



ATTACHMENTS

**S86 Development Assessment Committee
Meeting**

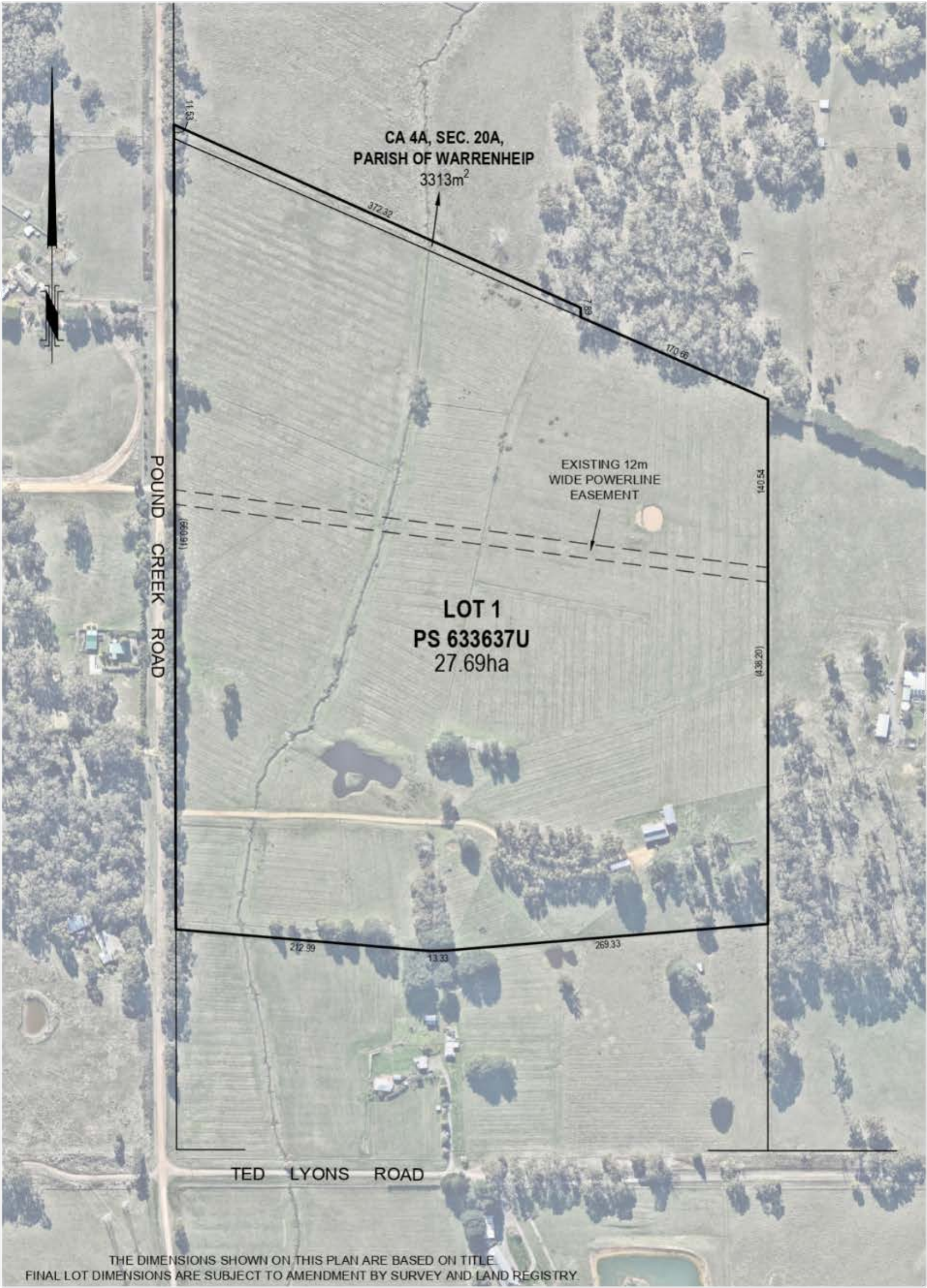
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Wednesday, 15 July 2020

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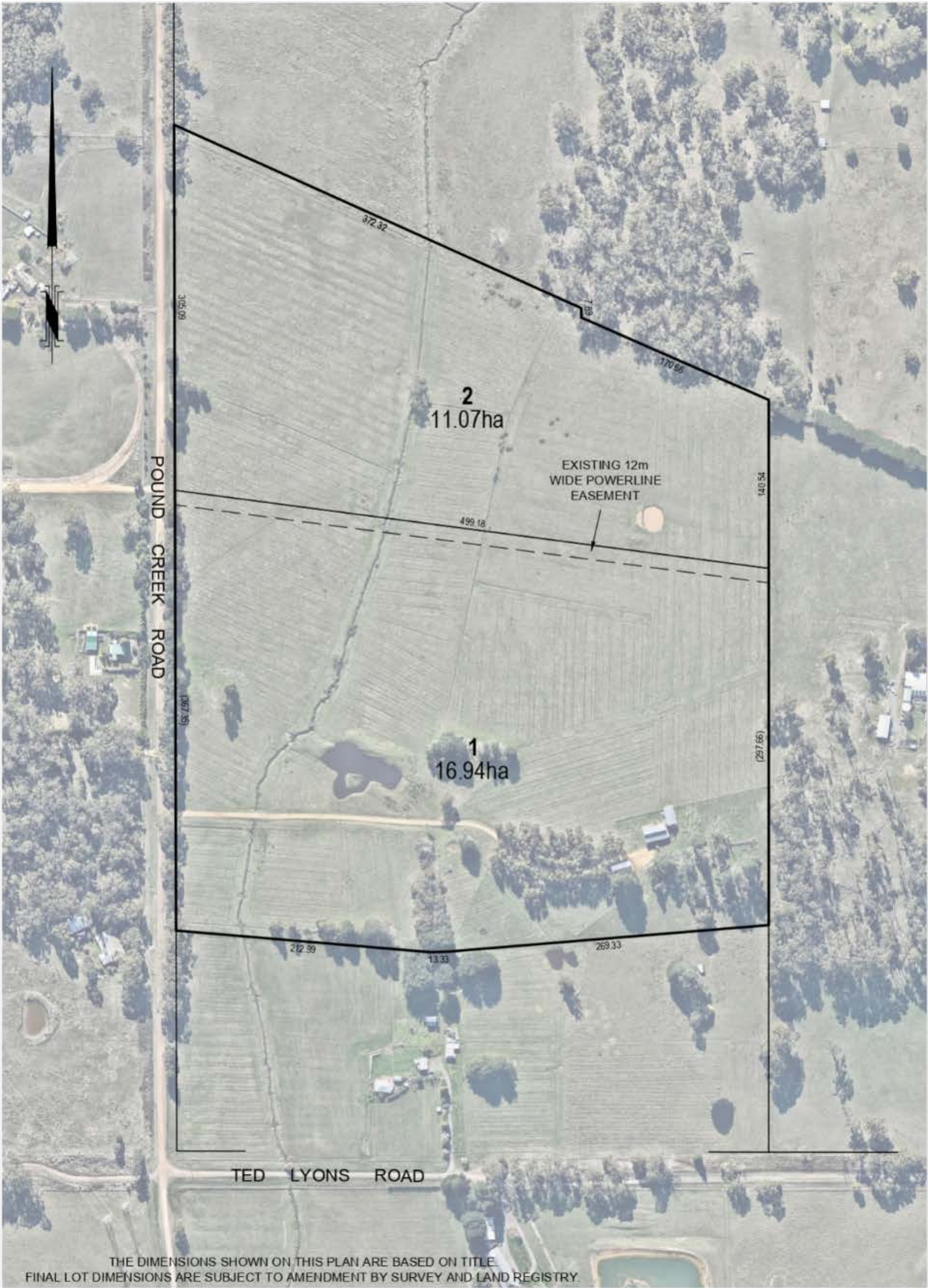
Rev.	Date	Amendments
01	04/02/2019	EXISTING CONDITIONS

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Scale:	1:3000		Municipality:
Sheet Size	A3		CITY OF BALLARAT
File Ref.	18837-01-PP02-01.dwg		
Sheet No.	1 of 1		

Scale in Metres

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EXISTING CONDITIONS
139 POUND CREEK ROAD,
NAVIGATORS, 3352.



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Rev.	Date	Amendments
05	01/03/2019	AMEND LOT LAYOUT
04	04/02/2019	AMEND BODY DIMENSIONS
03	18/12/2018	AMEND EASEMENT NOTATION
02	23/11/2018	UPDATE EXTERNAL BOUNDARY
01	01/11/2018	PROPOSED LOT LAYOUT

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1 of 1

Client:	ANDREW LEWIS
AG	
Municipality:	CITY OF BALLARAT
Scale in Metres	30 0 30 60 90 120 150

PLAN OF PROPOSED
SUBDIVISION LAYOUT
139 POUND CREEK ROAD,
NAVIGATORS, 3352.

LANSDOWNE 304



The LANSDOWNE 304



Living	235.72m ²
Garage	40.90m ²
Alfresco	25.89m ²
Porch	1.02m ²
Total	303.53m² (32.67sq.s.)
Width	29.98m
Length	16.09m



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Farm Management Plan

139 Pound Creek Road, Navigators VIC 3352

Date: 04/12/19

Version: Final

Author: Mike Stephens

Recipient/s: Andrew Lewis



DISCLAIMER

The following report and forecasts have been based on a number of assumptions that have been supplied by the client to the writer. Due care and attention has been given to the projections; however, projections by their very nature are subject to significant uncertainties and contingencies. There can be no guarantee that the projections will be achieved or that the proposed action steps will achieve the required outcomes.

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1. EXECUTIVE SUMMARY

Andrew Lewis (the Proponent) purchased the property at 139 Pound Creek Road in Navigators in 2005 with the intention of improving its agricultural productivity and developing a small cow-calf breeding enterprise. The property, which is made up of two parcels, is approximately 28 ha or 69 ac in total. When purchased the property was in poor condition, having been used previously as a dairy farm. With improvements, to date, the property is running 21 beef cows plus followers. There is potential to further increase the stocking rate and the proponent wants to maintain the number of cattle under his management by increasing the stocking rate on a smaller parcel of land. The proponent also intends to complete some strategic tree planting.

The proposed boundary realignment by the proponent will allow an increase in the overall stocking capacity. The proponent will be able to increase the stocking rate on the northern block which he will retain. The southern block, which has the capacity to run 25 cows, will be managed by the proponents nephew. The overall result will be a significant increase in the productivity on the 28 ha.

This Farm Management Plan should be read in conjunction with a Planning Permit Application prepared by the TGM Group for the Re-Subdivision of Two lots (CA 4A, Sec 20A Parish of Warrenheip - 139 Pound Creek Road, Navigators) - Boundary Re-Alignment and the Use and Construction of a Dwelling (Reference: 18837-01).

In order to maximize the utilization of the feed grown during the two annual growth periods (autumn and spring), the proponent intends to purchase two lots of point of calving heifers each year. One lot will be purchased in the autumn, calved down and sold as cows with calves at foot. The process will be repeated in the spring. The proponent has chosen this path because there is a market opportunity where many beef cattle managers avoid calving down first calvers due to the need for constant supervision. Following this strategy the farm will be able to run a useful number of breeding cows, however the herd will require close attention and it will be necessary for the proponent to construct a dwelling and live on the property. In addition, the enterprise will require valuable equipment which will need to be stored on site. A dwelling is vital for the provision of security.

For the continual development, monitoring and management of the property as stated above, it is now important for a permanent residence to be established. The major factors contributing to this requirement are:

- Increased risk of theft given a high traffic location;
- Animal welfare;
- Bushfire and grassfire danger;
- Noxious weed management; and,
- Responsible and consistent management of pasture growth.

The proponent will underpin the development of the property through off-farm income.

139 Pound Creek Road, Navigators is located in the Farming Zone (FZ) of the Moorabool Shire Council and is affected by the following overlays:

- Bushfire Management Overlay (BMO) (in part)

FARM MANAGEMENT PLAN

Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

- Design and Development Overlay (DDO) – Schedule 2 (DDO2)
- Environmental Significance Overlay (ESO) – Schedule 1 (ESO1)

The development and improvement of the property will be undertaken within the constraints of these overlays.

2. PURPOSE OF THE FARM MANAGEMENT PLAN

This Farm Management Plan has been prepared based upon the information provided by the proponent. All income estimates and establishment costs are derived from the information provided.

In broad terms the purpose of this plan is to:

- Assess the suitability of the property for agricultural use;
- Identify a potential agricultural enterprise that the proponent has the capacity to develop, manage and operate effectively on the property;
- Identify key aspects of farm management in relation to this particular property; and,
- Identify any environmental constraints or considerations in relation to the operation of agricultural pursuits on the property.

3. PROPERTY DESCRIPTION

The property is made up of two titles, which can be identified as part of 139 Pound Creek Road, Navigators VIC 3352 (Lot 1 PS633637) and CA 4A Section 20A Parish of Warrenheip, and are situated on Pound Creek Road. The directory reference for Melways is 76 G3. The property is situated in an area administered by the Mooroolbool Shire Council and the Council property number is: 235720.

The total area of the property (including both titles in full) is approximately 28 ha or 69 ac. Figure 1 below shows the property boundary and the proposed subdivision - is adjacent to other farms with grazing enterprises and public roads. The northern part of the property including the re-aligned CA 4A Section 20A Parish of Warrenheip and part of Lot 1 PS 633637U would be approximately 11 ha or 27 ac and the southern part would be 17 ha or 42 ac.

Figure 1: 139 Pound Creek Road, Navigators



FARM MANAGEMENT PLAN
Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

4. PHYSICAL DESCRIPTION

139 Pound Creek Road Navigators is a largely flat block which has historically been used for grazing beef cattle. Figure 2 below shows cattle grazing on the property.

Figure 2: Cattle grazing at 139 Pound Creek Road, Navigators



4.1. TOPOGRAPHY

The topography and tree distribution across the property lends it to be a very suitable block for the chosen enterprise of a first calving heifers. It also offers the opportunity for an efficient and relevant fencing layout for the enterprise, pasture renovation program and cattle handling facility improvements.

The variances in topographic level, as shown in figure 3, indicate a largely flat block of land with a slight slope on the southern boundary of the property.

Figure 3: 139 Pound Creek Road, Navigators



4.2. SOIL TYPE

The soil at 139 Pound Creek Road, Navigators is predominately grey clay loam.

4.3. PASTURE AND VEGETATION SPECIES

The pasture across the property currently consists of annual grass species (soft broom and Yorkshire fog) with evidence of some improved species (clover, ryegrass).

Figure 4 below shows the mix of the pasture and plant species present on the property.

Figure 4: Pasture at 139 Pound Creek Road, Navigators



5. AGRICULTURAL ACTIVITY

The proponent proposes to purchase two lots of point of calving heifers each year. One lot purchased in the autumn, calved down and sold as cows with calves at foot, with the process being repeated in the spring.

The development of this enterprise will require significant investment in livestock, pasture improvement and yards. Additional fencing is also required.

The Victorian Department of Agriculture is responsible for the establishment and maintenance of the Code of Accepted Farming Practice for the welfare of Cattle. The cattle will be run at the rate of up to 10 DSE/Ha and will be managed on pasture. They will need intensive supervision. The code states that intensive cattle operations require daily supervision that:

- In any situation, supervision should be by competent stock persons;
- Frequency in the level of inspection should be related to the potential risk to the welfare of cattle and may vary from daily to much longer periods;
- Cattle kept under intensive management in sheds, lots or yards, should be inspected and fed at least daily and have ready access to water. Individual attention should be given to shy feeders.

FARM MANAGEMENT PLAN

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6. PROPERTY SUITABILITY

6.1. SUITABILITY FOR AGRICULTURAL ACTIVITIES

The property was a dairy farm but in recent years has been used for breeding beef cattle. The proponent's decision to purchase two lots of point of calving heifers is commercially sound. With improvements, the property is suited to the proponent's intended agricultural activity. A first calving heifer enterprise will ensure that the land can be grazed according to land type and accessibility. Following a pasture improvement program and implementing a basic rotational grazing management system, will also allow for opportunistic silage and/or hay fodder conservation.

The property in its current form is limited for other agricultural use. Due to its size any broad-acre cropping activity would be considerably limited.

The highest and best use of the land will be a livestock cow-calf enterprise where the stock produced are of high quality. Therefore, the block should be used for breeding high value animals. By developing the land for livestock operation at a high stocking rate the property will be used for its highest and most efficient agricultural value.

6.2. SUITABILITY OF THE PROPOSED ENTERPRISE

There are a number of criteria which this property meets in considering its suitability for an agricultural pursuit. These are:

- Within close proximity to Ballarat and to properties whose owners are running beef cattle enterprises. This will provide easy access to markets, transportation and sourcing of feed supplies and freight depots;
- Suitable climate with adequate rainfall and growing season to allow pasture growth and to supply the stock water required for the enterprise;
- Suitability to be fenced into smaller paddocks;
- Access to veterinarians;
- Ability to strategically position a dwelling within close proximity of the facilities so that close monitoring of stock can be undertaken.

6.3. STOCKING RATE

The proponent is well aware of the limitations of stocking rate on a property, and the implications and risks this can have on the environment and enterprise productivity.

The table below describes the calculation of DSE's.

Figure 5: DSE per Ha

Class of Stock	DSE at Specified LWT's	
	200kg	250kg
Beef Cattle (British Breed)		
Weaned Calves		
gaining 0.25kg/day	5.5	6.5
gaining 0.75kg/day	8	9

FARM MANAGEMENT PLAN

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Yearling	300kg	350kg
gaining 0.25kg/day	7	8
gaining 0.75kg/day	10	11
Mature Cattle	400kg	500kg
Dry cows, steers (store)	7	8
gaining 0.25kg/day	8	9
Bullocks (store)	8	9
gaining 0.75kg/day	12	14
Pregnant cows last 3 mths	9	11
Cows with 0-3 mth calf	14	18
Cows with 4-6 mth calf	18	22
Cows with 7-10 mth calf	22	25

The cattle will be primarily run on pasture. Supplementary feed required at certain times of the year which will be either conserved on the property or purchased. The proposed internal fencing sub-division will ensure that neither over-grazing nor under-grazing of pastures is likely to occur, as animals will be rotated through the paddocks.

It is assumed that with supplementary feed, a stocking rate of 12 Dry Sheep Equivalents (DSE's) per ha can be achieved however for budgeting purposes 10 DSE/ha will be used. A DSE (a merino wether at 50 kg's body weight, bare shorn and in condition score 3) is the standard measure of stocking rate in southern Australia.

After allowing for roads, buildings and yards, there will be approximately 9 ha across the intended five paddocks. This will allow the proponents to run 90 DSE's. A good rule of thumb is that a heifer from late joining until early lactation is 12 DSE. This means that the property has a potential carrying capacity of between 7 and 8 heifers and the lower figure (7) has been used. One lot will be purchased for spring and one for autumn calving. A total of 14 calving heifers per year with calves at foot.

This can be estimated based on sown improved perennial grass pastures and based on the following (from Saul and Kearney 2002):

- a) High rainfall (average annual rainfall AAR ~700 mm) which influences the length of growing season (estimated to be 9 months) for the region;
- b) The adequate phosphorus nutrient (Olsen P > 20) levels of the soils
- c) Paddock size is less than 20 ha

6.4. MANAGEMENT OF SOIL TYPE

The dominant soil type of on the property lends itself to a range of pasture varieties and grazing techniques that will ensure the sustainable management and improvement of the soil. A rotational grazing plan can be implemented on the property once it is adequately

FARM MANAGEMENT PLAN

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fenced and improved. This will ensure that no individual paddock will be overgrazed and that groundcover will be maintained, thus reducing any risk of erosion and the subsequent threat of soil loss for the property and a consequent water quality degradation which would affect neighboring properties and waterways.

6.5. PASTURE DEVELOPMENT

The presence of broadleaf weeds (i.e. common flat weed and capeweed) will require immediate control through use of a knock-down herbicide (i.e. glyphosate). The proponent wishes to develop the pasture base to have a dominant mix of perennial grass and clover species, which will include perennial ryegrass (*Lolium perenne*), subterranean clover (*Trifolium subterraneum*) and annual grass weeds winter grass (*Poa annua*).

However, given the rainfall and favorable soil type for growing highly productive forage, there is considerable opportunity to improve the pasture base with a pasture renovation program. This will primarily be achieved through increasing the nutrient availability and re-sowing. Soil tests will need to be conducted for each of the proposed paddock sub-divisions, and a tailored liming and fertiliser program will be integrated into the farm system activities.

There will be some limited requirement for strategic herbicide application (i.e. through spray topping and broadleaf selective spray) to control both the broadleaf and annual grass weeds, which will also promote more growth of the perennial grass and annual clover base as well as keep potential broadleaf weeds under control as the nutrient levels increase.

The sub-division of the paddocks will also allow the proponents to implement an intensive rotational grazing program to allow greater pasture productivity and utilization, maximize stocking rate potential as well as promotion of highly desired perennial grass and clover species

6.6. PROPOSED INFRASTRUCTURE

The proponent proposes a significant infrastructure investment program to improve the property's standard and capacity to run beef cattle. In addition to pasture improvement as outlined in the previous section, the proponent intends to develop the following infrastructure:

- Internal fencing program to ensure a rotational grazing system can occur;
- Troughs and piping laid to each paddock;
- Cattle yards;

7. ENVIRONMENTAL CONSIDERATIONS

7.1. OVERLAYS

There are two significant zoning overlays over this property which demands that the agricultural enterprise be closely monitored by the FMP sections 7.1.1 to 7.1.3 below.

7.1.1. FARMING ZONE (FZ) – SCHEDULE TO FARMING ZONE

The northern part of property at 139 Pound Creek Road Navigators is in a farming zone (FZ). The Farming Zone overlay is in place to provide for the use of land for agriculture and encourage the retention of productive agricultural land. The property will be 11 ha and therefore falls under the minimum requirement for the development of a dwelling (40 ha) on this property (and is not varied by the local schedule - Schedule to the FZ under the Moorabool planning Scheme). A permit will be required to construct a dwelling, however the relevant clauses in the following Bushfire Management, Design and Development and Environmental Significance overlays have all been addressed and the requirements of the overlays will be met.

7.1.2. BUSHFIRE MANAGEMENT OVERLAY (BMO)

The property is affected (in part) by the Bushfire Management Overlay (BMO). The BMO applies to land that may be significantly affected by a bushfire and aims to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. The BMO triggers the need for a planning permit for certain developments and requires new developments to include appropriate bushfire protection measures.

Figure 6 below details that only part of the property is affected by the BMO. Given the building envelope is outside the BMO, a permit will not be required to build a dwelling on the property. The proponents are aware of their obligations under the zoning and the property will be managed under the requirements of the Bushfire Management Overlay. The management of livestock will be sensitive to the risk of bushfire and the proponents will have plans in place to move stock to protect them in the event of a bushfire.

Figure 6: Land affected by BMO Overlay



7.1.3. DESIGN AND DEVELOPMENT OVERLAY SCHEDULE 2 (DDO2)

The design and development overlay identifies areas which are affected by specific requirements relating to the design and built form of a new development. The design and

FARM MANAGEMENT PLAN

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development overlay Schedule 2 (DDO2), under which the property falls, relates to the visual amenity and building design. The design and development overlay Schedule 2 provides the exemption that 'a permit is not required to construct a building or to carry out works where all external walls and roof areas are clad with non-reflective materials'. To comply with this overlay the proposed dwelling will not have external walls or roof areas clad with reflective materials.

7.1.4. ENVIRONMENTAL SIGNIFICANCE OVERLAY SCHEDULE 1(ESO1)

The environmental significance overlay identifies areas where the development of land may be affected by environmental constraints and to ensure that development is compatible with identified environmental values. The environmental significance overlay Schedule 1 (ESO1), under which the property falls, relates to the Proclaimed Water Catchment Areas, where the protection of water catchments is essential to the health of all communities that rely on water for domestic and stock supply. The cattle enterprise proposed for the property will not contravene this Environmental Significance Overlay as the proponent will ensure that all requirements are met with regards to this overlay. The proponent proposes environmental upgrades to the property which run alongside and creek area and has planned a 30 metre vegetation buffer alongside the creek which will be fenced off and trees planted. The proposed creek crossing and fencing around the dam will ensure that livestock are unable to damage and creek bed and dam bank and affect the quality of water.

7.2. PESTS

On inspection of the property there are no major pests impacting or threatening the cattle enterprise on the property.

7.3. NATIVE ANIMALS

Given the extent to which the surrounding properties have been developed the presence of native animals is limited. However the proponent will make provisions to ensure the environment for the native animals is maintained and, where possible, improved.

7.4. WEEDS

Weed control will be important for the productive capacity of the property, for neighboring properties, the environment and the general aesthetics of the property. There are no major existing weeds (other than edible weeds in the pasture) on the property with the exception of the occasional isolated gorse bush (*Ulex europaeus*), blackberries (*Rubus fruticosus* aggregate) and African boxthorn (*Lycium ferocissimum*). These weeds can be controlled through selective herbicide and suitable grazing management.

The monitoring and management of weeds is an important factor in the development of a residence on the property. Weeds can significantly impact and limit pasture production and

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reduce the stocking rates on grazing properties – if this is not able to be managed appropriately it will reduce the number of cattle that are able to be grazed on the property.

Figure 7: Weeds present at 139 Pound Creek Road, Navigators

Left to right (gorse, African Boxthorn & Blackberry)



7.5. WATER

The main water source on the property is a small dam located near the south-eastern boundary. This dam is fed by surface run-off rainfall and may require enlarging in the future to provide an adequate water supply to maintain cattle year-round. In addition, the dam will be fenced out to prevent direct access by stock so the natural environment of the dam is protected.

Figure 8: Dam at 139 Pound Creek Road, Navigators



7.6. ENVIRONMENTAL OUTCOMES

The property will benefit from more consistent management and monitoring of environmental factors for productivity as well as biodiversity maintenance.

The environmental outcomes to be delivered through effective management include:

- Improved soil health;
- Improved grass diversity, ground cover and erosion mitigation;
- Associated improvements in water quality;
- Integrated pest management.

The management practices that will be put in place for achievement of these biodiversity values include:

- Construction of internal fencing and laneway system;
- Livestock grazing rotation;
- Weed management;
- Trough reticulation system for stock water supply so they do not impact the natural environment of the existing dam which will be fenced out to prevent direct access by stock;
- Environmental upgrades along the creek, including a 30 metre vegetation buffer zone;
- A nutrient budget will be need to be developed and implemented through the fertilizing program to ensure that all soil nutrients and maintained, replaced and any leaching is completely eliminated as a sustainable land management practice.

8. ENTERPRISE RISK FACTORS

The following risk factors have been identified for the proposed business:

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8.1. FINANCIAL RISK

The business will be reliant on off farm income in order to maintain financial security. While the business will be expected to perform in a profitable manner, the size of the operation and the environmental/production constraints of the property will be limiting. For this reason, it will be important for the proponent to maintain their off farm employment, especially during the development phase.

8.2. CATTLE SALE PRICES

The prices achieved for selling yearling steers, heifers and cull cows through the enterprise will essentially be governed by demand and reputation in the market place. Regular monitoring of the Eastern Young Cattle Index (EYCI) will provide the best indication of current market price for cattle livestock. Marketing and cost control will be critical. The proponents will need to ensure that costs are managed and efficiencies gained for a sustainable business.

8.3. SEASONAL RISK

This property faces the same seasonal risk as any other agricultural operation. In different periods the operations will have to be adjusted to suit the pasture quantity and growth rates by reducing cattle numbers, increasing per season and considering opportunity fodder conservation (for management of feed and fire risk).

8.4. FIRE RISK

The property is in a bushfire prone area and the proponent is required to build the dwelling to a minimum bushfire attack level of 12.5. The proposed site for the dwelling provides several access options from the property.

It is also worth noting that fire presents a significant risk to any property. Pasture species can be selected to include summer activity and provide paddocks with low fire fuel. These paddocks can then be used as a fire break to protect buildings and to hold stock on days with a very high fire danger rating, and/or when there is risk from regional fires.

To protect livestock and property the proponent will develop a bushfire strategy plan.

8.5. DISEASE RISK

There is always some risk of disease within any livestock operation. Given that this operation will involve animals coming from other properties there will be an induction process put in place to minimise the risk of any diseases coming onto the property. This will be limited by the size of the property. An understanding of potential diseases and the symptoms will assist the proponent to prevent, diagnose and treat any type of disease threat. If any doubt exists as to the current condition of an animal on the property, advice should be sought from a registered vet.

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9. Paddock Plan

Figure 5 provides a paddock plan of the property showing where proposed fencing, laneways, house and dwelling footprints, vegetation buffer zone and water troughs and cattle yards would be located on the property.

Figure 9: Paddock Plan

Paddock – A: 1.3 ha; B: 2.1 ha; C: 1 ha; D: 2.5 ha; E: 2.4 ha



FARM MANAGEMENT PLAN
Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

10. CAPITAL INVESTMENT

There is significant capital investment required to improve infrastructure and pastures on 139 Pound Creek Road, Navigators. The proponent will invest in internal fencing, improve capacity and security of water supply and install a reticulated water system with troughs.

Table 1: Capital Contribution Estimate in initial 5 year period (note cattle have been purchased)

Item	Number	Unit Cost \$	Total \$
Boundary Fence	1.5km	12,000	\$18,000
Internal fencing	1.2km	10,000	\$14,400
Water Pump		2,400	\$2,400
Pipe	0.8km	1,200km	\$960
Troughs	6 X 600L	1000	\$6,000
Cattle Yard Facilities*			\$40,000
Creek crossing			\$8,000
Total			\$89,760

*See Appendix 1 for Pro Way cattle yard pricing & examples.

11. GROSS MARGIN OUTCOMES FROM THE ENTERPRISE

Table 2: Estimated Annual Operating Budget

Herd assumptions Spring:					
Class	Year 1	Year 2	Year 3	Year 4	Year 5
Heifers	7	7	7	7	7
Calves Marked (90% rounded)	6	6	6	6	6
Herd assumptions Autumn:					
Class	Year 1	Year 2	Year 3	Year 4	Year 5
Cows	7	7	7	7	7
Calves Marked (90% rounded)	6	6	6	6	6
Annual Cattle Sales					
Cow/calf (@\$1850)	\$22,200	\$22,200	\$22,200	\$22,200	\$22,200
Dry Cows (@\$ 850 one dies every second year)	\$850		\$850		\$850
<u>Gross Income</u>	\$23,050	\$22,200	\$23,050	\$22,200	\$23,050
Annual Expenditure					
Purchase 7 Spring Calvers @ \$1050	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350
Purchase 7 Autumn Calvers @ \$1050	\$7,350	\$7,350	\$7,350	\$7,350	\$7,350
Animal Health Costs (\$30/hd/Yr- see Appendix 2)	\$420	\$420	\$420	\$420	\$420
Selling costs (@5%)	\$1,150	\$1,110	\$1,150	\$1,110	\$1,150
Supplements (\$50/pa/yr)	\$700	\$700	\$700	\$700	\$700
Pasture Top Dressing*		\$550	\$550	\$550	\$550
Pasture Establishment (@\$500/ha)	\$5,000				
Fencing maintenance	\$250	\$250	\$250	\$250	\$250
Vet Expenses	\$300	\$500	\$500	\$500	\$500

FARM MANAGEMENT PLAN

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<i>Total Expenditure</i>	<i>\$22,520</i>	<i>\$18,230</i>	<i>\$18,270</i>	<i>\$18,230</i>	<i>\$18,270</i>
<i>Gross Margin</i>	<i>\$530</i>	<i>\$3,970</i>	<i>\$4,780</i>	<i>\$3,970</i>	<i>\$4,780</i>

It is worth noting that this is a gross margin budget only. It does not take into account overheads such as fuel, labour, finance costs or capital expenditure.

*Pasture top dressing: \$4.00 / kg P plus \$10/ha spread

12.TIMEFRAMES

The timeframe for the work to be carried out on 139 Pound Creek Road, Navigators is set out in the following Table.

FARM MANAGEMENT PLAN

Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

Table 3: Five Year Action Plan

	Year 1	Year 2	Year 3	Year 4	Year 5
Property Development	<ul style="list-style-type: none"> House Built Phase 1 fencing – 1.5 km boundary fence complete and 0.5 km internal fencing complete Implementation of water reticulation system to developed paddocks Pasture improvement program implemented Soil testing 	<ul style="list-style-type: none"> Phase 2 fencing – 0.7 km internal fencing Further installation of water reticulation to final paddocks Initial development of cattle yards Continue pasture improvement program Creek crossing installed Soil testing 	<ul style="list-style-type: none"> Completion of cattle yards Continue pasture improvement program Completion of cattle yards 	<ul style="list-style-type: none"> Continue pasture improvement program 	<ul style="list-style-type: none"> Soil testing
Pasture Renovation	<ul style="list-style-type: none"> Spray-topping Single Super Phosphate Spreading (SSP) spread 	<ul style="list-style-type: none"> SSP spread Broad-leaf weed control 	<ul style="list-style-type: none"> SSP spread Monitor weeds 	<ul style="list-style-type: none"> SSP spread Monitor weeds 	<ul style="list-style-type: none"> SSP spread

FARM MANAGEMENT PLAN
 Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

13. REQUIREMENT FOR A DWELLING

As previously stated, in order to supervise the cow-calf enterprise, the proponent will need to live on the property. The cattle are valuable and require supervision at joining and calving, as well as supplementary feeding when required. In addition, in order to be able to market the cattle they will need to be very quiet. This can be achieved by keeping close contact with them so that they are accustomed to always having human beings around them. This level of contact would be difficult to maintain if the proponent was living away from the property.

The importance of living on the property is highlighted further through the management cycle of cattle in a management system, which can be described as follows:

Figure 10: Lifecycle of Cattle



At each stage of the husbandry cycle attention needs to be given to adequate shelter, nutrition, health, growth rates, condition of animal, stress, bull and cow management in terms of condition and seasonal influences. The investment in high value breeding cattle and the intensive management for grazing management requires constant supervision and daily monitoring. In addition, the Department of Agriculture Code of accepted farming practice for the welfare of cattle recommends that calving cows should be inspected, fed and watered daily.

The annual operations demanded for the proponents cattle breeding enterprise are as follows:

FARM MANAGEMENT PLAN
Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

Table 4: Operations Schedule for a Commercial Cattle Enterprise

Month	Spring Calving Cows	Autumn Calving Cows
January	Supplementary feeding	Supplementary feeding
February	Weaning, Supplementary feeding; sales	Selling
March	Parasite control;	Calving tagging ,weighing and recording
April	Salé preparation commences, pasture re-sowing	Calving tagging ,weighing and recording
May	Grazing management – supplementary feeding	Commence Joining
June	Grazing management – supplementary feeding	Continue Joining
July	Grazing management – supplementary feeding	Grazing management – supplementary feeding
August	Selling steers and heifers commences	Grazing management – supplementary feeding
September	Calving, tagging,	Grazing management – supplementary feeding
October	Calving tagging ,weighing and recording	Weaning,
November	Parasite treatment Commence Joining	
December	Continue Joining	Salé preparation commences

14.CONCLUSION

The proponent has collected and presented various pieces of information to assist in formulating this plan. The proponent has developed a thorough understanding of the property, its potential and its constraints and has carried out research into the local environment and its impact of agricultural activity.

The development of this property including the construction of a dwelling by the proponent would ensure that the land was used for its highest and best agricultural use with sensitivity to the environmental constraints.

Item 1	
1 PCY 50	
Supply of Fabricated materials too build ProWay PCY 50 Cattleyards as per attached design.	
QUOTE IS PRELIMINARY ONLY AND NOT FINAL. FINAL QUOTE IS SITE & LOCATION SPECIFIC AND REQUIRES AN ONSITE SURVEY TO BE VALID.	
INCLUDED FEATURES	DESCRIPTION
Endplates for joining	Eliminates gaps between panels and provides a smooth finish.
Cone and pin (welded hinges)	These hinges have neoprene cones that minimises steel on steel contact so the gates swing freely and will do so for years. The hinges are fully welded to the posts therefore will withstand constant abuse and also pose no bruise points like some bolt on hinges do
Gates with chain and chain slot	The gates come with an inverted T slot for overnight use and a quick slot for normal use. The chain also allows gates to be chained back to fences or together if required
Type of bolt latches on gates	Lock open haz catches are a spring loaded catch that is quick and easy to use. The catch is in line so does not pose a bruise point for cattle. The bolt can be locked open eliminating potential hide damage and bruising.
Description	Cattleyards
Height	1750mm
Rail Type	97 x 42mm Gal Cattleail - is non bruise and provides a good visual barrier
No of Rails	5
Post Type	80NB Galvanised Pipe (88.9mm OD) - for longevity
Race Width	760mm inside
Rec Hole Size/depth	300 x 800mm
Delivery to site. Your yards are delivered to your site. This ensures no double handling	The client needs to supply a suitable tractor with forks or similar and a competent operator to help unload.
Marking out of post holes	ProWay take the responsibility of marking out exactly where the post holes need to be dug
3/4 sheeted panels on inner race	prevents legs and heads getting caught between rails also promotes stock flow
Fully sheeted outer race	encourage stock flow as cattle focus on handlers and not distractions in adjoining pens
Crush	optional, see separate item
Loading ramp & flat extension	optional, see separate item
Quick access manways	These manways provide quick and safe movement though your yards. The manway door is spring loaded and has a spring catch which is quick and simple to use
Proudly designed and manufactured in Australia	
ADDITIONAL OPTIONS AVAILABLE (P.O.A)	DESCRIPTION
V race with release gates	The vee-profile minimises the chance of small stock turning around in the race. Races are fully sheeted on outer arc, 3/4 sheeted on inner arc (prevents legs and heads getting out, and improves stock flow). Outer arc sections are made as safety release gates
Adjustable width race	The adult race is adjustable in width from 610mm to 850mm with a simple lever operation. The race can be adjusted to suit the age / size of cattle that are being handled. Preventing the cattle turning around so making processing quicker and safer.
Unsheeted inner race arc	Reduces radiant heat in yards in warmer climates and can improve stock flow in Bos Indicus bred cattle
Overhanging rail	Gives continuous access to the cattle in the race with no uprights preventing possible injuries
Cap rails above gates	Cap rail 2200mm above ground for added strength.
Rotary Force Yard	Maximises WH & S as it separates handlers from cattle in force yards. The safest and most efficient type of forceyard.
Raised walkways	Elevate the operator above cattle in races and force areas providing safer access to cattle
Pound Yard	This yard is the ideal size and shape to draft cattle in. It is braced overhead for extra strength
All correspondence to ProWay Livestock Equipment Wagga Head Office, PO Box 85, Wagga Wagga NSW 2650 ABN 64 071 312 804 Phone 1300 655 383 Fax 02 6931 8410 Email information@proway.com.au	
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FARM MANAGEMENT PLAN

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	Price Excl GST	GST	Price Incl GST
	22,517.65	2,251.76	24,769.41
Item 2			
1 19 Degree HD Cattle Ramp			
<ul style="list-style-type: none"> - Rises up over 3.3m - Sheeted cattlerail sides - Walkway and handrail - Swivel buffer board - Designed for a stepped concrete floor (concrete not included- ramp requires approximately 0.80m3) - Sliding gate at truck end - Proudly designed and manufactured in Australia 			
	Price Excl GST	GST	Price Incl GST
	4,315.00	431.50	4,746.50
Item 3			
1 Leicht's CIA The Ringer Pro-Chute			
<ul style="list-style-type: none"> CC08 MKS Headbail Front and rear open/close headbail operation Full draft gates on both sides, split horizontally on operating side Fully sheeted bottom side door to eliminate leg injury 1/4 Sheeted Rear slide door with Auto lock Full veterinary facilities Foot operated vet gate for hands-free operation Weigh bar mounting plates Yellow handles for operators visibility Available in Nearside or Offside operation 			
	Price Excl GST	GST	Price Incl GST
	4,309.09	430.91	4,740.00
Item 4			
1 Construction of cattleyard			
Includes laying of slabs as indicated on design. Excludes hole digging, cleaning out of holes, removal of dirt from pad, cost of readymix concrete and fibremesh. Recommended hole size 300mm x 800mm. It is the client's responsibility to locate and mark any underground services, remove any existing fences, and prepare the site.			
ADDITIONAL OPTIONS AVAILABLE (P.O.A DESCRIPTION)			
Slab area allowed for 56 sqm - labour only			
	Price Excl GST	GST	Price Incl GST
	4,913.14	491.31	5,404.45
Total	36,054.88	3,605.48	39,660.36
PAYMENT TERMS			
Deposit to start manufacture 10%	AMOUNT		
	3,425.59		
Balance before delivery	30,830.32		
Cost of construction on practical completion	5,404.45		
Total	39,660.36		
ProWay Bank Details:			
BSB: 112-879			
Account No: 429769630			
(All correspondence to ProWay Livestock Equipment Wagga Head Office, PO Box 85, Wagga Wagga NSW 2650)			
(ABN 64 071 312 804 Phone 1300 655 383 Fax 02 6931 8410 Email information@proway.com.au)			
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FARM MANAGEMENT PLAN

Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

Appendix 2: Animal Cost Appendix

Animal Health	Approximate Cost
Ivomec drench (best)	\$14.70/dose*
Ultravac 7 in 1 vaccine	\$2.03/dose
Pestigard vaccine	\$5.55/dose
Leptoshield vaccine	\$1.41/dose
Vibrovax vaccine	\$2.80/dose

Total Animal Health Cost: Allow \$30/hd per year


**Ivomec Drench: the rate is 1ml/10kg LWT and the cost is 0.21c/ml. The dosage given above is based on a 700kg beast.*

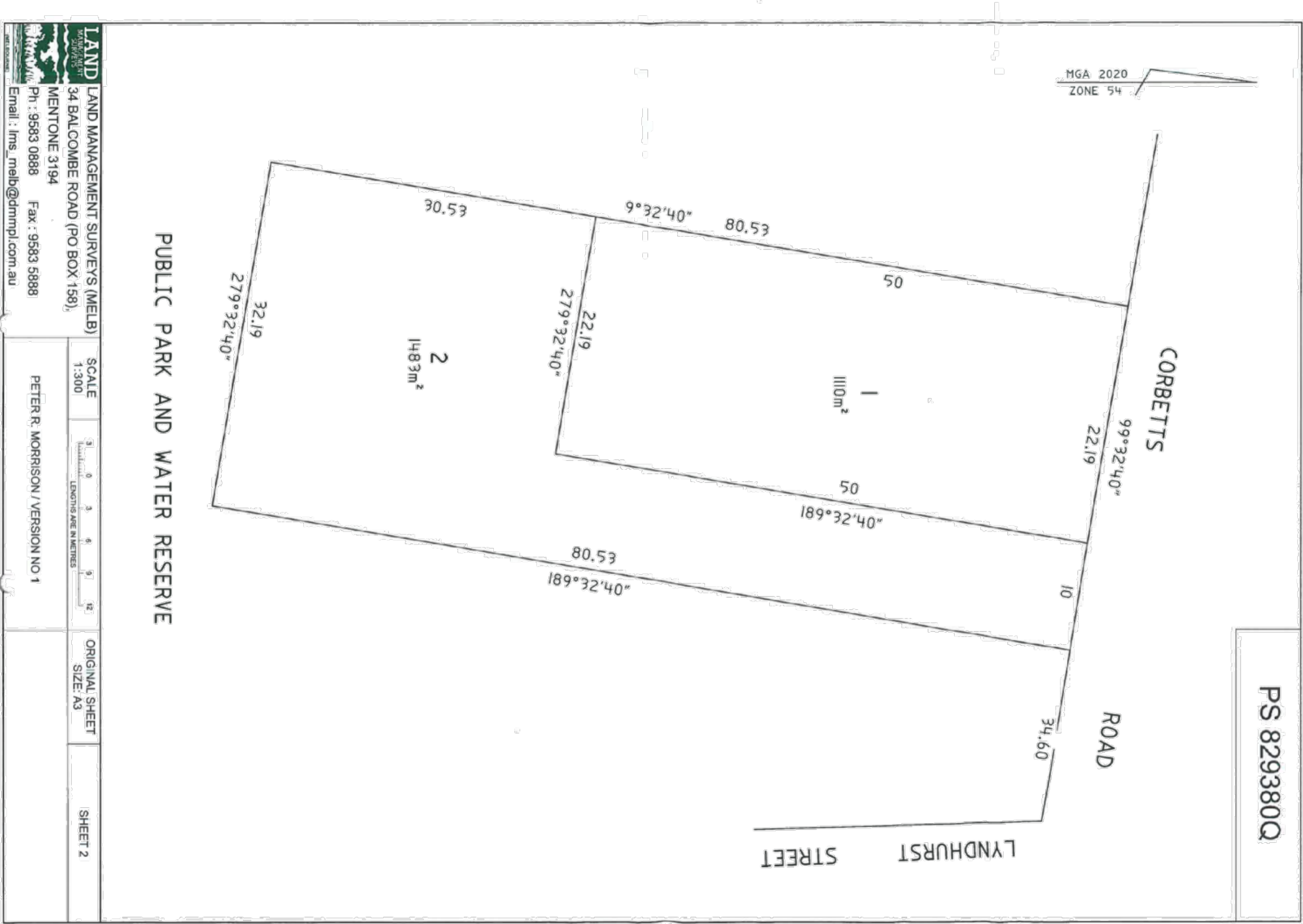


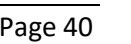
FARM MANAGEMENT PLAN
Lewis, Andrew, 139 Pound Creek Road Navigators VIC 3352

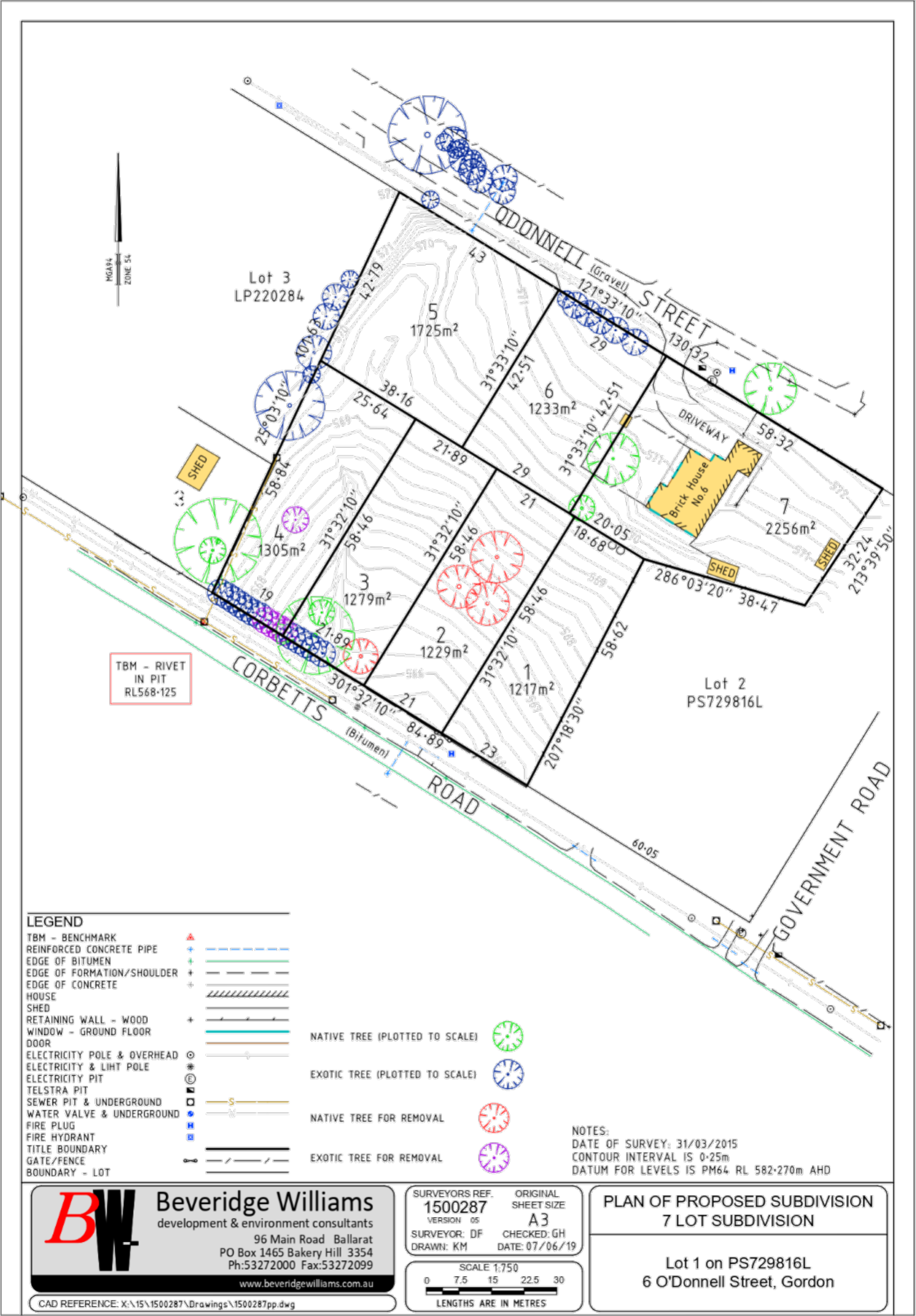
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PLAN OF SUBDIVISION			EDITION 1		PS 829380Q	
LOCATION OF LAND PARISH: KERRIT BAREET TOWNSHIP: GORDON SECTION: 10 CROWN ALLOTMENT: 4 CROWN PORTION: TITLE REFERENCE: VOL 9765 FOL 669 LAST PLAN REFERENCE: POSTAL ADDRESS: 50 CORBETTS ROAD, GORDON VIC 3345 (at time of subdivision) MGA CO-ORDINATES: E: 244 260 ZONE: 54 (of approx centre of land N: 5837 105 GDA 2020 in plan)			<div>DISCLAIMER: WARNING: THIS PLAN IS UNREGISTERED, NOR HAS A PLANNING PERMIT ISSUED FOR THE SUBDIVISION HEREON. THIS PLAN WAS PREPARED BY LAND MANAGEMENT SURVEYS (MELBOURNE) TO SUPPORT AN APPLICATION UNDER PLANNING & ENVIRONMENT ACT 1987 AND THE SUBDIVISION ACT 1988 TO SUBDIVIDE THE LAND. THIS PLAN MAY BE SUBJECT TO AMENDMENT PRIOR TO REGISTRATION. LAND MANAGEMENT SURVEYS (MELBOURNE) ACCEPTS NO RESPONSIBILITY WHATSOEVER FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER ARISING TO ANY PERSON OR ORGANISATION WHO USE OR RELY UPON THIS PLAN FOR ANY PURPOSE OTHER THAN THE PURPOSE FOR WHICH IT WAS PREPARED. THIS NOTE FORMS AN INTEGRAL PART OF THIS PLAN</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS Lots on this plan may be affected by one or more owners corporations. (See owners corporation search report(s) for details)			
IDENTIFIER		COUNCIL/BODY/PERSON				
NIL		NIL				
NOTATIONS						
DEPTH LIMITATION DOES NOT APPLY						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision, Planning Permit No. This survey has been connected to permanent marks No(s): PM 64 In Proclaimed Survey Area No.						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN.						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
		SURVEYORS FILE REF: 11973		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2	
LAND MANAGEMENT SURVEYS (MELB) 34 BALCOMBE ROAD (PO BOX 158), MENTONE 3194 Ph: 9583 0888 Fax: 9583 5888 Email: lms_melb@dmimpl.com.au		PETER R. MORRISON / VERSION NO 1				







SCHEDULE OF BUSHFIRE PROTECTION MEASURES**Defendable space**

The area of defendable space is shown hatched on Figure 9 on the previous page within and from the edges of the building envelope to the property boundaries, where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Native Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Native Shrubs must not be located under the canopy of trees.
- Individual and clumps of Native shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Native Trees must not overhang or touch any elements of the building.
- The canopy of Native trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest Native tree branches and ground level.

Construction standards

The proposed dwellings will be designed and constructed a minimum Bushfire Attack Level of (BAL) 12.5 for Lot 1, BAL 19 for lots 2 and 6 and BAL 29 for Lots 3, 4 and 5

Water supply

A tank which will hold 10 000 litres of effective water supply for fire fighting purposes which meets the following requirements will be placed on Lots 1 to 6:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.

- Include a separate outlet for occupant use

The water supply must also

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and 60 m of all parts of the dwelling and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

The driveways will provide access for trucks for fire fighting purposes to within 4 m of the static water supply outlets on Lots 1 to 6 which meets the following requirements

- A load limit of at least 15 tonnes.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m of all weather construction.
- Be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

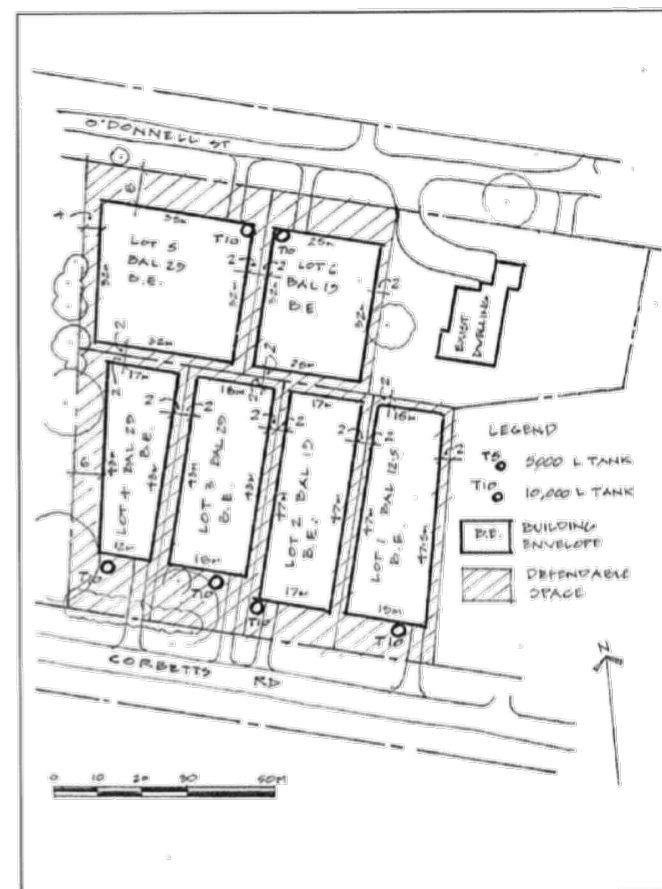
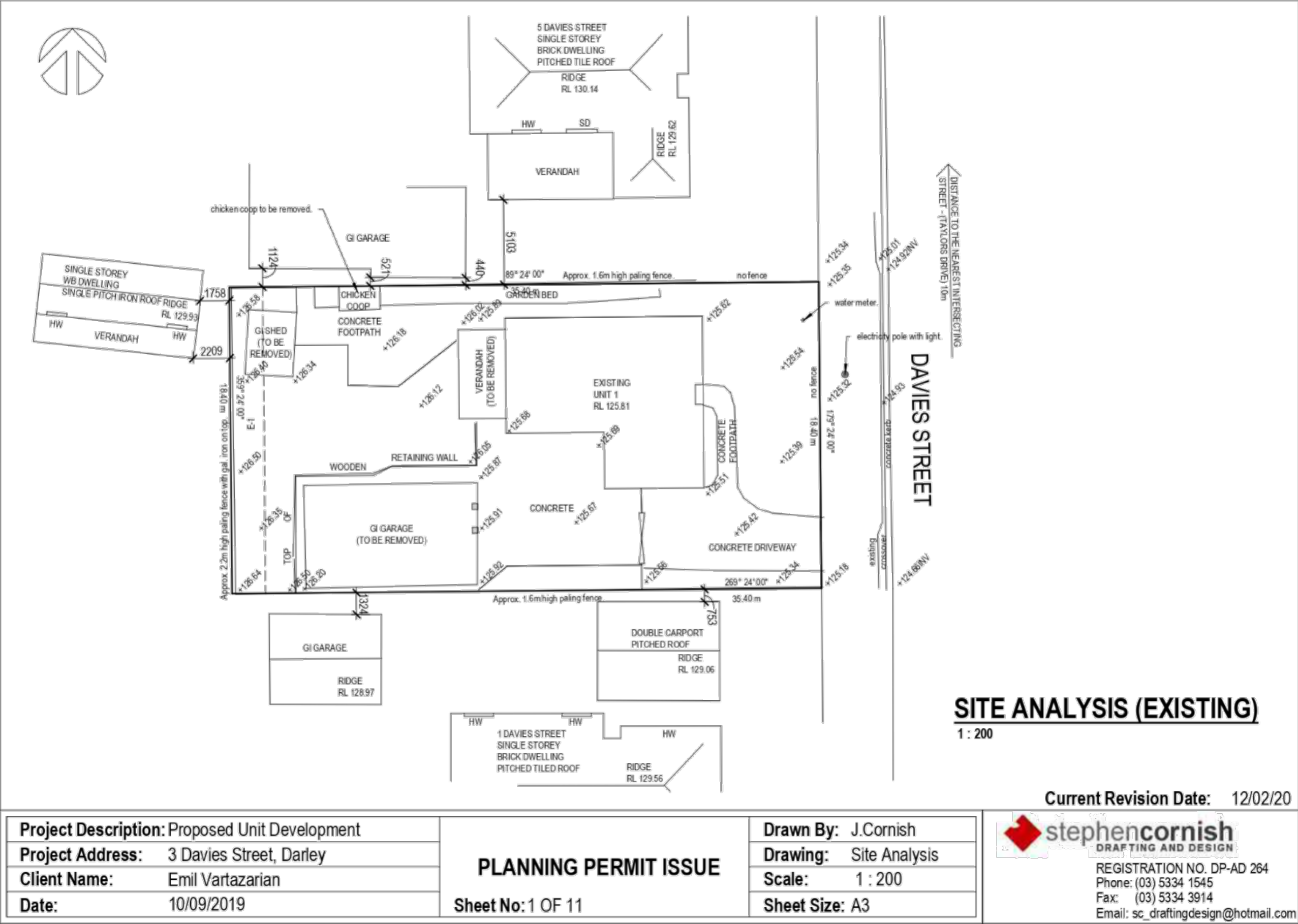
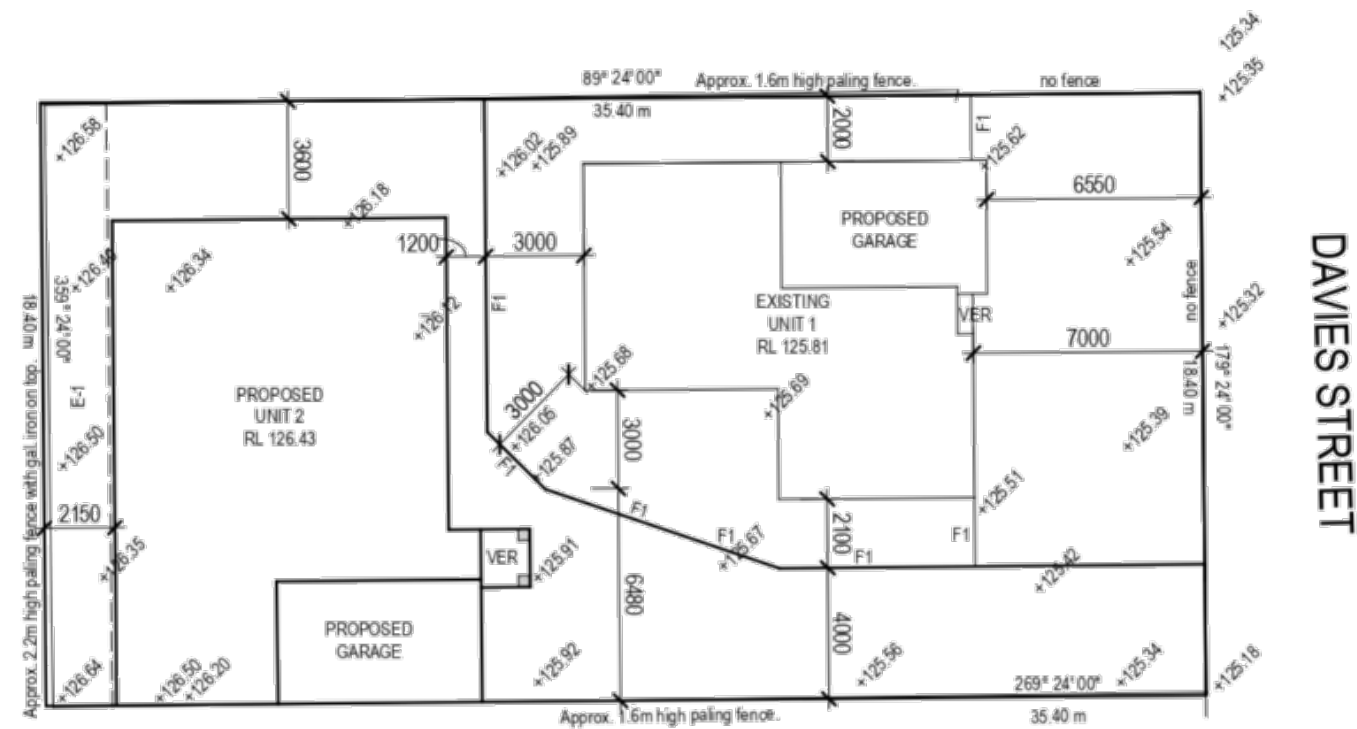


FIGURE 10 BUSHFIRE MANAGEMENT PLAN

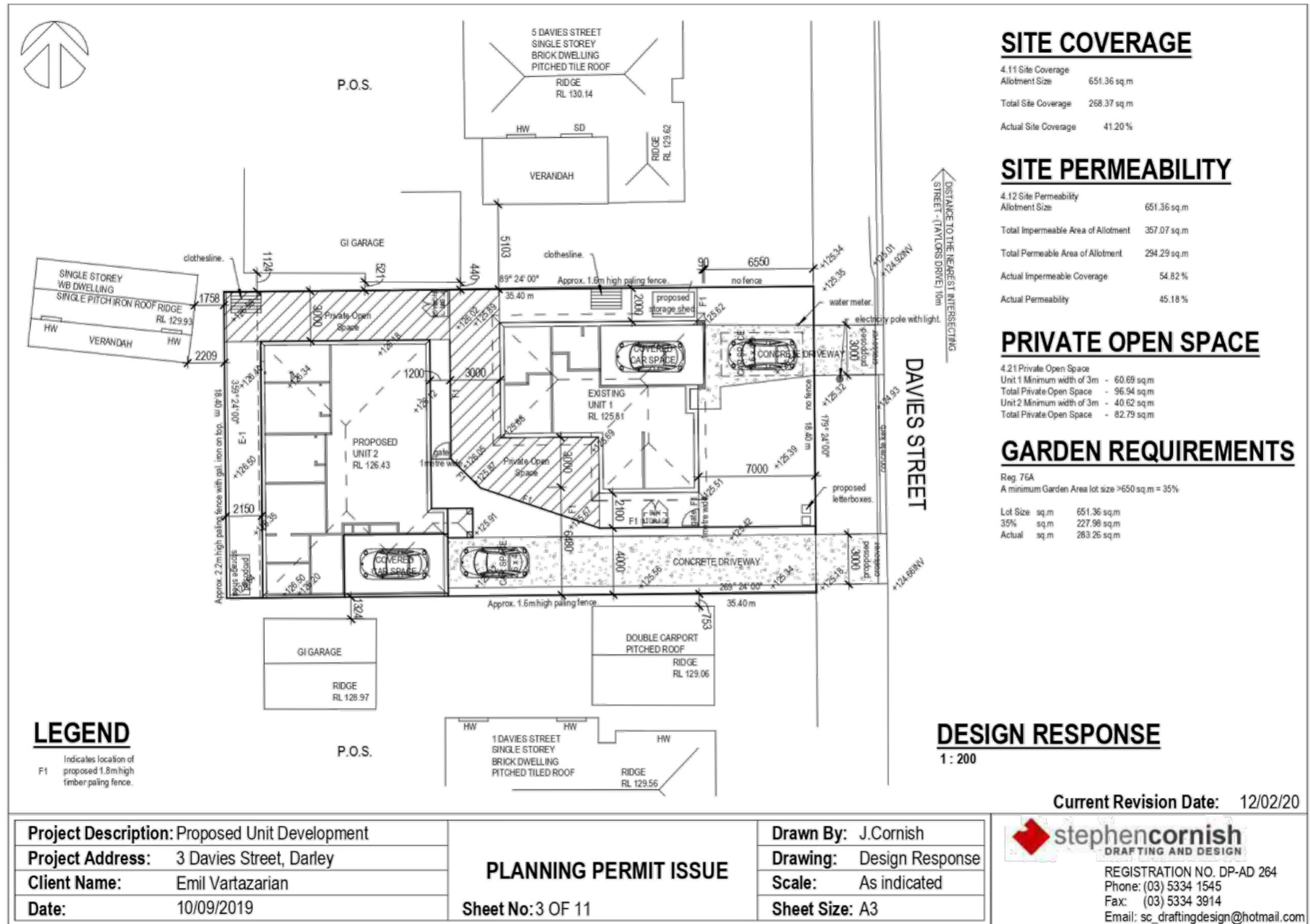


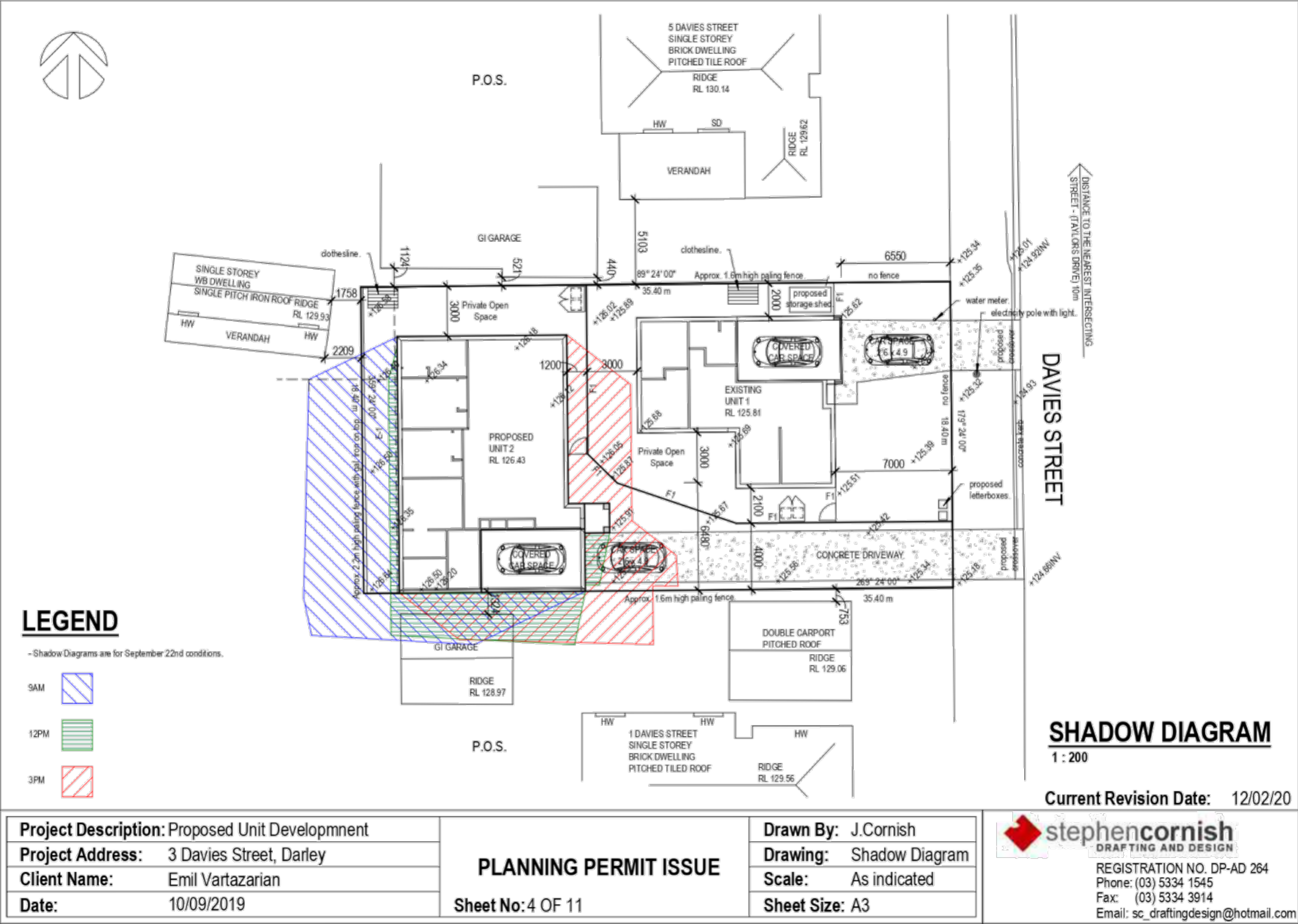


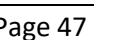
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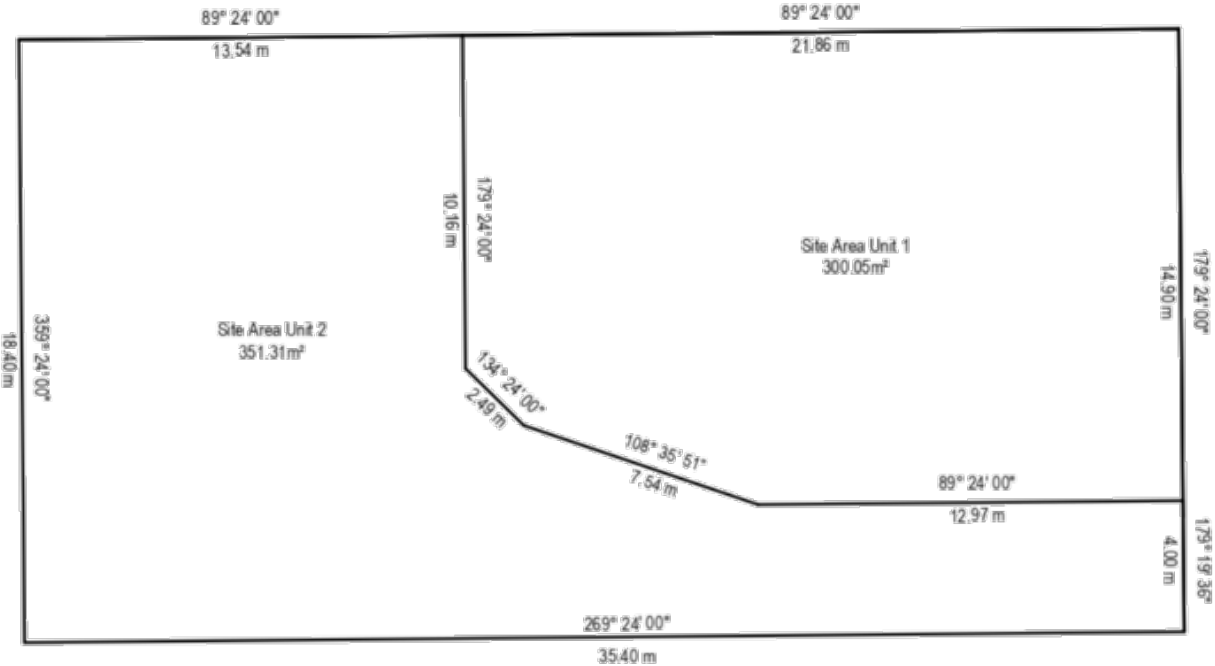
 **stephencornish**
DRAFTING AND DESIGN

REGISTRATION NO. DP-AD 264
Phone: (03) 5334 1545
Fax: (03) 5334 3914
Email: sc_draftingdesign@hotmail.com





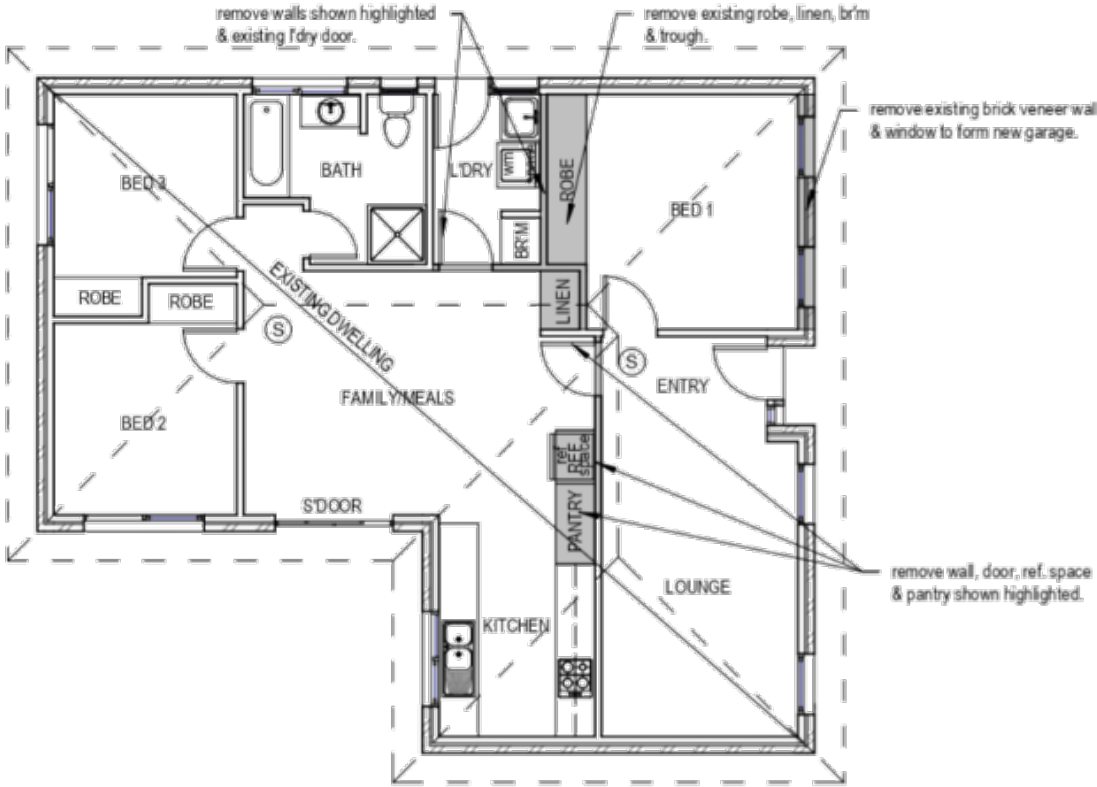
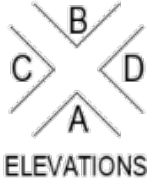




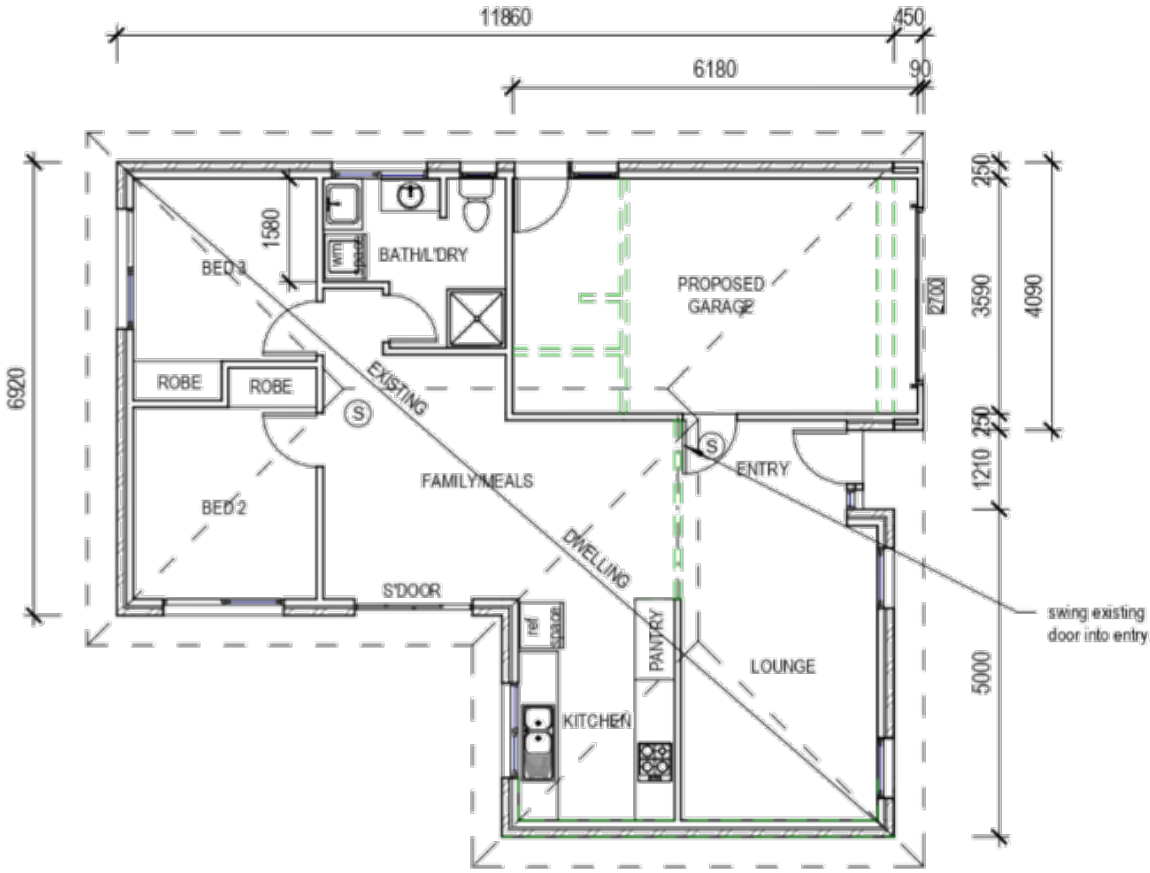
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Current Revision Date: 12/02/20

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Project Address: 3 Davies Street, Darley		Drawing: Sub-Division	
Client Name: Emil Vartazarian		Scale: 1 : 200	
Date: 10/09/2019		Sheet Size: A3	



UNIT 1 EXISTING FLOOR PLAN
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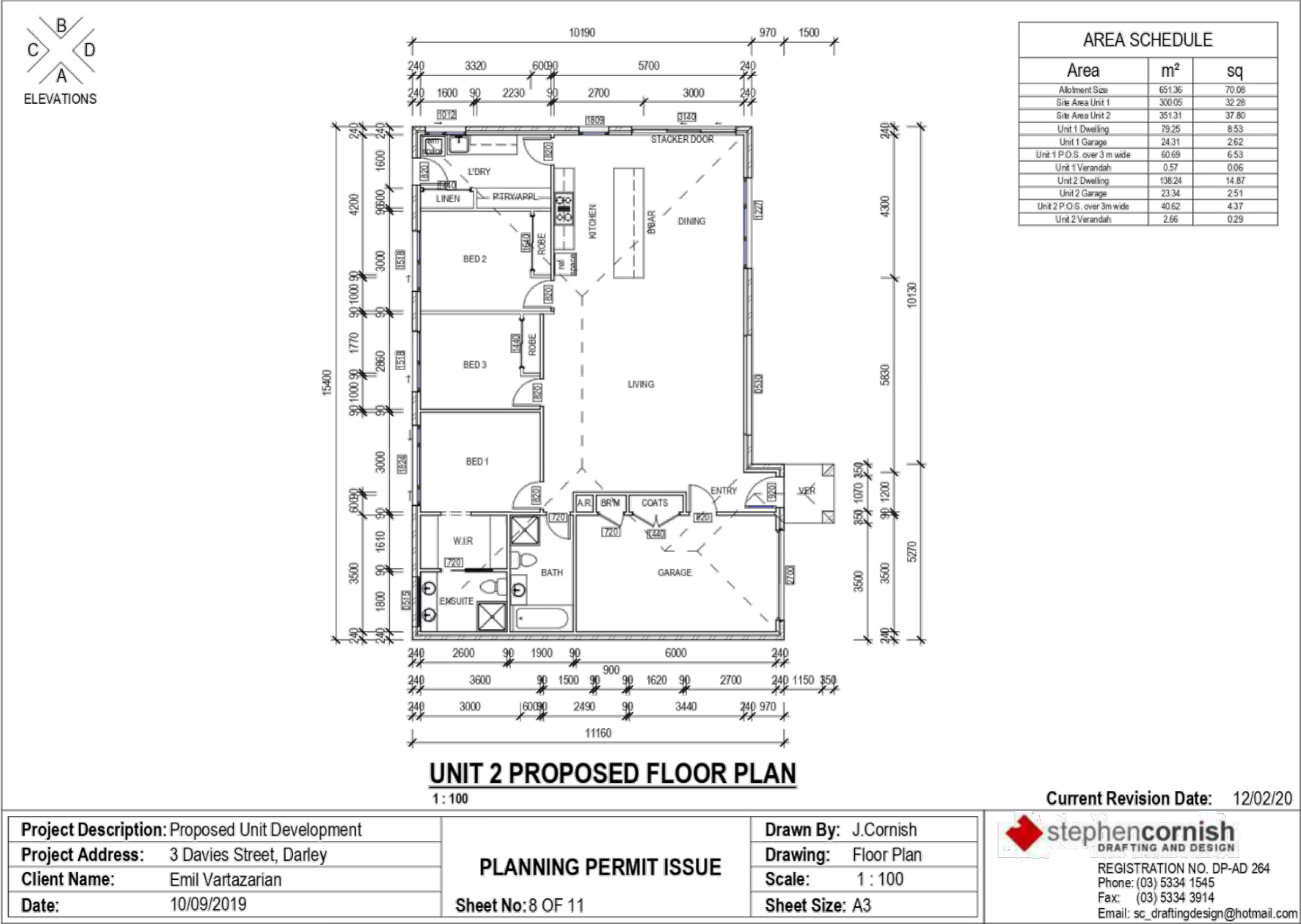
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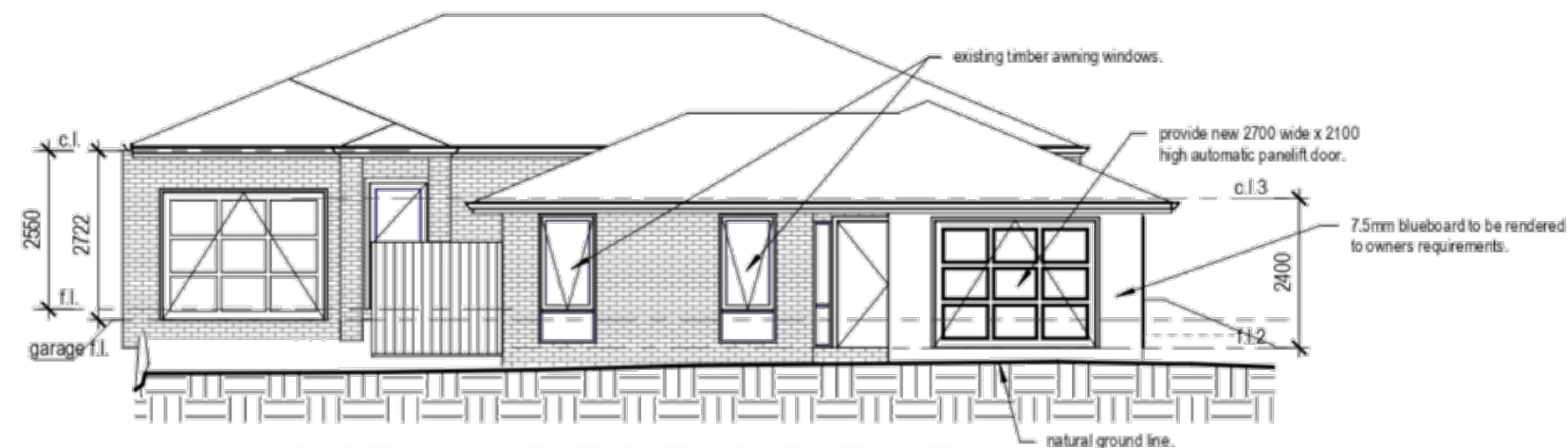
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Date: 10/09/2019			Sheet Size: A3
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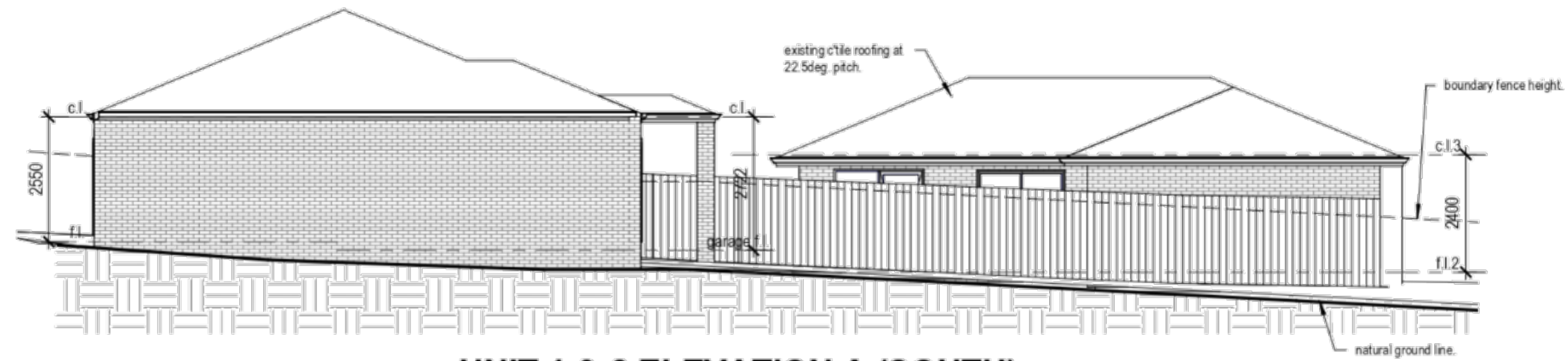
UNIT 1 & 2 ELEVATION D (EAST)
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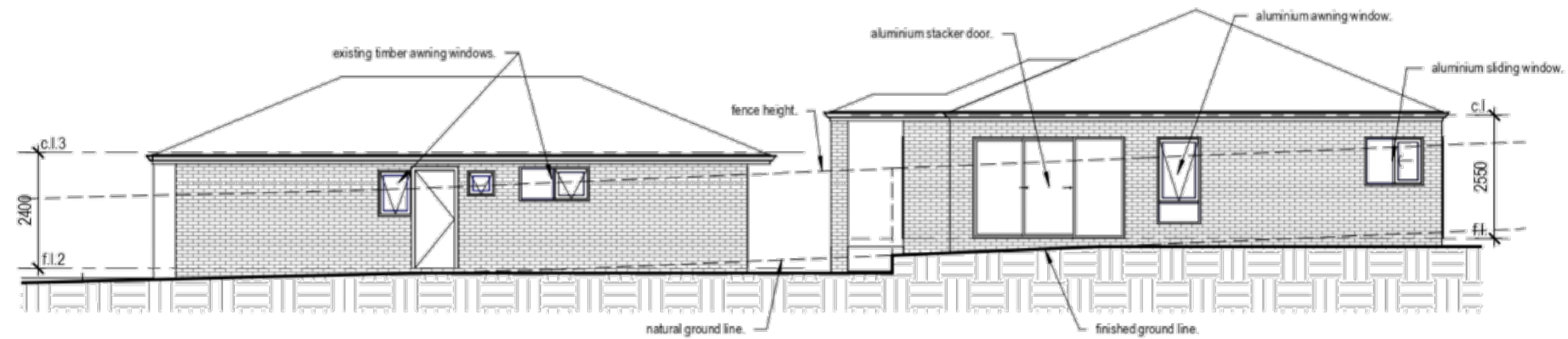
UNIT 1 ELEVATION C (WEST)
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Current Revision Date: 12/02/20

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Client Name: Emil Vartazarian		Scale: 1 : 100	
Date: 10/09/2019		Sheet Size: A3	



UNIT 1 & 2 ELEVATION A (SOUTH)
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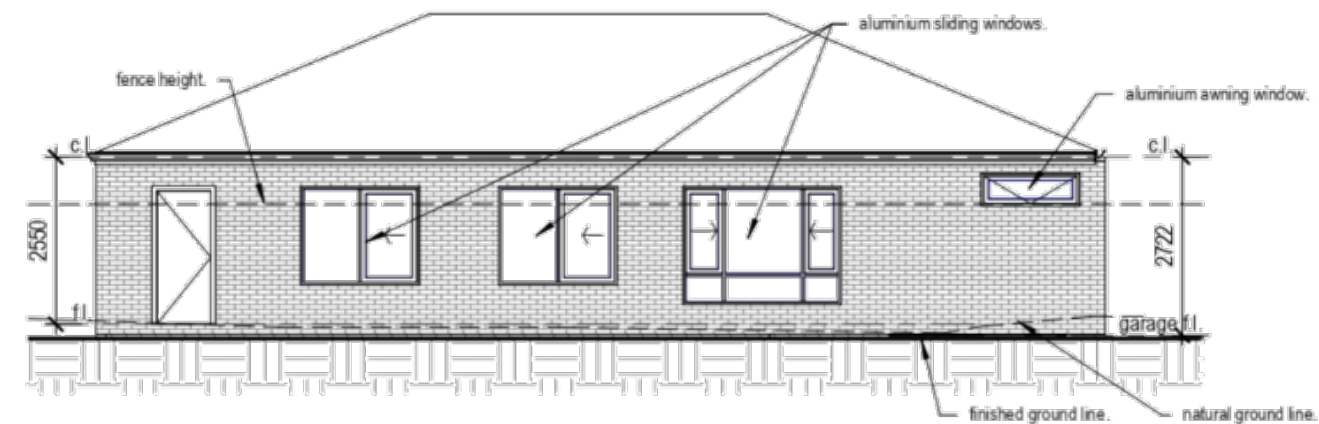


UNIT 1 & 2 ELEVATION B (NORTH)
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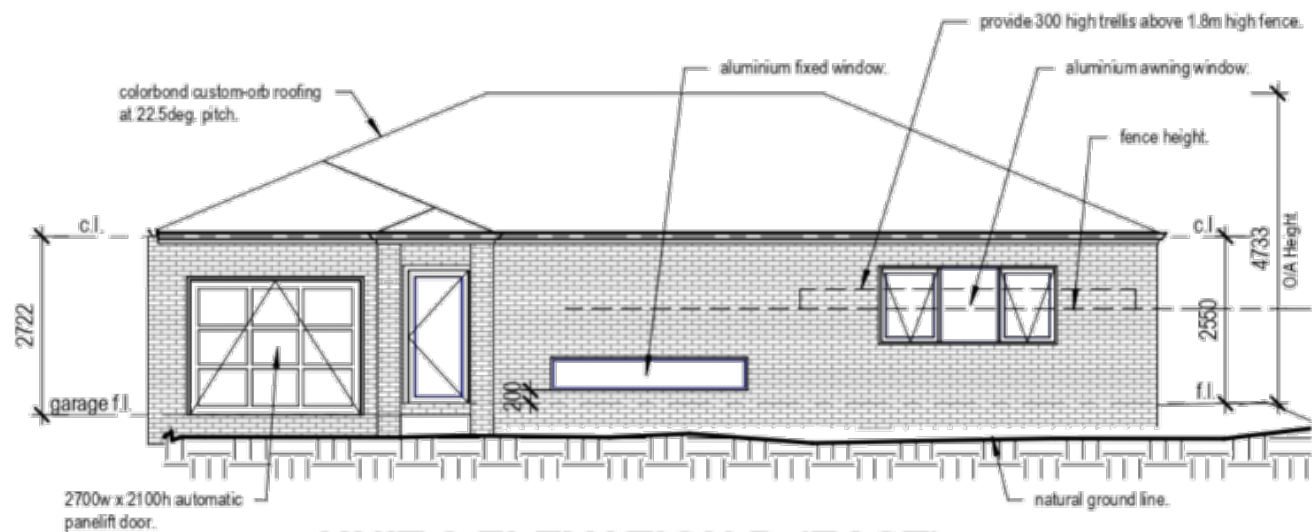
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Date: 10/09/2019		Sheet Size: A3
Sheet No: 10 OF 11		



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Fax: (03) 5334 3914
Email: sc_draftingdesign@hotmail.com




UNIT 2 ELEVATION C (WEST)
1 : 100



UNIT 2 ELEVATION D (EAST)
1 : 100

Current Revision Date: 12/02/20

Project Description: Proposed Unit Development	PLANNING PERMIT ISSUE Sheet No: 11 OF 11	Drawn By: J.Cornish	 REGISTRATION NO. DP-AD 264 Phone: (03) 5334 1545 Fax: (03) 5334 3914 Email: sc_draftingdesign@hotmail.com
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