

Date Issued: 9 April 2024

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **2 Millards Lane, Euroa VIC 3666**
 The application is for a Permit for: **Two Lot Subdivision**
 The applicant for the Permit is: **Bell Legal and Planning**
 The application Reference Number is: **P2024-024**

You may view the application and any documents that support the application on our website at:

<https://www.strathbogie.vic.gov.au/services/building-and-planning/planning-applications-currently-advertised/>

or at the office of the Responsible Authority during office hours:

*Strathbogie Shire Council 109A Binney Street Euroa
 Telephone: (03) 5795 0000*

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

*The Responsible Authority will not decide on the application before: **30 April 2024***

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at:

<https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.

PLAN OF PROPOSED SUBDIVISION

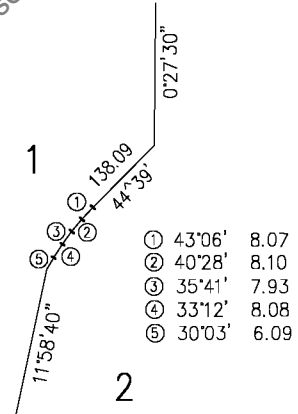
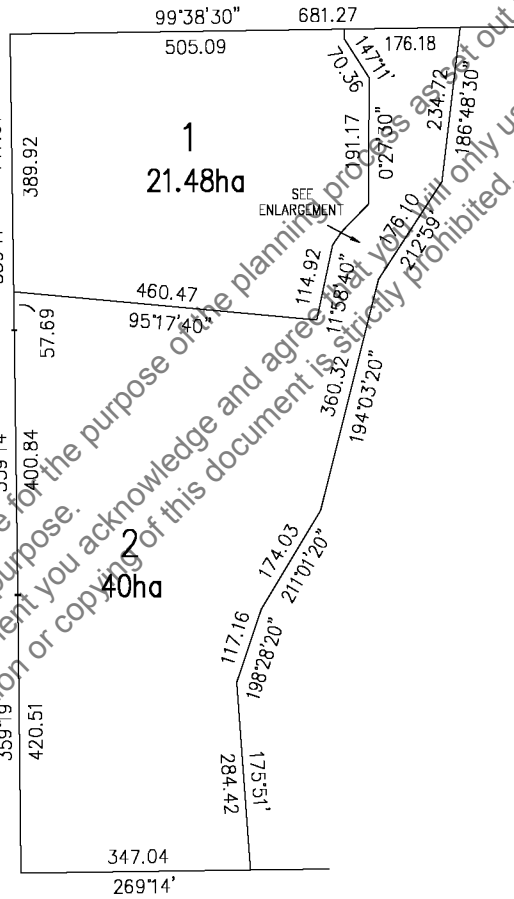
PARISH OF EUROA
SECTION G
CROWN ALLOTMENT 18(PT), 19(PT)

EUROA AGISTMENT CENTRE
LOT 1, PS 803102R

GDA2020 (ZONE 55)

SEVEN CREEKS ESTATE ROAD

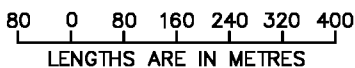
MILLARDS LANE



ENLARGEMENT
SCALE 1:2500

NOTATIONS

1. TITLE PARTICULARS: Vol. 11245 Fol. 039
2. ENCUMBRANCES: NIL
3. DIMENSIONS AND BOUNDARIES ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.



ORIGINAL
SCALE SHEET
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SIGNATURE
REF W1042

VERSION 3

Sheet 1 of 1 Sheets

DATE / /
COUNCIL DELEGATE SIGNATURE



FARM MANAGEMENT PLAN

Address: 2 Millards Lane, Euroa

Local Government (Council): Strathbogie

Lot and Plan Number: Lot 1 PS803102

Council Property Number: 20050006

Directory Reference: Vicroads 47 B6 (ed. 8)



2 MILLARDS LANE, EUROA

5th of December, 2023

Gavin Beever
Director
Cumbre Consultants P/L
cumbre.com.au

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INTRODUCTION

This Farm Management Plan has been requested to address the requirements of the Strathbogie Shire Council in respect to a Planning Permit application for a two-lot subdivision that will provide for two fully commercial scale businesses in the Farming Zone, see Figure 1.

The property is approximately 61.48ha (153 acres). It is vegetated with native (20%) and introduced (80%), see Figure 2.

Historically it has been used for grazing. It has been developed into Euroa Horse Park, a high-quality horse business that carries out breeding, agistment, training, events and clinic enterprises.

The proposal is to place the house, stables, shedding, agistment, training, clinic and events infrastructure into Lot 1 as one business and on Lot 2 have horse and cattle breeding, and an animal therapy business.

The layout proposed is sensitive to the land classes and environmental features of the property. It places the creeks and erosion management overlay under the one management in proposed Lot 2 and the more intensive business and infrastructure, into proposed Lot 1.

The proposal avoids the need for native vegetation removal, improves its agricultural productivity through providing sufficient scale to have two fully commercial businesses and will have a net gain for the environment.

Lot 1 has the home, three horse training arenas, stables, 21 private paddocks, horse wash bays, shedding and four larger paddocks, see Figure 3. Lot 2 will be double the size of Lot 1 and will have the more extensive grazing enterprises of horse and cattle breeding.

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Bulls at 10 to 12 months of age to be no more than 110 cm at hip height; maximum height for showing, at any age, is 125cm at hip.

Females at 10 to 12 months of age to be no more than 105 cm at hip height; maximum height for showing, at any age, is 120cm at hip.

Galloways are an extremely versatile breed which withstands extremes of temperature and climate. They have the ability to forage and thrive in marginal conditions or perform outstandingly on high grade pasture. Being a non-selective grazer, they are friendly to the environment and are an aid in pasture management.

Galloways are an extremely fertile breed regularly producing a vigorous live calf. The Galloway cow is noted for ease of calving, is a protective mother and has an abundant supply of milk. Galloway bulls are noted for being prolific breeders.

Galloways are long living, very resistant to disease, easy to manage and create strong hybrid vigour due to the purity of their breed, (source, the Australian Galloway Association).

ESB Gypsy Cobs - This enterprise breeds and trains Gypsy Cobs. Gypsy Cobs are compact in size and have a sturdy build, which makes them incredibly strong animals. They are capable of carrying and pulling a great deal more weight than a light horse of similar height. Like many of the larger draught breeds they are slow developers and do not stop growing until 5-7 years of age. It is quite possible for this breed to grow another hand at the age of 5 or 6 years of age.

They are extremely hardy and can endure cold temperatures while surviving readily on minimal feed. Gypsy Cobs have proven to excel at every horse discipline, from competitive driving to dressage, trick training, jumping and even western sports.

Cobs are a great horse for the learner or for people who have lost their confidence, as they are docile and willing. This also makes them a great horse for equine assisted therapy and learning.

The management practices and actions outlined in this plan will demonstrate how a gain in production, native vegetation, strategic biodiversity value, and a contribution to objectives of the Farming Zone will occur.

This Farm Management Plan includes:

- A site plan showing:
 - Management Zones – Domestic, Conservation and Agricultural;
 - Areas to be set aside for revegetation and natural regeneration;
 - An indigenous species list including scientific and common names;
- A written summary for each zone in accordance with the site plan which includes the zone type/number and ecological vegetation community types. The summary also includes a list of specific management requirements to be undertaken in each zone, which corresponds with action tables.
- Weed management strategies include the following:
 - A weed list including species by common name and scientific names;
 - Timing of control;
 - Frequency of control;
 - Monitoring;
 - A weed management table for a 5-year period and recommendations for post five years;
- Pest animal control and treatment measures particularly for rabbits and foxes includes:
 - Evidence found on site of pest animals such as burrow/dens, scats, diggings, etc;
 - Approaches to integrated pest animal management;
 - Monitoring techniques;

- Timing of treatment/control.
- A table of actions is incorporated in the Farm Management Plan that includes works in the identified zones. A prioritised list of actions is incorporated for a five-year period. After this a list of recommendations for a post five-year period is included. This includes native vegetation restoration and management and pest and weed control and management.

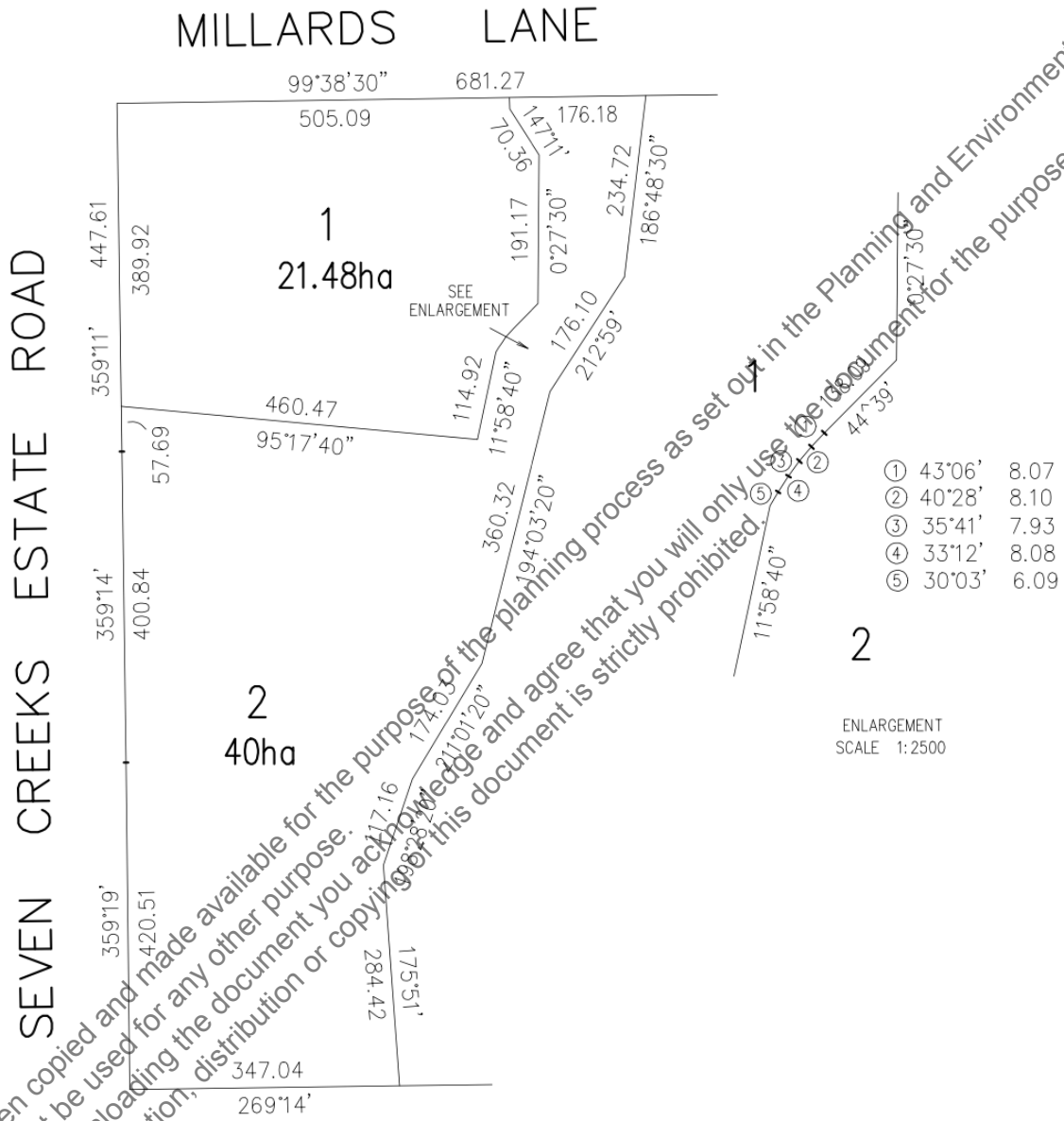


Figure 1 – Proposed subdivision

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Figure 2 - Aerial view of the proposed subdivision





Figure 3 - Aerial view of proposed Lot 1

The property is located ~3.2km southeast of Euroa, see Figures 4 and 5. Access for Lot 1 is off Millards Lane and Lot 2 has three access points, one off Millards Lane and two off of Seven Creeks Estate Road.

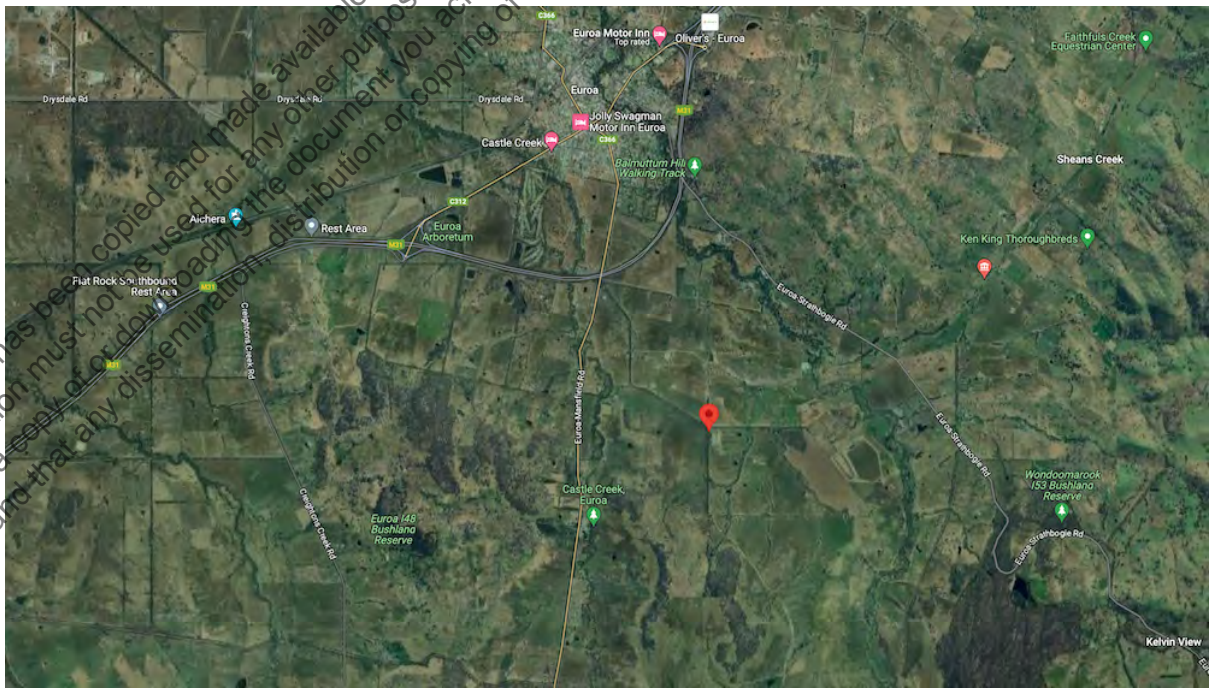


Figure 4 - Neighbourhood character

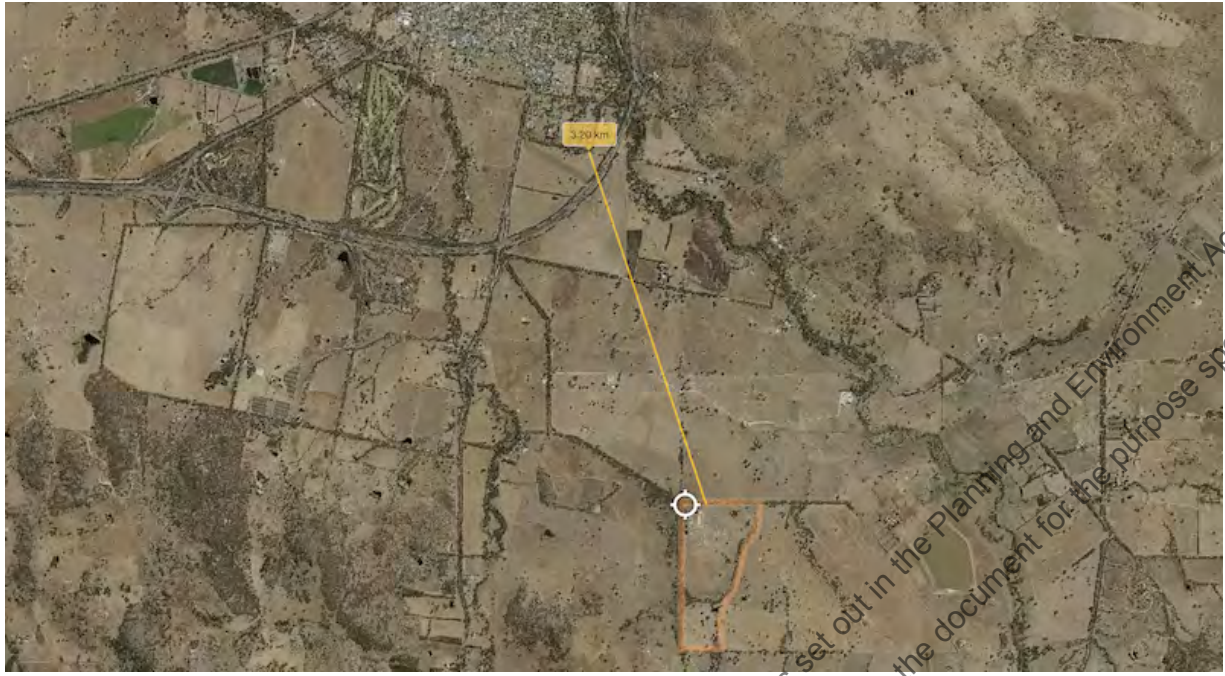


Figure 5 – Property Location



Figure 6 – Lot 1 access off Millards Lane





Figure 7 – Point where Lot 1's driveway meets Millards Lane



Figure 8 – Seven Creeks Estate Road alongside the eastern boundary



METHOD

Data and Literature Review

The following resources and databases were reviewed as part of a desktop assessment:

- NatureKit previously the Biodiversity Interactive Maps (DEPI 2013/DELWP 2018) for the extent of historic and current EVCs, and the location of sites of biological significance within the region;
- Native Vegetation Information Management System (DEPI 2013/DELWP 2022);
- Planning Schemes Online maps (DELWP 2022) for current zoning and planning overlays applicable to the study area;
- Aerial photography of the study area;
- Relevant state legislation, policies and guidelines;
- Victoria resources online (landform, geology and soils), (Department of Economic Development, Jobs, Transport & Resources 2022);
- Goulburn Broken Catchment Management Authority, 2022;
- Energy and Earth Resources maps, Department of Economic Development, Jobs, Transport and Resources, Victoria, Australia.

Field Survey

A site assessment was undertaken on the 1st of December 2023; to identify current land use, adjacent land use, agricultural potential, flora and fauna values, landform, geology, soil types, land capability, infrastructure, equipment, environmental features and risks within the study area and immediate surrounds. The study area was traversed by vehicle and on foot, and land condition and vascular plants were recorded. An aerial photo was used. The land use (on site and adjacent), geology, landform, agricultural potential and overall condition of the soils and vegetation were noted.

Background in Land Management

Please see Appendix 2: Curriculum Vitae, which provides background on the expertise of the author.

SITE HISTORY

The property is located within the Strathbogrie Shire. Prior to European settlement it would have been an open eucalypt woodland to 15 m tall, which occupied soils of moderate fertility on flat or gently undulating plains at low elevations in areas with >600 mm annual rainfall.

For tens of thousands of years, the area was part of tribal area of the Taungurung people. The Taungurung people are one of five adjoining tribes which make up the Kulin Nation, their territory spanning large tracts of central and eastern Victoria. The five tribes of the Kulin Nation are:

- The Wurundjeri People
- The Bunurong People
- The Wathaurong People
- The Taungurung People
- The Dja Dja Wurrung People

The Taungurung peoples' western most border stretched to the banks of the Campaspe River and North to Nagambie and Euroa. In the South, they ranged as far as Marysville and extended East into the Southern Australian Alps. The Taungurung people were broken into nine clans that occupied different areas of the overall lands they inhabited.

After European settlement the property would have been part of a pastoral run. In the 1860s the area was opened up for selection and the Sydney to Melbourne routes passed through the locality. Timber cutting was a major industry and a number of sawmills operated in the area.

Grazing and to a lesser extent broadacre cropping have been important enterprises in the area. The horse industry is a very important local industry, and the area is known as the "Horse Capital of Victoria".

PROPERTY CHARACTERISTICS

The property is vegetated with regenerating overstory trees, limited mid and understory species and native grasses (20%) and introduced species (80%).

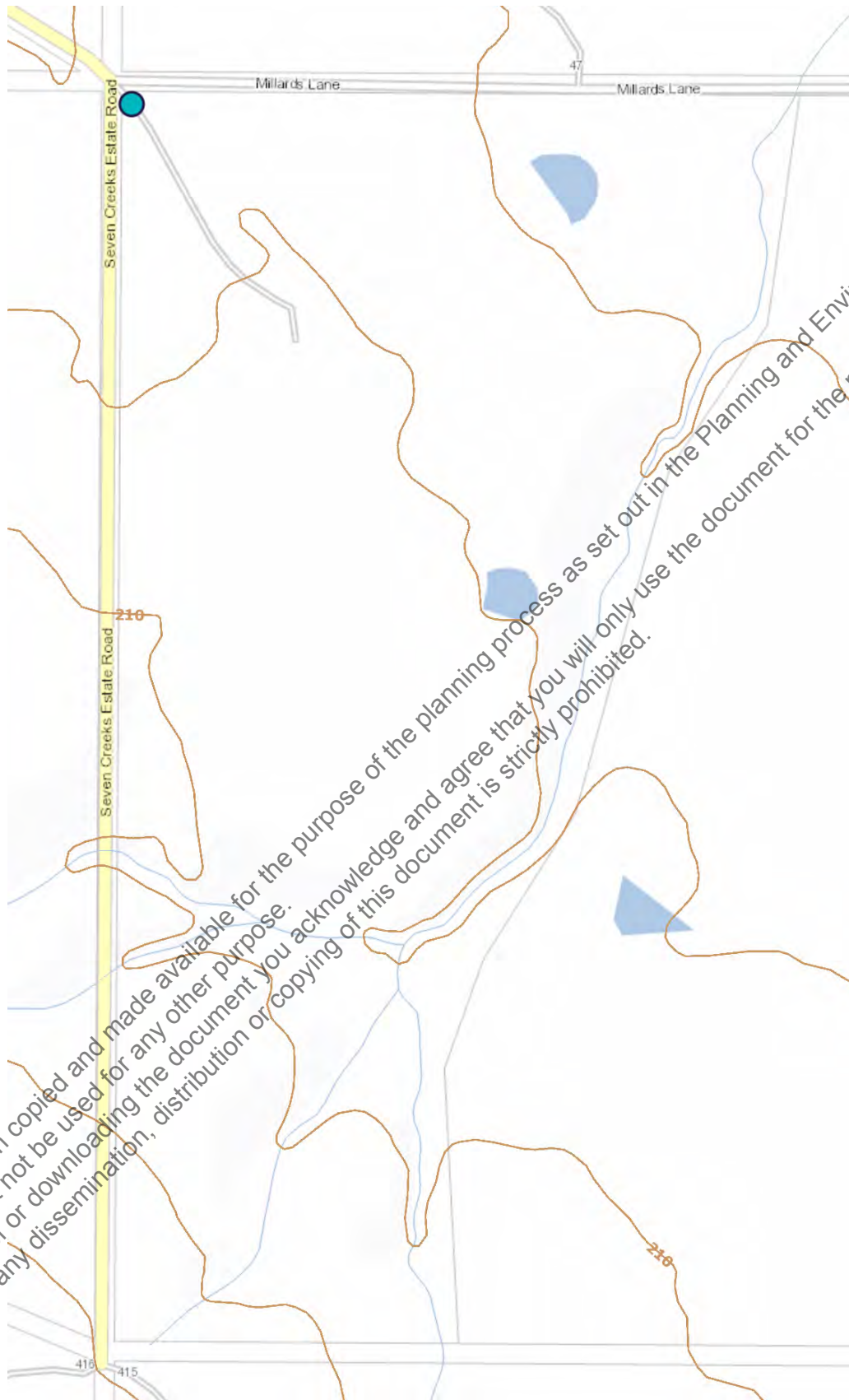
It has undulating low slopes and drains from the southwest to northeast. The property is at an elevation of ~230m to 185m, see Figure 9.

The fencing and infrastructure are extensive and in excellent condition and it has good access that does not present any impact on native vegetation.

Weeds are an ongoing issue in the district, and the owner has had a very active weed control program in place and the property is relatively weed free.

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Figure 9 – Property contour map

The property is in two Bioregions and is mapped as having two Ecological Vegetation Classes (EVC): Victorian Riverina Bioregion, EVC 55 Plains Grassy Woodland, with a bioregional conservation status of



endangered and Central Victorian Uplands Bioregion, EVC 175 Grassy Woodland, which also has a bioregional conservation status of endangered, see Figure 10.

The property has been cleared for a long time, probably in the late 1800's with the timber being processed in local sawmills.

From a land stability perspective, the property has some erosion and a low population of rabbits, that will benefit from continued active onsite management and the implementation of the actions outlined in this plan.

Figures 11 to 35 give an overview of the property and the infrastructure associated with each proposed lot.

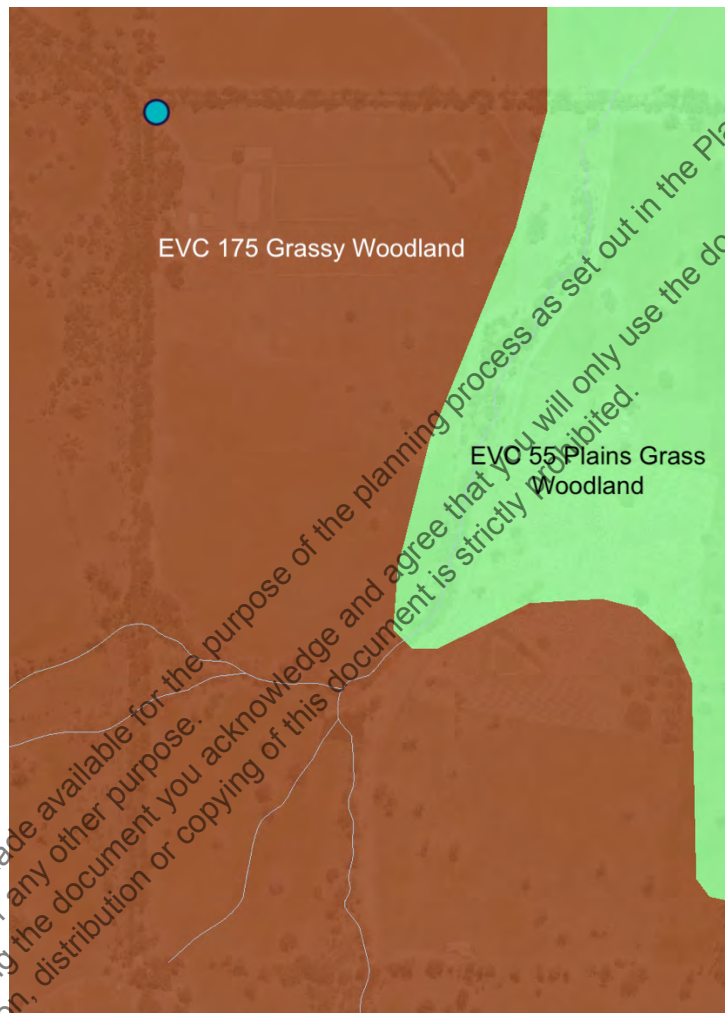


Figure 10 – Ecological Vegetation Classes of the property





Figure 11 – Show jumping arena on Lot 1



Figure 12 – Show jumping arena on Lot 1





Figure 13 – Horse wash bays on Lot 1



Figure 14 – Internal driveway and house on Lot 1



Figure 15 – Excellent standard of fencing



Figure 16 – Water tank on Lot 1





Figure 17 – Stables on Lot 1



Figure 18 – Stables and storage shedding on Lot 1



Figure 19 – Internal laneway on Lot 1



Figure 20 – Arena on Lot 1





Figure 21 – Another arena on Lot 1



Figure 22 – Another arena on Lot 1



Figure 23 - Parking area on Lot 1



Figure 24 - Agistment paddocks on Lot 1





Figure 25 – Example of a larger paddock on Lot 1



Figure 26 – Dam on Lot 1





Figure 27 – Access to Millards Lane and the northeast corner of Lot 2



Figure 28 – Access road on Lot 2



Figure 29- Creek exit, northeast corner of Lot 2



Figure 30 – Fenced off creek exit, eastern boundary of Lot 2



Figure 31 – Laneway and fenced off creek on Lot 2



Figure 32 – Overview of the southern portion of Lot 2





Figure 33 – Southern boundary of Lot 2



Figure 34 – Overview of the mid southern portion of Lot 2





Figure 35 - Dam on Lot 2

The property is in the Goulburn Broken Catchment and is in the upper reaches of the Seven Creeks Catchment. Seven Creeks originates on the Strathbogie plateau above the township of Strathbogie. From Polly McQinn's weir the creek descends a steep granite escarpment, and then flows through the confined valley this property is part of and on through Euroa before joining the Goulburn River south of Shepparton.

Property Zoning and Planning Overlays

The property is in the Farming Zone (FZ), see Figure 36 and also has an Erosion Management Overlay, see Figure 37.

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FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)

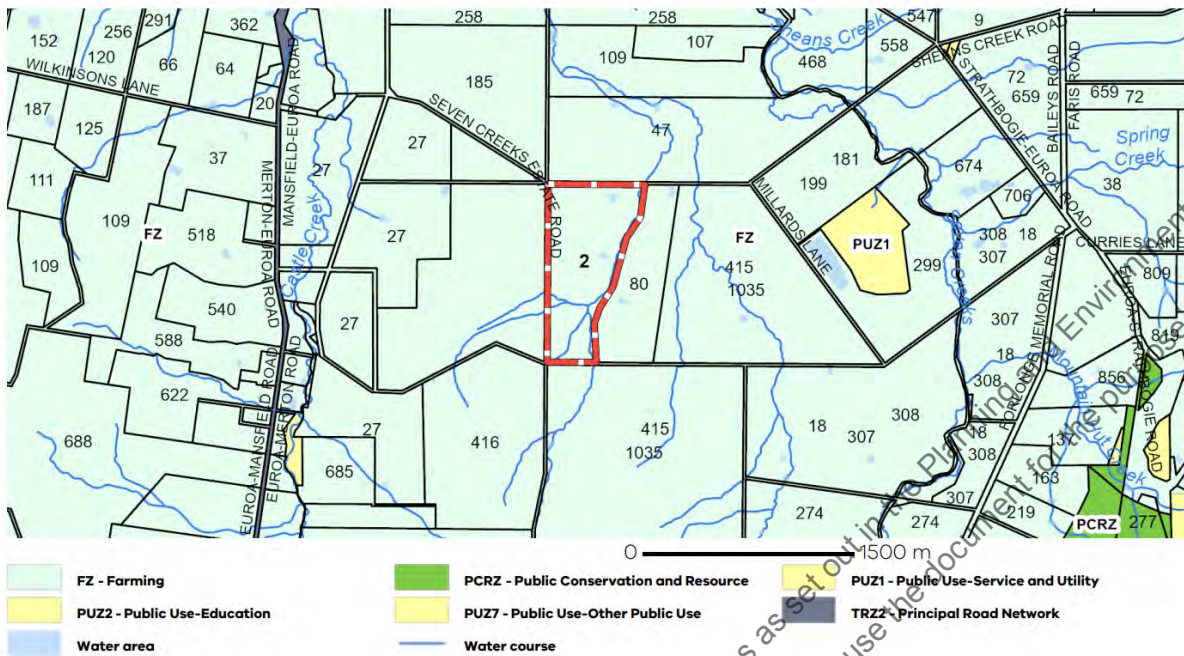


Figure 36 – Property and district zoning

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

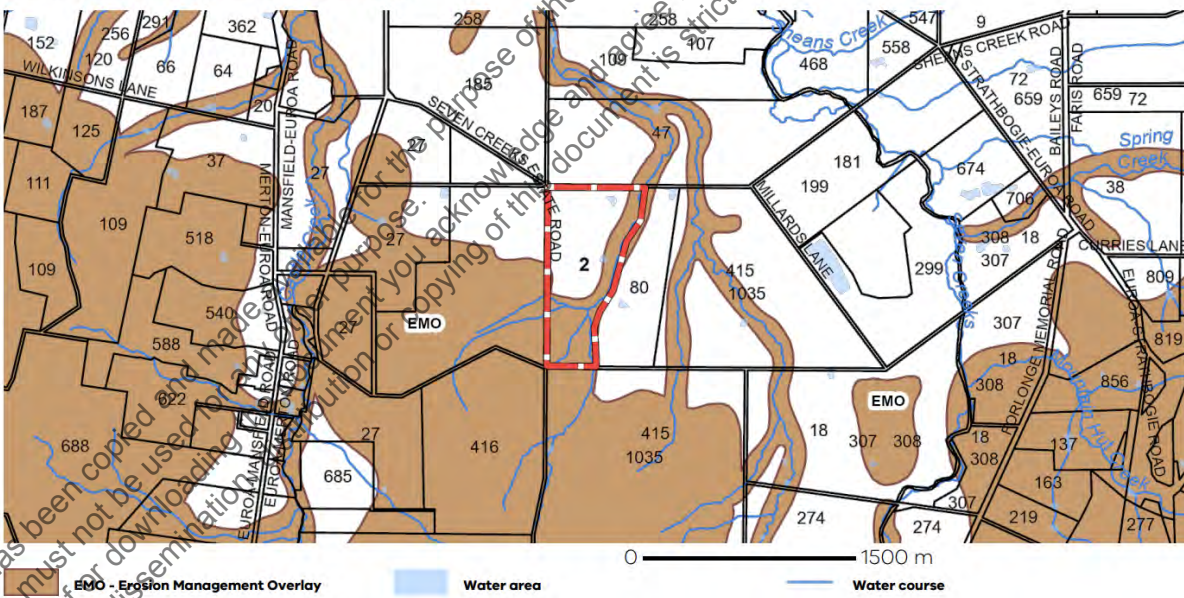


Figure 37 – Erosion management overlay

Landform, Geology, Soils, Topographical Features, Drainage, Riparian Zone and Climate

Understanding the land resource, its condition and inherent capability, provides the basis for sustainable land use. A collection of information to support land management and land use planning programs has been based on a Land Systems Approach. Land Systems are derived by integrating environmental features;

including geology, landform, climate, soils and native vegetation, using an ecological approach (Christian & Stewart 1946, Rowe 1984).

The property is in the mid catchment of the Goulburn Broken Catchment. The property is classified as being part of the Low Elevation Low Relief Landscapes, low hills cut in Lower Palaeozoic sedimentary rocks and granites, as the landscape gently descends to the Northern Riverine Plains, see Figure 38.

The upper rises have brown gradational soils over bedrock (see Figure 40) and on the low slopes they are duplex (texture contrast soils). The susceptibility to land deterioration is as follows:

- Wind erosion (moderate to high)
- Gully erosion (moderate to high)

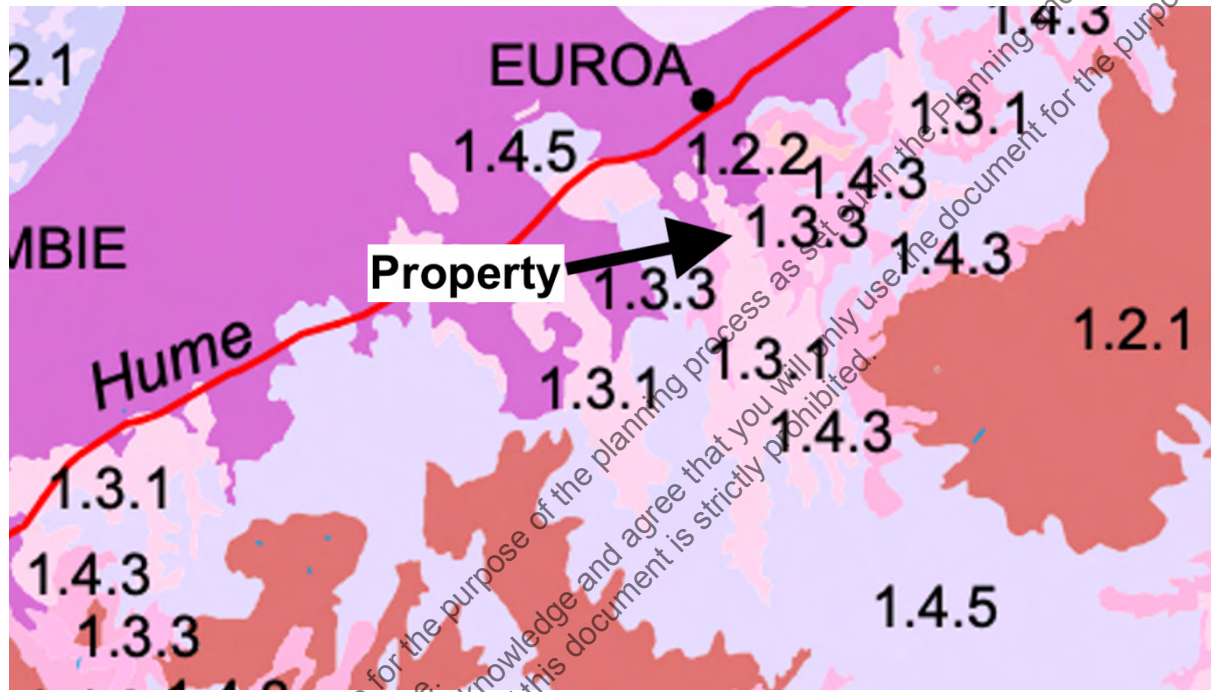


Figure 38 – Rises (gently undulating)/Low Hill (Undulating) Land System

Prior to European settlement, the landscape would have been an open, eucalypt woodland to 15 m tall. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer and chenopods are often present.

GEOLOGY

The geology of the property is mapped as being Qc, with a small amount of Dug217, see Figure 39.

Qc – Quaternary period, (Present day to 2.58 million years ago), Fluvial, Lacustrine: Clay, sand, sandy clay.

Dug217 – Devonian period (358.9 to 419.2 million years ago), Strathbogrie Granite. Biotite, cordierite granite: Non-magnetic, s-type, textural and lithological variations include fine grained, cordierite rich granite medium grained granite with minor cordierite and coarse grained tourmaline rich granite; densely joined, pale grey.

Fluvial – Deposited by rivers.

Lacustrine – Associated with lakes and lake deposits.

Granodiorite: Medium- to coarse-grained rock that is among the most abundant intrusive igneous rocks. It contains quartz and is distinguished from granite by it having more plagioclase feldspar than orthoclase feldspar (the key visual differences being colour and striation/granulation); its other mineral constituents include hornblende, biotite, and augite. Biotite is a particular mineral. Porphyritic are igneous rocks of

particular crystal size. Andesine and Labradorite are particular silicate minerals that form as igneous rocks cool.

The difference between granite and granodiorite is that granite contains mostly potassium feldspars and has a low percentage of dark iron and magnesium minerals; whilst granodiorite contains more plagioclase (calcium and sodium) feldspar than potassium feldspar and has more dark minerals. Both are intrusive igneous rocks.

Graptolites are extinct types of drifting plankton, i.e. strands of colonising animals and Phyllocarids are fossilised crustaceans (have a shell or exoskeleton e.g. shrimp).

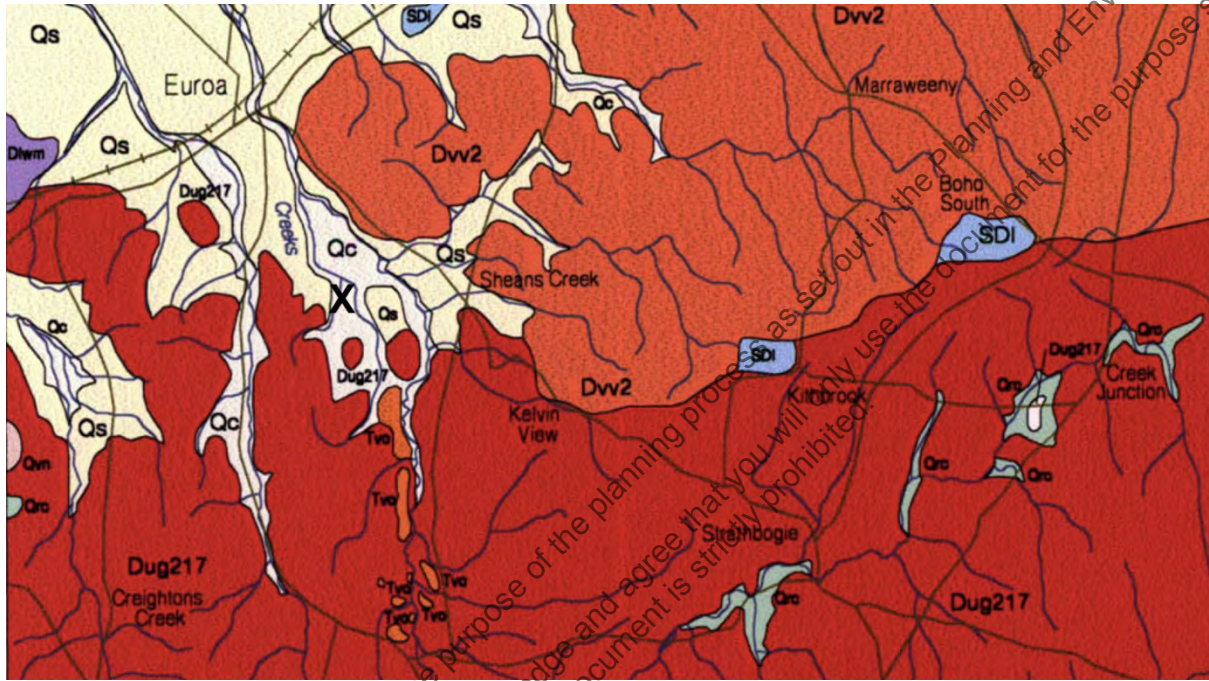


Figure 39 – Geology of the area (The property location is marked by the black X) (Geological Survey of Victoria)

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Figure 40 – Gradational soil on the property

CLIMATE

The property is in the Mid Catchment of the Goulburn Broken Catchment. The climate is mild and temperate.

The average rainfall for the area is 573mm, see Table 1. Because of the hilly nature of much of the area, considerable variation in local climate occurs. This average rainfall is high by Victorian standards, it can be compared to other areas of Victoria, see Figure 41.

The growing season is on average from April to November (8 months), see Table 1. Which is long for Victoria. These are the months when rainfall reliably exceeds the rate of evapotranspiration (>50% of the time); this is also referred to as months of effective rainfall.

Effective rainfall is when there is enough to enable plant germination and to sustain plant growth.

Evapotranspiration is an estimate of moisture lost from a fully vegetated area, where soil moisture is not limiting. (Source VRO Agriculture Victoria).

Act 1987.
specified

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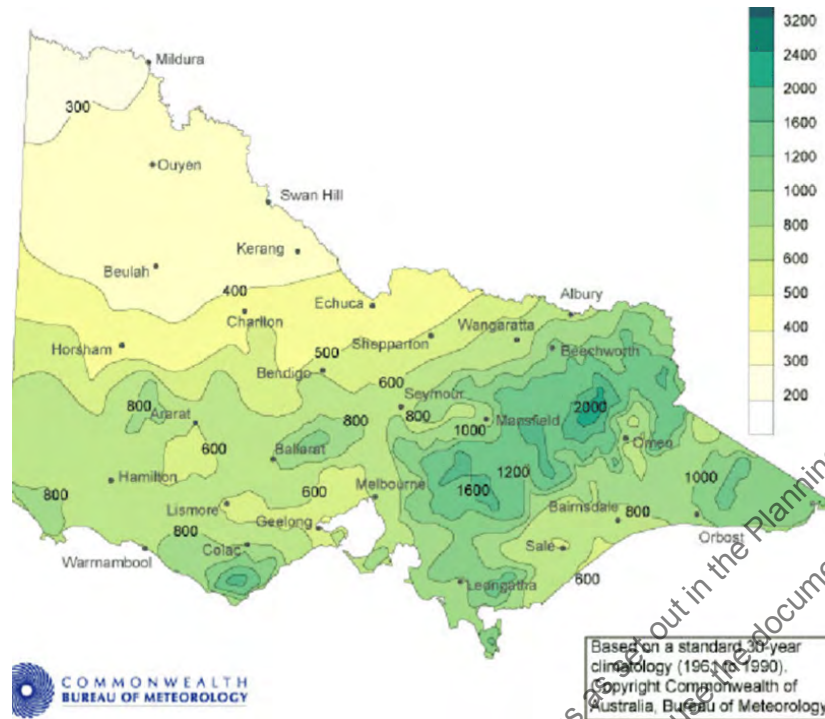


Figure 41 – Victorian rainfall averages

Victoria is divided up into eight climatic zones: Climate zone 1 - High humidity summer, warm winter. Climate zone 2 - Warm humid summer, mild winter. Climate zone 3 - Hot dry summer, warm winter. Climate zone 4 - Hot dry summer, cool winter. Climate zone 5 - Warm temperate. Climate zone 6 - Mild temperate. Climate zone 7 - Cool temperate. Climate zone 8 - Alpine. This property is in climatic zone 6 – Mild temperate, see Figure 42.

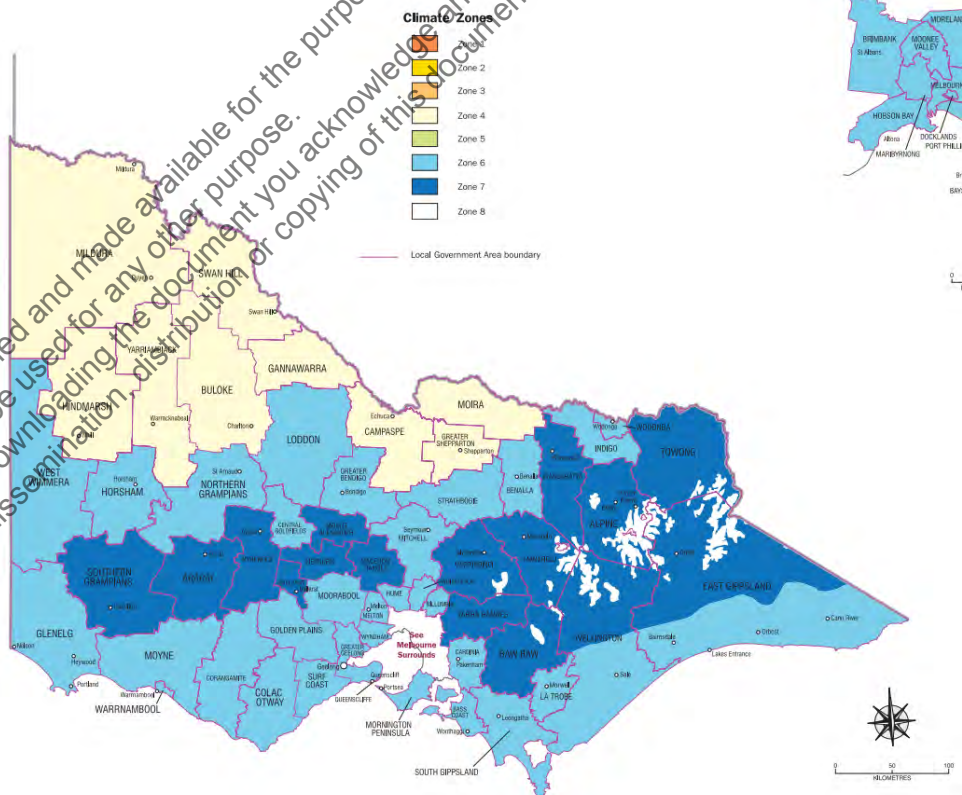


Figure 42 – Victorian Climatic Zones (Source Australian Bureau of Meteorology)

The area is susceptible to frosts anytime from May to October. December, January and February are the only months that are reliably frost free.

Frost causes the plant's cells to shrink, forcing water into spaces between the cells, where it can freeze and form ice crystals. As temperatures rise and thawing begins, the water is absorbed back into the cells by osmosis. If this occurs quickly there is no damage to the tissue, but if thawing is slow, the cells are deprived of water and become dehydrated resulting in 'frost burn' and even plant death. Frost tolerant plants are those that can survive temperatures down to -5C and several frosts in a row.

Table 1. Rainfall Data for Sheans Creek, ~6.2km northeast from the property, records kept since 2000

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	41.2	34.3	38.3	45.3	48.9	67.1	63.0	56.6	49.2	53.2	47.0	51.4	608.4
Lowest	0.0	0.4	2.8	2.4	0.8	4.0	6.2	4.8	12.2	0.8	0.0	3.4	263.2
5th %ile	8.9	1.4	3.5	7.0	8.3	12.7	25.1	12.8	16.2	13.9	13.6	9.9	316.7
10th %ile	10.7	1.8	4.8	7.4	14.5	19.9	26.5	16.4	20.2	16.6	20.8	14.6	401.0
Median	24.4	17.4	37.0	33.0	44.5	69.0	60.6	52.8	48.2	30.9	47.1	43.8	572.8
90th %ile	92.8	102.4	76.4	95.5	100.7	104.4	97.1	101.8	78.6	103.9	76.7	77.6	926.0
95th %ile	103.9	109.1	92.0	112.9	112.8	116.8	121.9	105.4	92.6	110.3	84.6	124.8	966.3
Highest	140.2	126.8	134.0	188.8	136.6	167.6	131.2	115.2	125.4	223.2	111.2	189.4	967.2

VEGETATION ASSESSMENT

This property like most other properties in the district, has had a history of very significant disturbance with European settlement. Using the DELWP NatureKit (previously Interactive Biodiversity Map 3.1), the pre-1750 map shows the property as being in two Bioregions and is mapped as having two Ecological Vegetation Classes (EVC): Victorian Riverina Bioregion, EVC 55 Plains Grassy Woodland, with a bioregional conservation status of endangered and Central Victorian Uplands Bioregion, EVC 175 Grassy Woodland, with a bioregional conservation status of endangered, see Figure 10.

It is vegetated with native (20%) and introduced (80%). See Figure 2. In Victoria, the condition of native vegetation at a site is measured using the Vegetation Quality Assessment (VQA) method. The VQA results in a habitat score (out of 100) as a percentage of the benchmark.

A model is generated to determine a condition benchmark of vegetation types in Victoria. The condition benchmarks include environmental attributes for each vegetation type across Victoria. Attributes of vegetation types in very good condition are used to establish the pre1750 condition benchmarks. The condition benchmarks for each vegetation type are then extrapolated to all locations where that vegetation type would have existed. All locations across Victoria are assigned a vegetation type with condition benchmark scores. The Strategic Biodiversity Value is determined by using the information on the vegetation, coupled with information on fauna and the relative biodiversity importance of the Victorian Landscape, (DELWP, 2017).

A property inspection has shown that the property is very modified in the cleared areas, with low to moderate Strategic Biodiversity Scores of 0% to 20% of the benchmark. The areas of native vegetation are mapped as having low to moderate biodiversity scores, see Figure 53. The native vegetation condition is mapped as being moderate to one patch of high quality, see Figure 54. This was confirmed on the site inspection. Overstorey vegetation is well represented and there are some areas containing native grasses, but there are very little understorey or mid storey species present.

The development has been planned so as to avoid native vegetation, with those areas mapped as Class 5 and planned to be Conservation Zones, see Figure 66. Most areas of native vegetation are already fenced off and protected and the vegetation is regenerating. It would benefit from the reintroduction of understorey species as is proposed by this development. Figures 43 to 52 give an overview of the vegetation on the property, a feature being the well represented overstorey species along the gullies and drainage lines and the significant large old trees.



Figure 43 – Regeneration that is on Lot 1



Figure 44 – Creek and regeneration, northeast corner of Lot 2





Figure 45 - Regeneration, southern boundary of Lot 2



Figure 46 - Regeneration along the creek on Lot 2





Figure 47 – Regeneration along the creek on Lot 2



Figure 48 – Fenced out creek and regeneration on Lot 2



Figure 49 – Large old remnant Red Box, fenced from stock on Lot 2

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Figure 50 – Large old Red Gums, fenced from stock on Lot 2



Figure 51 – Good quality, mixed species regeneration, fenced out on Lot 2



Figure 52 – Fenced out regeneration on Lot 2



Figure 53 – Strategic biodiversity value as mapped by NatureKit



Figure 54 – Native vegetation condition as mapped by NatureKit

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Table 2. Indigenous species observed on site

Species	Common Name
<i>Juncus spp</i>	Rushes
<i>Austrodanthonia spp</i>	Wallaby grass
<i>Themeda triandra</i>	Kangaroo grass
<i>Austrostipa spp</i>	Spear grass
<i>Eucalyptus camaldulensis</i>	River red gum
<i>Eucalyptus polyanthemos</i>	Red box
<i>Eucalyptus viminalis</i>	Manna gum
<i>Acacia implexa</i>	Lightwood
<i>Exocarpos cupressiformis</i>	Cherry Ballart

WEEDS

The property is 80% vegetated with introduced species, see Table 3. Weeds have been very well controlled on the property and no noxious weeds were observed.

Weed Management Plan

- 1 Remove any isolated noxious weeds that may appear on the property.
- 2 Maintain a 50m weed free buffer zone around the property boundary to prevent any weed incursions.
- 3 Monitor and remove seedlings from any controlled areas.
- 4 Weeds to be monitored and controlled on an ongoing basis with spot spraying, mechanical removal and slashing occurring, if new weeds are detected.

Table 3. Pasture/Weed Species Observed on the Property

Species	Common Name
<i>Hypochoeris radicata</i>	Cat's Ear
<i>Oxalis pes-caprae</i>	Sour Sob
<i>Trifolium spp</i>	Clover
<i>Lolium spp</i>	Ryegrass
<i>Erodium spp</i>	Corkscrew
<i>Sonchus oleraceus</i>	Common sow thistle
<i>Bromus spp</i>	Brome grass
<i>A fetotheca calendula</i>	Cape weed
<i>Romulea rosea</i>	Onion grass
<i>Rumex spp</i>	Dock
<i>Juncus bufonius</i>	Toad rush
<i>Briza maxima</i>	Shell grass
<i>Cynodon dactylon</i>	Couch grass
<i>Rumex acetosella</i>	Sheep Sorrell

PEST ANIMALS

Rabbits are at low levels; the aim of the owner is to control rabbits and maintain the property as near as possible to rabbit free.

Rabbit Management

1. Nighttime spotlight counts will be conducted, focusing on likely rabbit harbour along the creeks, around wood heaps, sheds, thickets and buildings.
2. Rabbit control will be focused on the most cost-effective period of late summer and early autumn, when breeding has generally ceased in the rabbit population.
3. Biological control and natural mortality will be allowed to continue.
4. Any rabbit harbour will be removed and warrens destroyed (i.e. ripped).
5. Fumigation and further warren destruction will be carried out.

Foxes (*Vulpes vulpes*) are opportunistic predators and scavengers and have few natural predators in Australia. Red foxes pose a threat to livestock, as they prey on poultry and lambs. They can also transmit distemper, parvo virus and mange to domestic dogs.

Evidence suggests red foxes are a primary cause in the decline and extinction of many small and medium-sized rodent and marsupial species in Australia. They also prey on many bird species.

Fox Management

1. Foxes will be monitored for by monitoring for scats and by nighttime spotlight counts (as for the rabbits).
2. Control options, should they be required will be shooting and fumigation of dens.

EROSION

There are areas of erosion on the property, see Figures 55 to 60.

List of management techniques to repair and stabilise the gullies

1. Keep a well grassed buffer zone (30m either side) of the gully to prevent high rates of runoff reaching the gully from the sides and ensuring the gully sides are well vegetated to keep them stable, is important.
2. Fence the drainage line off to prevent access by stock, 15m back from the centre of the drainage line on either side.
3. Maintain healthy, vigorous levels of vegetation by the control of vermin such as rabbits and hares and establish a stock free buffer zone with a grass height of a minimum of 100mm to filter and slow surface water flow. Rabbit are low on the property and their continued control is a significant benefit of this proposal.
4. Identify drainage area that feeds into the gully, as a separate land class in which vegetation needs to be managed and protected.
5. Retain all remnant vegetation along the gully.
6. Carefully monitor the site after rainfall events and quickly repair any areas that erode, until the area is fully stable.



The long-term success of stabilisation work depends on establishing and maintaining good vegetative cover. This prevents further erosion and allows the floor to catch silt, which will reduce the slope or fall of the drainage area over time.

Maintaining the gullies on the property

1. Maintain groundcover (>50mm) along the drainage line and buffer zones and eliminate grazing from these areas, keep the drainage line covered.
2. Maintain protection by maintaining healthy, vigorous levels of vegetation by the control of vermin such as rabbits and hares.
3. Ensure all ground cover is maintained and vegetation protected and replaced if any is lost.
4. Retain all remnant native vegetation along the drainage lines.
5. Do not fill drainage lines with solid objects such as rocks, fill or soil. This only creates an impediment to water flow and directing water around such objects increases flow speeds and can create erosion.
6. Do not traffic drainage lines during wet periods where ruts can be made.
7. Maintain the protective fencing, 15m back from the gully edge.

The long-term success of bed stabilisation work depends on establishing a good vegetative cover on the gully floor. This prevents further gullying and allows the floor to gradually silt up, and so reduce the slope or fall of the gully.

Stabilising the bed of a gully will promote the colonisation of vegetation and reduce the risk of further undercutting and gully wall slumping.

Branches of dead shrubs or small trees can play a useful role in stabilising a gully bed by providing “hydraulic roughness” to slow water flow, trap sediment and provide cover for vegetation to colonise. Branches should face towards the head of the gully to reduce the velocity of the runoff after it flows down the gully head. The interwoven branches act as semi-permeable barriers to flow, detaining runoff and resulting in increased soil moisture in the gully floor.

Although the gully cannot be completely filled back to ground level, growth of vegetation can assist in stabilising the gully floor. Most gullies carve out far more capacity than they require, even for a major runoff event, and therefore this tactic can work. Also, because it uses branches, it is low cost and also lower risk of failure and bigger problems, like there is with other instream tactics such as building weirs, spillways or dams.

A gully head dam is proposed for Lot 2, see Figure 56. A gully head dam floods the gully head, preventing it from eroding further. It also provides a stilling pond, which dissipates the energy associated with the overland flow entering the gully. The dam spillway is then designed to discharge to a stable, well grassed area that is at a low risk of erosion, before entering a stable area of the gully.





Figure 55 – Stable erosion with regenerating overstory on Lot 2



Figure 56 – Gully and erosion head, proposed for a gully head dam





Figure 57 - Gully erosion on the property



Figure 58 - Gully erosion on the property





Figure 59 – Stable mid-section of the creek/gully on Lot 2



Figure 60 – Erosion where the creeks/gullies meet on Lot 2



AGRICULTURAL POTENTIAL AND LAND CAPABILITY CLASSIFICATION

The property has moderate agricultural productivity potential, see Table 4. The aim of the property owner is to improve the agricultural productivity potential and ecological values for the property by creating two lots, each with the potential to have fully commercial scale businesses upon them.

This plan will demonstrate how significant scale agricultural production can be made, as well as a gain in native vegetation, strategic biodiversity value, and an overall contribution to objectives of the Farming Zone.

This Farm Management Plan uses an internationally recognised land capability classification system as a means of evaluating the agricultural capability of the land, see Figure 61 and Table 4.

In the Agricultural Zones of the property, grazing can result in productivity with risks associated with soil type and the potential for erosion addressed.

The gullies and areas with the most significant native vegetation have been classified as Class 5, best suited to non-agricultural use/nature conservation.

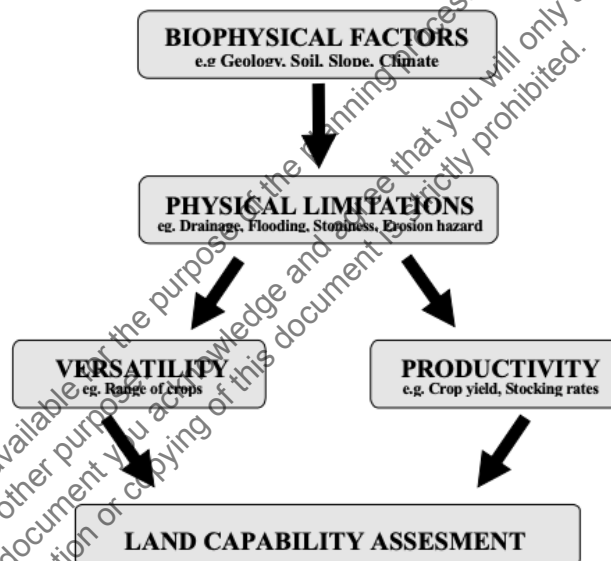


Figure 61 – Land Capability Assessment

Table 4. Land Capability Classes Explained

CLASS	CAPABILITY	DEGREE OF LIMITATION
Class 1	Very good	Can sustain a wide range of uses including an intensive cropping regime. Very high levels of production possible with standard management levels.
Class 2	Good	Moderate limitations to agricultural productivity, overcome by readily available management practices.
Class 3	Fair	Grazing Zones - Can sustain agricultural uses with low to moderate levels of land disturbance such as broad acre cultivation in rotation with improved pastures. Moderate levels of production possible with specialist management practices such as minimum tillage.
Class 4	Poor	Low capacity to resist land disturbance such as cultivation. Moderate production levels possible with specialist management such as improved pasture establishment with minimum tillage techniques. Recommended for low disturbance agriculture such as grazing, perennial horticulture or nature conservation.
Class 5	Very poor	Very low capability to resist disturbance. Areas of low productive capacity. Minimal grazing levels or non-agricultural uses recommended.

Note: Land is assessed for agricultural production on the basis of climate, topography, and the inherent characteristics of the soil. Climate differs from topography and soil features in that it is a regional parameter rather than site specific. The capability table identifies the versatility and potential productivity of an area for a range of agricultural uses, and highlights the necessary level of management required to sustain the land use. (E. Jones, G. Boyle, N. Baxter and M. Bluml (1996))

The soils on farm will benefit from the deep perennial pasture establishment to improve productivity, maintain groundcover to prevent erosion, to ensure the quality of any overland flows.

This pasture establishment will also increase the soil carbon, improve the soil structure and improve the soil biota.

At the property's scale, the sustainable land use of the block is suited to livestock grazing as part of the horse and cattle enterprises and nature conservation, as is proposed.

This will see sustainable land management, where ground cover is maintained, weeds are controlled, and vermin can be kept under control. Table 5 shows a calculation of the carrying capacity for the property.

Table 5: Potential stocking rate for this land type

Rainfall Decile	Growing Season Rainfall mm	Less 30mm for evaporation	Potential Kg dry matter/ha	Pasture Utilisation 35%	Potential DSE/ha
Decile 9 - Above Average (Best 10% of years)	663mm	633mm	18,990kg	6,647kg	19
Decile 5 - Average Season	353mm	323mm	9,690kg	3,392kg	10
Decile 1 - Below Average (Worst 10% of years)	135mm	105mm	3,150kg	1,103kg	3

Bolger TP, Turner NC (1999) 'Water use efficiency and water use of Mediterranean annual pastures in southern Australia'. Rainfall data calculated from the Bureau of Meteorology Data.

A DSE is used as a method of standardising an animal unit and is the amount of feed required by a two-year-old, 50kg Merino wether to maintain its weight. Stocking density (head/ha) refers to the number of stock per hectare on a grazing area or unit at any one time and is usually used to describe the number of stock to be grazed per unit area.

Animal and plant growth needs change throughout the year and season to season. When grazed the grass height will be kept at 35mm or above to protect the soil and surface water flow quality. Lot 1 will have an ~15ha grazing area, capable of supporting 150 DSE in an average season and Lot 2 has an ~25ha grazing area, capable of supporting 250 DSE in an average season.

A perennial phalaris based pasture will extend the active pasture growing season (thereby decreasing feed gaps periods), outcompete weed species and will respond to summer rainfall events.

The paddocks are to be rotated and rested between grazing, with a minimum of a four-week spell in winter, to ensure pasture recovery and health, management of worm burdens and manure and maintenance of ground cover. In spring this can be reduced to 18 days between rotations.

The sward height will be kept between 12.5cm and 3.5cm to keep the pasture between the equivalent of 3,500 kg of dry matter per hectare and no less than 1,200 kg of dry matter per hectare. This will maintain ground cover, provide optimal horse and cattle feed and also provide organic matter for soil organisms.

These enterprises are a good option for a property of this scale. Such businesses increase the potential returns per hectare, well over and above traditional grazing enterprises.

Table 6: Potential Stocking Rates for horses

Rainfall Decile	Growing Season Rainfall mm	Potential DSE/ha	Potential Horses/ha	Potential Young Horses or Ponies/ha
Decile 9 – Above Average (Best 10% of years)	663mm	19	1.9	2.7
Decile 5 – Average Season	353mm	10	1	1.4
Decile 1 – Below Average (Worst 10% of years)	135mm	3	0.3	0.4

N.B. A 50 kg wether maintained at constant weight has a dry sheep equivalent (DSE) rating of 1.

A horse has a DSE rating of 10 and a young horse 6

A hectare is 2.47 acres

Variability in seasonal condition is a key parameter and also supplementary feeding and land and pasture management influence the sustainable stocking rate for high value bloodstock. Grazing height is the key indicator of available dry matter equivalent and land protection potential. 35mm is the minimum height, at that height the soil surface is still protected, and surface water flow can be filtered effectively. So regardless of season, stock should be removed at or before 35mm (1,200kg/Dm/ha) from any paddock and placed in a new paddock, or in holding paddocks and yards and supplementary fed.

Conversely, 125mm or 2,500kg/Dm/ha is the optimum height to commence grazing a paddock in the spring. Taller than 125mm and actively growing pastures increase their fibre content and become “rank”, thereby reducing their feed value.

Farming systems involving high value equine bloodstock, require key supplementary feeding at different stages and can never be 100% pasture based, regardless of the pasture feed on offer. So, managing for soil protection (35mm pasture height minimum), is the key to effective land management in equine farming systems, in respect to soil protection and erosion prevention. It is also important to remove stock from any waterlogged situations, where soils can be damaged from pugging.

Horse, cattle and plant growth needs change throughout the year and season to season. Flexibility is a must, requiring a constant balancing act between meeting your horse's nutritional need and maintaining a healthy pasture. Different pasture species will have different growth rates and requirements. Paddock sizes must be set to best balance these requirements.

Horses are selective grazers and in fact are more browsers than grazers. This selective grazing habit causes a "lawns and rough" effect. Where they graze some areas flat, whilst leaving other areas un-grazed.

Plan paddock locations to allow for shelter, drainage and easy access. Where possible, they need to be all weather paddocks, that can handle horses in wet and dry conditions.

On flat ground and low slopes, the squarer the paddock, the less fencing material is required. The trade-off is horses self-exercise better in rectangular paddocks, the paddock configuration on Lot 1 is ideal for horses.

Grazing Management

Allow for a consistent grazing and maintenance schedule. For example, in a five-paddock rotation start with a pasture height of 12.5cm and remove stock at 3.5cm. In drought conditions, maintain rotational grazing so paddocks are not grubbed out, or use holding (sacrifice) paddocks/yards and hand feed, so that pastures are preserved.

Sacrifice/holding paddocks

These are paddocks where horse can be kept off feed for their needs or kept off paddocks that are too wet or dry. They should be located in flat, stable areas and where they can be easily slashed.

Manure management

Horses produce around 15kg of manure per day. Each manure covers around 0.05 square metres. Horses will not graze around manure. Manure dominated pastures are called horse sick, as horses will not graze them well. In a five-paddock rotation, most if not all manure will break down before the paddock is grazed again. Under such a system, each paddock will have a minimum of a four-week spell in winter.

In holding paddocks, yards, shelters etc. Manure will have to be collected.

Manure pile locations need to be selected so as to avoid leaching or ponding effects and where they are easily accessible. Composting is a good option, with a three-stage system:

- Stage 1 new manure
- Stage 2 composting, turning phase (whilst it is generating heat).
- Stage 3 curing stage, curing takes a few weeks up to a year. You can use piles or bins to hold the manure in each stage.

A front-end loader on a small tractor is very useful for managing manure piles.



DEVELOPMENT PLAN

Lot 1 has been developed to home a horse agistment, events and breeding business and Lot 2 has been designed to home a horse and cattle breeding business.

Lot 1 - The Euroa Agistment Centre (EAC) currently generates income from an average of 10 horse owners at any one time, averaging 12 – 15 horses per month. Agistment rates are \$12 per day for a private paddock and \$10 per day per horse for a group paddock, plus GST. The use of the arenas, shed storage and float parking is included. This enterprise generates \$50,000+ per annum profit. In addition Agistees often pay extra for hay, feeding, rugging and lessons.

Other income sources for proposed Lot 1 are generated from 1-2 clinics per month, as well as Freshman's showjumping days and workshops. These have the ability to make \$1,000 profit per event, so an additional \$50,000 profit per annum.

Lot 1 comfortably generate \$100,000 profit per year with a significant upside.

For example, the facilities on Lot 1 are of an exceptional standard and could also be used for professional horse breaking, training, coaching and the professional schooling of horses, as well as yearling prep, and/or standing of a stallion and/or foaling down of mares. It also could be a venue to host a greater number of events. There is also potential to increase the agistment area and provide an additional ten paddocks.

Reports commissioned for the Australian Horse Industry Council estimate that 400,000 people own horses in Australia, with approximately one million horses across all equine industries. This gives a sound market for both properties and their potential businesses, which also targets and is beneficial for people with no horse experience.

Lot 2 will breed cattle and horses (stand a Gypsy Cob Stallion). The cattle and horses will be for sale and will also be used animal based therapy and learning programs.

ESB will stand a Gypsy Cob Stallion of Lot 2 with a service fee of \$1,500. Stallions have the capability of serving over 100 mares in a breeding season (Target of a minimum of 20/season, \$30,000). The business on Lot 2 will also home six broodmares and their progeny and produce 13 to 15 calves per year from 15 breeders. The calves average \$1,500/head (\$19,500 to \$22,500 per year) and the Gypsy Cob Foals, \$3,000/head (\$18,000). Animals will also be used in the Animal Therapy Programs, which return \$40,000 per annum. This gives a total income of \$107,500/annum, with the potential of greater income with an increase in the number of broodmares or mares serviced by the stallion.



Figure 62 – Example of breeding stock on proposed Lot 2



Figure 63 – Example of White Miniature Galloway calves on proposed Lot 2



Figure 64 – The Gypsy Cob (Source, The Australian Gypsy Horse Association)

Vision

To have two properties with the attributes to support two full-time businesses. The businesses can provide the highest level of horse and cattle care; with individual, tailored programs to suit each horse and client's needs.

Mission

To make a positive impact to the lives of the horses and cattle in the owner's care and to the clients who use the services.

Operational Plan

Lot 1

Agisting 12 to 15 horses per month and having the potential to provide other horse based services and events.

Lot 2

The breeding of ESB horses and cattle as therapy and companion animals and also the cattle can be used for gourmet meat.

How do we learn from the horses?

- Horses model health for us in lots of ways.
- Horses are aware of what is happening in the present here and now and not the past or future, they are in their bodies in the here and now and receiving information as feelings that relate to their immediate needs. They breath out and let down and relax as they need, and they live in and offer authentic relationship.
- When stress, challenge and traumatic events occur they respond in the moment.
- Horses experience stimuli and feelings and use that to assess the here and now, they react and then go back to grazing, when they are safe and relaxed.

Equine therapy programs aim to improve human health and wellbeing. These interventions are based upon the emotional/physical relationship that is established between the human being and the horse. They can have recreational, educative, and/or therapeutic objectives and outcomes.



Figure 65 – Miniature White Galloway stud bull on the property

Breeding Operations

The owners/staff, will manage the day to day operations. Mares and cows will be joined and will foal down/calve on the property. Horses will be homed and cared for on site.

Mares and their progeny will be maintained on a grass based system, with some supplementary feeding. The property will be rotationally grazed, to minimise parasite burdens and to ensure effective pasture and groundcover management.

Horses on agistment will be grass fed and also have supplementary feeding, they will be checked a minimum of twice daily.

On-Site Management

Horse Business Managers are required to live on-site. They are responsible for the health and welfare of valuable horses, the farm, clients, and staff.

Inspecting of horses at least twice per day, plus on-site managers being alert to any disturbances, weather events, unusual animal behaviour etc, is vital to ensuring there are no health or injury concerns. This is vital from a business bottom line and also animal welfare perspective.

In the breeding season, the number of inspections required significantly increases. Mares are considered seasonal breeders, that is they will usually show oestrus ('in season') behaviour in the warmer spring/summer months.

'In season' behaviour may include: Increased attachment to other horses, increased whinnying to other horses, squatting and urination at the approach of other horses, 'winking' of her vulva when approached by other horses. This behaviour usually lasts for about 5 days. It is critical to monitor this behaviour and conduct scans at the right time, to ensure accurate insemination.

Mares usually have around a 3-week reproductive cycle. As the mare is about to cycle, one or more follicles develop on her ovaries. During oestrus, the follicles grow in size until they are approximately 4-6 cm in diameter, when they ovulate and release the egg into the fallopian tubes. To achieve pregnancy, it is desirable to serve the mare as close as possible before ovulation, this requires careful observation and scans to determine timing. Once ovulation has occurred a structure called a corpus luteum forms, which secretes progesterone and stops the mare coming back into season. From there two things may occur:

1. If the mare is served at the appropriate time, the sperm fertilises the egg in the fallopian tubes, and the fertilised egg gradually travels down the fallopian tubes until it enters the uterus approximately 5 days after fertilisation. If pregnancy occurs the corpus luteum remains as the main hormonal support for the pregnancy for the first 35 days of gestation. This needs to be confirmed by having the mare scanned.
2. If the mare is not pregnant, the corpus luteum disappears approximately 2 weeks after ovulation and the mare will come back in season. This needs to be monitored carefully and with onsite management, to ensure as quick as possible re serving.

Most breed societies in Australia have determined an arbitrary date of the 1st of August as the birthday for horses. To fit with this date, it is usual to start serving mares in the first week of September. There is pressure on breeders to have their mares foal earlier rather than later in the season, as it leads to an earlier maturing animal.

As foals born earlier in the season are generally bigger and more mature than those born late in the season. This arbitrary date often does not coincide with the peak fertile period for horses, especially in the southern states of Australia. There are management practices and medication that help to encourage mares to breed earlier in the season, this requires careful onsite management.

The foaling down period is also critical. Mares require 24/7 observation and the use of a foal alarm. As these animals are very valuable livestock, it is critical to get foals out safely and ensure they and their mothers' survival. To do so requires careful observation and quick intervention if problems arise. Common problems

are: Red bag delivery (due to premature separation of the placenta), difficult birth and retained foetal membranes.

For mares that develop placentitis - infection of the placenta that often ascends from the vagina up through the cervix late in gestation; they may experience a red bag delivery. In which case the membranes must be ruptured by the birthing attendant and the foal's delivery likely assisted.

Dystocias, are thankfully uncommon in mares, but must be identified and treated rapidly. The person assisting the mare must determine the foal's current position and attempt to reposition the foal so he/she can be delivered from the uterus - all within about 10-15 minutes, to avoid the loss of the foal. Weak or dead foals could be the cause of the dystocia, because foals play an active role in parturition, so such problems need to be identified before labour, whenever possible.

One of the most common problems in the immediate postpartum period, occurring in 2-10% of broodmares, is either complete or partial retention of the foetal membranes after foal delivery. Similar to risk factors for red bag delivery, retention of the foetal membranes is more common in mares that have had a dystocia, placental infection, fescue toxicity or if labour was induced.

Signs of retained foetal membranes begin within 12 to 14 hours of foaling and can include depression and anorexia. A mare that retains her placenta and does not undergo proper treatment is at an increased risk for developing laminitis and for losing her ability to be fertile in the future. Management of retained foetal membranes can successfully be achieved in the field, if done properly, but is critical to have people on site to ensure such issues are identified and addressed quickly.

Any tears, haemorrhages or prolapses also need to be detected quickly and treatment provided.

Observing that the new foal suckles and receives colostrum is also a critical check point, that requires on-site attendance. There are three key signs that need to be observed by onsite management to ensure each newborn foal is healthy, these are:

1. The foal should stand within an hour.
2. The foal should nurse within 2 hours.
3. The foal should pass meconium (first feces) within 3 hours.

On-site management will also be very important for managing clients and in the care for and training of the equine therapy horses and the running of the equine therapy programs.

With any new horses arriving, secure yards will have to be clean, with clean water and feed provided. Horses are herd animals and will have differing reactions to new environments. The visiting horses will need to be able to see the resident horses and both the visiting horses and resident horses will have to be observed, until they all settle down safely.

Visiting horses will initially be more nervous and sensitive and on-site management will be required to ensure they are not startled or upset; to the point they require human intervention to settle them and prevent them injuring themselves. It is also critical they drink and do not become dehydrated.

Station Management

A successful breeding program depends on having a happy, healthy stallion who is willing to do his job. Good stallion managers must keep their horses happy, confident and well behaved, which involves considering each horse as an individual and providing daily management.

Stallions are seasonal breeders, therefore longer daylight and warmer temperatures will begin the process of readying the stallion for a breeding season. Stallions should enter the breeding season in optimal health and body condition. Ideally, the stallion enters the breeding season in a BCS (Body Condition Score) of 4 to help support his increased energy demands. While the act of breeding itself may not require a substantial amount of additional energy, stallions typically show more overall excitement and activity during the breeding season. Monitoring weight throughout the season and adjusting feed intake accordingly, is a very important component of stallion management.



Another important consideration is the stallion's soundness. Pain or discomfort can result in undesirable behaviours as the stallion experiences frustration between something that he finds desirable but elicits pain. If a stallion exhibits either aggressive behaviours or disinterest, it is important to first rule out pain, before starting any other behavioural management strategies.

Housing can also affect stallion behaviour. Stallions are housed and handled much more differently than what they would experience in a natural setting. Stallions are often isolated from other horses to ensure their safety and that of other horses. In nature, young stallions congregate together in bachelor bands, in contrast to the stallion with access to mares, known as the harem stallion. Stallions which are around only other stallions show decreased testicular size, thus, lower libido. This strategy allows them to live together with less conflict but may adversely affect breeding stallions. Housing stallions around mares may help horses who are disinterested or reluctant breeders.

Some stallions may not show interest in mares due to their past handling. It is common in performance stallions to discourage or punish them from showing sexual interest during their careers. Stallions are often punished for "dropping" the penis or performing masturbation activities. While stallion managers may not have control over a horse's past experiences, this practice should be discouraged in horses intended to be breeding stallions. Stallions should be allowed to exhibit normal breeding-related behaviours.

Expert stallion and mare handling is critically required. Sexual behaviour in horses is often very intimidating, which can quickly lead to poor handling decisions. Overly timid behaviour by the handler or excessive punishment for what is actually normal stallion behaviour will likely cause an increase in bad behaviour. Vocalization, nipping and striking are all normal behaviour for stallions. Good stallion handlers remain calm and do not overly punish or act punitively to punish the stallion for even adverse frustration behaviours.

Below are examples of actions required to help manage stallion behaviour in the breeding season:

1. Teach the stallion a routine. Consistent handling that the stallion can predict and feel comfortable with, will help lower anxiety. Use the same equipment, handlers, etc. and follow the same procedure for every service/collection. Even the smallest overlooked thing can affect a stallion's behavior and willingness. For example, horses learn to associate particular sounds (the click of stirrups for example) with being saddled and ridden; likewise when a handler pulls a stallion out of paddock or stable, this can initiate the thought process of going to breed.
2. Increase the number of times he breeds. While you may not need to breed or collect the stallion, more practice and repetition may decrease his level of arousal. This also will help with establishing a routine.
3. Teach the stallion to go the pace of the handler. The stallion must not be allowed to drag the handler or engage in circling around them, while they are trying to slow the stallion. Work on simple handling behaviours, such as stop, stand and back up when asked. Practice this outside of the breeding area as well. Make certain that the stallion moves away when the handler is walking towards him. It is essential for the safety of everyone in the breeding shed that the stallion respects the space of the handler and has basic manners before entering the breeding shed for the first time.
4. Consider his housing. The horses housed adjacent to the stallion can have tremendous impacts on breeding behaviour. Timid or reluctant breeders may need to be housed near mares to boost their confidence and interest. Stallions will decrease their testosterone, which lowers libido, if housed around more active stallions. Stallions housed near more dominant stallions may help to temper their behaviour. Monitor changes closely. If the stallion is not being used often enough, it can cause sexual frustration.
5. Be fair! Over-the-top or harsh discipline is unnecessary. Most stallions can be taught very good manners with just a normal breeding halter and a chain over the nose or through the mouth/over the gums. If using a gum chain, the handler must be very aware of their handling and not cause any damage or pain to the horse by excessive jerking. It takes very little pressure to get a response with a gum chain and extensive damage can be caused if used improperly.
6. Make breeding less exciting. Experiment with not having a mare present, or only oestrus urine in the breeding shed. Place the mare further away or have limited access. Ovariectomized mares are also less exciting than a mare in natural oestrus. If using an artificial vagina, play with lowering the temperature and pressure (while still making it acceptable to the stallion) to lessen its stimulation.

7. Punish bad behavior with a time out. This will allow both of you to calm down. If behavior is unacceptable, put the stallion back in his stall for a little while. Reward for good behavior as well. Something as simple as getting additional turnout or hand grazing can help him get down to business.

In short, stallions (particularly in the breeding season), require daily, careful management.

Land Use Zones

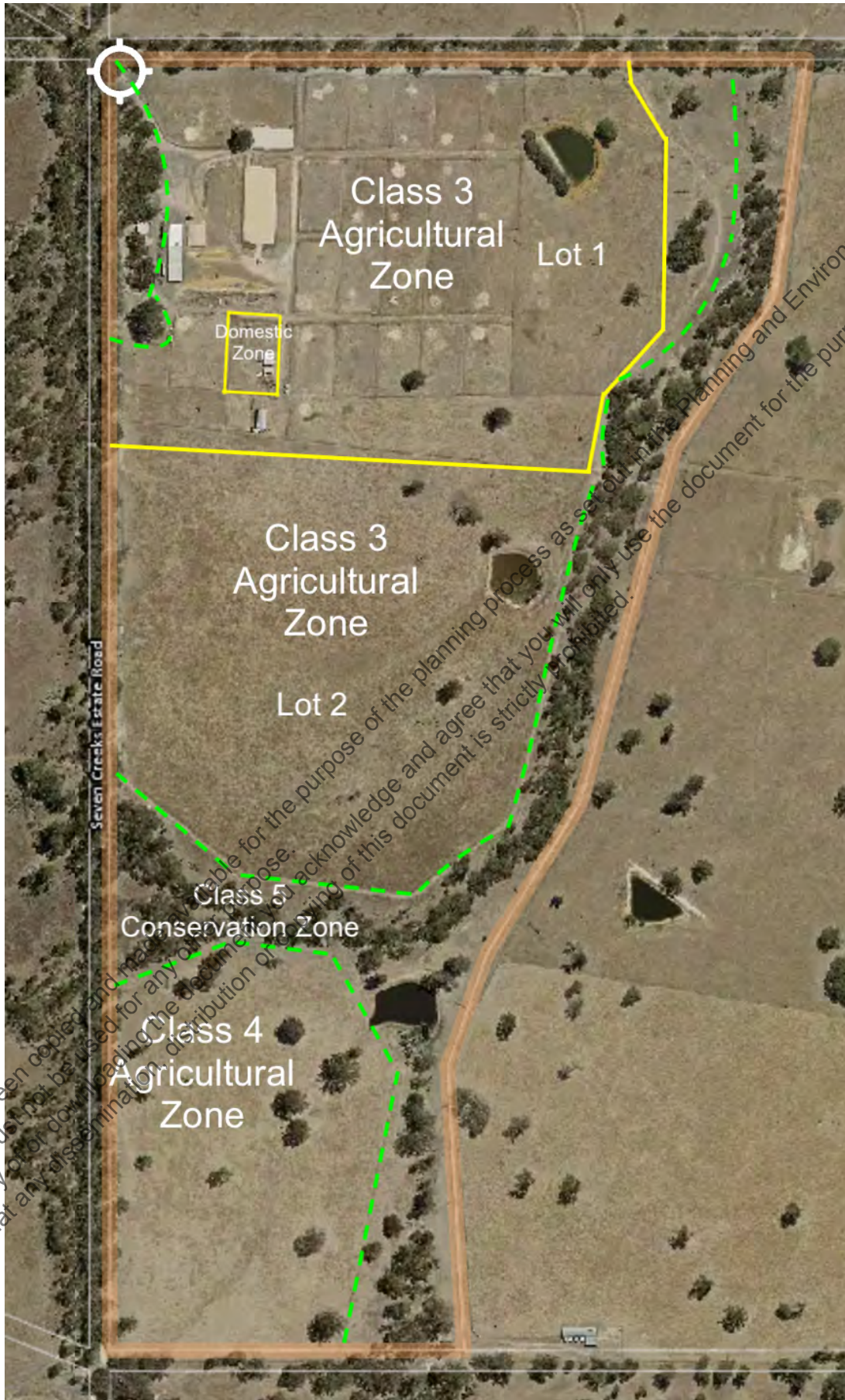
The property will be divided up into three land use zones, see Figure 66. The objective of the owner, as documented in this plan, is to provide the potential for two full time equivalent farm based businesses and in doing so maintain soil stability, to continue to maintain and improve biodiversity, provide fauna habitat and wildlife corridors, ensure continuity of native vegetation over time, provide visual amenity, maintain surface water quality and keep surface flow rates at acceptable levels, control erosion and have the area continue as stable from a land degradation perspective.

Part of the proposal is to revegetate along the gullies as part of a Conservation Zone, which will encompass much of the existing natural regeneration, see Figure 66.

The end goal of the revegetation is to have one mature Eucalypt at least every 25 square meters and occupying 15% of the canopy area, immature eucalypts and mature wattle trees occupying 5% canopy cover each of the Conservation Zone, medium shrubs occupying 15% of the area and herbs, small shrubs and native grasses occupying the balance of the area, this is consistent with the EVC benchmarks, see Appendix 1.

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Figure 66 – Agricultural Zones and Land Classifications



Agricultural Zones

AGRICULTURAL POTENTIAL AND LAND CAPABILITY CLASSIFICATION

In the Class 3 areas of the property, the property can sustain agricultural uses with low to moderate levels of land disturbance, such as rotational grazing.

In the Class 4 area there is a low capacity to resist land disturbance such as cultivation. Moderate production levels possible with specialist management such as improved pasture establishment with minimum tillage techniques. Recommended for low disturbance agriculture such as grazing or perennial horticulture, see Table 5 which explains the Land Capability Classes.

At the property's scale, the sustainable land-use of the block is suited to horse and cattle breeding and nature conservation, as is proposed.

This will see sustainable land management, where agricultural productivity is optimised, ground cover is maintained, weeds are controlled, erosion is addressed, and vermin can be kept under control.

Table 7. Five Year Action Plan

Month Completed	Action	Year 1	Year 2	Year 3	Year 4	Year 5
May	Night-time spotlight check for rabbits and foxes.	X	X	X	X	X
May/June	Pasture establishment (after the Autumn break)	X	X	X		
June	Check for weed seedlings and remove any found.	X	X	X	X	X
July	Tree plantings.	X	X	X		
August to October	Foaling down and horse mating.	X	X	X	X	X
September	Take photos at the established points for each zone and compare to the previous years (September 15 th).	X	X	X	X	X
September	Do a feed budget and plan for the feed deficit period of summer through to the autumn break. Use stock containment areas, to protect paddocks if required.					
January	Night-time spotlight check for rabbits and foxes.	X	X	X	X	X
February	Check for weed seedlings and remove any found.	X	X	X	X	X
March	Night-time spotlight check for rabbits and foxes.	X	X	X	X	X

Recommended Actions Post Five Years

1. September 15th each year take photos at the established points for each zone and compare to the previous years.

2. June, September, December and February each year, check for noxious weed seedlings and remove any found.
3. May, January and March each year, nighttime spotlight check for rabbits.
4. Check and maintain boundary fences, monthly and after storms.

Table 8. Key Operational Tasks Horse Enterprises

Operational Tasks
Stallion preparation
Mare selection
Mare breeding
Horse health inspections
Supplementary feeding
Rugging
Foal watch
Foaling down
Worming program management
Feed management and ordering
Farrier program management
Check and restock animal health supplies
Manage the horse health program
Manage weaning and foal micro-chipping and testing
Manage horse registrations
Website management
Purchase and maintain tack
Manage insurances
Horse sales
Pasture establishment and management
Weed control
Manure management
Fence inspection and management
Manage the rotational grazing system
Manage plant and equipment
Inspect and maintain waters

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Table 9. Key Operational Tasks Beef Enterprise

Beef Breeding Enterprise Operational Tasks
Cattle health inspections
Pasture management – fertiliser, rotational grazing, weed control
Weed control – all zones
Fence inspection and management
Manage plant and equipment
Inspect and maintain water troughs
Vaccinations
Bull joining
Pregnancy testing
Drenching
Calving down
Calf marking
Condition scoring
Feeding out and any supplementation
Rotational grazing
Cattle assessment, weighing and meeting of market specifications
Fence and facility maintenance
Fodder cropping and hay and silage making

Domestic Zone

The intention of the Domestic Zone is for the onsite management of Lot 1, see Figure 67. Weeds are to continue to be controlled. It is centrally located and has a good overview of the Lot to keep the horses under observation, the access is well located and constructed.

Domestic Zone Management

- Monitor for weeds and control any found in the Zone.
- Keep grass and weed height below 10cm in the fire danger period.
- Monitor for and control rabbits.
- Protect ground cover to prevent any erosion.





Figure 67 – Residence on the property

Conservation Zone

This area of the property is the drainage lines/gullies/creeks and the areas of the most significant native vegetation. The vegetation is to be protected and weed control carried out. It also provides protection from southerly and easterly winds and provide a visual amenity for the property and district. Additional plantings are to take place to improve the biodiversity.

Conservation Zone Management

- Photo points will be pegged at the north, west, mid, south and east parts of the zone and baseline photographs taken. Photographs will be taken each year at the same points and at the same date per year.
- Standing native vegetation will be managed within the Conservation Zone, to encourage species densities as outlined for the EVCs of the property.
- Rabbits will be controlled.
- Natural regeneration will be encouraged with weed control and will continue to occur naturally
- Weeds will be monitored on an ongoing basis (after the autumn break, in spring and summer) with spot spraying, mechanical removal and slashing occurring, if new weeds are detected.

STEPS TO COMPLETING THE REVEGETATION WORKS

The goal is to achieve the species range and densities as outlined for the EVC, see Appendix 1.

The keys to success are:

- Suitable preparation.
- Low competition from weeds.
- There are good populations of overstory species, so keep plantings to understory species.
- Plant outside of the canopy area (dripline) of any existing trees.
- Plant understory species at 8m spacings, native grasses will colonise in between.

Weeds must be controlled well beforehand. All trees are to be protected with tree guards to prevent rabbits and hares nipping them off.

One-metre diameter circles are to be cleared of grasses and weeds, away from the canopy of existing trees or spray one metre lines (outside of areas containing native grasses). Weed control is the most important factor in successful tree establishment from tube stock planting. It is also important to get them planted in the right soil conditions and then guarded so that they are not eaten.

Native Species to be Planted on the Property

Canopy Tree	#Spp	%Cover	Number to Plant
<i>Allocasuarina littoralis</i> <i>Allocasuarina verticillata</i>	Black Sheoak (50%) Drooping Sheoak (50%)	15%	50
Understorey			
Medium Shrub <i>Acacia pycnantha</i> <i>Acacia acinacea</i> <i>Acacia paradoxa</i> <i>Bursaria spinosa</i>	Golden Wattle (40%) Gold Dust Wattle (40%) Hedge Wattle (10%) Sweet Bursaria (10%)	20%	400

Weather conditions and when to plant: Planting in this location, is best in mid-July, so that the plants are ready to benefit from good growing conditions in the spring. Autumn and early winter is also ok, but can result in them just sitting in cold and wet conditions and getting waterlogged in a wet season.

Planting: Ensure the 1m area from tree centre is weed free at planting time. Ensure you plant when the soils are moist.

Dig a hole 2 – 3 times the size of the root ball of the tree to be planted. Don't pull the tree from the tube, but rather squeeze the tube, tap the bottom and slide it out. Place the tree in the hole and fill with friable soil. Press in firmly and ensure the tree is standing straight. Water deeply to ensure roots go deep rather than just become surface roots, if the soil profile is not wet.

Protection: Place tree guards around each tree. Keep 1m circles weed free for at least the first 6 months and ideally for the first 18 months. Mulching and laying of weed mat is beneficial and altogether, this should result in a 90% plus survival rate. If your trees are showing the results of lack of water (stress, drooping leaves) in the first few weeks after planting. Water them deeply, so the subsoil wets up, this can be helped by placing some pipe or plastic bottles into the ground and filling those. Insect damage on young trees can sometimes be extensive, especially during late summer when the trees might suffer moisture stress or insect populations are high. If trees are repeatedly attacked or losing many leaves, treatment may be warranted.

Manage weeds in the buffer zones on an ongoing basis with spot spraying, mechanical removal and slashing.

Ongoing Management

Newly established tree plantations have four key factors that they are most susceptible in terms of successful establishment:

1. Competition from weeds
 2. Grazing by animals
 3. Dry conditions (moisture stress)
 4. Replacement trees
- Effective weed control is especially important during the first 5 years and in particular the first 12 months and then two years. Outside of grazing pressure, it is the greatest factor in tree survival and establishment. Weeds can outcompete developing trees for moisture and nutrients.
 - A tree plantation that has effective weed control from establishment on, will become effective earlier and last longer.
 - Weed control should be undertaken within and between the rows to give trees the opportunity to fully establish.
 - An area of 75cm in diameter around each tree should be maintained as weed free in the first two years.
 - Mulch or weed mat can assist.
 - Weed control between the rows is as important as within the row. Weeds growing between rows can have a significant negative effect on tree growth.
 - If weeds get away in the first two years after planting, residual chemicals (e.g. simazine or oxyflourfen) can be applied as an overspray or as a directed on the labels or as a shielded spray in the autumn, before much weed germination occurs. Grasses can be controlled by over-spraying the trees with fluazifop-p (4 L/ha), or by using a shielded or directed spray of glyphosate (2 L/ha), very carefully, as contact with the leaves of the trees will burn or kill them.

Rabbits, hares and other grazing animals can enter a plantation and cause significant damage to trees. This site should be well protected by fencing and tree guards.

Tree guards should be removed once the tree is 10cm to 20cm above the guard, or when growth is being restricted. This is typically within 12 months of establishment, see Figures 68 and 69.

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Figure 68 – An example of too long in the tree guards and the guards need to come off



Figure 69 – Example of a tree ready for tree guard removal

Dry Conditions/Moisture Stress

Local native plants are well adapted to site conditions and a good weed control program, before and after planting, will ensure enough soil moisture is retained for trees to thrive.

Moisture stressed plants will start wilting at their tips. Each year will be different. If a heat wave is coming make sure to water before the hot weather hits. Watering when plants are already struggling can be ineffective.



For long term survival it is very important that tree roots go deep into the soil profile. Do not water just because the weather has been dry, as this just encourages surface roots.

That is, too frequent or unnecessary watering, will concentrate too many roots near the surface at the expense of deeper penetrating roots. Once summer hits, these plants will likely die (unless they have very frequent watering) because their shallow roots dry out and they have insufficient deep roots. Longer term these trees are susceptible to blowing over, as they do not have enough deep roots to anchor them and also, they can become dependent upon watering, if they are watered frequently.

Trees should be watered only when they are moisture stressed, or for the first two summers, when a heat wave is coming. Water deeply, each plant should receive 10 – 20L per watering. Check for weed germination after watering, particularly inside the tree guards.

Replacement Trees

As long as there is a immature eucalypt every 8-10m from an adjoining tree and a shrub at 4-8m spacings from an adjoining tree, the plantation will be at an expected density. Where trees die in a patch and these densities are not maintained, plant replacement trees in July. Control weeds at a 1m diameter with a mixture of glyphosate and simazine at recommended rates, following the directions on the labels.

The plantation will thin overtime and as the trees mature, a large tree at 10m spacings from an adjoining tree and shrubs at 5m from an adjoining tree, is an expected target density for a successful plantation (10 years plus).

ACTION PLAN TREE PLANTATION

JANUARY/FEBRUARY

- Check for summer weeds and hand chip them from within and between the rows.
- Remove any tree guards where the plants are 15cm or more in height above the tree guard.
- Monitor for heat waves in the first two summers and water before the temperature rises, 10L to 20L per tree. Otherwise, do not water unless the trees are at wilting point.
- Check for any caterpillar or insect attack and treat as required.

MARCH/APRIL

- Remove any tree guards where the plants are 15cm or more in height above the tree guard.

MAY/JUNE

- Remove any tree guards where the plants are 15cm or more in height above the tree guard.
- Mow between rows to keep grass down after the autumn break.
- Grasses can be controlled by over-spraying the trees with fluazifop-p (4 L/ha).
- If weeds are an issue in the first two years, residual chemicals (e.g. simazine or oxyflourfen) can be applied as an overspray or as a directed, or shielded spray in the autumn, before much weed germination occurs.
- Plant any replacement trees in 1m diameter weed free circles and tree guard them. If there are no overstory trees within 5m and no shrubs within 4m.

JULY/AUGUST

- Remove any tree guards where the plants are 15cm or more in height above the tree guard.

- Mow between rows as required.

SEPTEMBER/OCTOBER

- Mow between rows and keep spring grasses and weeds down using herbicide at recommended rates (as already provided).
- If weeds get away in the first two years after planting, grasses can be controlled by over-spraying the trees with fluazifop-p (4 L/ha).

SEPTEMBER/OCTOBER

- Check for summer weeds and hand chip them from within and between the rows.
- Remove any tree guards where the plants are 15cm or more in height above the tree guard.
- Monitor for heat waves in the first two summers and water before the temperature rises, 10L to 20L per tree. Otherwise, do not water unless the trees are at wilting point (the tips of their leaves are starting to wilt).
- Check for any caterpillar or insect attack and treat as required.

NOVEMBER/DECEMBER

- Check for summer weeds and hand chip them from within and between the rows.
- Remove any tree guards where the plants are 15cm or more in height above the tree guard.
- Monitor for heat waves in the first two summers and water before the temperature rises, 10L to 20L per tree. Otherwise, do not water unless the trees are at wilting point (the tips of their leaves are starting to wilt).
- Check for any caterpillar or insect attack and treat as required.

LANDSCAPE PLAN

1. Outside of the small areas of erosion, the property is stable, from a land degradation perspective.
2. The owner plans to retain all native vegetation and plant an additional Conservation Zone.
3. All cleared areas will maintain a grass cover at a minimum height of 35mm. This will ensure the water quality of surface water flows will be maintained at a high quality, throughout the property, whilst still allowing for fire protection.
4. The Domestic Zone will have a grass height no higher than 100mm during the fire danger period.



COMMENTS ON THE VIC PLANNING PROVISION'S DECISION GUIDELINES

Purpose of the Farming Zone (FZ) Planning Scheme

This planning scheme implements state and local planning policy. It provides for the use of land for agricultural purposes, encourages the retention of productive agricultural land and ensures that non-agricultural uses, including dwellings, do not adversely affect the use of land for agricultural. This scheme also encourages the retention of employment and population to support rural communities and encourages the use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Subdivision

According to the FZ a permit is required to subdivide land 35.07.3.

Council Decision Guidelines FZ

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

GENERAL ISSUES

The Municipal Planning Strategy and the Planning Policy Framework

The Farming Zone is the zone that is strongly focused on protecting and promoting farming and agriculture.

The Strathbogie Shire Council Plan recognises the key role agriculture plays in the Shire's history and current day economy. Agriculture is one of the major industries within the Shire and livestock grazing is the largest enterprise.

The Strathbogie Planning Scheme recognises the need to encourage economic activity, community development and sustainable land management within the Shire.

COMMENT:

The proposal will see a significant net gain in agricultural productivity, the environmental values and character of the area, through the proposed actions outlined in this plan.

Any Regional Catchment Strategy and associated plan applying to the land.

COMMENT:

This property is within the Goulburn Broken Catchment Management Authority (GBCMA) and is addressed by the NCCMA Strategy 2013, in particular in relation to the control of erosion and the maintenance of healthy eco-systems, the native flora and fauna within them and control of pest plants and animals that affect them. The onsite management and implementation of this plan, will enable management practices that will achieve these outcomes, as previously documented in this plan. Of particular relevance to the objectives of the GBCMA Strategy 2013 and this site, is improved weed control, erosion control, native vegetation condition and biodiversity, groundcover management and water quality maintenance.

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

COMMENT:

The proposed property layout and scale can sustainably and viably accommodate the proposed infrastructure, agricultural activities and regenerative land management; all with the aim of meeting the values outlined in the planning schedules. The infrastructure is of a high standard and significant land protection works (erosion control, protective fencing and weed control) have been carried out to date.

How the use or development relates to sustainable land management.

COMMENT:

This development will enhance and protect land and environmental values through sympathetic to the environment and land type, native vegetation protection and enhancement, pasture establishment, erosion prevention, pest animal and weed control and maintenance of surface water flow quality. Horse and cattle enterprises are sustainable options for this site.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

COMMENT:

The proposed development and land use will be entirely consistent and compatible with adjoining land uses and will see land management principles and values better implemented and enhanced. This area is considered the "Horse capital of Victoria" and the two proposed Lots will be valuable contributors to the Horse Industry.

The size of the property and enterprise is in keeping with the scale of adjoining properties. The ongoing weed and vermin control proposed will be of particular benefit to this property and the district.

How the use and development make use of existing infrastructure and services.

COMMENT:

The development of the horse and cattle enterprises makes good use of the property in a sustainable manner, taking into account the natural resource potential of the property. The infrastructure will accommodate the people required to manage the enterprises of horse enterprises on Lot 1. The existing infrastructure is of an exceptionally high standard.

The property is accessed by the all-weather Millards Lane and Seven Creeks Estate Road.

AGRICULTURAL ISSUES AND THE IMPACTS FROM NON-AGRICULTURAL USES.

Whether the use or development will support and enhance agricultural production.

COMMENT:

The property will implement enterprises that will support and significantly enhance agricultural production, that will be environmentally appropriate and will be a form of regenerative agriculture, with the development of the proposed Conservation Zone that will be part of Lot 2 and under the one management.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

COMMENT:

Land will not be permanently removed from agricultural production, but rather high productivity will be secured. High value livestock give greater returns per hectare. The layout and proposed actions outlined in this plan will ensure a sustainable future for the property. This has already been proven with the extensive works undertaken to date.

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

COMMENT:

The proposed enterprises will not limit the operation or expansion of adjoining and nearby agricultural uses. The proposed enterprise is compatible with other district land uses and will facilitate the expansion of enterprises that are proven for this district. The erosion, salinity, weed and vermin control proposed will be of particular benefit to adjoining properties.

The capacity of the site to sustain the agricultural use.

COMMENT:

The property has moderate capability to sustain agriculture use, it is limited by slope and soil types. It is well suited to supporting perennial pasture establishment and grazing, as proposed by this plan.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

COMMENT:

From an agricultural productivity perspective, the land use capability for the property is Class 3 Fair and Class 4 Poor and the land has some ability to resist land disturbance, but is best suited to low disturbance agriculture such as perennial pasture grazing, as is proposed.

The major limiting features are the poor quality soils and risk of erosion.

At the property's scale the sustainable land-use of the block is well suited to the proposed horse and cattle enterprises. This will see sustainable land management; where ground cover is maintained, weeds are controlled, and vermin and weeds are addressed and kept to a minimum.

The property is very close to Euroa and is accessed by the all-weather Millard Lane and Seven Creeks Estate Road.

Any integrated land management plan prepared for the site.

COMMENT:

This document meets this requirement.

DWELLING ISSUES

Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

COMMENT:

The accommodation is needed for the intensive management required for horse care and it is already present on the site.

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.

COMMENT:

The land uses are compatible and there will be no adverse impacts.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

COMMENT:

The proposed development and land use will be entirely compatible with adjoining land uses and will see land management principles and values better implemented and enhanced.

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.

COMMENT:

The accommodation meets the agricultural management requirements of the property, the scale will not impact other properties and will be consistent with the existing character of this district.



ENVIRONMENTAL ISSUES

An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area and water quality.

COMMENT:

The biodiversity and quantity of flora will be maintained and significantly improved, through the sympathetic design, the establishment and management of the proposed Conservation Zone, weed and vermin management works and native vegetation protection, plantings and regeneration.

The proposed enterprises, will not create adverse pressure on the natural physical features of the property.

There is no proposal to remove native vegetation. This property will benefit from the maintenance of the native species, the proposed plantings and the encouraged regeneration from a biodiversity, erosion control and surface water flow quality perspective.

The impact of the use or development on the flora and fauna on the site and its surrounds.

COMMENT:

This development will enhance and protect land and environmental values, through an appropriate layout and onsite management of native vegetation, removal of weeds, erosion control/prevention, water quality maintenance, and rabbit control. It will contribute to providing a significant wildlife corridor that will link with the vegetation along Seven Creeks Estate Road, Millards Lane and the creeks and gullies.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

COMMENT:

The proposed land management will greatly benefit the biodiversity of the property and it's habitat value. The creek/gully areas will be protected as part of a Conservation Zone and this is a key benefit of this proposal.

The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

COMMENT:

The effluent disposal area is well located.

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.

COMMENT:

The buildings have been placed so as to have appropriate setbacks and to be centrally located to facilitate effective property management and to minimise impact on the land.

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.

COMMENT:

The siting of the building envelope has taken into account landscape features, vistas, access and road location. It is in a good location to be able to observe the horse paddocks.

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.

COMMENT:

No native vegetation will be adversely impacted by this development. Weeds and rabbits will be managed and the property is aimed at becoming weed free. Rabbits, hares and foxes will continue to be managed.

Ground cover will be maintained. The Conservation Zone will protect and enhance the key environmental features of the property.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

COMMENT:

The driveway and infrastructure is well located and is screened by native vegetation.

Whether the use and development will require traffic management measures.

COMMENT:

The use and development will not require traffic management measures.

Erosion Management Overlay (EMO)

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

COMMENT

The design is particularly sympathetic to the land types and places the EMO area all in the one allotment. It protects the areas prone to erosion and has measures in place to address the areas of erosion that are occurring. The proposed gully head dam, fenced off gullies and creeks, native vegetation protection and enhancement and pasture/ground cover management are all best practice at addressing erosion and the risk of it occurring.

Decision Guidelines for the Erosion Management Overlay (EMO)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

The Municipal Planning Strategy and the Planning Policy Framework.

COMMENT:

Covered previously.

Regional Catchment Strategy (Catchment and Land Protection Act 1994).

COMMENT

Covered previously.

Civil construction, building and demolition guide (Publication 1834, Environment Protection Authority, November 2020).

COMMENT

N/A to this component of the application.



Control of Erosion on Construction Sites, Soil Conservation Authority.

COMMENT

The Domestic Zone is stable and is very low risk.

Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.

COMMENT

The dams on the property on the property are well located and stable. The proposed gully head dam will stabilise this part of the property.

Any proposed measures to manage concentrated runoff and site drainage.

COMMENT

They gullies and creeks are fenced out and well vegetated. The gully in the EMO area will be stabilised with a gully head dam.

Any proposed measures to minimise the extent of soil disturbance.

COMMENT

There are no proposals that will result in excessive soil disturbance.

Whether the removal of vegetation will increase the possibility of erosion, the susceptibility to landslip or other land degradation processes, and whether such removal is consistent with sustainable land management.

COMMENT

Vegetation removal has been avoided.

The need to stabilise disturbed areas by engineering works or revegetation.

COMMENT

Refer to Figure 66 that shows the proposed Conservation Zone and Figure 56 for the proposed location of the gully head dam.

Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.

COMMENT

The building envelope is high in the landscape and has a very small catchment area and is not subject to high or severe erosion concern. The building is already established.

Whether buildings or works are likely to cause erosion or landslip.

COMMENT

The buildings are not likely to cause erosion or landslip and are draining effectively. The slopes are not steep enough for landslip.

Whether access and servicing of the site or building envelope is likely to result in erosion or landslip.

COMMENT

Access is provided by a well-established and stable driveway.



Land Capability Report (if prepared) as developed by the Department of Energy, Environment and Climate Action.

COMMENT

N/A

The need to remove, destroy or lop vegetation to a create defensible space to reduce the risk of bushfire to life and property.

COMMENT

N/A

Any technical information or reports required to be provided by a schedule to this overlay.

COMMENT

Refer to the associated documents in the application.

Any other matters specified in a schedule to this overlay.

COMMENT

There are none specified.

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CONCLUSION

This plan has been prepared by [redacted] of Cumbre Consultants in conjunction with the property owner, [redacted] address the requirement for a Farm Management Plan to accompany an application for a two lot subdivision.

The proposed management of the site has the potential to see a significant and continued increase in biodiversity value, agricultural productivity potential, management of weeds and vermin, maintenance of water quality, prevention and management of erosion and a significant reduction in the risk of future land degradation.

The agricultural productivity potential of the property will be significantly improved by the proposed horse and cattle enterprises.

This plan and proposed actions will ensure a sustainable land management future for this property.

Management with the actions outlined in this plan and the works proposed for the site will be a distinct advantage to the improved land management and environmental outcomes for this property and meeting the decision guidelines of the planning overlays.

Important Equine Businesses will be supported, that will continue to add to the locality and contribute to the growth of very important services to the community.

Your sincerely,



Director Cumbre Consultants

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APPENDIX 1 – ECOLOGICAL VEGETATION CLASS

Victorian Riverina bioregion

EVC 55_61: Plains Grassy Woodland

Description:

An open, eucalypt woodland to 15 m tall. Occupies well drained, fertile soils on flat or gently undulating plains at low elevations in areas with >600 mm annual rainfall. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer characterised by summer-growing grasses.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	80 cm	10 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
10%	<i>Eucalyptus camaldulensis</i>	River Red Gum
	<i>Eucalyptus melliodora</i>	Yellow Box

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	3	10%	MS
Small Shrub	2	1%	SS
Prostrate Shrub	1	1%	PS
Large Herb	3	5%	LH
Medium Herb	8	15%	MH
Small or Prostrate Herb	3	5%	SH
Large Tufted Graminoid	2	5%	LTG
Medium to Small Tufted Graminoid	12	45%	MTG
Medium to Tiny Non-tufted Graminoid	2	5%	MNG
Bryophytes/Lichens	na	10%	BL
Soil Crust	na	10%	S/C

LF Code	Species typical of at least part of EVC range	Common Name
MS	<i>Acacia pycnantha</i>	Golden Wattle
MS	<i>Acacia paradoxa</i>	Hedge Wattle
MS	<i>Acacia acinacea</i> s.l.	Gold-dust Wattle
MS	<i>Bursaria spinosa</i>	Sweet Bursaria
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Astroloma humifusum</i>	Cranberry Heath
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Oxalis perennans</i>	Grassland Wood-sorrel
MH	<i>Chrysocephalum apiculatum</i> s.l.	Common Everlasting
MH	<i>Acaena echinata</i>	Sheep's Burr
MH	<i>Eryngium ovinum</i>	Blue Devil
SH	<i>Dichondra repens</i>	Kidney-weed
LTG	<i>Austrostipa</i> spp.	Spear-grass
MTG	<i>Themeda triandra</i>	Kangaroo Grass
MTG	<i>Elymus scaber</i> var. <i>scaber</i>	Common Wheat-grass
MTG	<i>Austrodanthonia setacea</i>	Bristly Wallaby-grass
MTG	<i>Austrodanthonia racemosa</i> var. <i>racemosa</i>	Stiped Wallaby-grass
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass

EVC 55_61: Plains Grassy Woodland - Victorian Riverina bioregion

Recruitment:

Continuous

Organic Litter:

10 % cover

Logs:

10 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MS	<i>Lycium ferocissimum</i>	African Box-thorn	high	high
LH	<i>Cirsium vulgare</i>	Spear Thistle	high	high
LH	<i>Sonchus oleraceus</i>	Common Sow-thistle	high	low
LH	<i>Plantago lanceolata</i>	Ribwort	high	low
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
LNG	<i>Holcus lanatus</i>	Yorkshire Fog	high	high
MTG	<i>Vulpia bromoides</i>	Squirrel-tail Fescue	high	low
MTG	<i>Romulea rosea</i>	Onion Grass	high	low
MTG	<i>Briza minor</i>	Lesser Quaking-grass	high	low
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low

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Central Victorian Uplands bioregion

EVC 175_61: Grassy Woodland

Description:

A variable open eucalypt woodland to 15 m tall over a diverse ground layer of grasses and herbs. The shrub component is usually sparse. It occurs on sites with moderate fertility on plains or undulating hills on a range of geologies.

Large trees:

Species	DBH(cm)	#/ha
<i>Eucalyptus</i> spp.	70 cm	15 / ha

Tree Canopy Cover:

%cover	Character Species	Common Name
15%	<i>Eucalyptus polyanthemos</i>	Red Box
	<i>Eucalyptus viminalis</i>	Manna Gum
	<i>Eucalyptus yarraensis</i>	Yarra Gum
	<i>Eucalyptus pauciflora</i>	Snow Gum
	<i>Eucalyptus ovata</i>	Swamp Gum

Understorey:

Life form	#Spp	%Cover	LF code
Immature Canopy Tree		5%	IT
Understorey Tree or Large Shrub	1	5%	T
Medium Shrub	2	15%	MS
Small Shrub	1	1%	SS
Prostrate Shrub	1	1%	PS
Medium Herb	8	20%	MH
Small or Prostrate Herb	3	10%	SH
Medium to Small Tufted Graminoid	8	40%	MTG
Medium to Tiny Non-tufted Graminoid	1	1%	MNG
Bryophytes/Lichens	na	10%	BL

LF Code	Species typical of at least part of EVC range	Common Name
T	<i>Allocasuarina littoralis</i>	Black Sheoak
T	<i>Allocasuarina verticillata</i>	Drooping Sheoak
MS	<i>Acacia pycnantha</i>	Golden Wattle
MS	<i>Acacia paradoxa</i>	Hedge Wattle
SS	<i>Pimelea humilis</i>	Common Rice-flower
PS	<i>Bossiaea prostrata</i>	Creeping Bossiaea
MH	<i>Gonocarpus tetragynus</i>	Common Raspwort
MH	<i>Drosera peltata</i> ssp. <i>auriculata</i>	Tall Sundew
SH	<i>Dichondra repens</i>	Kidney-weed
SH	<i>Opercularia varia</i>	Variable Stinkweed
SH	<i>Drosera whittakeri</i> ssp. <i>aberrans</i>	Scented Sundew
MTG	<i>Lepidosperma filiforme</i>	Common Rapier-sedge
MTG	<i>Lomandra filiformis</i>	Wattle Mat-rush
MTG	<i>Poa sieberiana</i>	Grey Tussock-grass
MTG	<i>Dianella revoluta</i> s.l.	Black-anther Flax-lily
MNG	<i>Microlaena stipoides</i> var. <i>stipoides</i>	Weeping Grass

EVC 175_61: Grassy Woodland - Central Victorian Uplands bioregion

Recruitment:

Continuous

Organic Litter:

20 % cover

Logs:

15 m/0.1 ha.

Weediness:

LF Code	Typical Weed Species	Common Name	Invasive	Impact
MH	<i>Hypochoeris radicata</i>	Cat's Ear	high	low
MTG	<i>Briza maxima</i>	Large Quaking-grass	high	low
MTG	<i>Romulea rosea</i>	Onion Grass	high	low
MTG	<i>Briza minor</i>	Lesser Quaking-grass	high	low
MNG	<i>Vulpia myuros</i>	Rat's-tail Fescue	high	low
MNG	<i>Aira cupaniana</i>	Quicksilver Grass	high	low

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APPENDIX 2 – BIOGRAPHY OF THE AUTHOR

has extensive experience in Land Use Planning, Rural Land Management, Farming, Animal Husbandry, Strategic Planning, Business Planning, Group Facilitation, Adult Education and Horse Management.

He has 31 years' experience in Land and Business Management. During that period, he has consulted and provided technical advice on a broad range of land and business management issues to hundreds of individual property owners, consultants, cooperatives, companies, corporations and government departments, both locally and nationally. Initially as a Departmental Advisory Officer (1989 to 1997) and then as a Private Consultant (1997-). For 10 years, he was Vice Chairman of the 1,000-member farmer Coop CEPA, which is the largest independent supplier of stockfeed in Victoria.

He has extensive practical experience in farming and land management. With his wife, he has developed and run a 25,000DSE sheep and cattle family farming business. He has established and continues to manage

He has been a caretaker of farms in New South Wales (Cropping and Livestock) and leased other farms in Victoria.

For five years, he was a referral officer for State Planning Schemes for what is now the Department of Sustainability and Environment in Victoria.

He has also prepared Farm, Environmental and Land Management Plans for Planning Permit Applications in the State of Victoria for 22 years. He has been called as an expert witness at VCAT for matters relating to environmental, farm and land management issues.

He has presented at numerous local, state, national and international conferences.

He has developed and delivered numerous workshops for land and business managers and owners.

FIELDS OF COMPETENCE

Land Capability Assessment

Land Management Planning

Strategic Planning

Business Planning

Animal Husbandry

Pasture and Crop (Broad acre) establishment and management

Native Vegetation establishment and management

Pest Plan and Animal Control

Soil Conservation



Soil Salinity

Catchment and Waterway Management

Fire Protection

Wool Classing

Adult Learning and Workshop Development and Delivery

Benchmarking

Horse and working dog, training and management

PUBLICATIONS

Hill and Rising Country Management in the Avon-Richardson Catchment (1991)

Saline Agriculture Program, Wimmera Catchment Salinity Management Plan (1992)

The Wimmera River Catchment Salinity Plan – Tree Program (1992)

Saline Agriculture Program. Wimmera River Catchment Salinity Management Plan (1992)

Pasture Program for the Wimmera River Catchment Salinity Management Plan (1992)

Whole Farm Planning Workshop Series. Department of Natural Resources and Environment (1993)

Property Management Planning Workshop Series. Department of Primary Industries Queensland (1996)

Technical Coordinator and Editor. Meat and Livestock Australia. Business Skills and Best Practice Workshop Series. (1998-2002)

Business Health Indicators for Professional Farmers, FM500. (2004)

EDUCATION

BSc (Botany/Zoology) 1987

Grad Cert Appl Sc 1997

Diploma Racing 2006

Innoven – Effective Company Directors Graduate 2004

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