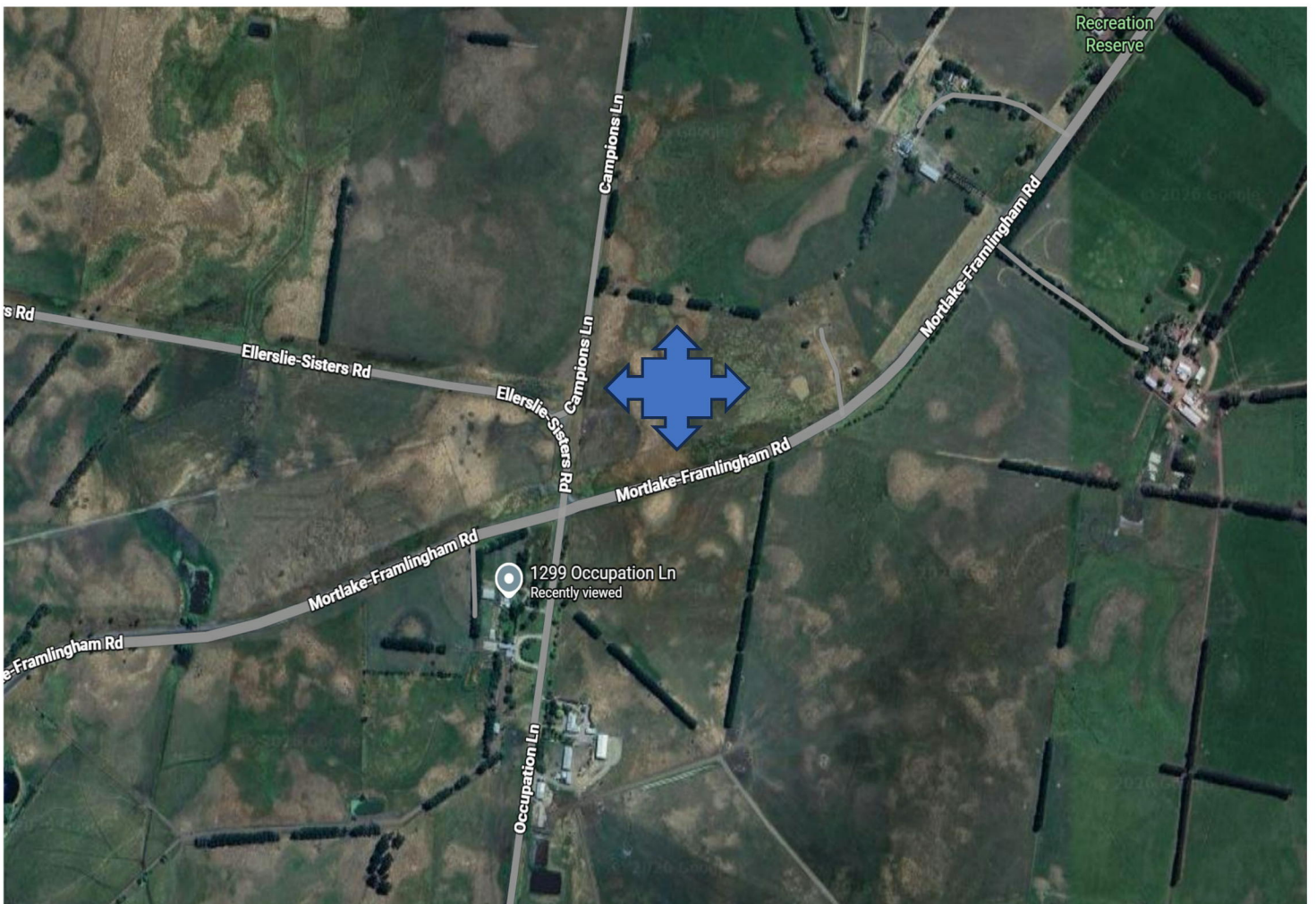


# Land Management Plan

Lots 7 & 8 Lot Plan 5485  
Mortlake Framlingham Road  
The Sisters, Vic. 3265

Date 04/06/25



## 1. Location

The site is situated approximately 13km south of Mortlake and 16km northwest of Terang on the corner of Mortlake Framlingham Road and Campions Lane/ Ellerslie Sisters Road in The Sisters. The site has a combined area of 7.55ha made up of two vacant undersized farming zone titles. The site has a gentle fall to the south and is of cleared pasture having been used for grazing for many years. There is a dam, windmill and bore for irrigation and stock, together with a small storage shed.

There are 3 dwellings nearby within 300m, 500m and 600m of the site with the surrounding land used for dairy and beef farming.

The subject land is currently used for grazing with an undulating terrain with no significant vegetation for removal in order to construct the dwelling due to the past history of grazing.

The site is enclosed by post and wire farm fencing and has a shelter belt along northern boundary. There is a wide grassed roadside verge along the southern boundary.

### Looking north from Occupation Lane Mortlake Framlingham Road intersection



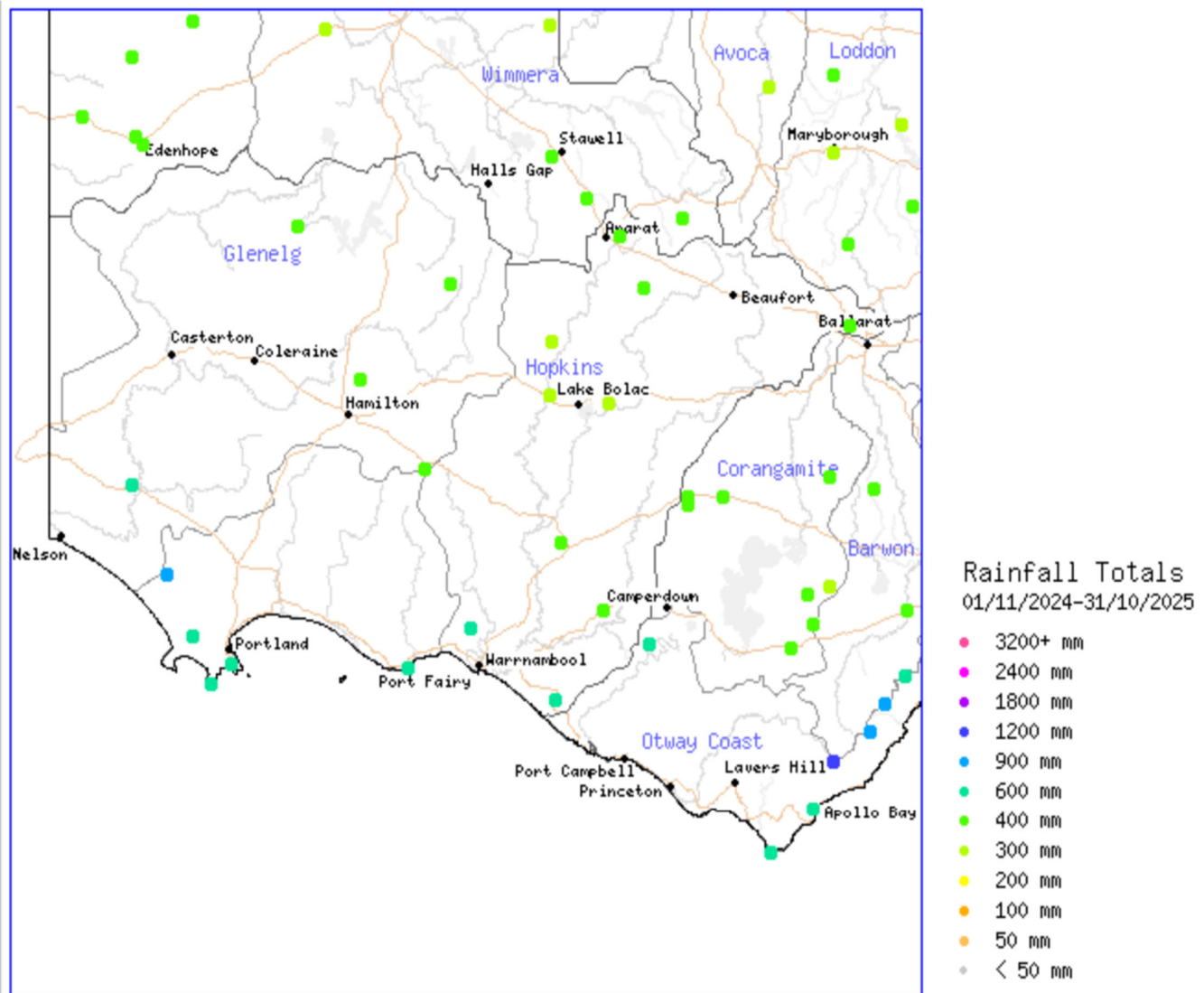
## 2. Purpose

This Land Management Plan is intended to detail the agricultural history of the site, current agricultural activities and to outline opportunities for future agricultural uses and agricultural production that can be further enhanced by the approval of a dwelling on the site.

## 3. Climate

The climate in this part of Southwest Victoria is very favourable for agriculture although there is potential for wet periods which need to be managed.

Rainfall data from the Bureau of Meteorology is as follows:



#### 4. Topography

The site has an area of 7.55 ha is generally flat with rocky patches and with a low point in the northern section which holds water periodically in wetter periods of the year. There are no easements shown on title. There is a shelter belt running along the northern boundary and a dam in the southern corner together with a dam, bore and windmill on the land.

The site is enclosed by farm style post and wire fencing.

The land has been used for grazing for over 25 years.

#### Aerial image lot 8



Aerial image lot 8



Site frontage to Ellerslie Sisters Road looking northeast



Looking east from Ellerslie Sisters Road



Looking West from Mortlake Framlingham Road



## **5. Water supply**

The existing and likely farming enterprises such as cattle grazing 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 the bore. 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 the 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 and rock clearing 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 around 100 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 Wagyu 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 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 15.89 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 7ha is suitable for 15- 30 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. Improvement Plan

The inclusion of a dwelling on the land provides improved land management opportunities for pasture and general farm management improvements through living on site and better day to day land management.

The land would be improved by:

Ongoing weed control – Initially cape weed, nettles and other weeds would be sprayed with herbicide. The pastures would be divided by fencing into smaller parcels for rotational treatment and grazing. Once sprayed, the land would be reseeded with more productive grass species such as ryegrass to provide greater feed grazing capability.

Irrigation –There is an existing windmill which provides some benefit on site although this is limited however is supported by the bore and ground water licence to replenish dam water when required and to ensure water is on hand for irrigation and stock watering in dry periods. The bore will provide greater resilience and improved pasture.

Fire management – Cattle being reintroduced to the land will reduce the fuel load to reduce the risk and severity of grass fire. Additional static water supply is an important fire management measure.

Division of land – The landholding would benefit from being divided (internal fencing – not subdivision) into smaller parcels for stock rotation and bio diversity. Resting and rotation of pasture provides resilience and flexibility.

## 12. Conclusion

Given the flat terrain, soil composition, history of reliable rainfall, 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.