PSA CONSULTING

T-BLOCK – CAGE FREE, FREE RANGE EGG LAYER 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 Data 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 Planning Report in support of a Planning Permit Application for a Poultry Farm (Egg Layer Farm) for the production of eggs intended for human consumption and an ancillary compost facility. The proposed farm will accommodate a maximum of 800,000 layer birds within 20 purpose built, best practice, egg layer sheds. These sheds will be constructed in 2 stages (10 sheds each).

The proposed sheds will be supported by ancillary services and infrastructure, including a staff office and amenities building, egg collection infrastructure and holding rooms, workshop, water treatment, feed silos, truck wash, perimeter fencing, internal range areas and a composting facility. The farm will also include construction of an access driveway connecting to Crystal Road, internal driveways, parking and manoeuvring areas, and an extension of the electricity network. The ancillary composting will be accessed via a new driveway connecting to Baillieu Road. Water supply will be provided by extension of the existing arrangements 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 techniques across the farm. The compost facility will be managed in accordance with AS4454 standards to produce a pasteurised poultry soil conditioner

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 Layer Farm is an important part of the broader McLean's Torrumbarry Project which includes:

- The Pollocks Block – Rearing Farm (720,000 Birds).
- The Warwick's Block - Cage Free Layer Farm – (1,280,000 birds).

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 the 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 2022-2023 financial year.

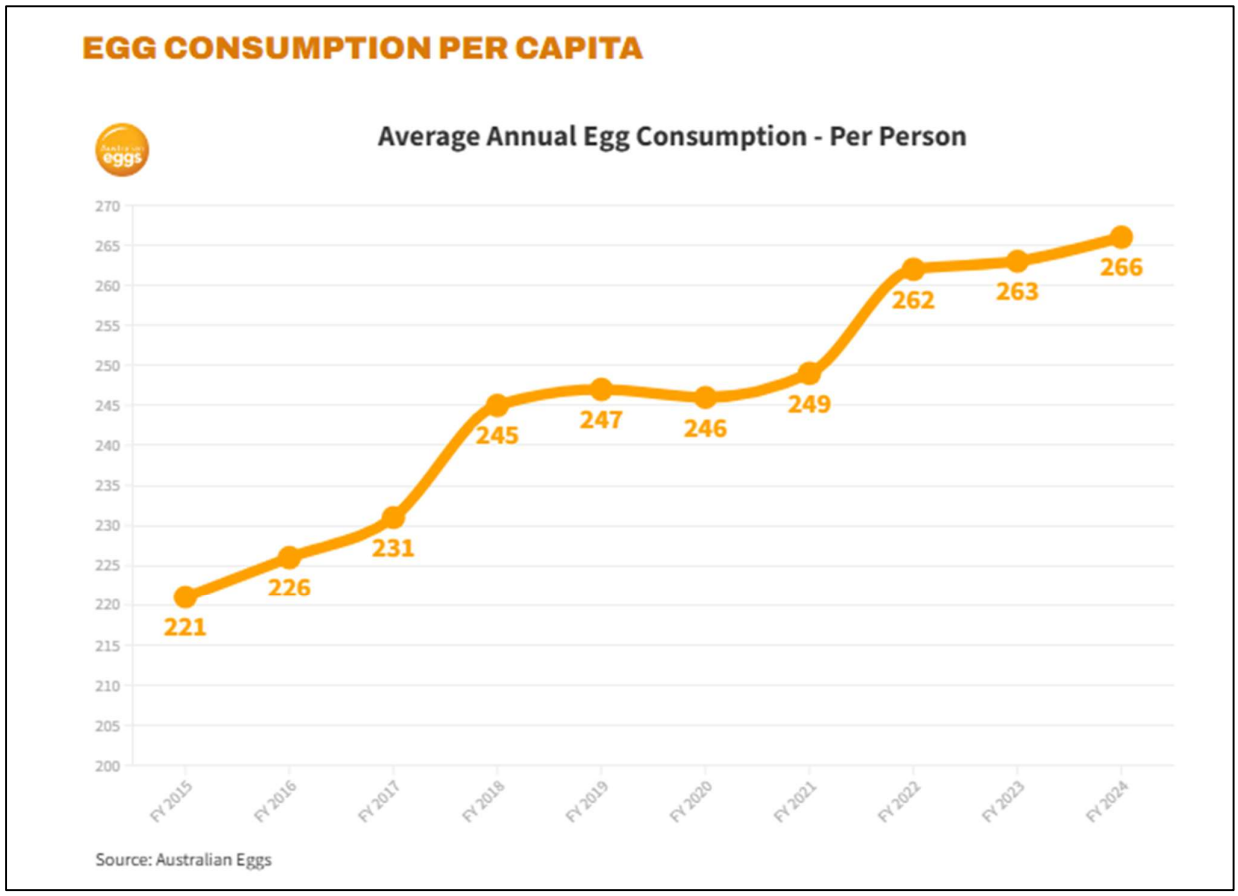

Figure 1: Average Annual Egg Consumption (AECL, 2023)

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, 2024)

FARMING SYSTEM	SALES VOLUME (2022-2023 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 McLeans Torrumbarry Project including:

- The Pollocks Block – Rearing Farm (720,000 Birds).

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

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 (Ministers Office for Assessment) 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 development 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	POLLOCKS REARING FARM	WARWICKS BLOCK CAGE LAYER FARM
ADDRESS	Murray Valley Highway and Davis Road, Pathos	2952 Murray Valley Highway, Torrumbarry
PROPERTY DESCRIPTION	Lot 4 LP206281	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
PROPOSED USE	Poultry Farm - Rearing Farm	Poultry Farm – Layer Farm

PROJECT DESCRIPTION	• Construction of a new poultry rearing farm which is used for the rearing of layer birds from day old chicks from until they reach point-of-lay (around 17 weeks old).
	• At this age, the birds are collected from the farm and transferred to the proposed egg laying farms in Torrumbarry (Warwick's or T-Block).
	• The farm will accommodate a maximum of 720,000 birds within 18 purpose built, best practice rearing sheds.
	• These sheds will be delivered in two stages:
	  ○ Stage One: 12 sheds.
	  ○ Stage Two: 6 sheds.
		• 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.

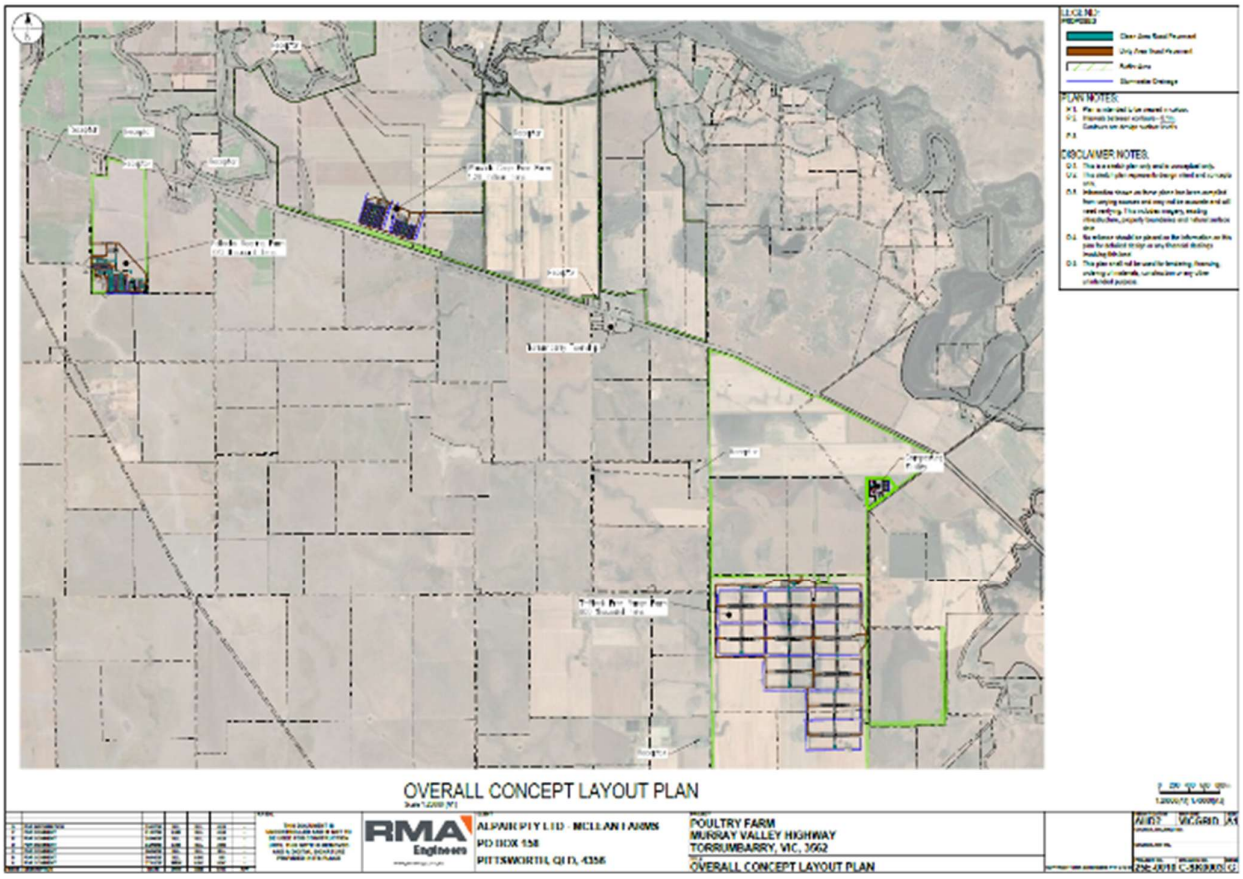

Figure 2: Mclean Farm Torrumbarry Projects

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	192 Baillieu Road, Torrumbarry
PROPERTY DESCRIPTION	Lot 1 on PS403267 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
TOTAL SITE AREA	1084 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	None
BUSHFIRE PRONE AREA	Yes
CULTURAL HERITAGE SENSITIVITY	No

PLANNING PERMIT TRIGGERS	• Poultry Farm
	  ○ Clauses 35.07-1
	• Poultry Farm Buildings & Works
	  ○ Clause 35.07-4
	• Removal, destruction or lopping of native vegetation
	  ○ Clause 52.17
	• Composting
	  ○ Development Licence in accordance with Part 4.4 of the Environment Protection Act 2017

2.2 SITE LOCATION

The proposed T Block Layer Farm is located on land fronting the Murray Valley Highway, Baillieu Road and Roslynmead Road at Torrumbarry. The land includes multiple titles and a combined area of approximately 1084ha.

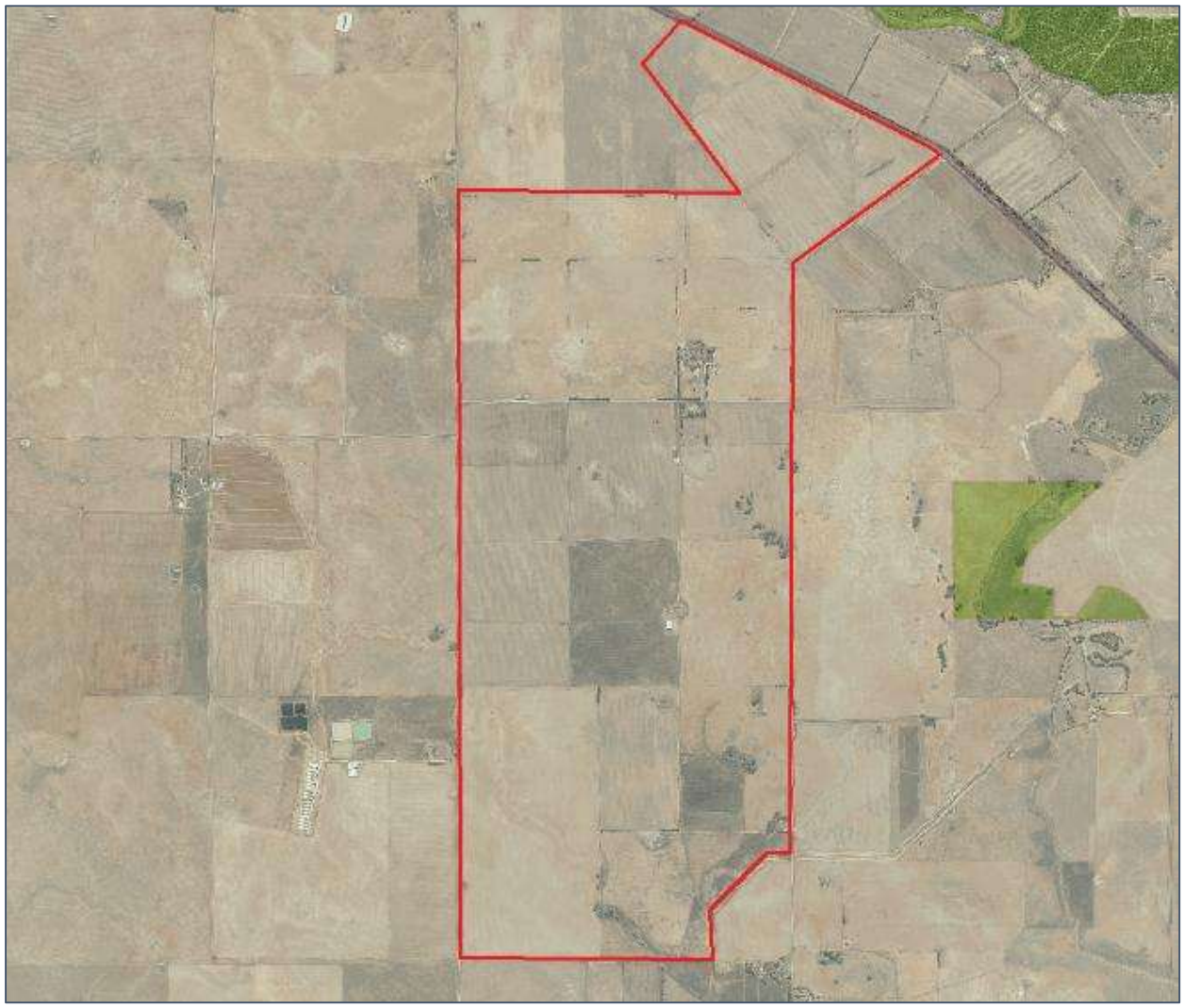

Figure 3. Site and Surrounds

McLean Farms Australia Pty Ltd sees the Torrumbarry Property 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 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 to 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 topography of the site is predominantly flat to gently undulating, consistent with the characteristics of the Northern Plains landscape. The land lies on a broad alluvial plain with minimal elevation variation across the site. Contour levels generally range between 96 to 93 metres AHD, with a gentle fall to the north and north-east.

There are no significant ridgelines or steep slopes within the site. Surface water drainage follows the natural gradient across the paddocks, with localised depressions likely functioning as ephemeral drainage paths during high rainfall events. These shallow flow paths are expected to ultimately discharge toward the broader catchment area to the south and east, though no major waterways are located d1irectly on the site.

2.3.2 Soils and Geology

The site is situated within the Northern Plains region of Victoria, specifically within the Riverine Plain landscape system. This area is characterized by flat to gently undulating terrain, underlain by alluvial sediments deposited by ancient river systems. The soils are predominantly sodic texture contrast soils (Sodosols), featuring loamy to clay loam surface horizons over dense clay subsoils. These soils are generally moderately fertile, with variable drainage properties depending on topography. The landscape is largely used for broadacre cropping and grazing and is considered well-suited to intensive agricultural uses such as poultry farming, provided appropriate site drainage and nutrient management practices are implemented.

2.3.3 Climate

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 T Block impact area, located in the eastern portion of the site, encompasses a large, consolidated landholding previously used for cropping and grazing. While much of the land is highly modified, the area contains several small patches of native vegetation, including Plains Grassland (EVC 132) and Plains Woodland (EVC 803), along with scattered native trees. The vegetation condition varies across the site, ranging from highly degraded grassland and woodland fragments dominated by exotic species, to moderately intact woodland patches.

The composting facility impact area, located northeast of T Block, is within a previously cultivated paddock with no remnant vegetation. The site only contains exotic pasture species and introduced crops, with no mapped native vegetation patches or scattered native trees.

2.4 INFRASTRUCTURE AND SERVICES

2.4.1 Road Access

The subject site has frontage to Baillieu Road to the east, Roslynmead Road to the west, Chrystal Road north of the poultry sheds and Murray Valley Highway north of the composting facility. Chrystal Road provides the access point to the Poultry farm while Baillieu Road provides the access to composting facility. Chrystal Road and Baillieu Road connect directly to the Murray Valley Highway via Roslynmead Road approximately 3.0 kilometres north west of the Poultry farm entry.

The Murray Valley Highway is a State Controlled Arterial Road (SCR) under the *Victorian Planning Scheme* and forms part of the major east–west transport route along the Victoria–New South Wales border between Euston, NSW and Corryong, VIC (approximately 663 kilometres in length). The highway characteristics in the vicinity of the site are as follows:

- Two-way, two-lane configuration.
- Sealed carriageway width of approximately 9–10 metres.
- Lane widths of 3.5 metres.
- Shoulders approximately 1.5 metres wide.
- Road reserve width of approximately 60 metres.
- Posted speed limit of 100 km/h.
- 2025 daily traffic volumes in the order of 3,500 vehicles per day (vpd).

Chrystal Road is a gravel, two-way undivided road under Campaspe Shire Council control that runs predominantly east-west and connects Baillieu Road in the east with Roslynmead Road in the west. In the vicinity of the site, it has the following characteristics:

- Two-way configuration.
- Unsealed gravel/dirt carriageway width varying between approximately 4-6 m.
- Traversable verges (varying between 1-5 m).
- Road reserve width of approximately 18 m.
- Unsigned rural default speed limit (100 km/h).
- Estimated low to negligible traffic volumes (i.e. less than 10 vpd) given the limited catchment and road function.

Roslynmead Road is a sealed, two-way undivided road under Campaspe Shire Council control that runs predominantly north-south and connects the Murray Valley Highway in the north with Mount Terrick Road in the south. Within the vicinity of the subject sites, Roslynmead Road has the following characteristics:

- Two-way, two-lane configuration.
- Sealed carriageway width of approximately 6.5 m.
- 3.3m wide lanes.
- Gravel/grassed shoulders.
- Road reserve width of 20m.
- Unsigned rural default speed limit (100 km/h).
- 2025 daily traffic volumes of approximately 340 vpd.

Baillieu Road is a local unsealed gravel road under Campaspe Shire Council control, running east–west between Murray Valley Highway and local farming properties. In the vicinity of the site, it has the following characteristics:

- Two-way, undivided configuration.

- Unsealed gravel pavement approximately 4–6 metres wide.
- Dry weather standard construction.
- Traversable grassed verges varying from 1 to 3 metres wide.
- Road reserve width of approximately 20 metres.
- Unposted rural default speed limit of 100 km/h.
- Very low existing traffic volumes (less than 40 vpd), servicing mainly local farm traffic.

The intersection of the Murray Valley Highway / Roslynmead Road / Bail Road consists of a priority controlled four leg intersection, with 'Give-Way' signage and linemarking on the Roslynmead Road and Bail Road legs. Each leg of the intersection consists of one approach lane and one departure lane. The Roslynmead Road leg has recently been upgraded to a widened seal.

The Murray Valley Highway / Roslynmead Road / Bail Road intersection is to be include a full channelised right turn (CHR) treatment into Roslynmead Road, a short channelised right turn (CHR(S)), treatment into Bail Road, and basic left turn (BAL) treatments on each Murray Valley Highway approach. The Roslynmead Road / Chrystal Road intersection is to be upgraded to include basic left (BAL) and basic right (BAR) turning provisions. The Baillieu Road / Chrystal Road intersection is to be upgraded to include a sealed geometry that caters for simple turning movements.

The proposed development will upgrade Chrystal Road to a sealed 6.2m formation with 1.5m wide shoulders between Roslynmead Road and the Poultry farm access and a sealed 4m formation with 1.5m gravel shoulders between the Poultry farm access and Baillieu Road.

Baillieu Road will be upgraded to a sealed 4m formation with 1.5m gravel shoulders between Chrystal Road and the composting facility site access. The works to Baillieu Road will also include a curve widening for the 120 degree curve in road alignment.

The site accesses from Chrystal Road and Baillieu Road will be provided with sealed geometry and turnouts.

2.4.2 Water Supply

The site is not currently 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 consist of two types of entitlements, "Water Share" and "Take and Use" licences.

- The water share licences consist of two classifications, "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 1939.1ML is identified as high reliability water. The T-Block farm has access to the "high reliability" water allocation.

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 extending into the north eastern boundary of site adjacent to Baillieu Road.

3. ENGAGEMENT

3.1 PRELODGEMENT MEETINGS

Prelodgement meetings regarding this development application and the two other development applications being lodged and assessed concurrently have been held with the following authorities:

- 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.
- 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.

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 opportunity 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 FREE RANGE LAYER FARM

4.1 OVERVIEW

PSA Consulting has been engaged by McLean Farms Australia Pty Ltd (McLean Farms) to prepare this Planning Report in support of a Planning Permit Application for the proposed development of a Poultry Farm (Free-Range Egg Layer Farm) for the production of eggs intended for human consumption and an ancillary compost facility. The proposed Poultry farm will accommodate a maximum of 800,000 layer birds within 20 purpose-built, best-practice, free-range egg layer sheds, arranged in 10 pigeon pairs. These sheds will be constructed in two stages (10 sheds per stage).

The proposed poultry farm, related operations, and infrastructure include:

- Construction of 20 sheds, each approximately 136.4m long, 20.25m wide, 5.4m high, each housing up to 40,000 birds.
- Supporting infrastructure and services including:
  - Bio-secure perimeter fencing around the range areas.
  - Primary farm access driveway connecting to Chrystal Road.
  - Staff car parking areas.
  - Truck wash.
  - Internal access roads and manoeuvring areas providing access to each shed.
  - Water treatment plant and water storage tanks.
  - Egg collection conveyors, cool rooms and loading docks.
  - Feed Storage Silos and conveyance infrastructure.
  - Staff amenities and office building.
  - Storage shed/maintenance workshop.
  - Manure transfer area.
  - Ancillary earthworks.

The proposed site plan is shown in **Figure 4** below, with the full set of Proposed Development Plans included in **Appendix 1**.

The proposed egg layer farm will accommodate layer hens that are placed within the sheds at around 17 weeks of age. Once placed, the typical laying cycle will last for around 70 weeks, including 68 weeks of production, and 2 weeks of down time allocated for shed cleaning, sanitation and set up prior to the next flock. As a cage-free, free range egg layer farm, the birds will be free to move within the sheds and have daytime access to outdoor range areas in accordance with free-range standards.

It is important to note that the shed is designed to operate as either a Free Range or Cage Free layer farm and as such, operation is able to shift between systems in response to biosecurity risk levels, and other considerations.

The layout of the proposed farm has been 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 and retention of mature vegetation.
- Flooding, stormwater, and earthworks requirements.
- Efficient access to the existing road network.
- Meeting all Animal Welfare and Biosecurity Requirements.

- Provision of accessible range areas with sufficient space which comply with and exceed the Australian Standards for free range layers.
- 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.

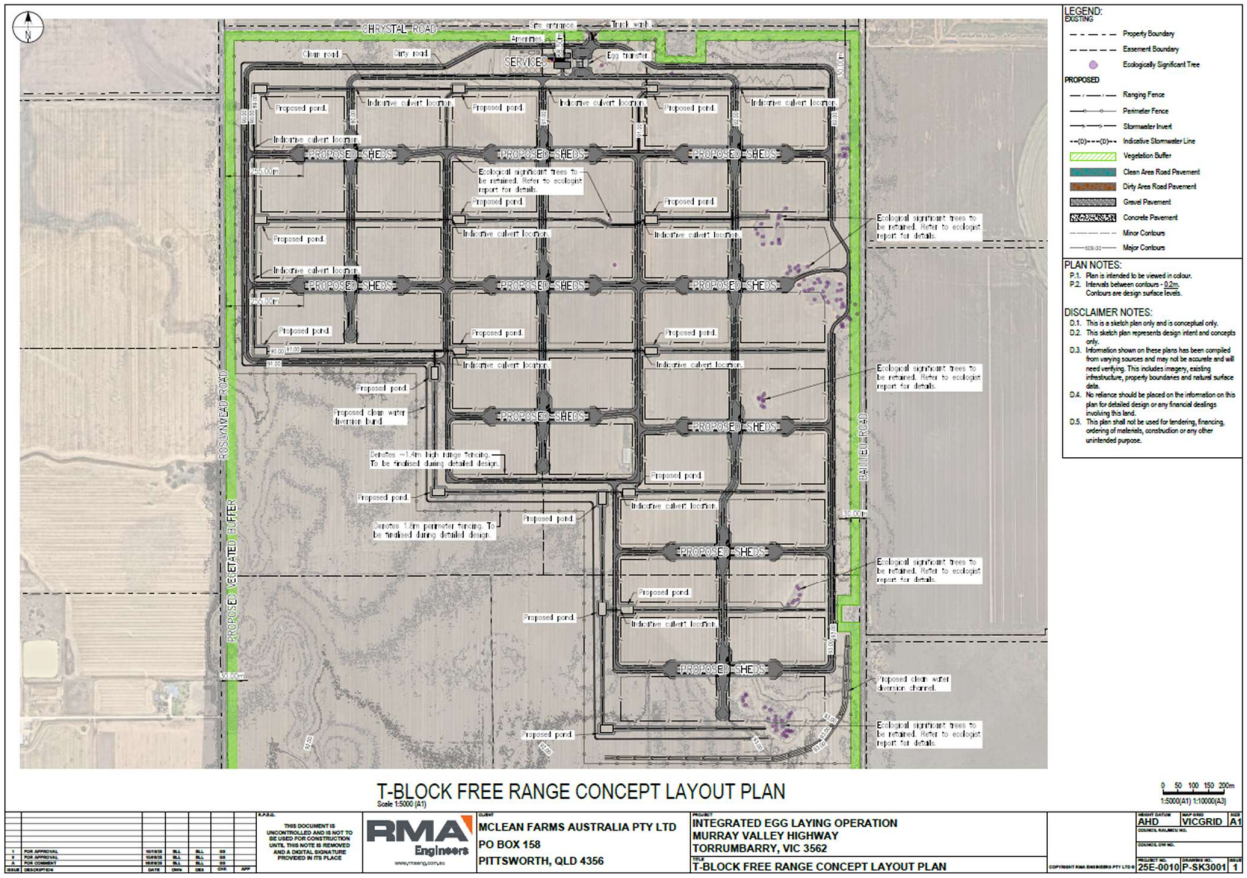

Figure 4: Proposed Development (RMA Engineers, 2025)

Table 4: Poultry Farm Overview

POULTRY FARM	
ASPECT	**DESCRIPTION**
NUMBER OF SHEDS	• 20 sheds (136.4m long x 20.25m wide)
SUPPORTING INFRASTRUCTURE	• Bio-secure perimeter fencing around the range areas. • Primary farm access driveway connecting to Chrystal Road. • Staff car parking areas. • Truck wash. • Internal access roads and manoeuvring areas providing access to each shed. • Water treatment plant and water storage tanks. • Egg collection conveyors, cool rooms and loading docks. • Feed Storage Silos and conveyance infrastructure. • Staff amenities and office building.

	• Storage shed/maintenance workshop. • Manure transfer area. • Ancillary earthworks.
STAGING	• Stage 1: 10 Sheds (400,000 Birds) • Stage 2: 8 Sheds (400,000 Birds).
SHED POPULATION	• 40,000 birds per shed
FARM POPULATION	• Total of 800,000 birds
HOURS OF OPERATION	Poultry Sheds • 24 hours a day, 7 days a week Ancillary composting facility • 6am-5pm, Monday to Friday
PRODUCTION CYCLE	• A typical cycle is 70 weeks. • 68 Weeks for bird occupation and egg production. • 2 Weeks for shed cleaning, sanitation and set up for a new flock.
EMPLOYEES	• Operational Jobs: 48 FTE

4.2 STAGING

The Poultry farm will be constructed in two stages with ten sheds constructed within each stage. Please see the Construction Staging Plan included in **(Appendix 1)** for further information on staging of the project. It is important to note that staging is indicative only, and elements of the project may be brought forward in response to market demand.

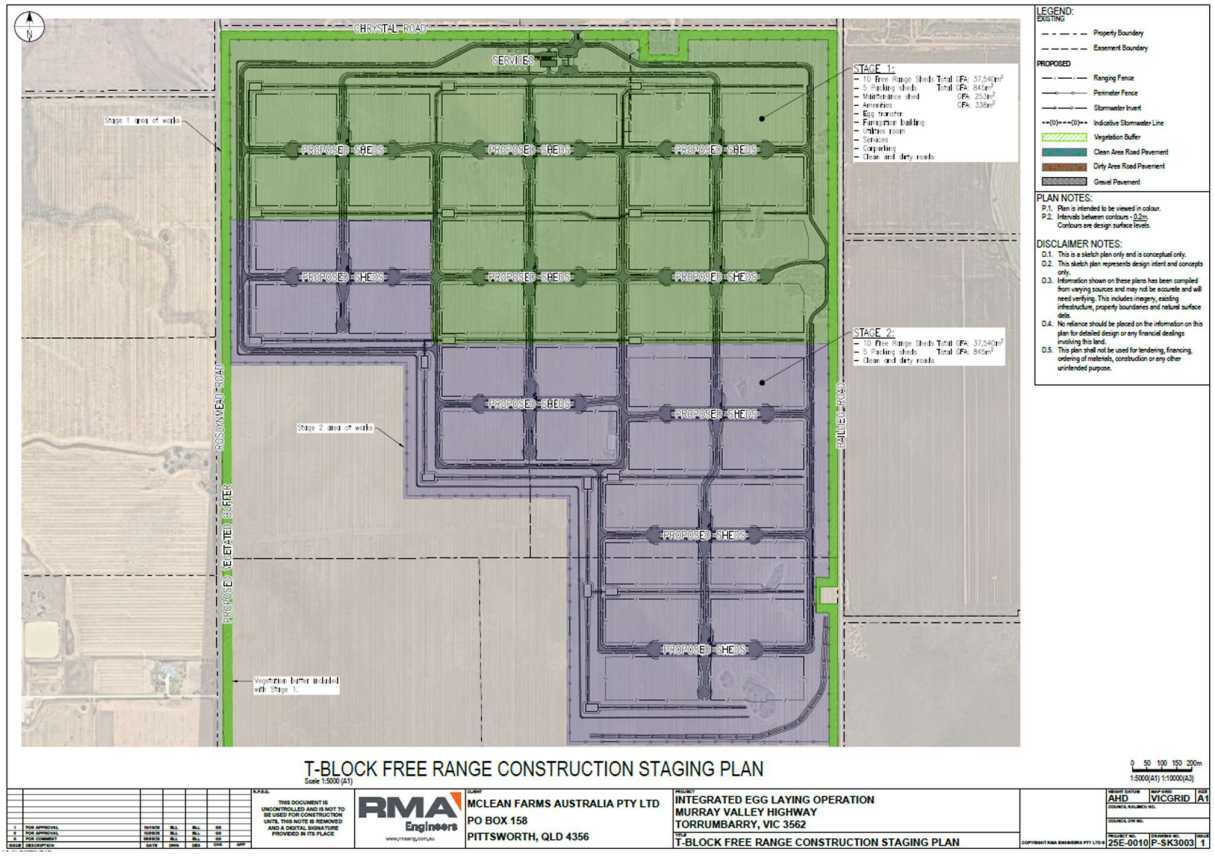

Figure 5: Layer Farm Staging Plan (RMA Engineers, 2025)

4.3 BUILT INFRASTRUCTURE

4.3.1 Layer Sheds

The Layer Farm will consist of 20 sheds which have been specifically designed and located to not only meet free range areas but also minimise vegetation clearing and earthworks. Individually, the sheds will be approximately 136.4m long, 20.25m wide and have a maximum height of 5.4m. The sheds will be constructed on a concrete slab which extends 3 metres from the edge of the shed along its full length. Beyond the concrete slab, a 10-metre-wide strip of compacted road base will be provided, overlaid with rubber mesh mats. The combination of the concrete hardstand and compacted road base forms the start of the range areas, protecting the soil from erosion and bird scratching in the highest-traffic areas of the range.

The sheds will be naturally ventilated with louvers along the length on both sides. Ventilation and cooling fans will also be mounted on the side elevations and at one end of the building to be used in instances where the temperature is greater than 29ºC.

Feed and water lines will be positioned on each aviary system and are supplied by external feed silos and water storage tanks. Nesting boxes are positioned on the second tier of each aviary system and run along the length of the shed providing space for birds to lay their eggs. Once laid, the eggs roll onto a conveyer belt that will run lengthwise in the middle of the nest boxes, which will then carry the eggs along a central conveyor to an egg grading facility.

Manure is collected twice a week from belts located under 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.

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

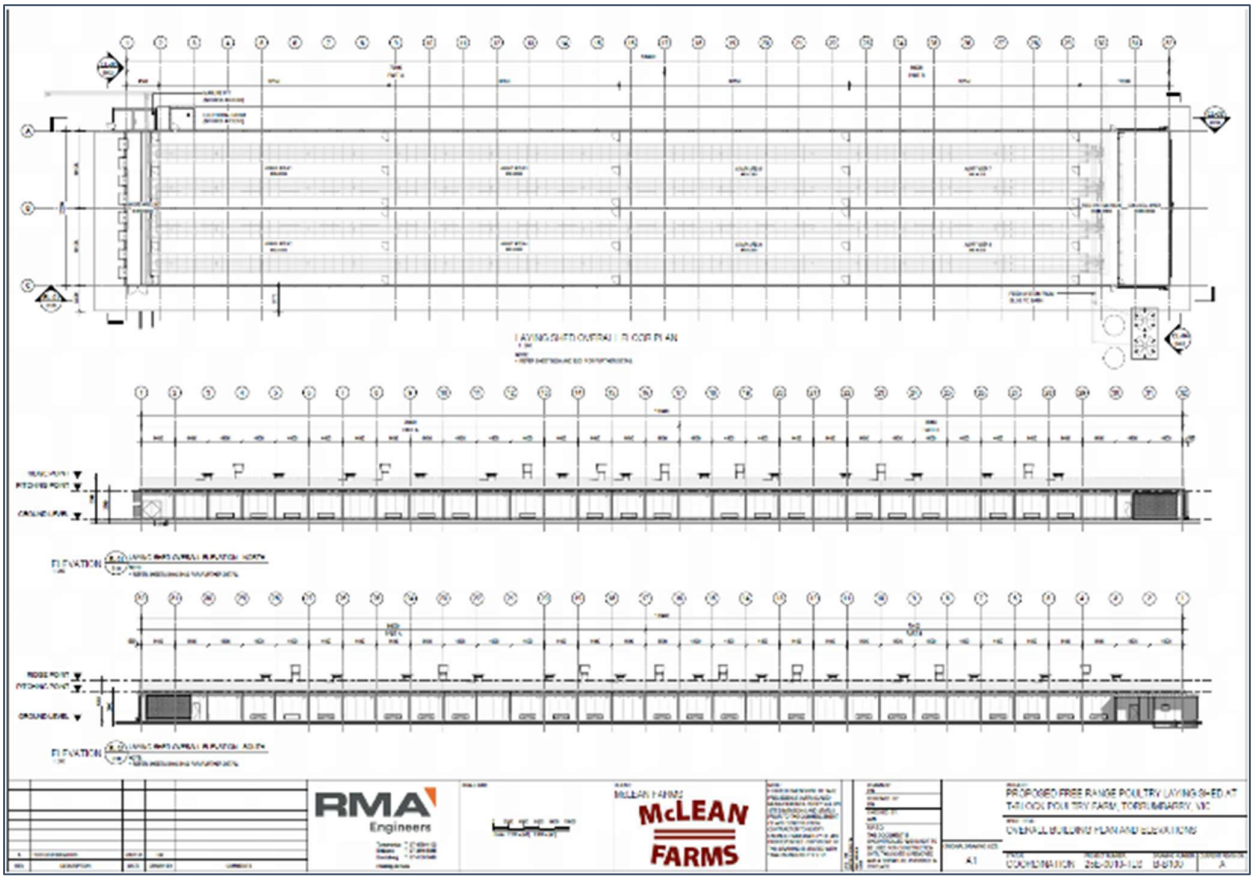

Figure 6: Proposed Layer Sheds - Site Plan (RMA Engineers, 2025)

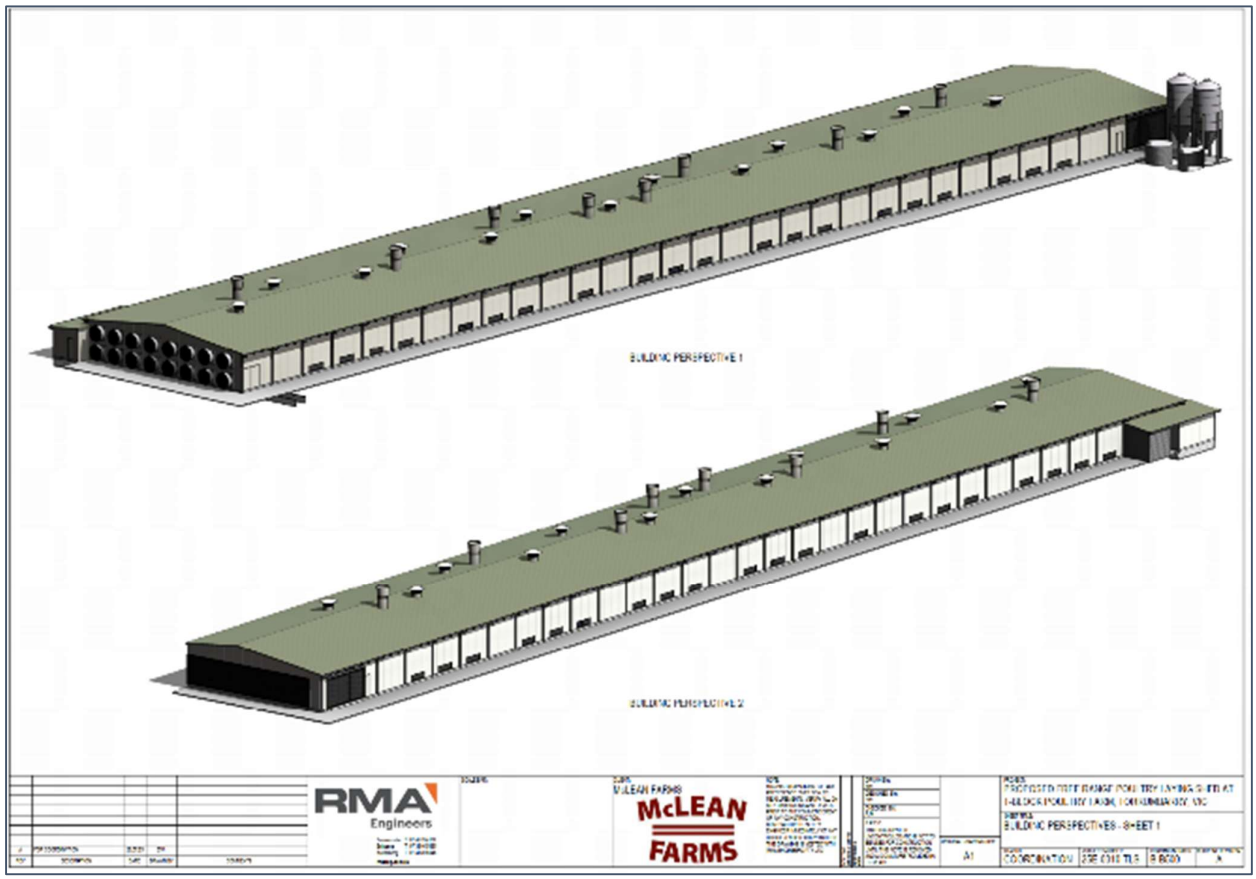

Figure 7: Layer Sheds (RMA Engineers, 2025)

4.3.2 Fencing

Perimeter fencing will be installed around the entire poultry farm (where the topography allows) to ensure the biosecurity and predatory animal free status of internal areas. The perimeter fencing will be 1.8 metres in height. Internal fencing for the range areas will consist of a 1.2-metre-high chain link fence, supported by regular star pickets. The chain link design of all proposed fencing on the site will minimise visual impact while maintaining clear visibility across the site. Fencing will be positioned to meander around existing trees wherever possible to avoid vegetation removal.

4.3.3 Egg Packing Building

Ten egg packing sheds are proposed to collect eggs from the egg collection room of each shed via a conveyor belt. Five packing sheds will be provided in Stage 1 with the remaining five sheds provided in Stage 2. Each packing shed will be 46.5m in length and 28.2m wide. The floor plan of the packing shed is provided in **Figure 8** below.

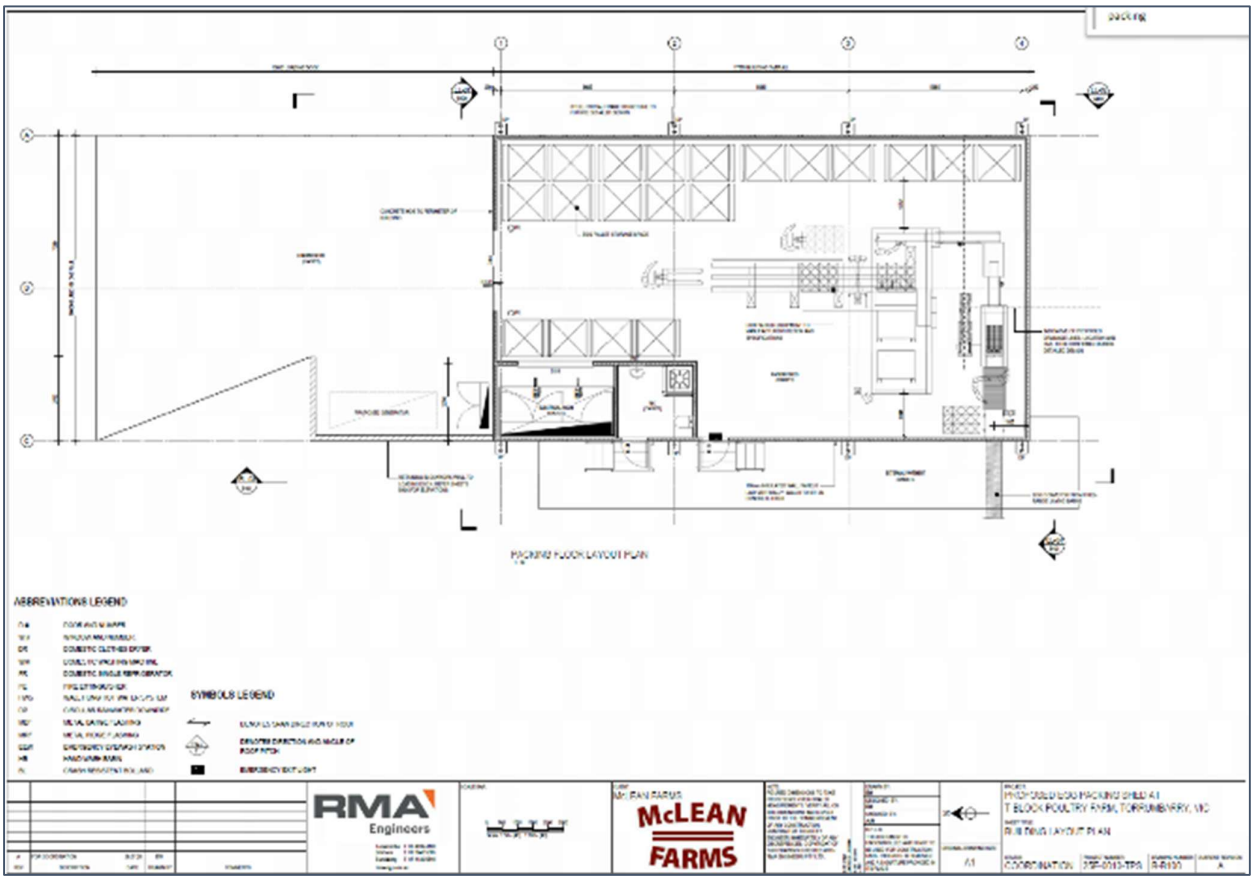

Figure 8: Egg Packing Shed – Floor Plan (RMA Engineers, 2025)

4.3.4 Egg Transfer Building

The egg transfer building will be constructed in Stage 1 for the purpose of taking packed eggs from the packing sheds for distribution from the site. The floor plan of the egg transfer building is provided in **Figure 9** below.

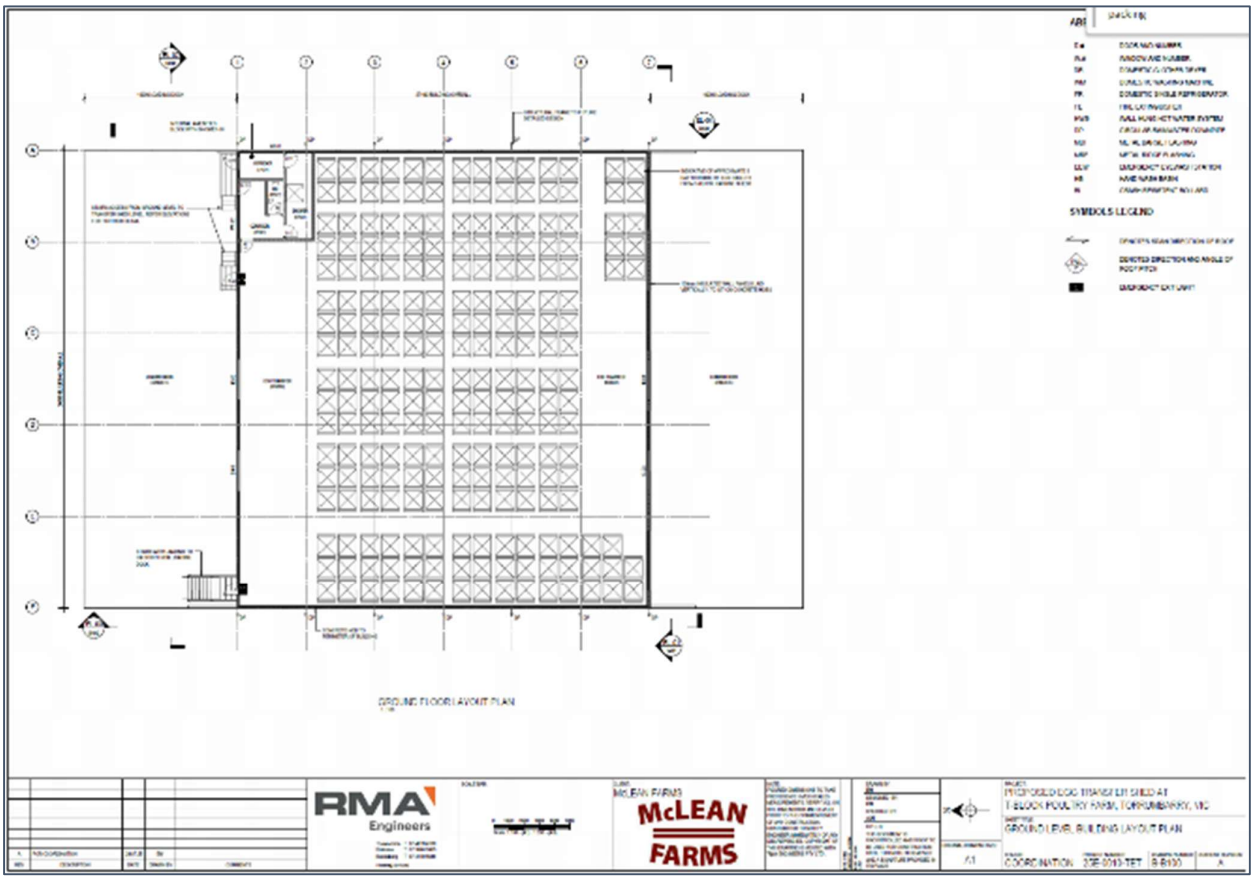

Figure 9: Egg Transfer Building – Floor Plan (RMA Engineers, 2025)

4.3.5 Staff Amenities Building

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 biosecure rearing areas throughout their shift, removing to 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 amenities blocks are shown on the site plans included in **Appendix 1.** The floor plan of the staff amenities building is provided in **Figure 10** below.

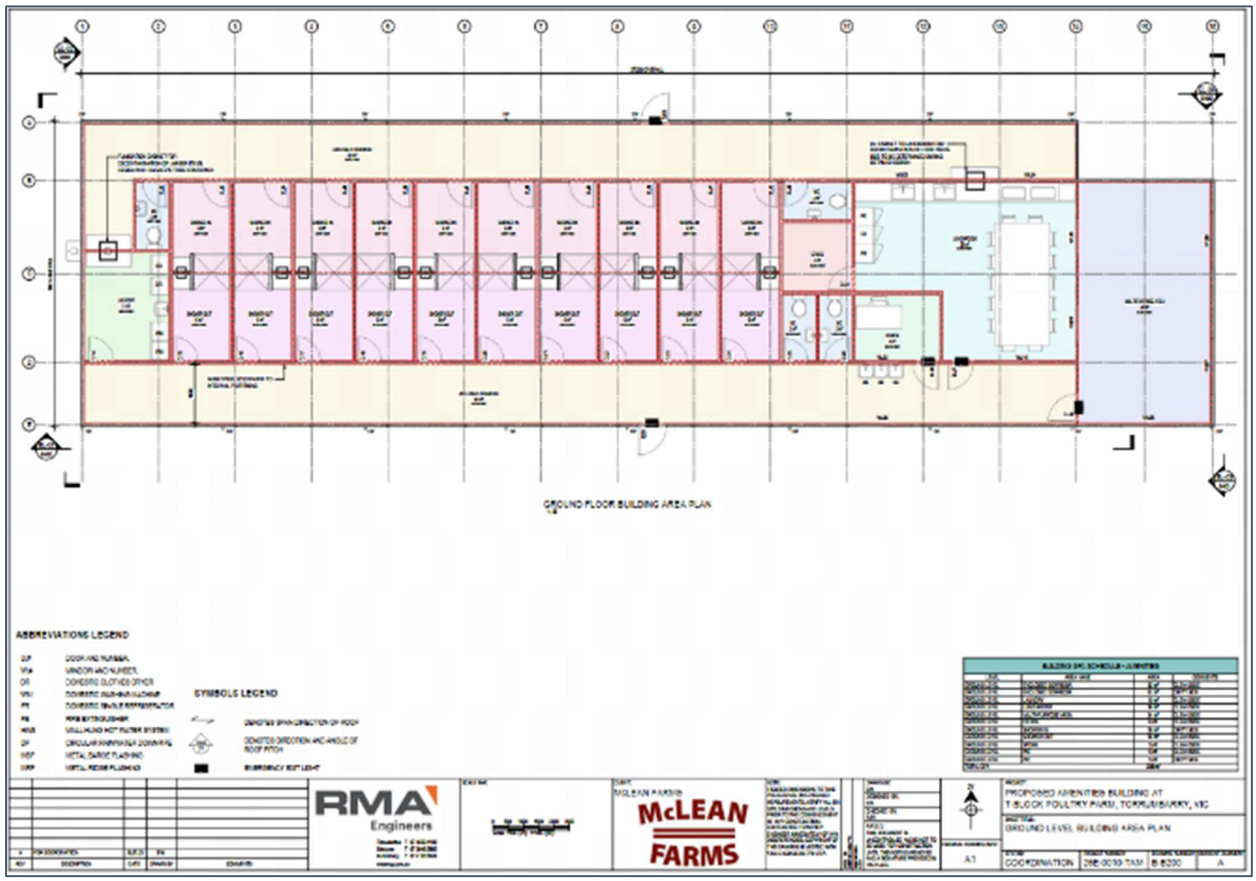

Figure 10: Staff Amenities Building – Floor Plan (RMA Engineers, 2025)

4.3.6 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 poultry farm.

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 11** and in the development plans included as **Appendix 1**.

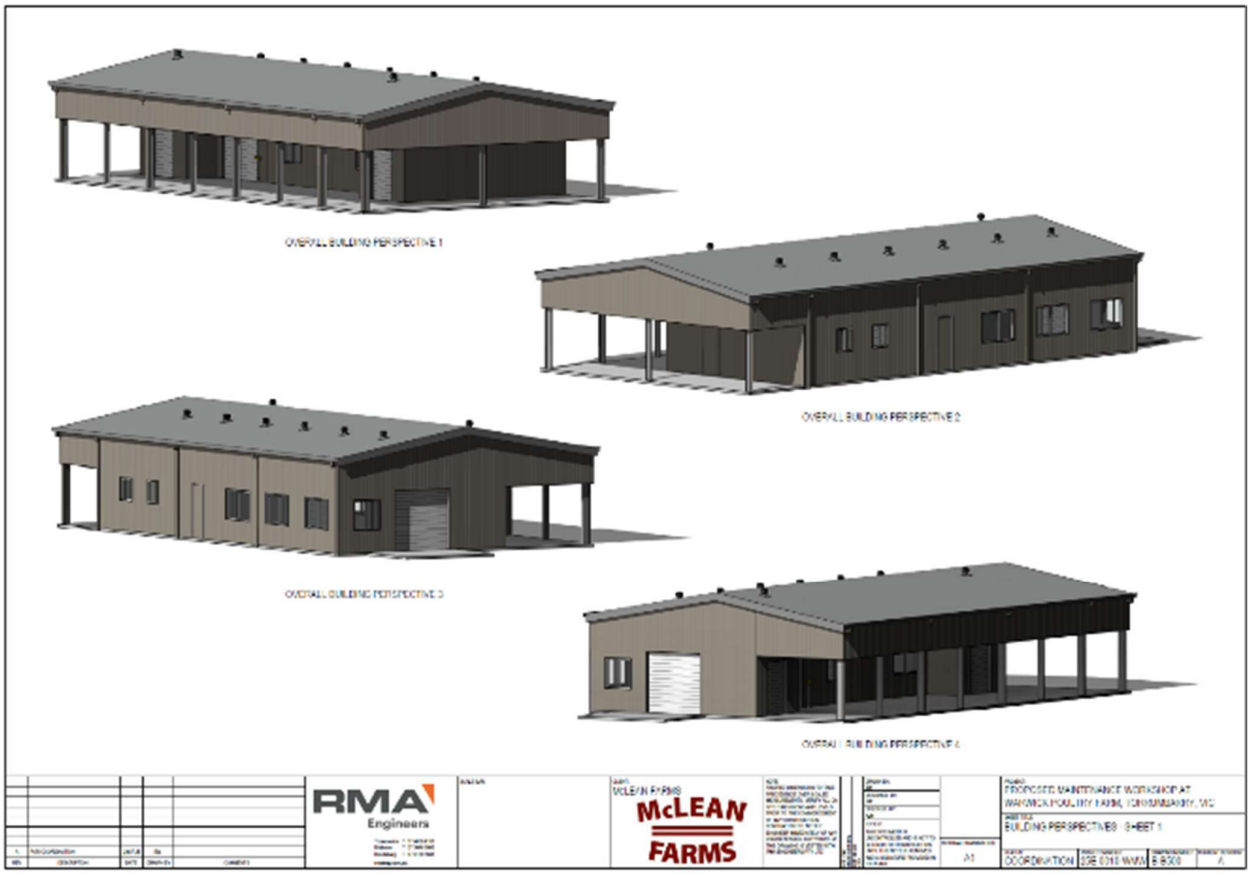

Figure 11: Maintenance Shed (RMA Engineers, 2025)

4.3.7 Access Roads and Parking

Access to the site is proposed to be obtained via a new internal driveway connecting to Chrystal Road. This driveway will be a 14m wide compacted gravel road that is suitable to accommodate heavy vehicles accessing the site for delivery of birds, feed, bedding material, the removal of manure and spent hens, and the collection of eggs.

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, feed deliveries and egg collections can circulate around the farm but will remain outside of the internal fenced bio-secure production areas.

Staff vehicles will also enter and exit the site via the same driveway connecting to Chrystal Road and are provided with a designated parking area adjoining the Staff Amenities Building. A designated parking area containing 36 parking spaces is provided for staff and visitors. Staff are required to shower in and out of the farm and as such, personal vehicles will remain outside of the bio-secure production areas. An internal car park containing 20 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.

4.3.8 Truck Wash

A truck wash will be provided on 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. The ground level plan of the truck is provided in **Figure 12** below.

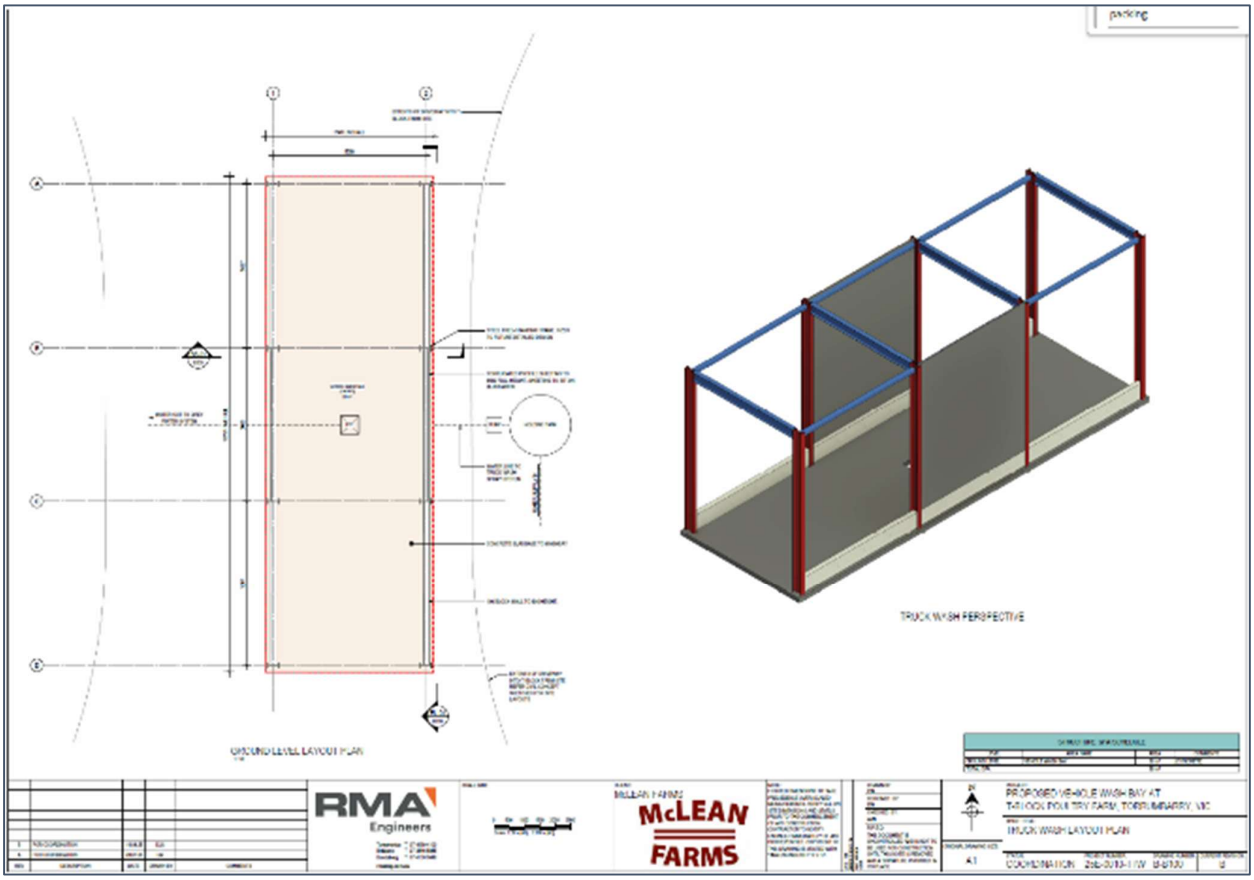

Figure 12: Truck Wash – Ground level plan (RMA Engineers, 2025)

4.4 EARTHWORKS

Each shed will be constructed on a level building pad formed through bulk earthworks, with floor levels set in accordance with the design surface levels shown on the Bulk Earthworks Layout Plan by RMA Engineers. Outside the immediate shed pads, internal roads, and associated service areas, earthworks will be minimised to maintain the existing landform and reduce environmental disturbance.

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

Please see the Earthworks Layout Plan in **Figure 13** and **Appendix 2** for further information on the extent of cut and fill associated with the proposed sheds.

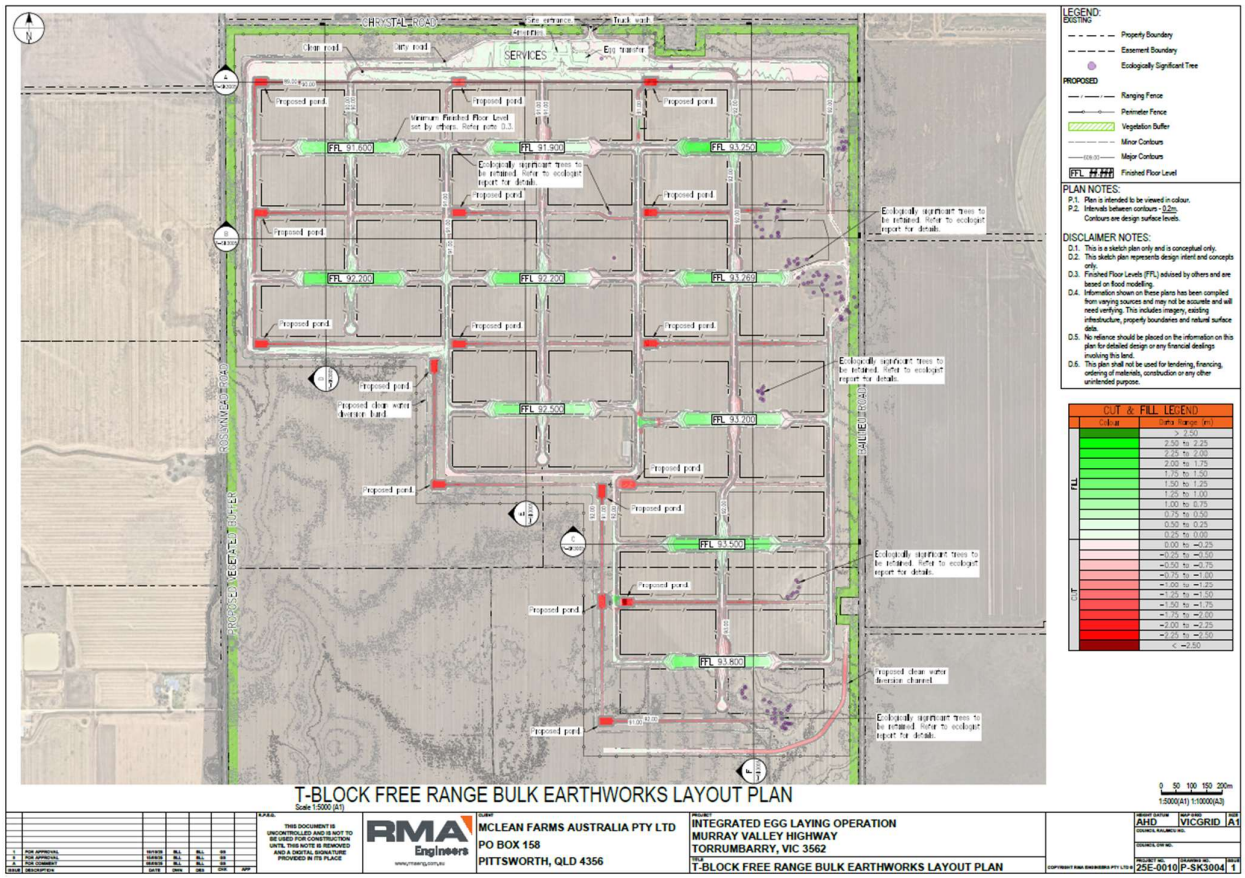

Figure 13: Earthworks Layout Plan (RMA Engineers, 2025)

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 layer birds. Water is required for various activities to be undertaken on the farm including hen drinking water, cooling, washdown and sanitation, and staff amenities. The layer birds generate a demand of 0.85L/Bird/ Day, or a total of 680,000 litres per day to service the 20 laying sheds at full operation. Staff amenities will generate a demand of up to 4,560 litres per day. Total consumption for the farm will be in the order of 249.8 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 T-Block farm has access to the "high reliability" water allocation (1,939ML) 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, which store a total of 7.6ML prior to use on the farm. Buffer storage 7 days is held with the tanks at all time 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 (~2,880 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 1,440m^2 of irrigation areas 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 extending into the north eastern boundary of site adjacent to Baillieu Road.

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 the layer farm is typically 70 weeks, with a maximum bird occupation of up to 68 weeks and a 'down time' of 2 weeks for the cleaning and sanitation of sheds and range spelling in preparation for the next flock of birds. The typical operations cycle is comprised of the following steps:

Delivery of Birds: 17 week old pullets, transported in trolleys designed to provide ventilation during transport to minimise stress on the birds during transport. On arrival, the birds are immediately placed within the sheds.

Laying Cycle: Birds are kept on site for a laying cycle of 70 weeks including 68 weeks of production, and 2 weeks of down time allocated for shed cleaning and set up prior to the next batch. Each night the birds are kept enclosed within the shed. Every morning the birds lay their eggs in the nesting boxes, which are collected and carried to the packing area on a conveyor belt. Once the hens have been provided sufficient time to lay their eggs, the pop hole doors that run lengthwise along both sides of the shed are opened allowing access to the free range area. The hens have constant access to food and water within the shed at all times of the day and night. As the sun goes down, the hens, guided by lighting, return to the shed on their own accord. The pop hole doors are then closed, enclosing the hens within the shed during the evening hours. Overnight, internal lighting is turned off for a minimum of 8 hours to enable birds to sleep.

Egg Conveyors and Packing: The birds typically lay all their eggs in the morning. The eggs are collected on conveyors in the middle of the nest boxes within each shed and conveyed to the central packing room. Once collected the eggs are packed into egg trays and pallets which each hold 900 dozen eggs. The eggs are collected from the sheds daily and transported to an offsite grading facility near Melbourne for grading and packaging prior to distribution.

Removal of Birds: As the birds reach the end of their laying cycle (spent hens), they are removed from the sheds and transported to an offsite poultry processing plant to produce a range of poultry products, or euthanised and sent for composting. Where required, birds are collected, transport in accordance with strict animal welfare requirements,

designed to provide ventilation during transport and maximise welfare. Similar to delivery, birds are typically transported during cool weather or at night to reduce stress.

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. 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 laying 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.

The 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 48 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 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 laying 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 ancillary composting facility.

Bedding (sawdust) will be provided on each 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 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 approximately every 20 weeks 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 and manager's residence will be connected to separate onsite septic systems.

- The staff amenities at each shed/building will be provided with self-treatment septic tank systems to appropriately treat sewerage waste generated.

4.7 DANGEROUS GOODS

Egg production 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 processes.

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 Staff Sanitation Protocols

All staff are required to shower into the production areas. All equipment and objects taken into the facility 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 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, feed deliveries and egg collections can circulate around the farm but will remain outside of the internal fenced bio-secure production areas.

4.8.8 On-Farm Vehicle Fleet

An internal car park containing 20 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.

The Egg Industry Environmental Guidelines outline that free range areas are potential sources of environmental risk dues to nutrient deposited in the soil. As such the potential risk needs to be managed by appropriate siting, design, and management of the range area. The guideline provides a risk tool which applies risk ratings to key factors that influence and impact groundwater such as the nutrient source and transportation risks.

An assessment and risk rating has been undertaken for the sheds as a whole considering terrain, layout and the relatively uniform spacing between sheds. The assessment has determined that the T-Block Free Range Laying Farm is a “Low” risk farm according to the Egg Industry Environmental Guidelines Risk Ratings.

The Egg Industry Environmental Guidelines outlines that on Low-Risk sites, increased nutrient deposition close to sheds does not pose a significant risk and minor controls are considered adequate to reduce nutrient loss. Control measures have been proposed for each shed location include the following:

- Manure in the sheds are expected to be cleaned out every three to four days and transported to the compost facility.
- A 2.5m concrete apron is anticipated to be constructed around the shed with a 150mm hob at the edge (located in Zone 1). The purpose of the external hob and concrete apron is to capture any manure/litter that leaves the shed. This can be collected/cleaned as required (i.e. mid batch). It must be noted that the proposed sheds also include an internal hob at the wall which retains manure and litter inside the shed. This has proven to be effective on previous constructions. As stated in the guidelines this is expected to restrict 50% of nutrient losses.
- Plastic mesh mats are also expected to be installed within Zone 1 and Zone 2. The mesh depending on terrain will extend 6 -12m from the edge of the external apron. The purpose of the mesh is assisted further with any manure/litter collection. The plastic mesh mats also assist with ground stabilisation.
- Selective bulk earthworks. From the soil test it was determined that each site has clay present. It is proposed, as good practice, to utilise the clay material as part of the bulk earth construction and be placed within Zone 1 and Zone 2 where practical. Clay has a naturally low permeability and therefore assists in protecting against seepage. The utilisation of the nature clay material vs imported compacted gravel is deemed more effective regarding permeability properties.
- Downpipes and gutters are proposed to direct roof water away from the sheds. There roof water will be captured and reused. Any overflow will be discharged well into Zone 3 of each shed.

- Monitoring - regular onsite soil testing is intended to be completed to monitor soil nutrient levels to mitigate unacceptable levels of nutrient accumulation.
- Clean water diversion bunds are proposed to be constructed to redirect surface water away from the sheds.
- Catch drains are proposed in zone 1 where applicable to stop any surface runoff mixing with the clean water.
- Proposed tree retention, tree planting and ground cover rejuvenation is likely to encourage flocks to naturally dissipate further into the range area. This is likely to reduce the manure deposit intensity close to the shed.

The laying farm operation has been classed as a 'low risk' farm based on assessments within the Egg Industry Design Philosophy (**Appendix 11**).

5. ANCILLARY COMPOSTING FACILITY

5.1 OVERVIEW

The ancillary compost facility will process manure, spent litter and poultry waste generated by the proposed poultry farm. In addition to this on-site material, the facility will also receive manure and poultry waste from other McLean Farms poultry operations within the region, including the proposed Warwick's Cage Free Layer Farm and the Pollocks Rearing Farm.

The proposed composting facility and infrastructure include:

- Composting area (including carbon storage pad).
- Stockpile pad.
- Supporting infrastructure and services including:
    - Bio-secure perimeter fencing around the range areas.
    - Landscape buffer.
    - Primary farm access driveway connecting to Baillieu Road.
    - Staff car parking area.
    - Truck wash.
    - Internal access roads and manoeuvring areas.
    - Sedimentation and retention ponds.
    - Carbon pad.
    - Staff amenities and office building.
    - Machinery shed.
    - Ancillary earthworks.
    - Composting vessels.

The proposed composting facility site plan is shown in Figure 14below, with the full set of Proposed Development Plans included in **Appendix 1**.

The compost operation combines by-products from the poultry farm facilities including manure, floor litter, mortalities, broken eggs, sawdust, woodchip, mulch and/or straw to produce a value-added, quality pasteurised poultry soil conditioner. All materials will be mixed with carbon and bulking material. Moisture level will be increased to 60 to 65% and transferred into the composting vessel area as soon as mixing occurs.

The process of composting the by-products transforms them into valuable product(s) with less variation in quality parameters, reduced moisture content and increased nutrient content. As a result, the composted material is more suitable for transporting, and application to cropping operations.

The quantities of material composted will vary with production levels and other economic factors. It is anticipated that the finished compost production levels will be a maximum of 25,000 tonnes annually for Stage 1, and 50,000 tonnes per year for Stage 2.

All manure and poultry waste from the layer sheds will be transported to the composting size in covered vehicles via the designated haulage routes. The facility's design, staging, and operational controls, including odour management, leachate management, and stormwater management systems, have been sized to accommodate the combined input from the T-Block, Warrick's and Pollocks farms proposed by McLeans within the region. The operations have been designed in full compliance with EPA Victoria guidelines and relevant poultry industry biosecurity standards.

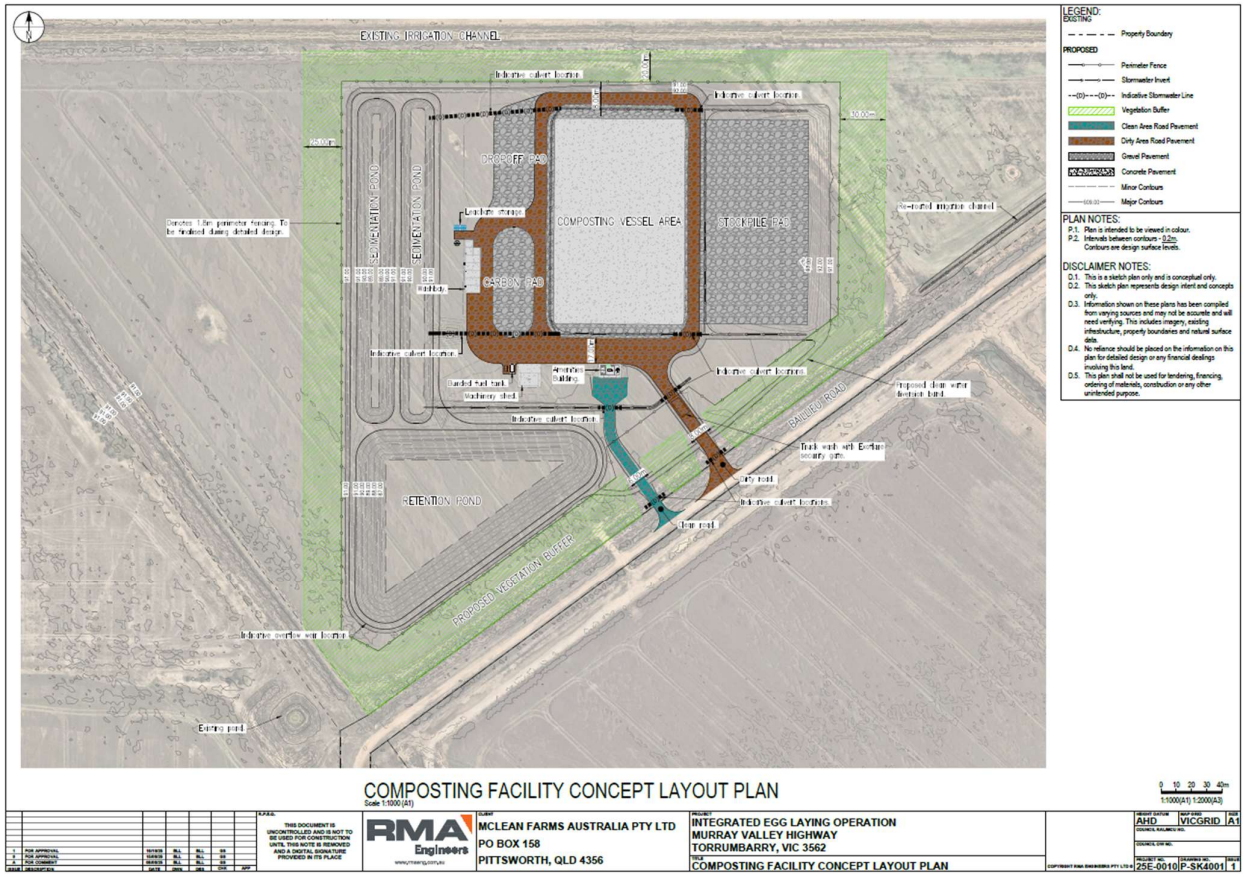

Figure 14: Composting Facility Site Plan (RMA Engineers, 2025)

A summary of the key characteristics of the proposed development is provided in **Table 5** with detailed site plans provided in **Appendix 1**. Further details in relation to the design and operation of the compost facility are provided in the following sections.

Table 5: Composting Facility Overview

COMPOSTING FACILITY	
ASPECT	**DESCRIPTION**
CAPACITY	• 50,000 tonnes of composted material per annum
SUPPORTING INFRASTRUCTURE	• Bio-secure perimeter fencing around the range areas. • Landscape buffer. • Primary farm access driveway connecting to Baillieu Road. • Staff car parking area. • Truck wash. • Internal access roads and manoeuvring areas. • Sedimentation and retention ponds. • Carbon pad. • Staff amenities and office building. • Machinery shed. • Ancillary earthworks.

	• Compost vessels.
STAGING	• 25,000 tonnes of composted material per annum – Stage 1. • 50,000 tonnes of composted material per annum – Stage 2.
HOURS OF OPERATION	• 6.00am to 5.00pm, Monday to Friday.
EMPLOYEES	• Operational Jobs: 5 FTE.

5.2 ANCILLARY USE

The proposed composting facility is ancillary to the primary use of the land being the poultry farm and is required to accept and process by-products from the poultry farm including manure, floor litter, mortalities, broken eggs, sawdust, woodchip, mulch and/or straw, which are generated as part of the normal operation of the poultry farm.

The use of a small part of property for composting is a key component of, and inseparable from the operations of the poultry farm as the by-products must be removed from the sheds, throughout, and at the end of each cycle and this requires a specific facility that is able receive and further process this material. Essentially, this compost facility is only required to receive material from the operation of the proposed poultry farm.

It is also noted that the poultry farm and composting facility will be owned and operated by McLean Farms, will receive material from the Torrumbarry farms only and will not accept by-products from third party operations. In this regard, it is also noted that there are no facilities within the region that have the ability to process the by-products produced by the project. Further there are significant benefits in providing an on-site ancillary composting facility including minimising bio-security risk, minimising the need to transport waste products off site, and creation of a circular farming model whereby the compost produced can be use by McLeans cropping operations on the property.

As shown in **Table 6** below, the ancillary compost facility is subordinate in size, scale and operations compared to the primary use (poultry farm).

Table 6: Primary and Ancillary Uses

	POULTRY FARM	ANCILLARY COMPOST FACILITY
DEVELOPMENT AREA	373 hectares	12.4 hectares
HOURS OF OPERATION	24 hours a day, 7 days a week	6.00am to 5.00pm, Monday to Friday.
EMPLOYEES	48 FTE	5 TE

With consideration of the above factors, the proposed composting facility is clearly ancillary to and will provide a critical service to the primary poultry farming use.

5.3 STAGING

As noted above, the composting facility will be developed in two stages. Stage 1 will involve a comprehensive package of works to establish the site's operational footprint and supporting infrastructure. Stage 2 will complete the remaining composting capacity by constructing the balance of the stockpile pad and composting areas, expanding the facility to full operational throughput in line with the ultimate material volumes from T-Block, Pollocks Block Rearing Farm and Warwick's Block Cage Free Layer Farm.

It is important to note that staging is indicative only, and elements of the project may be brought forward in response to raw material supply.

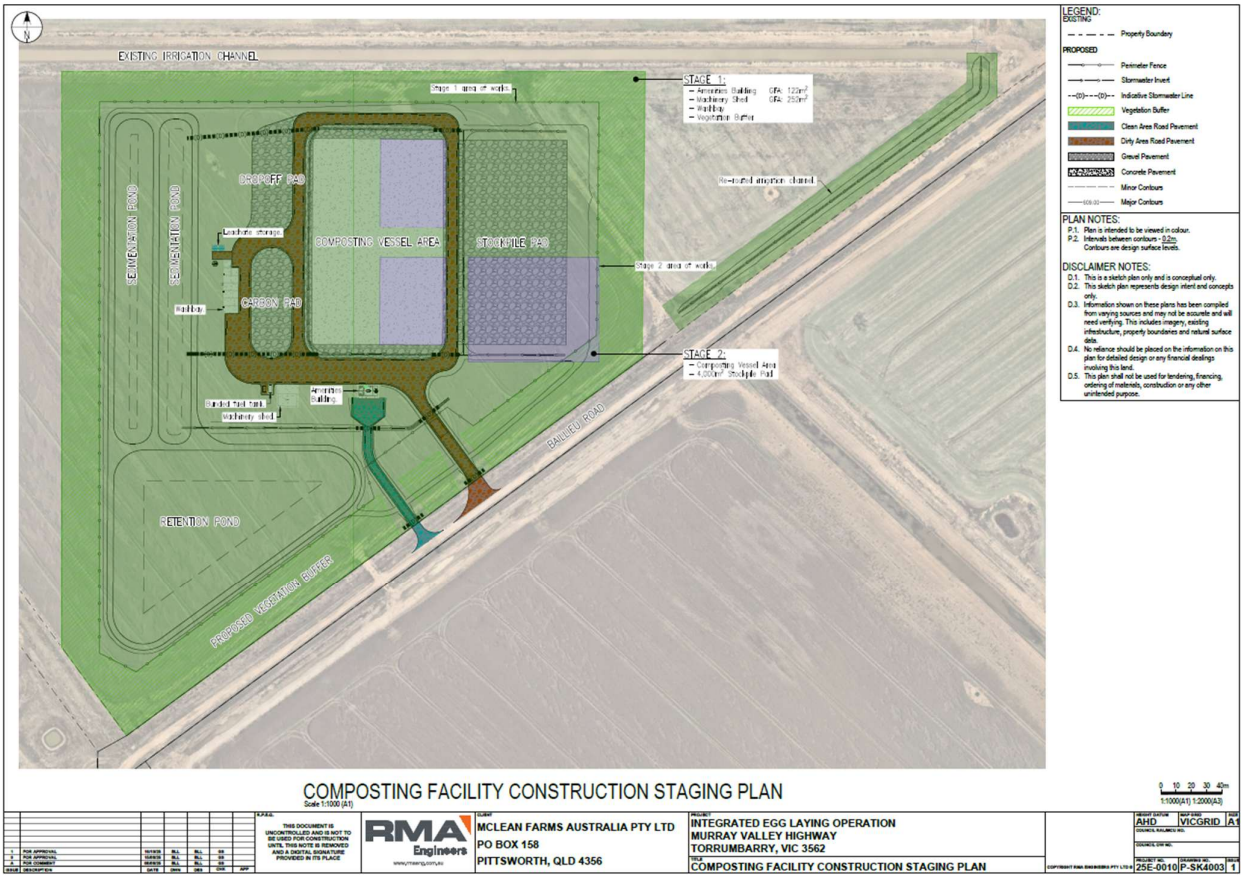

Figure 15: Composting Facility Staging Plan (RMA Engineers, 2025)

5.4 BUILT INFRASTRUCTURE

5.4.1 Fencing

Perimeter fencing will be installed around the facility (where the topography allows). The perimeter fencing will be 1.8m in height. The chain link design of all proposed fencing on the site will minimise visual pollution and maintain visual surveillance across the site.

5.4.2 Staff Amenities Building

A central staff amenities building will be provided for the facility. The building will contain an office, shower facilities, laundry, toilets, staff lunch room and awning. This building will function as the entrance point for all staff and visitors who are attending the facility. The staff amenities building will have an overall length of 14.65m and a width of 8.65m. The floor plan of the staff amenities building is provided in **Figure 16** below.

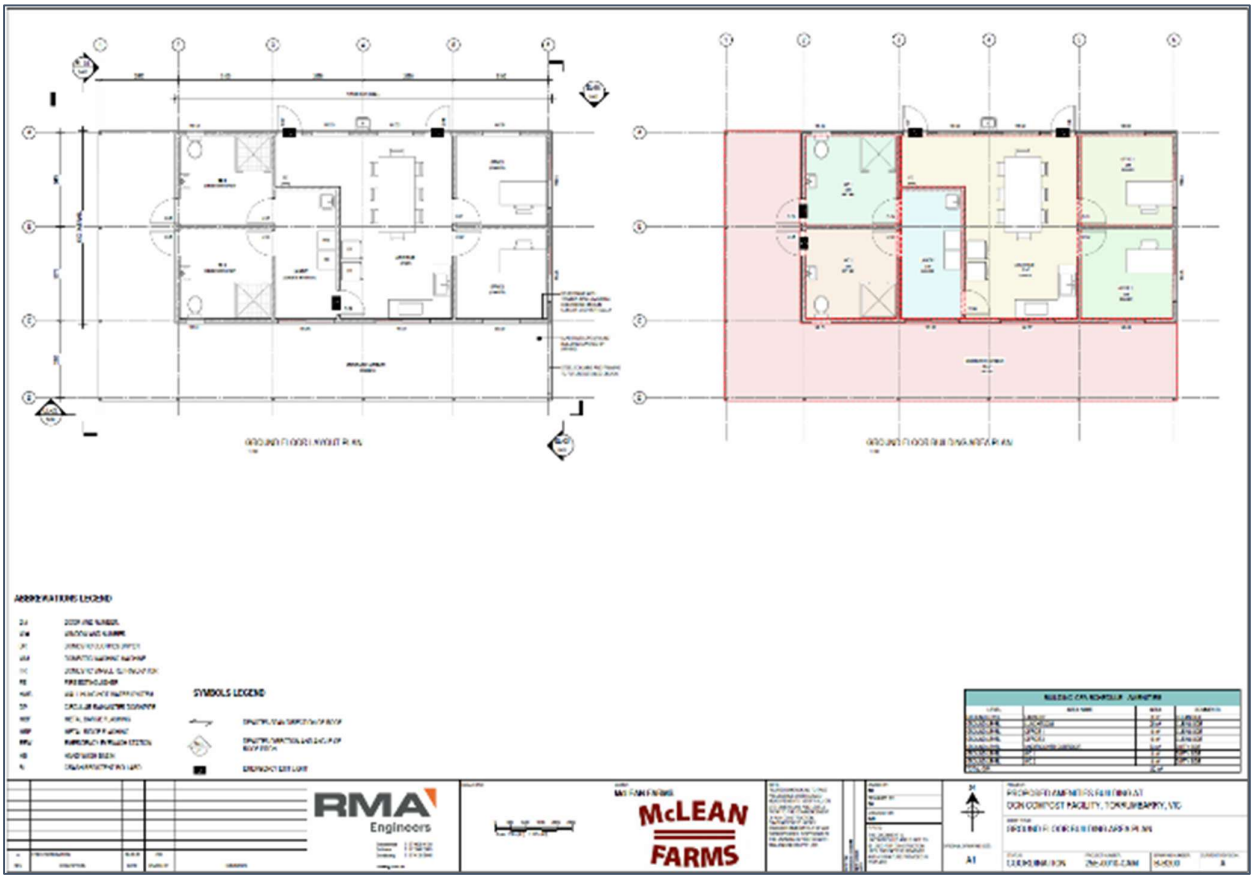

Figure 16: Staff amenities building – Floor Plan (RMA Engineers, 2025)

5.4.3 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 poultry farm. The maintenance building will be a colorbond shed, constructed on a concreate slab with a length of approximately 27.3m and a width of 12.3m. The maintenance shed is shown in **Figure 17** and in the development plans included as **Appendix 1**.

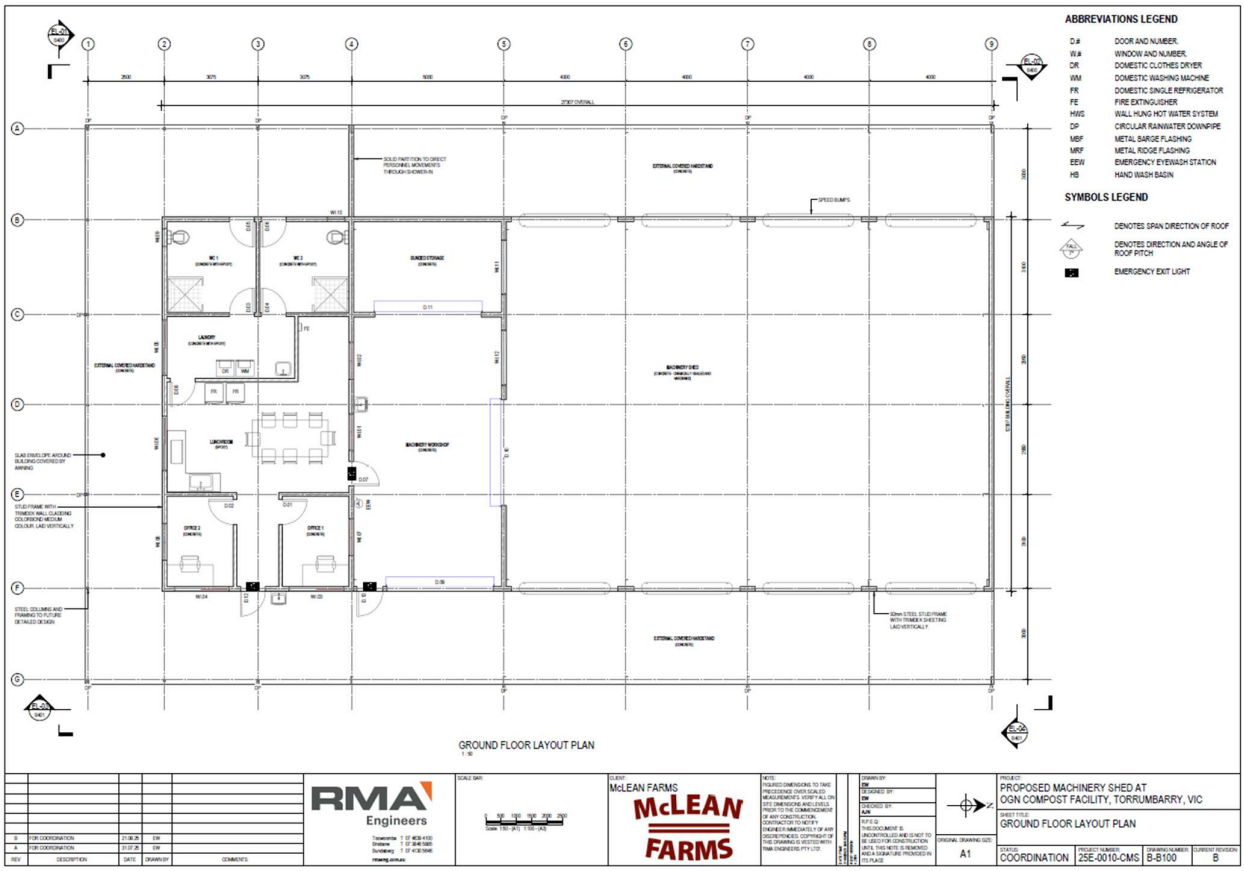

Figure 17: Maintenance Shed Floor Plan (RMA Engineers, 2025)

5.4.4 Access Roads and Parking

Access to the composting facility will be via an 8m wide access from Baillieu Road. An internal access road connecting the site entry to the composting pad areas, curing/maturation pads, carbon pad, and operational buildings is also provided. The access is designed to accommodate heavy vehicles transporting manure and litter from McLean Farms Torrumbarry operations, as well as the delivery of carbon materials and removal of finished compost. The layout ensures clear separation of clean and dirty areas to maintain biosecurity.

Staff vehicles will enter and exit the site via a 6m driveway connecting to Baillieu Road and are provided with a designated parking area containing 7 car parking spaces adjoining the Staff Amenities Building.

5.4.5 Truck Wash

A truck wash will be provided on 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. The ground level plan of the truck is provided in **Figure 18** below.

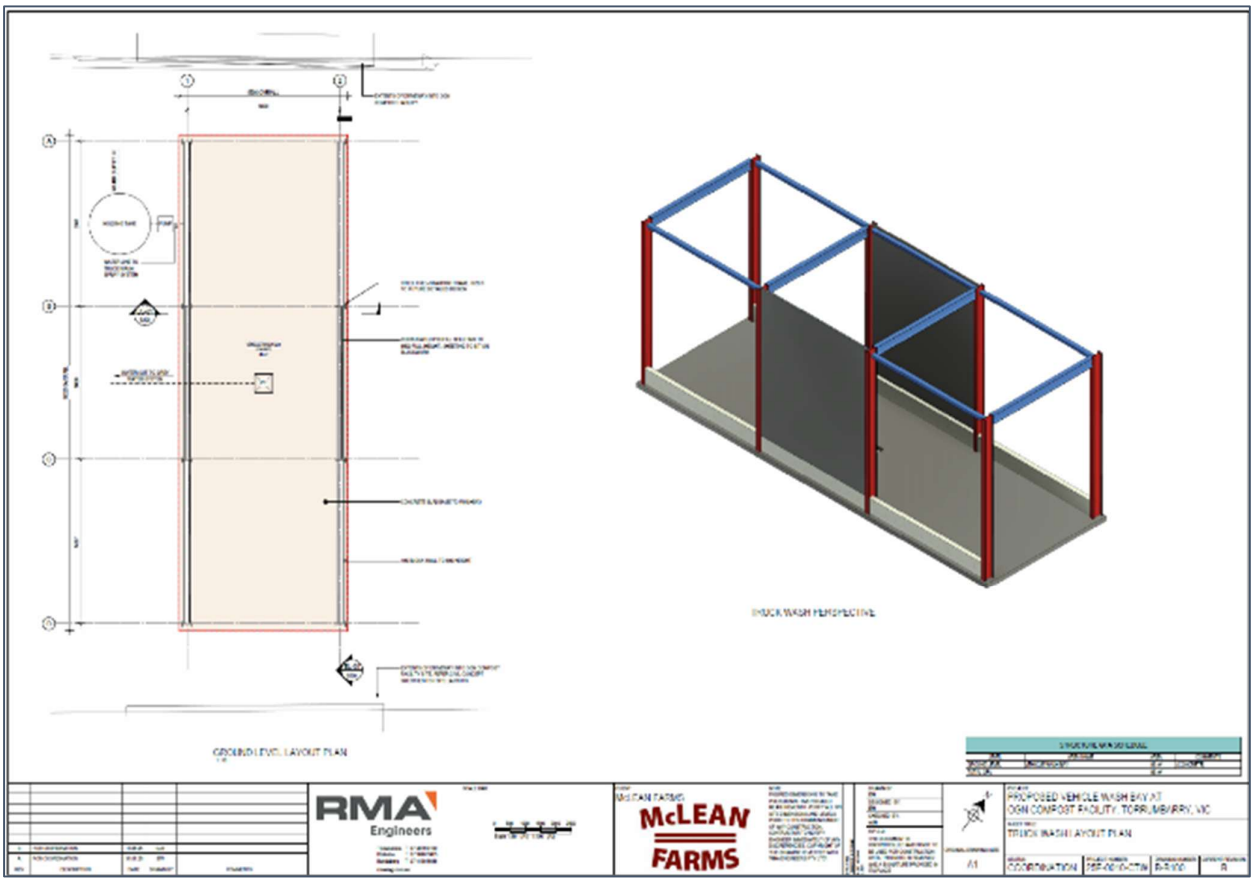

Figure 18: Truck Wash – Ground level plan (RMA Engineers, 2025)

5.5 EARTHWORKS

Bulk earthworks will be undertaken to establish level platforms for the composting vessel area, stockpile pad, carbon pad and associated internal access roads. Works will also include the formation of the sedimentation and retention ponds, as well as regrading to direct runoff towards the leachate collection network. The existing irrigation channel along the eastern boundary will be re-aligned to accommodate the facility layout.

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

Please see the Earthworks Layout Plan in **Figure 19** and **Appendix 2** for further information on the extent of cut and fill associated with the proposed sheds.

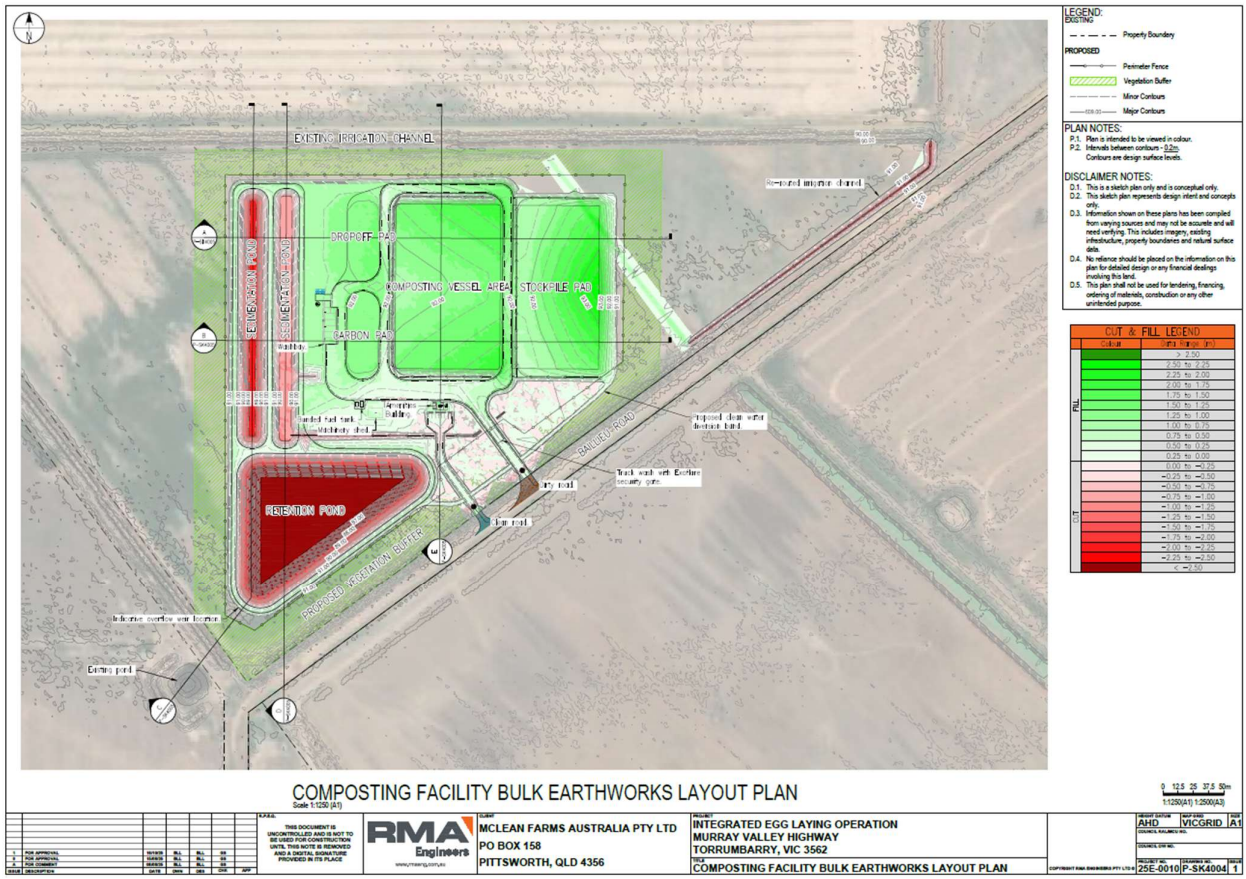

Figure 19: Earthworks layout plan (RMA Engineers, 2025)

5.6 INFRASTRUCTURE AND SERVICES

5.6.1 Water supply and treatment

The total water requirements for the composting operation, is approximately 25 ML/year. This was calculated based on the following assumptions:

- Conservative water consumption of 5,000L/tonne;
- Total composted material produced annually of 50,000 tonnes.

The primary water supply is from the proposed holding pond and on-site bores in accordance the existing the water entitlements associated with Mclean's Torrumbarry project. Clean water is pumped from the bore to storage tanks adjacent to the composting pad. Leachate from the compost will also be collected and reused onsite within the composting process.

5.6.2 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 (~2,200 L per day) will be treated by a self-treatment septic tank systems local to the amenities.

Leachate generated within the composting and curing areas will be collected through a dedicated drainage system and stored in purpose-built tanks. Stored leachate will either be evaporated on-site or removed by a licensed contractor for approved off-site disposal.

5.6.3 Power supply

The subject site is serviced by the electrical provider Powercor. Low Voltage (LV) Cables extending into the site from Baillieu Road.

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.

5.6.4 Stormwater management

Stormwater from the internal development footprint of the composting facility will direct flows to a storage area within the western portion of the site. This storage area will be sized to meet at least the 5% AEP 24hr storage requirements, or the storage required to achieve no actionable nuisance of peak flow rates at all relevant assessment locations (whichever is greater).

A weir will be provided on the western side of the storage area however, depending on the final storage size, there may be no off-site discharge during the assessed storm events. Final sizing or optimisation of the storage volume can be undertaken during detailed design. Any overtopping of the weir (if any) during larger storm events will be into the undeveloped portion of the site, which falls to the north within the site prior to entering the larger irrigation channel to the north.

Other flow (including any external flow that enters the site) will be diverted around the composting facility footprint, to the north. No increase in median peak flow rates is expected by the development at the discharge location, due to the significant amount of storage that will be captured from the development footprint.

Leachate directly from the in-vessel composting system will be captured in the vessels and directly stored in tanks and re-used in the raw material mixing. Other leachate not directly associated with the composting system will be managed through a dedicated drainage network that collects runoff from the composting pad and stockpile pads and directs it to sedimentation ponds. Reuse of captured leachate within the composting process will reduce the need for external water inputs and promote a closed-loop water management system.

5.7 OPERATIONAL DESCRIPTION

5.7.1 Materials

The composting operation combines by-products from McLean Farm's Torrumbarry operations to produce a value added, quality pasteurised soil conditioner. The composting process reduces the potential for pollution from each farm, by regularly removing manure and other waste materials, removing the need for on-site storage of wastes, and processing these by-products at a single purpose built, best practice facility. The composting process transforms these by-products into a valuable and sellable products that contain less variation in properties, reduced moisture content, and increased nutrient content. The resulting composted material is more suitable for transport and application on cropping operations compared to the un-composted products.

The materials composted will mostly be sourced from proposed poultry farms operating in the surrounding area by McLean Farms and include:

- Poultry manure and floor litter from:
    - Free range layer farms;
    - Cage free layer sheds; and
    - Rearing farms.
- Anaerobic pond sludge.
- Mortalities and spent hens.
- Sawdust.
- Damaged Eggs.
- Carbon for composting.

- Bulking materials from other agricultural industries such as straw, wood chip and / or hay as examples.

As required, the material sourced from McLean's Torrumbarry farms will be mixed with a bulking carbon source / material from other agricultural industries such as mulch, sawdust, woodchip, mulch or straw to achieve the correct mix for efficient composting and creation of a high quality finished product.

5.7.2 Composting Pad Design

The composting pads and foundation will be graded to produce a smooth, uniform surface to ensure any surface water runoff is collected in the holding pond and controlled drainage area. The surface of the compost facility area will be a compacted pad with low permeability to minimise the potential for water infiltration into the soil. The base of the composting pad will be impermeable to ensure that any potential leachate from the composting vessels and composting processes will not contaminate the subsoil or local groundwater. Please see **Appendix 11** for further information on the design of the composting pad.

5.7.3 Stormwater and Runoff Management

As noted above, the composting pad will be designed with a controlled drainage area (CDA). The CDA will incorporate the compost pad and materials storage area and will capture all internal runoff and direct through sedimentation ponds to a retention pond. This storage area will be sized to meet at least the 5% AEP 24hr storage requirements, or the storage required to achieve no actionable nuisance of peak flow rates at all relevant assessment locations.

A weir will be provided on the western side of the storage area, however, depending on the final storage size, there may be no off-site discharge during the assessed storm events. Final sizing or optimisation of the storage volume can be undertaken during detailed design. Any overtopping of the weir (if any) during larger storm events will be into the undeveloped portion of the site, which falls to the north within the site prior to entering the larger irrigation channel to the north.

Other flows (including any external flow that enters the site) will be diverted around the composting facility footprint, to the north. No increase in median peak flow rates is expected by the development at the discharge location, due to the significant amount of storage that will be captured from the development footprint. Compost Preparation and Management

5.7.4 Compost Preparation and Management

Composting will be undertaken using a static in-vessel aerated composting system. The physical and chemical characteristics of the materials to be composted are consistent throughout the year. As a result, the ratios at which materials are mixed and the watering and turning requirements can be applied repeatedly once an effective process is established. The general composting process to be undertaken will be:

- Raw materials are combined to provide a suitable porosity and C:N ratio to ensure aeration and effective composting.
- Various forms of carbon (sawdust, straw etc) will be stored as stockpiles allowing for use as required for daily use.
- In-vessel composting systems general will not exceed 3 mts in height.
- Raw materials will be mixed and watered to a range of 60 to 65% moisture where water does not freely drain from the material.
- Once raw materials are mixed, they will be placed in the in-vessel composting where it will remain until the composting stage is completed.
- Once in the in-vessel composting system, temperature and oxygen are monitored.

A specialist composting operator will manage these processes to ensure that the composting process is efficient as possible and that aeration and moisture levels are maintained at optimum levels.

Please see the Egg Industry Design Philosophy (**Appendix 11**) which provides further details on the management of the composting process.

5.7.5 Compost Storage

The finished composted product is screened to remove coarse material and will be stored temporarily onsite until collection. The stockpile of finished product and in-vessel composting system during all stages of development will be constructed with the long axis perpendicular to the contours to ensure free drainage.

Temporary storage of bulking material will occur on site prior to being used in the composting process. The final product and bulking material will be stored in separate storage areas.

The composting pad area has the capacity to hold a maximum of 50,000 tonnes of pasteurised soil conditioner per annum.

5.7.6 Hours of Operation

The composting facility will typically operate between 6.00am and 5.00pm, Monday to Friday. These hours include the delivery of raw materials, collection of pasteurised soil conditioner, loading and unloading in-vessel composting systems and turning of raw material. However, not all of these activities will happen every day as collection and deliveries will happen only as required. A compost turner will remain onsite to turn raw material prior to being placed in the in-vessel composting system.

5.8 DANGEROUS GOODS

Some chemical use will be required as part of the proposed operations on site. Approval of all chemicals to be used on site will be in conjunction with Senior Management.

Chemicals will be stored undercover and in a locked, well-ventilated area that is already established on the site. Only compatible chemicals will be stored together, and the required buffer distances (e.g. between acids and alkalis) will be maintained. The chemical storage area has the correct signage displayed and current (i.e. less than 5 years old) Safety Data Sheets readily available in the event of accidents or spills. Empty chemical containers are returned to the supplier for recycling/reuse on a regular basis in accordance with the manufacturer's instructions.

The bunding of chemical and fuel storage areas is impervious to prevent the releases to the environment. Only the required amounts of chemicals will be stored on site and will be delivered on an as required basis. Chemicals will not be stock piled or stored in bulk. All staff will be trained to ensure any potential impacts of chemical use and storage on site, and potential contamination of soils, surface or ground waters are avoided.

5.9 ENVIRONMENTAL MANAGEMENT

5.9.1 Odour Control

An odour impact assessment was undertaken by Astute Environmental Consulting (**Appendix 3**) to support the proposed OGN Composting Facility. The assessment concluded that a minimum separation distance of 1 kilometre is required to mitigate potential odour impacts in accordance with EPA Victoria's *Separation Distance Guideline* (EPA Victoria, 2024a) for composting operations.

The nearest sensitive receptor is setback a minimum of 1,400 m from the composting facility, and as such, the location for the composting facility complies with the relevant setback criteria. All nearby sensitive receptors are separated by more than this requirement.

In addition to sufficient separation distances provided to mitigate odour impacts, the facility will operate using best practice composting methods, including a static aerated in-vessel composting system.

5.9.2 Dust Suppression

Dust emissions will be managed through the use of fixed and mobile water spray systems on internal roads and operational areas during dry and windy conditions. Water will also be added at the start of the composting process to maintain optimum moisture levels. Trucks transporting feedstock and pasteurised soil conditioner will be covered, and spillage controls will be enforced. In addition, vegetative buffers planted around the site will provide windbreaks that help reduce the risk of dust leaving the premises. These measures are consistent with those outlined in the SBMP and are considered sufficient to manage dust-related impacts.

5.9.3 Leachate Management

Leachate directly from the in-vessel composting system will be captured in the vessels and directly stored in tanks and re-used in the raw material mixing. Other leachate not directly associated with the composting system will be managed through a dedicated drainage network that collects runoff from the composting pad and stockpile pads and directs it to sedimentation ponds. Reuse of captured leachate within the composting process will reduce the need for external water inputs and promote a closed-loop water management system. Please see **Appendix 11** for further information on leachate management.

5.9.4 Noise Mitigation

Noise impacts will be minimised through operational scheduling, equipment maintenance, and site design. Activities such as feedstock mixing and compost turning, which generate the most noise, will be restricted to daytime hours. The layout of composting pads and internal roads has been configured to maximise buffer distances to sensitive receptors. All vehicles and machinery will be well-maintained to minimise noise output, and internal road surfaces will be regularly maintained to reduce vibration and bounce noise from trucks.

5.9.5 Pest and Disease Control

The heat generated in the in-vessel composting system of the compost facility will be sufficient to sterilise any weed seeds and a significant proportion of potentially harmful pathogens contained in animal production by-products. As part of the operation final is tested for 4 pathogens prior to releasing for dispatch. No grains that may attract mice or rates will be stored on site as the raw materials for the compost will be mainly saw dust and mulch. Agricultural compost is often classified as ‘weed free’ as the high temperature achieved in the composting process of greater than 60°C is considered sufficient to destroy weed seed viability.

6. ENVIRONMENTAL ASSESSMENT

6.1 CULTURAL HERITAGE ASSESSMENT

The proposed T-Block Free Range Layer Farm and ancillary compost facility 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 activity is a high impact activity.

The proposed impact areas associated 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 and south 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 cage free, egg layer 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 they 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 this issue had 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 for *"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 a high impact activity.

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

6.2 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 site assessment and following advice provided by Ecology and Heritage Partners, McLean Farms significantly altered their plans with the specific intent of minimising impacts on native vegetation within the T-Block.

Native vegetation across the Torrumbarry property is representative of four Ecological Vegetation Classes (EVCs): Plains Grassland, Plains Woodland, Lignum Swamp, and Lignum Swampy Woodland. Within the T-Block Subject Site, four patches of Plains Grassland and fifteen patches of Plains Woodland were recorded, together with 25 scattered trees, 86 Large Trees and 28 Small Trees in patches. This included 16 specimens of the State-significant Buloke trees and a small patch of vegetation representative of the EPBC Act and FFG Act-listed ecological community. Suitable habitat was also identified for four EPBC Act listed fauna species and six flora and seven species listed under the FFG Act.

Following the assessment of the site's ecological values, the development footprint was revised to avoid and minimise vegetation loss. Specific measures included re-siting infrastructure to reduce direct impacts on Plains Grassland patches PG2–4 and Plains Woodland patch PW13, and micro-siting to retain large and hollow-bearing trees wherever possible. As a result, all Bulokes, 10 patches of native vegetation, 82 of the 86 Large Trees in patches, 23 of the 25 Scattered Trees, and 27 of the 28 Small Trees will be retained.

Overall, the proposed removal equates to 1.152 ha of native vegetation, including 0.112 ha of the EPBC Act-listed Buloke Woodlands Community. Five large trees are also to be removed. It is noted that the project impacts are restricted to highly modified and fragmented patches of vegetation, and the Biodiversity Assessment concludes the action is unlikely to result in significant impacts to any nationally significant flora or fauna species.

Ecology and Heritage Partner's Biodiversity Assessment (included as **Appendix 4**) conclude 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.

6.3 BUSHFIRE MANAGEMENT

The subject site is not located within a 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 Assessment and Management Plan has been prepared by Spiire, to demonstrates how the proposal meets the requirements of Clause 13.02-1S. This report is included as **Appendix 8**.

As a result of the assessment of the bushfire hazard, fuel accumulation, specific risk factors, and the nature and severity of potential bushfire attack, the Bushfire Hazard Assessment and Management Plan identified a range of bushfire protection measures to be implemented by the site which include 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 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 -*
- *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 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.*
- *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).*
  - *An internal fire hydrant system will be incorporated into the site with a ring main around the site, serviced from the water tank(s), in accordance with AS2419.*
  - *The landscape buffer will be located outside the defendable space, however, landscape should be carefully designed and maintained to ensure it does not inadvertently increase the fuel load in relation to the buildings.*
  - *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.*
- *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.*
- *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.*

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.

6.4 STORMWATER MANAGEMENT

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

6.4.1 Flooding

The T-Block Free Range Layer Farm site is partially 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 confirms

that the OGN Composting Facility site is not impacted by flooding or overland flow extents. 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 the 1% AEP flooding within the vicinity of the T-Block site access has a maximum velocity of 0.55m/s and a maximum depth velocity product of 0.14m2/s. The maximum flood depth along the western boundary of the site (between the development footprint and Roslynmead Road) is approximately 0.4m.

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 can be appropriately 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.

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 analysis indicates that changes in water surface levels during the 1% AEP storm event are generally contained to the development site. There is an expanse of “Was dry now wet” mapping at the south-west corner of the development footprint which pushes into the south-western lot (Lot 1 on PS403267). This area corresponds to flow depths of 50mm on average. These increases are unlikely to substantially exacerbate existing flooding conditions in the area. This lot is part of the development site and is not considered to constitute a nuisance.

6.4.2 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 20** and **Figure 21**.

At the T-Block site, runoff external to the development footprint will be directed around the development, first to the existing culvert in Roslynmead Road approximately mid-site, where excess flows will divert north to the second culvert in Roslynmead Road in the north-west corner of the site. Minor catchments along the eastern boundary will discharge to Baillieu Road, however, this occurred during the existing scenario. The total catchment area to Baillieu Road has been reduced and it is expected a net reduction in median peak flow rates will occur as a result. No new point of discharge will be created.

Internal to the footprint, a series of internal drainage channels will be utilised to convey runoff toward the north-west. Multiple basins will be positioned within the development, to control discharge to meet detention requirements for the development.

Internal development footprint of the composting facility will direct flows to a storage area within the western portion of the site. This storage area will be sized to meet at least the 5% AEP 24hr storage requirements, or the storage required to achieve no actionable nuisance of peak flow rates at all relevant assessment locations (whichever is greater).

A weir will be provided on the western side of the storage area however, depending on the final storage size, there may be no off-site discharge during the assessed storm events. Final sizing or optimisation of the storage volume can be undertaken during detailed design. Any overtopping of the weir (if any) during larger storm events will be into the undeveloped portion of the site, which falls to the north within the site prior to entering the larger irrigation channel to the north.

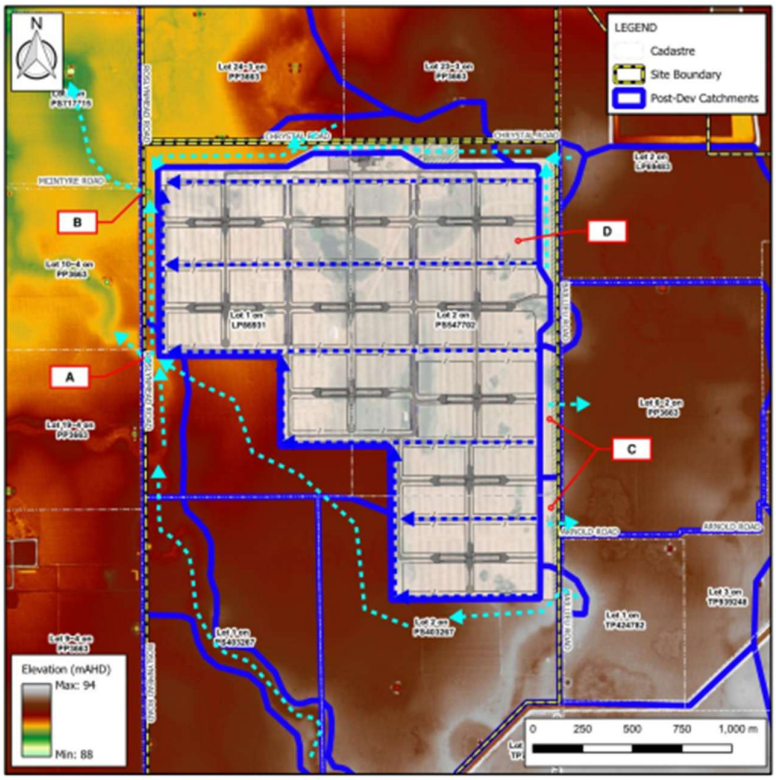

Figure 20: Stormwater Drainage Strategy - T-Block Farm (RMA Engineers, 2025)

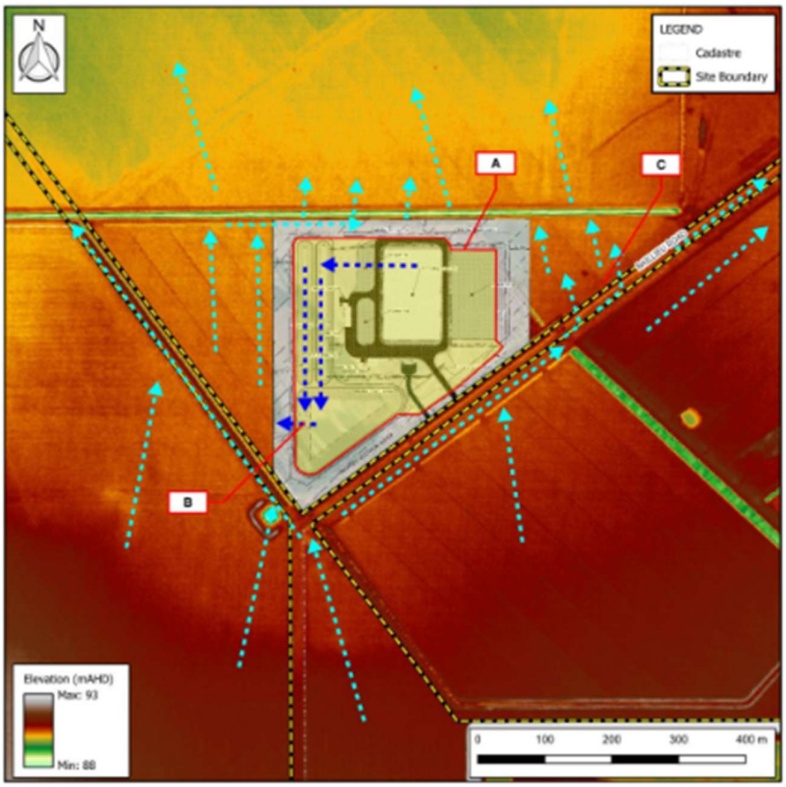

Figure 21: Stormwater Drainage Strategy - Composting Facility (RMA Engineers, 2025)

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.

6.4.3 Stormwater Quality Management

6.4.3.1 T-Block Free Range Farm

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. Roof water will also be collected via gutters and stored in rainwater tanks prior to treatment and re-use for farm operations.

External runoff is 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.

The Egg Industry Environmental Guidelines outline that free range areas are potential sources of environmental risk dues to nutrient deposited in the soil. As such the potential risk needs to be managed by appropriate siting, design, and management of the range area. The guideline provides a risk tool which applies risk ratings to key factors that influence and impact groundwater such as the nutrient source and transportation risks. An assessment and risk rating has been undertaken for the sheds as a whole considering terrain, layout and the relatively uniform spacing between sheds. The assessment has determined that the T-Block Free Range Laying Farm is a “Low” risk farm according to the Egg Industry Environmental Guidelines Risk Ratings.

Given the controlled environment in which the proposed 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.

6.4.3.2 OGN Composting Facility

Infrastructure within the Composting Facility including the in-vessel composting system, screening areas, and storage buildings, will be constructed on engineered hardstand surfaces specifically designed to prevent water ingress and contain all operational runoff. This ensures that rainfall and process water do not infiltrate the underlying ground, supporting both environmental protection and operational control.

Roof and pad runoff from the Composting Facility will be directed into a large western stormwater basin, which detains and treats runoff before controlled overflow is discharged into a northward-flowing irrigation channel. This drainage system has been designed in accordance with EPA Victoria’s composting guidelines, ensuring that all runoff from operational areas is appropriately captured and treated on site.

The Composting Facility is located on land previously used for cropping and irrigation, and the quality of post-development stormwater runoff is expected to be equal to or better than the pre-development condition. Given the incorporation of stormwater infrastructure and strict operational licensing, the composting facility is also assessed as posing a low risk to both groundwater and surface water environments.

6.5 TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment (TIA) has been prepared by RMA Engineers 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 Block & T-Block) and specifically assesses the impacts of the T-Block Free Range Farm which is proposed as part of this application. The report sets out to assess the following:

- Traffic generation by the development and impact on 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 on 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 the 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.

The turn warrants are provided to analyse the need for separate turning provisions from a functionality and safety perspective. This looks at the relationship between turning volumes against the traffic volumes on a road. In accordance with Austroads, turn warrants are based on the construction of new roads and used as an intervention level for updating intersections. Based on the research carried out there is no mitigation measures triggered by the development at the external key intersection as the development will not require additional turning treatment above what is already required by the background traffic volume. As per the turn warrant outcomes, all new accesses and intersections should be constructed with the consideration of basic turning treatments (BAL and BAR).

Roslynmead Road is categorised as a rural collector road where the pavement has been assessed to be in good condition. The road has suitable road geometry and sufficient sight lines available along the length of the road corridor, in the vicinity of the subject sites. The width of the sealed pavement is approximately 6.5m, comprising two 3.3m wide lanes. There are no sealed road shoulders and as a result, minor edgewear is evident at intermittent locations along the corridor. At this time, no mitigation measures or upgrades are deemed to be required by the development along the subject length of Roslynmead Road.

Chrystal Road is an unsealed gravel/dirt carriageway varying between approximately 4-6m wide. The terrain is flat, with sufficient sight lines available along the entire length of the road between Roslynmead Road and Baillieu Road. Chrystal Road is the primary access road to the T-Block Free Range Layer Farm and the Composting Facility and it is recommended that Chrystal Road is upgraded to local access road standards.

Baillieu Road is an unsealed gravel/dirt carriageway varying between approximately 4-6m wide. The terrain is flat, with sufficient sight lines available along the entire length of the road between the Chrystal Road and the site access to the Composting Facility.

Traffic generation from the T-Block Free Range Farm is anticipated to comprise up to 28 heavy vehicle movements per day and 48 light vehicle movements per day, related to staff and operational servicing. The OGN Composting Facility will generate a further 12 vehicle movements per day, including up to 6 heavy vehicle movements. In total, the proposed development will generate approximately 88 vehicle movements per day, which is considered low for a rural context and can be readily accommodated by the existing road network.

The TIA recommends the following road and intersection upgrades:

- Upgrade Chrystal Road:
    - To a sealed 6.2m formation with 1.5m wide shoulders between Roslynmead Road and T-Block Free Range Layer Farm access.
    - To a sealed 4m formation with 1.5m gravel shoulders between the T-Block Free Range Layer Farm access and Baillieu Road.
- Upgrade Baillieu Road to a sealed 4m formation with 1.5m gravel shoulders between Chrystal Road and the Composting Facility site access. Include appropriate curve widening for the 120 degree curve in Baillieu Road.
- Murray Valley Highway / Roslynmead Road / Bail Road Intersection
    - Upgrade intersection to include a full channelised right turn (CHR) treatment into Roslynmead Road, a short channelised right turn (CHR(S)) treatment into Bail Road, and basic left turn (BAL) treatments on each Murray Valley Highway approach.
- Roslynmead Road / Chrystal Road Intersection
    - Upgrade intersection to include basic left (BAL) and basic right (BAR) turning provisions.

The proposed upgrades have been designed to be compliant 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 proposed intersection works are shown in **Figure 22, Figure 23** and **Figure 24** below.

In summary, the traffic impacts of the proposed development are considered low and can be managed with appropriate access design and internal road construction. The TIA concludes that the existing road environment is suitable for the proposed land use and that no major external road upgrades are required.

Figure 22: Murray Valley Highway/Roslynmead Intersection Upgrade (RMA Engineers, 2025)

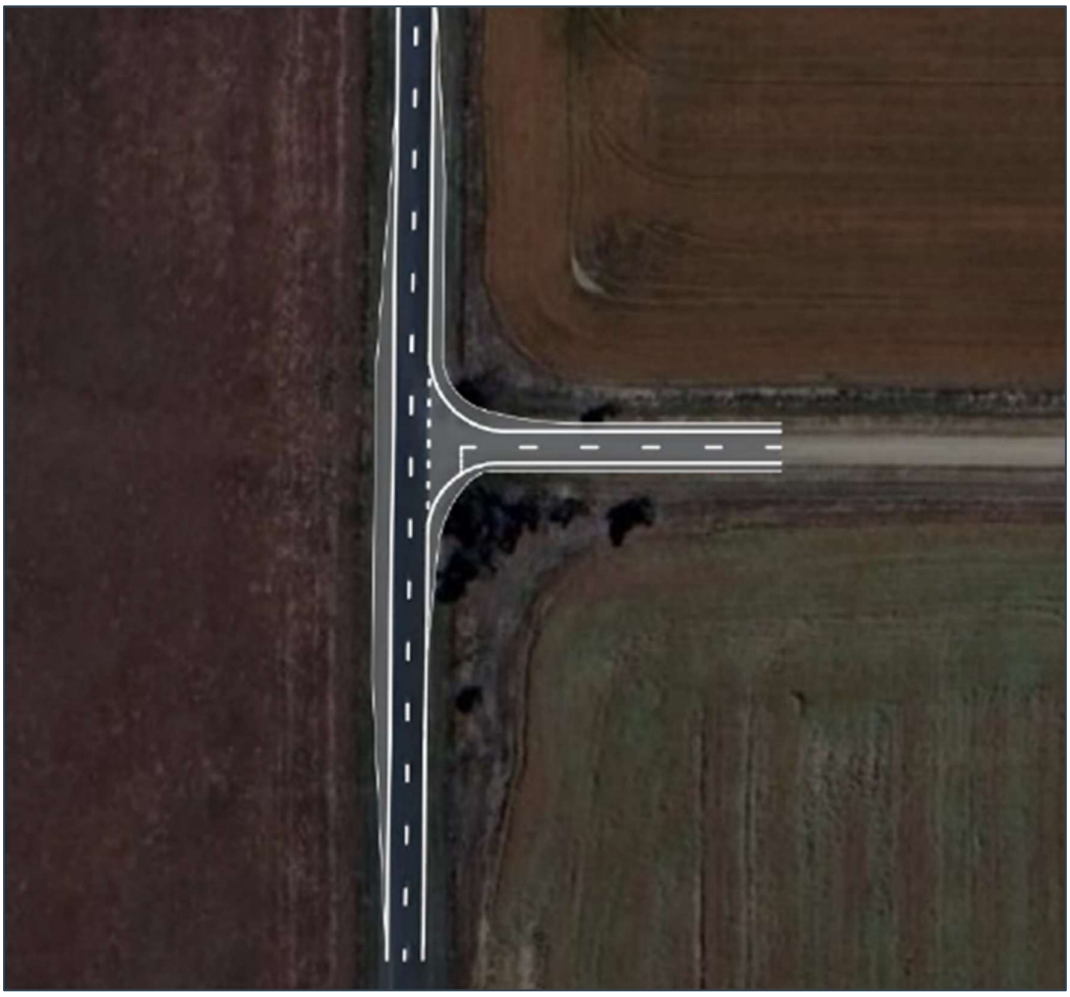

Figure 23: Roslynmead Road / Chrystal Road Intersection Upgrade Concept (RMA Engineers, 2025)

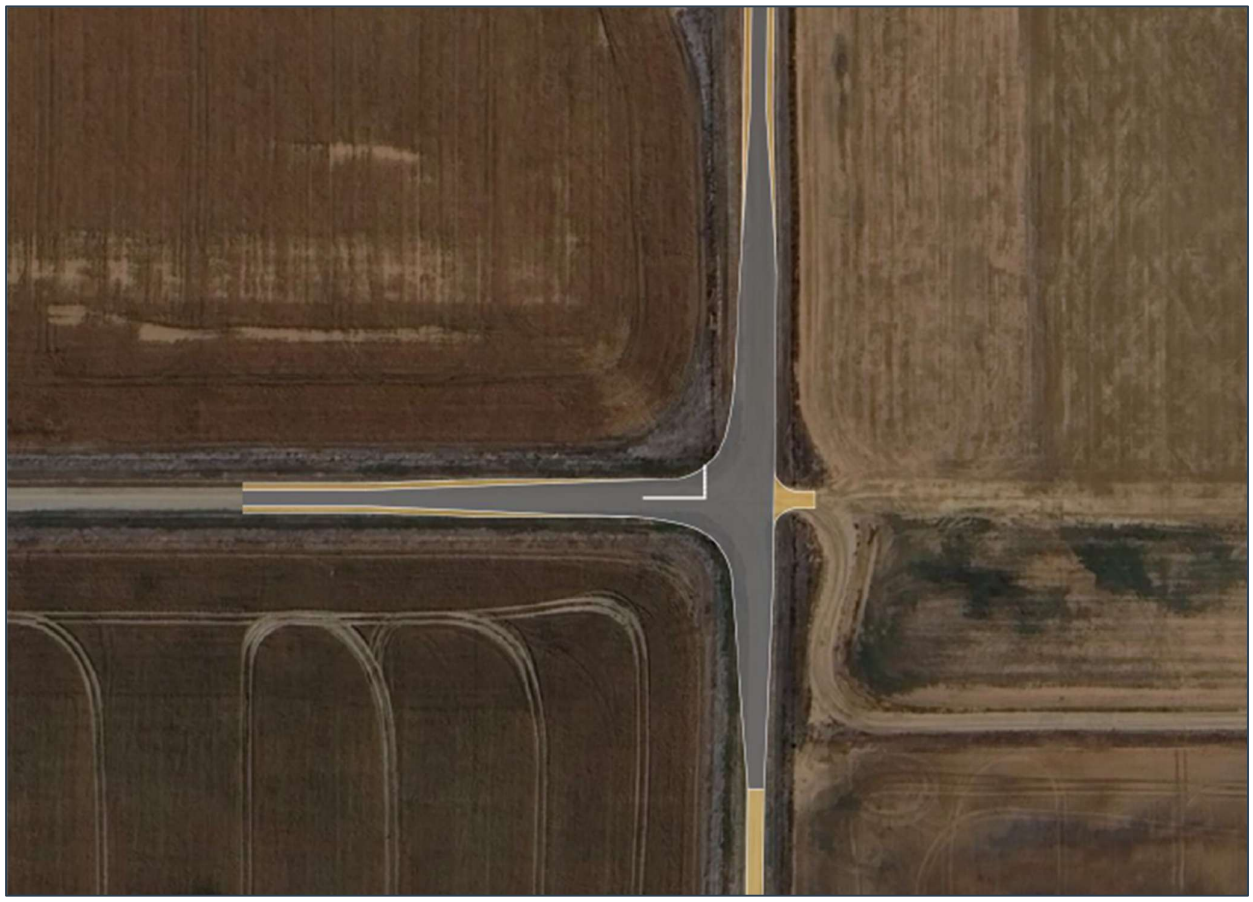

Figure 24: Baillieu Road / Chrystal Road Intersection Upgrade Concept (RMA Engineers 2025)

6.6 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);

For the T-Block Free Range Farm, the assessment applies the S Factor method to determine the appropriate separation distances for odour from poultry operations. The modelling concludes that the minimum required separation distances to sensitive receptors are 872 metres for Stage 1 and 1,018m - 2023m metres for Stage 2. The nearest sensitive receptor is located at approximately 1,362 metres, confirming that the proposal meets or exceeds EPA's separation requirements for both development stages.

For the Composting Facility, odour impacts were assessed using EPA's separation distance requirements for organic waste processing. Given the nature of the input material (fresh poultry litter), the facility is classified as a high-risk composting operation, requiring a minimum separation distance of 1,000 metres from sensitive uses. The assessment confirms that the nearest sensitive receptor is located at 1,400 metres, exceeding the recommended buffer. The facility will implement best-practice odour controls, including aerobic composting in vessels and staged operations to allow for odour management refinements as the facility scales.

The required separation distance to each receptor for both Stage 1, Stage 2 and the composting facility are shown in **Figure 25, Figure 26** and **Figure 27** below.

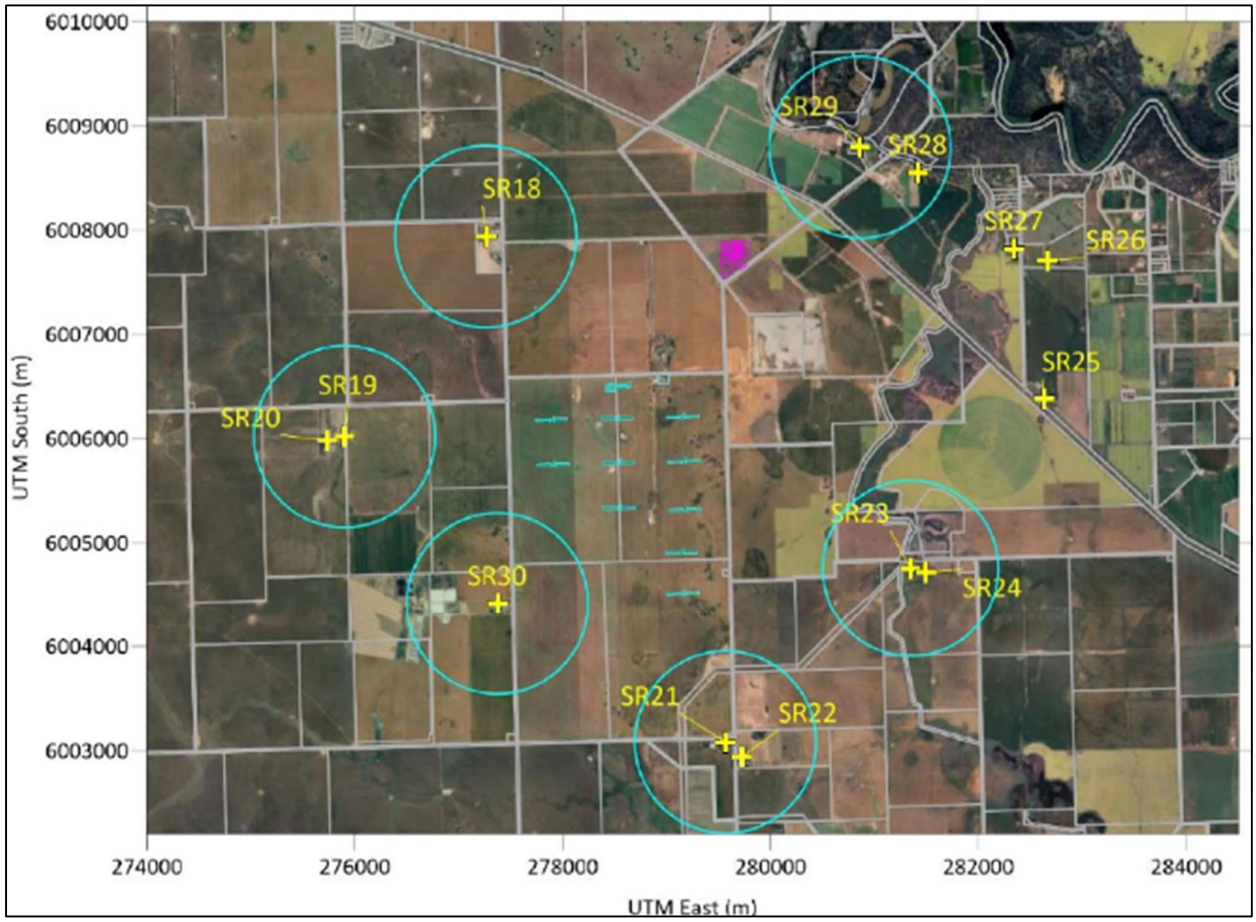

Figure 25: Stage 1 – Separation Distances (Astute Environmental – 2025)

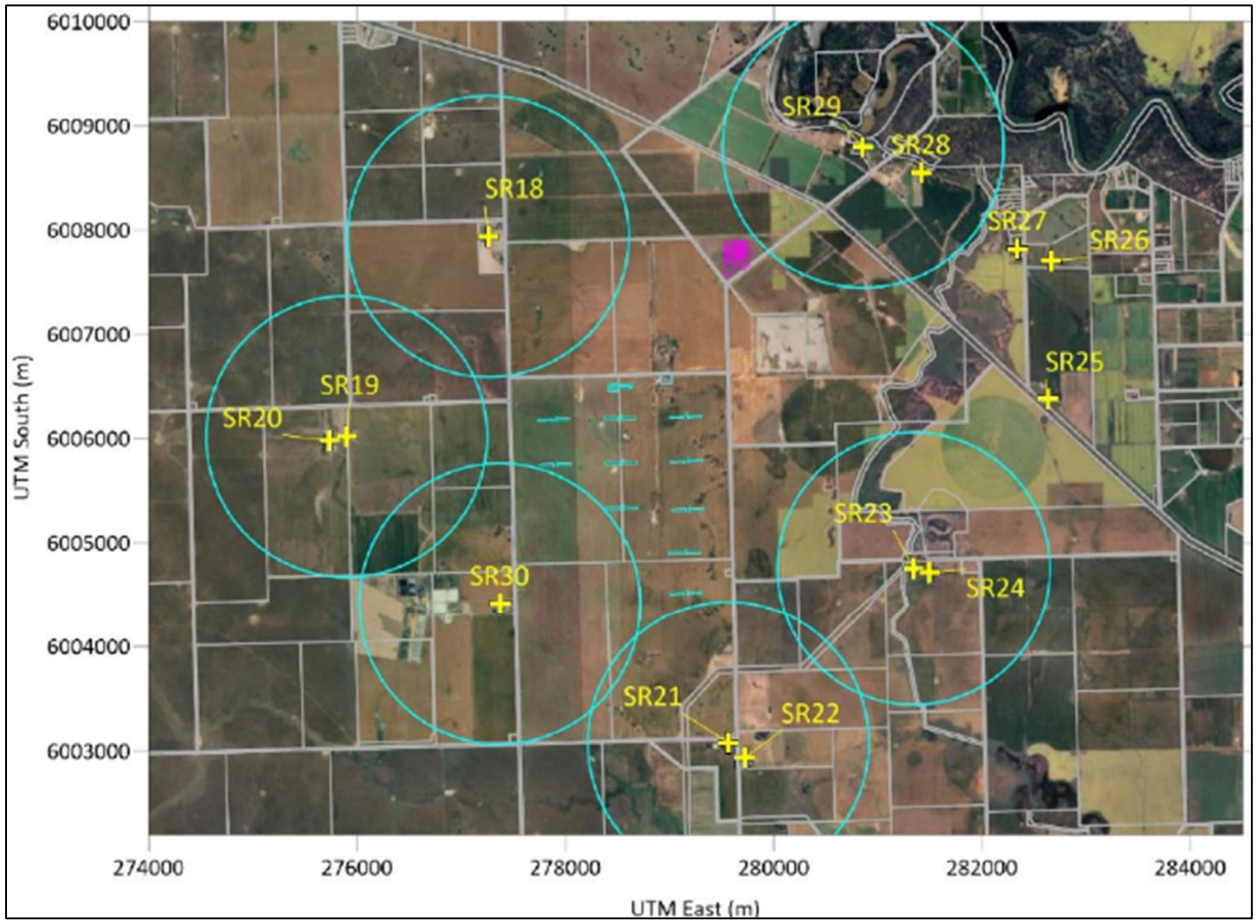

Figure 26: Stage 2 – Separation Distances (Astute Environmental – 2025)

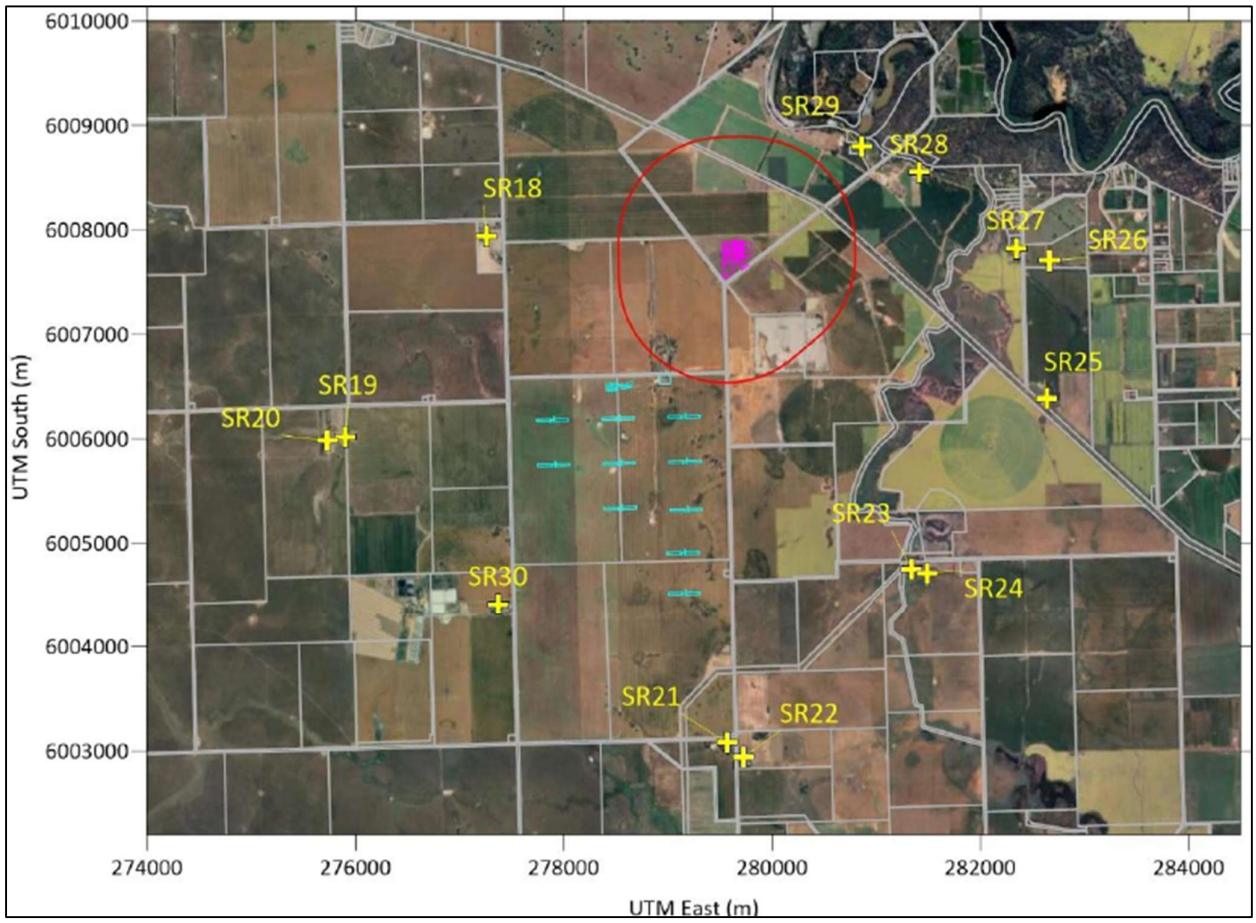

Figure 27: Composting Separation Distances (Astute Environmental – 2025)

It is noted that the odour plume from the proposed T-Block Free Range Farm and the Composting Facility do not overlap with the odour plumes of other nearby agricultural facilities, including Pollocks Block and Warwick's Block. As such, a cumulative odour impact assessment is not required.

Other odour sources in the broader region include a piggery located approximately 1.8 km to the west. This odour source is considered to produce odours that are qualitatively different from those associated with poultry layer farms or composting activities. Notably, layer farms generally produce less offensive odours and require smaller separation distances than meat chicken farms, due to more efficient feed conversion and lower manure output. When compared to the piggeries, any odour from the T-Block or the composting facility is unlikely to be additive, as piggery odour is typically more intense and more likely to dominate.

During a site visit on 18 March 2024, involving representatives from McLean Farm, Astute Environmental Consulting, and EPA Victoria, the odour context of the three poultry sites and surrounding sources was observed. At that time, Mr Bydder of EPA Victoria concurred with the view that layer farm odours are relatively inoffensive and that, due to both the nature of the emissions and the physical separation between sources, odours from the T-Block and Composting Facility would not contribute to cumulative impacts in the area.

6.7 NOISE MANAGEMENT

A Noise impact assessment has been undertaken by Enfield Acoustics Pty Ltd and is included as **Appendix 6**.

The potential noise sources identified within the proposed use that may impact on nearby neighbours include 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.

The composting facility will process manure and litter from the poultry sheds and other nearby farms operated by the applicant. Key plant and equipment include a Frontier turner (for compost aeration), an Anaconda TD620 trommel screen (for material screening), and front-end loaders (FELs) for bulk handling. Routine truck movements will also occur for the delivery of raw materials and the collection of finished compost.

To assess the proposal, a 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 assumptions were included in the noise model:

- All 320 shed 'wall' fans (16 fans per shed) operating simultaneously.
- All 20 conveyors operating simultaneously.
- Up to 4 semi-truck and trailer movements within the poultry farm in any 1-hour period (as instructed by the traffic engineer), travelling at 20km/hr.
- Up to 3 truck movements within the OGN in any 1-hour period (as instructed by the traffic engineer), travelling at 20km/hr.
- Up to two tractors operating continuously around the poultry farm, travelling at 20km/hr.
- All OGN mobile plant and equipment operating continuously and simultaneously.
- Cumulative noise impacts from both the poultry farm and OGN considered in the assessment
- CONCAWE noise modelling algorithm, assuming worst-case wind in all directions (3m/s).
- Land topography data imported from publicly available resources.

As the above assumptions 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 7** below. Receptors are shown in **Figure 28.**

Table 7: Worst Case Noise Levels (Enfield Acoustics, 2025)

Receptor	Effective Noise Level $L_{Aeq-30min}$	Noise Limit	Exceedance/comply?
Receptor 18	26 dB(A)	49 dB(A) – Day 44 dB(A) – Evening 39 dB(A) - Night	✓ Margin of ≥ 13 dB(A)
Receptor 19	21 dB(A)		✓ Margin of ≥ 18 dB(A)
Receptor 20	19 dB(A)		✓ Margin of ≥ 20 dB(A)
Receptor 21	23 dB(A)		✓ Margin of ≥ 16 dB(A)
Receptor 22	21 dB(A)		✓ Margin of ≥ 18 dB(A)
Receptor 23	21 dB(A)		✓ Margin of ≥ 18 dB(A)
Receptor 24	21 dB(A)		✓ Margin of ≥ 18 dB(A)
Receptor 25	18 dB(A)		✓ Margin of ≥ 21 dB(A)
Receptor 26	19 dB(A)		✓ Margin of ≥ 20 dB(A)
Receptor 27	21 dB(A)		✓ Margin of ≥ 18 dB(A)
Receptor 28	26 dB(A)		✓ Margin of ≥ 13 dB(A)
Receptor 29	30 dB(A)		✓ Margin of ≥ 9 dB(A)
Notes	Effective noise level includes +5dB tonal character adjustment (reverse alarms of front-end loaders)		

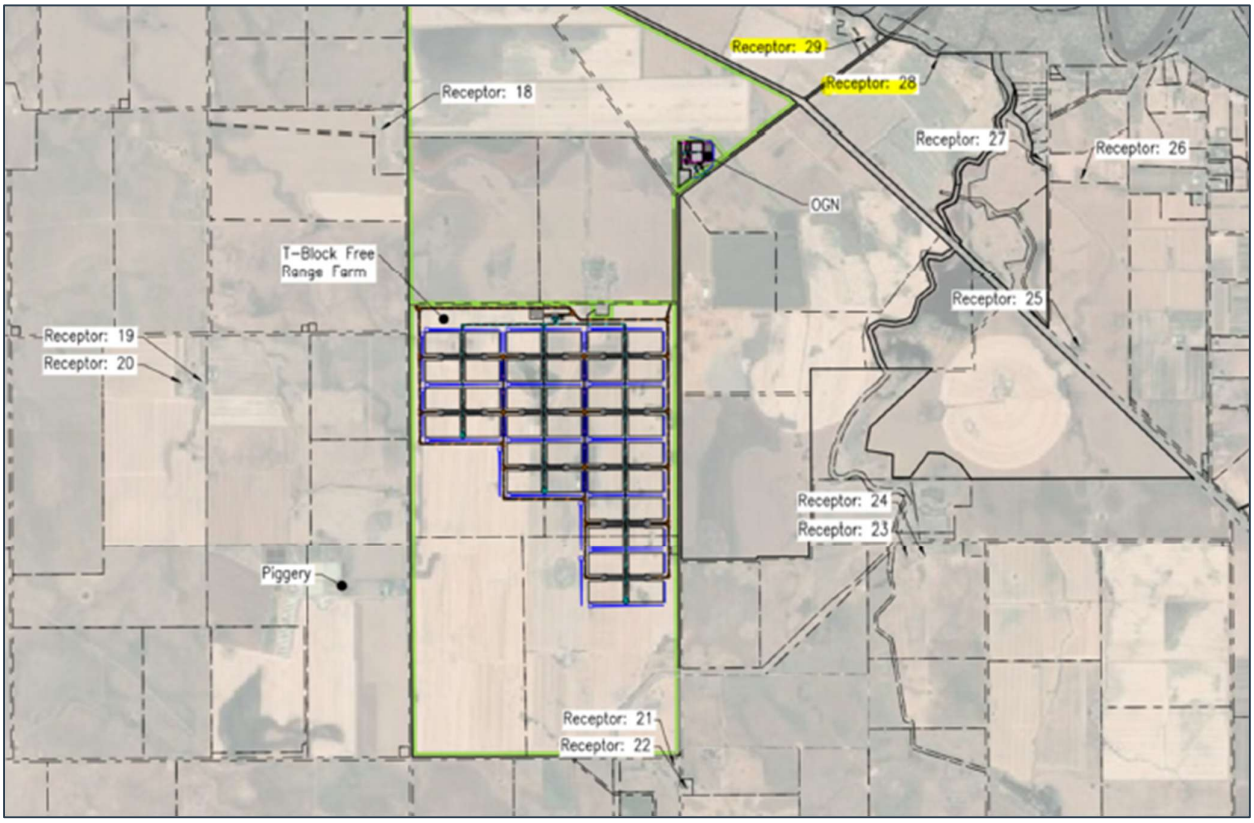

Figure 28: Nearest Receptors for Noise Assessment (Enfield Acoustics, 2025)

6.8 SOCIAL IMPACT ASSESSMENT

In order to assess the potential social impacts of the project, a Social Impact Assessment (SIA) has been prepared by Lecroma 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 purposes of this 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 routes:** primary vehicular routes within the region, including for construction, operation and decommissioning stage activities. The Murray Valley Highway is the primary route in and out of the project area

Overall, the SIA identified that the Applicant's proposed integrated egg laying 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 8: 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 / ecological	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.

6.9 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.

7. STATUTORY PLANNING ASSESSMENT

The proposed development involves the construction of a Poultry Farm consisting of 800,000 egg layer birds within 20 sheds and an ancillary composting facility on land within the Farming Zone. The proposed use and development require 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.

7.1 LAND USE DEFINITION

The proposed farm is defined as a **Poultry Farm** which are also included within the overarching group definitions of **Agriculture**, **Animal Husbandry** and **Animal Production** (see **Figure 29**). A **Poultry Farm** is specifically defined as: Land used to keep or breed poultry.

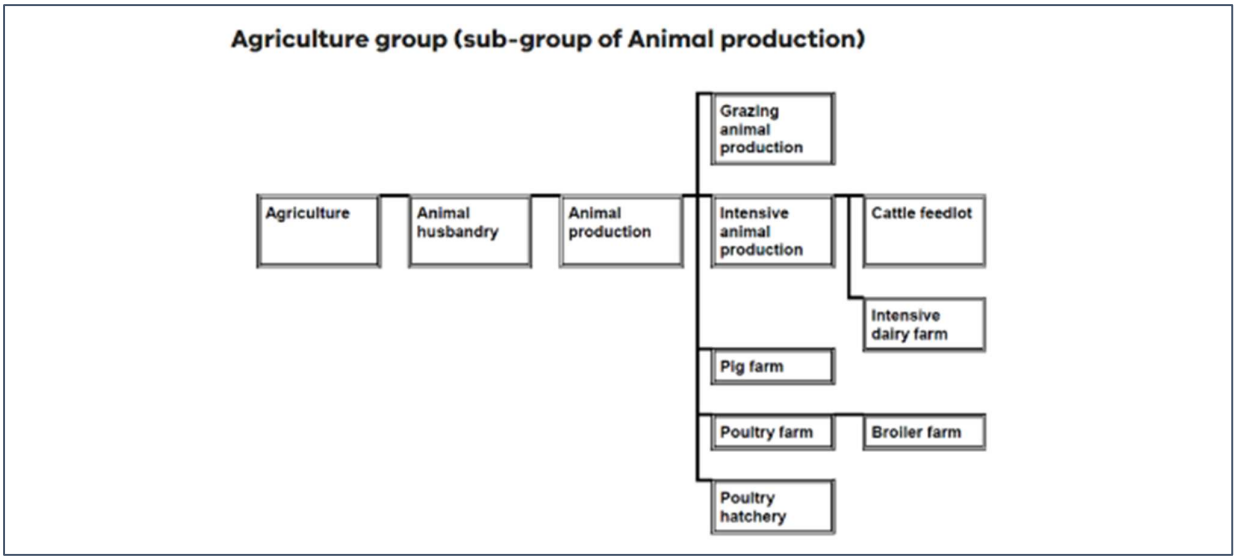

Figure 29. Land Use Definitions

7.2 PLANNING PERMIT REQUIREMENTS

7.2.1 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 Clauses 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.

7.2.2 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.

7.2.3 Native vegetation – Clause 52.17-1

A planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation, pursuant to Clause 52.17-1.

7.3 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.

7.4 ZONE

7.4.1 Farming Zone

The subject site is located within the Farming Zone (FZ1) of the Campaspe Planning Scheme as shown in **Figure 30** 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.*
- *To encourage 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 purposes identified in a schedule to this zone.*

The proposed development involves the construction of a Poultry Farm consisting of 800,000 egg layer birds within 20 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. Accordingly, the proposed development is considered to align with the intended purpose of the Farming Zone.

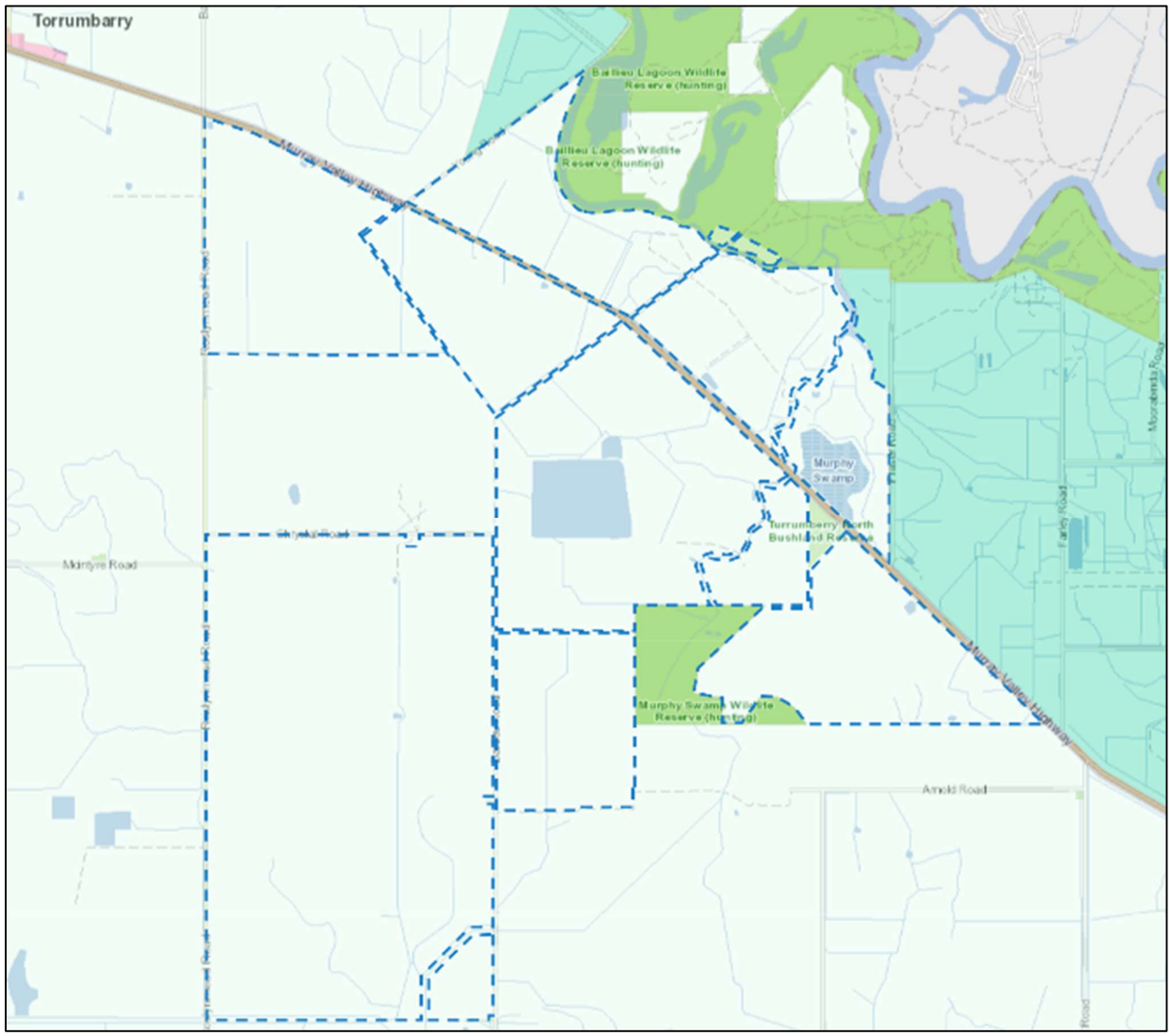

Figure 30: Zoning Plan (VIC Plan, 2025)

7.4.2 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 9** below.

Table 9: 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 egg layer farm and ancillary composting facility 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 not subject to any flood overlays.
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 poultry 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, including no removal of native vegetation. 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 use is for the production of eggs for human consumption. 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 Chrystal Road and Baillieu Road and various intersections which provide access to the site from Murray Valley Highway.
AGRICULTURAL ISSUES AND THE IMPACTS FROM NON-AGRICULTURAL USES	
Whether the use or 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 Torrumbarry Property not used for the poultry farm 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 and ancillary composting facility 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 poultry 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 worker accommodation as workers will to reside within existing dwellings on the wider land holding or the surrounding 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*	The proposed development is for a Poultry farm and does not involve the provision of accommodation.

- *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 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 has been designed to ensure minimal removal of vegetation. An assessment and risk rating has been undertaken for the sheds as a whole considering terrain, layout and the relatively uniform spacing between sheds. The assessment has determined that the T-Block Free Range Laying Farm is a "Low" risk farm according to the Egg Industry Environmental Guidelines Risk Ratings.
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 has been designed to ensure minimal removal of vegetation. Overall, the proposed removal equates to 1.152 ha of native vegetation, including 0.112 ha of the EPBC Act-listed Buloke Woodlands Community and five large trees. The ecological impact assessment prepared in support of this application notes that the project impacts are restricted to highly modified and fragmented patches of vegetation, and the development is unlikely to result in significant impacts to any nationally significant flora or fauna species.
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	The development footprint contains limited biodiversity value due to cropping historically occurring onsite. The site is currently used for agricultural purposes and the proposed shed, range areas and composting facility and will not create adverse impacts to the surrounding environment.

boundaries and saline discharge and recharge area.	
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 have been provided with suitable setbacks to the subject site's road frontages and will be screened by a landscape buffer 30m in width.
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 and composting facility 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 development will be provided with public road access, with the primary access taken from Chrystal Road and supported by upgrades to accommodate heavy vehicle movements. Power supply will be sourced via connection to the Powercor distribution network, with provision for backup generation to ensure biosecurity and operational continuity during outages. The site does not require connections to other essential service infrastructure.
Whether the use and development will require traffic management measures.	Access and roading will be upgraded to accommodate the traffic generated by this development. The extent of the intersection and road upgrade works is detailed in the attached Traffic Impact Assessment prepared by RMA Engineers.
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 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*	The proposed development is for a poultry farm and does not involve buildings to be used for accommodation purposes.

- *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. The assessment against Schedule 1 is provided in **Table 10** below.

Table 10: 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;	Not applicable, as no roads adjacent to the site are in a Road Zone Category 2.
Minimum setback from any other road – 20m;	Greater than 80m setback is provided for all buildings to Chrystal Road and 255m to Roslynmead Road.
Minimum setback from a boundary – 5m;	All proposed sheds and associated infrastructure will be set back za minimum of 80 metres to a boundary.
Minimum setback from a dwelling not in the same ownership – 100m;	The nearest dwelling not in the same ownership is located approximately 1.4 km from the proposed poultry sheds.

7.5 PLANNING POLICY FRAMEWORK

The Planning Policies relevant to this application are identified in **Table 11** below.

Table 11: 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 ancillary infrastructure will be located on land that has historically been used for cropping purposes. The development footprint has been designed to minimise impacts on the biodiversity values of the site with the majority of vegetation to be retained.
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*	Overall, the proposed vegetation removal equates to 1.152 ha of native vegetation, including 0.112 ha of the EPBC Act-listed Buloke Woodlands Community and five large trees. The ecological impact assessment prepared in support of this application notes that the project impacts are restricted to highly modified and fragmented patches of vegetation, and the development is unlikely to result in significant impacts to any nationally significant flora or fauna species.
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. An assessment and risk rating has been undertaken for the sheds as a whole considering terrain, layout and the relatively uniform spacing between sheds. The assessment has determined that the T-Block Free Range Laying Farm is a "Low" risk farm for nutrient deposition according to the Egg Industry Environmental Guidelines Risk Ratings.
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 landscape buffer 30m wide with sufficient setbacks to the road which will act as visual buffer. The majority of the Torrumbarry Property will continue to be used for cropping purposes, ensuring minimal changes to overall 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.*	Parts of the subject lot are 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 flood assessment indicates the 1% AEP flooding within the vicinity of the site access has a maximum velocity of 0.55m/s and a maximum depth velocity product of 0.14m2/s. The maximum flood depth along the western boundary of the site (between the development footprint and Roslynmead Road) is approximately 0.4m. The proposed shed facility floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard. Refer to section 6.4.1 of this report.

POLICY	RESPONSE
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 6.3.
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 the 1% AEP flooding within the vicinity of the site access has a maximum velocity of 0.55m/s and a maximum depth velocity product of 0.14m2/s. The maximum flood depth along the western boundary of the site (between the development footprint and Roslynmead Road) is approximately 0.4m. The proposed shed facility floor levels will be raised above the 1% AEP flood level and include a minimum 300mm freeboard. Refer to section 6.4.1 of this report.
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 prone to erosion or susceptible to landslip and the nature of the proposed building works and use will not result in an increased risks to erosion. The range areas of each shed will also be managed in accordance with the Egg Industry Environmental Guidelines to ensure the potential for erosion is minimised. Please see **Appendix 11** for further details.
Noise management – 13.05-1S ***Objective*** *To assist the management of noise effects on sensitive land uses.*	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 farming operation and concludes that the siting of a poultry farm is appropriate given that any noise emissions are reasonably distance-attenuated, noting that the nearest sensitive receptors are >1km away from any proposed noise sources. Refer to section 6.7 of this report.

POLICY	RESPONSE
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 facility does not overlap with the odour plume of a neighbouring facility i.e Pollock's Farm and Warwick's Farm. Refer to Section 6.6. The proposed Composting Facility has been designed and modelled to comply with the EPA Victoria Separation Distance Guidelines (August 2024). The nearest sensitive receptor is located well beyond the minimum separation threshold, with predicted odour levels remaining below guideline limits under all assessed operating scenarios. The odour plume generated by the composting process is contained within the site boundary and does not overlap with plumes from nearby poultry operations, including the T Block and Warwick's Block. This ensures the facility will operate without contributing to cumulative odour impacts on the surrounding community.
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 facility does not overlap with the odour plume of a neighbouring facility i.e Pollocks Block and Warwick's Block. When established the use will contribute positively to the sustainability and viability of agriculture in this area with approximately 13% of the land used for the poultry farms 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 will maintain the State's agricultural base as this site will continue to be used for agriculture. The development will enhance and diversify agricultural productivity by introducing a new egg production facility, 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 T Block Free Range Layer Farm will be established and operated in accordance with the Egg Industry Environmental Guidelines – Edition II (2018), ensuring best-practice management across all aspects of the poultry operation. The ancillary Composting Facility will adopt equivalent best practice measures consistent with these guidelines and the EPA Victoria requirements for organic waste processing. Please see The Egg Industry Design Philosophy (**Appendix 11**) for further information on the design and management of the composting facility.

POLICY	RESPONSE
Intensive agricultural activities in Campaspe – 14.01-2L-02 ***Policy application*** *This policy applies to all land in the Farming Zone.*	Although the site is outside the Patho Plains, the proposal has been located on cleared farmland rather than irrigated land, avoiding sensitive areas. The proposal incorporates compliant buffer distances, odour and risk management, and best-practice measures for waste, leachate, fuel, and stormwater management to ensure no adverse off-site impacts. Together, the farm and composting facility demonstrate a best-practice approach that supports the policy objective to facilitate intensive agriculture while protecting surrounding environmental values and sensitive receptors.
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. Best practice management procedures will be employed for range areas to ensure that the runoff from the site impacts on water quality. Please see **Appendix 11** for further details on the range area control measures. 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 6.4.3.
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.

POLICY	RESPONSE
	A 30m wide landscape buffer will be provided along the sites road frontages which will act as visual buffer to the onsite operations.
Aboriginal cultural heritage – 15.03-2S ***Objective*** *To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*	The proposed Poultry farm and composting facility have 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 6.1.
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. 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: Approximately 206 ongoing FTE jobs will be created onsite across the T-Block farm and OGN Composting Facility, supporting a further 268 jobs across Victoria. In total, the State-wide impact is around 474 ongoing FTE jobs. • Output: The operations will generate $79 million in direct output onsite, supporting an additional $99 million across Victoria, with a total impact of $178 million. • Wages: Operations will generate approximately $7 million in direct wages onsite, with a further $30 million supported across Victoria, totalling $37 million.

POLICY	RESPONSE
	• Gross Value Added (GVA): The facilities are expected to contribute $12 million directly to the region's GRP, with an additional $16 million across Victoria, bringing the total State contribution to $28 million annually. Refer to Section 6.9
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 primary access to the T-Block Free Range Layer Farm will be via Chrystal Road, with upgrade works proposed along this route to accommodate heavy vehicle traffic associated with farm operations. The road network providing access to the subject site will be improved with the upgrade of Chrystal Road and Baillieu Road and various intersections which provide access to the site from Murray Valley Highway. Refer to Section 6.5
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 6.4.
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 ancillary composting facility. Composted litter is then used as a soil additive material or fertiliser onsite.

POLICY	RESPONSE
	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 composting facility or alternate off site facility in accordance with EPA Regulations. Refer to Section 4.6.4.

7.6 MUNICIPAL PLANNING STRATEGY

Table 12 responds to the components of the Municipal Planning Strategy that are relevant to this application.

Table 12: 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 800,000 egg layer birds within 16 sheds and ancillary composting facility 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*	The proposed development footprint is not located within the Environmental Significance, Significant Landscape or Vegetation Protection overlays. The development will not impact adversely the Murray River corridor and other waterways within proximity of the subject site. The proposed development footprint consists of land that has been historically, cleared and extensively used for the cropping grains and cereals with only minor impacts on areas of ecological value.

POLICY	RESPONSE
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.* • *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 development has been designed to be above the designated flood levels onsite as determined in the attached Flood Impact Assessment. Refer to Section 6.4.1.
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.*	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 poultry farm. Refer to Section 6.9.

POLICY	RESPONSE
• *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.*	

7.7 PARTICULAR PLANNING PROVISIONS

7.7.1 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 13** below.

Table 13. 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 5.4m in height are 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 minimum landscape buffer 30m wide along the sites road frontages which will act as visual buffer. The majority of the site will continue to be used for cropping purposes, ensuring minimal changes to the overlay landscape amenity of the site.

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 compost facility 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 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 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 is located on land that has been heavily disturbed and historically used for cropping, and therefore the project will have negligible impact on natural physical features or significant biodiversity values. As a free-range layer farm, the birds will remain contained within the proposed sheds each night, with access to designated managed range areas during the day. Importantly, all manure and litter will be collected through the sheds' manure belt system and associated management processes, ensuring that nutrient loads do not enter the surrounding environment. The control measures to manage nutrient deposition within the range areas have been developed in accordance with the Egg Industry Environmental Guidelines. Please see **Appendix 11** for further description of the control measures.
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.

7.8 GENERAL PROVISIONS

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.

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 of 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 6.0.
The Municipal Planning Strategy and the Planning Policy Framework	Refer to Section 7.6.
The purpose of the zone, overlay or other provision.	Refer to Section 7.4.
Any matter required to be considered in the zone, overlay or other provision	Refer to Section 7.0.
The orderly planning of the area.	Refer to Section 7.0.
The effect on the environment, human health and amenity of the area.	Refer to Section 6.0.
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 .
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Refer to Section .
The extent and character of native vegetation and the likelihood of its destruction.	Refer to Section 0.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Refer to Section 0.
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 6.3 (Bushfire) & Section 6.4.1(Flood)
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Refer to Section 6.5.
The impact the use or development will have on the current and future development and operation of the transport system.	Refer to Section 6.5.

7.9 PUBLIC NOTIFICATION

An application which proposes more than 5000 chickens for egg production is required to be notified in accordance with Section 53.09 of the Planning Scheme. The minister will notify any landholders which it 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.

8. CONCLUSION AND RECOMMENDATION

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 use and development of the T-Block Free Range Layer Farm and associated Composting Facility at Torrumbarry. The T-Block will accommodate up to 800,000 layer birds within 20 purpose-built, best-practice egg layer sheds, to be constructed in two stages of 10 sheds each. The farm will operate in accordance with the Egg Standards of Australia quality assurance program and implement industry best practice in animal welfare, biosecurity, and environmental management.

The OGN Composting Facility will process poultry litter, manure, and mortalities from the T-Block, Pollocks and Warwick's Block nearby. The facility is designed to ensure compliant and sustainable management of organic waste, producing pasteurised soil conditioner for beneficial reuse in agriculture while minimising potential environmental impacts.

The site is zoned Farming Zone under the Campaspe Planning Scheme, where poultry farming and associated agricultural uses are permissible subject to a planning permit. As the overall project involves a capital investment exceeding $10 million, it is classified as Significant Economic Development, with the Minister for Planning as the Responsible Authority for determination under the Development Facilitation Program.

The T-Block and OGN Composting Facility form part of the broader McLean Farms Torrumbarry Project, which also includes:

- The Pollocks Block – Rearing farm (720,000 birds); and
- The Warwick's Block – Cage-free layer farm (1,280,000 birds)

This application has been lodged concurrently with these projects, and cumulative impacts have been addressed in all supporting technical assessments.

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 cage free laying farm is not predicted to result in any significant or unacceptable environmental impacts on the site or surrounding area.

Accordingly, approval of the application is recommended.

APPENDIX 1 DEVELOPMENT PLANS AP01

APPENDIX 2 ENGINEERING REPORT & PLANS AP02

APPENDIX 3 STORMWATER MANAGEMENT PLAN AP03

APPENDIX 4 ECOLOGICAL ASSESSMENT AP04

APPENDIX 5 ODOUR IMPACT ASSESSMENT AP05

APPENDIX 6 ACOUSTIC IMPACT ASSESSMENT AP06

APPENDIX 7 TRAFFIC IMPACT ASSESSMENT AP07

APPENDIX 8 BUSHFIRE ASSESSMENT AP08

APPENDIX 9 SOCIAL IMPACT ASSESSMENT AP09

APPENDIX 10 ECONOMIC IMPACT ASSESSMENT AP10

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