

LAND MANAGEMENT PLAN

5.56 HEC BENALLA TOCUMWAL ROAD

KATAMATITE VIC 3649



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1. Introduction

Background to Property

This Land Management Plan has been produced to guide in the effective decision making for the environmental values at 5.56 HEC Benalla Tocumwal Road, Katamatite, Vic, 3649. The property is located within the Moira Shire Council area. The property is land on which a farming business has been conducted for at least a 5 year period prior to the most recent transfer of land. As per Clause 10 of the Contract of Sale, the purchaser's intent is to continue farming the land. Given the present owners reside within the Melbourne Metropolitan area, farming activity has been limited on the site since the purchase in 2020. The site has been used predominantly for hay production in the interim until the farming activity could be explored further in line with the requirements of the Moira Shire, Goulburn Broken CMA and other relevant authorities.

This plan will focus on the future property management by identifying environmental benefits that can be achieved through the development of a new dwelling and shedding on the land and establishment of farming activities. This Land Management Plan will include an action plan and time frames to identify activities that will be targeted towards maximising a positive impact on the environment.

This plan will cover the management of existing native vegetation, environmental assets, weed and pest problems and maximising environmental impacts from livestock. Emphasis will be on conservation values and how to preserve those values from future impacts.

This report contains goals, strategies and management actions to deal with land management related issues as well as recommended ongoing monitoring onsite. Action plans and time frames are also included as a guide for any proposed environmental works. Proper management of this property into the future will also to help contribute to the surrounding environmental values of this area, designated as **Farming Zone**.

The project described in this report is to be achieved with good environmental conscience, striving for best practice in soil conservation, biodiversity and vegetation management. There is also an awareness of the property's place in the broader landscape, both from an environmental, economic and community/social perspective.

2. Land Information

Landowner Details

Wayne & Catherine Long
3 Messmate Place
ROSEBUD VIC 3939
0477 999 167

Property Details

Standard Parcel Identifiers (SPI)

SPI 1~15\PP5410
SPI 1~16\PP5410
SPI 2~16\PP5410

Original Title Information

Volume: 4002 Folio: 385 (Allotment 1 Sec 15 & Allotment 1 Sec 16)
Volume: 4663 Folio: 586 (Allotment 2 Sec 16)

Consolidated Title Information

Volume: 12544 Folio: 535



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

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VOLUME 12544 FOLIO 535

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LAND DESCRIPTION

Land in Plan of Consolidation 383028B.
PARENT TITLES :
Volume 04002 Folio 385 Volume 04663 Folio 586
Created by instrument PC383028B 01/05/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CATHERINE MARIE LONG
WAYNE PHILIP LONG both of 3 MESSMATE PLACE ROSEBUD VIC 3939
PC383028B 01/05/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PC383028B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PC383028B (B)	PLAN OF CONSOLIDATION	Registered	01/05/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 18051P CORAL CLOSE CONVEYANCING
Effective from 01/05/2024

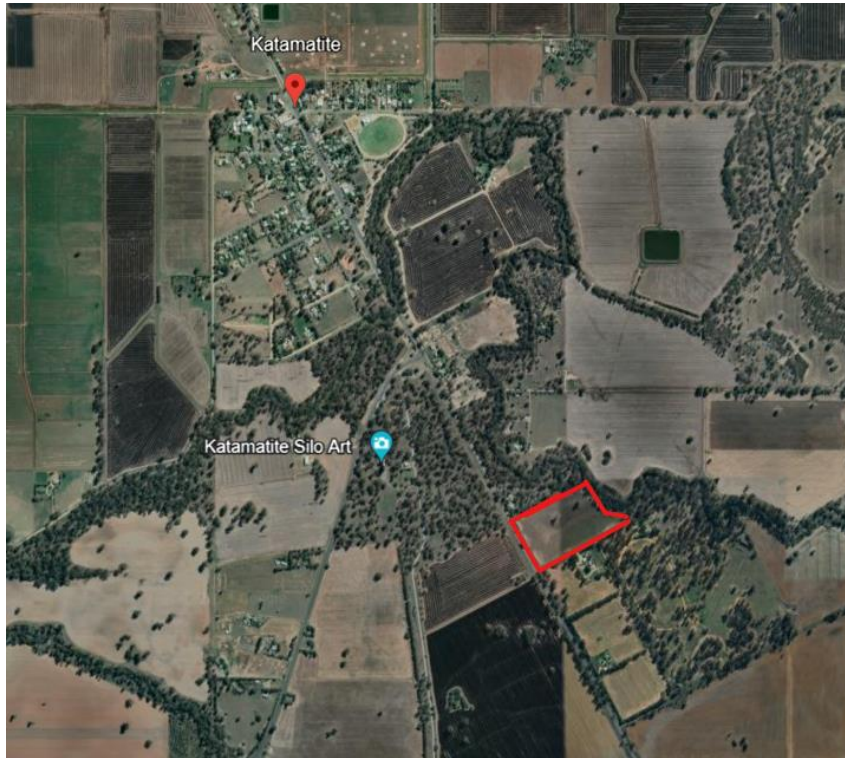
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Title 12544/535

Page 1 of 1

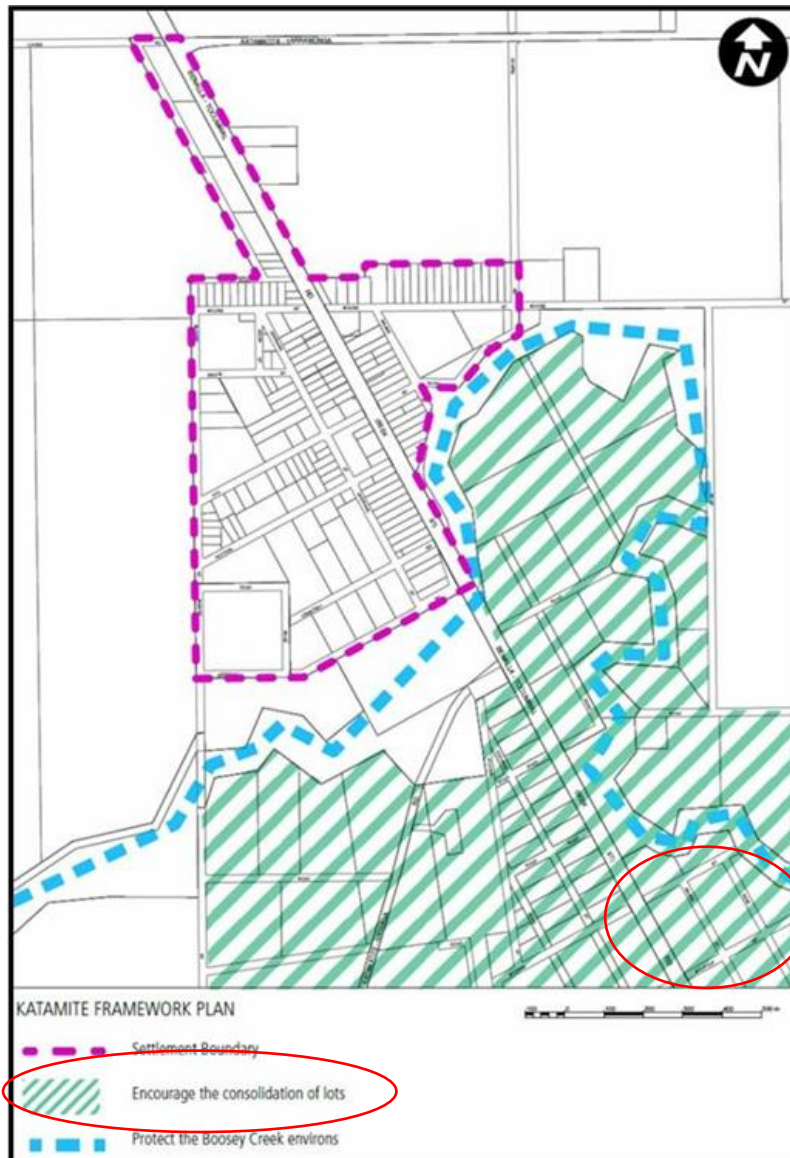
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Location Map



Consolidation of Lots

Under the advice of the Moira Shire Town Planning Department, the three existing lots of land have been consolidated into a single allotment to be looked upon favourably for the purpose of pursuing a Planning Application for construction of a dwelling and shedding to support farming activities (refer consolidated Title information in Section 2 above).



Property Information

Property Address	5.56 hec Benalla-Tocumwal Road, Katamatite, 3649
Size of Property	5.56 hectares (13 acres) (15 acres) incorporating Government Roads as part of the consolidated lots
Catchment	Goulburn Broken CMA
Water Courses	Katamatite Creek (Boosey Creek)
Water Supply	.1ML water allocation and holding tank
Services	Electricity
Planning Zone	Farming Zone (FZ) Farming Zone – Schedule 1 (FZ1)
Planning Overlays	Floodway Overlay (FO) Rural Floodway Overlay (RFO) FZ1 - 35.07 and 35.07-s1 FO – 44.03 and 44.03-s
Bioregion	Victorian Riverina
Ecological Vegetation Classes (EVC)	EVC 235 – Plains Woodland
Land Degradation Hazard Region	Northern Riverine Plains
Improvements	Holding water tank
Pest Plants	N/A
Pest Animals	Rabbits (<i>Oryctolagus cuniculus</i>) - seen in the area Fox (<i>Vulpes vulpes</i>) - seen in the area.

Zones & Overlays

Zone: Farming Zone (FZ1)

Overlays: Floodway Overlay (FO)
Rural Floodway Overlay (RFO)



Taking the zoning and applicable overlays into consideration, this Land Management Plan is aligned with the Municipal Planning Strategy and the Planning Policy Framework for Farming Zones within the district. This plan will ensure the ongoing use of the land is predominantly for agricultural purposes and in line with the framework, and the improvements on the land will not adversely affect but significantly improve agricultural activities.

By implementing this plan, it will support local community growth and rural advancement. The sustainable land management practices detailed within this document support the vision for the area.

Based on advice received from the Goulburn Broken CMA, this allotment is covered by the Township Zone and Rural Floodway Overlay, Restructure Overlay - Schedule 2, Specific Controls Overlay - Schedule 1 in the Moira Planning Scheme.

The Authority's best estimate of the 1 in 100 AEP (1% AEP) flood level for the location described above is 116.65 metres AHD, which was established from the Draft Boosey and Upper Broken Creek Flood Study (2023). This is subject to change but is unlikely to increase in height based on recorded historic 2012 flood levels that is considered indicative of the 1 in 100 AEP type flood.

The purpose of the Flood Overlay is to identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

This ensures any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

It protects water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

Any development as part of this Plan will maintain or improve river and wetland health, waterway protection and flood plain health.

3. Property Description

The traditional owners of the above property and surrounding land are the Yorta Yorta people (also known as Jotijota) and the Taungurung people. They have traditionally inhabited the area surrounding the junction of the Goulburn and Murray Rivers in north-eastern Victoria.

The property is located on the corner of Tocumwal-Benalla Road and Boopoop Street, Katamatite, in the heart of the Moira Shire, which is a small rural township of approximately 450 people located approximately 11 kilometres South West of Cobram, 229 km north of Melbourne and 50 km north-east of Shepparton. The western boundary of the property fronts the Benalla-Tocumwal Road, with Boopoop Street to the South, Boosey Creek to the East and a green wedge (Gov't Road) to the north. The property has excellent transport links to Melbourne and Shepparton.

This property forms part of a rural neighbourhood with similar sized lots. Existing residential properties adjoin the Northern and Southern boundaries and do not currently support farming activities. The property is located within a Farming Zone (FZ). It is affected by overlays. There are no adjoining properties to the west or east. The nominated dwelling and outbuilding locations for the property do not interfere with any current flora on the property and is sensitive to the limited biodiversity assets on the property. These biodiversity assets will be improved over time to support the production of farming and breeding sheep and existing trees will be protected as part of the property development. No native trees will be removed to accommodate any infrastructure.

Property Summary

Wayne & Catherine Long purchased the property at 5.56 HEC Benalla Tocumwal Road, Katamatite in 2020 with the intention of farming a head of sheep. They have been long term visitors to the Katamatite and Cobram region and continue to support the local community via tourism for more than 20 years.

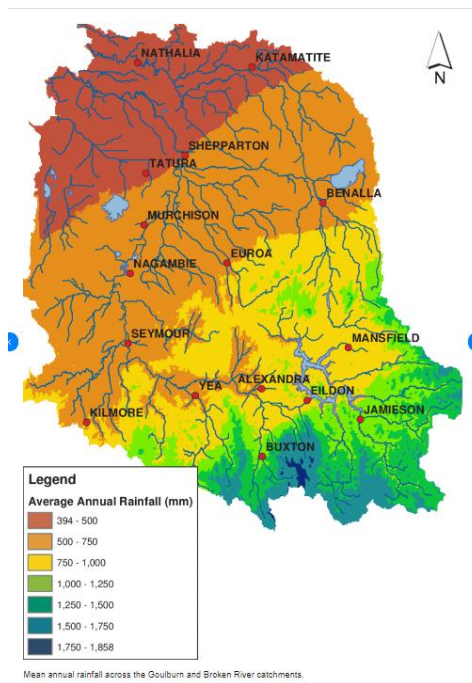
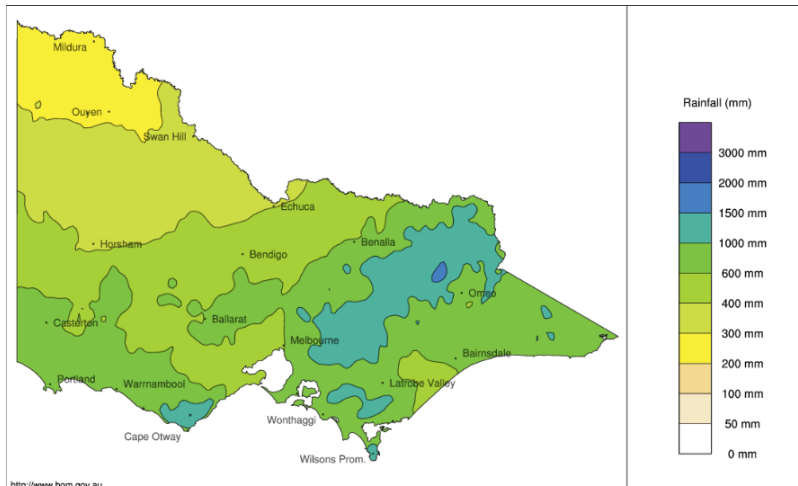
The owners intention is to establish a small sheep farm as well as build a dwelling and associated farm shedding to support the livestock activities.

Water

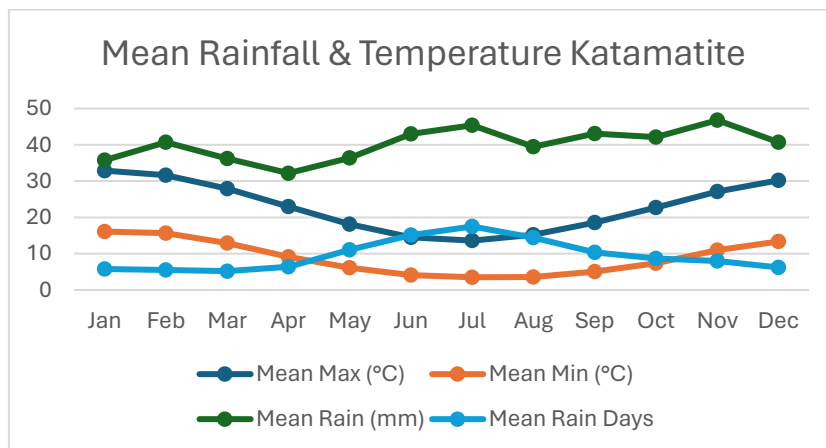
There is currently .1ML of water rights to the property, feeding a holding tank and a single stock trough. To support the farming of sheep, the owners will purchase additional water rights to increase capacity to up to 5ML per annum. This water will be distributed amongst the multiple stock water troughs across the property. As part of the planning application, the owners will erect a primary water tank for capturing rain water which will be used for domestic use and an additional holding tank serviced from the water rights allocation within the corral area for the livestock.

Climate

The property is located on the north side of the Great Dividing Range. The range has a great influence on the rainfall pattern for this property. This property is located within the Goulburn Murray Catchment area and the rainfall for the district is approximately 500mm per annum.



Mean Rainfall & Temperature

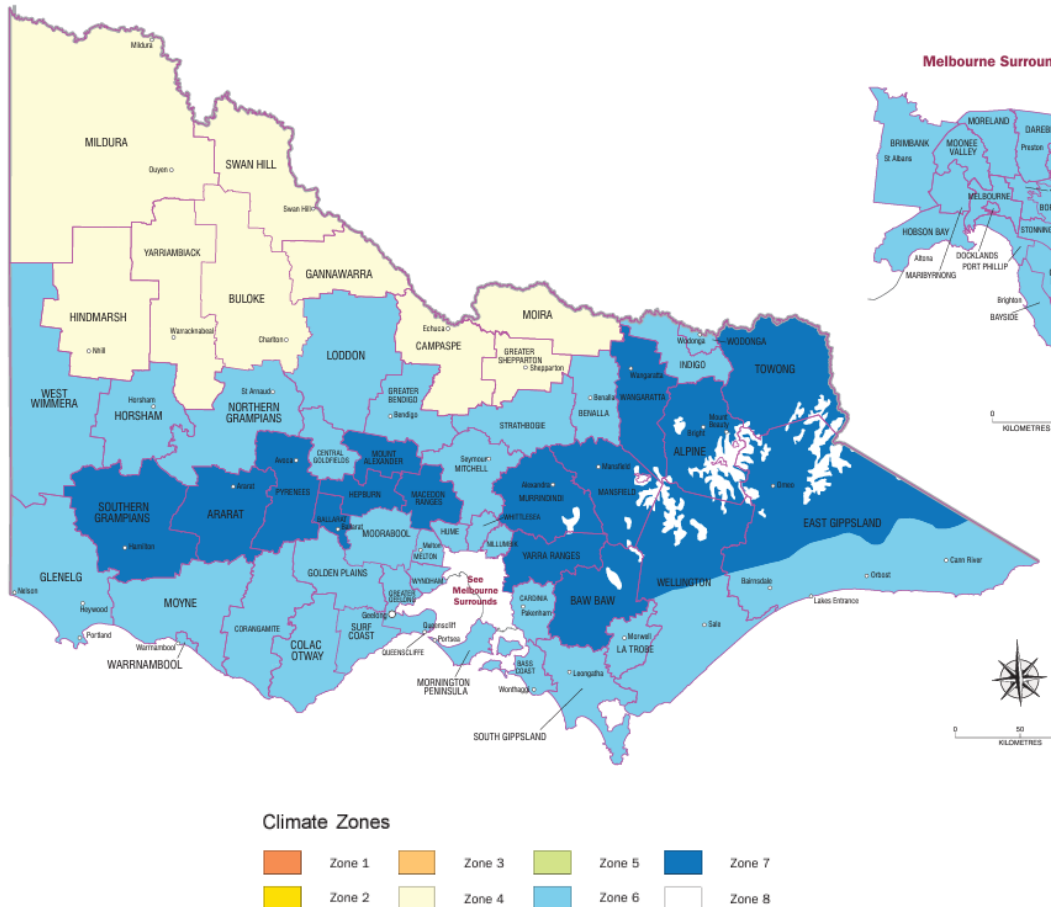


The growing season is on average from April to October (7 months). These are the months when rainfall reliably exceeds the rate of evapotranspiration or the loss of water from the soil both by evaporation from the soil surface and by transpiration from the leaves of the plants growing on it. This is 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 the part of the water cycle which removes liquid water from an area with vegetation and into the atmosphere by the processes of both transpiration and evaporation.

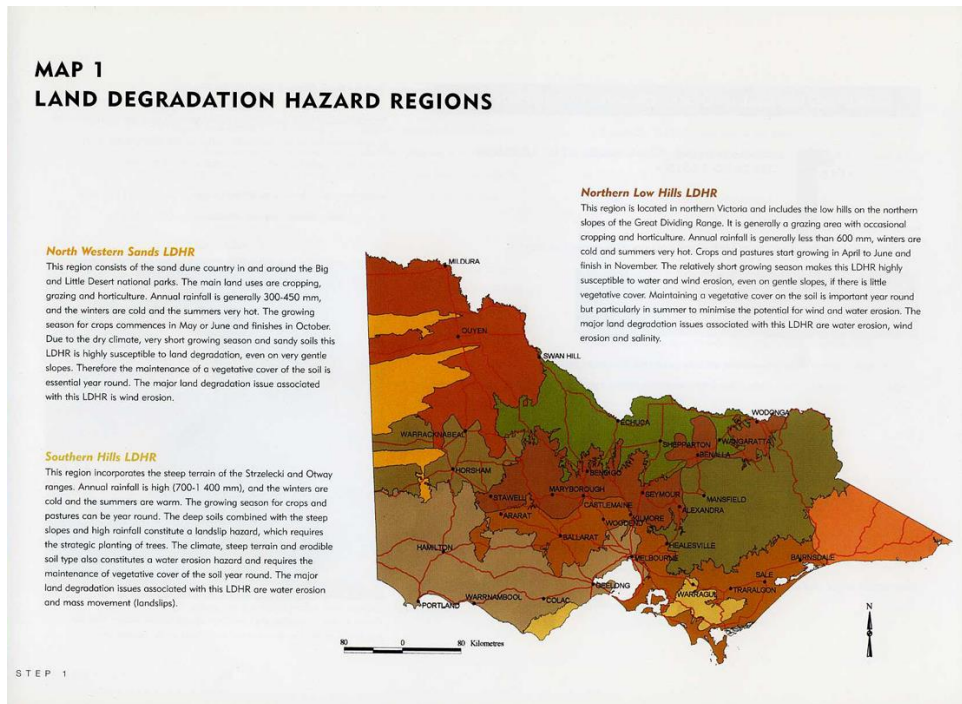
Victoria is divided up into eight climatic zones, with this property being classified as Climate Zone 4 – Hot dry summer, cool winter:

- **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.



Land Degradation (LDHR) - Northern Riverine Plains

The property is located within the Northern Riverine Plains which incorporates the plains in the north of the state. It is mainly a cropping, grazing and horticultural area. The annual rainfall is generally less than 600mm, with cold winters and very hot summers. The growing season for dryland crops and pastures commences in April and finishes in October. The major land degradation issues associated with this LDHR are soil structure decline, water erosion and salinity.



Vegetation, Native Plants & Animals

There is currently limited vegetation on the property. There are currently two existing River Red Gum (*Eucalyptus Camaldulensis*) trees located within the land boundary as shown in the following picture, and these will remain to provide shade for the livestock. These are outside the proposed recreational zone.



The property is located within the Victorian Riverina Revegetation Zone of the Goulburn Broken Catchment Management Authority.



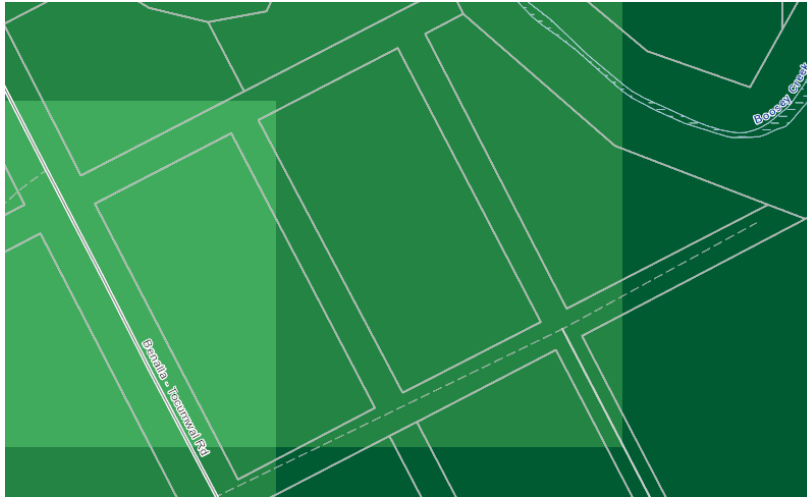
Biodiversity

The topography and proposed property layout does not impinge on natural features and is well suited to sheep farming and the development will see a significant improvement in land protection and the biodiversity and environmental values of the property.

Given the nature of the land resource, the characteristics of the district, the agricultural potential of the property, it's potential for sustainable land management practices and considering the Farming Zone planning overlay; there will be no negative impact to the natural resource and agricultural viability of the land. To the contrary it will see suitable agricultural pursuits established on the property.

Location types indicate where (if any) high value biodiversity may be present on site. In the diagram below, the biodiversity values are as follows:

- **Location 1** is indicated in Light Green and has a Biodiversity Value of 78
- **Location 2** is indicated in Mid Green and has a Biodiversity Value of 84
- **Location 3** indicated in Dark Green having a Biodiversity Value of 100 which indicates higher biodiversity values i.e. a significant plant or animal is present. There will be no construction within Location 3 of the property.



Bioregion and EVC

The property is within the Victorian Riverina Ecological Vegetation Class (EVC 235) [Plains Woodland]. The EVC is predominantly open woodland to 15 m tall on broad alluvial plains and along ephemeral drainage lines. Soils are generally poorly drained heavy clays which form distinctive “gilgai” crests and troughs in a fine-scale mosaic. The understorey consists of few, if any shrubs while the ground layer is made up of a combination of “dryland” herbs/grasses and amphibious herbs/grasses tolerant of seasonal inundation.

<https://www.gbcma.vic.gov.au/downloads/EVCs/PlainsWoodland.pdf>

As there is limited flora or fauna on the property described above, the impact to these Plains Woodlands would be minimal.

4. Description of Future Land Use

Future Development

Future development within the boundary includes a proposed dwelling and associated farm shedding to support the agricultural sheep farming activities. The property is currently used for rural lifestyle activities and hay production. The property currently contains a holding water tank with .1ML of water rights and additional water rights (up to 5ML) will be purchased to support the livelihood of the stock.

The proposed dwelling for the property will be of moderate footprint. The dwelling proposed on this property is ancillary to the agricultural and primary farming pursuits of the site. The proposed farming activities are not viable to be managed remotely. The proposed dwelling envelope is to be circa. 15 x 30m in size and the farm shed approx. 10 x 20m to store farm machinery, fencing, pesticides, feed etc. A central corral to the three paddocks has been planned to support effective farming of the sheep and will contain both self-feeding food and water troughs. There is existing shade within two of the paddocks and a planned shade area will be erected in Paddock 1.

The main agricultural use for the property will be the production of lambs for their meat. This will be based on the dorper breed of sheep. Due to the risk of fox predation and the need for consistent supervision to avoid negative animal welfare outcomes, particularly during lambing season, a dwelling will be required on the property.

This Land Management Plan outlines the agricultural use of the land which demands constant monitoring, hours of work and attention for its success. Management of the sheep breeding cannot be successfully managed from offsite due to the risk of lambing difficulties and predation. Planned grazing requires frequent moving of these animals through the pastures, which is a highly labour-intensive exercise. The risk of extreme weather, such as high rainfall and wind chill or extreme heat, also requires the presence onsite to ensure animals are appropriately protected and catered for during these times to avoid stock losses. To attempt to manage the sheep without living on the property will potentially lead to breaches of the Australian Animal Welfare Standards and Guidelines for Sheep (<https://animalwelfarestandards.net.au/wp-content/uploads/2023/08/Sheep-Standards-and-Guidelines-for-Endorsed-Jan-2016-061017.pdf>).

The standards consider that the risks to welfare of sheep include any outcome that causes pain, injury or distress to the sheep. Such outcomes could include sunburn, hypothermia, heat stress, dehydration, exhaustion, abortion, injury, metabolic disease or death (page 9 of the Standards). Adherence to these welfare standards cannot be achieved without a continuous presence on the farm. As such, the provision of a dwelling to accommodate the farmer is necessary to support positive welfare outcomes.

Adherence to good animal husbandry principles is essential to meet the welfare requirements of the livestock. Sheep strongly prefer to be with other sheep in a flock. Good husbandry principles that also meet the basic physiological and behavioural needs of sheep include:

- a level of nutrition adequate to sustain good health and welfare
- social contact with other sheep
- access to sufficient water of suitable quality to meet physiological needs
- sufficient space to stand, lie and stretch their limbs and perform normal patterns of behaviour
- handling facilities, equipment and procedures that minimise stress
- procedures to minimise the risk of pain, injury or disease
- minimising the risk of predation
- provision of reasonable precautions against extremes of weather and the effects of natural disasters
- selection and breeding of sheep appropriate for the environment and the level of planned flock management
- assessment of the need to undertake any husbandry procedures that may result in significant short-term pain against alternative strategies for the long-term welfare of the sheep
- undertaking of any husbandry procedures required for planned flock management in a manner that reduces the impact of these procedures and minimises risks to sheep welfare.

Pasture lambing will be the preferred method for lambing given the climatic region of the farm. As a fallback, an enclosed animal husbandry will be erected to assist with lambing activities providing a secure and isolated area for the ewes during lambing season. The animal husbandry shelter will serve multiple purposes and assist with mitigating stock losses whilst enabling intensive management where required. This type of shed lambing allows for quicker access and intervention and more control over problems when they arise. The husbandry area will allow the farmer to observe and monitor the lambs for potential problems.

Installation of drop pens for ewes close to lambing within the animal husbandry area will be available if pasture lambing is not achievable. The number of drop pens will be determined closer to the establishment of the sheep farming activities.

Water

Potable water is currently supplied to the property by Goulburn Valley Water and will be connected to the dwelling for domestic use.

With the current allocation of water rights to the property and the proposed increase to the annual capacity (up to 5ML) via the purchase of additional water rights, works will be required to extend the pipe network from the current holding tank to additional holding tanks and subsequently to the livestock water troughs to ensure an uninterrupted source of water for their wellbeing. Installation of rainwater tanks to capture additional water for domestic and fire fighting purposes will also be available

Electricity

Reticulated electricity is currently available to the property via existing infrastructure which will be used as the source of electricity supply for the dwelling and shedding as required. A solar system including solar panels, inverter and batteries will be installed to supply additional power to the property.

Wastewater

A reticulated sewerage system is not currently available to the property and as a result a wastewater treatment system will be installed to ensure wastewater from the property is treated and retained within the lot in accordance with the EPA regulations. This system will be installed more than the required 60 metres from the top bank of Boosey Creek as per the regulations.

Setbacks

The proposed improvements to the land will adhere to the minimum setbacks from Transport Zone 2 (Benalla-Tocumwal Road), being 100 metres. All other boundary setbacks of a minimum of 5 metres will be achieved given the location of the proposed structures.

Timeframes for Improvements

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, by having onsite management. The property is bounded by rural living and farming properties of various scales, some with equine, grazing and agricultural activities. The proposed improvement to the property is in keeping with the scale of adjoining properties. The land use is compatible with the main use of the area, which is rural living, grazing and agriculture.

The initial priority will be to establish the recreational zone including dwelling and shedding and occupying the property in preparation for farming activities. After this time, the improvements of the property will be staged over 18-24 months to prepare the site for the introduction of stock. The priorities during this timeframe will include (but not limited to) the following:

- To establish internal stock fencing and gates for paddocks
- To build relevant corral and animal husbandry shedding
- To construct stock and feed troughs within the corral
- To construct additional shelter for the stock (if required)
- Install another holding water tank within the corral area
- Soil quality improvement across the property
- Manage weeds
- Permanent fencing and gates will be used to protect the proposed recreational area from the paddocks

Bushfire Area and Overlay (if applicable)

The residential building standard for bushfire protection aims to improve the ability of a building to withstand a bushfire attack. This provides greater protection for the occupants who may be sheltering inside while the fire front passes.

The Bushfire Attack Level (BAL) will determine the type of construction required to obtain a building permit. The BAL takes into consideration several factors, including the Fire Danger Index, the slope of the land, types of surrounding vegetation and its proximity to any building.

There are six bushfire attack levels that form part of the Australian Standard for construction of buildings in bushfire prone areas (AS 3959):

- BAL-LOW
- BAL-12.5
- BAL-19
- BAL-29
- BAL-40
- BAL-FZ (Flame Zone)

The location of this property is considered to fall within the BAL of 0-12.5 with a primary risk of ember attack with the risk of radiant heat being considered **low**.

As reported earlier, the installation of rainwater tanks holding additional rainwater for domestic and firefighting purposes will be available. Access to the dwelling will be provided via an all-weather road within the boundary of the property with the dimensions being adequate to accommodate emergency vehicles, if required.

Pasture Renovation

As there is currently no infrastructure on the property, a period of approximately 18-24 months would be required to fence the various paddocks, install livestock water and feed troughs, run appropriate irrigation to troughs and build required central corral and additional shelter for the livestock. A shed for animal husbandry will also be required to support the farming activities. The paddocks will need to be cropped to produce the required feed in preparation to introduce the flock.

GBCMA - Floodplain Management Advice

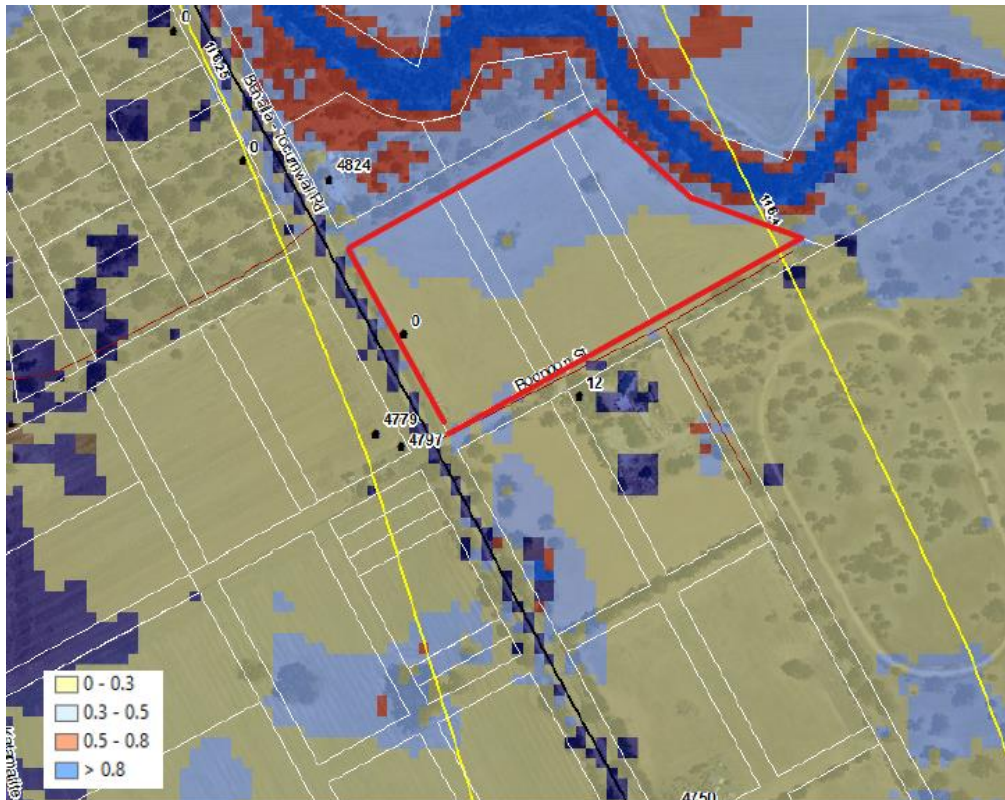
Based on previously provided advice from the Goulburn Broken Catchment Management Authority, they would not object to the owners proposal to build a dwelling and farm shedding subject to the following conditions:

1. The three lots are considered into a single lot, (which has now been completed);
2. The finished floor level of the proposed dwelling and shed are constructed at least 300 millimetres above the 1 in 100 AEP flood Level of 116.65 metres AHD, i.e., 116.95 metres AHD; and
3. Comply with the septic code of practice (EPA) requirements, ie., effluent fields and septic tanks must be placed at least 60 metres from the top of bank of the Boosey Creek.
4. No buildings or works must be constructed within 30 metres of the designated waterway being the Boosey Creek and should be placed within the green/yellow areas as shown in the below image.

The depths of flooding ranges are shown in the below image. The green/yellow areas depict flooding depths less than 0.3 of a metre deep in a repeat of a 1 in 100 AEP type flood, which provides acceptable areas for a proposed dwelling and shed. However, the accessway in and out of the Boosey/Broken Creek floodplain is problematic where the depths of flooding will exceed the

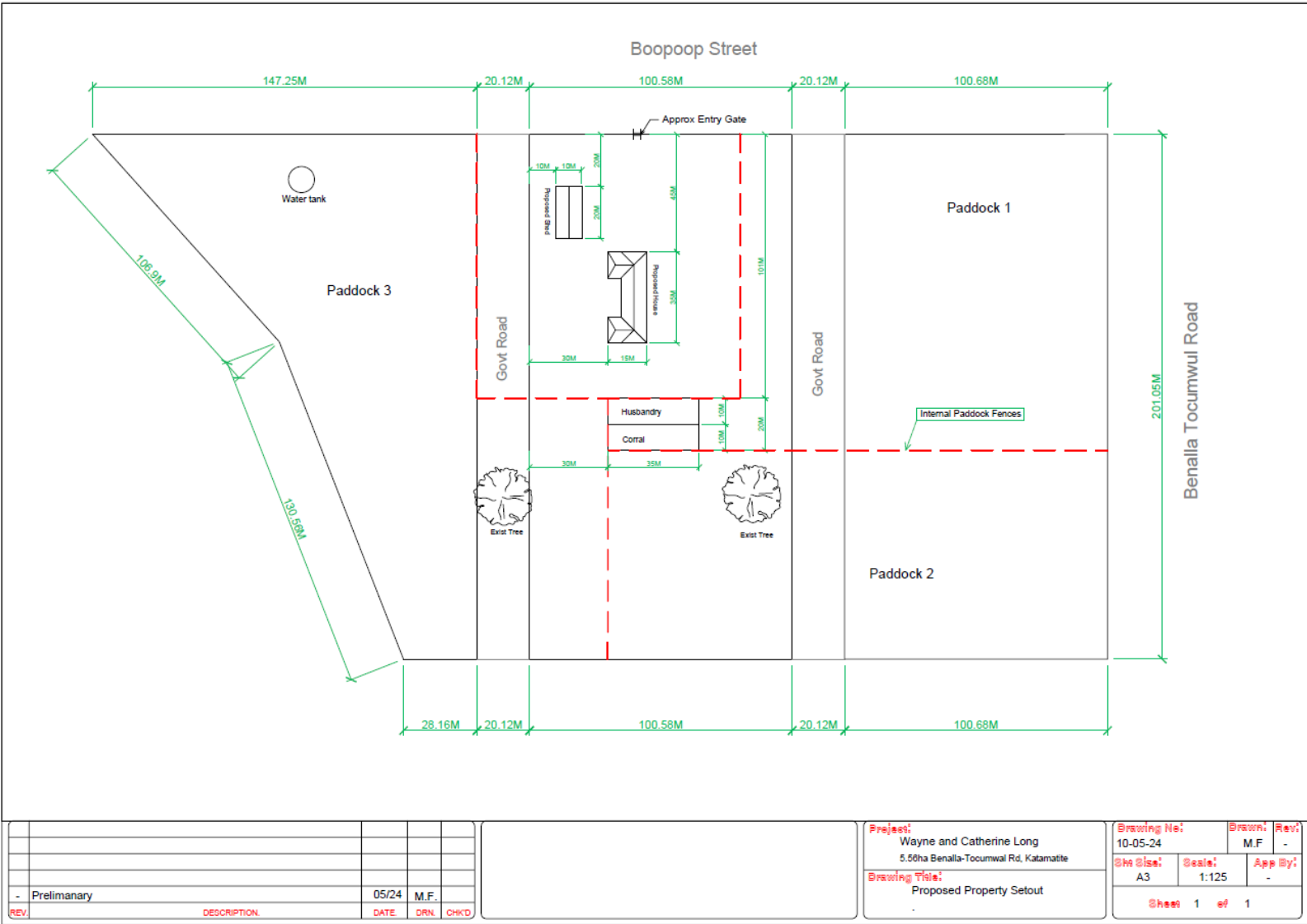
requirements of several floodplain management guidelines of more than 0.3 and marginally more than 0.5 of a metre deep. The latter of which is included in Local Floodplain Management Plans incorporated into many planning schemes across the Goulburn Broken Catchment.

A portion of this property is subject to a flood overlay as indicated within the blue area in the below image. No development is proposed for this area. Ground cover will be maintained, and weeds managed in this zone to ensure optimal water quality and to protect downstream land. The area will remain an area of pasture where water can pass over easily and with minimal impact. Stock can be restricted from this area during floods or periods of waterlogging.



Above Figure: Showing flood extent and flood depth in a repeat of a 1 in 100 AEP type flood (currently based on the 2012 flood).

Proposed Site Development Plan



Proposed Site Area Allocations

Land zone	Description including native and exotic vegetation	Proposed land use
Paddock 1	Paddock with no existing vegetation	Farming and rotation of stock. Construction of shelter
Paddock 2	Paddock containing 1 existing gum tree	Farming and rotation of stock. Contains natural shelter
Paddock 3	Paddock containing 1 existing gum tree	Farming and rotation of stock. Contains natural shelter
Area 4 - Recreational Area	No vegetation currently exists. This will be the recreational zone	Dwelling, farm shedding, rain water tanks, chicken coop, vegetable crops
Area 5 - Corral	Farming Corral & Animal Husbandry	Central water and grain troughs, header water tank and shed for animal husbandry. Corral will be central to the 3 paddocks

Farming Activity

Grazing

Area currently used for grazing (Ha)	0 ha
Area of proposed grazing (Ha)	5 ha (12 acres)
Current stock numbers*	<p>Currently no stock exists on the property. Land has previously been used for cattle agistment.</p> <p>We are proposing to commence farming with approximately 40 head of white dorper sheep which is a responsible number of sheep each paddock could accommodate to enable responsible farming activities. This enables rotation of sheep between paddocks to ensure adequate feed is available.</p>
Future stock	The farming activities will see an increase in stock numbers to a maximum of circa 100 during lambing season as per the below table

Proposed Stock

Stock type	Number of animals	Seasonal variation in stock numbers	Feeding requirements (stock feed supply including the percentage of imported feed).
Sheep	40	40-100	Natural pasture and hay Grain and pellets as supplementary food sources

Cropping

Area currently under cropping (Ha)	6 ha
Current crop/s	Hay producing
Area of future cropping (Ha)	Minimal

5. Environmental Impacts

This development will enhance and protect land and environmental values, through an appropriate layout and onsite management of native vegetation, native revegetation, vegetative cover, erosion prevention, pest animal and weed control.

Effluent Disposal

As a reticulated system is not available to the property, an on-site waste-water treatment system will be installed to service the residence and will be located more than 60 metres from the top of the Boosey Creek bank. This waste-water system will protect the natural environment and the watercourses.

The design and location of these waste-water tanks will be appropriate to the site and environmental characteristics of the allotment.

- The disposal of effluent will not result in the discharge of wastewater from the site and will be sustainably managed and retained on-site
- The system will collect, treat and reuse or dispose of waste water on site
- Will meet the requirements of the EPA and Council
- Any approved local land care policies and plans.

An effluent disposal area plan will be provided if this proposed application is accepted by Council to progress forward to Planning Permit stage.

Soil Management

- Grazing on the property will be managed using a planned grazing approach and rotational system
- Revegetation will occur to provide shelter, manage erosion management, and improve biodiversity
- A broader diversity of trees and shrubs will be added to the site
- All tubestock will be staked and guarded on planting
- Tubestock are to be sourced from local nurseries respecting species provenance
- Planting is to be conducted in April - September each year (subject to rainfall) to provide adequate soil moisture for establishment
- Non potable water derived from the water allocation will be used for property irrigation ie. pasture improvements, livestock troughs and gardens.

The introduction of sheep to the land will not have any adverse effects on the environment as they spread their manure and urine around the entire pasture. This can be cultivated into the existing poor-quality soil to provide composting and overall soil improvement.

Pest Animal Management

- Light infestation of rabbits observed. Their impacts will be managed through reducing any harbor on the property, ripping of burrows if erosion risk can be managed and protecting any revegetation projects with stakes and guards on individual plants.
- If rabbit populations increase and erosion damage is occurring, professional pest management contractors who use non-toxic techniques such as long netting, ferreting, gas to collapse burrows etc. will be engaged and appropriate action taken based on their advice. Baiting will not be used due to the sensitivity of local fauna and proximity to Boosey Creek.

Pest Plant Management

- There are currently no Weeds of National Significance on the property
- Annual weeds will be removed via mechanical removal or spot spraying. It is anticipated as grazing management is better managed that annual weeds will no longer present a problem.

6. Conclusion

Wayne & Catherine seek the Moira Shires advice in relation to the content of this Land Management Plan to support the Planning Application for a dwelling and shedding to support sheep farming activities.

The planning proposal and farm plan is well considered. The proposed agricultural use of the property fits well with the principles of effective land management and the outcomes sought within the Farming Zone.

The topography and proposed property layout do not impinge on natural features and is well suited to the farming activities and the development will see a significant improvement in land protection through the maintenance of ground cover and the control of weeds.

Given the nature of the land resource, the characteristics of the district, the agricultural potential of the property, it's potential for sustainable land management practices and considering the Farming Zone planning overlay; there will be no negative impact to the natural resource and agricultural viability of the land. To the contrary, it will see a suitable agricultural improvement that will make a significant contribution to the overall viability and sustainability of the farming land.

Additionally, the proposed development will not impact the agriculture integrity of this area, other than to improve it and it will add further productivity to this area.

As long term visitors to the region with an interest in the Katamatite Community and local businesses, the owners obtained a copy of the Katamatite Community Plan August 2017 – August 2022 (<https://www.moira.vic.gov.au/Community/Community-Planning/Katamatite>). Their desire to live in the town saw Wayne & Catherine purchase the property in 2020 and they have already integrated into the local community via interactions with local residents and the local farming community.

They are aligned with the Katamatite Vision Statement to become a part of the 'growing, attractive and thriving community where our people work together in building our greatest community assets and values'.

The 'Tourism, Economy and Industry Goals and Priorities for Katamatite' state the desire to increase and encourage housing development within the town to enable population growth whilst maintaining the small-town feel.

Given the above, the owners would anticipate that this comprehensive Land Management Plan and associated Planning Application would be looked upon favourably by the Moira Shire as it aligns with the local Katamatite community growth strategy, whilst maintaining both the town and wider regional goals for farming and agriculture activity.

7. APPENDIX A

Resources

The below resources were used to assist with identifying features on the property such as Ecological Vegetation Classes (EVC), location of vegetation on the property, together with location of features ie. Structures, proposed buildings, and planning overlays affecting the property.

- www.moiravic.gov.au
- www.gbcma.vic.gov.au
- www.environment.vic.gov.au
- www.animalwelfarestandards.net.au
- www.land.vic.gov.au
- www.agriculture.vic.gov.au
- www.earth.google.com
- <https://mapshare.vic.gov.au>
- www.metashare.maps.vic.gov
- www.vba.vic.gov.au