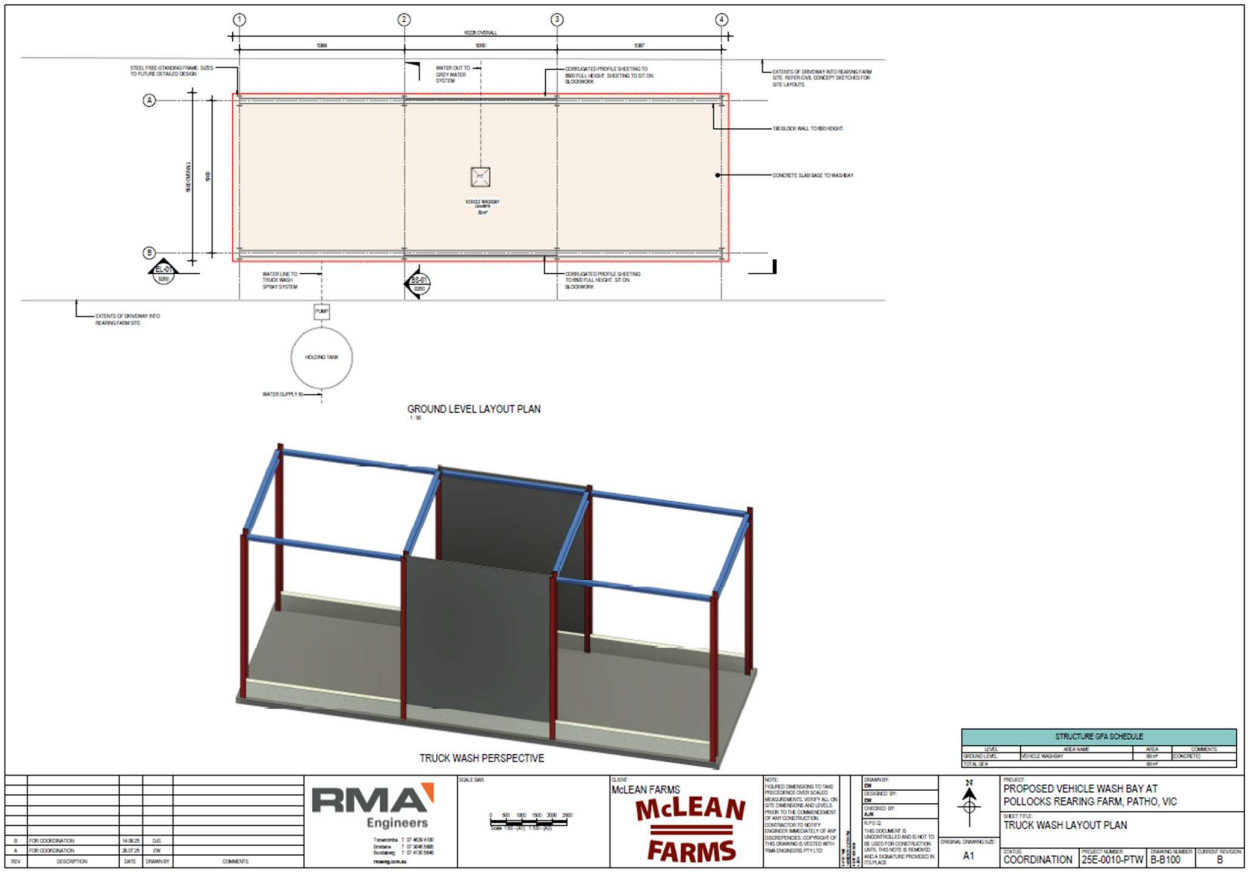

Figure 10: Truck Wash - Ground Level Plan (RMA, 2025)

4.4 EARTHWORKS

The shed locations have been chosen based on a number of criteria including suitable topography and the avoidance of vegetation. A level building pad will be created for the proposed buildings to ensure they provided with a minimum level 300mm above the 1% AEP flood level.

Since the site is located within an area that is prone to inundation, considerations will be made to minimise any cut heights to prevent surface water ponding. Grading onsite would be intended to direct stormwater flows away from the sheds and minimise waterlogging and ponding where possible.

All earthworks will be undertaken as part of the building works for each stage.

Please see the Earthworks Layout Plan in **Figure 11** and **Appendix 2** for further information on the extent of cut and fill associated with the proposed sheds.

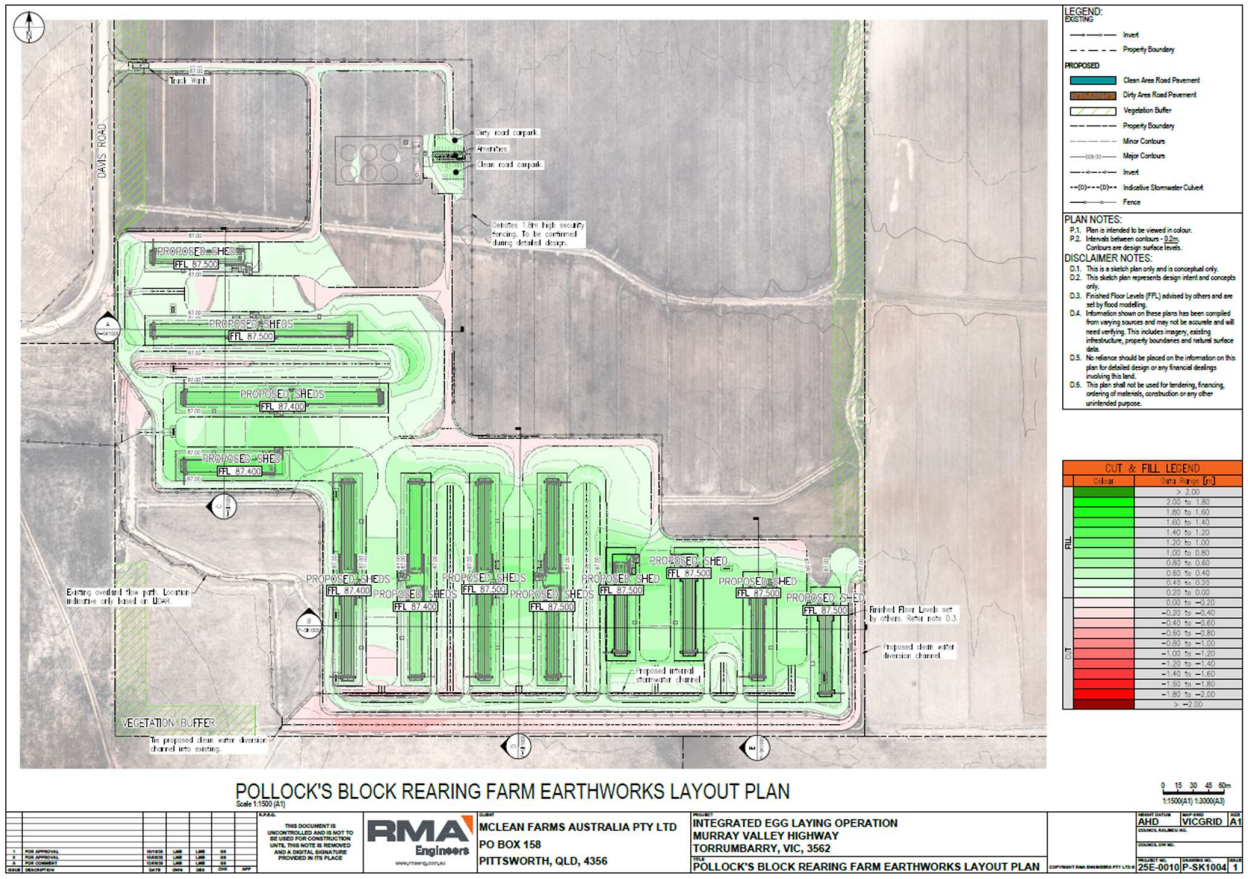

Figure 11: Bulk Earthworks Plan (RMA, 2025)

4.5 INFRASTRUCTURE AND SERVICES

4.5.1 Water Supply and Treatment

Clean water is a vital component for the well-being, health and productivity of the rearing birds poultry. Water is required for various activities to be undertaken on the farm including drinking water, cooling, washdown and sanitation and staff amenities. The rearing birds generate a demand 0.6L/Bird/Day, or a total of 432,000 Litres per day to service the 18 rearing sheds at full operation. Staff amenities will generate a demand of up to 3,040 litres per day. Total consumption for the farm will be in the order of 158 ML per annum.

As outlined above, the water entitlements associated with McLean's Torrumbarry project consist of two types of entitlements, "Water Share" and "Take and Use" licences which can be used to supply the farm. The Pollock's farm has access to the "high reliability" water allocation (1939ML) which has sufficient capacity to service the farm.

Water will be provided from these sources to the on-site reverse osmosis (RO) treatment plant, for treatment prior to use in the sheds. The reverse osmosis systems, treats the water to remove impurities and potential contaminants from the supply prior to uses. The system forces the untreated water through a semi-permeable membrane to filter out minerals, chemicals, viruses and bacteria, resulting in clean and safe drinking water suitable for poultry production.

Once treated, the water is held within the on-site water treatment tanks, prior to use on the farm. Buffer storage for at least 7 days is held with the tanks at all times to ensure there is sufficient supply to cover any breakdown or maintenance of the supply and treatment systems.

4.5.2 Wastewater Treatment

The subject site does not have access to Council's reticulated sewer network. The wastewater generated by the staff amenities and showers on the farm (~1,200 L per day) will be treated by multiple self-treatment septic tank systems local to each set of amenities.

Each individual blackwater treatment system would have an associated Land Application Area which can be accommodated by the site layout. Given the heavy clay soils identified in the geotechnical report it is anticipated that spray irrigation will be utilised. Based on the generation above, it is calculated at a total of 600m^2 of irrigation area will be necessary to service the development.

Processed water is generated during the shed operations including sanitation processes and shed washdown following a batch relocation. Processed water is intended to be treated onsite using an onsite processed wastewater treatment plant (PWTP). After water treatment, the water is suitable for irrigation and can be applied to cropping areas around the site.

4.5.3 Power Supply

The subject site is serviced by the electrical provider Powercor. Low Voltage (LV) Cables will be extended into the site from the existing infrastructure on Murray Valley Highway.

Power will be supplied via connection to Powercor's network. The energy requirements for the proposed development, and related ancillary infrastructure, including water pumps, will be provided in the future Network Connection Services Application. Upgrades to the existing electrical network are anticipated to ensure the current levels of services within the locality are maintained. To minimise the volume of electricity drawn from the network each shed will be provided with solar panels.

Backup generators will be installed on the site to ensure an uninterrupted power supply to the proposed development, in times of power outages. It is important for the proposed development to have an uninterrupted power supply to ensure that all powered systems continue to operate to avoid bird mortalities. The number and location of generators will be determined at a future date will depend on the size and capacity of available generators.

4.6 OPERATIONAL DESCRIPTION

4.6.1 Farm Operations

The operations cycle of a rearing farm is typically 19 weeks, with a maximum bird occupation of up to 17 weeks and a 'down time' of 1-2 weeks for the cleaning and sanitation of sheds in preparation for the next flock of birds. The typical operations cycle is comprised of the following steps:

Delivery of Day Old Chicks: Day old chicks are transported in crates designed to provide ventilation during transport to maximise bird welfare and delivered to the site from the nearest hatching facility located within the greater region. Birds are typically delivered to the site during periods when the temperature is cooler to ensure the birds are more settled, and to reduce the risk of mortalities. During the summer months, deliveries may occur at night when it is cooler, or in temperature-controlled transport. Bird transport may occur during the day in the cooler months. On arrival, the birds are immediately placed within the sheds.

Rearing Cycle: Birds are kept on site for 17 weeks from when they are one day old to grow and are able to be transferred to layer farms. The birds have constant access to food and water within the shed at all times of the day and night.

Removal of Birds: As the birds reach the end of their rearing cycle, they are removed from the sheds and transported to nearby layer farms within Torrumbarry in crates designed to provide ventilation during transport to maximise bird welfare. Similar to delivery, birds are transported during cool weather or at night.

Removal of Manure: The sheds include an aviary system with underlying manure belts which convey manure from the internal areas to the shed ends, where it can be collected via an external chute and loaded into waiting trucks. Manure will be removed from the sheds twice a week and is immediately transported off site in a covered truck for composting at the proposed T-Block Ancillary Composting Facility. Composted litter is then used as a soil additive material or fertiliser onsite. The manure transfer points at the end of each shed, enable transfer of manure from the bio-secure area on the site to an external truck without the need to come "on farm."

Bedding (sawdust) will be provided on the concrete shed floor at the start of each flock. The bedding material will be partially removed and composted two to three times during the cycle to maintain manageable bedding depth. When all birds have been removed from the sheds, the dry litter on the floor of the shed is removed and will be composted.

Cleanout: At the end of each cycle, and after birds and manure have been removed, the sheds are swept clean and washed using a high-pressure cleaner and approved disinfectant to reduce the risk of disease transition between flocks. After cleaning the sheds, they are opened and allowed to dry via evaporation with no water being discharged externally from the sheds. Additional cleaning activities include scrubbing feed troughs, flushing of water lines, scrubbing of equipment and clearing feed silos.

4.6.2 Hours Of Operation

The farm will operate 24 hours a day, 7 days a week. However, a majority of daily activity on site will be carried out between 6.00am and 6.00pm.

Operations outside of 6.00am and 6.00pm may include the delivery and collection of birds to and from the farm at the beginning and end of each cycle. Bird transportation occurs in accordance with the *CSIRO Model Code of Practice for the Welfare of Animals: Land Transport of Poultry* with transportation only occurring during periods when the temperature is cooler to reduce stress on the birds during transportation.

4.6.3 Staff Numbers

The poultry farm will create 20 full time equivalent employee positions including maintenance, managers, administration staff, husbandry specialists, and poultry service specialists. All staff members will be sourced from the local Patho/Torrumbarry community, wherever possible.

4.6.4 Waste Management

The majority of 'waste' associated with the proposed development is manure produced by the hens over the duration of the rearing cycle. As noted above, the sheds include an aviary system with underlying manure belts which convey manure from the internal areas to the shed ends, where it can be collected via an external chute and loaded into waiting trucks.

Manure will be removed from the sheds twice a week and is immediately transported off site in a covered truck for composting at the proposed T-Block ancillary composting facility. Composted litter is then sold and used as a soil additive material or fertiliser on local and regional farms.

Bedding (sawdust) will be provided on the concrete shed floor at the start of each flock. The bedding material will be partially removed and composted two to three times during the cycle to maintain manageable bedding depth. When all birds have been removed from the sheds, the dry litter on the floor of the shed is removed and will be composted.

Waste created from the sheds will be managed as per the following:

- The sheds will be checked for mortalities, and the birds will be placed in bins and removed off site daily to the T-Block ancillary composting facility;
- Spilt manure will be removed daily.
- Manure belts will remove manure from the sheds twice a week;
- Spent litter will be removed at the end of the rearing cycle and placed into a truck for removal from the site.
- All other solid wastes produced by operations on the site will be stored in impermeable waste containers and regularly collected by an approved waste transporter to an approved waste disposal facility.
- The staff amenities buildings will be connected to separate onsite septic systems.

The staff amenities at each pair of sheds will be connected to a septic system to appropriately treat sewerage waste generated within these uses.

4.7 DANGEROUS GOODS

Rearing birds does not require large quantities of chemicals or dangerous goods to be stored on site. The hazardous substances and dangerous goods are required for onsite operations include:

- Vermin baiting chemicals/products.
- Pests/Flies treatment chemicals.
- Herbicides/Vegetation poisons.
- Maggot Spot treatment chemicals.
- Petrol/Diesel + Oil + Coolant (Any chemicals/products used for machinery and vehicle operation).
- Gas.
- Sanitation chemicals for cleaning/disinfecting.
- General kitchen chemicals/products (in staffroom – cleaning products, medical supplies).
- Veterinary chemicals/treatments/ products for outbreaks or any vaccination products.
- Any feed supplements e.g. copper.

To minimise the risks associated with the use and storage of these goods, the following controls will be implemented at the farm:

- Handling and storage of any dangerous goods are to be undertaken in accordance with the relevant Material Safety Data Sheets (MSDS).
- Any hazardous liquid substances are to be contained within self-bunded tanks away from animals and poultry sheds.
- Any hazardous liquid substances are to be located adjacent to the amenities building only.
- Any hazardous solids are to be stored in suitable containers away from animals and poultry sheds.
- Any handling of hazardous substances should be followed by extensive equipment cleaning and sanitation process.

4.8 BIOSECURITY MANAGEMENT

Biosecurity plays a vital role in reducing the risk of disease and is an integral part of any successful poultry farm. Biosecurity refers to those measures taken to prevent or control the introduction and spread of infectious agents to a flock. It aims to prevent the introduction of infectious diseases and prevents the spread of disease from an infected area to an uninfected area.

McLean Farms have demonstrated strict biosecurity commitment over many years at their existing operations in Pittsworth, Queensland. The key biosecurity measures that will be implemented on this poultry farm includes but will not be limited to those outlined below.

4.8.1 Farm Isolation

The greater the separation distance between poultry farms, the less opportunity there is for disease spread. There are no poultry farms located within a 10km radius of the proposed farm.

4.8.2 Stormwater

The external stormwater management regime is designed to drain water away from the proposed sheds and avoid prolonged ponding of water to not attract wild birds or water fowl.

4.8.3 Staff Isolation Protocols

Disease organisms (pathogens) can survive for some time on people and their clothes and as such isolation in time is also important in providing a break between visits of personnel and equipment between farms. Time isolation allows equipment to be disinfected and allows personnel to shower and change clothing. In this regard, isolation periods ranging from 24-168 hours of time may apply to staff and visitors, between farm access and any potential interaction with other birds or poultry related facilities.

Staff members working in direct contact with poultry livestock are not permitted to keep domestic birds or other relevant species at species at their place of residence.

4.8.4 On-Farm Staff Movements

All staff are required to shower into the production areas. All equipment and objects taken into the farm are required to undergo a sanitisation process, including sanitation or UV treatment for small objects. Internally, each shed will be treated as its own biosecurity environment and staff in general will not go from shed to shed to avoid potential cross contamination between sheds. At the end of shifts, staff will also shower out of the facility.

4.8.5 Farm Signage

Signage will be installed to notify visitors of the biosecurity zones and what is required, including appropriate contact persons and any other access requirements.

4.8.6 Truck Wash

A truck wash will be provided on the access driveway which aims to reduce the potential risk for transmission of disease pathogens via vehicles entering and exiting the site. All vehicles entering the farm will be required to pass through the wheel wash to remove dust particles from the wheels and chassis. The relatively small water volume requirement for the wheel wash will be provided from the water storage tanks at the farm.

An appropriate chemical sanitiser (for example, Microgard 755N or Micro-4, which are commonly used on poultry farms) will be added to the wash water and sensors will trigger automatic operation as a vehicle drives over the facility. Wash down water will be captured in a tank below the wheel wash in a tank and will be allowed to evaporate or can be pumped out and disposed of via a licensed contractor if required.

4.8.7 Separate Internal Access Roads

The internal access roads are designed and located to ensure there is no direct contact between the bio-secure farming areas and external operation of heavy vehicles. In this regard, activities such as manure and mortalities collection and feed deliveries can circulate around the farm but will remain outside of the internal fenced bio-secure areas.

4.8.8 On-Farm Vehicle Fleet

An internal car park containing 14 parking spaces is also provided which will accommodate a fleet of “on farm” vehicles available for staff to move around within the bio-secure fencing. These vehicles will remain on-farm at all times. If any vehicle, equipment or machinery has to be bought into the biosecurity area, it is thoroughly washed and sanitized before entry, and again on exit.

4.8.9 Single Aged Flock

Vaccinated stock can become infected and show no clinical signs of the disease and can transfer the disease to younger and/or more susceptible birds. To reduce the risk for disease transfer and outbreak, the flocks placed within any given shed will all be of the same age with no new birds being introduced during a cycle.

4.8.10 Closed Flock

Birds in separate sheds may be exposed to different strains of organisms to which other flocks on the proposed farm may not have developed immunity to. In addition, birds may have been exposed to a disease organism and not have developed clinical signs of the disease. Moving apparently healthy birds into a disease-free flock can sometimes introduce disease to a clean site. For these reasons, once a flock is placed within a shed, no new birds will be introduced from any other sources.

4.9 EGG INDUSTRY GUIDELINES REVIEW

The Australian Egg Industry Environmental Guidelines provides a proactive guidance for the establishment and ongoing management of egg production farms in Australia to improve environmental management practices. As

outlined above, the proposed farm will operate in accordance with all requirements outlined in The Egg Standards of Australia quality assurance program and will adopt best practice animal welfare and biosecurity practices.

In this regard, an Egg Industry Design Philosophy Report has been prepared by RMA Engineers (see **Appendix 11)** to evaluate the development against the Egg Industry Environmental Guidelines and outline the necessary environmental mitigation strategies that have and will be applied to ensure best practice is delivered. In particular the following factors are considered:

Farm Location: Climate, land, flora and fauna and landscaping and vegetation.

Geotechnical Investigation: Borehole locations, geotechnical assessment, erosion and sediment control assessment and groundwater locations.

Proposed Facilities: Size, infrastructure, by-product storage and management, biosecurity and hazardous substances and dangerous goods.

Surface and Groundwater: Surface water assessment and control measures for shed design.

This report recommends the following mitigation strategies are implemented to achieve the requirements of the Egg Industry Environmental Guidelines:

- Prior to consumption, the water extracted from boreholes will require the following process:
    - UV Disinfection – the process of exposing water to ultraviolet light to kill and damage the DNA of harmful pathogens and bacteria. Following UV disinfection, water should be immediately utilised and not stored in tanks.
    - Chlorination – the process of adding chlorine to water to disinfect and make safe for consumption.
- The proposed development anticipates that byproducts including manure and spent litter are to be collected directly from the sheds and will be transported directly to the proposed composting facility located on the top section of T-Block.
- The by-product materials generated from the poultry rearing farm are intended to be stored and transported using the following considerations:
    - Individual sheds will have manure belts that will be scraped every two to three days or as required. By-product materials are to be collected and transported directly from the farms to the composting facility. By-product materials are not intended to remain onsite for any period of time following the manure scrape down.
    - During the cleanout stage – a two-week period of cleaning the sheds and facilities between batches of hens – litter will be removed and transported to the composting facility. Sheds are to be hosed out and sanitised, a grey water system with a grit chamber will be used to collect any remaining by-product materials.
    - An impermeable base is designed below the composting facility (located at another site) to minimise groundwater contamination and nutrient loss through soil.
- Any bird mortalities within the farm are expected to be disposed of through composting.
- Dead birds are to be disposed of immediately or kept in a cold storage facility until they can be composted in the ancillary composting facility, as they attract odour and diseases that can put further birds at risk.
- Biosecurity measures are required for the management of the rearing sheds with the inclusion of the following operational biosecurity controls:
    - Individualised site-specific transportation vehicles e.g. trucks, trailers, forklifts to be site specific.
    - Site specific Vehicle “Truckwash” where all vehicles entering and leaving the site will pass through.
    - Individualised sanitation stations – foot washes, upon entrance to shed facilities.
    - Site specific amenities building to allow all staff, contractors and visitors to the site to shower in/out of the facility including full laundry system for internal uniforms.
    - Site specific equipment sanitisation transfer room and individual UV item transfers. All equipment and object taken into the facility are required to undergo a sanitisation process.

- Flocks should be transported in isolation from other flocks.
- Infrastructure and equipment should not be used for multiple flocks without appropriate sanitation between facilities.
- External stormwater design is to consider draining water away from the building to reduce prolonged ponding and not attract wild bird flocks.

- To minimise the risks associated with hazardous substances and dangerous goods, the following controls have been designed:
  - Any hazardous liquid substances are to be contained within self-bunded tanks away from animals and poultry sheds.
  - Any hazardous liquid substances are to be located adjacent to the amenities building only.
  - Any hazardous solids are to be stored in suitable containers away from animals and poultry sheds.
  - Any handling of hazardous substances should be followed by extensive equipment cleaning and sanitation processes.

5. ENVIRONMENTAL ASSESSMENT

5.1 CULTURAL HERITAGE ASSESSMENT

The proposed Pollock's Rearing Farm has been intentionally sited within the heavily disturbed cropping and grazing areas, and to avoid land mapped as an area of cultural heritage sensitivity.

Division 1 of the *Aboriginal Heritage Regulations 2018* includes two requirements for when a Cultural Heritage Management Plan (CHMP) is required:

Reg 7 When a cultural heritage management plan is required

A cultural heritage management plan is required for an activity if –

(a) All or part of the activity area for the activity is an area of cultural heritage sensitivity; and

(b) All or part of the ac is a high impact activity.

Both criteria (a) and (b) must be met for mandatory CHMP to be required.

The Pollocks Rearing Farm is located on land that contains areas of cultural heritage sensitivity, as does Davis Road along with the section of the Murray Valley Highway between Pollocks Farm and Warwick's Farm. The specific types of cultural heritage sensitivity present in these areas are list below:

Reg 25 Registered cultural heritage places

(1) A registered cultural heritage place in an area of cultural heritage sensitivity,

(2) Subject to subregulation (3), land within 50 metres of a registered cultural heritage place is an area of cultural heritage sensitivity.

(3) If part of part of land within 50 metres of a registered cultural heritage place has been subject to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

Reg 26 Waterways

(1) Subject to subregulation (2), a waterway or land within 200 metres of a waterway is an area of cultural heritage sensitivity.

(2) If part of a waterway or part of the land within 200 metres of a waterway has been subjected to significant ground disturbance, that part is not an area of cultural heritage sensitivity.

The proposed impact areas associated with the development of the Pollock's Rearing Farm are not located on land mapped as an area of cultural heritage sensitivity. However, as the properties on which the project is situated intersect with areas that are mapped areas of cultural heritage sensitivity (i.e. waterways to the north of the farm site) the CHMP activity area is considered to extend to an area of cultural heritage sensitivity. As such, the criterion (a) of Regulation 7 is met.

With respect to classification as a high impact activity, the project involves the development of a rearing poultry farm. Regulation 46(xiii) states:

Reg 46 buildings and works for specified uses

(1) The construction of a building or the construction or carrying out of works on land is a high impact activity if the construction or the carrying out of the works

a. Would result in significant ground disturbance; and

b. Is for, or associated with, the use of the land for any one or more of the following purposes –

(xiii) intensive animal husbandry.

(2) The terms used in subregulation (1)(b) have the same meanings as that have in the VPP.

The VPP definitions, however, do not include the term "intensive animal husbandry". They do include "intensive animal production", which is defined as:

"Land used for animal production where the animals' food is imported from outside the immediate building, enclosure, paddock or pen.

- *It does not include an abattoir or sale yard; or*
- *Grazing animal production, pig farm,* ***poultry farm*** *or poultry hatchery".*

FP-SR advised that the issue has been tested in the Victorian Civil & Administration Tribunal (VCAT). This case (Frankston Dandenong Road P/L v Frankston CC [2019] VCAT 1698) was presented in order for the Tribunal to determine whether a mandatory CHMP would be required or *"use of land for a poultry farm (production of free range eggs) and consequential buildings and works"*. The Tribunal found that the use and development of the land in question for a "poultry farm" was not high impact activity.

Following this precedent, it can be concluded that the McLean Farms proposed poultry farm development is also not high impact activity as such, a criterion (b) of Regulation 7 is not met and a CHMP is not required.

5.2 ECOLOGICAL ASSESSMENT

McLean Farms engaged Ecology and Heritage Partners prior to finalisation of the development plans in order to make an informed decision regarding the location of the proposed infrastructure and the associated impacts on biodiversity values. After reviewing the results of the initial site assessment, and following advice provided by Ecology and Heritage Partners, McLean Farms altered their plans with specific intent of impacting the least amount of native vegetation possible.

Native vegetation across the Torrumbarry property is representative of four Ecological Vegetation Classes (EVCs) – Plains Grassland, Plains Woodland, Lignum Swamp and Lignum Swampy Woodland. Plain grasslands, plains woodland and Lignum Swamp is evident on the Pollock's site.

As the site has a large area, not all of the sites will be impacted. The lower portion of the site is free from EVC's and this is where the majority of the proposed development will take place.

Ecology and Heritage Partner's Biodiversity Assessment (included in **Appendix 4**) for the Proposed Poultry Farm in Torrumbarry, Victoria concludes that *"Project impacts are restricted to highly modified and fragmented patches of native, vegetation, and as such the proposed action is unlikely to result in significant impacts to any nationally significant flora or fauna species. The overall proposed removal of 0.112ha of the EPBC Act-listed Buloke Woodlands Community* [on the T-Block Site] *is unlikely to constitute a significant impact, given the small size and modified nature of this patch".*

Additional ecological surveys will be undertaken during spring to ensure all species are surveyed. The updated ecological assessment will be provided upon completion.

5.3 BUSHFIRE ASSESSMENT

The subject land is not mapped within the Bushfire Management Overlay but is recognised as Bushfire Prone under the building regulations. Having regard to this, and the policy directions of clause 13.02-1S, a Bushfire Hazard plan has been prepared by Spiire, to demonstrate how the proposal meets the requirements of Clause 13.02-1S. This is included as **Appendix 8.**

As a result of the assessment of the bushfire hazard, fuel accumulation, specific risk factor, and the nature and severity potential bushfire attack, the Bushfire Hazard Assessment and Management Plan identified a range of bushfire protection measures to be implemented by the site which includes the following:

- *The internal roadway is required to be capable of accepting large vehicles:*
    - *Roadway to be all weather construction.*
    - *A load limit of at least 15 tonnes.*

- *Provide a minimum trafficable width 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 (8.1°) with a minimum grade no more than 1 in 5 (11.3°) for more than 50 metres.*
- *Dips must have no more than a 1 in 8 (7.1°) entry and exit angle.*
- *A turning area for fire fighting vehicles must be provided close too the building by one of the following:*
  - *A turning circle with a minimum radius of 8 metres, or*
  - *The provision of other vehicles turning heads – such as a T of Y head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.*
- *If the internal roadway does not provide for two-way traffic (i.e. 7m trafficable width) then passing bays must be provided at least every 200 metres.*
  - *Passing bays must be a minimum 20 metres long with a minimum trafficable width of 6 metres.*

- *To meet a BAL 12.5 rating a minimum distance 19 metres should be established between the proposed buildings and the unmanaged vegetation.*
- *The facility will be provided with tank(s) with dedicated capacity for fire fighting purposes that meet the CFA standards as follows:*
  - *Stored in an above ground tank constructed on concrete or metal.*
  - *All fixed above-ground water pipes and fitting required for firefighting purposed be made of corrosive resistant metal.*
  - *Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.*
  - *The outlet(s) of the water tank must be within 4 metres of an accessway and unobstructed,*
  - *Incorporate a separate ball or gate valve (British Standard Pipe – BSP65mm) and coupling (64mm CFA 3 thread per inch male fitting).*
  - *Any pipework and fitting must be a minimum of 65mm (excluding the CFA coupling).*

The Bushfire Hazard Assessment and Management Plan concludes the proposed development of the land can meet the requirements of Clause 13.02 of the Campaspe Planning Scheme.

5.4 STORMWATER MANAGEMENT

A Stormwater management plan has been prepared by RMA Engineers in support of this development application (included in **Appendix 3**)**.** This report provides the proposed post development stormwater management strategy.

5.4.1 Flooding

As parts of the site is identified as being subject to inundation, a 1% AEP flood impact assessment was undertaken by RMA Engineers and Water Technology. The flood assessment has considered the regional flooding from the Murray River along with overland flow from contributing catchments upstream of the site.

The flood assessment indicates the 1% AEP flooding within the vicinity of the site access has a maximum velocity of 0.5m/s and a maximum depth velocity product of 0.24m2/s. The maximum depth within the vicinity of the site access is approximately 0.25m.

As the development is not open to the public for bio-security reasons and given a 1% AEP flood event has a significant warning time prior to occurring, access to the site will be managed prior to, and during, a significant flood event.

The proposed rearing sheds and ancillary building floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard. Essential services for the development will be raised above the 1% AEP flood level

and include appropriate freeboard. Where appropriate and practical, aspects of the development which cannot be located above the 1% AEP flood level will be constructed from flood-resistant materials.

The flood analysis indicates the post-developed water surface levels are increased by a maximum of 220mm at the southern boundary and 300mm at the eastern boundary. The existing 1% AEP depths are 200mm at the southern boundary and 300mm at the eastern boundary. The surrounding land is used for agricultural purposes and the increase in flood depth is unlikely to substantially exacerbate existing flooding conditions in the area or constitute an actionable nuisance. No structures or roads are exposed to the above increases.

There are mapped increases in water surface levels within the site, due to the inclusion of the fill footprint to represent the development. This flow does not overtop the development footprint. At the western boundary of the site, and in Davis Road, there is negligible change in flood levels as a result of the development.

The flood assessment concludes that the development will not result in an actionable nuisance with quantifiable loss to existing buildings, sheds or roads.

5.4.2 Stormwater Quantity Management

Due to the increase in total impervious area created by the development, peak flow rates generated from within a development are generally increased. To mitigate the increase in post-development peak flow rates, detention systems are generally incorporated into the development to throttle post-development peak flow rates to less than or equal to pre-development peak flow rates. To address this, the stormwater management arrangements are proposed and shown in **Figure 12** below.

- The existing flow path in the southern portion of the site will be formalised to convey upstream overland flow to the existing discharge location at the south-west corner of the site.
- Multiple channels will be constructed to convey runoff within the southern portion of the development footprint to the main flow path at the south of the site. Sizing of channels and crossroad drainage infrastructure will be optimised and confirmed during detailed design.
- Flows from the undeveloped portion of the site south of the existing ridgeline internal to the site will be conveyed through the development footprint to the south-west corner via anti-ponding infrastructure (to be confirmed during detailed design.
- The middle portion of the development footprint will discharge to the existing discharge location at the south-west corner of the site.
- The northern portion of the development footprint will discharge north, combining with site runoff from the remaining undeveloped portion, prior to discharging at Davis Road in the north-west corner.
- No new discharge locations are therefore proposed by the development.

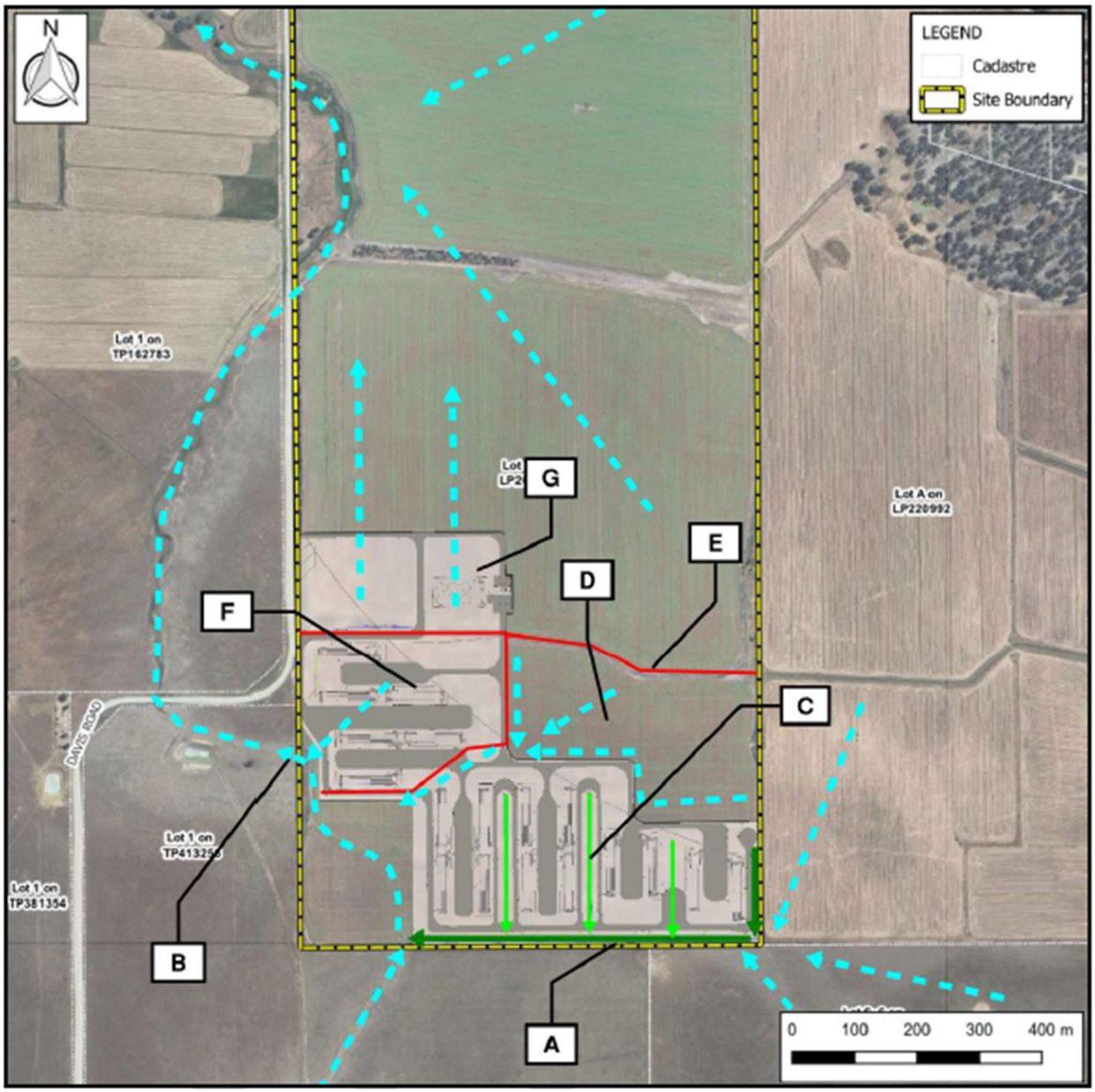

Figure 12: Stormwater Management Strategy (RMA, 2025)

The above stormwater management strategy was assessed in a DRAINS model which demonstrates that there are reductions in median peak flow rates at all assessment locations and as, the proposed development will not result in an actionable nuisance to downstream roads or structures during all assessed storm events.

5.4.3 Stormwater Quality Management

All sheds are constructed on an elevated building pad and concrete slab and surrounded by a waterproof blockwork at the base of the insulated panel wall. As such internal shed areas are entirely separated from interaction with stormwater or roof water. External runoff is therefore expected to be of high quality, similar to the quality of water runoff from the surrounding area, and as such not capable of generating issues of water contamination in downstream receiving environments.

Rainfall runoff from the shed roofs and from some of the surrounding external surfaces will be directed into the grassed swales running between the sheds and discharged into the external drainage channel surrounding the farm.

As such, the proposed swales between the sheds and as well as the external drainage channel surrounding the farm are expected to provide sufficient water quality treatment for the minor potential pollutant loads associate with farm operations. In addition, it is also important to note that the farm is to be constructed on historically used for cropping activities with associated ploughing and fertilizer use. Accordingly, the water quality of stormwater discharged from the farm, is expected to be comparable or better run existing overland flow from the site.

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.

It is therefore considered that the potential for water quality impacts from the farm on groundwater or surface water is low.

5.5 TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment has been prepared by RMA Engineering and is included as **Appendix 7** to assess the potential traffic impacts of the proposed development. This report addresses the traffic impacts of the three proposed farms (Warwick's Block, Pollocks & T-Block) and specifically assesses the impact of the rearing farm on Pollocks Block which is proposed as part of this application. The report sets out to assess the following:

- Traffic generation by the development and impact of the surrounding road network.
- Potential operation impacts at key intersection with the proposed development.
- Key intersection layouts and turn warrants.
- All safety considerations and review of previous crash history and surrounding roads.
- Assessment of sight distances in accordance with Austroads requirements.

An assessment was carried out to investigate the safety concerns relating to traffic and sightlines of this proposed development. The Murray Valley Highway has suitable road geometry and sufficient sightlines available along the length of the road corridor, in the vicinity of the subject site. The width of the Murray Valley Highway pavement carriageway is approximately 9-10m, with 3.5m wide travel lanes and approximately 1.5m wide sealed shoulders on both sides of the road. Based on the desktop review carried out by RMA Engineers, the road environment of the Murray Valley Highway is deemed suitable for development traffic and therefore no mitigation measures are deemed required for the Murray Highway Valley.

Davis Road is currently categorised as an Access – Rural Road and is comprised of partially sealed carriageway. The terrain is relatively flat, with sufficient sightline available along the entire length of the road between the Murray Valley Highway and the proposed site access to the proposed site. The 2025 daily traffic volumes of approximately 110vpd (with 75% heavy vehicle proportion).

The intersection of the Murray Valley Highway / Davis Road consists of a priority-controlled T intersection, with 'Give-way' signage on the Davis Road leg. Each leg of the intersection consists of one approach lane and one departure lane. The intersection allows all turning movements and has a shoulder on the eastern approach that act as a quasi-basic left turn provisions.

The existing form of Davis Road comprises a sealed carriageway for approximately 300m from the Murray Valley Highway with a width varying from between approximately 4-6m and gravel shoulders varying between 0.5-1.5m wide. Past this location, Davis Road is an unsealed gravel road, approximately 7m wide. The existing form of the gravel portion of David Road appears to be in good condition, with suitable road geometry and sufficient sight lines available along the entire length of the road between the Murray Valley Highway and the proposed site access for Pollock's Block Rearing Farm.

Given that this road is used by heavy vehicles accessing the Veolia Patho Landfill site, and that the background volumes at the 2042 design year will be greater than 150 vehicles per day (vpd), it is understood that Council plans to upgrade Davis Road to a rural access road (with 6.2m wide seal with 1.5m shoulders), in line with the Campaspe Shire Council requirements of the Local Government Infrastructure Design Manual (Version 5.5 June 2025) – Table 6: Rural Road Characteristics and Standard Drawing 610: Typical Road Profiles Low Density Rural Access. This recommended

upgrade is deemed required regardless of the proposed development. Therefore, no mitigation measures or upgrades are deemed to be required by the development along the subject length of Davis Road. However, as this development will result increased use of the road the developer will provide a financial contribution toward future upgrade works.

A swept path assessment was conducted by RMA Engineers for the largest design vehicle (19m semi-trailer) that will be utilising the key external intersections. The results were used to propose what is required for the Murray Valley Highway and Davis Road intersection. It is proposed that the turn warrant provisions of a BAL and BAR for the intersection with the Heppell Road carriageway to be upgraded to a 6.2m sealed carriageway with 1.5m shoulders. The proposed works can be shown in **Figure 13** and **Figure 14** below. It is noted that there is no pattern of intersection crashes in this location that would warrant full-length channelisation.

Figure 13: Right In / Left Out Turn Path (RMA Engineers, 2025).

Figure 14: Left In / Right Out Turn path (RMA Engineers, 2025)

The proposed intersection outlined above for Murray Valley highway and Davis Road can adequately cater for the design vehicle movements.

A risk assessment was carried out to examine the increase in traffic movements on the roads due to the proposed development. Following the study by RMA Engineers, the results clarified that there is no high-risk items or adverse safety issues identified which would require further mitigation measures for the proposed development.

Further details on the sealed site access will be provided at the time of applying for WWRR permits (prior to construction), however, the access will be designed and constructed to Council and IDM standards and a detailed TMP will be prepared.

5.6 Air Quality Management

An Odour Assessment report has been prepared by Astute Environment Consulting and is included as **Appendix 5** to assess the potential air quality impacts of the proposed development. The report assesses the proposed development against the following documents:

- Separation distance guideline (EPA Victoria – August 2024);
- *Egg Industry Environmental Guidelines* 2nd Edition (McGahan, et al., 2018) (the Egg Guideline);
- *Designing, constructing and operating composting facilities* (EPA Victoria, 2017b);

As detailed within the Odour Assessment the S Factor assessment of the proposed poultry sheds achieves the required separation distances to nearby receptors which are 978m for Stage 1 and 1,262m for Stage 2 for lots within a rural zone. The required separation distance to each receptor for both Stage 1 and Stage 2 are shown in **Figure 15** and **Figure 16.**

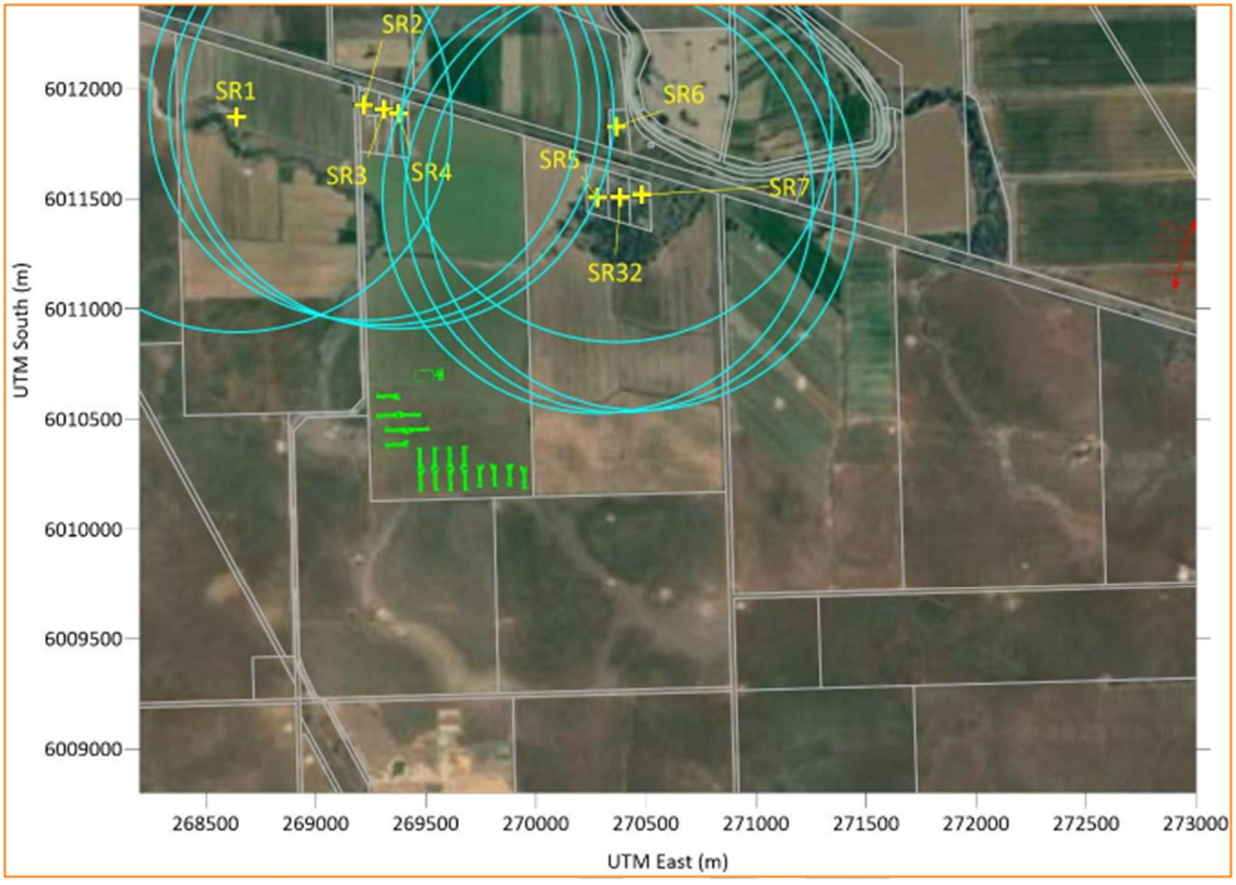

Figure 15: Stage 1 – Separation Distances (Astute Environmental – 2025)

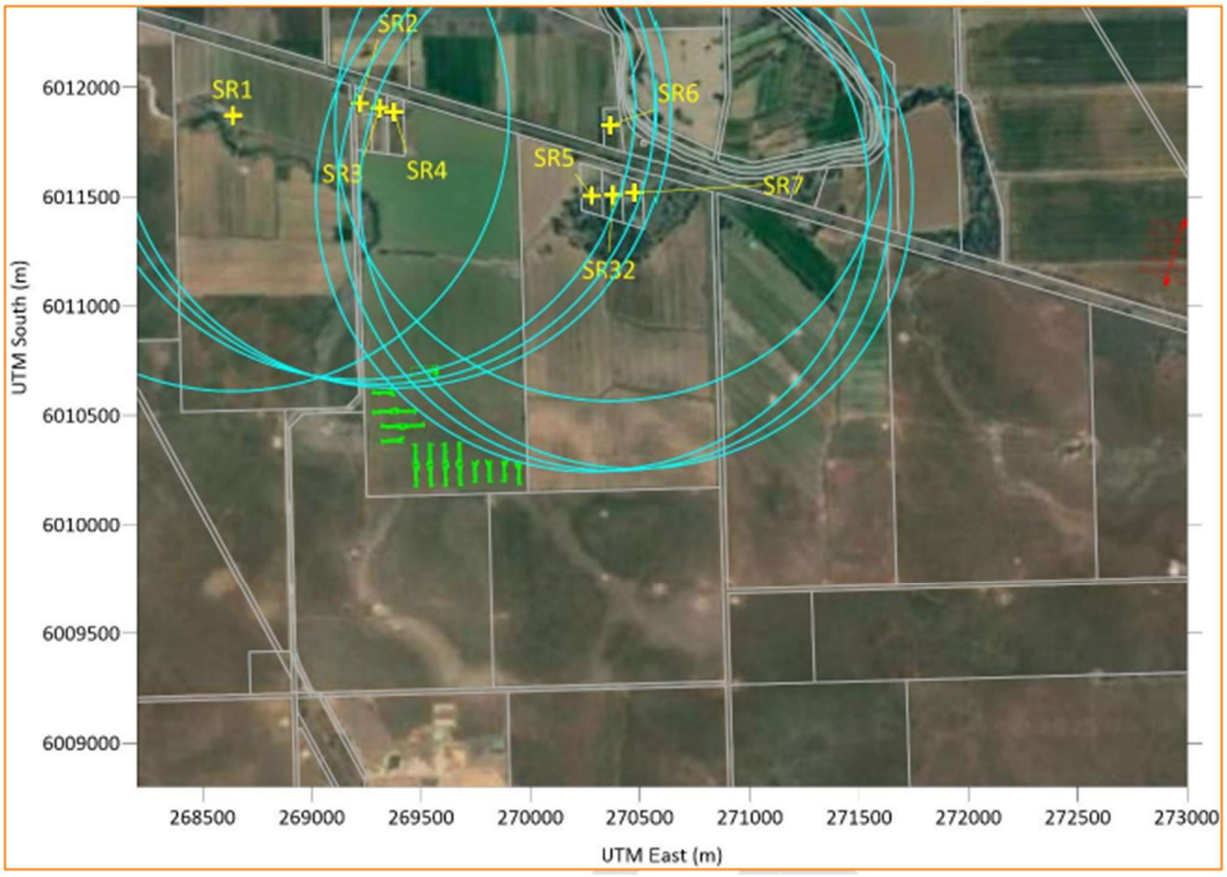

Figure 16: Stage 2 – Separation Distances (Astute Environmental – 2025)

It is also noted that the 'odour plume' from the proposed farm does not overlap with the odour plume of a neighbouring farm i.e. Warwick's Farm and the T-Block Farm, therefore a cumulative assessment is not required.

It is noted that there are other odour sources within the area which include the Patho landfill and a piggery approximately 2.5km south west of the site. The other sources of odour identified above are known to have a different type of odour compared to rearing/layer sheds. Typically rearing/layer farms require smaller separation distances compared to the same sized meat chicken farms (as an example). Their odour potential is a function of their management, which primarily include feed conversion which results in less manure.

When compared to the piggery, the poultry farms will not have an additive odour, as the piggery odour will be more offensive, and thus likely to dominate any odour in the area. For the landfill, again, the odour from the landfill is unlikely to be additive with the layer odour.

During a site visit on 18 March 2024, Mr Galvin, Mr Mcintosh of McLean Farm, and Mr Bydder of EPA Victoria drove the area, focussing on the three farm sites and the odour sources identified above. It was Mr Bydder's view at the time, which is consistent with Astute Environmental's opinion, that due to the relatively inoffensive nature of rearing/layer farms, the odours wouldn't be additive in addition to the fact that the various sources are separated from each other.

5.7 NOISE MANAGEMENT

A Noise Impact Assessment has been undertaken by Enfield Acoustics Pty Ltd as included as **Appendix 6.**

The potential noise sources identified within the proposed use that may impact on nearby neighbours include the equipment associated with the operation of the sheds (fans, bird collection, clean-up, etc) feed lines, water treatment pumps and trucks on the site. Other noise sources include mechanical plant, truck movements, delivery vehicles and maintenance machinery.

Other noise sources such as the truck wash, workshop, poultry vocalisation, passenger vehicles and other minor plant and equipment (e.g. amenities general exhaust fans, air conditioning) are not expected to generate material noise emissions relative to the shed 'wall' fans and vehicle movements around the site.

To assess the proposal, 3D computational noise model has been generated using the software package CadnaA to predict noise levels at all sensitive uses identified. The following inputs and assumption were included in the noise model:

- All 180 shed 'wall' fans (10 fans per shed) operating simultaneously.
- All 18 conveyors operating simultaneously.
- Up to 6 semi-truck and trailer movements within any 1-hour period (as instructed by the traffic engineer), travelling at 20km/hr.
- Up to two tractors operating continuously around the site, travelling at 20km/hr.
- CONCAWE noise modelling algorithm, assuming worst-case wind in all directions (3m/s).
- Land topography data imported publicly available resources.

As the above assumption are unlikely to all occur simultaneously, the modelling is considered to be representative of worst-case conditions. Based on the assumptions above, the worst-case noise levels at the nearest sensitive receptors were calculated are presented in **Table 5** below. Receptors are shown in **Figure 17.**

Table 5: Worst Case Noise Levels (Enfield Acoustics, 2025)

Receptor	Effective Noise Level $L_{Aeq\text{-}30min}$	Noise Limit	Exceedance/comply?
Receptor 1	21 dB(A)	49 dB(A) – Day 44 dB(A) – Evening 39 dB(A) - Night	✓ Margin of ≥ 18 dB(A)
Receptor 2	22 dB(A)		✓ Margin of ≥ 17 dB(A)
Receptor 3	23 dB(A)		✓ Margin of ≥ 16 dB(A)
Receptor 4	23 dB(A)		✓ Margin of ≥ 16 dB(A)
Receptor 5	23 dB(A)		✓ Margin of ≥ 16 dB(A)
Receptor 6	18 dB(A)		✓ Margin of ≥ 21 dB(A)
Receptor 7	22 dB(A)		✓ Margin of ≥ 17 dB(A)

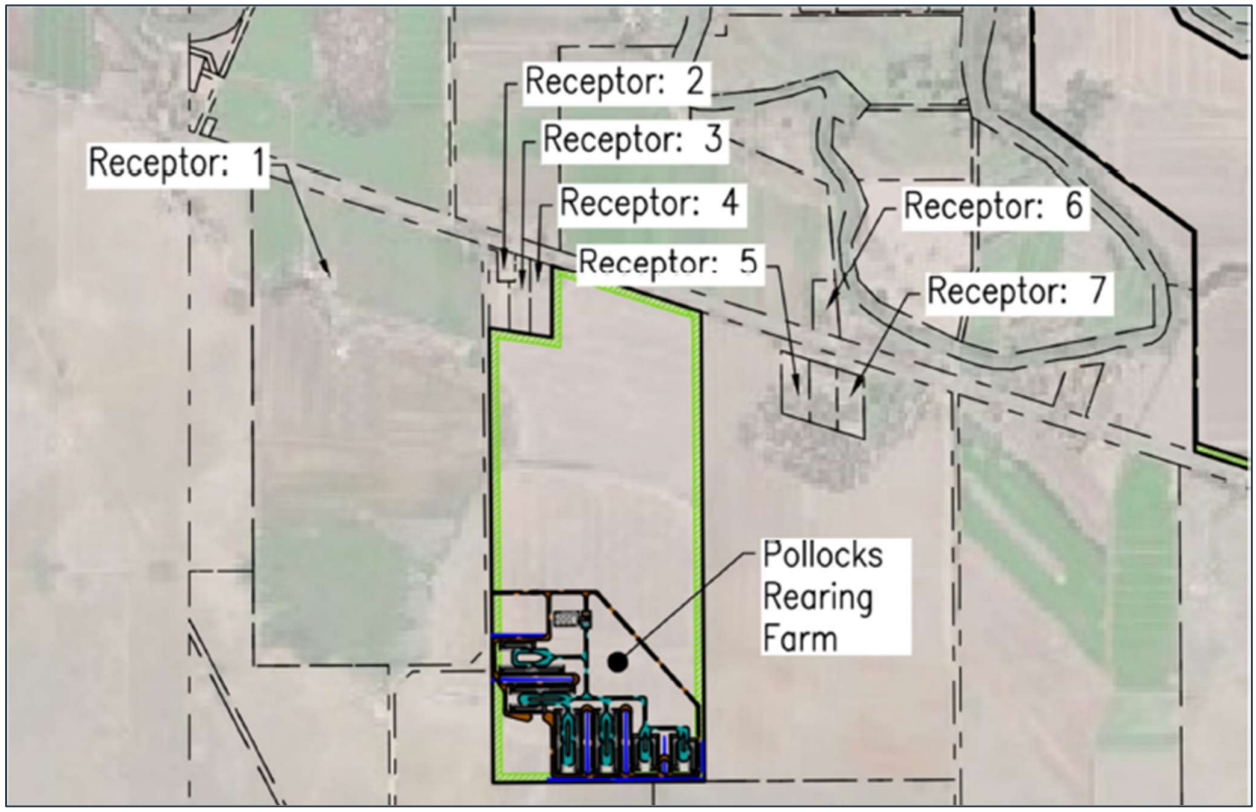

Figure 17: Nearest Receptors for Noise Assessment (Enfield Acoustics, 2025)

The modelling results also show that use is expected to comply with the Noise Protocol by significant margins under conservative assumptions. The highest predicted noise level was identified at Receptors 5, 6 and 7 which complies by a margin of 16 dB(A) during the 'Night' period, indicating compliance with the Noise Protocol during the most sensitive period by a significant margin.

With respect to the potential for cumulative impacts, the assessment indicates that noise emissions from the proposal would still comply with the noise limit minus five decibels, including an additional margin of 11dB(A), inferring a low-risk of any cumulative noise impacts occurring.

Similarly, an assessment of potential Low Frequency Noise (LFN), indicates that the proposed poultry farm is unlikely to result in adverse LFN noise impacts, due to the significant separation to the nearest dwellings.

Overall, the assessment concludes that the proposed farm is expected to comply with the Noise Protocol by significant margins under conservative assumptions, inferring the low-risk nature of the use. Enfield Acoustics indicates that specific acoustic mitigation measures or controls are not necessary for the operation, beyond compliance with the Regulations and the Noise Protocol, which are statutory requirements enforceable by the EPA irrespective of any planning controls.

5.8 SOCIAL IMPACT ASSESSMENT

In order to assess the potential social impacts of the project, a Social Impact Assessment (SIA) has been prepared by Lecroms Pty Ltd to support the application. This assessment is included as **Appendix 9.** The SIA provides a systematic evaluation of the potential social impacts of the proposed development and offers recommendations to enhance benefits and minimise adverse outcomes across the project lifecycle.

For the purpose of the SIA, the project's social locality includes:

- **Project area and immediate surrounding areas:** site location within the township of Torrumbarry. Project layout includes project-related infrastructure. This includes considering potential sensitive land uses and structures.

- **Surrounding towns within a 50-minute drive from the project area:** including location of the project components relative to project neighbours (nearby residential dwellings) surrounding towns.
- **Transportation and haulage reports:** primary vehicular routes within the region, including the construction, operation and decommissioning stage activities. This Murray Valley Highway is the primary route in and out of the project area.

Overall, the SIA identified that the applicants proposed integrated rearing operation in Torrumbarry, Victoria, can deliver tangible local and regional benefits while presenting manageable negative social risks. The report highlights 17 potential social impacts and evaluates their likely significance. These are summarised in the table below.

Table 6: Social Impacts Summary by Evaluated Significance

Impact	Social impact category	Evaluated significance
1. Flow on economic benefits for the social locality and region	Livelihoods	Very high
2. Accommodation and housing	Way of life; Community	High
3. Heritage, including culturally sensitive sites	Culture	High
4. Local infrastructure to facilitate the project	Way of life; Surroundings and social amenity	High
5. Community cohesion and social capital	Community	High
6. Temporary population changes	Community; Way of life	Medium
7. Landscape character, use, aesthetic value and amenity	Surroundings and social amenity	Medium
8. Road and traffic	Accessibility; Way of life	Medium
9. Biosecurity and public health	Health and wellbeing	Medium
10. Air quality (odour)	Surroundings and social amenity	Medium
11. Bushfire hazards	Surroundings and social amenity	Medium
12. Storm water and flood risk	Surroundings and social amenity	Medium
13. Access to local services	Accessibility	Medium
14. Agricultural goods production and land productivity	Livelihoods	Medium
15. Noise	Surroundings and social amenity	Low
16. Land values and insurance	Livelihoods	Low
17. Biodiversity	Surroundings and social amenity	Low

At a local level, Torrumbarry's small, agriculturally focused community is expected to experience both opportunities and pressures. Key benefits include creating significant direct and indirect employment, stimulating local and regional supply chains, and the potential to improve local infrastructure and diversify the local economic base. If realised, these benefits could strengthen economic resilience, support skill development, and reduce reliance on external labour markets. Conversely, the project may present some challenges that will require proactive management. These include potential short-term housing and accommodation pressures during the construction stage, increased road traffic, and community sensitivities relating to odour, biosecurity, and cultural heritage. While many impacts are likely to be moderate in scale, localised in nature, and receptive to the proposed mitigation responses; their significance, particularly during construction, highlights the need for an early, transparent, and inclusive engagement approach.

At a broader regional scale, Campaspe Shire and neighbouring LGAs stand to benefit from increased economic activity, service demand, and industry diversification. Cumulative impacts, particularly when considered alongside other approved and proposed infrastructure projects, could further amplify both opportunities and pressures. The Applicant will need to work with Council, agencies and industry to coordinate management of workforce sourcing,

accommodation, transport, and service provision, to ensure these cumulative effects are balanced in favour of long-term community and economic wellbeing.

On balance, the SIA finds that the project has the potential to deliver net positive social outcomes for Torrumbarry and the wider region if the recommended mitigation, enhancement, and engagement measures are implemented effectively. Success will depend on the Applicant's ongoing commitment to transparent communication, proactive risk management, and sustained collaboration with local stakeholders throughout all stages of the project lifecycle.

5.9 ECONOMIC IMPACT ASSESSMENT

An Economic impact assessment has been prepared by Hill PDA and is included as **Appendix 10**. This assessment covers the economic impact of the entire Mcleans Torrumbarry project including the Pollock's Rearing Farm. The Economic Impact Assessment of the three projects identified that the project a capital investment value of $561 million and this, in conjunction with the ongoing operations will create significant economic benefits to the local and state economy, summarised below:

- 4,323 job years during construction (963 direct job years generated onsite and a further 3,360 job years indirectly supported across the State economy through production and consumption induced impacts),
- A total of 474 FTE ongoing jobs during operation (206 FTE jobs directly generated onsite and 268 FTE additional jobs supported across the State economy),
- A total of $37 million in annual wages during operation ($7 million in direct wages to workers onsite and a further $30 million for workers supported across the State).
- A total of $28 million annually to the State Gross Product ($12 million directly generated from the uses onsite and a further $16 million supported across the State).
- Providing a catalyst for further investment in the locality.
- Providing jobs closer to home and contributing to Campaspe Shire and Victorian employment targets.
- Attract new businesses to the Campaspe Shire.
- Contribute to the economic growth and sustainability of Campaspe Shire.
- Provide employment opportunities for residents.

With consideration to the above findings, it is concluded that the project will result in significant economic benefits to the local, regional and state economy.

6. STATUTORY PLANNING ASSESSMENT

The proposed development involves the construction of a poultry farm consisting of 720,000 birds within 18 sheds on land within the Farming Zone. The proposed use and development requires a Planning Permit in accordance with Clause 35.07 of the Campaspe Planning Scheme. An assessment of the proposal against the relevant statutory planning provisions is provided below.

6.1 LAND USE DEFINITION

The proposed farm is defined as a **Poultry Farm** which is also included within the overarching group definitions of **Agriculture**, **Animal Husbandry** and **Animal Production** (**Figure 18**). A **Poultry Farm** is specifically defined as: Land used to keep or breed poultry.

Land used to keep or breed poultry.

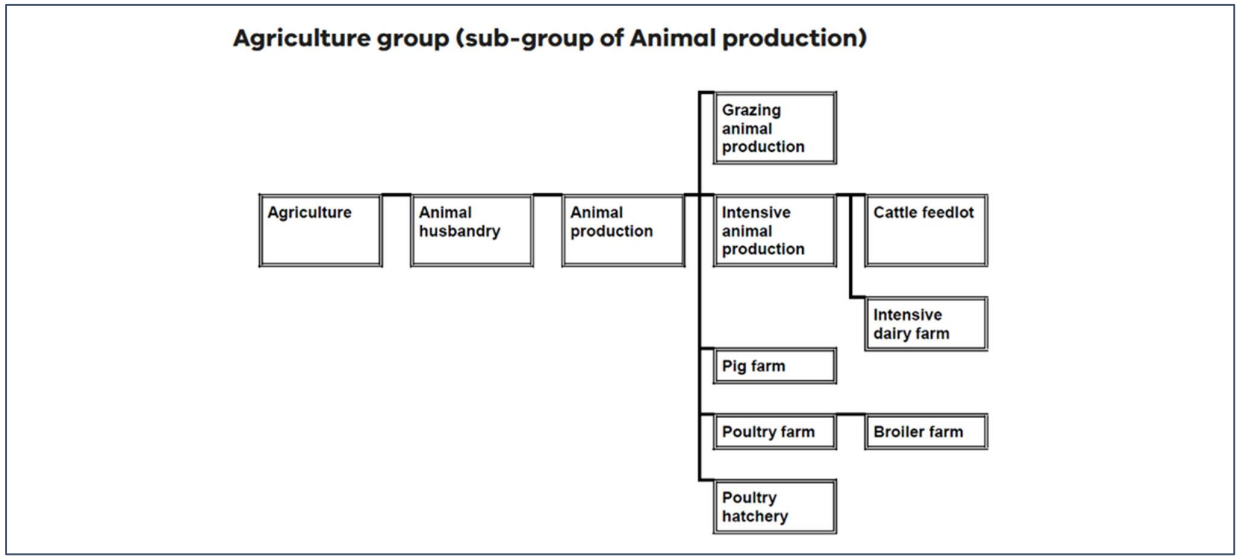

Figure 18: Land Use Definitions

6.2 PLANNING PERMIT REQUIREMENTS

The relevant planning permit triggers associated with the proposed development are identified below.

6.2.1 Use – Clause 35.07-1

The use of land for the purpose of a Poultry Farm requires a Planning Permit pursuant to the requirements of Clause 35.07-1 of the Farming Zone. An application for use must consider the relevant Decision Guidelines of Clause 35.07-6 which are addressed below. The proposed Poultry farm will use the land for agricultural purposes and is considered to align with the Farming Zone intent.

6.2.2 Buildings And Works – Clause 35.07.04

A planning permit is required to construct a building and carry out works, pursuant to Clause 35.07-4 of the Farming Zone. An application for buildings and works must consider the relevant Decision Guidelines of Clause 35.07-6 which are addressed below.

6.3 RESPONSIBLE AUTHORITY

Section 72.01-1 of the Scheme identifies that the Minister is the responsible authority for a use or development to which clause 53.22 (Significant Economic Development) applies. In this case an agricultural use where the estimated cost of development is $10 million or more requires that the Minister is the responsible authority for the application.

As such, the planning permit applications for Poultry Farms will be lodged with the Minister for Planning via the Development Facilitation Program.

6.4 ZONE

6.4.1 Farming Zone

The subject site is located within the Farming Zone (FZ1) of the Campaspe Planning Scheme as shown in **Figure 19** below. The purpose of the Farming Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *Ro encourage the use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposed identified in a schedule to this zone.*

The proposed development involves the construction of a Poultry Farm consisting of 720,000 rearing birds within 18 sheds on land within the Farming Zone. The use falls under the definition of agriculture and will support the growth and diversification of rural activities in the region to provide new, local employment and economic opportunities. Accordingly, the proposed development is considered to align with the interned purpose of the Farming Zone.

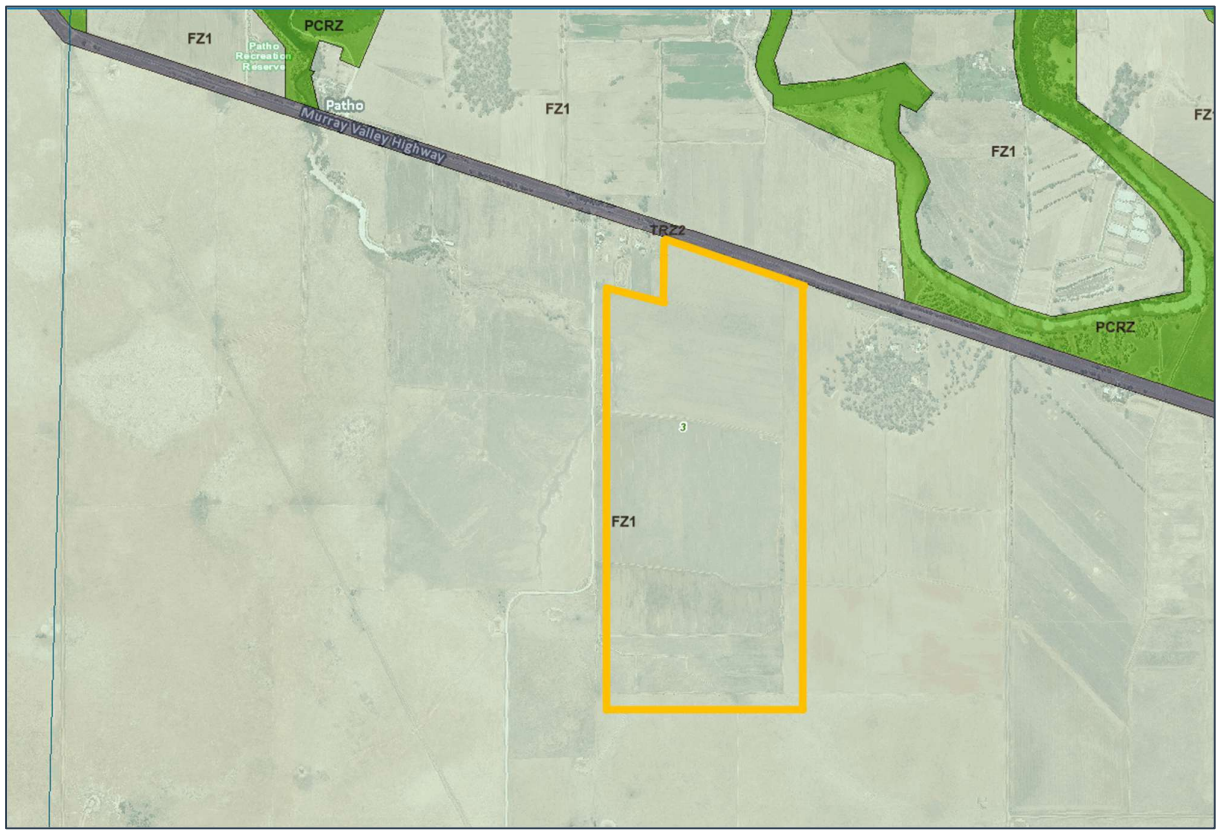

Figure 19: Zoning Plan (Campaspe Planning Scheme)

6.4.2 Decision Guidelines for the Farming Zone (Clause 35.07-6)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the decision guidelines for the Farming Zone (Clause 35.07-6). The decision guidelines considered against this proposal are assessed in **Table 7** below.

Table 7: Clause 35.07-6 Assessment

DECISION GUIDELINES	RESPONSE
The Municipal Planning Strategy and the Planning Policy Framework	The proposed development is for a bona fide rural activity which meets the requirements of the planning scheme. The proposed rearing farm will introduce a new, high value rural activities in this locality in addition to the ongoing use of a large proportion of the surrounding land holdings for cropping and grazing purposes.
Any Regional Catchment Strategy and associated plan applying to the land.	The site is partly within the Land Subject to Inundation Overlay. Extensive flood modelling has been undertaken, with appropriate design response, as outlined in Sections 5.4.1 and 6.7.1. The proposal will not adversely impact the flow of floodwaters at or in the vicinity of the site.
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The land is suitable to accommodate the proposed rearing farm as it has suitable separation to sensitive receptors, minimal site constraints and access to the road network. The site is able to accommodate the use with minimal impacts onsite and external to the site. The land holding has sufficient space for the disposal of the small amount of effluent generated by on-site activities. The proposed poultry farm will occupy a small portion of the subject land, with the remainder of the property to be used for cropping grazing purposes.
How the use or development relates to sustainable land management.	The proposed rearing farm will not produce large amounts of emissions as all birds are wholly contained within the proposed sheds at all times. Sections in this report and the supporting specialist reports outline how the development will incorporate sustainable management practices for stormwater, waste water, odour and air quality.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	A poultry farm is an anticipated use in the Farming Zone. The proposed use is compatible with the adjoining properties and surrounding area which are also located within the Farming Zone and actively used for agricultural purposes. The majority of the Torrumbarry Property will continue to be used as is, for cropping and grazing purposes.
How the use and development makes use of existing infrastructure and services.	The proposal will be appropriately connected into the electricity network in accordance with PowerCor's requirements. The road network providing access to the subject site will be improved with the upgrade of Davis Road and upgrade to the intersection with Murray Valley Highway.
AGRICULTURAL ISSUES AND THE IMPACTS FROM NON-AGRICUTURAL USES	

Whether the use or development will support and enhance agricultural production.	The proposed rearing farm will support egg production, thereby contributing to the growth of the Australian egg industry. The balance of the Torrumbarry Property not used for the poultry fam will continue to be used for cropping and grazing purposes.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal will not adversely affect soil quality or remove land from agricultural production. The majority of the site will continue to be actively used for agricultural production including cropping and grazing purposes.
The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposed Poultry farm is an agricultural use, which is compatible with the adjoining and nearby agricultural uses.
The capacity of the site to sustain the agricultural use.	The site was selected for its locational and physical attributes which will sustain the proposed agriculture use.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The proposed rearing farm will retain the agricultural qualities of the land and has access to water and rural infrastructures. The proposed development will not remove any agricultural land from production.
Any integrated land management plan prepared for the site.	An integrated land management plan is not required for this development.
Whether Rural worker accommodation is necessary having regard to: - *The nature and scale of the agricultural use.* - *The accessibility to residential areas and existing accommodation, and the remoteness of the location.*	The proposed development does not involve the provision of Rural workers accommodation as workers will reside within existing dwellings on the wider land holding of the surround townships such as Echuca, Moama, Gunbower and Wharparilla.
The duration of the use of the land for Rural worker accommodation.	The proposed development does not involve the provision of Rural worker accommodation as noted above.
ACCOMMODATION ISSUES	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The proposed development is for a poultry farm and does not involve the provision of accommodation.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The proposed development is for a poultry farm and does not involve the provision of accommodation.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The proposed development is for a poultry farm and does not involve the provision of accommodation.

The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The proposed development is for a poultry farm and does not involve the provision of accommodation.
The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is located within one kilometre from the nearest title boundary of land subject to: - *A permit for a wind energy facility; or* - *An application for a permit for a wind energy facility; or* - *An incorporated document approving a wind energy facility; or* - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*	The proposed development is for a poultry farm and does not involve the provision of accommodation.
The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	The proposed development is for a poultry farm and does not involve the provision of accommodation.
ENVIRONMENTAL ISSUES	
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.	The development will be established and operated in accordance with the Egg Industry Environmental Guidelines – Edition II (2018) to ensure best practice and to minimise the impact upon the natural and environmental features of the land. The poultry farm is proposed to be located on a section of the site that has historically been cropped and does not require the removal of vegetation to establish the sheds and access way. 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.
The impact of the use or development on the flora and fauna on the site and its surrounds.	The poultry farm is proposed to be located on a section of the site that has historically been cropped and does not require the removal of vegetation to establish the sheds and access way. As such, the proposed development does not involve the removal of vegetation and will not remove habitat of any fauna.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The development footprint contains limited biodiversity value due to cropping historically occurring onsite. The site is currently used for agricultural purposes, and the proposed rearing activities are wholly contained within the proposed sheds and will not create adverse impacts to the surrounding environment.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	It is proposed to manage onsite blackwater sewerage treatment through multiple self-treatment septic tank systems local to each set of amenities. As such, the sewerage will not adversely impact on nutrient loads on waterways and native vegetation.
DESIGN AND SITING ISSUES	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The proposed Poultry farm has been carefully sited in consideration of adjoining and nearby agricultural uses, including from a biosecurity perspective. A large portion of the property not being used for the poultry farm will continue to be used for cropping purposes.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The proposed poultry sheds will be setback a minimum of 35m from Davis Road and will be screened with landscape buffer. The proposed poultry sheds will not be directly visible from Murray Valley Highway. It should be noted that large parts of the landscape buffer contain well established screen planting.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	The character and appearance of the proposed poultry shedding will align with the agricultural character of the surrounding area.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.	The proposed farm is provided with public road access, including the primary access via Davis Road. The proposal will connect to the electrical infrastructure point of connection located along Murray Valley Highway. The site does not require connections to other essential service infrastructure.
Whether the use and development will require traffic management measures.	The Murray Valley Highway and Davis Road intersection will be upgraded to accommodate the traffic generated by this development. The extent of the intersection upgrade is detailed in the attached Traffic Impact Assessment prepared by RMA Engineers. No other traffic management measures are proposed or required as part of this application.
The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located	The proposed development is for a poultry farm and does not involve buildings to be used for accommodation purposes.

within one kilometre from the nearest title boundary of land subject to: - *A permit for a wind energy facility; or* - *An application for a permit for a wind energy facility; or* - *An incorporated document approving a wind energy facility; or* - *A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the Environment Effects Act 1978.*	
The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.	The proposed development is for a poultry farm and does not involve buildings to be used for accommodation purposes.

Schedule 1 to the Farming Zone outlines the following design and siting requirements within the zone:

Table 8: Farming Zone Schedule 1

CRITERIA	RESPONSE
Minimum setback from a road within Road Zone Category 1 – 100 metres;	Not Applicable.
Minimum setback from a road within Road Zone Category 2 – 40 metres;	The proposed poultry sheds and related infrastructure will be setback more than 40m from the Murray Valley Highway.
Minimum setback from any other road – 20m;	The proposed poultry shed and related infrastructure will be setback a minimum of 35m from Davis Road.
Minimum setback from a boundary – 5m;	The proposed poultry sheds and related infrastructure setback will be setback a minimum of 35m from Davis Road
Minimum setback from a dwelling not in the same ownership – 100m;	The proposed poultry sheds and related infrastructure and setback approximately 1100m to the nearest dwelling to the north not in the same ownership.

6.5 PLANNING POLICY FRAMEWORK

The Planning Policies relevant to this application are identified in **Table 9** below.

Table 9: Assessment Against Planning Policy Framework

POLICY	RESPONSE
Protection of biodiversity – 12.01-1S ***Objective*** *To protect and enhance Victoria's biodiversity.*	The proposed poultry farm and related infrastructure will be located on land that has historically been used for cropping purposes. The development footprint is not identified as an area containing biodiversity values and the development does not require the removal of biodiversity or habitat areas. Refer to Section 5.2.
Native vegetation management - 12.01-2S ***Objective*** *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation*	The proposed development will not result in the loss of biodiversity as native vegetation is not required to be removed, destructed or lopped as part of the proposal. Refer to Section 5.2.
River and riparian corridors, waterways, lakes, wetlands and billabongs – 12.03-1S ***Objective*** *To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.*	The proposed development footprint does not encroach into any river and riparian corridors, waterways, lakes, wetlands and billabongs. In any event, there are no wastes from the development which can affect waterways. Stormwater is managed by discharging stormwater from external surfaces through grass swales which will provide sufficient water quality treatment for the minor potential pollutant loads associated with farm operations. Refer to Section 5.4.
Landscapes – 12.05-2S ***Objective*** *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*	The proposed development will be provided with a 30m landscape buffer along the frontage to the Davis Road and around the eastern, western and southern boundaries of the site which will act as a visual buffer from external vantage points. The majority of the site will continue to be used for cropping purposes, ensuring minimal changes to the overlay landscape amenity of the site.
Natural hazards and climate change – 13.01-1S ***Objective*** *To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.*	Part of the subject lot is mapped within the Land Subject to Inundation Overlay, however no development is proposed within mapped overlay. Notwithstanding this overlay mapping, a flood assessment has been undertaken which identifies that the site is subject to flooding from the Murray River along with overland flow from contributing catchments. The analysis indicates the 1% AEP flooding within the vicinity of the site access has a maximum velocity of 0.5m/s and a maximum depth*velocity product of 0.24m2/s. The maximum depth within the vicinity of the site access is approximately 0.25m.

POLICY	RESPONSE
	The proposed shed floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard. Refer to Section 5.4.1.
Bushfire planning- 13.02-1S ***Objective*** *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*	The Bushfire Management Plan prepared by Spiire identifies that whilst the site is within a location which could potentially be impacted by grassfire, it does not represent an unacceptable level of risk for development as an intensive agricultural (poultry) operation. However, the factors that contribute to fire hazard are variable and difficult to predict over time. As such it is important the implementation of appropriate design and management measures continue to evolve as necessary to take into consideration the hazards within the surrounding landscape. It is anticipated that an onsite fire service system will be required this will include fire storage and hard suction points to meet the farm building section of the NCC. Sizing and locations of the fire storage tanks is anticipated to occur during the detailed design phase of this development. Refer to Section 5.3.
Floodplain management – 13.03-1S ***Objective*** *To assist the protection of:* • *Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.* • *The natural flood carrying capacity of rivers, streams and floodways.* • *The flood storage function of floodplains and waterways.* • *Floodplain areas of environmental significance or of importance to river, wetland or coastal health.*	The site is identified as being subject to inundation and a 1% AEP flood impact assessment for the site was undertaken by RMA Engineers and Water Technology. The flood assessment has considered the regional flooding from the Murray River along with overland flow from contributing catchments to the south of the Murray Valley Highway. The flood assessment indicates 1% AEP flooding within the vicinity of the site access has a maximum velocity of 0.5m/s and a maximum depth velocity product of 0.24m2/s. The maximum depth within the vicinity of the site access is approximately 0.25m. As the development is not open to the public for bio-security reasons and given a 1% AEP flood event has a significant warning time prior to occurring, access to the site will be managed prior to, and during, a significant flood event. The floor levels of the proposed shed facilities will be raised above the 1% AEP flood level and include a minimum 300mm freeboard. Whilst the development is located within the inundation area, the analysis indicates that the development will not significantly divert flows. Refer to Section 5.4.1.
Erosion and landslip – 13.04.2S ***Objective*** *To protect areas prone to erosion, landslip or other land degradation processes.*	The subject site and development area is not identified as being prone to erosion or landslip and the nature of the proposed building works and use will not result in an increased risk to erosion. As the birds will be kept within the sheds there will be limited opportunity for erosion to occur during the operation of the farm.
Noise management – 13.05-1S ***Objective***	An Acoustic Report has been prepared in support of this development application by Enfield Acoustics Pty Ltd. This report assesses the noise impacts associated with the proposed rearing farm operation and concludes that the siting of a rearing farm is appropriate given that any

POLICY	RESPONSE
To assist the management of noise effects on sensitive land uses.	noise emissions are reasonably distance-attenuated, noting that the nearest sensitive receptors are >1km away from any proposed noise sources.
Air quality management – 13.06-1S ***Objective*** *To assist the protection and improvement of air quality.*	As detailed within the Odour Assessment the proposed poultry sheds achieve compliance with the *Separation Distance Guideline (Environment Protection Authority, August 2024)* the required separation distances to nearby receptors. It is also noted that the 'odour plume' from the proposed farm does not overlap with the odour plume of a neighbouring farm i.e Warwick's Farm and T-Block Farm. Refer to Section 5.6.
Land use compatibility – 13.07-1S ***Objective*** *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*	The proposed development is for an agricultural use which is intended within the Farming Zone. The proposed poultry sheds have been provided with suitable separation distances to the nearby sensitive receptors. The development will be operated in accordance with the Egg Industry Environmental Guidelines – Edition II (2018) and the Odour Assessment prepared by Astute Environmental identifies the required separation distances are achieved and the 'odour plume' from the proposed farm does not overlap with the odour plume of a neighbouring nearby farm i.e. Warwick's Farm and T-Block Farm. When established the use will contribute positively to the sustainability and viability of agriculture in this area with approximately 13% of the land Torrumbarry Property to be used for the rearing/layer sheds and the remaining land continuing to be used for cropping and/or grazing.
Protection of agricultural land – 14.01-1S ***Objective*** *To protect the state's agricultural base by preserving productive farmland.*	The proposed development supports the growth of agricultural businesses within the Farming Zone by utilising the existing agricultural use on the site. It will enhance agricultural productivity by increasing egg production, thereby contributing to the growth of the Australian egg industry.
Sustainable agricultural land use – 14.01.2S ***Objective*** *To encourage sustainable agricultural land use.*	The poultry farm will be established and operated in accordance with the Egg Industry Environmental Guidelines – Edition II (2018) to ensure best practice.
Intensive agricultural activities in Campaspe – 14.01-2L-02 ***Policy application*** *This policy applies to all land in the Farming Zone.*	The subject site is not located on Patho Plains, however, the development has been provided with sufficient buffers which will ensure that adverse impacts will not be experienced at any surrounding sensitive receptors. As a rearing farm, the birds will be free to move around but will always be contained within the proposed sheds. As such, all byproducts from

POLICY	RESPONSE
	the use including manure and spent litter are to be collected directly from the rearing sheds and will not enter the external environment.
Catchment planning and management – 14.02-1S ***Objective*** *To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.*	There are no waterways or natural drainage corridors located within development footprint of the poultry farm while any waterways or drainage corridors on the balance of the site will be maintained in its current condition as part of this development. The comparison of pre and post developed median peak flow rates show reductions post development, except for the 0.2EY storm event. The slight increase in the 0.2EY peak flow rate will be negligible given the relative flat terrain within the vicinity of the site. Therefore, the slight increase during the 0.2EY storm event is not considered to result in an actionable nuisance to existing infrastructure and downstream properties.
Water quality – 14.02-2S ***Objective*** *To protect water quality.*	The proposed development footprint does not encroach into any river and riparian corridors, waterways, lakes, wetlands and billabongs. In any event, there are no wastes from the development which can affect waterways as the birds will be housed at all times within the sheds. The stormwater for the development will be directed to internal drainage channels designed to convey runoff toward designated sump and pump locations. These channels serve as the primary means of directing surface water through the site. Refer to Section 5.4.3.
Design for rural areas – 15.01-6S ***Objective*** *To ensure development respects valued areas of rural character.*	The development area is not situated in an area of any recognised value or heritage value or within an approach to a rural town or sensitive tourist area. The proposal responds to this policy context by meeting the setback requirements outlined within Schedule 1 to Farming Zone. It is also noted that the buildings proposed are of rural character and will not detract from the rural amenity of the area. Landscaping buffers 30m wide will be provided to act as visual buffer to poultry sheds and related infrastructure.
Aboriginal cultural heritage – 15.03-2S ***Objective*** *To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*	The proposed poultry farm has been intentionally sited within the heavily disturbed cropping and grazing areas, and to avoid land mapped as an area of cultural heritage sensitivity. As a poultry farm is not classified as a high impact activity, a Cultural Heritage Management Plan is not required. Refer to Section 5.2.
Diversified economy – 17.01-1S ***Objective*** *To strengthen and diversify the economy.*	The proposed development will provide a meaningful contribution to the local economy through a broadening of the economic base to include an integrated poultry farm operation. The development will create new employment opportunities within the local area during the construction phase and operational phase.

POLICY	RESPONSE
	An Economic impact assessment has been prepared which estimates economic activity would be generated and supported by the proposal as per the following: **Construction phase** • Employment: An estimated 963 full-time equivalent (FTE) job years generated on the site. These job years would support a further 3,360 job years across Victoria. In total, the State's impact is estimated to be approximately 4,323 job years. • Output: The State's impact is estimated at $1.78 billion in direct and indirect output. • Wages: An estimated $84 million in wages directly generated by construction activities onsite. Construction activities would support a further $282 million across Victoria. In total, the State's impact is estimated at approximately $366 million. • GVA: Construction activities on site are estimated to directly contribute $150 million in GVA to Campaspe Shire's GRP. These activities would support a further $544 million across Victoria. In total, the State's impact is estimated at approximately $7.4 million. **Operational phase** • Employment: 206 FTE on-going jobs generated onsite. These direct jobs would support a further 268 FTE jobs across Victoria. In total, the State's impact as a whole is estimated at approximately 474 FTE jobs. • Output: A total of $79 million in output directly generated by the proposed uses onsite. The land uses on site would support a further $99 million across Victoria. In total, the State's impact as a whole is estimated at $178 million. • Wages: A total of $7 million in wages will be directly generated by the proposed uses onsite. The land uses on site would support a further $30 million across Victoria. In total, the State's impact as a whole is estimated at $37 million. • GVA: The proposed uses onsite are estimated to directly contribute $12 million in GVA to the region's GRP. The land uses on site would support a further $16 million across Victoria. In total, the State's impact as a whole is estimated at $28 million.
Roads – 18.02-4S ***Objective*** *To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.*	The Murray Valley Highway and Davis Road intersection will be upgraded to accommodate the traffic generated by this development. The extent of the intersection upgrade works is detailed in the attached Traffic Impact Assessment prepared by RMA Engineers. Davis Road is recommended to be upgraded by Campaspe Council. Refer to Section 5.5

POLICY	RESPONSE
Energy supply – 19.01-1S ***Objective*** *To facilitate appropriate development of energy supply infrastructure.*	The development will be provided with electricity via the PowerCor network which will be augmented to accommodate the increase in electricity supply requirements without compromising the electrical supply to the wider community.
Renewable energy – 19.01-2S ***Objective*** *To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.*	The proposed poultry sheds will be provided with roof fixed solar panels to supplement the development's electrical supply.
Integrated water management – 19.03-3S ***Objective*** *To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*	The proposed development footprint does not encroach into any river and riparian corridors, waterways, lakes, wetlands and billabongs. In any event, there are no wastes from the development which can affect waterways. The stormwater for the development will be directed to internal drainage channels designed to convey runoff toward designated sump and pump locations. These channels serve as the primary means of directing surface water through the site. Refer to Section 5.4.
Waste and Resource Management – 19.03 – 5s *To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.*	The waste created by the poultry farming activities is chicken manure, floor litter and dead birds. The sheds include an aviary system with underlying manure belts which convey manure from the internal areas to the shed ends, where it can be collected via an external chute and loaded into waiting trucks. Manure will be removed from the sheds twice a week and is immediately transported off site in a covered truck for composting at the proposed T-Block Ancillary Composting Facility. Composted litter is then used as a soil additive material or fertiliser onsite. Bedding (sawdust) will be provided on the concrete shed floor at the start of each flock. The bedding material will be partially removed and composted two to three times during the cycle to maintain manageable bedding depth. When all birds have been removed from the sheds, the dry litter on the floor of the shed is removed and will be composted. Dead birds are also to be composted at the T-Block composting facility or alternate off site facility in accordance with EPA Regulations. Refer to Section 4.6.4

6.6 MUNICIPAL PLANNING STRATEGY

Table 10 responds to the components of the Municipal Planning Strategy that are relevant to this application.

Table 10: Assessment Against Municipal Planning Strategy

POLICY	RESPONSE
Vision 02.02 *The Council Plan (2017-2021) also supports 'Campaspe Our Future' (2015) which has established strategies and actions to support its land use objective of:* *Sustainable use of land, which encourages population growth whilst ensuring the viability of farming and industry, and development which consolidates and respects the historical built environment.* *Council has inherited a Shire with outstanding environmental, social and economic attributes. Council is committed to handing over the Shire to the next generation in as good, or better condition as when they inherited it.*	The proposed development involves the construction of a Poultry farm consisting of 720,000 rearing birds within 18 sheds on land within the Farming Zone. The use falls under the definition of Agriculture and will support the growth and diversification of rural activities in the region and provide new, local employment and economic opportunities.
Environmental and landscape values – 02.02-2 *Council's key strategic directions relating to 'Environmental and landscape values' are to:* • *Protect the Murray River corridor and other waterways including their significant environmental values.* • *Reduce the environmental impact of urban development on waterways in the Loddon, Campaspe and Goulburn Basin catchments.* • *Minimise the impact of development abutting the Waranga Basin on its water quality.* • *Minimise conflict from agricultural development, urban development, tourism and recreation along rivers and waterways.*	The proposed development footprint is not located within the Environmental Significance, Significant Landscape or Vegetation Protection overlays. The development will not impact adversely and on the Murray River corridor and other waterways within proximity of the subject lot. The proposed development footprint consists of land that has been historically cleared and extensively for the cropping grains and cereals. As a result no vegetation communities or significant tress are impacted by this proposal.

POLICY	RESPONSE
• *Protect, manage, retain and replace native vegetation including grasslands, wetland vegetation and habitat.*	
Environmental risks – 02.03-3 *Council's key strategic directions relating to 'Environmental risks' are to:* • *Promote land use and development that is resilient to climate change impacts.* • *Minimise the impact of bushfire, flooding, soil degradation and storms.* • *Protect the viability of industrial and agricultural uses through the separation of sensitive land uses especially at the interface between industrial, farming, residential and rural residential uses.*	The development footprint is not constrained by bushfire, soil degradation and storms. The site is impacted by flooding, however, the development has been designed to have a development footprint that is above the flood levels onsite as determined in the attached Flood impact assessment. Refer to Section 5.4.1.
Built environment and heritage – 02.03-5 *Council's key strategic directions relating to 'Built environment and heritage' are to:* • *Protect heritage places of natural or cultural significance.* • *Focus on the scale and design of a structure as the benchmark reference point for residential neighbourhood character.* • *Manage the impacts of commercial and industrial development on nearby residential areas, major roads, town entrances or natural heritage sites.* • *Promote the redevelopment of existing highway business areas at the gateways to town.* • *Facilitate visual improvements to the Shire's industrial areas, especially in the Echuca South East Industrial Growth Area.*	The proposed development footprint is not located within the cultural heritage sensitivity area and does not contain any places of natural or cultural significance.

POLICY	RESPONSE
Economic development – 02.03-7 *Council's key strategic directions relating to 'Economic development' are to:* • *Support agriculture as the key driver of the local economy.* • *Maintain the primacy of the Echuca CBD as the regional centre for the Shire.* • *Discourage industrial rezoning until existing industrial land is developed other than for major industries requiring large sites with buffers to sensitive uses that cannot be accommodated in existing zoned areas.* • *Discourage industrial uses from locating in highway business areas.* • *Support rural based tourism that takes advantage of the natural attributes of the region such as the Murray River and the agricultural landscape and produce.* • *Encourage the development of new tourist attractions and services.*	The proposal will support agriculture as the key driver of the local economy through the creation of new job opportunities directly and indirectly associated with the construction, development and ongoing operation of the farm. Refer to Section 5.9.

6.7 OVERLAYS

6.7.1 Decision Guidelines Of Land Subject To Inundation Overlay (Clause 44.04-8)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate the decision guidelines for the Land Subject to Inundation Overlay (Clause 44.04-8). The decision guidelines considered against this proposal are assessed in **Table 11** below.

Table 11: Assessment Against Land Subject to Inundation Overlay (Clause 44.04-8)

DECISION GUIDELINES	RESPONSE
The Municipal Planning Strategy and Planning Policy Framework.	The proposed development involves the construction of a Poultry farm consisting of 720,000 rearing birds within 18 sheds on land within the Farming Zone. The use falls under the definition of agriculture and will support the growth and diversification of rural activities in the region and provide new, local employment and economic opportunities.

Any local floodplain development plan.	This lot is identified within the Campaspe Local Floodplain Development Plan - Precinct of Bendigo Creek - Picaninny & Mount Hope Creeks (2010).
Any comments from the relevant floodplain management authority.	Not Applicable
The existing use and development of the land.	The land is currently used for cropping purposes, and the proposed development will consist of a poultry farm with the balance of the farm to continue to be cropped.
Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.	The proposed development is located outside of the overlay to minimise any impacts on the flood hazard. Refer to Section 5.4.
Alternative design or flood proofing responses.	Filling within the site, but outside the extents of the overlay, will be undertaken such that the proposed shed facilities and amenities floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard.
The susceptibility of the development to flooding and flood damage.	The development footprint will be generally above the 1% AEP flood level. Building envelopes will be located away from water, sewer and drainage assets that need to be serviced, thereby mitigating interference with service requirements for those assets. Compliance with the Guidelines for Development in Flood Affected Areas February 2019 is achieved as the nominated floor levels for the shed facilities are located 300mm above the 1% AEP water surface levels. Essential services for the development will be raised above the 1% AEP flood level and include appropriate freeboard. Where appropriate and practical, aspects of the development which cannot be located above the 1% AEP flood level will be constructed from flood-resistant materials.
The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include: - *The frequency, duration, extent, depth and velocity of flooding of the site and accessway.* - *The flood warning time available.* - *Tidal patterns.* - *Coastal inundation and erosion.* - *The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.*	The analysis indicates the 1% AEP overland flow within the vicinity of the site has a maximum velocity of 0.5m/s and a maximum depth x velocity product of 0.24m2/s. These results comply with the Guidelines for Development in Flood Affected Areas (Department of Environment, Land, Water and Planning, February 2019). The maximum depth within the vicinity of the site access is approximately 0.25m. These results comply with Guidelines for Development in Flood Affected Areas (Department of Environment, Land, Water and Planning, February 2019). As the development is not open to the public for biosecurity reasons and given a 1% AEP flood event has a significant warning time prior to occurring in this area, access to the site will be managed prior to, and during a significant flood event. Filling within the site will be undertaken such that the proposed shed facilities and amenities floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard.
The effect of the development on redirecting or obstructing floodwater,	The analysis indicates that the post-development water surface levels are increased upstream by a maximum of 220mm at the

stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.	southern boundary of the site (pushing into the southern lots) and 180mm at the eastern boundary of the site (pushing into the eastern lot). The existing 1% AEP depth of flow at the same location is approximately 200mm at the southern boundary and 300mm at the eastern boundary. The surrounding land is predominately used for agricultural purposes. The additional increase is unlikely to substantially exacerbate existing flooding conditions in the area. No structures or roads are exposed to the above increases. There are mapped increases in water surface levels within the site, due to the inclusion of the fill footprint to represent the development. This flow does not overtop the development footprint. At the western boundary of the site, and in Davis Road, there is negligible change in flood levels as a result of the development. There is a small location of "was dry now wet" flagged in this location, with a number of pixels of the "was wet now dry" also flagged. It is considered that this is an artefact of the development surface being stamped into the flood model and small differences in tinning across the adopted cell resolution. Depth of flooding in this location is also less than 25mm. The stormwater management plan did not consider this to represent a real change in flood risk in this location.
The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.	The proposed development will not have an adverse impact on the river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.
Any other matters specified in a schedule to this overlay.	Not Applicable.

6.8 PARTICULAR PLANNING PROVISIONS

6.8.1 Decision Guidelines For A Poultry Farm (Clause 53.09)

The purpose of this Clause is:

> *To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.*

Before deciding on an application the responsible authority must consider, as appropriate the decision guidelines for a Poultry Farm (Clause 53.09-6). The decision guidelines considered against this proposal are assessed in ***Table 12.***

Table 12: Assessment Against Clause 53.09

DECISION GUIDELINES	RESPONSE
The purpose of the relevant zone.	The proposed poultry farm is consistent with the purpose of the Farming Zone as: • The land will be used for agricultural purposes; • Productive agricultural land will be retained;

	• No non-agricultural uses are proposed; • The direct and indirect employment related to the development will support the surrounding rural communities; • The proposed farm will be operated in a sustainable manner with the efficient provision of infrastructure.
The design, height, setback and appearance of the proposed buildings and works.	The proposed poultry sheds being 4.45m in height is consistent with the building height that can reasonably be anticipated within the Farming zone.
The proposed landscaping.	The proposed development will be provided with a landscape buffer 30m wide around the poultry farm which will act as a visual buffer to the proposed farm. The majority of the farm will continue to be used for cropping purposes, ensuring minimal changes to the overall landscape amenity.
The need to protect amenity of existing uses on adjoining land.	The proposed development will not result in unacceptable amenity impacts for the adjoining land given the separation distances between the poultry sheds and the sensitive receptors. The odour and acoustic impact assessments undertaken demonstrate that the farm will comply with the applicable standards.
The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.	The proposed development will not result in unacceptable amenity impacts for the adjoining land given the separation distances between the rearing sheds and the sensitive receptors. The odour and acoustic impact assessments undertaken demonstrate that the farm will comply with the applicable standards.
The impact of the proposal on any wetlands, waterways or water bodies.	The proposed development is not located in close proximity to any wetlands, waterways or water bodies and all stormwater from the building roofs and external surfaces will be discharged through grass swales which will provide sufficient water quality treatment for the minor potential pollutant loads associate with external farm operations.
The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.	The proposed development footprint has heavily disturbed and historically used for cropping. As such, the project will have negligible impact on important natural physical features or biodiversity values. 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. As such, a nutrient management plan is not required to support this application.
Whether the development will support and enhance agricultural production.	The proposed Poultry farm will support and enhance agricultural production by increasing egg output, thereby contributing to the growth of the Australian egg industry. The balance of the subject site will continue to be used for cropping and grazing purposes.
The requirements of the Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (June 2018).	The proposed development does not involve a low density mobile outdoor poultry farm.

6.9 GENERAL PROVISIONS

6.9.1 Decision Guidelines – Clause 65

Clause 65.01 of the Campaspe Planning Scheme identifies that prior to determining an application the Responsible Authority must consider the directions of this Clause. The contents of this report herein clearly demonstrate consistency with outcomes of these considerations. The decision guidelines considered against this proposal are assessed in **Table 13.**

Table 13: Assessment Against Clause 65

DECISION GUIDELINES	RESPONSE
The matters set out in section 60 of the Act	This planning report and the supporting technical investigations provide a detailed assessment for the project including consideration of the Planning Scheme and potential environmental, social and economic impacts.
Any significant effects the environment, including the contamination of land, may have on the use or development.	Refer to Section 5.0
The Municipal Planning Strategy and the Planning Policy Framework	Refer to Section 6.6
The purpose of the zone, overlay or other provision.	Refer to Section 6.4
Any matter required to be considered in the zone, overlay or other provision	Refer to Section 6.0
The orderly planning of the area.	Refer to Section 6.0
The effect on the environment, human health and amenity of the area.	Refer to Section 5.0
The proximity of the land to any public land.	Refer to Section 2.2
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	Refer to Section 5.4
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Refer to Section 5.4
The extent and character of native vegetation and the likelihood of its destruction.	Refer to Section 5.2

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Refer to Section 5.2
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	Refer to Section 5.3 (Bushfire) & Section 5.4.1 (Flood)
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Refer to Section 5.5
The impact the use or development will have on the current and future development and operation of the transport system.	Refer to Section 5.5

6.10 PUBLIC NOTIFICATION

An application which proposed more than 5,000 chickens rearing purposes is required to be notified in accordance with Section 53.09 of the Planning Scheme. The Minister for Planning will notify any landholders which she considers may be impacted by the project. Council will also be formally notified of the application.

The notification process involves the giving notice to the owners and occupiers of allotments or lots adjoining the land to which the application applies and to any person to whom the planning scheme requires it to give notice.

7. CONCLUSION

PSA Consulting has been engaged by McLean Farms Australia Pty Ltd (McLeans) to prepare this Planning Report in support of a Planning Permit Application for the proposed development of a Poultry Farm (Rearing Farm) for the rearing of layer birds from day old chicks from until they reach point-of-lay (around 17 weeks old). The proposed farm will accommodate eighteen (18) purpose built rearing sheds containing a maximum of 720,000 birds. The sheds will be delivered in two stages with twelve sheds in Stage 1 and six sheds in Stage 2.

The proposed farm will operate in accordance with all requirements outlined in The Egg Standards of Australia quality assurance program and will adopt best practice animal welfare and biosecurity practices across the farm.

The site is located within the Farming Zone under the Campaspe Planning Scheme which is intended to provide for the use and development of land for the agricultural purposes, including poultry farms. As the project involves an agricultural use with a capital value of greater than $10 million, the project is classified as Significant Economic Development, and the Minister of Planning (via the Development Facilitation Program) will be the responsible authority for determination of the application.

The proposed Rearing Farm is an important pat of the broader McLean's Torrumbarry Project which includes:

- The Warwick's Block – Cage Free Egg Layer Farm (1,280,000 birds).
- The T-Block – Cage Free / Free Range Layer Farm (800,000 birds) and composing facility.

This application is lodged concurrently with these projects and the potential cumulative impacts are considered within all supporting technical reports.

As demonstrated in this report and the attached technical investigations, the proposed development has been assessed against all applicable State and Local Government planning provisions and is considered to comply with all relevant criteria. Further, as a result of the implementation of best practice management procedures, this proposed rearing farm is not predicted to result in any significant or unacceptable environmental impacts on the site or surrounding area.

Accordingly, the proposed development is recommended for approval.

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