



Lifestyle

Town Planning & Services

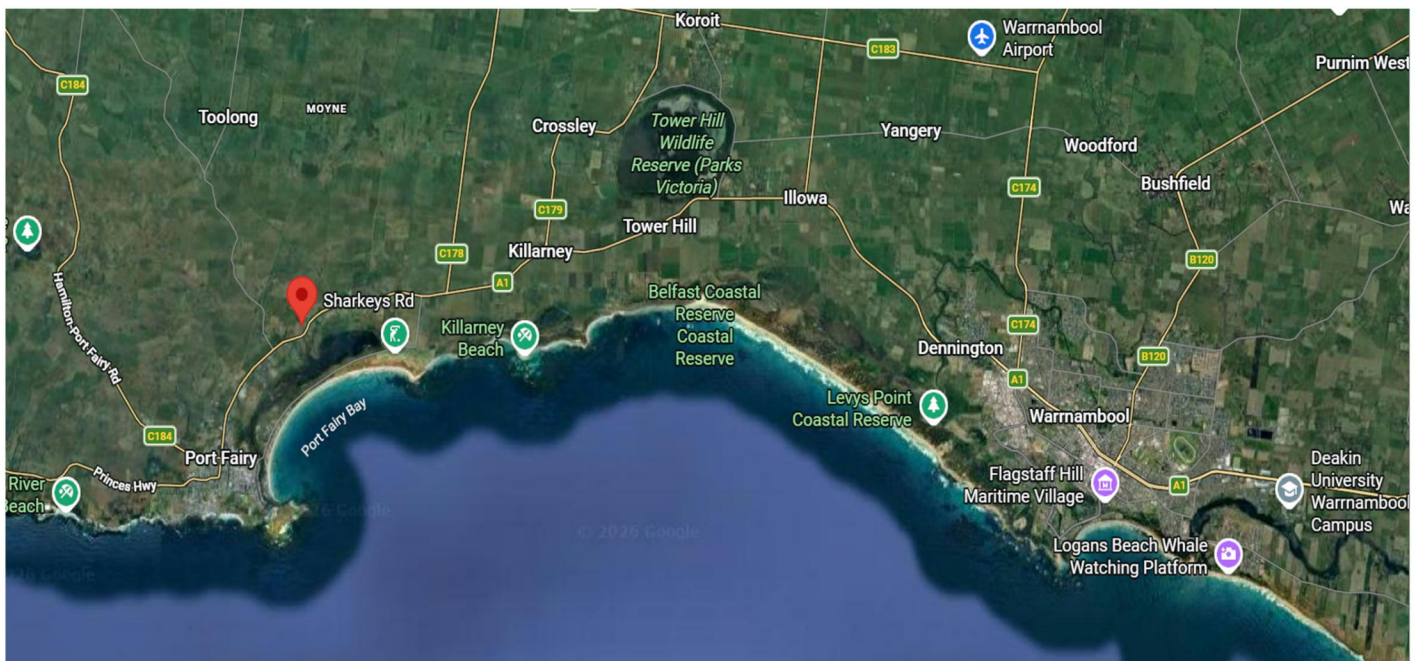
Land Management Plan

Sharkeys Road Rosebrook, Vic  
3285.

Section 2 use and associated  
buildings and works (dwelling  
and outbuilding).

Date 13/04/26

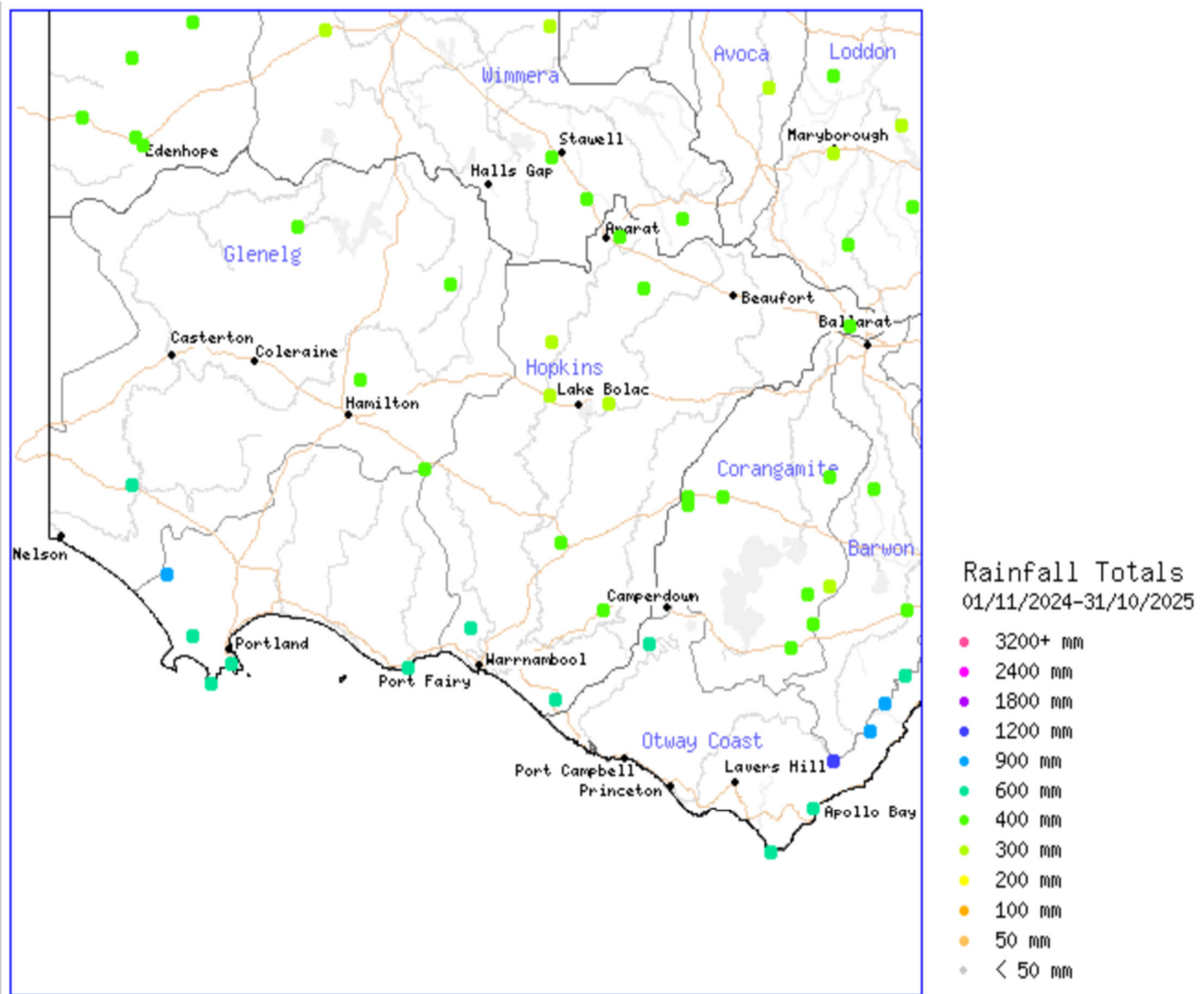
## 1. Location



The site is situated approximately 4km from Port Fairy in the hamlet of Rosebrook on the eastern outskirts with frontage to Sharkeys Road, just off the Princes Highway. The land does however have frontage to Princes Highway to the south. The site has an area of approximately 4.69 ha and is within a cluster of similar sized allotments with dwellings used as lifestyle properties. The site is generally flat having attractive views of surrounding farmland and open countryside.

There is a dwelling in separate ownership abutting to the southeast and a dwelling opposite also on the eastern side. There is a narrow section of the Moyne River opposite to the north. The land is irregularly shaped and has a narrow opening fronting Sharkeys Road which widens out into a broad swathe of fertile lans currently used for grazing. The land extends to the edge of the princes Highway to the south. There is no significant vegetation for removal in order to construct the dwelling and outbuilding as the land has been grazed for many years. The site is enclosed by post and wire farm fencing and has a formed and constructed crossover from Sharkeys Road.





#### 4. Topography

The site has an area of 4.69 ha is generally flat with scattered gentle undulations. The land is vegetated with paddock grasses and has no significant trees having been used for grazing for many years. The current owners have undertaken tree planting along the roadside and in the northern section of the land for shelter. There are no easements shown on title.

Site frontage and access looking northwest towards Port Fairy



Site frontage looking northwest



Looking north along Sharkeys Road



Looking west



## **5. Water supply**

The existing and likely farming enterprises such as cattle grazing or equestrian are not expected to be overly demanding of water, and being soil-based, the pasture should receive adequate water from the average rainfall supported by a windmill which feeds a drinking trough. The windmill is available on a shared basis with the adjoining landowner which could be formalised if required or an intendent bore sought due to the availability of ground water. According to analysis of nearby land, the groundwater quality here is good and should be suitable for most uses according to research.

## **6. Pest plant and animal management**

The property itself is well maintained with no major environmental weed issues. It is subject to agricultural weeds like thistles, flatweed and capeweed, and these will be managed as part of farming routines. There were no noted periwinkle and blackberry establishment, or boxthorn established. Should infestations occur this will be better controlled through living and working on the land.

There are no noted pest animals on any part of the site, but foxes and rabbits will be in the area, and ongoing monitoring will be necessary.

## **7. Soils**

The property land class is typical of the region, productive well-structured loams over deeper clay classed as duplex soil. The soils may be prone to waterlogging during wet periods and drying and cracking during dry periods but generally retain productivity.

The soil is most suitable for grazing and with management for arable farming such as vegetable production, growing fruit, wine production or hay production as evidenced by nearby agricultural practices in the immediate area.

Agronomists recommend that soil cultivation and fertilisation in these scenarios would be beneficial before attempting any plant establishment over and above grazing (by rock removal, discing, ploughing or ripping), to address grass root matter.

## **8. Livestock and arable farming**

The subject land has been in the current landowners family for xx years. It is currently used for cattle grow out and has capacity for approximately 20 head of cattle or slightly more depending upon the weather and rainfall conditions.

The land has some potential for high return farming such as lucerne, olives or wine production or Wagu beef breeding or production.

## 9. Fire management

The land is in a designated bushfire prone area but is not seen to be of greater risk than any normal, cleared farmland. The land use does not contribute to fire risk, and the pastured areas could be expected to act as firebreaks.

The usual fire precautions will apply; no petrol-powered vehicles in long grass, limited mechanical activity on high-risk fire days, reduced fire load before summer, adequate firefighting water in tanks. A firewater supply will be available from the house and shed tanks and shared bore as required.

## 10. Farming activities supporting the need for a dwelling

Given the excellent climate and fertility conditions of the site, the site area of 4.69 ha has the potential for a wide range of agricultural uses suited to a small landholding in conjunction with a dwelling.

The justification for a dwelling on a small lot farm are the same for any farm, but specifically for this area consist of the following:

### Livestock

- Cattle grow out, calf rearing and fattening. Typically 4.6 ha is suitable for 25-50 head of cattle or sheep.
- Equestrian.
- Animal training.
- Biosecurity: New nationally mandated requirements mean all visitors, vehicles and new stock to the property should be screened and, if necessary, disinfected. This needs to be monitored constantly.
- Stock safety and management: Cattle require monitoring, care, and protection from predators. They need to be fed, and the water supply checked daily. Animal welfare must be monitored animal welfare (daily routine).
- As with any stock rearing, even on a small scale, the requirement for someone to be nearby to monitor audible and visual signs of animal distress for animal health and welfare is very important.
- Road safety: stock escape, monitoring stock and identifying and addressing stock at large.
- Daily land management routine: check water, fences, feed stock, check pasture availability.

### Arable farming

- There is potential for high return market gardens, potato growing, and niche farming such as olives, lucerne and so on.
- Fruit growing due to the flat terrain, availability of water. Research shows that typically a well-established fruit tree should produce 20-30 kilograms of fruit per season with the site having an estimated capacity for 400 trees per ha.

- Hay production.
- Wine production.
- Berries.

### Generally

- Security and prevention of theft of produce and equipment.
- Occupational Health and Safety: The property will have visitors who may not be familiar with small farms and associated risks, and extended care and supervision will be required.
- Fire risk prevention and response: In the advent of wildfire, residents in a dwelling will be more responsive, animals can be monitored and relocated if required, fire mitigation procedures implemented, and potentially fires fought.

## 11. Conclusion

Given the flat terrain, soil composition, history of reliable rainfall, and access to ground water, the site is suited to a variety of small scale agricultural activities as demonstrated in this plan which are enhanced by living on the site.