

FARM MANAGEMENT PLAN

Associated Dwelling For Grazing Animal Production

863 Koroit – Woolsthorpe Road, Woolsthorpe

REPORT PREPARED BY:

[REDACTED]

on behalf of

[REDACTED]

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ACKNOWLEDGEMENTS

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DISCLAIMER

All information in this report is accurate at the time of preparation of this document. Any changes to onsite conditions for the purposes of agricultural production will occur at the discretion of the landowner and operator of the land.

DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for the use and development of a dwelling, alterations to access to a Road 1 Zone and temporary use of a building for a dwelling use.

Revision 1 – 1st January 2024

Revision 2 – May 2024

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Business Vision

To operate a simple and repeatable agriculture business that is highly productive and building it up to a position where we can have growth into the future for the future generations to follow.

Our Proposal

To improve the productivity of this 14-hectare property to begin our beef production/ calf rearing facility with the intention of growing our business to larger scale farm ownership.

We have specifically purchased in this location, Woolsthorpe due to knowing the area well as I [REDACTED], grew up at Tower Hill in a farming family and have spent the last 16 years working on and managing dairy properties in Kirkstall and Allansford as well as overseeing a large-scale beef and sheep property at Nareen (north of Hamilton).

We strongly believe in the future of agriculture in the Moyne Shire and are passionate about the potential opportunities that are available to a young family wanting to get started in their agriculture journey.

We have been monitoring various agricultural properties over the last few years within a 20km radius of Koroit. We came across this property which would provide us with a viable opportunity to establish our farming business and to also grow in the surrounding area.

Together with my wife [REDACTED] and [REDACTED] [REDACTED] we plan to rear 100 Angus/Fresian (F1) cross cattle and young stock for beef production that will be purchased locally and ran on our block and on our lease block at Tower Hill.

Our plan is to take already weaned, preferably male calves, from local dairy farms that I already have been in talks with to secure a supply. My goal would be to take these calves from around 150kgs (weaned) when they arrive to 350kg – 400kgs at which they would be sold off to a finisher to take them through to 600kgs+.

I have been lucky enough to work with some excellent operators who are leaders in their field, and I have been lucky enough to see the process happen first hand and as such have helped to drive my passion for the industry and making a viable product from an animal that is seen too often as excess to a dairy operation. I have actually approached a couple of farms with the proposal of providing semen to them at my expense to then be able to be able to buy those well-bred calves with fantastic genetic potential. Farms that I have approached with this proposal have been very positive about it as, what to do with excess calves and finding a market for these animals has been problematic for many years and is only going to get harder as the years go on. I have had a few discussions and attended various seminars on Dairy-Beef calves and people that are doing this on quite large scales and turning large numbers off into large feedlots that are operated by the likes JBS across the country and their findings are:

- The feed efficiency of these animals is the same if not higher than natural beef.
- The big feedlot companies are really starting to look at these animals seriously as they find they have a lot less health problems once they reach feedlots as they have already been in close quarters for their lifetime. Animal Health problems are the 2nd biggest costs after stockfeed.

In my previous role I was rearing 650 calves for the first 3-4 weeks of their life on the dairy block before they are taken to another property to continue reared on until weaning. It is this aspect that I am aiming to replicate on my own property as I know how well it works.

Our Background

As the primary farmer in the parentship I grew up in Tower Hill. I completed primary schooling at St Patrick's in Koroit and secondary schooling at Emmanuel College in Warrnambool to year 12 which then continued onto studying at Latrobe University, Bachelor of Agriculture after such time at University I felt I wanted and needed to be back on the farm so I started a traineeship in Dairying. This was with [REDACTED] on a dairy farm milking around 1500 cows at the time at Kirkstall which I continued to work for the for 5 years in total.

Then the opportunity came to work at Nareen Station which was formally owned by former Prime Minister Malcolm Fraser. Nareen is a large-scale sheep and beef business spanning 3 different properties with a total of around 25,000 acres running 30,000 merino sheep and around 4,000 beef cattle. I worked at Nareen for 5 years where I was given the opportunity to be overseer.

In 2015 together with my wife [REDACTED] [REDACTED] we moved back to Allansford to manage a 750cow dairy farm at Allansford for [REDACTED] [REDACTED] which I continued to for 5 years, it was here that we decided that we wanted to begin a journey to our own farm ownership. I have since taken up a role at a local rural store as an animal health and Agronomy tech.

I have been very lucky to work in 3 excellent farming enterprises and have had some very supportive role models to follow and learn. All through this time I have had the desire to start a farm business of my own and I believe this is my first step in owning something to build cattle and land numbers slowly and methodically with the help of leased parcels of land in the area which is one of the most productive food bowls for the country.

Our Plan

- Groups of 30 weaners which would be purchased over a two-week period. Estimated timetable for purchasing calves as follows:
 - Group 1 – May 1st
 - Group 2 – July 1st
 - Group 3 – Sep 1st
- Weaners will be raised in small paddocks and will supplement fed (with pellets, grain and hay) for the first 3 months on the property (weather dependent).
- My aim once I can get the fertility/production lifted on this property would be for group 1 to be sent to our lease property before group 3 arrives so therefore running no more than 60 animals at any one time which is about 1.5 animals to the acre (3 to the hectare). This would allow for lease property to grow a good wedge of homegrown feed so they wouldn't have to be fed other supplements.
- Depending on markets and seasons we will endeavour to grow these cattle out to 320kg- 380kgs liveweight.
- Our aim is to rear cattle that are well grown productive animals that aim of creating a business where repeat buyers know they can always find good quality young cattle.

Why we require a dwelling on the property?

1. We are currently living away from the property and as a result it is not viable to be travelling back and forward twice daily to be feeding/ watering stock and carrying out much needed farm improvements.
2. We would be able to turn this 14ha unproductive/unimproved block into a highly productive parcel of land by run a relatively high stocking rate that could run a sustainable business model that would hopefully also grow into a larger business in the future
3. Having the security of a house attached to the property will make the establishment, investment, management and growth of the business viable.

If we weren't able to live on the property?

The proposed business model would not be viable for us to operate from far afield. Therefore, we would have to scale back our operation which would severely hamper the growth of our business and restrict the agricultural productivity of the land, which has an opportunity to be significantly enhanced.

Lease Property

I have secured the lease of 69 acres (approximately 28ha) from my brother and parents in Tower Hill to continue on the family name farming in this area. I am actively seeking more lease properties close by to block with the intention of running up to the 200 acres (80ha) into the future.

I have also recently secured the lease of a 30ha parcel of land adjoining our block to the south in which I have full intentions of purchasing in the future subject to the growth of our business.

Improvements intended for the Property

- I am currently working as an on-farm Animal Health and Agronomy Tech for a local rural store and have been able to carry out various soil tests on the property, with the support of agronomists. As a result, the following soil improvements will be undertaken into the future:
 - 2.5 tonne of lime per hectare will be spread to help lift the PH of the soil up to about a 5(CaCl) which will assist the productivity of the soil and help to grow more productive pastures on the property.
 - Apply around 300kgs/hectare of super potash 3 in 1 in the autumn which will provide me with enough Phosphorus, Potassium and Sulfur to lift the overall levels of these nutrients in the soil (3 in 1 at 150 – 200kg will only supply enough nutrients to replace what is taken off each year).
 - Over the next 2-3 years with the fertility of the property improving, I will start introducing more perennial ryegrasses and clovers to aid in producing quality cattle and high weight gains.
- A set of cattle yards to be installed in the coming months:
- Entrance track to shed and cattle yards with appropriate drainage
- More internal fencing.

Improvements already completed

- Replacement of the boundary roadside fence on the east side. Cost \$5,000
- Installation of a bore on the property for stock water. Cost \$10,000
- Installation of a farm/machinery shed. Cost \$20,000
- Tree plantations along the southern and western boundaries. 500 native species of trees were planted in May 2023. Species included: Red Gums, Manna Gums, Messmate, Blackwood, Golden Wattle, Sheoaks, Tea tree, Bottlebrush and various other species. Cost \$1,200

PROPOSED SITE FOR THE DWELLING

The proposed site of the dwelling is at the southern end of the property because:

1. Power and bore water are already connected at this point which would require less disturbance of the soil ie. Trenching.
2. It is a good distance from all neighbours, limiting adverse amenity impacts
3. The right spot for road access to the property our 863 number was given to us by the Council and was shown the precise point that it had to be, with previous liaison with Department of Transport.
4. It is a flat spot that would require the least amount of excavation work for setting up foundations.
5. The spot where we can take up the least amount of land as possible as every acre is needed for our management plan.
6. We are however happy to be guided and work with council and/or relevant parties if the positioning of the dwelling was an issue.

Topography

The property is generally flat with no major topographical features across the land, providing the base for a highly productive farm.

Natural Resource Management

- Rainfall for the area is 755mm/ year for 2010 – present.
- Natural Resource Management: We pride ourselves on producing a property that is aesthetically pleasing and provides good shelter for stock, but to more importantly enhance and deliver a diverse ecosystem for the property too which will improve the land condition and farm outputs.

Fire Management

- The property is located within a designated bushfire prone area and like any rural property, bushfire is an ever-present risk through damage to property, livestock and human life, particularly during summer months. Property fire management is undertaken annually to keep fuel loads at low levels, slash excess grass and un-grazed areas and in maintaining an adequate water supply within tanks and through the bore system, to support fire-fighting activity. Additional fire-fighting water supply will be provided through the new dwellings, whilst it will also be constructed to achieve the required Bushfire Attack Level (BAL) in accordance with the Building Regulations 2018.

Figure 1. Farm Map and Plan



Figure 2. Leased Land, Tower Hill



