

# **ADVERTISED PLAN**

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# BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN

INTENSIVE AGRICULTURAL OPERATION – CAGE FREE POULTRY FACILITY  
AUGUST 2025

PREPARED FOR MCLEAN FARMS AUSTRALIA PTY. LTD.

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### **Acknowledgements and Recognition**

Concept Layout Plans – RMA Engineers

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## 1. INTRODUCTION

Spiire has been engaged by McLean Farms Australia Pty. Ltd. to prepare this Bushfire Hazard Assessment and Management Plan, to consider the bushfire hazard in proximity to land at Torrumbarry for the development of intensive agricultural facility (cage free poultry).

The land is not within the Bushfire Management Overlay (BMO), however the site is entirely located within the designated Bushfire Prone Area (BPA). As such, this report considers how the development of the land is able to appropriately respond to the Victorian planning and building controls that relate to bushfire, specifically at **Clause 13.02 Bushfire** of the Campaspe Planning Scheme.

The report contains the following components:

- ▶ **A locality and site description** that is used to identify the existing conditions of the site and surrounds.
- ▶ **A bushfire hazard - landscape assessment** including a plan that describes the bushfire hazard of the general locality up to 20km from the site.
- ▶ **A bushfire hazard - local and neighbourhood assessment** including a plan that describes the bushfire hazard within an area of 400 metres to 1km from the site.
- ▶ **A bushfire hazard - site assessment** including a plan that describes the bushfire hazard within 100 metres of the proposed development and a description of the hazard in accordance with Sections 2.2.3 to 2.2.5. of AS3959:2018 *Construction of Buildings in Bushfire Prone Areas*.

### 1.1 DEVELOPMENT SUMMARY

The proposal is to develop a portion of the subject land for an intensive agricultural operation - cage free poultry facility. The proposal is part of an integrated egg laying operation to be developed across individual sites within the Torrumbarry area. The site subject to this report is identified as the 'Warwick's Block Cage Free Layer Farm'.

### 1.2 SITE DETAILS

<b>Municipality:</b>	Campaspe Shire Council
<b>Address:</b>	Murray Valley Highway, Torrumbarry
<b>Title Description:</b>	CA's 12, 12A, 16, 16A, 18, 19 Sec7, Parish Torrumbarry North, and Lot 2 of PS429220
<b>Zone:</b>	Farming Zone (FZ)
<b>Overlays:</b>	Land Subject to Inundation Overlay (LSIO) – Part Specific Controls Overlay (SCO2) – Part Environmental Significance Overlay (ESO1) - Part

## 2. CLAUSE 13.02-1S BUSHFIRE PLANNING

In regard to the proposed development of the subject land for an intensive cage free poultry operation, consideration is given to the relevant objectives and strategies under Clause 13.02-1S of the Campaspe Planning Scheme.

Clause 13.02-1S contains the following objective:

- ▶ *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

### 2.1 BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT

Bushfire hazard identification and risk assessment under Clause 13.02 involves using the best available science to identify the hazard posed by vegetation, topographic and climatic conditions. The basis for the hazard assessment should be:

- ▶ *Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;*
- ▶ *Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;*
- ▶ *Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and*
- ▶ *The site for the development.*

Bushfire hazard within the surrounding landscape is detailed in Section 5 of this Report. This assessment has considered hazards at a broad landscape level, up to 5-20km from the site and at a local and neighbourhood level from within 100 metres to 1km of the site.

Details of the site assessment in accordance with AS3959-2018, considering localised threat within 100 metres of the site, is found at Section 6 of this Report.

### 2.2 USE AND DEVELOPMENT CONTROL IN A BUSHFIRE PRONE AREA

Clause 13.02 stipulates bushfire risk should be considered when assessing planning applications for particular use and development in a bushfire prone area, as designated in accordance with regulations made under the *Building Act 1993*. The particular use and development include:

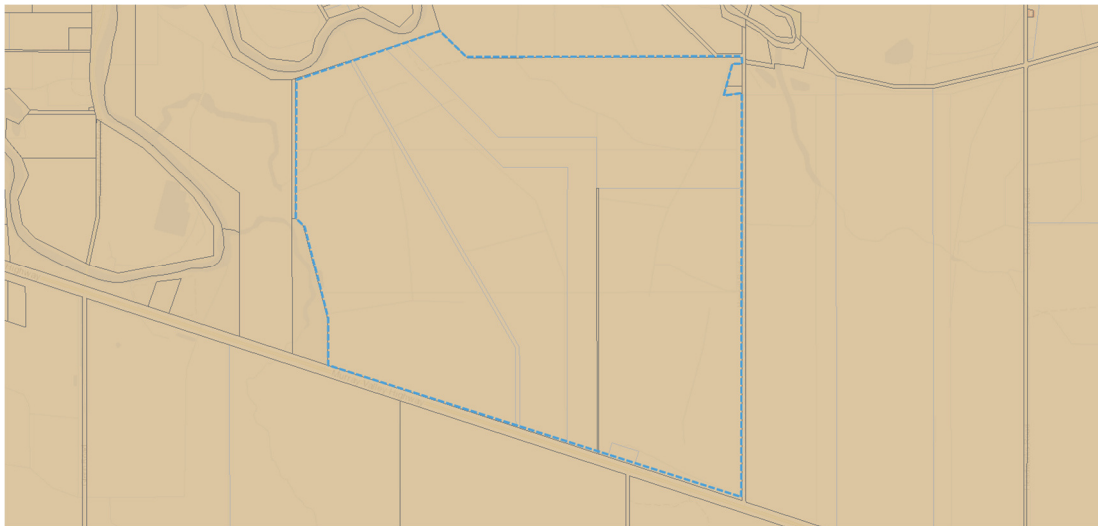
- ▶ Subdivisions of more than 10 lots.
- ▶ Accommodation.
- ▶ Childcare centre.
- ▶ Education centre.
- ▶ Emergency services facility.
- ▶ Hospital.
- ▶ Indoor recreation facility.
- ▶ Major sports and recreation facility.
- ▶ Place of assembly.
- ▶ Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- ▶ Consider the risk of bushfire to people, property and community infrastructure.
- ▶ Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- ▶ Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

The Bushfire Prone Area (BPA) designation is a building regulation tool that identifies locations where moderate bushfire hazard can be expected. Based on the advice of the relevant fire authority, locations identified as having a higher bushfire hazard may be included within the Bushfire Management Overlay (BMO).

The subject site is located entirely within the designated Bushfire Prone Area (BPA), please refer to Figure 1 below. The land is not located within the Bushfire Management Overlay (BMO) as the site is not within an area of high bushfire hazard.



**Figure 1: Bushfire Prone Area map (BPA)**

The designation of the land within the BPA applies statutory requirements to be met with the design and construction of all new development to ensure they meet minimum construction standards for bushfire protection in accordance with *AS3959-2018 Construction of buildings in bushfire prone areas* or other relevant standards.

Although the construction requirements specified in AS 3959:2018 is designed to improve a buildings resistance to bushfire attack, it does not provide a guarantee the building will survive a bushfire attack on every occasion.

### **2.3 RESPONSE TO CLAUSE 13.02**

As stated previously, Clause 13.02 stipulates bushfire risk should be considered when assessing planning applications for particular uses and developments in a BPA, as detailed in section 2.2 of this report.

The proposed intensive agricultural facility is not specifically identified as a particular use to be considered under this clause, as such it is not necessarily a requirement for any permit approvals under the Campaspe Planning scheme. However, given the risk to the community

and economy if the facility is impacted by bushfire it is a matter that should be considered. As such the following sections of this report identify the potential bushfire hazards the site is exposed to and any relevant development measures that may assist in mitigating these hazards.

### 3. SITE DESCRIPTION

#### 3.1 SITE LOCALITY PLAN

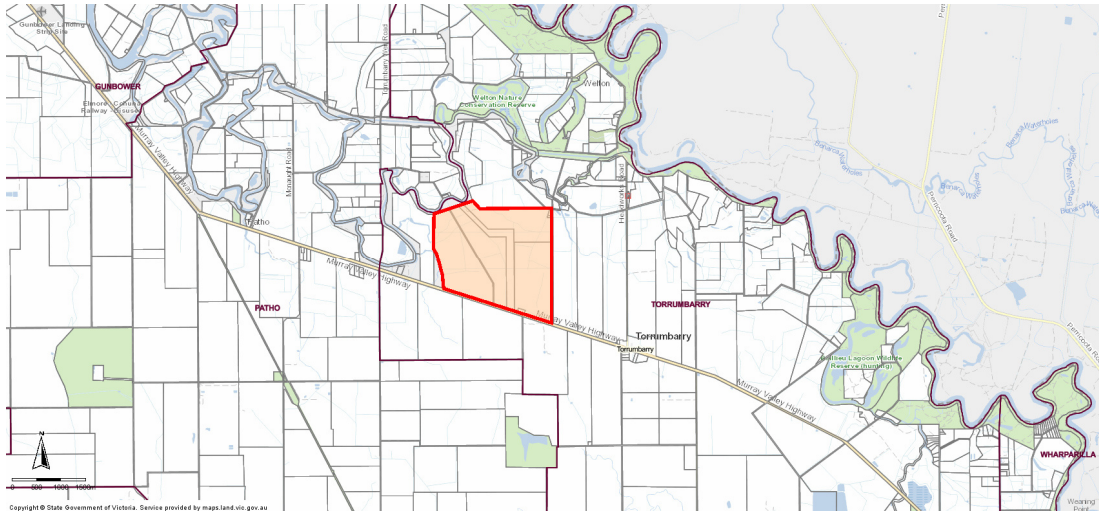


Figure 2: Locality Map

#### 3.2 SITE DESCRIPTION

The irregular shaped property comprises of 6 separate parcels for a total area of approximately 382ha, located on the north side of the Murray Valley Highway at Torrumbarry, in the north of the State.

The property is very flat, with irrigation channels located through the property. The land is currently cropped. Screen planting exists along the southern boundary with the highway and a large plantation lot is located in the southeast corner of the property.

Access to the property can be attained from the Murray Valley Highway in the southwest corner, however the main access is from Heppell Road on the east boundary.



**Figure 3: View across property from the east to the development site**



**Figure 4: Portion of the plantation lot in southeast corner of property**



**Figure 5: Screen planting along the southern boundary**

### **3.3 SURROUNDING LAND USE**

The south boundary of the property abuts the Murray Valley Highway. The east boundary abuts Heppell Road, which is currently a dry weather only road. Given the property is part of a wider landholding, currently wet weather access to the property is through the neighbouring land to the east which is currently under the same ownership.

The majority of the surrounding properties, including those on the opposite side of the Murray Valley Highway, consist of open farmland used for cropping and grazing. Properties on all sides are very flat and contain low, cropped vegetation at the time of inspection.

However, the northwest corner of the property abuts the Gunbower Creek reserve and the southwest abuts an area of woodland. Both of these abutting properties are Crown Land in public ownership.



**Figure 6: Heppell Road, view to south. Subject land to right of photo.**



**Figure 7: Neighbouring land to the east.**

In proximity (i.e. up to 1km), the vast majority of the surrounding topography is very flat, with vegetation type classified as grassland. A small patch of woodland exists on the neighbouring

property, approximately 640m to the west of the development site. Refer to Site Hazard Assessment Plans at Appendix 4.

### 3.4 PLANNING SCHEME MAPS

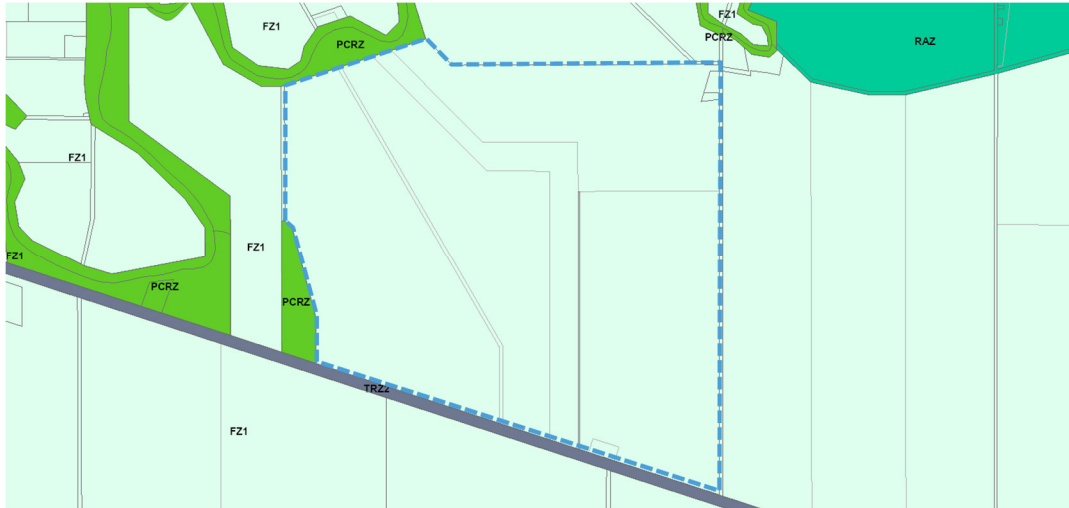


Figure 8: Zone Map – Farming Zone

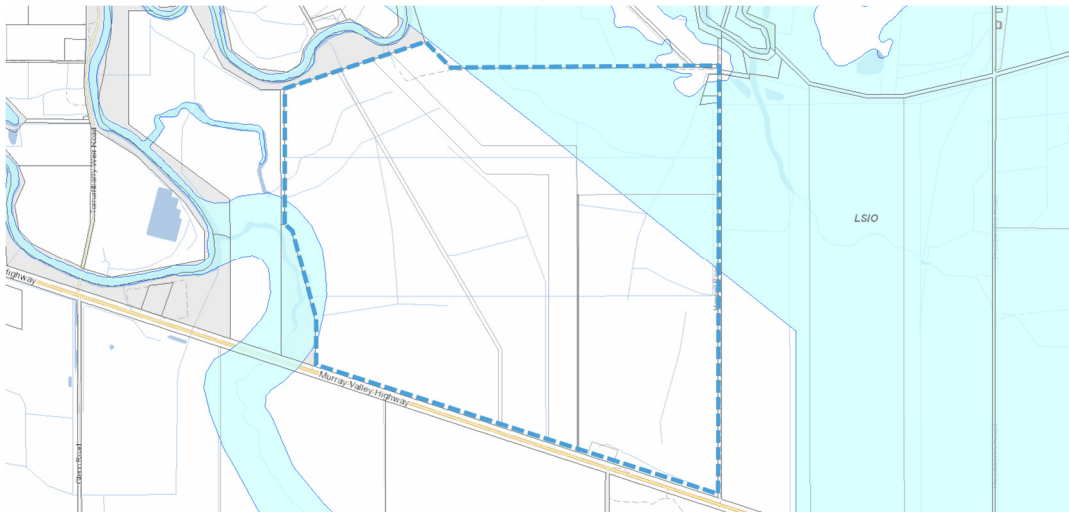


Figure 9: Land Subject to Inundation map – LSIO

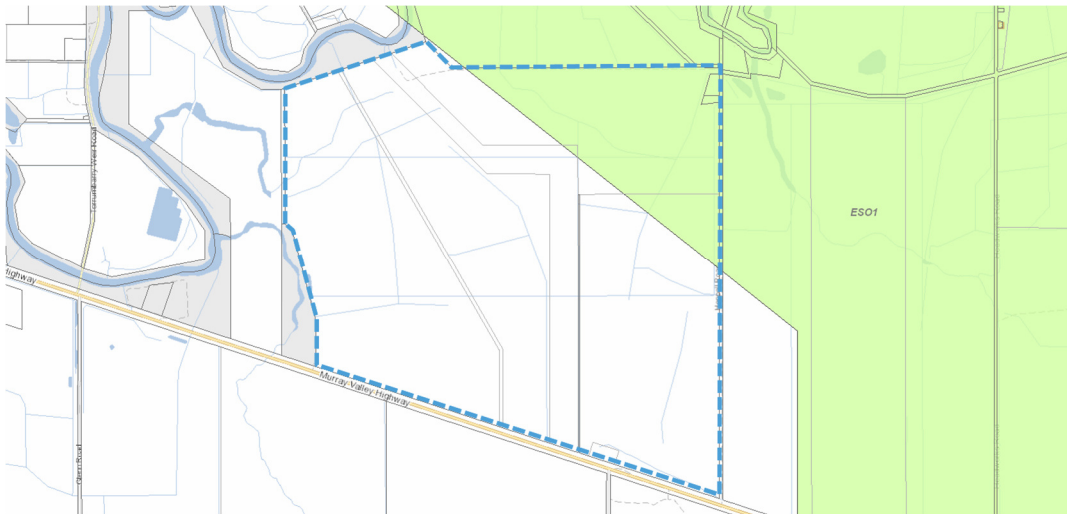


Figure 8: Environmental Significance Overlay – ESO1

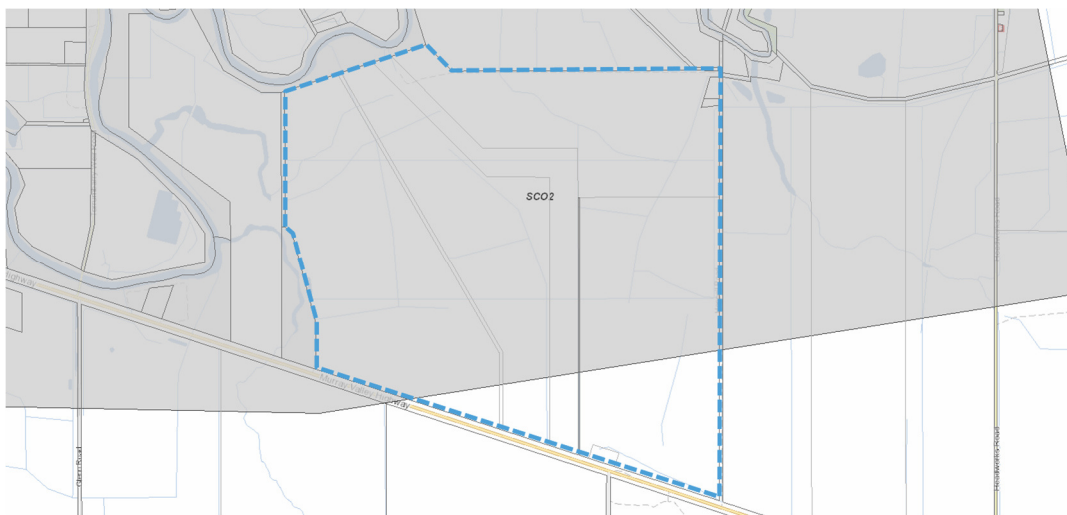
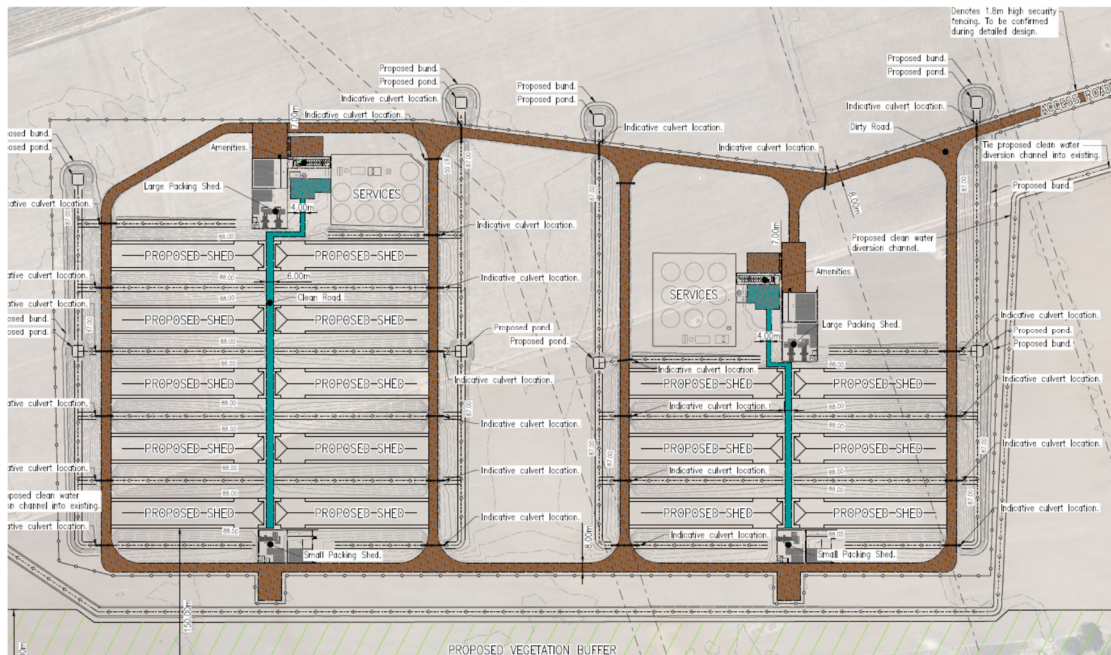


Figure 9: Special Controls Overlay – SCO2

## 4. DEVELOPMENT PROPOSAL

The proposal for the site involves the development of an intensive agricultural operation (poultry farm) consisting of 16 cage free poultry sheds, internal road network and amenity facilities.

The operation will be located at the south end of the property and take up approximately 27ha of the 382ha site. It is understood the remainder of the property will continue to be cropped or grazed.



**Figure 10: Proposed development plan – RMA Engineers**

Each shed will have a capacity of 80,000 birds, and a combined capacity of 1,280,000 birds for the entire facility. Ancillary to the operation is an amenities block consisting of a crib room, ablutions/shower facilities, workshop and office.

Access will be from Heppell Road along the east boundary of the site which will be upgraded to an all-weather surface. Internal traffic management will comprise a perimeter road capable of two-way movement and able to accept heavy vehicle traffic.

## 5. BUSHFIRE LANDSCAPE HAZARD ASSESSMENT

Although this site is not within the Bushfire Management Overlay (BMO), it is considered appropriate the broad bushfire landscape hazard assessment is consistent with the relevant guidelines and methodology provided in the *Technical Guide - Planning Permit Applications Bushfire Management Overlay* (DELWP, 2017).

### 5.1 HAZARD DESCRIPTION

The site is located within an area of potential fire risk, where bushfire can spread into the subject land from a number of directions from high-risk locations more than 100 metres from the subject site. The threat is mostly associated with grass fire with open grassland made up of unmanaged pasture and cropping extending for a considerable distance in all directions around the site.

Although the site sits within an area of predominantly grassland vegetation, within a 5-20km radius are patches of forest / woodland throughout the landscape, these patches are relatively small and isolated from the subject land. The closest of these patches is located approximately 640 metres to the west of the site.

Larger areas of forest/ woodland vegetation are located to the north, within the Murray River corridor and the Gunbower National Park. These areas of large public bushland reserves present a threat of fire due to their size, which has the potential to allow fire to spread and gain intensity under extreme conditions.

### 5.2 POTENTIAL BUSHFIRE SCENARIOS

Generally, prevailing wind conditions during the high threat bushfire season consist of north westerlies followed by a cool change and strong south-westerly winds. These wind conditions influence bushfire behaviour that is most likely to impact the site through direct grassfire impact from the surrounding landscape and ember attack generated from the large public reserves, in particular in the north.

While the intensity of grass fire is lower than bushfire, grass fires can be fast moving and lead to loss of infrastructure including structures and fencing. Hot, dry summers that result in very dry fuels within the surrounding area can result in grassfires occurring even on mild days during the bushfire period.

The areas of bushland within the broader landscape present a high threat of fire due to their size, which has the potential to allow fire to spread and gain intensity under extreme conditions. However, given the separation between these high threat areas and the site any potential direct impact is limited to ember attack.

### 5.3 FIRE HISTORY

A search of fire history mapping indicates no fires have been recorded on the subject land, however, fire has historically occurred in the surrounding area. Historically, the fires within the surrounding area have mostly been relatively small and located within the larger areas of public forest.

The mapping does not include the most recent fire that occurred in 2024, located approximately 3km to the south of the site and consumed approximately 80ha of grassland.

The Fire Management History maps accompany this Report, illustrate the areas previously impacted by fire in the recent past and areas of management in relation to the subject land.

## 5.4 COMMUNITY MANAGEMENT

The subject land is located within the CFA's Northern Country Fire District

Given the site is located within a rural area with limited infrastructure, there are no designated Neighbourhood Safer Places or Places of Last Resort within the immediate area.

The site is located within proximity to the Torrumbarry and Gunbower CFA brigades.

## 5.5 LANDSCAPE TYPOLOGY

Landscape types are identified in the *Technical Guide - Planning Permit Applications Bushfire Management Overlay* (DELWP, 2017) to inform decision making based on the risk from the landscape beyond the site. The identified typologies, as detailed in the table below, enable landscape bushfire information to be described according to a simple framework to assist planning decision making.

Landscape Type 1	Landscape Type 2	Landscape Type 3	Landscape Type 4
<ul style="list-style-type: none"> <li>▶ There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation).</li> <li>▶ Extreme bushfire behaviour is not possible.</li> <li>▶ The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property.</li> <li>▶ Immediate access is available to a place that provides shelter from bushfire.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.</li> <li>▶ Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition.</li> <li>▶ Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site.</li> <li>▶ Bushfire can approach from more than one aspect.</li> <li>▶ The site is located in an area that is not managed in a minimum fuel condition.</li> <li>▶ Access to an appropriate place that provides shelter from bushfire is not certain.</li> </ul>	<ul style="list-style-type: none"> <li>▶ The broader landscape presents an extreme risk.</li> <li>▶ Fires have hours or days to grow and develop before impacting.</li> <li>▶ Evacuation options are limited or not available.</li> </ul>

**Table 1: Overview of Landscape Types – Technical Guide (DELWP 2017)**

Based on the above assessment criteria, it is considered the broad landscape characteristics of the area is categorised as Type 3 Landscape based on:

- ▶ Although the typical vegetation classification beyond 150m of the subject site is 'Grassland', given the isolated environment there is the potential for bushfire to approach the site from multiple aspects.

- ▶ The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood scale destruction as it interacts with the bushfire hazard on or close to the site.
- ▶ Immediate access to shelter is not readily available within the surrounding district.

## 6. BUSHFIRE SITE HAZARD ASSESSMENT

A hazard assessment of land within the Bushfire Management Overlay (BMO) extends to 150m around a building, development site or subdivision boundary. However, within the Bushfire Prone Area (BPA), an assessment of the vegetation and topography up to 100m around a site, for the purposes of determining the applicable BAL construction standard is required in accordance with AS 3959-2018

As such, the site hazard assessment comprises of an area of 100 metres around the subject site with the topography and vegetation classified in accordance with AS3959-2018 methodology is considered appropriate to the landscape risk in this instance.

### 6.1 SITE ASSESSMENT

The Table below illustrates the classification of the topography and vegetation within 100 metres of the proposed development in accordance with AS3959-2018 Construction of Buildings in Bushfire Prone Areas.

	Direction (Aspect)			
	North	East	South	West
Vegetation	Grassland	Grassland	Grassland	Grassland
Effective Slope	Flat	Flat	Flat	Flat
Distance to Vegetation	0 metres	0 metres	0 metres	0 metres
Distance from building to classified vegetation				
BAL-LOW	>50 metres	>50 metres	>50 metres	>50 metres
BAL12.5	19m - <50m	19m - <50m	19m - <50m	19m - <50m
BAL19	13m - <19m	13m - <19m	13m - <19m	13m - <19m
BAL29	9m - <13m	9m - <13m	9m - <13m	9m - <13m
BAL40	6m - <9m	6m - <9m	6m - <9m	6m - <9m
BAL-FZ	<6m	<6m	<6m	<6m

## 7. SETTLEMENT PLANNING

Settlement Planning under Clause 13.02-1S of the Greater Bendigo Planning Scheme relates to the consideration of suitable locations for urban development at a strategic level taking into consideration the following.

***Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).***

The proposed intensive agricultural operation does not increase population growth within the normal meaning of the term. However, it is introducing an additional workforce, albeit small, to this location.

The design layout is able to locate buildings within the development that are able to maintain the necessary 33 metre setbacks from unmanaged woodland within the screen planting along the south boundary of the property, as detailed in the assessment at section 6.1 of this report, to ensure a radiant heat flux impact does not exceed 12.5kw/m<sup>2</sup>.

***Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.***

As described in the assessment at section 6.1 of this report, areas within the development managed in a low threat manner, located more than 50 metres from classifiable grassland, and 100 metres from the woodland, are considered to be rated as BAL-LOW.

The central parts of the development site will be developed and managed in a way that meets these measures, providing staff and visitors to the site adequate localities away from the high risk areas in the surrounding landscape.

***Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.***

The development of an intensive agricultural operation will not increase bushfire risk to any existing and future residents, property or infrastructure.

The operation of the facility does not include activities or processes that increase the likelihood of fire.

The proposed development of the land is able to appropriately separate new development from the localised threat in the surrounding landscape, whilst the future landscape elements introduced to the site will be entirely low threat i.e. managed grass, road pavement, hardstand, buildings etc.

***Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.***

It is envisaged the development of this land will actually decrease the risk of fire to the immediate area, by reducing available fuel, by replacing the existing classifiable vegetation (unmanaged grassland) with excludable infrastructure and managed vegetation.

The introduction of appropriate mitigation measures, including the separation of future buildings to the surrounding classifiable vegetation, construction of the buildings to meet minimum building standards for bushfire protection and management of internal areas to a low threat environment.

***Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.***

The bushfire hazard within the surrounding landscape, local and neighbourhood scale at Sections 4 and 5 of this Report.

There is potential for ember attack generating from the surrounding classifiable vegetation within the broader landscape and down to the immediately adjacent properties. However, the potential for direct flame impacts by grassfire, driven by the prevailing north-westerly to south-westerly winds, are mitigated with the managed interface and internal perimeter road along the north and west side of the development site.

***Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.***

No alternative low risk locations have been assessed as part of this proposal.

Given the proposed use and development of land for an intensive agricultural operation requires a location with similar rural attributes, any alternative site is likely to provide a comparable grassfire risk.

***Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).***

Given this proposal is the development of an existing zoned property, with no strategic or planning scheme amendment required, this requirement is not applicable.

Although localised areas of threat are in proximity to the site, sufficient distance from any future building and development can achieve appropriate BAL12.5 rating.

## 8. BUSHFIRE PROTECTION MEASURES

### 8.1 ACCESS

Externally the site has direct access from Heppell Road along the east boundary of the site and on to the Murray Valley Highway to the south of the site.

Heppell Road is currently a dry weather road only, managed by the Campaspe Shire Council. As such it is anticipated this will need to be upgraded to an all weather surface as the main access to the site. Refer to figure 6 at section 3.3 of this report.

The internal road network will consist of a private roadway that extends around the perimeter of the facility, acting not only as a buffer (defendable space) between the facility and the surrounding farmland, but will provide direct access for firefighting crews to defend the site from any external source of fire.

It is understood the internal roadway will be capable of accepting large, heavy vehicles and will be constructed and maintained to meet the CFA's standards for access as follows:

- 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 no 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 to the building by one of the following:
  - A turning circle with a minimum radius of 8 Metres, or
  - The provision of other vehicle turning heads - such as a T or 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.

### 8.2 DEFENDABLE SPACE

The management of space around the proposed buildings in a no or low threat condition will aid in the protection of the structures from the effects of radiant heat and direct flame contact by breaking up the continuity of fuels available to burn in close proximity to the buildings.

The distance of the defendable space is determined by the subsequent BAL rating in accordance with Table 2.4 of AS3959.

In this regard the assessment undertaken of the surrounding landscape (vegetation and topography) has determined that to meet a BAL12.5 rating a minimum distance of 19 metres should be established between the proposed buildings and the unmanaged vegetation to the north, east and west and 33 metres to the south. Refer to section 6.1 of this report.

### 8.3 WATER SUPPLY

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 water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes be made of corrosive resistant metal.
- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the building.
- 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 fittings must be a minimum of 65mm (excluding the CFA coupling).

### 8.4 LANDSCAPING

The Victorian Code for Broiler Farms specifies landscaping to be used to soften the visual impact of the operations on the surrounding landscape. Approved measure E4 M1.5 of the code states:

*Plantings and vegetation are located no closer than 20 m from the perimeter of the broiler sheds to ensure adequate shed ventilation, minimise vermin habitats, and provide adequate shed access and fire-fighting protection.*

This measure fits within the recommendations of the bushfire mitigation measures and the 19 metre defendable space specified to meet a BAL12.5 rating for the sheds.

Although the landscape buffer will be located outside the defendable space, it should be carefully designed and maintained to ensure it does not inadvertently increase the fuel load in relation to the buildings. It is noted, to the south is existing screen planting approximately 125 metres from the proposed building footprints. It is suggested additional planting should not be introduced to this area to minimise chance of increasing fuel load hazard.

### 8.5 HAZARDOUS MATERIALS

The storage of hazardous material, including fuels and chemicals should be stored in a building that maintains a minimum 20m managed setback from the surrounding grassland hazard.

## 8.6 EMERGENCY MANAGEMENT

It is understood the facility will employ 44 personnel responsible for the function and management of the operation. In addition to this external personal will access the site on an ad-hoc basis for maintenance, Veterinary, biosecurity etc.

It is recommended the facility operator include a Bushfire Emergency Management Plan as part of any emergency management plan to ensure staff understand the potential risks and procedures in case of fire.

The CFA will declare the Fire Danger Period for the municipality each year depending on local conditions and as such it may be declared at a different time each year. During this period the fire authorities will issue fire danger ratings on days when there is a risk of fire in the region. Staff should be made aware of the ratings.

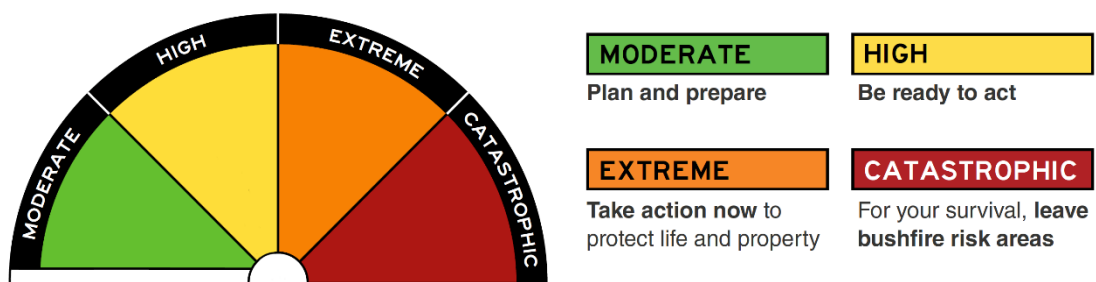


Figure 11: Fire Danger Ratings

The four levels of fire danger are:

<b>Moderate –</b>	Plan and prepare. On these days most fires can be controlled.
<b>High –</b>	There is a heightened risk and more chance of fires becoming unmanageable. Be ready to act.
<b>Extreme –</b>	Expect hot, dry and windy conditions. Take action to protect your life and property.
<b>Catastrophic –</b>	These will be the most dangerous conditions for fire. For your survival, leave the bushfire risk area.

During the bushfire danger period, at a minimum, the following matters should be considered:

- ▶ Inspect water levels in dedicated fire tank to ensure sufficient capacity is maintained.
- ▶ Ensure all employees and visitors are aware of conditions and evacuation procedures.
- ▶ Monitor alerts and updates to fire danger ratings.
- ▶ Be alert to any smoke, embers in the area.

## 9. CONCLUSION

The findings of the bushfire hazard assessment can be summarised as follows:

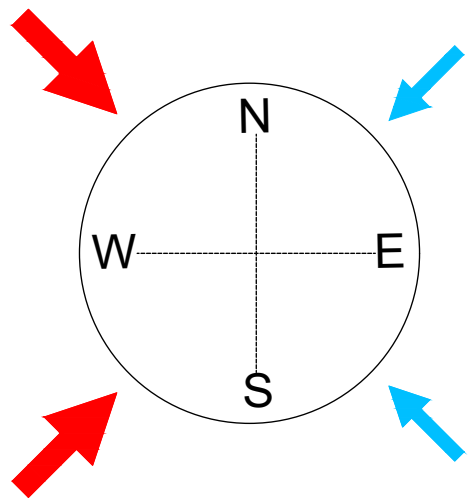
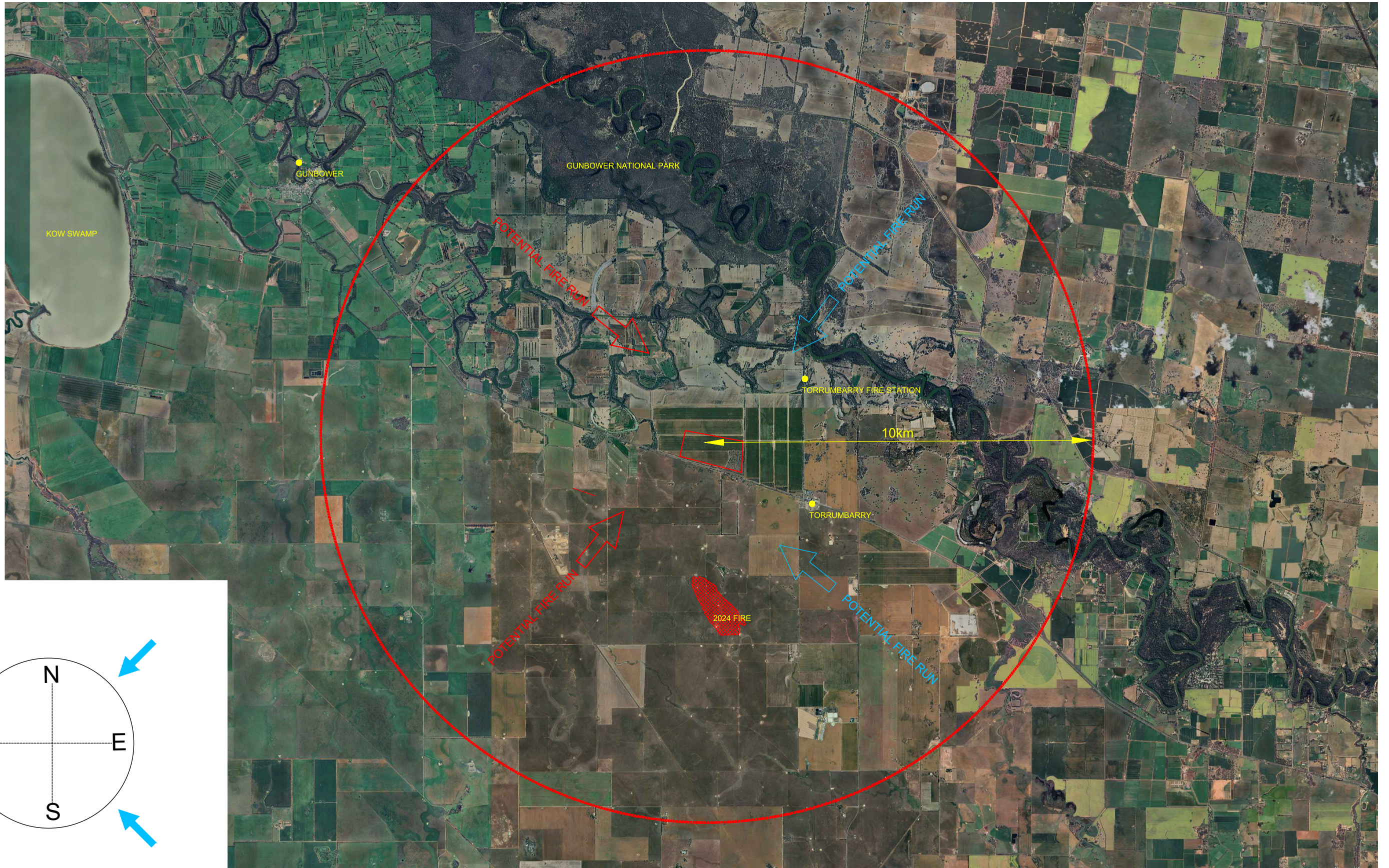
- ▶ The proposed development of the land can meet the requirements of clause 13.02 of the Campaspe Planning Scheme.
- ▶ The internal road network will enhance the separation of the proposed facilities from the surrounding grassland and provide access for firefighting to protect the proposed buildings.
- ▶ Defendable space should be maintained around the buildings to ensure adequate separation between the buildings and the unmanaged vegetation.
- ▶ Landscaping and screen planting should be undertaken such that it does not increase the fire hazard to the site.
- ▶ Consideration should be given to the preparation of a Bushfire Emergency Management Plan.

The site, whilst within a location that could potentially be impacted by grassfire, 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.



APPENDIX 1

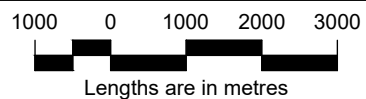
LANDSCAPE HAZARD ASSESSMENT PLANS



Landscape Hazard Assessment Plan  
 Warwicks Block Cage Free Layer Farm  
 Murray Valley Highway, Torrumbarry

Co-ordinate Datum  
MGA55

Scale A3  
1 : 100000



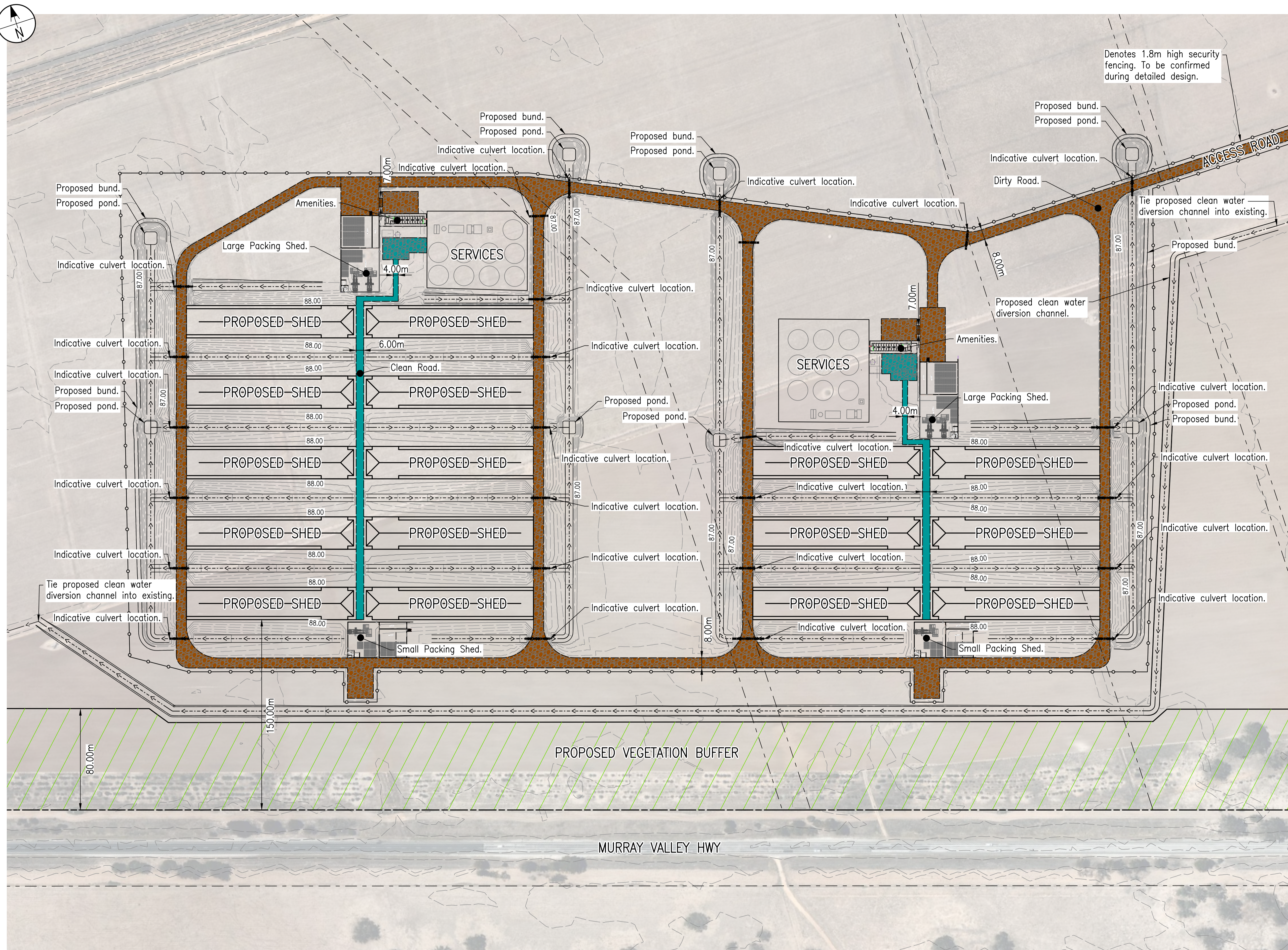
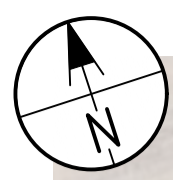
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Drawing No.	323271-B-V1-LANDSCAPE	Version	1
CAD Ref.	Q:\321323271\000\BUSHFIRE\ACAD		
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APPENDIX 2  
CONCEPT PLAN



**LEGEND:**

**EXISTING**

- → → → Invert
- - - - - Property Boundary

**PROPOSED**

- Clean Area Road Pavement
- Dirty Area Road Pavement
- Vegetation Buffer
- - - - - Property Boundary
- - - - - Minor Contours
- - - - - Major Contours
- → → → Invert
- - (D) - - (D) - - Indicative Stormwater Culvert
- ○ ○ ○ Fence

**PLAN NOTES:**

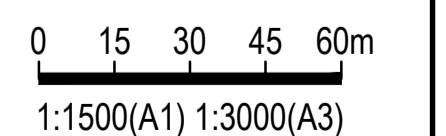
P.1. Plan is intended to be viewed in colour.  
P.2. Intervals between contours - 0.2m.  
Contours are design surface levels.

**DISCLAIMER NOTES:**

D.1. This is a sketch plan only and is conceptual only.  
D.2. This sketch plan represents design intent and concepts only.  
D.3. Information shown on these plans has been compiled from varying sources and may not be accurate and will need verifying. This includes imagery, existing infrastructure, property boundaries and natural surface data.  
D.4. No reliance should be placed on the information on this plan for detailed design or any financial dealings involving this land.  
D.5. This plan shall not be used for tendering, financing, ordering of materials, construction or any other unintended purpose.

## WARWICK'S BLOCK CAGE FREE CONCEPT LAYOUT PLAN

Scale 1:1500 (A1)



ISSUE	DESCRIPTION	DATE	DWN	DES	CHK	APP
1	FOR APPROVAL	16/10/25	LMB	LMB	GS	
0	FOR APPROVAL	15/08/25	LMB	LMB	GS	
A	FOR COMMENT	08/08/25	LMB	LMB	GS	

R.P.E.Q.  
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**PITTSWORTH, QLD, 4356**

PROJECT  
**INTEGRATED EGG LAYING OPERATION**  
**MURRAY VALLEY HIGHWAY**  
**TORRUMBARRY, VIC, 3562**

TITLE  
**WARWICK'S BLOCK CAGE FREE CONCEPT LAYOUT PLAN**

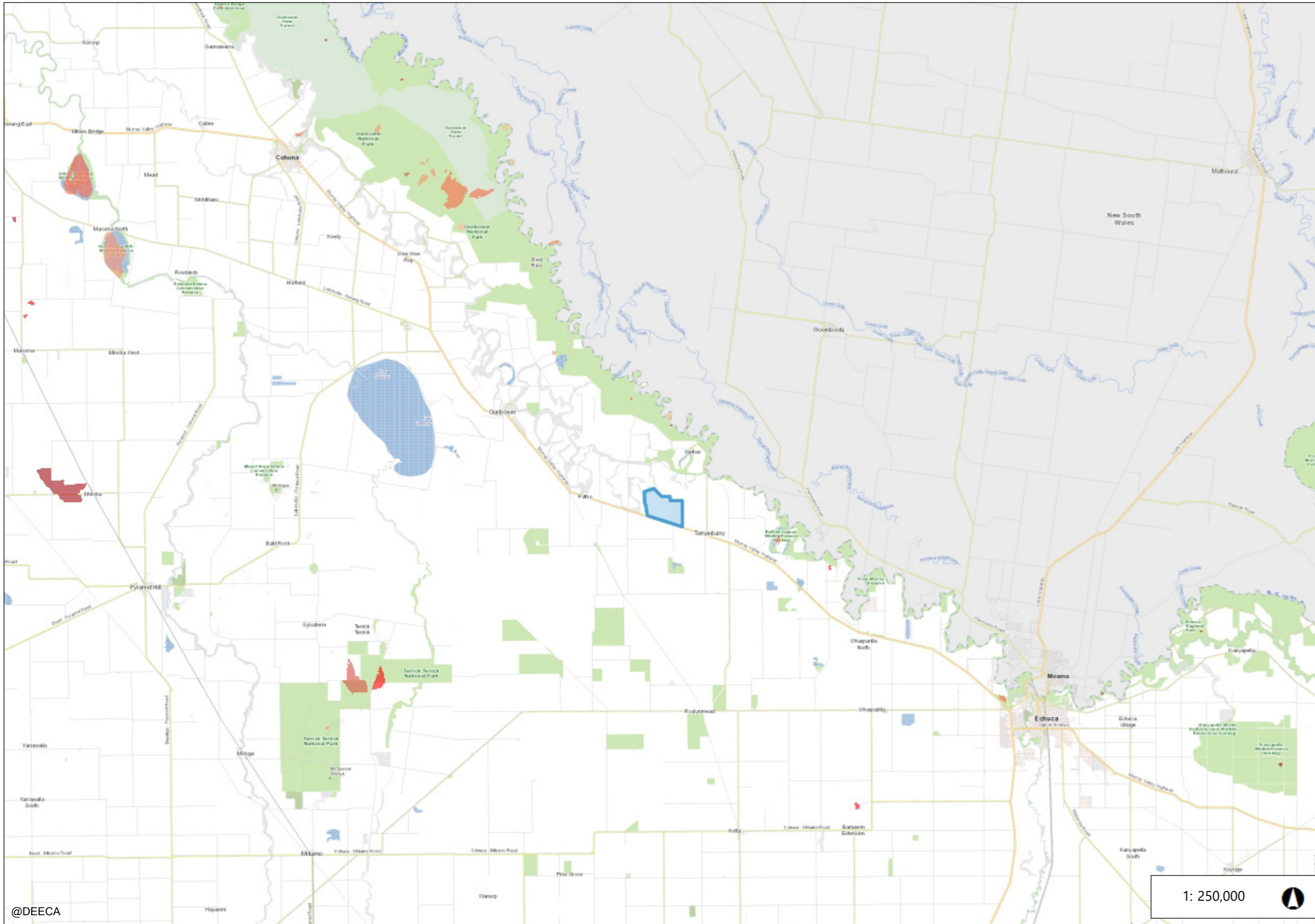
PROJECT NO. **25E-0010**  
DRAWING NO. **P-SK2001**  
ISSUE **1**

HEIGHT DATUM <b>AHD</b>	MAP GRID <b>VICGRID</b>	SIZE <b>A1</b>
COUNCIL RAL/MCU NO. -		
COUNCIL OW NO. -		
PROJECT NO. <b>25E-0010</b>		
DRAWING NO. <b>P-SK2001</b>		ISSUE <b>1</b>

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N:\Synergy\Projects\25E-0010 Poultry Farm - Torrumbarry\8 Civil Model and Doc\MASTER DOCUMENTATION\02 Package\Drafting\P-SK2001.dwg P-SK2001

APPENDIX 3  
FIRE HISTORY MAPS

# MapshareVic Map



## Legend

### Wildfire History

- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2014
- 2015 - 2017
- 2018 - 2019
- 2020 - 2021
- 2022 - 2023

1: 250,000



Map Created on

25-Jun-2025

12,700 0 6,350 12,700 Meters

GDA2020\_Vicgrid  
© The State of Victoria, Department of Energy, Environment and Climate Action 2025

Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make the appropriate enquiries to access the currency of data.



Energy,  
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and Climate Action


APPENDIX 4  
SITE LOCALITY PLAN






APPENDIX 5  
LOCAL HAZARD ASSESSMENT PLAN



 Indicative area of development  
Refer RMA Engineers - Warwick Farm Concept Plan

 Indicative building footprint  
Refer RMA Engineers - Warwick Farm Concept Plan

Aerial Imagery supplied by Google Earth Pro

<p align="center"><b>Site Hazard Assessment Plan</b>  <b>Warwicks Block Cage Free Layer Farm</b>  <b>Murray Valley Highway, Torrumbarry</b></p>		Date	19/06/2025	Sheet	2 of 2
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1 : 15000		SP		JM	
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APPENDIX 6  
SITE HAZARD ASSESSMENT PLAN



- Indicative area of development  
Refer RMA Engineers - Warwick Farm Concept Plan
- Indicative building footprint  
Refer RMA Engineers - Warwick Farm Concept Plan

<b>Site Hazard Assessment Plan</b>	
<b>Warwicks Blocak Cage Free Layer Farm</b>	
<b>Murray Valley Highway, Torrumbarry</b>	
Co-ordinate Datum MGA55	Scale A3 1 : 5000
<p>Lengths are in metres</p>	

Date	19/06/2025	Sheet	1 of 2
Drawing No.	323271-B-V1-SITE 2	Version	1
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