



APPENDIX 8 BUSHFIRE ASSESSMENT

AP08

**ADVERTISED
PLAN**

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

BUSHFIRE HAZARD ASSESSMENT & MANAGEMENT PLAN

INTENSIVE AGRICULTURAL OPERATION – FREE RANGE POULTRY FACILITY
& ANCILLARY COMPOSTING FACILITY

AUGUST 2025

PREPARED FOR MCLEAN FARMS AUSTRALIA PTY. LTD.

This report has been prepared by the office of Spiire
16 Bridge Street PO Box 1064 **Bendigo** Victoria 3550

Acknowledgements and Recognition

Concept Layout Plans – RMA Engineers

Issue Date	Rev No	Authors	Checked	Approved
01/07/2025	A	SP	Client Review	
13/08/2025	B	SP	CC	SP
04/11/2025	C	SP	CC	SP

Spiire Job Number: 323271-E

© Spiire

The information contained in this document is intended solely for the use of the client named for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of the named client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of Spiire.

TABLE OF CONTENTS

1.	INTRODUCTION.....	4
1.1	DEVELOPMENT SUMMARY	4
1.2	SITE DETAILS	5
2.	CLAUSE 13.02-1S BUSHFIRE PLANNING	6
2.1	BUSHFIRE HAZARD IDENTIFICATION AND ASSESSMENT	6
2.2	USE AND DEVELOPMENT CONTROL IN A BUSHFIRE PRONE AREA	6
2.3	RESPONSE TO CLAUSE 13.02.....	7
3.	SITE DESCRIPTION.....	9
3.1	SITE LOCALITY PLAN	9
3.2	SITE DESCRIPTION.....	9
3.3	SURROUNDING LAND USE	11
3.4	PLANNING SCHEME MAPS	13
4.	DEVELOPMENT PROPOSAL	14
4.1	FREE RANGE LAYER FARM.....	14
4.2	COMPOSTING FACILITY.....	15
5.	BUSHFIRE LANDSCAPE HAZARD ASSESSMENT	17
5.1	HAZARD DESCRIPTION.....	17
5.2	POTENTIAL BUSHFIRE SCENARIOS.....	17
5.3	FIRE HISTORY	17
5.4	COMMUNITY MANAGEMENT	18
5.5	LANDSCAPE TYPOLOGY.....	18
6.	BUSHFIRE SITE HAZARD ASSESSMENT.....	20
6.1	SITE ASSESSMENT.....	20
7.	SETTLEMENT PLANNING	22
8.	BUSHFIRE PROTECTION MEASURES.....	24
8.1	ACCESS	24
8.2	DEFENDABLE SPACE	24
8.3	WATER SUPPLY	25
8.4	LANDSCAPING	25

8.5	HAZARDOUS MATERIALS	25
8.6	EMERGENCY MANAGEMENT	25
<hr/>		
9.	CONCLUSION	27
<hr/>		
APPENDIX 1	LANDSCAPE HAZARD ASSESSMENT PLAN	29
APPENDIX 2	CONCEPT PLAN	31
APPENDIX 3	FIRE HISTORY MAPS	33
APPENDIX 4	SITE LOCALITY PLANS	35
APPENDIX 5	LOCAL HAZARD ASSESSMENT PLANS	37
APPENDIX 6	SITE HAZARD ASSESSMENT PLANS	39

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 (free range poultry) facility.

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 - free range poultry facility, as 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 'T-Block Free Range Layer Farm'.

Ancillary to the free range poultry farm is an organic nutrients composting facility, located on a site approximately 900 metres to the north of the free range farm. Although the free range farm and the composting facility will be managed as a single entity, for the purpose of this assessment the hazard mapping has been undertaken as two separate sites due to the distance between sites.

1.2 SITE DETAILS

Municipality:	Campaspe Shire Council
Address:	192 Baillieu Road, Torrumbarry
Title Description:	Lot 1 of LP86931 Lot 2 of PS547702 Lot 1 of PS403267 Lot 2 of PS403267 Lot 2 of PS404891
Zone:	Farming Zone (FZ)
Overlays:	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.

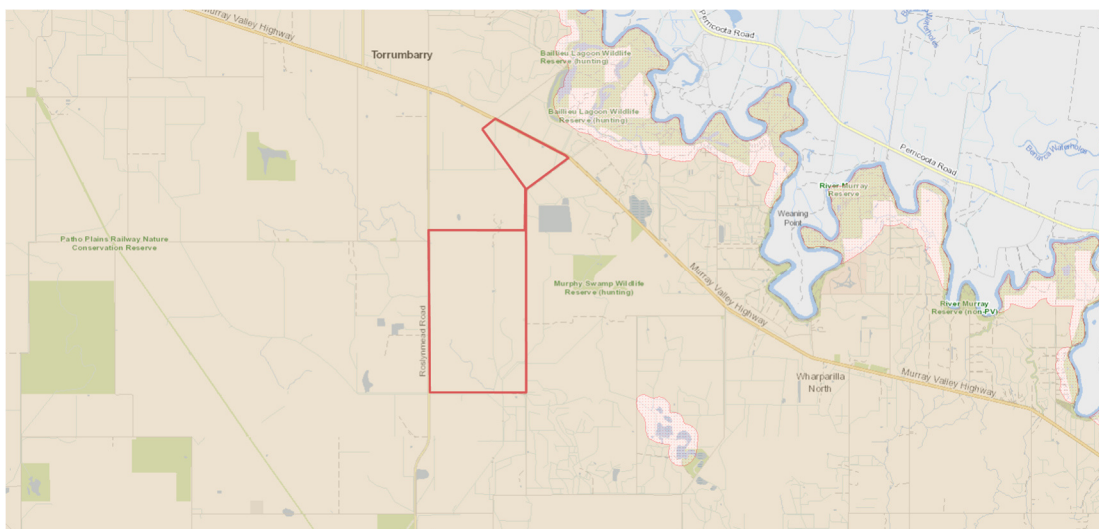


Figure 1: Bushfire Prone Area map (BPA)

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 constructions 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

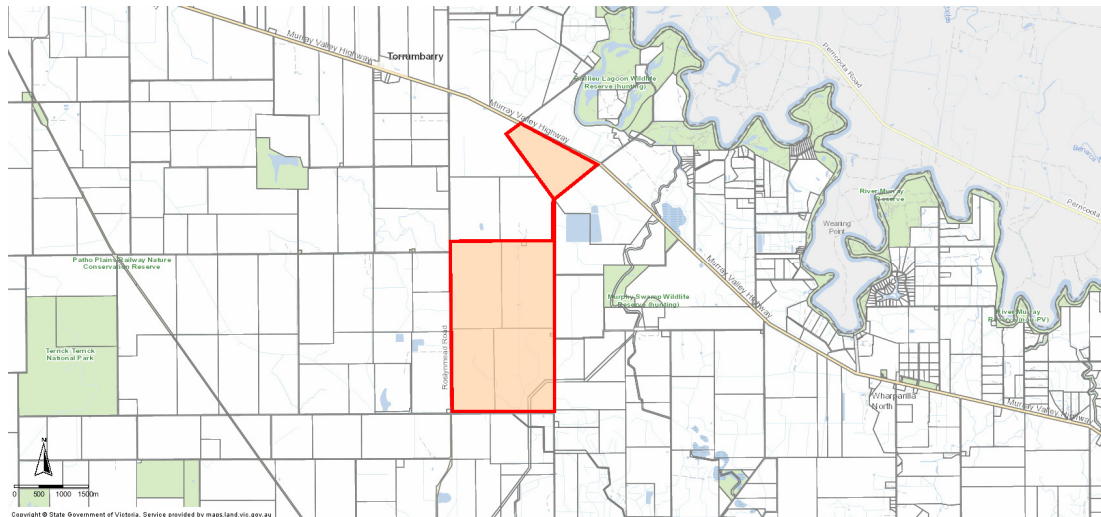


Figure 2: Locality Map

3.2 SITE DESCRIPTION

The free range poultry farm is located on a large, rectangular shaped property comprises of 4 separate parcels for a total area of approximately 724ha, located on the east side of the Roslynmead Road at Torrumbary, in the north of the State.

The property is very flat, with a number of scattered and patches of mature trees. Some infrastructure existing on the and including irrigation channels located through the property, farm sheds. Access to the property can be attained from a number of gates along each of the road interfaces.

The proposed composting facility is to be located on a 122ha property located approximately 900 metres north of the free range farm. This site is an irregular shaped property located on the south side of the Murray Valley Highway at Torrumbary.

The property is very flat, with irrigation channels located through the centre of the property.

The land is currently cropped.



Figure 3: View across the northeast corner of the property



Figure 4: View of central part of property from Baillieu Road



Figure 5: North of property from Chystal Road

3.3 SURROUNDING LAND USE

The overall property has road frontage on three sides, Roslynmead Road to the east, which is a sealed, rural road. Chystal Road to the north and Baillieu Road to the east are both well-constructed and maintained all-weather gravel roads. These roads are maintained by the Campaspe Shire Council. The south boundary abuts an unmade Government Road.

All of the surrounding properties, on the opposite side of the perimeter roads, 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.



Figure 6: Roslynmead Road, with subject land to left of photo



Figure 7: Chystal Road, with subject land to left of photo



Figure 8: Baillieu Road, with subject land to right of photo

In proximity (i.e. up to 1km), the vast majority of the surrounding topography is very flat, with vegetation type classified as grassland. Refer to Site Hazard Assessment Plans at Appendix 4.

As discussed previously, the proposed composting facility is located approximately 900 metres north, with Baillieu Road connecting the two sites.

The north boundary of the composting site abuts the Murray Valley Highway, while the east boundary of the site abuts Baillieu Road, which dry weather gravel road managed by the Campaspe Shire Council.

The neighbouring properties to the west, south and opposite side of Baillieu Road to the east, 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.

In proximity (i.e. up to 1km), the vast majority of the surrounding topography is very flat, with vegetation type classified as grassland. Refer to Site Hazard Assessment Plans at Appendix 4.

3.4 PLANNING SCHEME MAPS

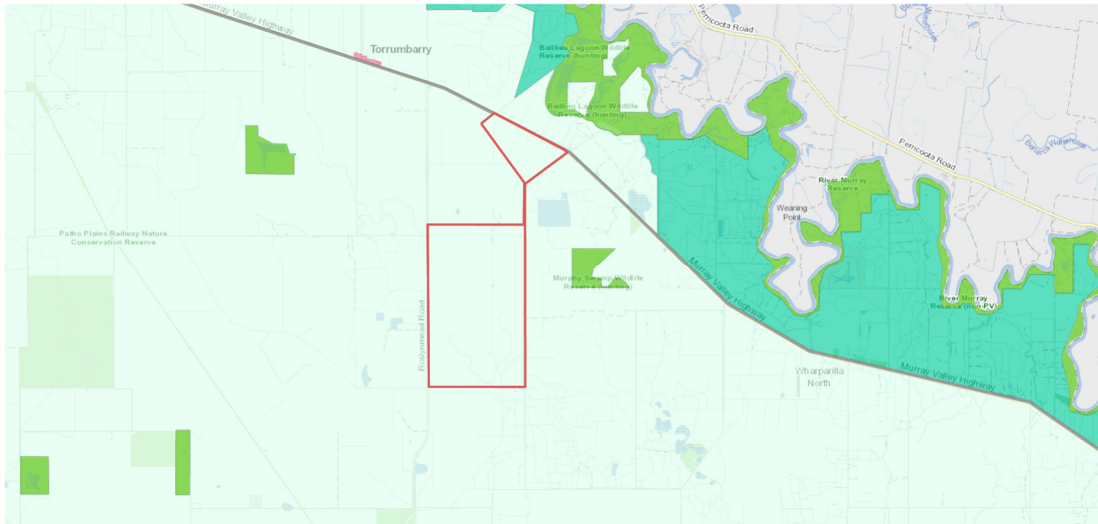


Figure 9: Zone Map – Farming Zone

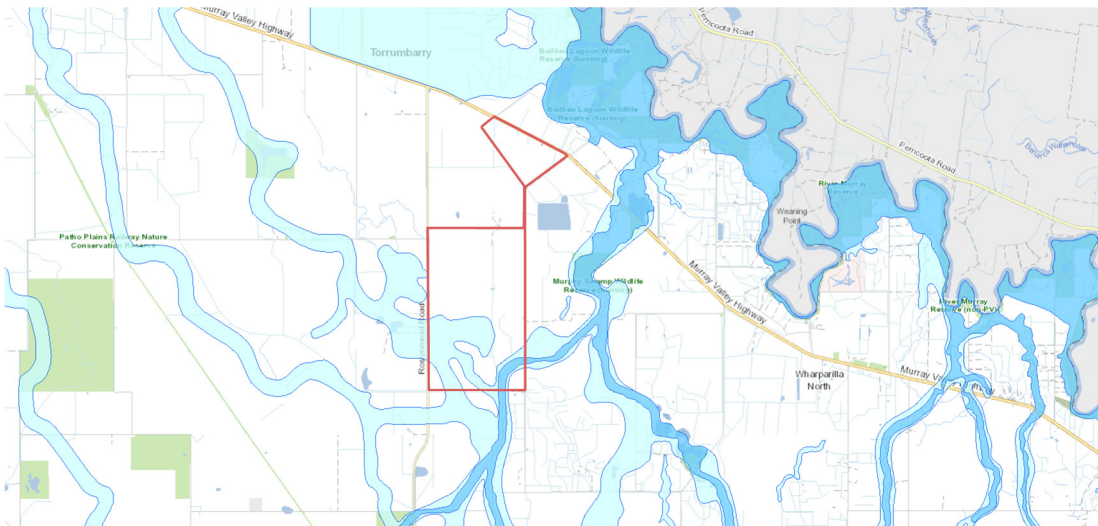


Figure 10: Land Subject to Inundation map – LSI0

Each open yard / shed will have a capacity of 40,000 birds, and a combined capacity of 800,00 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 Chrystal Road along the north boundary of the site. Internal traffic management will comprise a perimeter road capable of two-way movement and able to accept heavy vehicle traffic.

Each yard will be maintained with short, cropped grass for maintenance and comfort of the birds.

4.2 COMPOSTING FACILITY

Ancillary to the free range layer farm will be the development of an engineered, in-vessel composting facility, utilising best practice and technology in the design and operation of a facility capable of processing waste material generated from a number of intensive poultry facilities proposed by McLean Farms in the immediate area.

The operation will be located at the southwest corner of the northern property and take up approximately 8ha of the 122ha site. It is understood the remainder of the property will continue to be cropped or grazed.

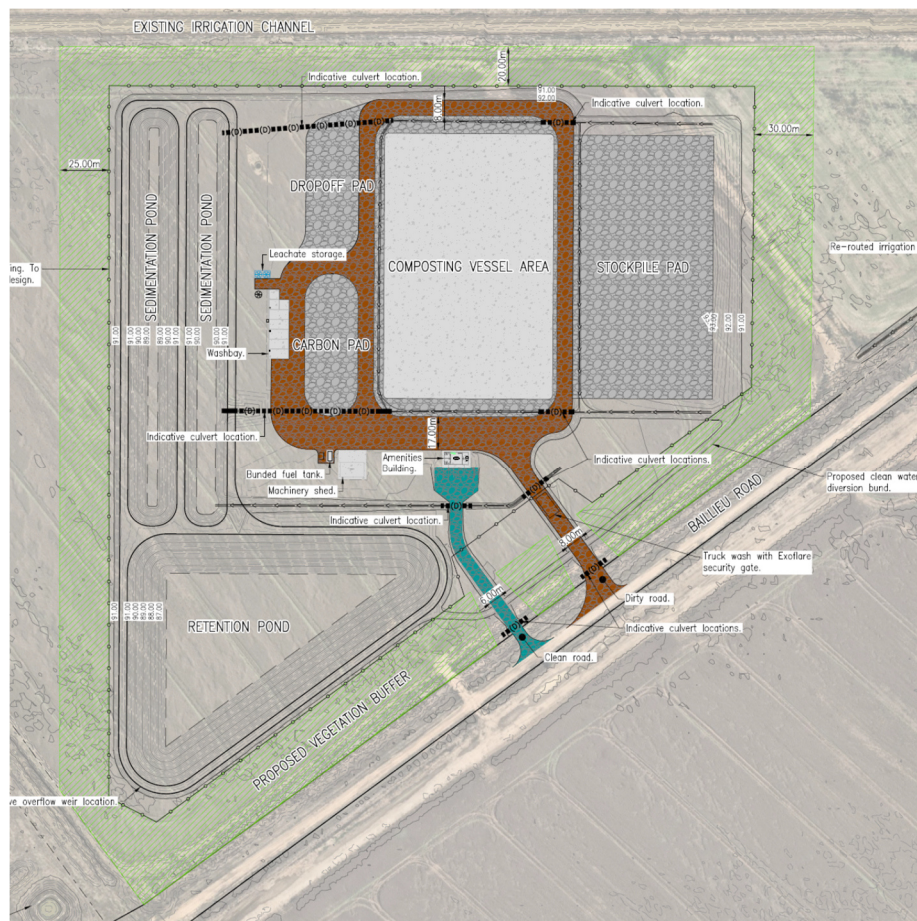


Figure 10: Proposed development plan – RMA Engineers

The material to be processed at the facility will include chicken manure, expired birds and discarded litter (saw dust, straw etc.).

The facility will consist of an 'in-vessel' system constructed of concrete, that encloses the compostable material minimising odour and reducing the overall footprint required to process the material.

Ancillary to the operation is an office/reception block that will include a crib room, ablutions/shower facilities. In addition to this will be a machinery shed.

Access will be from Baillieu Road along the southeast boundary of the site. Internal traffic management will comprise a one way perimeter road capable of accepting heavy vehicle traffic. Hard stand areas will be constructed for loading/unloading of material and stockpiling.

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 large areas of forest/ woodland vegetation are located to the north and northeast, 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. However, mitigating any potential threat from the north and west is the managed public roads that provide a break from the neighbouring land.

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 most recent fire occurred in 2024, located approximately 6km to the west of the site and consumed approximately 80ha of grassland. Details of this fire are not yet mapped on the accompanying DEECA fire history mapping, however we have illustrated this on the Landscape Hazard Plan at appendix 1.

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

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 Tables 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.

Table 1: Free Range Layer Farm

	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

Table 2: Composting Facility

	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 19 metre setbacks from unmanaged grassland, as detailed in the assessment at section 6.1 of this report, to ensure a radiant heat flux impact does not exceed 12.5kw/m².

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, 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 free range layer farm 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.

Although it is noted composting facilities, when not managed appropriately, can generate a fire risk, however, the proposal to develop an in-vessel facility and appropriate management procedures to minimise this threat. As with the defendable space protecting infrastructure from hazardous vegetation, this separation also provides adequate protection from any potential fire that may occur within the facility, reducing the risk of it spreading outside the confines of the facility and into the surrounding landscape.

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 potentially 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 to public, maintained roads to the north, east and west. These roads are managed and maintained by the Campaspe Shire Council.

The internal road network will consist of a private roadway that extends around the perimeter of the facility, in parallel with the adjacent public roads, 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 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. 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.

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 free range farm will employ up to 48 personnel responsible for the function and management of the operation, while the composting facility will employ up to 6 people. 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.

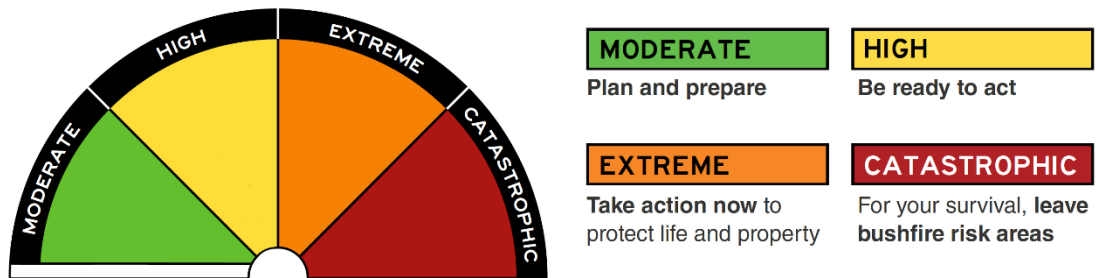


Figure 11: Fire Danger Ratings

The four levels of fire danger are:

Moderate –	Plan and prepare. On these days most fires can be controlled.
High –	There is a heightened risk and more chance of fires becoming unmanageable. Be ready to act.
Extreme –	Expect hot, dry and windy conditions. Take action to protect your life and property.
Catastrophic –	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.

In addition to this, the composting facility should also consider the following to minimise the risk of internal fire:

- ▶ Manage size and separation of stockpiles to minimise likelihood of fire spread and provide adequate space for fire fighting operations.
- ▶ Fire control equipment is available and maintained, with staff trained to use equipment when necessary.
- ▶ Procedures implemented to control potential ignition sources, including regular maintenance of machinery, restrict smoking onsite, ‘hot works’ permit process etc.

9. CONCLUSION

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

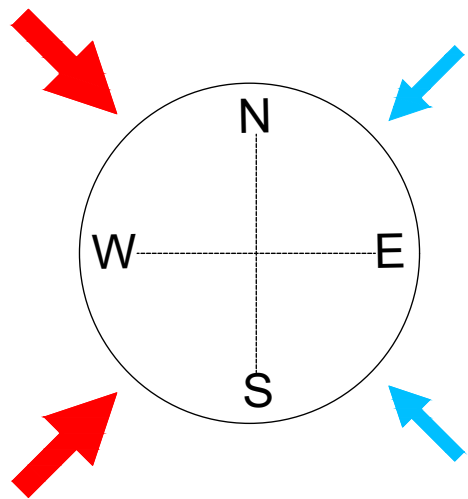
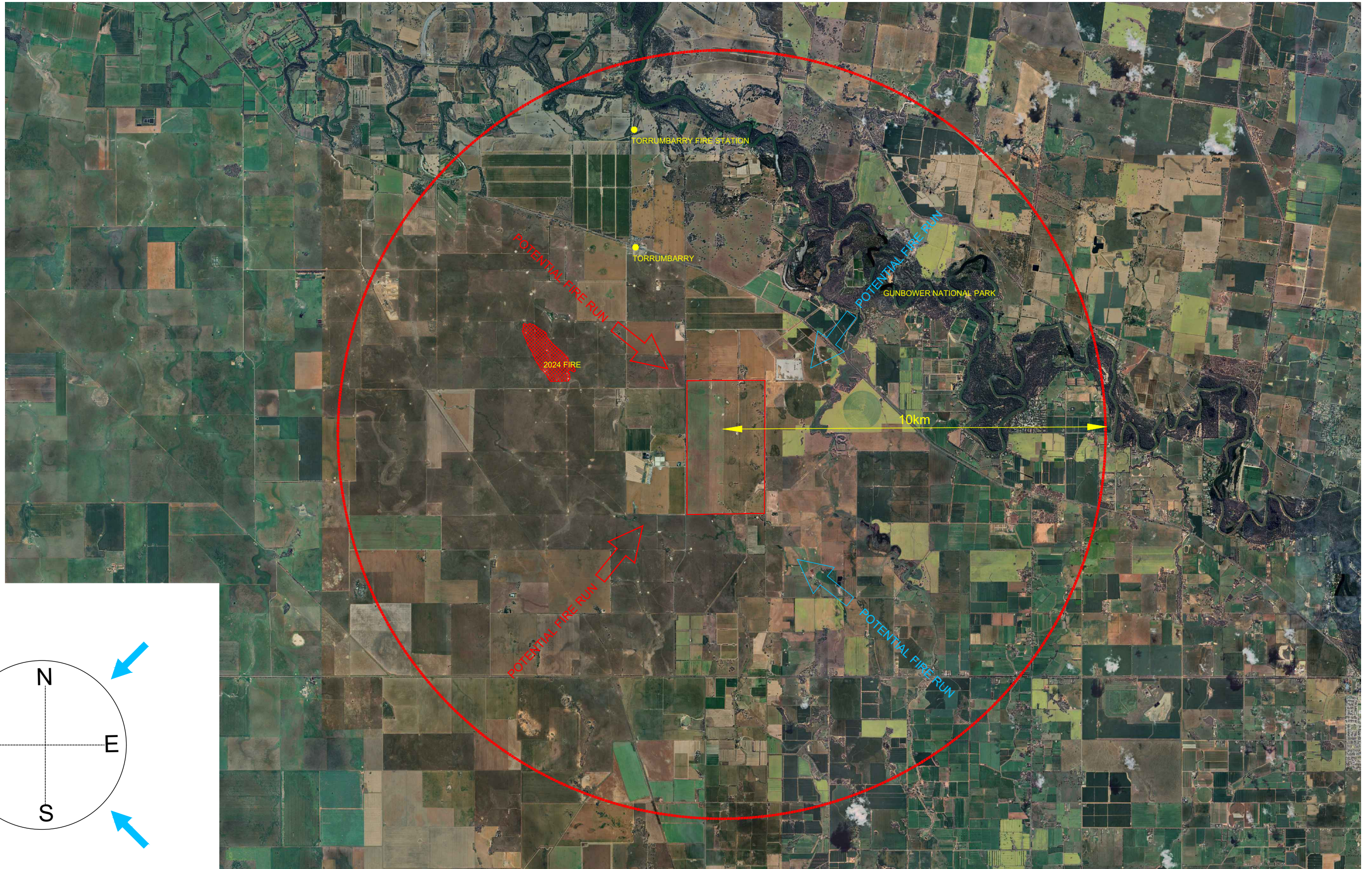
- ▶ The proposed development of the land can meet the requirements of clause 13.02 of the Campaspe Planning Scheme.
- ▶ The internal road network will enhance the separation of the proposed facilities from the surrounding grassland and provide access for firefighting to protect the proposed buildings.
- ▶ 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

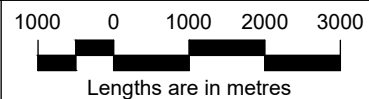
LANDSCAPE HAZARD ASSESSMENT PLAN



Landscape Hazard Assessment Plan
T-Block Free Range Farm
Chrystal Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 100000



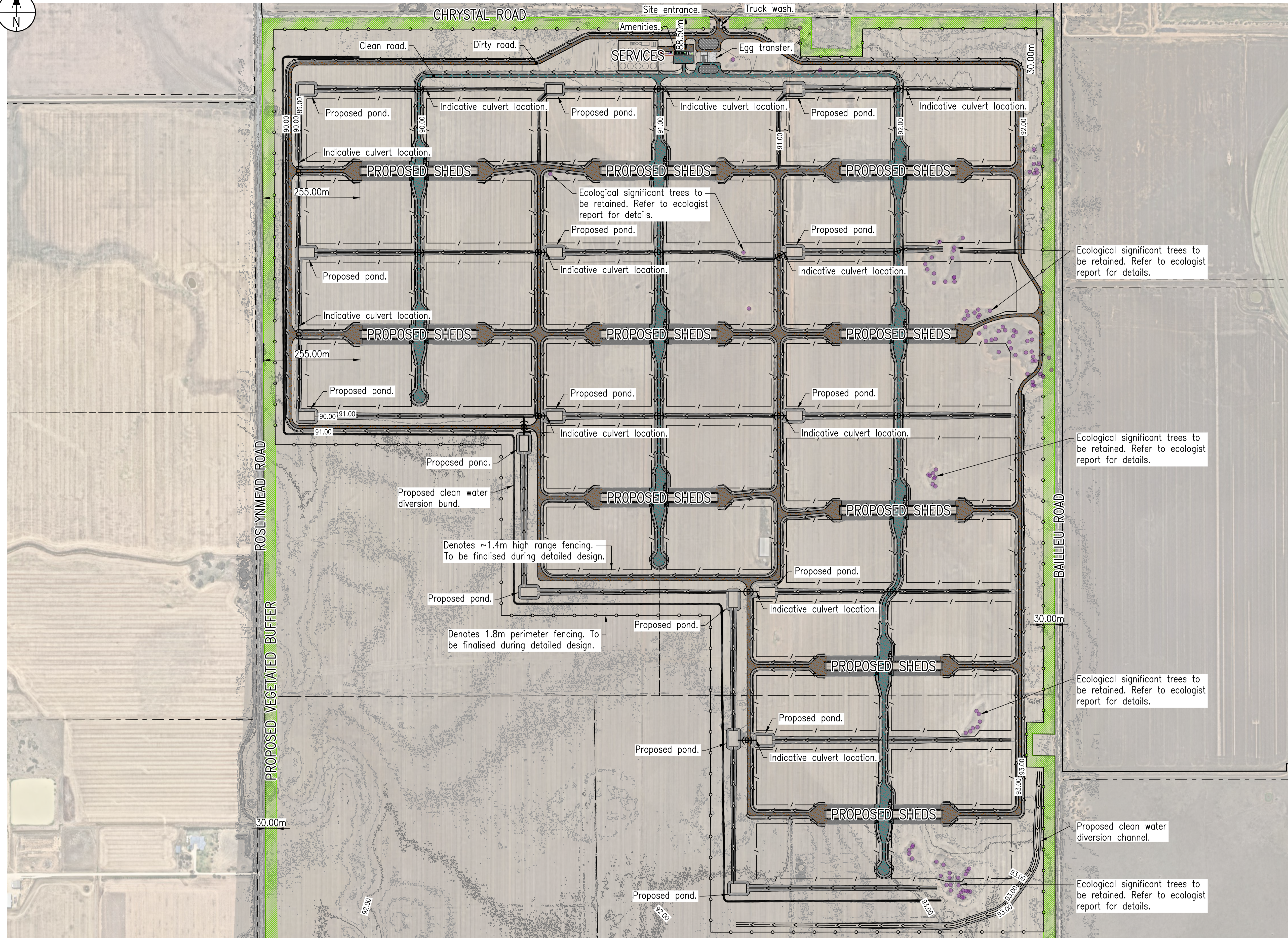
Date	01/07/2025	Sheet	1 of 1
Drawing No.	323271-C-V1-LANDSCAPE	Version	1
CAD Ref.	Q:\32\323271\000\BUSHFIRE\ACAD		
Drawn By	SP	Checked By	CC
REV	AMENDMENT	APPROVED	DATE



16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au



APPENDIX 2
CONCEPT PLAN



LEGEND:

EXISTING

- Property Boundary
- - - - Easement Boundary
- Ecologically Significant Tree

PROPOSED

- - - - Ranging Fence
- Perimeter Fence
- Stormwater Invert
- - (D) - - (D) - - Indicative Stormwater Line
- ▨ Vegetation Buffer
- ▨ Clean Area Road Pavement
- ▨ Dirty Area Road Pavement
- ▨ Gravel Pavement
- ▨ Concrete Pavement
- Minor Contours
- 609.00 — Major Contours

PLAN NOTES:

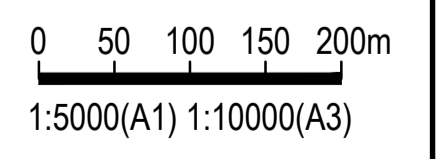
P.1. Plan is intended to be viewed in colour.
P.2. Intervals between contours - 0.2m.
Contours are design surface levels.

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.

T-BLOCK FREE RANGE CONCEPT LAYOUT PLAN

Scale 1:5000 (A1)



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

R.P.E.Q.
THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED AND A DIGITAL SIGNATURE PROVIDED IN ITS PLACE



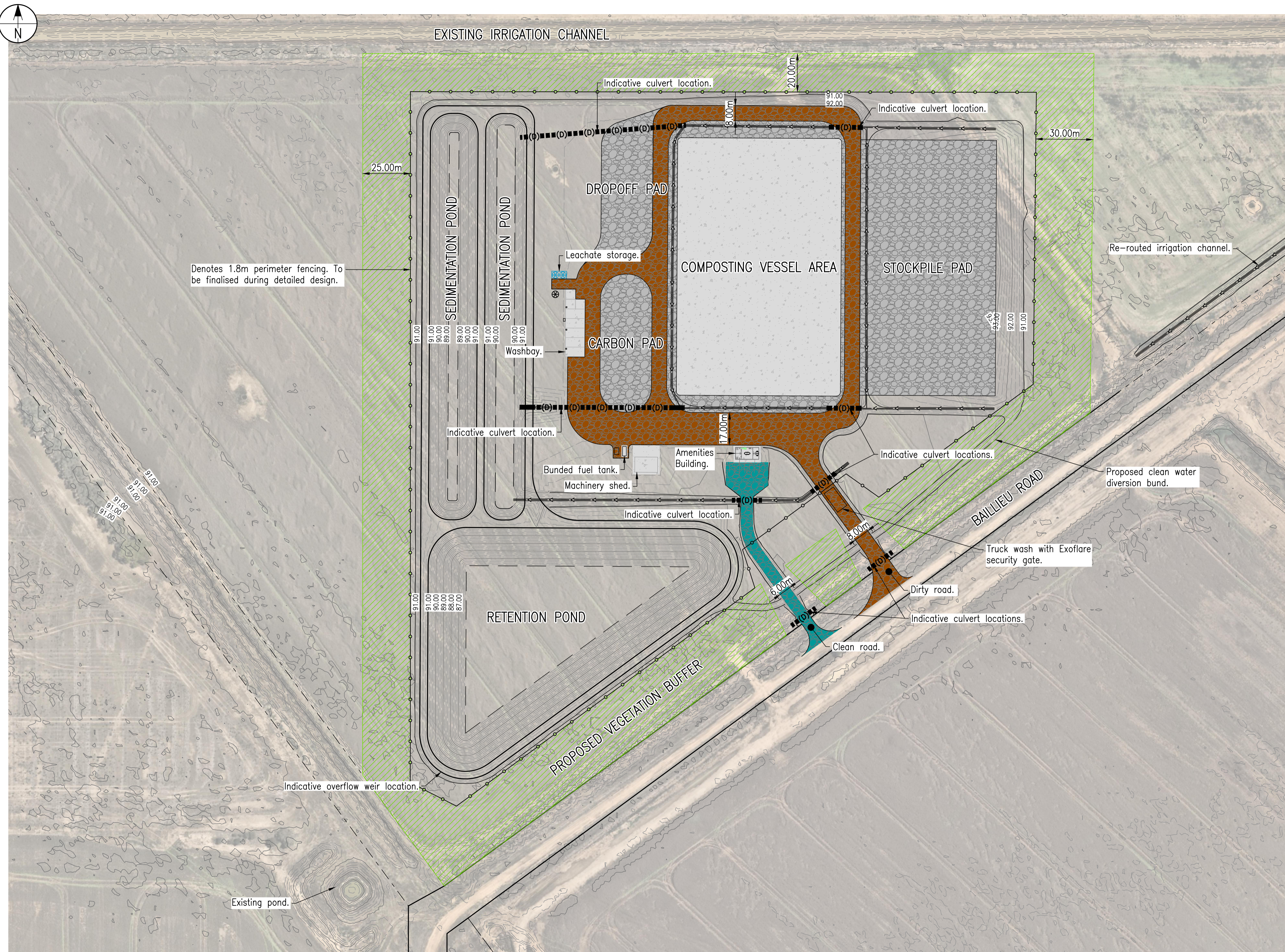
CLIENT
MCLEAN FARMS AUSTRALIA PTY LTD
PO BOX 158
PITTSWORTH, QLD 4356

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

TITLE
T-BLOCK FREE RANGE CONCEPT LAYOUT PLAN

HEIGHT DATUM AHD	MAP GRID VICGRID	SIZE A1
COUNCIL RAL/MCU NO.		
COUNCIL OW NO.		
PROJECT NO. 25E-0010	DRAWING NO. P-SK3001	ISSUE 1

COPYRIGHT RMA ENGINEERS PTY LTD ©



Denotes 1.8m perimeter fencing. To be finalised during detailed design.

Existing pond.

LEGEND:

EXISTING

- Property Boundary

PROPOSED

- Perimeter Fence
- Stormwater Invert
- (D)---(D)--- Indicative Stormwater Line
- ▨ Vegetation Buffer
- ▨ Clean Area Road Pavement
- ▨ Dirty Area Road Pavement
- ▨ Gravel Pavement
- ▨ Concrete Pavement
- - - Minor Contours
- 609.00 Major Contours

PLAN NOTES:

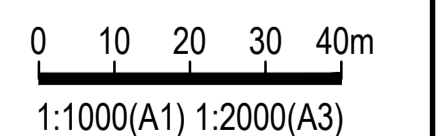
P.1. Plan is intended to be viewed in colour.
P.2. Intervals between contours - 0.2m.
Contours are design surface levels.

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.

COMPOSTING FACILITY CONCEPT LAYOUT PLAN

Scale 1:1000 (A1)



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

R.P.E.Q.
THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED AND A DIGITAL SIGNATURE PROVIDED IN ITS PLACE



CLIENT
MCLEAN FARMS AUSTRALIA PTY LTD
PO BOX 158
PITTSWORTH, QLD 4356

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

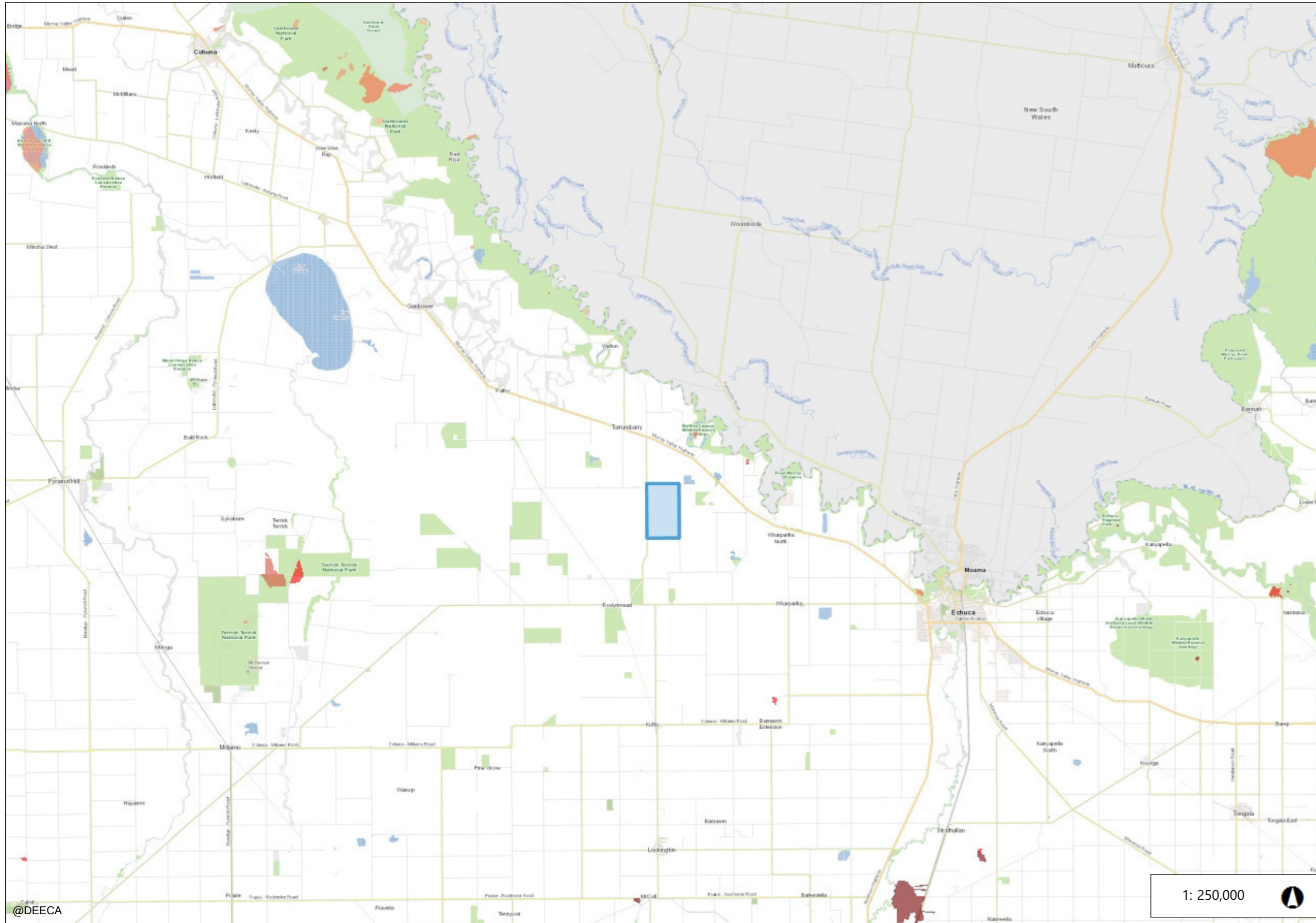
TITLE
COMPOSTING FACILITY CONCEPT LAYOUT PLAN

HEIGHT DATUM AHD	MAP GRID VICGRID	SIZE A1
COUNCIL RAL/MCU NO.		
COUNCIL OW NO.		
PROJECT NO. 25E-0010	DRAWING NO. P-SK4001	ISSUE 1



APPENDIX 3
FIRE HISTORY MAPS

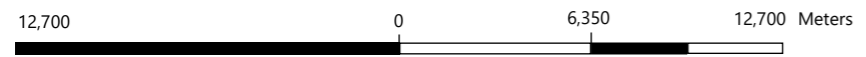
MapshareVic Map



Legend

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

@DEECA



GDA2020_Vicgrid
© The State of Victoria, Department of Energy, Environment and Climate Action 2025

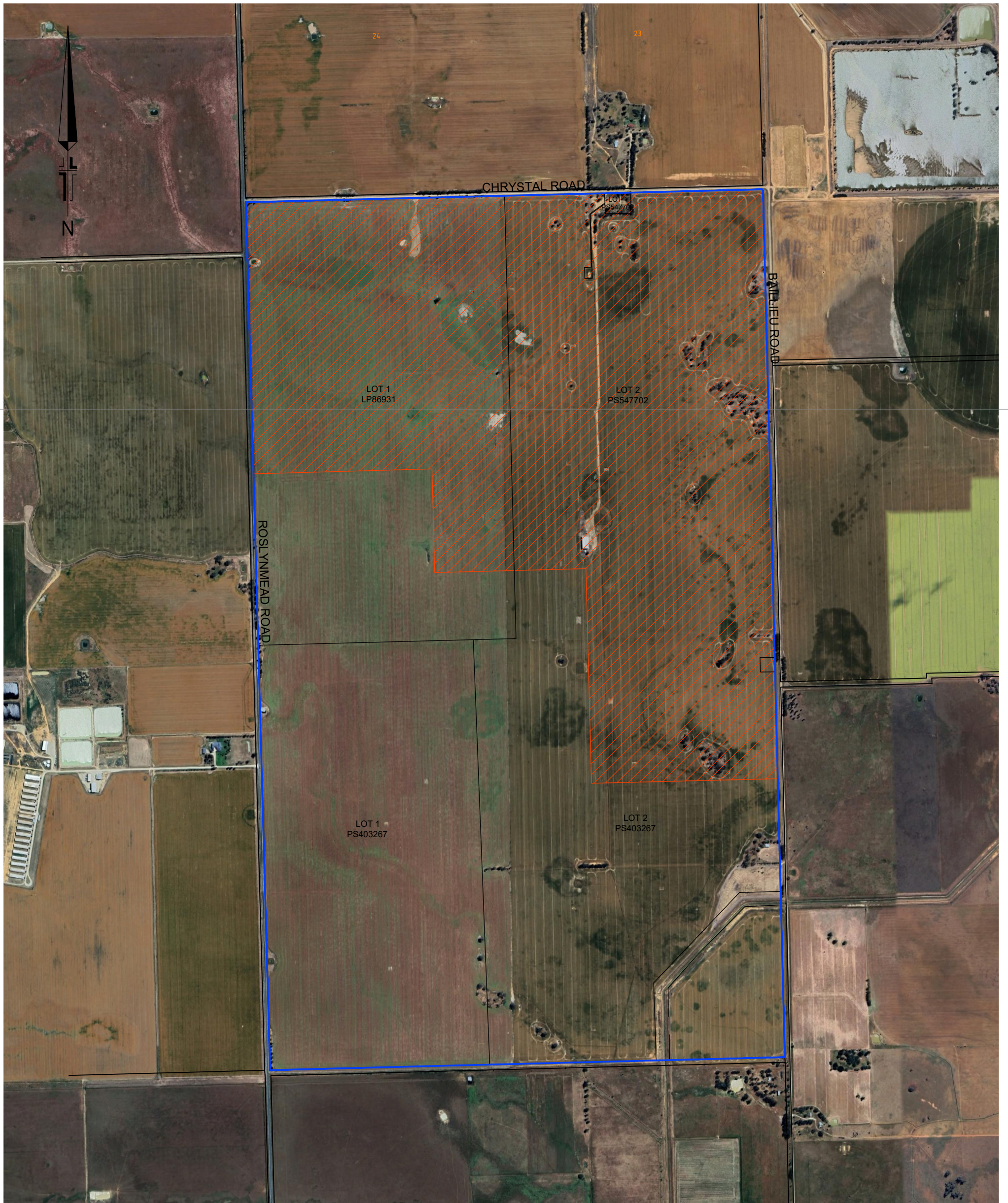
Disclaimer: This map is a snapshot from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee is without flaw of any kind or is wholly appropriate for your particular purpose and therefore disclaims all liability for error, loss or damage which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

Map Created on **25-Jun-2025**





APPENDIX 4
SITE LOCALITY PLANS



Indicative area of development
Refer RMA Engineers - T-Block Free Range Farm Concept Plan

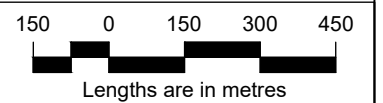


Subject property

Site Locality Plan
T-Block Free Range Farm
Chrystal Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 15000



Date	19/06/2025	Sheet	1 of 1
Drawing No.	323271-C-V1-SITE 1	Version	1
CAD Ref.	Q:\32\323271\1000\BUSHFIRE\ACAD		
Drawn By	SP	Checked By	JM
REV	AMENDMENT	APPROVED	DATE

Aerial Imagery supplied by Google Earth Pro




16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au




LOT 2
PS404891

MURRAY VALLEY HIGHWAY

BAILLIEU ROAD

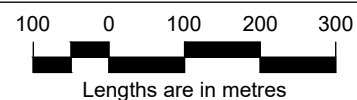
 Indicative area of development
Refer RMA Engineers - OGN Site Layout Plan

 Subject property

Site Plan
Organic Nutrient Composting Facility
Baillieu Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 10000



Date	01/07/2025	Sheet	1	of	1
Drawing No.	323271-D-V1-SITE		Version 1		
CAD Ref.	Q:\32\323271\000\BUSHFIRE\ACAD				
Drawn By	SP	Checked By	CC		
REV	AMENDMENT		APPROVED		DATE

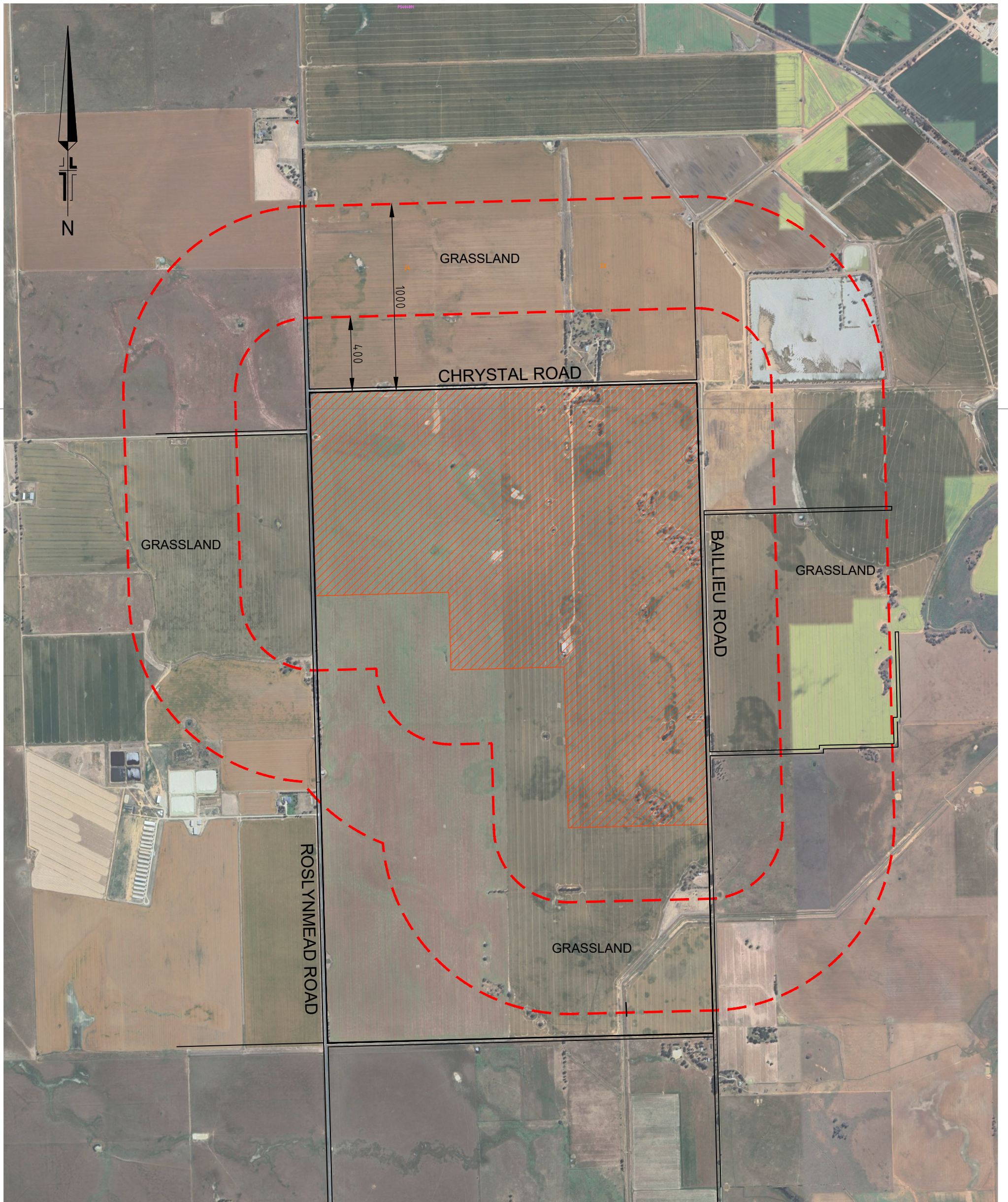


16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au



APPENDIX 5

LOCAL HAZARD ASSESSMENT PLANS

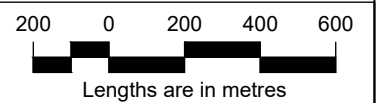


Indicative area of development
Refer RMA Engineers - T-Block Free Range Farm Concept Plan

Site Hazard Assessment Plan
T-Block Free Range Farm
Chrystal Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 20000

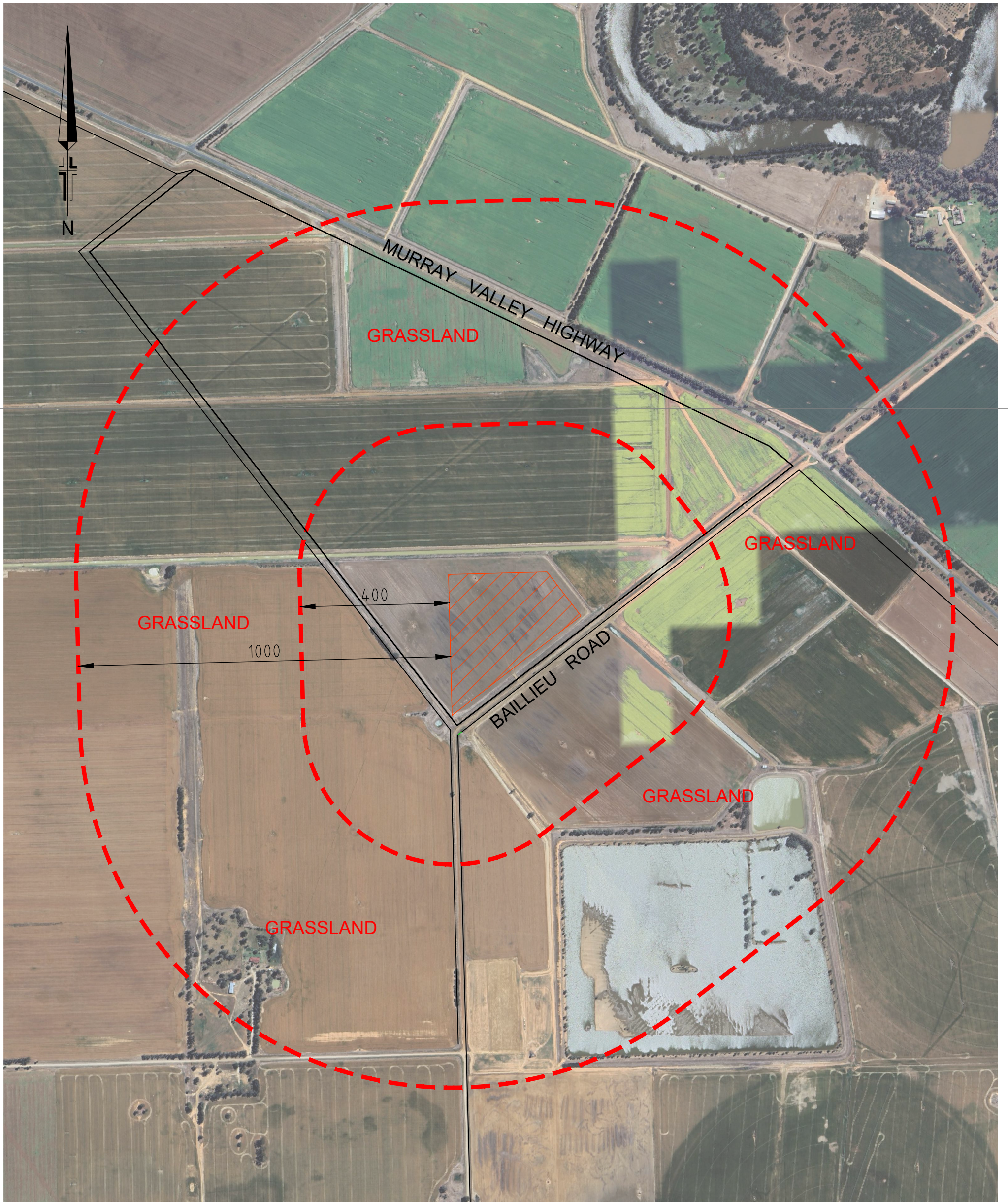



Date	19/06/2025	Sheet	2 of 2
Drawing No.	323271-C-V1-SITE 3	Version	1
CAD Ref.	Q:\32\323271\000\BUSHFIRE\ACAD		
Drawn By	SP	Checked By	JM
REV	AMENDMENT	APPROVED	DATE

Aerial Imagery supplied by Google Earth Pro



16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

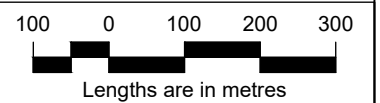


 Indicative area of development
Refer RMA Engineers - OGN Site Layout Plan

Site Hazard Assessment Plan
Organic Nutrient Composting Facility
Baillieu Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 10000



Date	01/07/2025	Sheet	2 of 2
Drawing No.	323271-D-V1-SITE 2	Version	1
CAD Ref.	Q:\32\323271\000\BUSHFIRE\ACAD		
Drawn By	SP	Checked By	CC
REV	AMENDMENT	APPROVED	DATE

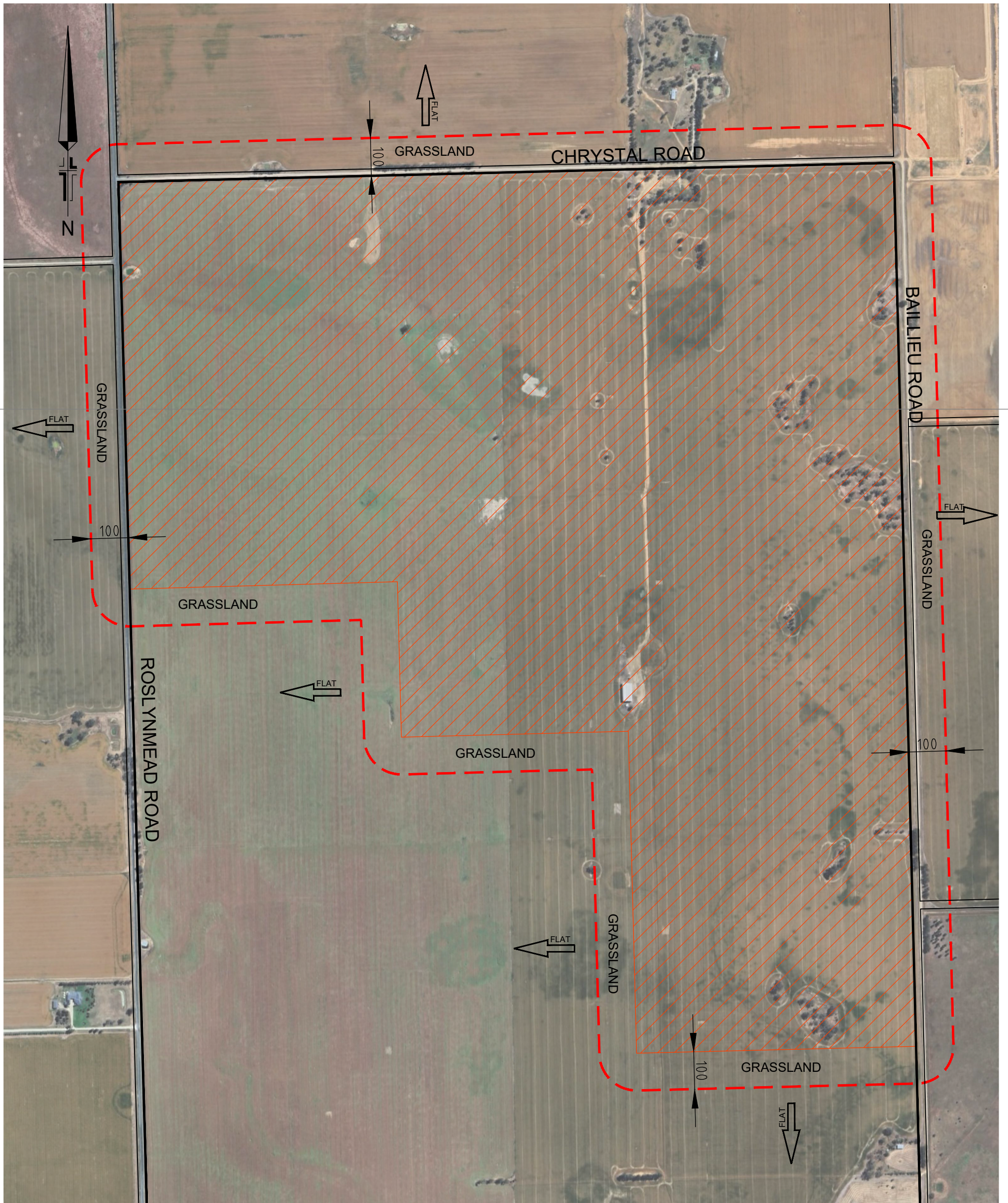
Aerial Imagery supplied by Google Earth Pro



16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au



APPENDIX 6
SITE HAZARD ASSESSMENT PLANS

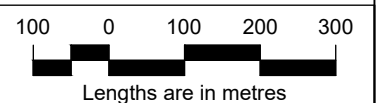


Indicative area of development
Refer RMA Engineers - T-Block Free Range Farm Concept Plan

Site Hazard Assessment Plan
T-Block Free Range Farm
Chrystal Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 10000




Date	01/07/2025	Sheet	1	of	2
Drawing No.	323271-C-V1-SITE 2	Version	1		
CAD Ref.	Q:\32\323271\000\BUSHFIRE\ACAD				
Drawn By	SP	Checked By	JM		
REV	AMENDMENT	APPROVED	DATE		

Aerial Imagery supplied by Google Earth Pro



16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

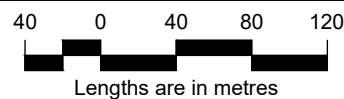


 Indicative area of development
Refer RMA Engineers - OGN Site Layout Plan

Site Hazard Assessment Plan
Organic Nutrient Composting Facility
Baillieu Road, Torrumbarry

Co-ordinate Datum
MGA55

Scale A3
1 : 4000



Date	01/07/2025	Sheet	1 of 2
Drawing No.	323271-D-V1-SITE 1	Version	1
CAD Ref.	Q:\321323271\000\BUSHFIRE\ACAD		
Drawn By	SP	Checked By	CC
REV	AMENDMENT	APPROVED	DATE



16 Bridge Street
 PO Box 1064
 Bendigo Vic 3550
 T 61 3 5448 2500
 spiire.com.au

spiire

| Adelaide | Albury | Ballarat | Bendigo | Brisbane | Canberra | Geelong | Gippsland | Melbourne | Shepparton |