

**24 February 2023**

Project Ref: 40003

**ATT: Amy Wagenaar**  
C/- South Gippsland Shire Council  
9 Smith Street  
Leongatha VIC 3953

**By email to:**  
*amy.wagenaar@southgippsland.vic.gov.au*

Dear Amy,

**PLANNING PERMIT APPLICATION NO. 2022/269  
570 SOLDIERS ROAD, FISH CREEK  
AMENDED PLANS**

Further to your correspondence dated 6 February 2023, we enclose amended plans and an updated Agricultural Land Management Plan to satisfy Council's request for:

- the Staging Plan to provide that vineyards are planted and established on site and the manufacturing (winery) shed is constructed and completed prior to the dwelling being occupied; and
- the proposed dwelling reduced in height to a single storey form with a maximum roof/apex height that is no taller than the maximum height of the buildings on the neighbouring lot to the east (550 Soldiers Road).

**Amended Plans**

The enclosed amended plans show the proposed dwelling, which would continue to be located in the same location and with the same proposed building footprint (approximately 228sqm) as the original proposal, has been reduced in size from double to single storey.

The amended plans show the maximum ridge height of the proposed dwelling (RL 56.74m) would:

- not exceed the ridge height of the neighbouring dwelling (RL 56.74m);

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- be approximately 1.65m below the maximum ridge of height of the neighbouring outbuildings / sheds (RL 58.39m) located nearby the common boundary; and
- would be substantially below 7.5 metres above NGL, which is the relevant building height threshold under Schedule 3 to the Significant Landscape Overlay (refer analysis shown in red on Drawing Sheet No. A08).

As a result of the proposed revisions and the provision for a single storey dwelling less than 7.5 metres in height, with a total area of less than 250 sqm, and constructed in muted, non-reflective tones, the amended proposal importantly **no longer triggers the requirement for a permit under Schedule 3 to the Significant Landscape Overlay** of the *South Gippsland Planning Scheme* (Clause 42.03).

On the basis of the above changes, it is respectfully submitted that the proposed revised built form outcome is an appropriate response to the relevant Decision guidelines of the Farming Zone, noting:

- The amended proposal continues to be supported by a quality and generous landscape plan, which would enhance the existing site conditions and complement both the proposed built form and the environmental attributes and landscape character of the site and surrounding locality.
- Consistent with the original permit application, the proposed (single storey) dwelling:
  - has been sited to substantially screen the proposed winery shed from views within the public realm (Soldiers Road); and
  - would be setback more than 500 metres from Soldiers Road and framed and screened by proposed landscaping treatments both within the site, and the around the site peripheries and the proposed dwelling in a manner similar to the existing neighbouring dwelling.

In this regard, we draw Council's attention to our correspondence and associated attachments provided on 21 November 2022, which addressed in detail the visual implications of the proposed built form from the public realm (Soldiers Road) as part of the response to Council's request for further information.

#### **Staging Plan**

Per Council's request, the Staging Plan (refer Chapter 21) forming part of the enclosed Agricultural Land Management Plan has been updated to provide

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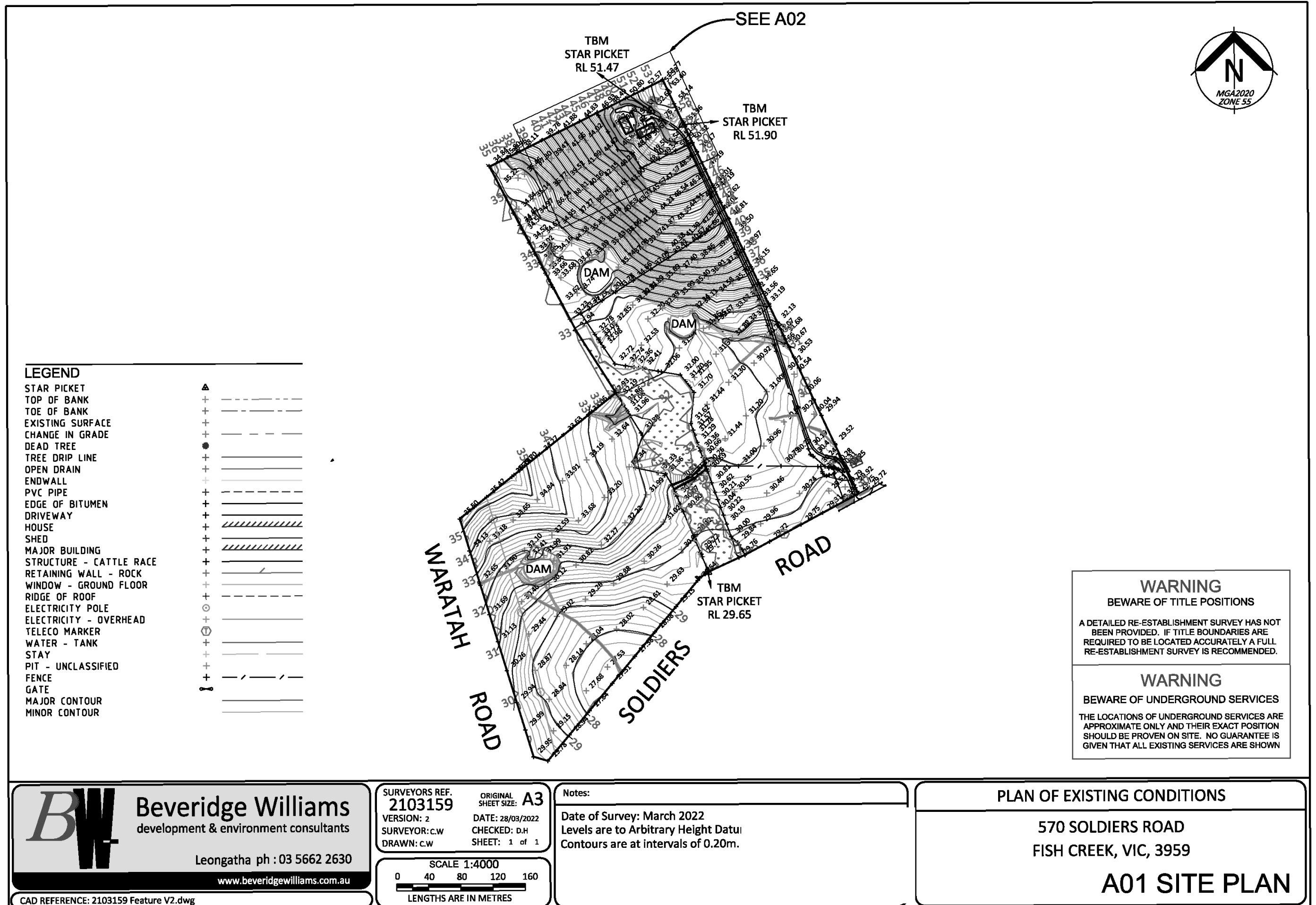
for the establishment of vineyards (in Year 1) prior to the completion and occupation of the proposed dwelling (in Year 2).

We trust that the timely provision of this information will support the referral and final assessment of the proposal in line with the timeframes set out in your correspondence dated 6 February 2023.

Please do not hesitate to contact the undersigned should you have any questions.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Shien', is positioned below the 'Yours sincerely' text.



**LEGEND**

STAR PICKET	▲
TOP OF BANK	+ - - - -
TOE OF BANK	+ - - - -
EXISTING SURFACE	+ - - - -
CHANGE IN GRADE	+ - - - -
DEAD TREE	●
TREE DRIP LINE	+ - - - -
OPEN DRAIN	+ - - - -
ENDWALL	+ - - - -
PVC PIPE	+ - - - -
EDGE OF BITUMEN	+ - - - -
DRIVEWAY	+ - - - -
HOUSE	+ - - - -
SHED	+ - - - -
MAJOR BUILDING	+ - - - -
STRUCTURE - CATTLE RACE	+ - - - -
RETAINING WALL - ROCK	+ - - - -
WINDOW - GROUND FLOOR	+ - - - -
RIDGE OF ROOF	+ - - - -
ELECTRICITY POLE	+ ⊙ - - -
ELECTRICITY - OVERHEAD	+ - - - -
TELECO MARKER	+ ⊙ - - -
WATER - TANK	+ - - - -
STAY	+ - - - -
PIT - UNCLASSIFIED	+ - - - -
FENCE	+ - - - -
GATE	+ - - - -
MAJOR CONTOUR	+ - - - -
MINOR CONTOUR	+ - - - -

**WARNING**  
BEWARE OF TITLE POSITIONS

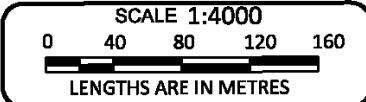
A DETAILED RE-ESTABLISHMENT SURVEY HAS NOT BEEN PROVIDED. IF TITLE BOUNDARIES ARE REQUIRED TO BE LOCATED ACCURATELY A FULL RE-ESTABLISHMENT SURVEY IS RECOMMENDED.

**WARNING**  
BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

**BW** Beveridge Williams  
development & environment consultants  
Leongatha ph : 03 5662 2630  
www.beveridgewilliams.com.au

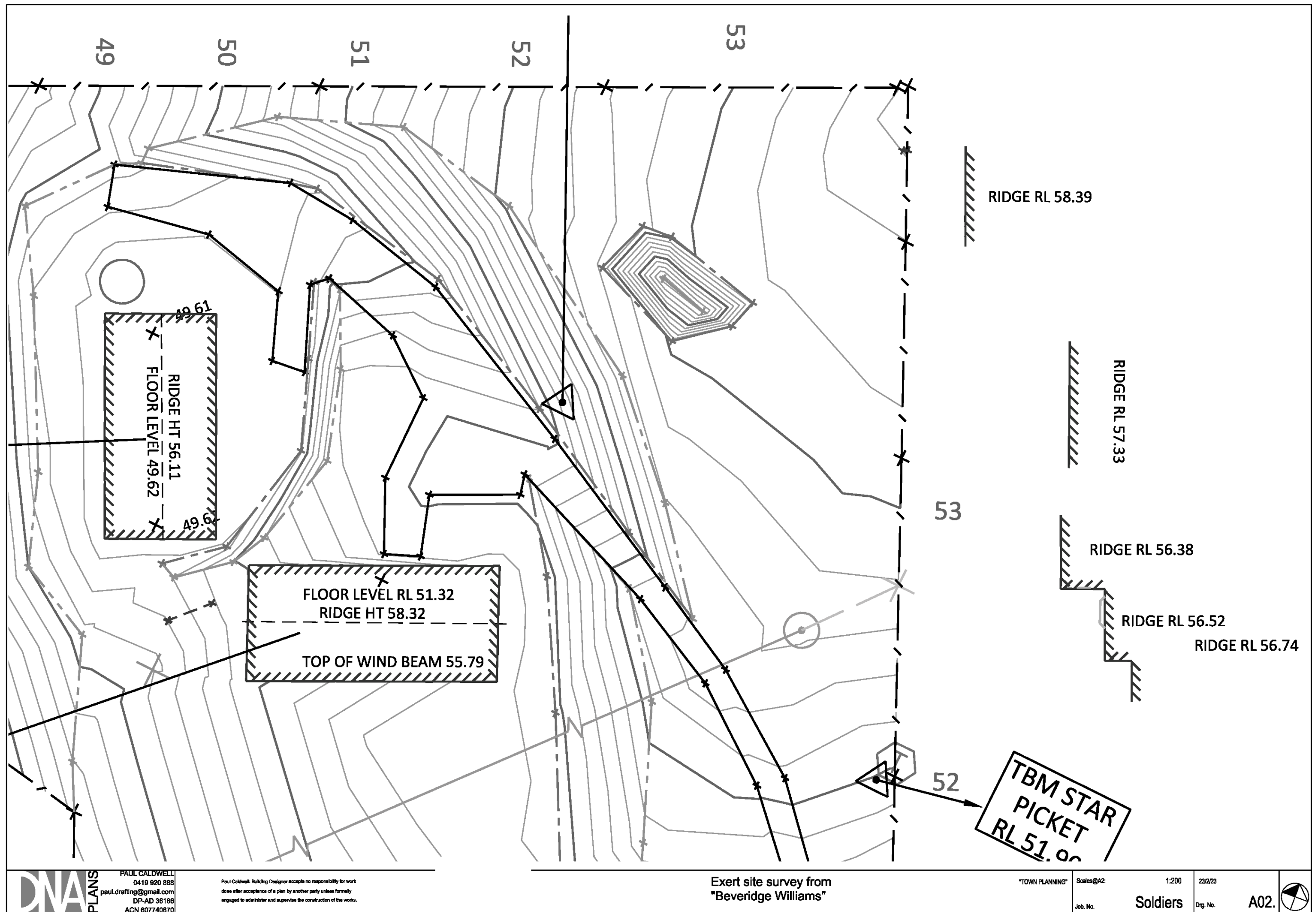
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VERSION: 2 DATE: 28/03/2022  
SURVEYOR: c.w CHECKED: d.h  
DRAWN: c.w SHEET: 1 of 1



Notes:  
Date of Survey: March 2022  
Levels are to Arbitrary Height Datum  
Contours are at intervals of 0.20m.

**PLAN OF EXISTING CONDITIONS**  
570 SOLDIERS ROAD  
FISH CREEK, VIC, 3959  
**A01 SITE PLAN**





**DNA PLANS**  
 PAUL CALDWELL  
 0419 920 888  
 paul.drafting@gmail.com  
 DP-AD 36186  
 ACN 607740670

Paul Caldwell, Building Designer accepts no responsibility for work done after acceptance of a plan by another party unless formally engaged to administer and supervise the construction of the works.

Exert site survey from  
 "Beveridge Williams"

"TOWN PLANNING"

Scales@A2:

1:200

23/2/23

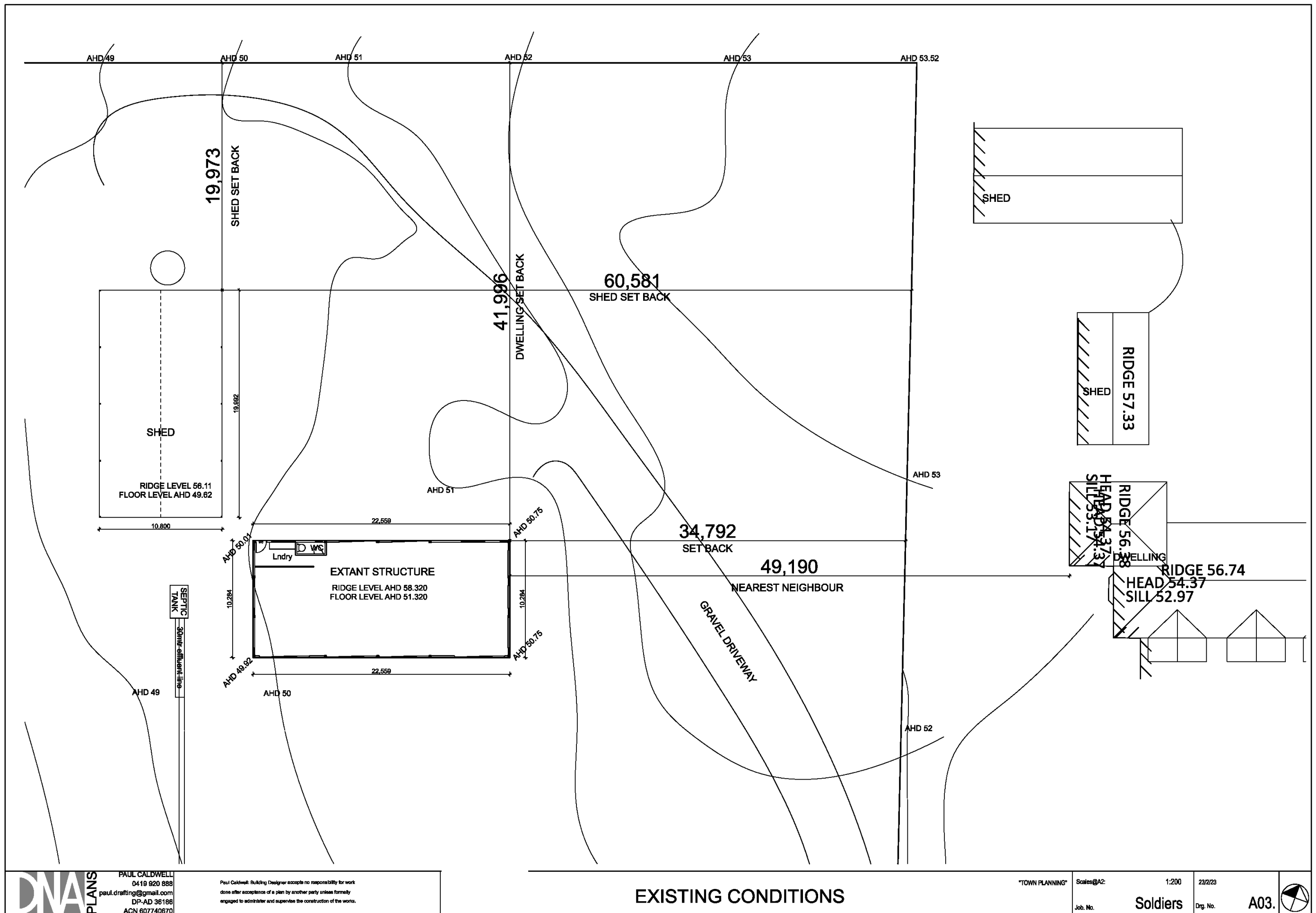
Job. No.

Soldiers

Drp. No.

A02.





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**EXISTING CONDITIONS**

'TOWN PLANNING'

Scales@A2:

1:200

23/2/23

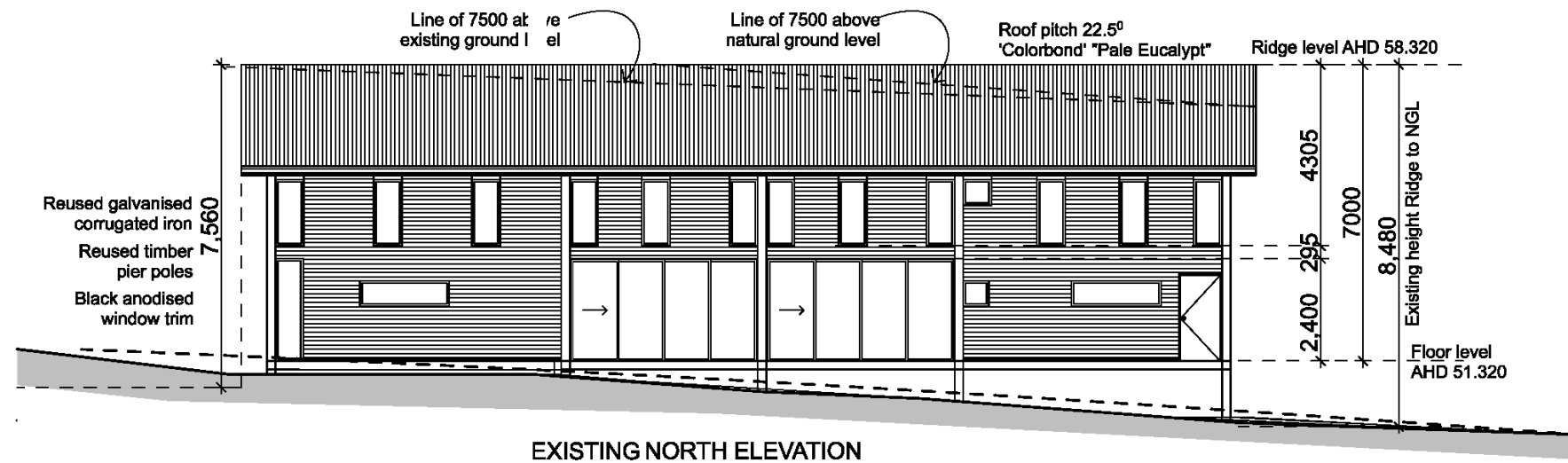
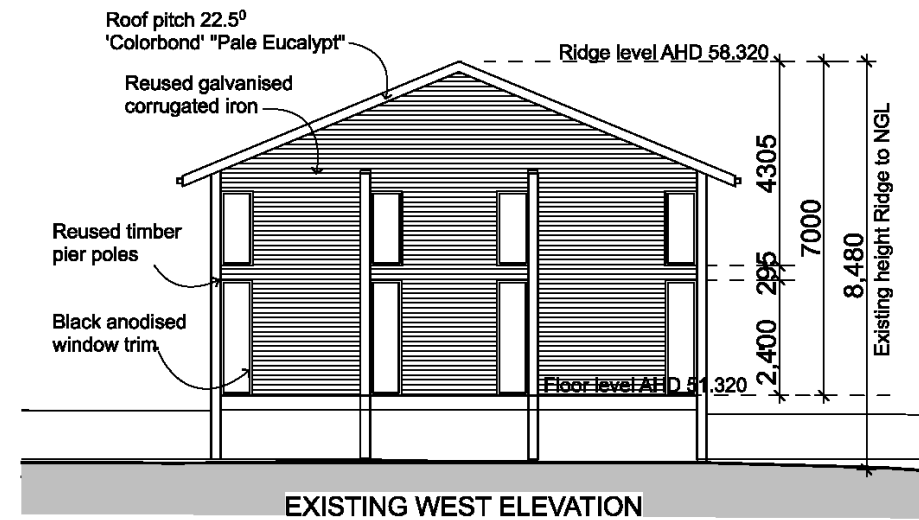
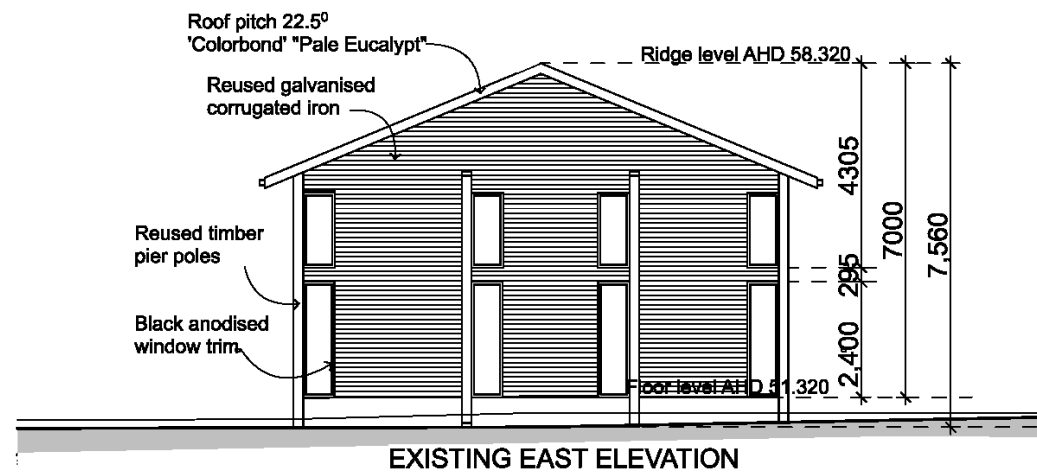
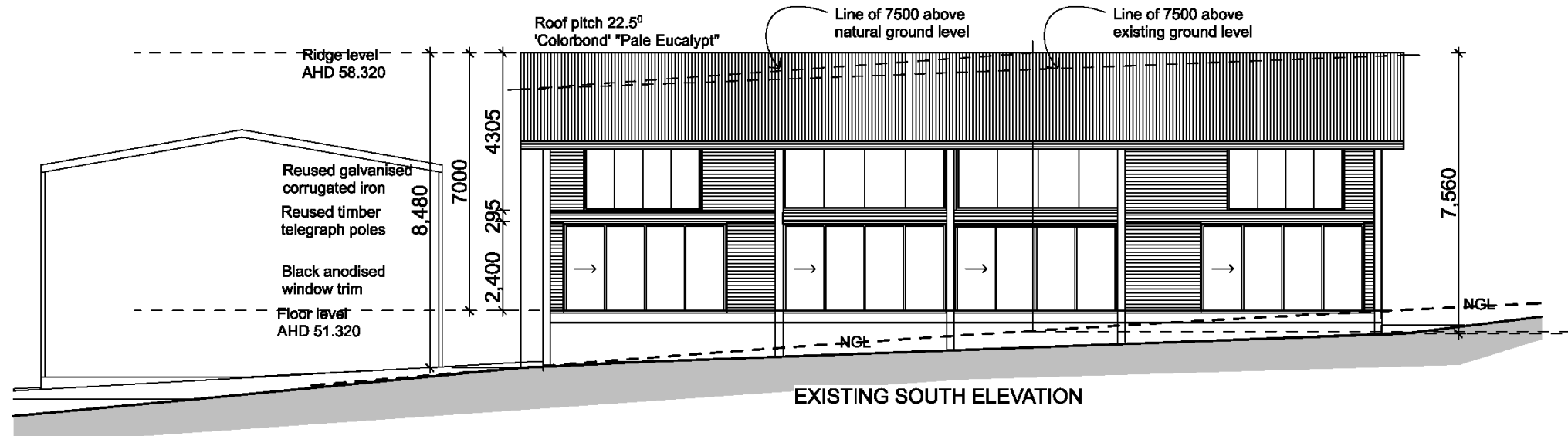
Job. No.

**Soldiers**

Drp. No.

**A03.**





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**EXISTING ELEVATIONS**

TOWN PLANNING	Scales@A2:	1:100	23/2/23
Job. No.	Soldiers	Drp. No.	A04.



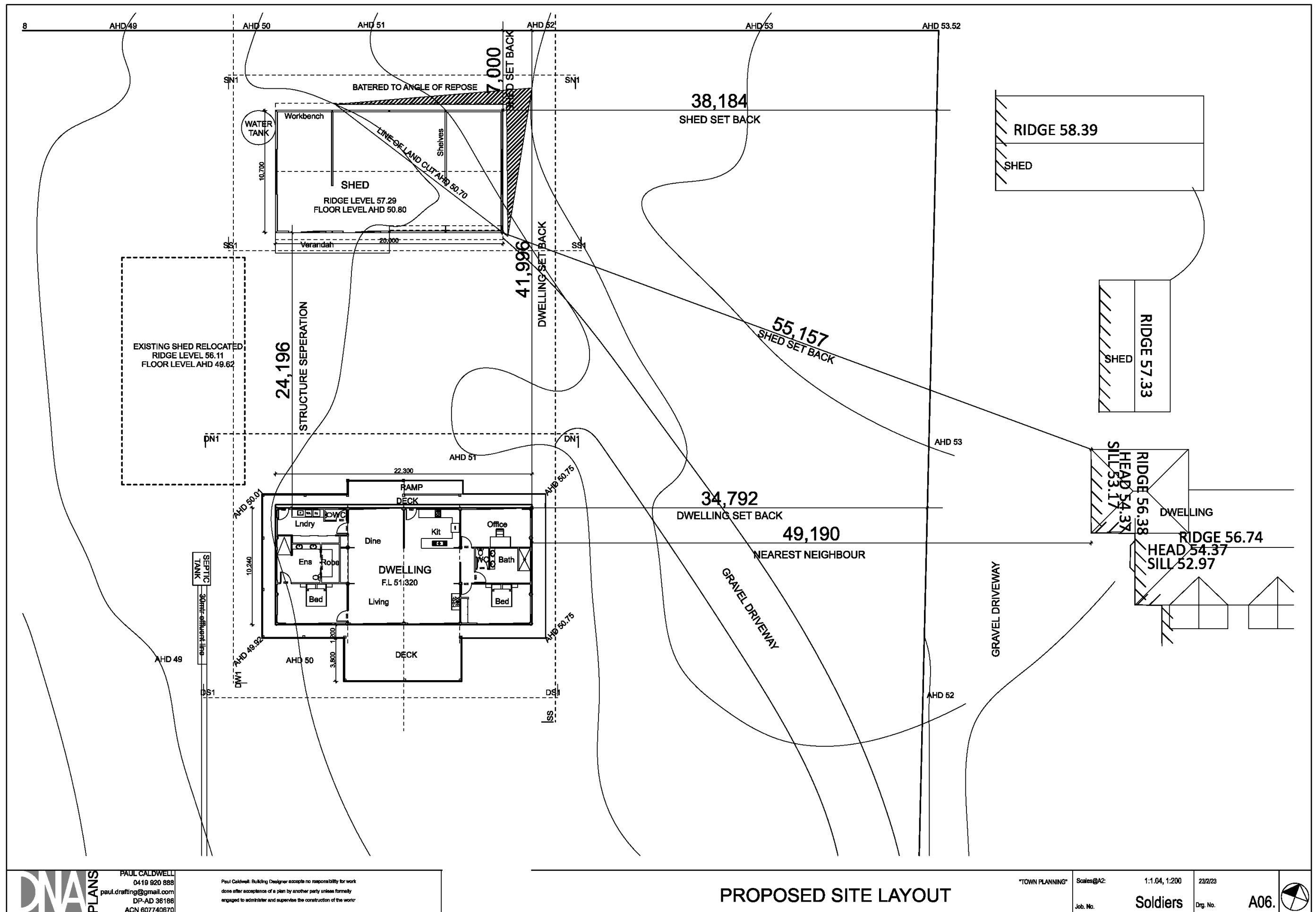


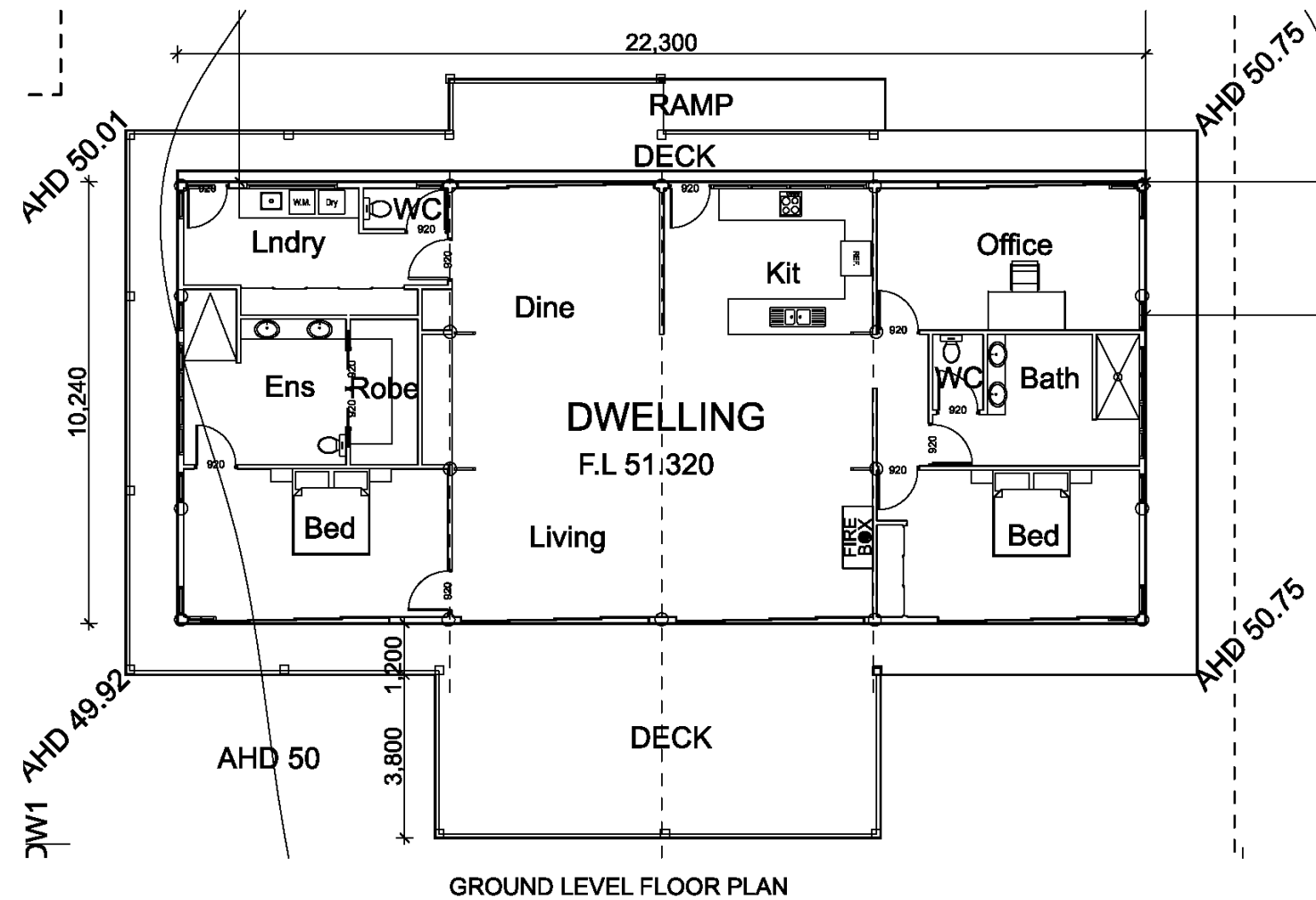
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Paul Caldwell: Building Designer accepts no responsibility for work done after acceptance of a plan by another party unless formally engaged to administer and supervise the construction of the works.

**SITE PHOTOGRAPHS EXISTING CONDITIONS**

TOWN PLANNING*	Scales@A2:	NOT TO SCALE 1:5000, 1:10000	24/10/22
	Job. No.	Soldiers	Drp. No. A05.

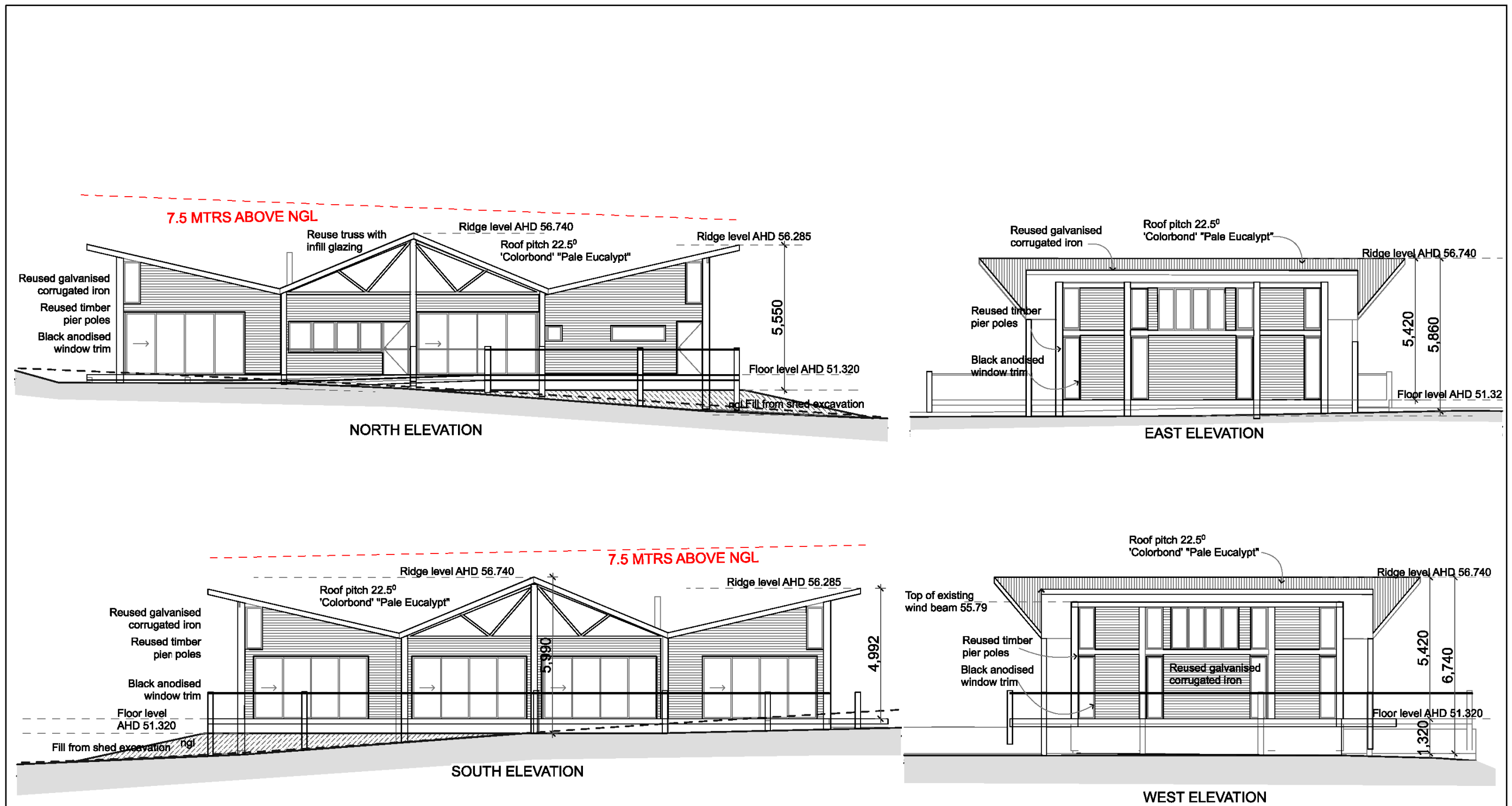




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"TOWN PLANNING"	Scales@A2:	1:100	23/2/23
Job. No.	<b>Soldiers</b>	Drp. No.	<b>A07.</b>

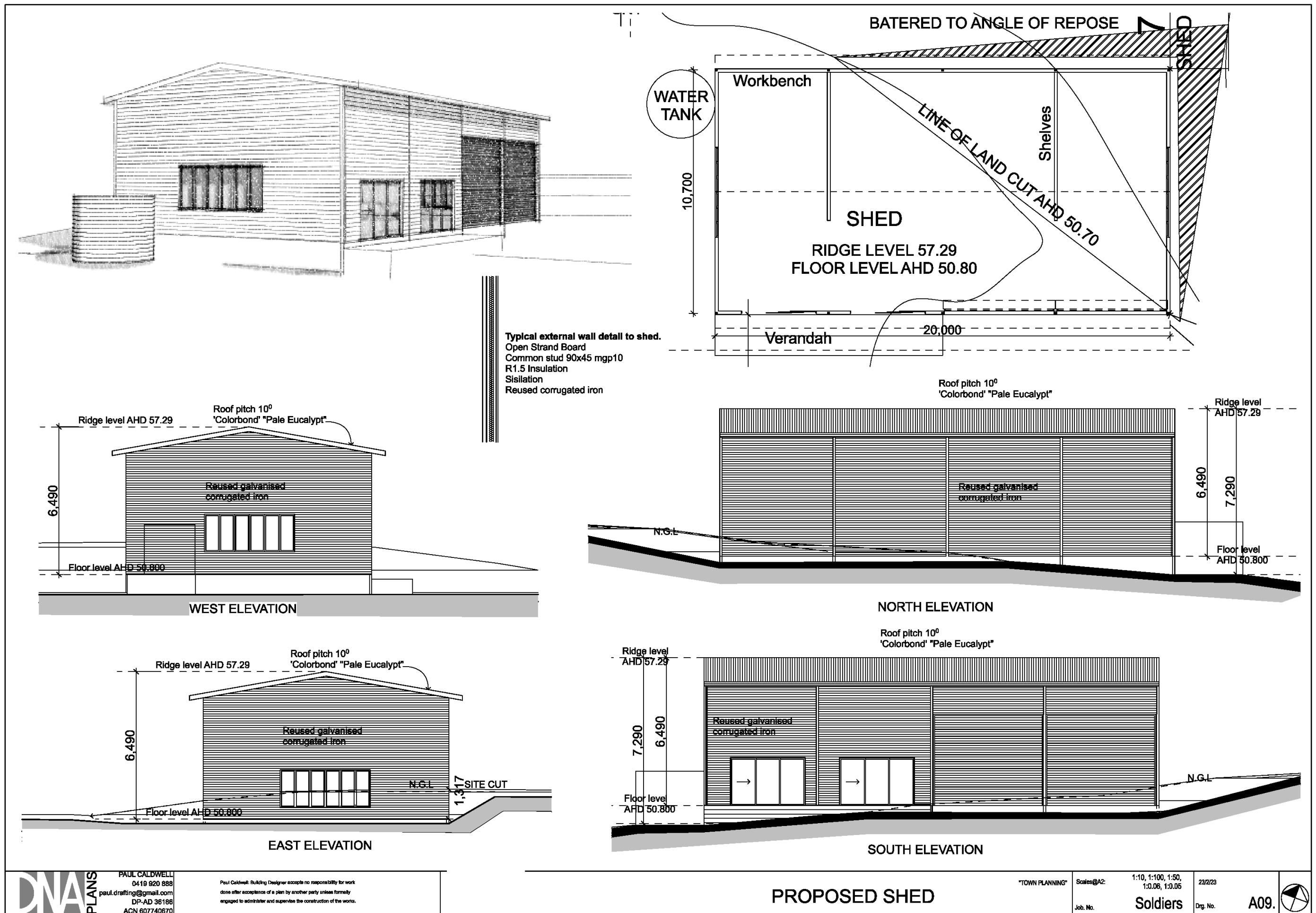


<b>DNA PLANS</b>	PAUL CALDWELL	Paul Caldwell: Building Designer accepts no responsibility for work done after acceptance of a plan by another party unless formally engaged to administer and supervise the construction of the works.
	0419 920 888	
	paul.drafting@gmail.com	
	DP-AD 36186 ACN 607740670	

**PROPOSED DWELLING ELEVATIONS**

TOWN PLANNING	Scales@A2:	1:100	23/2/23
Job. No.	<b>Soldiers</b>	Drp. No.	<b>A08.</b>









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- VEGETATION MANAGEMENT REQUIREMENT**
- Guidelines for the area around the dwelling and shed to be managed in a minimum fuel condition:
- Grass must be short cropped and maintained during the declared fire danger period.
  - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
  - Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
  - Shrubs must not be located under the canopy of trees.
  - Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
  - Trees must not overhang or touch any elements of the building.
  - The canopy of trees must be separated by at least 5 metres.
  - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

- LEGEND**
- Existing Trees & Shrubs To Be Retained
  - Existing Vegetation To Be Retained
  - Proposed Trees Refer to Plant Schedule
  - Proposed Shrubs/ Small Trees, Groundcovers & Grasses Refer to Plant Schedule
  - Proposed Accessible Garden To Later Detail
  - Proposed Timber Decking (Around Residence) To Architect's Detail
  - Existing Driveway
  - Proposed Gravel Surface

**PLANT SCHEDULE-EVC 16: LOWLAND FOREST**

SYM	BOTANICAL NAME	COMMON NAME	D/E I/N/E*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
<b>TREES- EVC 16</b>						
Am	Acacia melanocoryn	Blackwood	E/I	15 x 8m	tubestock	TO LATER DETAIL
Es	Eucalyptus ornamentalis	Gippsland Peppermint	E/I	20 x 15m	tubestock	
Ep	Eucalyptus obliqua	Messmate Stringybark	E/I	20 x 10m	tubestock	
Er	Eucalyptus radiata	Narrow-leaf Peppermint	E/I	25 x 15m	tubestock	
Es	Eucalyptus sieberi	Silvertop Ash	E/I	22 x 10m	tubestock	
<b>SHRUBS- EVC 16</b>						
As	Acacia stricta	Hop Wattle or Straight Wattle	E/N	2.5 x 2-4m	tubestock	TO LATER DETAIL
Ca	Casinia aculeata	Common Cassinia	E/N	2.4 x 1-2m	tubestock	
Ei	Epaecis impressa	Common Heath	E/I	0.4 x 0.3m	tubestock	
Lc	Leptospermum continentale	Prickly Tea-tree	E/I	1-4m x 1-2m	tubestock	
Me	Melaleuca ericifolia	Swamp Paperbark	E/I	4-9 x 2-6m	tubestock	
Oi	Olearia lirata	Snowy Daisy Bush	E/I	2.5 x 2m	tubestock	
Pr	Prostanthera lasiantha	Victorian Christmas Bush	E/N	2-10m x 2-5m	tubestock	
<b>TOTAL</b>						

\*D/E = Deciduous/Evergreen I/N/E\* = Indigenous/Native/Exotic  
Indigenous plants selected from EVC 1750-Strzelecki/ Ranges bioregion. Seeds to be sourced from local provenance

**PLANT SCHEDULE-EVC 48: HEATHY WOODLAND**

SYM	BOTANICAL NAME	COMMON NAME	D/E I/N/E*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
<b>TREES- EVC 48</b>						
Ep	Eucalyptus obliqua	Messmate Stringybark	E/I	20 x 10m	tubestock	TO LATER DETAIL
Er	Eucalyptus radiata	Narrow-leaf Peppermint	E/I	25 x 15m	tubestock	
Ep	Eucalyptus viminalis ssp. pryoriana	Coast Manna Gum	E/I	13 x 10m	tubestock	
Er	Eucalyptus villosa	Jimmy's Shining Peppermint	E/I	15 x 10m	tubestock	
<b>SHRUBS- EVC 48</b>						
Ca	Casinia aculeata	Common Cassinia	E/N	2-4 x 1-2m	tubestock	TO LATER DETAIL
Ei	Epaecis impressa	Common Heath	E/I	0.4 x 0.3m	tubestock	
Lc	Leptospermum continentale	Prickly Tea-tree	E/I	1-4m x 1-2m	tubestock	
Lm	Leptospermum myrsinoides	Heath Tea-tree	E/I	0.2-2.5 x 1.5m	tubestock	
Lv	Leucopogon virgatus	Common Beard Heath	E/I	1 x 1.5m	tubestock	
Me	Melaleuca ericifolia	Swamp Paperbark	E/N	4-9 x 2-6m	tubestock	
Oi	Olearia lirata	Snowy Daisy Bush	E/N	2.5 x 2m	tubestock	
Pr	Prostanthera lasiantha	Victorian Christmas Bush	E/N	2-10m x 2-5m	tubestock	
<b>TOTAL</b>						

\*D/E = Deciduous/Evergreen I/N/E\* = Indigenous/Native/Exotic  
Indigenous plants selected from EVC 1750-Strzelecki/ Ranges bioregion. Seeds to be sourced from local provenance

**PLANT SCHEDULE-EVC 53: SWAMP SCRUB**

SYM	BOTANICAL NAME	COMMON NAME	D/E I/N/E*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
<b>TREES- EVC 53</b>						
Ep	Eucalyptus obliqua	Messmate Stringybark	E/N	20 x 10m	tubestock	TO LATER DETAIL
Er	Eucalyptus radiata	Narrow-leaf Peppermint	E/N	25 x 15m	tubestock	
Ep	Eucalyptus viminalis ssp. pryoriana	Coast Manna Gum	E/N	13 x 10m	tubestock	
Me	Melaleuca ericifolia	Swamp Paperbark	E/I	8 x 5m	tubestock	
<b>SHRUBS- EVC 53</b>						
Ca	Casinia aculeata	Common Cassinia	E/N	2-4 x 1-2m	tubestock	TO LATER DETAIL
Cq	Coprosma quadrifida	Prickly Currant-bush	E/I	2-4 x 1-1.5m	tubestock	
Lc	Leptospermum continentale	Prickly Tea-tree	E/I	1-4m x 1-2m	tubestock	
Oi	Olearia lirata	Snowy Daisy Bush	E/N	2.5 x 2m	tubestock	
<b>TOTAL</b>						

\*D/E = Deciduous/Evergreen I/N/E\* = Indigenous/Native/Exotic  
Indigenous plants selected from EVC 1750-Strzelecki/ Ranges bioregion. Seeds to be sourced from local provenance

**PLANT SCHEDULE-VINEYARD**

SYM	BOTANICAL NAME	COMMON NAME	D/E I/N/E*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
<b>Vineyard</b>						
Cc	Casuarina cunninghamiana	River She-Oak	E/N	25 x 11m	tubestock	TO LATER DETAIL
<b>TOTAL</b>						

\*D/E = Deciduous/Evergreen I/N/E\* = Indigenous/Native/Exotic

REVISION	DATE	BY

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CLIENT  
**S.Rivers & Bruce Thompson**

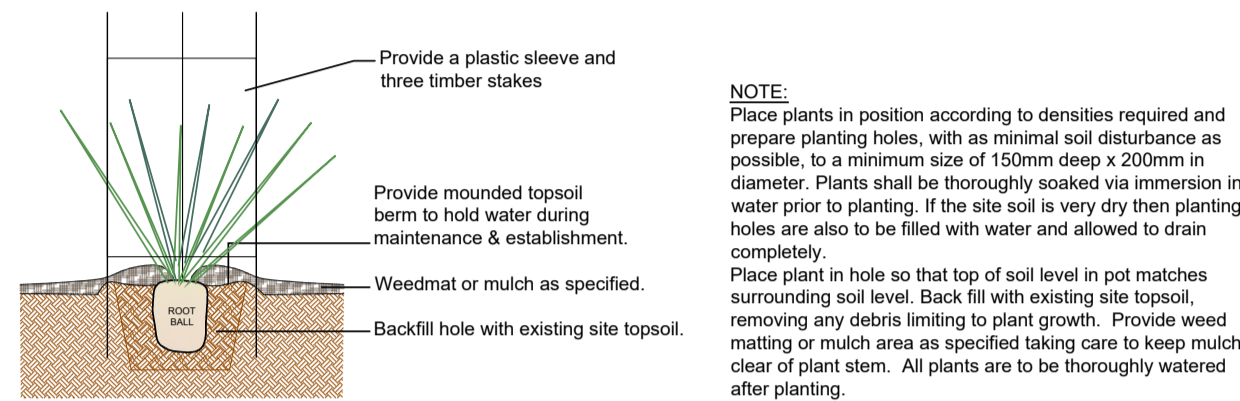
PROJECT  
**PROPOSED WINERY, VINEYARD DEVELOPMENT**  
570 Soldiers Road, Fish Creek

DRAWING  
Landscape Plan  
for Town Planning

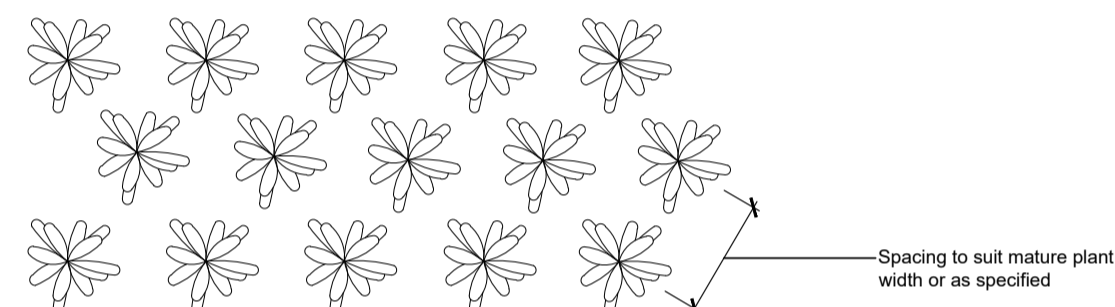
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DATE	28 JULY 2022
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CHECKED	JP
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DWG NO	22-181-L.dwg
CAD FILE	22-181-L.dwg



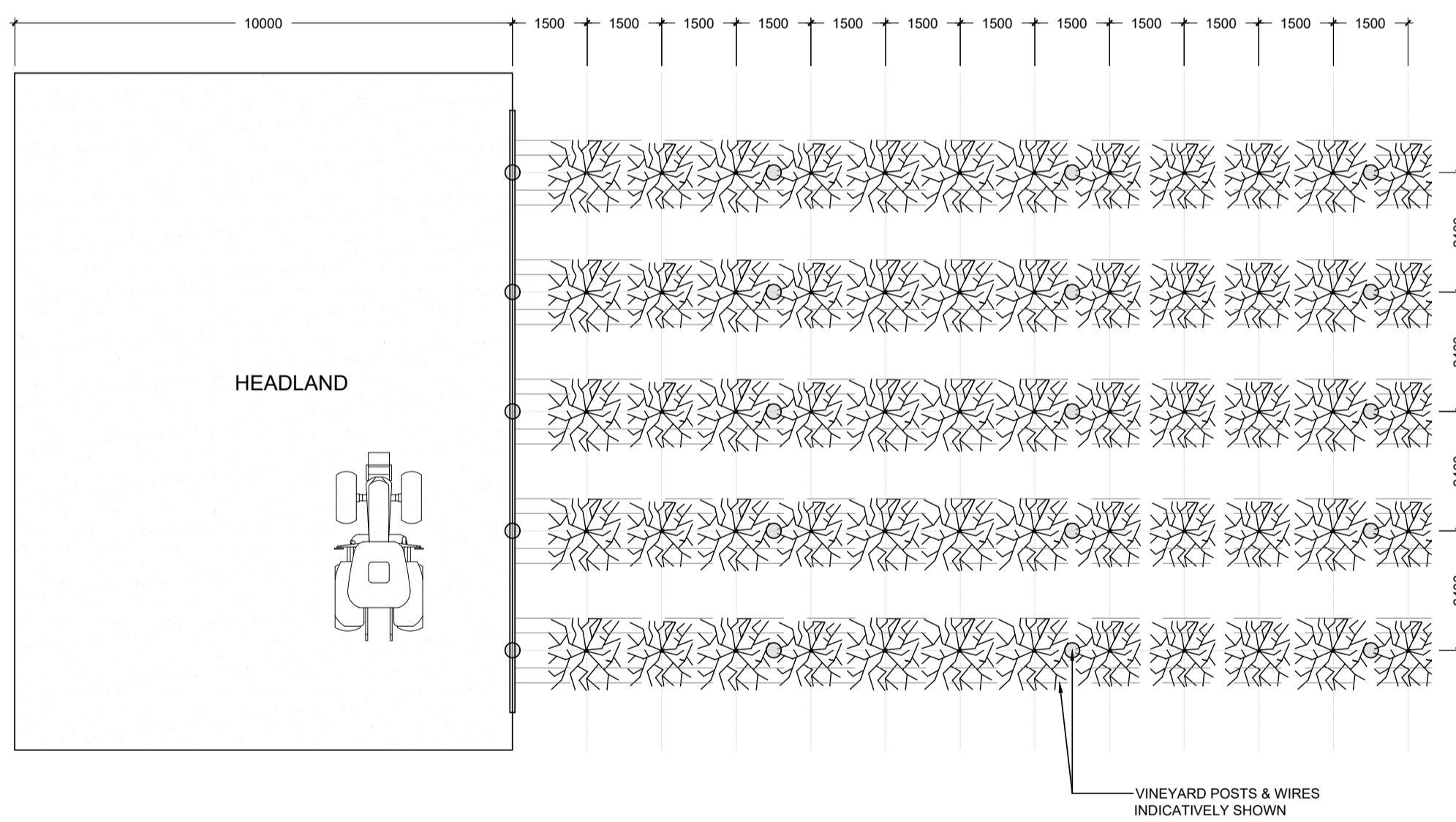
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**D1** TYPICAL TUBE PLANTING DETAIL  
Scale 1:20



**D2** TYPICAL PLANTING LAYOUT PLAN - Grasses & groundcovers  
Scale 1:50



**D3** Vineyard Plan  
1:100 @A1 1:200@A3

**SPECIFICATION NOTES**

**Revegetation works to follow a three part procedure**

- 1. Pre-planting Preparation**
  - Herbicide treatment to the revegetation site area, including general clean-up of site area.
  - Ripping of area to 400mm-1000mm with suitable equipment in maximum 3m by 6m hash pattern to cover entire revegetation area.
- 2. Planting of tubestock into rip lines of prepared area**
- 3. Post Vegetation Establishment maintenance/irrigation and weed control**

**Pre-planting Preparation**

Herbicide treatment to entire planting area to remove all vegetation to area to be revegetated.

All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of offsite in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

If any existing planting is to be retained then care must be taken to ensure these are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

**Deep ripping:** Deep rip along planting lines with a single-line ripper as deep as possible (min. 400mm, 1000mm preferred) to ensure good shattering of subsoil and subsequent root and moisture penetration. Ripping to be completed with suitable equipment in maximum 3m by 6m hash pattern to cover entire revegetation area.

**Late winter Early Spring:** Contact herbicide spray treatment along the rip lines with a suitable spray in accordance with the manufacturer's specification. Spray along the rip lines with a second application of weed spray in accordance with the manufacturer's specification. (if required)

**Planting**

Indigenous Planting will take place in one stage from the planting grid provided.

Rotary hoe all rip lines and soil mounds with tractor to level surface, for appropriate planting bed.

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, and free from disease and pests and of good form, consistent with the species or variety, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected.

All tubestock and seed for planting is to be of local provenance and suitable to site. If conditions are very cold and wet, wait for warmer weather, ideally between April-September.

**Tubestock:** Plant tubestock at suggested centres based on species (refer drawings). Tubestock are to be planted 100-200mm away from the rip lines. Planting hole dug no deeper than the height of the roots, and hole filled only to the base of the plant crown. Refer detail.

Planting guards are to be placed and bamboo staked around every individual plant (rabbit protection and sheltered environment for plant growth).

**Biodegradable Weed Mats** made from Recycled Fibre with dimensions 370mm x 370mm, to be fitted to the base of each plant (tree, shrub, ground cover). Weeds should be cleared from area prior to installation around plant base. Fasten Weed Mat with cardboard guard and bamboo stakes. Refer detail.

**Post Vegetation Establishment Recommendations**

**Mulch**

Addition of organic mulch is to be supplied to all plant bases and is to be of chipped or shredded vegetable material with 80% of particles in the size range 25 to 50mm in plan and 5 to 10mm in thickness. No particles are to exceed 75mm in plan. Mulch shall be free of deleterious and extraneous matter such as soil, weeds and sticks. Mulch is to be stockpiled and thoroughly weathered prior to delivery.

This mulch shall be laid to a minimum depth of 50mm and is to be sloped towards plant stems and kept 100mm back from the stems of all plants to prevent collar rot.

Mulch to be reapplied in case of any loss due to floods.

Weed management is critical with vegetation establishment. Strategies are as follows:

- Mulch is to be added as necessary to keep weeds to manageable levels.
- Exhaust the soil seed bank by removing weeds and/or spot spray with herbicide.
- Use of weed mats around stock, during planting/guarding.
- Minimise disturbance of soils to establish canopy and groundcover and avoid excess weed germination.
- Establish a native grass species as a ground cover as soon as possible.
- Coppice established vegetation to create canopy at ground level to provide intermediate cover.

**Plant Establishment Period**

Maintenance and Establishment means the care and maintenance of the revegetation area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This plant establishment and maintenance period will last for 2 years after initial works take place. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail or are damaged with plants of the same species and size. This is to the onus of the owner.

**Irrigation**

Recommend supplemental water to be supplied to all newly planted plants, particularly during hot weather. Allow for approximately 10mm per meter squared of planting area to be delivered to the soil surface around each plant. Water delivery is more critical during the first two years of plant establishment.

**Failed Plant Material and Replacement**

- Addition of species underrepresented or failed within the community are to be replaced with more suitable species.
- Maintenance and achieving the appropriate structural visual form is to be completed by an experienced revegetation manager.
- The revegetation area must function and appear as a 'natural' vegetation area.

REVISION	DATE	BY



CLIENT  
**S.Rivers & Bruce Thompson**

PROJECT  
**PROPOSED WINERY, VINEYARD DEVELOPMENT**  
570 Soldiers Road, Fish Creek

DRAWING  
Landscape Specification & Typical Details  
for Town Planning

SCALE	As Specified
DATE	28 JULY 2022
DRAWN	SA
CHECKED	JP
JOB NO	22-181
DWG NO	L-TP02
CAD FILE	22-181-L.dwg

**Agricultural Land Management Plan**  
570 Soldiers Road, Fish Creek

Prepared by: John Gallienne & Co. Pty Ltd

February 2023

## 1. Introduction

This Agricultural Land Management Plan has been prepared to address the requirements of the South Gippsland Shire Council in respect of a planning permit application for a proposed rural industry (winery) and associated rural dwelling, and to support the ongoing agricultural use and conservation management of the land at 570 Soldiers Road, Fish Creek (the 'Property').

It has been prepared as a supplementary report to the Agricultural Land Management Plan prepared by John Gallienne & Co Pty Ltd dated 19 July 2022, which was submitted with the planning permit application.

### 1.1 Primary Use of the Property

#### ***Current use of the property***

The Property is and has historically been used for cattle grazing and hay production.

Current and ongoing farming activities are operated in an arrangement with a nearby dairy farmer, including the grazing of heifer replacements and dry cows on the Property.

The landholders' herd of beef cattle currently numbers 33 beef steers.

The farming activities are conducted alongside ongoing land management and conservation activities to rehabilitate and repatriate the formerly degraded rural land and to continually improve biodiversity and environmental health.

Since acquiring the Property in 2014, the landholders, with the assistance of South Gippsland Shire Council, Landcare, and local horticulturalists, have implemented a range of land management and conservation measures to support and improve the environmental integrity and agricultural productivity of the land, including:

- sustainable maintenance of ground cover;
- clearing and management of weeds;
- revegetation and stabilisation of the existing riparian corridor;
- extensive planting (greater than approximately 2,700 endemic trees);
- resowing, renovating and fencing paddocks;
- development of stockyards;
- installation of a water tank;
- development of a driveway;
- development of new boundary fencing;

- development and maintenance of three (off stream) dams;
- development of a surface drainage system; and
- development of a septic toilet.

### ***Proposed use of the property***

The landholders propose to use and develop the existing farm with integrated agriculture production (viticulture), including the development and establishment of a vineyard and an associated boutique winery.

The landholders also propose to develop a rural dwelling to support on-site occupation and management as a critical component of the proposed integrated land use and whole of farm management plan.

Other key components of the proposal and the Agricultural Land Management Plan are:

- Maintain existing and expanded farming and agricultural activities, including cattle grazing and fodder production and the intended operation of an independent beef cattle production unit (indicatively comprising 16 head of weaner steers or heifers).
- Ongoing land management and conservation activities, including to support continual biodiversity improvement and environmental health, including soil and land quality.

## **1.2 Land Management Aims**

The use and development proposal, including on-site occupation and management, represents an appropriately sited specialist agricultural business that will be adaptable to climate change and will support compatible value adding activities to the existing agriculture use and improved biodiversity and land health outcomes.

The integrated aims of this Agricultural Land Management Plan are:

- To increase the agricultural productivity of the cleared pastured areas of the Property, including by effectively and sustainably managing existing and future grazing activities and production.
- To identify and sustainably manage any potential environmental risks on the Property, including through weed management.
- To identify, sustainably manage and enhance significant environmental assets on the Property, including native vegetation and the ephemeral watercourse, including through the implementation of a landscape plan and revegetation / restoration plan for the Property.

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- To support the development of appropriately sited specialist agricultural activities, including viticulture and an associated winery.
- To identify suitable areas for farm buildings and works.

### 1.3 Property Summary

<b>Address</b>	570 Soldiers Road, Fish Creek
<b>Certificate of Title</b>	Volume 09439 Folio 935
<b>Property description</b>	Lot 3 on Plan of Subdivision 125572
<b>Restrictions on Title</b>	Nil
<b>Size of property</b>	21.1 hectares
<b>Landholder name and contact details</b>	
<b>Waterway</b>	unnamed creek
<b>Water catchment</b>	Hoddle Ranges
<b>Municipality</b>	South Gippsland Shire
<b>Planning Zones</b>	Farming Zone
<b>Overlays</b>	Bushfire Management Overlay Environmental Significance Overlay (Schedule 5) Significant Landscape Overlay (Schedule 3)
<b>Bioregion</b>	Strzelecki Ranges
<b>Ecological Vegetation Class/s (EVC)</b>	Indigenous plants selected from EVC 1750
<b>Soil type</b>	Parapanic PODSOLS with Grey KUROOLS Yellow Kandosls
<b>Rainfall (annual average)</b>	1096.1mm

## 2. Property Description

### 2.1 Description of the land

The Property is located at the northeast corner of Waratah Road and Soldiers Road approximately 12kms south of the Fish Creek township.

It comprises a rural landholding of approximately 21.1 ha with a gently undulating topography that rises by approximately 20 metres to an elevation of approximately 50 metres AHD in the northeast corner of the Property.

Notable features of the Property include:

- An ephemeral watercourse and riparian vegetation corridor, which traverse the central part of the property incorporating trees and bushland within a corridor varying in width between approximately 120 and 150 metres.
- Scattered trees and vegetation, including boundary line planting.
- Cleared and fenced paddocks.
- Stockyards (nearby the southeast corner of the Property).
- 3 existing dams.
- 2 existing rural buildings (in the northeast corner of the Property).
- Existing vehicle access from Soldiers Road nearby the eastern boundary.

## 2.2 Description of the neighbourhood

The Property forms part of a rural landscape which includes a varied subdivision pattern and range of notably smaller and larger rural lots in the Property's immediate locality.

With some exceptions, the surrounding area contains a predominance of farming and grazing activities.

A majority of the neighbouring and nearby lots contain an existing rural dwelling.

The use and development of the Property's immediately adjoining neighbours is described as follows:

- **1075 Waratah Road** shares part of the Property's western boundary and is used and developed for tourist accommodation operating as the 'Prom Coast Holiday Lodge' and offering group or single accommodation within a 'lodge' or one of 5 separate 'cottage' buildings. It includes a dwelling.
- **1085 Waratah Road** also shares part of the Property's western boundary and is used for commercial activities, offering outdoor storage for caravan, boats, and cars, alongside an existing rural dwelling.
- **550 Soldiers Road** shares a common boundary with the Property to the east. It comprises a similarly sized parcel of approximately 20.3ha that has been extensively cleared suitable for grazing and is developed with an existing dwelling in the northwest corner of the site (setback a minimum of 14 metres from the common boundary with the Property).
- Large farming properties are located to the **north and south** of the Property, including a landholding of approximately 132 hectares to the north, and a landholding of approximately 1,200 hectares to the south.

An aerial image of the Property forms **Attachment 1**.

### 2.3 Access

The Property includes an existing established access and all-weather driveway (incorporating dimensions adequate to accommodate emergency vehicles) from Soldiers Road, nearby the eastern boundary.

The proposed use and development of the Property would rely upon the existing access.

A proposed site and landscape plan accompanies the proposal (prepared by John Patrick Landscape Architects Pty Ltd – attachment 3) which provides for the creation and or re-establishment of existing gravel paths and creek crossings (2) to support livestock movement and effective land management.

The siting and location of existing and proposed accessways have been established and proposed to support optimal safe and efficient access and movement and to protect and enhance existing landscaping, vegetation, and habitat areas, as well as revegetation and land and habitation creation and rejuvenation opportunities.

## 3. Site Plans

### 3.1 Current Land Use

The current use of the Property is illustrated on the site plan at **Attachment 2**.

The plan identifies the location of:

- existing buildings and structures;
- existing fencing;
- the existing legal point of access in Soldiers Road;
- existing service (including overhead electricity lines);
- 3 existing dams and the existing watercourse;
- an existing water tank;
- open drains;
- vegetation;
- contours; and
- the existing driveway accessway.



### 3.2 Proposed Land Use

The proposed use of the Property is illustrated on the site plan at **Attachment 3**.

The plan identifies the location of:

- proposed buildings and structures, including a proposed dwelling and winery shed in the northeast corner of the Property;
- existing and proposed fencing;
- the location of proposed internal accessways and creek crossings (2) to be reused;
- the proposed agricultural activities, including:
  - fenced paddocks to be utilised for grazing and fodder production;
  - stock proof fenced areas to be protected for existing and proposed planting and biodiversity and habitat enrichment, including along the riparian corridor; and
  - stock proof fenced areas for the development of a vineyard.
- the location of proposed landscaping works.

## 4. Planning Scheme Zones and Overlays

Under the provisions of the *South Gippsland Planning Scheme* the Property is included in the Farming Zone and is subject the following overlay controls:

- Bushfire Management Overlay
- Environmental Significance Overlay (Schedule 5)
- Significant Landscape Overlay (Schedule 3)

The application for planning permit for the proposed use and development of the Property with a winery and rural dwelling is accompanied by a detailed town planning assessment of the proposal against the relevant provisions of the *South Gippsland Planning Scheme*, including the Farming Zone.

That assessment, prepared by Kinetica Studio Pty Ltd and dated August 2022, confirms that the proposal is a positive response to the purpose of the zone and the objectives of the relevant objectives of the overlays.

In summary, the planning assessment justifies the following conclusions:

- The proposal is a strong and consistent response to the strategic planning expectations for the Property and the *South Gippsland Planning Scheme*.
- Appropriate and proper regard has been given to the impact of the proposal on the retention and enhancement of productive agricultural land in the Farming Zone.
- Appropriate and proper regard has been given to the valued environment and landscape character features of the locality, including the broader policy objectives for the Corner Inlet Amphitheatre, as required by ESO3.
- The proposal will result in a range of embedded net community benefits not limited to bettering the region's contribution to Victoria's food bowl, and the Shire's growing food and wine trail reputation and offering.
- The proposal will result in no unreasonable adverse off site impacts, nor will it impact on the agricultural productivity of neighbouring and or nearby land.
- The proposal provides for a well resolved and high quality land use and built form outcome, including concept landscape plan, that will complement and enhance the rural and environmental values, character and experience of the Property and surrounding rural area.
- The bushfire management considerations relevant to the Property and the proposal have been appropriately considered and addressed.

#### 4.1 Summary

This Agricultural Land Management Plan supports the above conclusions and advances a plan and actions to ensure:

- The proposed land uses are highly compatible and will result in no adverse impacts.
- The proposed development and land use will be entirely consistent and compatible with adjoining land uses and support land management principles and values better implemented and enhanced by having onsite management.
- The proposed land uses and dwelling will meet the agricultural management requirements of the Property.
- The biodiversity and quantity and quality of the flora will be maintained and improved through weed management and significant native revegetation works.
- The proposed grazing regime will not create adverse pressure on the natural physical features of the Property.
- Water can be provided for stock from the existing dams and proposed troughs.
- The number of cattle proposed for the Property is appropriate and will not result in adverse soil impacts.
- Grazing management will ensure ground cover is maintained.

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- There is no proposal to remove native vegetation.
- The proposed buildings have been placed in the existing developed part of the Property so as to avoid development on the optimal agricultural land, including for grazing and viticulture activities.
- The proposed buildings have been located to facilitate and support effective property management including safe and efficient site access.

## 5. Land Class Capability

Land class	Description	Livestock access
1	Little risk of degradation and able to support a wide range of uses (e.g. gentle slopes, well-drained soil, good vegetation cover).	All year
2	Some risk of degradation under certain conditions (e.g. prone to waterlogging in winter).	Restricted
3	Land with moderate risk of degradation and will require active management (e.g. sloping land with poor soil structure).	
4	Land with severe degradation potential (e.g. steep slopes, erosion potential, poor soil structure).	Prohibited
5	Land that, if not already degraded, would be at serious risk of degradation (e.g. extreme slopes, prone to erosion or area of high value native vegetation).	

The land on the Property is **Class 1**.

- There is little risk of degradation; the land is able to support a wide range of uses.
- Slopes are gentle, with an expansive, mostly flat area on Paddocks 2 and 3.
- Paddock 4 in the south west corner of the Property, between the creek and Waratah Road, has a slight slope (to 5%) towards the creek.
- Good vegetation cover is maintained all year and stock have access to rotationally graze.
- Some years the pastures have been harvested for silage or hay.

The Class 1 land supports the proposal for open grazing in paddocks 1, 2, 3, and 4, which can sustain agricultural use all year round.

The planning application is accompanied by a viticulture assessment prepared by Hansen Consulting Group dated (June 2022), and previous Agricultural Land

Management Plan prepared by John Gallienne, which should similarly be read in conjunction with this plan.

That assessment has considered the land capability and quality for the suitability of the land to establish a vineyard and in advancing recommendations for vineyard siting and layout.

It supports the conclusion that the Class 1 land supports the proposal for grape vine planting in block areas '1' and '2' on the the plan prepared by John Patrick.

At the Property's scale, sustainable land use is suited to the integrated proposal for grazing, fodder production enterprises and viticulture (alongside a boutique winery).

The proposed enterprises will support sustainable land management, including good ground cover maintenance alongside conservation, enhancement and enrichment of the riparian corridor and habitat corridors through and around the Property.

## 6. Proposed Agricultural Enterprises

The current grazing program in conjunction with a nearby dairy farmer will continue. Both dairy replacement heifers plus 30 Angus beef steer weaners (owned by the landholders) will be rotationally grazed around paddocks.

Spring surplus pasture growth will be conserved as silage some years.

Establish grapevines and produce wine – Varieties Chardonnay (1.5ha) and Pinot Noir (2.8ha).

## 7. Livestock Management

Currently all of the pasture area is grazed by cattle, this accounts for approximately 16.6 ha.

The grazing area will be reduced to approximately 9.65 hectares once the proposed vineyards have been planted.

A major cause of pasture deterioration is overgrazing, therefore flexible grazing management will be constantly reviewed to ensure an appropriate balance is struck between meeting the nutritional needs of stock and maintaining healthy pastures.

It is proposed that livestock numbers will vary, but are proposed to comprise up to 78 head of cattle (48 dairy heifer replacements plus 30 beef steers). Occasionally in winter up to 55 dairy dry cows may be placed on the area, however these would be the only stock at that time.

Under this proposal and when the grape vine planting and tree/shrub planting phase is completed and all stock proof fencing is erected, it is likely that maximum stock numbers that will be supported will be 16 Angus beef steer/heifer weaners.

Stock numbers will be strategically managed (purchase and sale) to minimise supplementary feeding.

Feeding will be limited to short periods during winter to fill feed gaps.

It is proposed to purchase pasture hay locally. Assuming 25 hay rolls, the imported fodder would equate to less than 10% of the overall feeding requirement.

## 8. Pasture Management

### 8.1 Current pasture species

Spring 2022 pasture species are grasses and legumes:

- The grass component is predominantly perennial ryegrass (*Lolium perenne*) plus, some (20%) cocksfoot (*Dactylis glomerata*).
- Legumes are white clover (*Trifolium repens*) which is a perennial, with some (10%) subterranean clovers (*Trifolium subterraneum*) which is an annual clover and growing on the higher rises.

### 8.2 Ground cover on the Property

The pastures have consistently had a good ground cover.

The optimum time of the year to assess ground cover is during late summer to early autumn.

When the desirable ground cover is greater than 70% on the flats or gently rising slopes, and greater than 80% on a slope it is considered satisfactory/desirable.

The current spring ground cover is very high and greater than 80%.

### 8.3 Pasture renovation improvement work

Pasture renovation and improvement works in the previous 3 years have included oversowing with perennial ryegrass on paddocks 2, 3 and 4. This was necessary as there were clear signs of prior overstocking of the land by the previous owners. The

oversowing has supported and enabled current grazing and fodder production activities on the land.

Ongoing management and improvement works under the current proposal includes:

- Adding surface drains to paddocks 2 and 3
- Oversowing with perennial ryegrass in paddock paddock 1.

## 9. Cropping

There has been no cropping carried out since purchasing the property, and none is proposed.

## 10. Agroforestry and Horticulture

Historically, the Property has not been used for agroforestry or horticultural activities.

The current proposal involves the establishment of a vineyard and winery, with grapevines proposed to comprise an area of approximately 4.3 ha.

## 11. Biodiversity Management

Since purchase in 2014, the Property has been managed to strengthen and support biodiversity.

Naturally vegetated conservation 'zones' now equate to approximately 4.6 ha of the total site area.

In conjunction with the planned grapevines, planting additional areas with a range of tree and shrub species is proposed:

- To continue to maintain and improve biodiversity
- Provide fauna habitat
- Ensure regeneration of native vegetation over time
- Provide shade and shelter
- Provide visual amenity
- Maintain and improve surface water quality
- Enhance and conserve the riparian corridor

- Complement the agricultural and viticultural enterprises.

From a land degradation risk perspective, the fencing and management of conservation and agricultural management 'zones' will support improved biodiversity protection and revegetation, with the vegetated area of the Property proposed to be expanded to approximately 6.4ha.

The proposal is accompanied by a detailed landscape plan and planting schedules prepared by John Patrick Landscape Architects Pty Ltd.

The tubestock trees and shrubs will grow to a range of sizes from the tallest 25m *Eucalyptus radiata* (Narrow leaf Peppermint) down to the lowest 0.4m *Epacris impressa* Common Heath.

## 12. Soils

There are two soil types on the Property.

Mapunit: In  
Name: Inverloch  
Landform: Undulating Rises

Mapunit: Ag  
Name: Agnes  
Landform: Gently undulating Plain  
Geology: Pleislocene (Late) to recent Alluvium and colluvium  
Dominant soils: Yellow KANDOSOLS

### 12.1 Soil Tests

Recent soil test results are attached (**Attachment 4**).

Sample 1 is from the proposed Chardonnay planting area.

Sample 3 is from the Pinot Noir planting area.  
(30 standard 0-15cm depth cores were collected for each sample)

Results for P, K, pH and Salinity are as follows:

- Phosphorus (P) mg/kg (Olsen method) 18.5 Moderate, 40.3 High
- Potassium (K) mg/kg (Colwell method) 213 Moderate, 460 High
- pH (water method) 4,7 and 5.0, both very strongly acidic

- Salinity (Conductivity) dS/m 0.435 and 0.253 both in low range and satisfactory

Phosphorous is variable, a capital application of P prior to planting the vines is required in sample1 area.

Potassium is variable, a capital application of K prior to planting is required in sample 3 area

pH, levels are both very strongly acidic, lime is required to reduce soil acidity  
Samples 2 and 4 were collected from deeper sub soil cores.

The sub soil samples were tested to evaluate Conductivity (Salinity) at depth.  
(30 standard 40 - 50cm depth cores were collected for each sample.)

In the case of these sample results they are both in the desirable range.

Note: Subsoil samples are not used to determine requirements for P, K, or pH (lime).

Prior to planting the grape vines:

- An application of high grade agricultural lime is required at the rate of 5.0 tonne/ha
- Specific capital blends of P and K fertiliser are required for each site

Soil resampling will occur biennially to monitor changes and reset base treatments, such as lime and fertilisers, as required.

### 13. Soil Erosion

When the Property was purchased in 2014 there were extensive sections of erosion along the creek.

As identified, since purchasing the Property the Landholders have worked consistently to revegetate and stabilise the riparian corridor. This has involved the removal of dumped rubbish, erection of stock proof fencing and extensive revegetation and planting of greater than 2,700 endemic trees.

The ongoing management of the corridor and regeneration and revegetation efforts is critical to sustainable land management and the maintenance of a stabilised area.

No current sites of erosion (Gully, Tunnel, or Sheet) have been identified on the Property.



## 14. Salinity

There are no current salinity problems occurring on the Property.

However, it is a relevant consideration to this Agricultural Land Management Plan that salinity issues are known to occur in the district.

Under this plan, salinity will be constantly monitored including visually and through regular soil testing.

## 15. Water

### 15.1 Water supply

- Annual rainfall 1096 mm.
- Domestic water will be collected from the roof catchment and held in a tank next to the machinery shed/winery.
- The Property contains 3 existing rain fed dams.
- There are no bores, and none proposed.
- There is a creek flowing through the Property, which is fenced to exclude stock access.
- Firefighting water is accessible from the rain fed dams.
- A separate tank (27,500l) will be installed at the site of the machinery shed/ winery for the sole purpose of firefighting.
- Water supply for stock is accessible from rain fed dams, noting it is proposed to fence off the dams, repatriate the dams to their full capacity, and provide stock water from troughs.
- Irrigation of the vines will occur in accordance with the viticulture report sourcing water from the corresponding dam.

### 15.2 Waterways and wetlands

The creek that runs through the Property is not used as a water supply source; it has a stock proof fence to exclude animals.

There is no wetland on the Property.

## 16. Vegetation

The Property includes approximately 2.0 ha of existing native bushland.

There are approx 16 single existing native paddock trees.

There are no single non-native paddock trees.

The approximate area of existing native revegetation 2.6 ha.

### 16.1 Native vegetation removal

It is not proposed to remove native vegetation.

### 16.2 Existing native vegetation protection

Small areas of native grassland are proposed to be contained and protected for conservation by fencing within the riparian corridor along the creek.

The Property includes isolated paddock trees and patches of remnant vegetation.

The existing paddock trees are identified on the proposed landscape plan in areas identified for stock proof fencing and infill planting.

### 16.2 Revegetation plan

Under the proposal, a total area of approximately 6.6 ha is planned for revegetation as illustrated and detailed on the proposed landscape plan prepared by John Patrick Landscape Architects Pty Ltd (refer **Attachment 3**).

At the time of writing, site preparation works have not commenced because there is no planning permit.

**Site Preparation works** are proposed to include:

- Advance ordering of tube stock with local growers to ensure availability / secure stock
- Erection of stock proof fencing
- Spray out planting spots 3-4 weeks ahead of proposed planting time
- Plant tube stock and erect plant guards

**Maintenance works** of planting and vegetation is proposed to include:

- Regular fence inspection and repair, as required
- Use of ride-on mower to cut vegetation in open areas
- Use of brush cutter to carefully cut grass around the young establishing plants  
Light hand weeding, as required.
- Regular mulching of newly planted trees.

## 17. Weeds

Weeds are a key environmental risk on the Property, including for the proposed establishment of a vineyard and the cultivation of grapes.

Weeds on the Property and proposed management is as follows:

- |               |                             |                                    |
|---------------|-----------------------------|------------------------------------|
| • Capeweed    | <i>Arctotheca calendula</i> | Few plants no control required     |
| • Thistles    | <i>Cirsium vulgare</i>      | Few plants, dig out when found     |
| • Black berry | <i>Rub fruticosus</i>       | Plants controlled by spot spraying |
| • Erodium     | <i>Erodium spp.</i>         | Few plants no control required     |

**Note:** Weed control will need to be carefully managed on the property during the year because of the close proximity to the grape vines.

## 18. Pest Animals

Rabbits have been observed on the property, however have not been a problem.

Rabbits are difficult to control in that the level of control is also determined by the level of control from neighbouring properties. Where it is practical, back filling soil into burrows is usefull.

No poisoning, fumigation or shooting would be undertaken.

## 19. Relevant qualifications, knowledge, plans and experience

Property Fire Ready Plan – Currently held.

Biosecurity Plan – Currently held.

The list below is desired but not put in place until able to be a resident on the property:

- Farm chemical user permit - Proposed
- Agricultural Chemical User Permit (ACUP) – Proposed
- Trust for Nature – conservation covenant –Proposed
- Landcare group membership – Proposed

## 20. Reason for Dwelling on the Property

The Landholders currently live in Melbourne and have continued to since purchasing the property in 2014.

During that time they have travelled to the Property as frequently as possible to achieve essential work that has allowed the land to be developed to its current stage.

The next development phases require considerable input both in terms of financial and physical involvement. The Landholders have reached the point where the current inability to live onsite is obstructing further meaningful progress.

In the previous proposal to South Gippsland Shire Council the writer firmly addressed the requirement to have a permanent, onsite presence for working on the Property. The following was provided, with the proviso that the basic tasks to be undertaken were by no means exhaustive, and that it is not unusual for additional tasks/activities to emerge over time.

That list is repeated below.

### ***Property Security and Onsite Work Requirements:***

- *On site ground preparation including trellises for the grape vines.*
- *The two grape varieties proposed (Pinot Noir and Chardonnay) will require significant and timely attention. Daily checking for pests and wildlife attack in their establishment phase, including plant guards in windy weather, later 2-3 times per week.*
- *The different varieties of trees/shrubs and ground cover plants will also require also require checking as they pass through their establishment phase and into their maintenance program.*
- *Daily checking for pests and wildlife attack in their establishment phase, including plant 'standing' in windy weather, extending to possibly 2 times/week in years 3+*
- *Weed control, hand weeding, band spraying and regular between row mowing.*

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- *Composting pulp/grape musk for use as a soil ameliorant and plant nutrient source.*
- *Planting and maintenance of wind breaks in the proposed vineyard areas.*
- *Sprays for insect control, disease control downy mildew and powdery mildew.*
- *Pruning, trellis training for the vines.*
- *Bird netting over grape vines – daily checking in windy weather.*
- *Soil and plant tissue testing the growing vines related to side dressing nutrients and/or foliar sprays.*
- *Attention to cattle grazing management, animal health.*
- *Attend the nearby Koonwarra livestock market to monitor stock sales/costs and financial impacts.*
- *Checking trees/shrubs in revegetation/plantation areas, replacement of dead plants, controlling weeds (black berry and thistles) spray and hand hoe, and vermin (rabbits) baiting.*
- *Attendance at local Landcare information/training activities.*
- *Attendance at wine industry seminars and training days*
- *Cattle- induction program, drenching, trace elements, lice, weighing, facial eczema, water supply. marketing.*
- *Pasture topdressing, weed control. soil analysis, supplementary feeding stock.*
- *Maintenance of fencing, stock yards, trellises, mechanical equipment and tools on the property where possible to assist in reducing costs.*
- *The current application for a dwelling and shed are the only buildings proposed. . The remainder of the Subject Land will have no structures or buildings. (The stock yards adjacent to the main entrance are an essential part of the grazing activity on a farm).*

Note: This program assumes that all actions will be planned and principally undertaken by the landowners.

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## 21. Ten Year Management Plan Actions, Standards and Timelines

Note: This program is assuming that all Actions will be planned by the property owners and predominantly carried out by them.

Year	Action	When	Who	How	Completed
1	Check and order planting tube stock	Q1	Landowner	<ul style="list-style-type: none"> <li>Engage suppliers</li> </ul>	Q1
1	Start computer file for recording annual work programme	Q1	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.
1	Move and complete Machinery shed/ Winery	Q1-Q4	Landowner and contractor	<ul style="list-style-type: none"> <li>Finalise engineering.</li> <li>Engage building surveyor</li> <li>Engage relevant contractors</li> <li>Complete Shed</li> </ul>	End of Year 1
1	Order fencing, Trellis etc and root stock for vine planting for Pinot Noir Vineyard 1.	Q1	Landowner	<ul style="list-style-type: none"> <li>Engage suppliers</li> </ul>	Q1
1	Order trees/ shrubs for perimeter and dwelling/ Machinery shed planting areas	Q1	Landowner	<ul style="list-style-type: none"> <li>Engage suppliers</li> </ul>	Q1
1	Order Pinot Noir vines for Vineyard 1	Q1	Landowner/ Viticulturist	<ul style="list-style-type: none"> <li>Engage suppliers</li> <li>Order following advice from Viticulturist</li> </ul>	Q1
1	Clear surface drain in Pdks 1 and 2.	Q1	Contractor	<ul style="list-style-type: none"> <li>Engage contractor</li> <li>Heavy Machinery</li> </ul>	Q1
1	Fence out area between Pdks 1 and 2.	Q1 and Q2	Landowner	<ul style="list-style-type: none"> <li>5 wire fence</li> <li>2 wires electrified</li> <li>Green posts 5m apart</li> </ul>	End of Q2
1	Fence out around perimeter	Q2 and Q3	Landowner	<ul style="list-style-type: none"> <li>5 wire fence</li> <li>2 wires electrified</li> <li>Green posts 5m apart</li> </ul>	End of Q3
1	Prepare land and soil for Vineyard 1 and boundary planting in Q2-Q3.	Q1-Q3	Landowner	<ul style="list-style-type: none"> <li>As per John Patrick Landscape Plan</li> <li>Herbicide treatment to entire planting area to remove all vegetation to area to be revegetated</li> <li>All weeds shall be thoroughly removed</li> <li>All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means</li> <li>The stumps of non-suckering woody perennials are to be stump ground</li> <li>All vegetative material shall be appropriately disposed of offsite in a manner which will not allow their re-establishment elsewhere</li> <li>Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures</li> </ul>	Q3.

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				<ul style="list-style-type: none"> <li>• If any existing planting is to be retained then care must be taken to ensure these are not damaged during weed removal</li> <li>• This also implies that any herbicides used are suitable for use around the vegetation to be retained</li> <li>• Deep ripping: Deep rip along planting lines with a single-tine ripper as deep as possible (min. 400mm, 1000mm preferred) to ensure good shattering of subsoil and subsequent root and moisture penetration</li> <li>• Ripping to be completed with suitable equipment in maximum 3m by 6m hash pattern to cover entire revegetation area</li> <li>• Late winter Early Spring: Contact herbicide spray treatment along the rip lines with a suitable spray in accordance with the manufacturer's specification</li> <li>• Spray along the rip lines with a second application of weed spray in accordance with the manufacturer's specification</li> </ul>	
1	Plant Pinot Noir Vines in Vineyard 1. Plant wind break trees for Vineyard 1 and Boundary Perimeter Tree and Shrubs	Q3/Q4	Landowner	<ul style="list-style-type: none"> <li>• As per John Patrick Landscape Plan</li> <li>• Indigenous Planting will take place in one stage from the planting grid provide</li> <li>• Rotary hoe all rip line(s) and soil mounds with tractor to level surface, for appropriate planting bed</li> <li>• Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely</li> <li>• All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, and free from disease and pests and of good form, consistent with</li> </ul>	Q3

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				<p>the species or variety, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected</p> <ul style="list-style-type: none"> <li>• All tubestock and seed for planting is to be of local provenance and suitable to site. If conditions are very cold and wet, wait for warmer weather, ideally between April-September</li> <li>• Tubestock: Plant tubestock at suggested centres based on species (refer drawings). Tubestock are to be planted</li> <li>• 100-200mm away from the rip lines. Planting hole dug no deeper than the height of the roots, and hole filled only to the base of the plant row.</li> <li>• Planting guards are to be placed and bamboo staked around every individual plant (rabbit protection and sheltered environment for plant growth)</li> <li>• Biodegradable Weed Mats made from Recycled Fibre with dimensions 370mm x 370mm, to be fitted to the base of each plant (tree, shrub, ground cover). Weeds should be cleared from area prior to installation around plant base</li> <li>• Fasten Weed Mat with cardboard guard and bamboo stakes</li> </ul>	
1	Erect Trellis in Vineyard 1	Q4	Landowner	<ul style="list-style-type: none"> <li>• Itemised quotations on all items</li> <li>• Irrigation design and water supply attributes</li> <li>• Options such as vine spacing, varieties, clones and rootstocks.</li> <li>• Site survey information used to precisely locate rows, row numbers.</li> <li>• Preferred trellis design</li> </ul>	Q4
1	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Fill in Rabbit burrows</li> </ul>	Q1-Q4
1	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
1	Purchase weaned calves	March/April	Landowner	<ul style="list-style-type: none"> <li>• Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	Q3
1	Sell cattle	May/ June	Landowner	<ul style="list-style-type: none"> <li>• Notify agent</li> </ul>	May/ June
1	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>• Purchase from local farmers</li> </ul>	December
1	Initiate dwelling	Q3-Q4	Landowner and contractor	<ul style="list-style-type: none"> <li>• Finalise engineering</li> <li>• Engage building surveyor</li> <li>• Obtain building permit</li> <li>• Engage relevant contractors</li> <li>• Commence building works</li> </ul>	End of year 1
2	Repatriate existing dams	Q1	Contractor	<ul style="list-style-type: none"> <li>• Heavy machinery</li> </ul>	Q1



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2	Install water troughs Cows/ Steers	Q1	Landowner	<ul style="list-style-type: none"> <li>• Install necessary pipelines</li> <li>• Install water troughs</li> </ul>	Q1
2	Order fencing, Trellis etc and root stock for vine planting for Pinot Noir and Chardonnay Vineyard 1 & 2.	Q1	Landowner	<ul style="list-style-type: none"> <li>• Engage suppliers</li> </ul>	Q1
2	Order Pinot Noir and Chardonnay vines for Vineyard 1 & 2	Q1	Landowner/ Viticulturist	<ul style="list-style-type: none"> <li>• Engage suppliers</li> <li>• Order following advice from Viticulturist</li> </ul>	Q1
2	Prepare land and soil for Vineyard Pinot Noir and Chardonnay (Vineyard 1 and 2) planting in Q2-Q3 in Yr 3.	Q1-Q3	Landowner	<ul style="list-style-type: none"> <li>• As per John Patrick Landscape Plan.</li> <li>• Herbicide treatment to entire planting area to remove all vegetation to area to be revegetated.</li> <li>• All weeds shall be thoroughly removed.</li> <li>• All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means.</li> <li>• The stumps of non-suckering woody perennials are to be stump ground.</li> <li>• All vegetative material shall be appropriately disposed of offsite in a manner which will not allow their re-establishment elsewhere.</li> <li>• Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>• If any existing planting is to be retained then care must be taken to ensure these are not damaged during weed removal.</li> <li>• This also implies that any herbicides used are suitable for use around the vegetation to be retained.</li> <li>• Deep ripping: Deep rip along planting lines with a single-tine ripper as deep as possible (min. 400mm, 1000mm preferred) to ensure good shattering of subsoil and subsequent root and moisture penetration.</li> <li>• Ripping to be completed with suitable equipment in maximum 3m by 6m hash pattern to cover entire revegetation area.</li> <li>• Late winter Early Spring: Contact herbicide spray treatment along the rip lines with a suitable spray in accordance with the</li> </ul>	Q3.

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				<p>manufacturer's specification.</p> <ul style="list-style-type: none"> <li>Spray along the rip lines with a second application of weed spray in accordance with the manufacturer's specification.</li> </ul>	
2	Plant wind break trees for Vineyard 2.	Q3/Q4 Timing to be confirmed by Viticulturist	Landowner/ Viticulturist	<ul style="list-style-type: none"> <li>As per John Patrick Landscape Plan.</li> <li>Indigenous Planting will take place in one stage from the planting grid provided.</li> <li>Rotary hoe all rip line(s) and soil mounds with tractor to level surface, for appropriate planting bed.</li> <li>Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.</li> <li>All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, and free from disease and pests and of good form, consistent with the species or variety, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected</li> <li>All tubestock and seed for planting is to be of local provenance and suitable to site. If conditions are very cold and wet, wait for warmer weather, ideally between April-September.</li> <li>Tubestock: Plant tubestock at suggested centres based on species (refer drawings). Tubestock are to be planted 100-200mm away from the rip lines. Planting hole dug no deeper than the height of the roots, and hole filled only to the base of the plant row.</li> <li>Planting guards are to be placed and bamboo staked around every individual plant (rabbit protection and</li> </ul>	Q3

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				<p>sheltered environment for plant growth).</p> <ul style="list-style-type: none"> <li>• Biodegradable Weed Mats made from Recycled Fibre with dimensions 370mm x 370mm, to be fitted to the base of each plant (tree, shrub, ground cover). Weeds should be cleared from area prior to installation around plant base.</li> <li>• Fasten Weed Mat with cardboard guard and bamboo stakes.</li> </ul>	
2	Erect Trellis in Vineyard 1 (Chardonnay) and Vineyard 2	Q4	Landowner	<ul style="list-style-type: none"> <li>• Itemised quotations on all items</li> <li>• Irrigation design and water supply attributes</li> <li>• Options such as vine spacing, varieties, clones and rootstocks.</li> <li>• Site survey information used to precisely locate rows, row numbers.</li> <li>• Preferred trellis design.</li> </ul>	Q4
2	Fence off the paddock 1,2 tree belt	Q2	Landowner	<ul style="list-style-type: none"> <li>• 5 wire fence</li> <li>• 2 wires electrified</li> <li>• Green posts 5m apart</li> </ul>	Q2
2	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Fill in Rabbit burrows</li> </ul>	Q1-Q4
2	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
2	Complete tree planting on boundary	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>• Further planting and replanting as required</li> </ul>	Q3, Q4
2	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>• Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
2	Training of Vineyard 1 Pinot Vines	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Regular checking and training of vines</li> </ul>	Q1-Q4.
2	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>• Soil testing to guide the required fertiliser</li> </ul>	Q1
2	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>• Visual inspection</li> </ul>	Q3
2	Purchase weaned calves	October/November	Landowner	<ul style="list-style-type: none"> <li>• Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	October/ November
2	Sell cattle	November/ December	Landowner	<ul style="list-style-type: none"> <li>• Notify stock agent</li> </ul>	November/ December
2	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>• Purchase from local farmers</li> </ul>	December
2	Complete dwelling	Q1-Q3	Landowner and contractor	<ul style="list-style-type: none"> <li>• Complete dwelling and obtain Certificate of Occupancy</li> </ul>	End of year 2
2	Review management plan actions and submit year 2 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>• Record observations and notes throughout the year</li> <li>• Record action progress</li> </ul>	Q4 Submit to council.
3	Order trees/ shrubs for paddock 1,2 tree belt	Q1	Landowner	<ul style="list-style-type: none"> <li>• Engage suppliers</li> </ul>	Q1
3	Prepare soil for Paddock 1,2 tree belt	Q1-Q3	Landowner	<ul style="list-style-type: none"> <li>• As per John Patrick Landscape Plan.</li> <li>• Herbicide treatment to entire planting area to remove all vegetation to area to be revegetated.</li> </ul>	Q3.

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				<ul style="list-style-type: none"> <li>• All weeds shall be thoroughly removed.</li> <li>• All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means.</li> <li>• The stumps of non-suckering woody perennials are to be stump ground.</li> <li>• All vegetative material shall be appropriately disposed of offsite in a manner which will not allow their re-establishment elsewhere.</li> <li>• Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>• If any existing planting is to be retained then care must be taken to ensure these are not damaged during weed removal.</li> <li>• This also implies that any herbicides used are suitable for use around the vegetation to be retained.</li> <li>• Deep ripping: Deep rip along planting lines with a single-tine ripper as deep as possible (min. 400mm, 1000mm preferred) to ensure good shattering of subsoil and subsequent root and moisture penetration.</li> <li>• Ripping to be completed with suitable equipment in maximum 3m by 6m hash pattern to cover entire revegetation area.</li> <li>• Late winter Early Spring: Contact herbicide spray treatment along the rip lines with a suitable spray in accordance with the manufacturer's specification.</li> <li>• Spray along the rip lines with a second application of weed spray in accordance with the manufacturer's specification.</li> </ul>	
3	Plant Pinot Noir Vines in Vineyard 2 and Chardonnay in Vineyard 2. Plant paddock 1 and 2 tree belt	Q3/Q4 Timing to be confirmed by Viticulturist	Landowner/ Viticulturist	<ul style="list-style-type: none"> <li>• As per John Patrick Landscape Plan.</li> <li>• Indigenous Planting will take place in one stage from the planting grid provided.</li> <li>• Rotary hoe all rip line(s) and soil mounds with tractor to level surface, for appropriate planting bed.</li> </ul>	Q3

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				<ul style="list-style-type: none"> <li>• Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.</li> <li>• All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, and free from disease and pests and of good form, consistent with the species or variety, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected</li> <li>• All tubestock and seed for planting is to be of local provenance and suitable to site. If conditions are very cold and wet, wait for warmer weather, ideally between April-September.</li> <li>• Tubestock: Plant tubestock at suggested centres based on species (refer drawings). Tubestock are to be planted</li> <li>• 100-200mm away from the rip lines. Planting hole dug no deeper than the height of the roots, and hole filled only to the base of the plant row.</li> <li>• Planting guards are to be placed and bamboo staked around every individual plant (rabbit protection and sheltered environment for plant growth).</li> <li>• Biodegradable Weed Mats made from Recycled Fibre with dimensions 370mm x 370mm, to be fitted to the base of each plant (tree, shrub, ground cover). Weeds should be cleared from area prior to installation around plant base.</li> <li>• Fasten Weed Mat with cardboard guard and bamboo stakes.</li> </ul>	
3	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Fill in Rabbit burrows</li> </ul>	Q1-Q4

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3	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
3	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
3	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
3	Complete tree planting on boundary, wind break.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>• Further planting and replanting as required</li> </ul>	Q3, Q4
3	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>• Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
3	Training of Vineyard 1 Pinot Vines	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Regular checking and training of vines</li> </ul>	Q1-Q4.
3	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>• Soil testing to guide the required fertiliser</li> </ul>	Q1
3	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>• Visual inspection</li> </ul>	Q3
3	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>• Samples sent to laboratory</li> </ul>	Q4
3	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>• Installation and removal of netting</li> </ul>	Q1
3	Purchase weaned calves	March/April	Landowner	<ul style="list-style-type: none"> <li>• Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	Q3
3	Sell cattle	May/ June	Landowner	<ul style="list-style-type: none"> <li>• Notify agent</li> </ul>	May/ June
3	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>• Purchase from local farmers</li> </ul>	December
3	Review management plan actions and submit year 3 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>• Record observations and notes throughout the year</li> <li>• Record action progress</li> </ul>	Q4 Submit to council.
4	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Fill in Rabbit burrows.</li> </ul>	Q1-Q4
4	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
4	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
4	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
4	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/ sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>• Further planting and replanting as required.</li> </ul>	Q3, Q4
4	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>• Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
4	Training of Vineyard 1 Chardonnay Vineyard 1 and Pinot Noir Vineyard 2.	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Regular checking and training of vines</li> </ul>	Q1-Q4.
4	Spraying of vineyard 1	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>• Spraying in accordance viticulturist advice</li> <li>• Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>• Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift</li> </ul>	

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4	Picking of Pinot Noir Vineyard 1 if fruit has appeared	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>If fruit available picking will occur at an appropriate Baume.</li> <li>Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3
4	Pruning of Pinot Noir Vineyard 1	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines in Vineyard 1 as per instruction from Viticulturist</li> </ul>	Q3
4	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser.</li> </ul>	Q1
4	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3
4	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
4	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
4	Purchase weaned calves	October/November	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	October/ November
4	Sell cattle	November/ December	Landowner	<ul style="list-style-type: none"> <li>Notify stock agent</li> </ul>	November/ December
4	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
4	Review management plan actions and submit year 4 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.
5	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Fill in Rabbit burrows.</li> </ul>	Q1-Q4
5	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q2, Q4
5	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
5	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
5	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>Further planting and replanting as required.</li> </ul>	Q3, Q4
5	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
5	Training of all vines	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Regular checking and training of vines</li> </ul>	Q1-Q4.
5	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>Spraying in accordance viticulturist advice</li> <li>Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures</li> <li>Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift</li> </ul>	
5	Picking of Pinot Noir Vineyard 1 and Vineyard 2 if fruit appears	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>If fruit available picking will occur at an appropriate Baume</li> <li>Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3

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5	Pruning of vineyard	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines in Vineyard 1 as per instruction from Viticulturist</li> </ul>	Q3
5	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser</li> </ul>	Q1
5	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3
5	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
5	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
5	Purchase weaned calves	March/April	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	Q3
5	Sell cattle	May/ June	Landowner	<ul style="list-style-type: none"> <li>Notify agent</li> </ul>	May/ June
5	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
5	Review management plan actions and submit year 5 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.
6	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Fill in Rabbit burrows.</li> </ul>	Q1-Q4
6	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q2, Q4
6	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
6	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
6	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/ sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>Further planting and replanting as required.</li> </ul>	Q3, Q4
6	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
6	Training of Vineyard	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Regular checking and training of vines</li> </ul>	Q1-Q4.
6	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>Spraying in accordance viticulturist advice</li> <li>Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures</li> <li>Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift</li> </ul>	
6	Picking of vineyard.	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Picking will occur at an appropriate Baume.</li> <li>Picking and crushing of grapes will occur in a matter of days.</li> </ul>	Q2/3
6	Pruning of vineyard.	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines in Vineyard as per instruction from Viticulturist</li> </ul>	Q3
6	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser</li> </ul>	Q1
6	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3



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6	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
6	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
6	Purchase weaned calves	October/November	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	October/November
6	Sell cattle	November/December	Landowner	<ul style="list-style-type: none"> <li>Notify stock agent</li> </ul>	November/December
6	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
6	Review management plan actions and submit year 6 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.
7	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Fill in Rabbit burrows.</li> </ul>	Q1-Q4
7	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q2, Q4
7	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
7	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
7	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>Further planting and replanting as required</li> </ul>	Q3, Q4
7	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
7	Training of Vineyard 1 Chardonnay Vineyard 1 and Pinot Noir Vineyard 2.	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Regular checking and training of vines</li> </ul>	Q1-Q4.
7	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>Spraying in accordance viticulturist advice</li> <li>Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift.</li> </ul>	
7	Picking of Vineyard	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Picking will occur at an appropriate Baume</li> <li>Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3
7	Pruning of Vineyard	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines in Vineyard as per instruction from Viticulturist</li> </ul>	Q3
7	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser.</li> </ul>	Q1
7	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3
7	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
7	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
7	Purchase weaned calves	March/April	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear</li> </ul>	Q3

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				tag, trace element treatment)	
7	Sell cattle	May/ June	Landowner	<ul style="list-style-type: none"> <li>Notify agent</li> </ul>	May/ June
7	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
7	Review management plan actions and submit year 7 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress.</li> </ul>	Q4 Submit to council.
8	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Fill in Rabbit burrows.</li> </ul>	Q1-Q4
8	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q2, Q4
8	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
8	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>Chemical and physical</li> </ul>	Q1
8	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>Further planting and replanting as required.</li> </ul>	Q3, Q4
8	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
8	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>Spraying in accordance viticulturist advice</li> <li>Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift.</li> </ul>	
8	Picking of Vineyard	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Picking will occur at an appropriate Baume</li> <li>Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3
8	Pruning of Vineyard	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines as per instruction from Viticulturist</li> </ul>	Q3
8	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser.</li> </ul>	Q1
8	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3
8	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
8	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
8	Purchase weaned calves	October/November	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	October/ November
8	Sell cattle	November/ December	Landowner	<ul style="list-style-type: none"> <li>Notify stock agent</li> </ul>	November/ December
8	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
8	Review management plan actions and submit year 8 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.
9	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>Fill in Rabbit burrows.</li> </ul>	Q1-Q4

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9	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
9	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
9	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
9	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>• Further planting and replanting as required.</li> </ul>	Q3, Q4
9	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>• Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
9	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>• Spraying in accordance viticulturist advice</li> <li>• Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>• Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift.</li> </ul>	
9	Picking of Vineyard	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>• Picking picking will occur at an appropriate Baume</li> <li>• Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3
9	Pruning of Pinot Noir Vineyard	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>• Pruning of vines as per instruction from Viticulturist</li> </ul>	Q3
9	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>• Soil testing to guide the required fertiliser.</li> </ul>	Q1
9	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>• Visual inspection</li> </ul>	Q3
9	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>• Samples sent to laboratory</li> </ul>	Q4
9	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>• Installation and removal of netting</li> </ul>	Q1
9	Purchase weaned calves	March/April	Landowner	<ul style="list-style-type: none"> <li>• Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	Q3
9	Sell cattle	May/ June	Landowner	<ul style="list-style-type: none"> <li>• Notify agent</li> </ul>	May/ June
9	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>• Purchase from local farmers</li> </ul>	December
9	Review management plan actions and submit year 9 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>• Record observations and notes throughout the year</li> <li>• Record action progress</li> </ul>	Q4 Submit to council.
10	Check Rabbit burrows	Q1-Q4	Landowner	<ul style="list-style-type: none"> <li>• Fill in Rabbit burrows.</li> </ul>	Q1-Q4
10	Weed control	Q2, Q4	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q2, Q4
10	Weed control - Blackberries	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
10	Weed control – Thistles	Q1	Landowner	<ul style="list-style-type: none"> <li>• Chemical and physical</li> </ul>	Q1
10	Complete tree planting on boundary, wind break, paddock 1,2 tree belt and tree surrounding dwelling/sheds.	Q3-Q4	Landowner	<ul style="list-style-type: none"> <li>• Further planting and replanting as required.</li> </ul>	Q3, Q4

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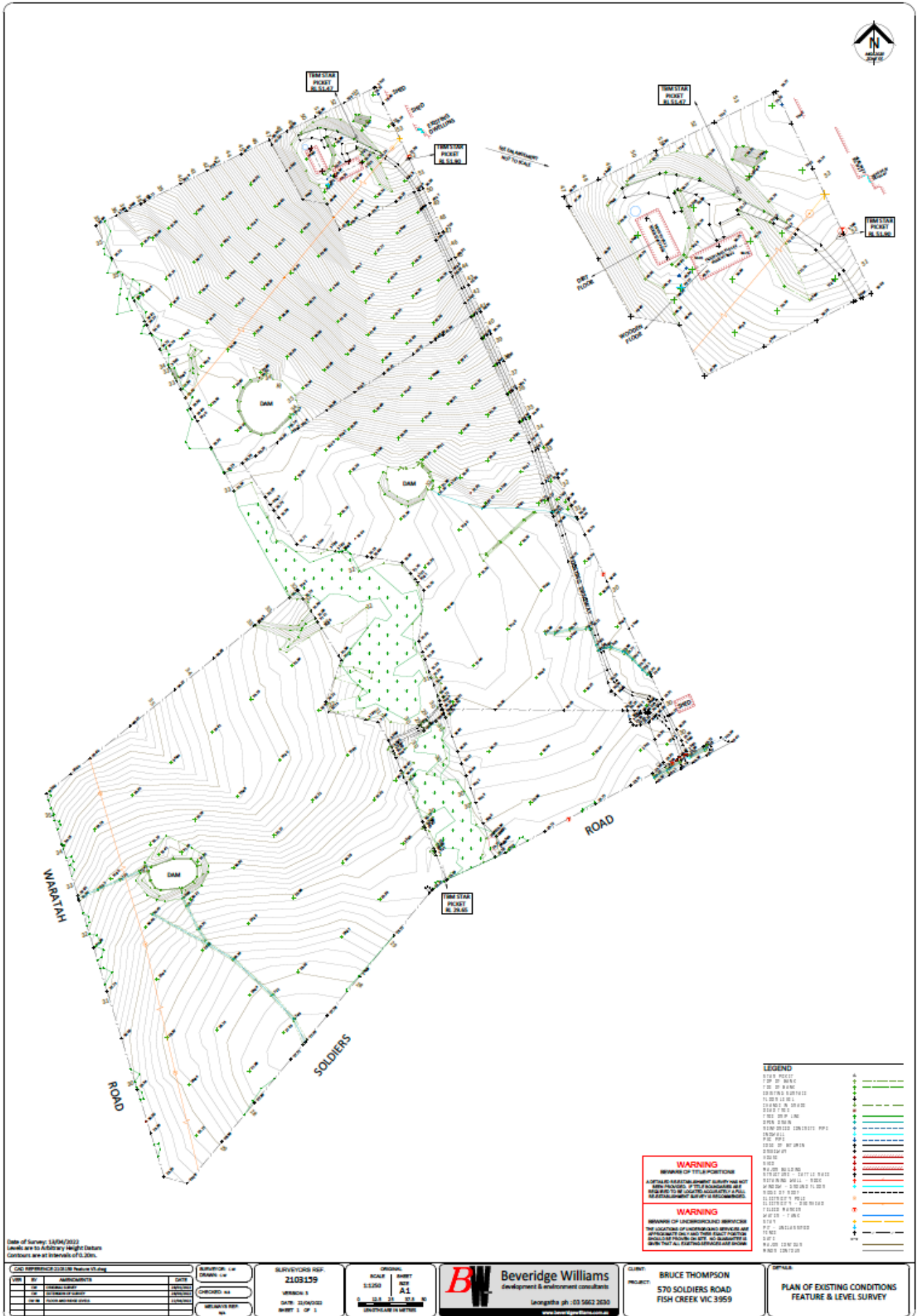
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10	Pasture soil testing	Q3	Landowner/ Soil lab	<ul style="list-style-type: none"> <li>Collection of multiple soil samples across the various paddocks</li> </ul>	Q3
10	Spraying of vineyard	Prior to flowering	Landowner	<ul style="list-style-type: none"> <li>Spraying in accordance with viticulturist advice</li> <li>Spraying is to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.</li> <li>Spraying will be performed only in appropriate weather conditions to maximise application on to vines and minimise spray drift.</li> </ul>	
10	Picking of Vineyard	Q2/3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Picking will occur at an appropriate Baume</li> <li>Picking and crushing of grapes will occur in a matter of days</li> </ul>	Q2/3
10	Pruning of Vineyard	Q3	Landowner/ Landowner family/Contractors	<ul style="list-style-type: none"> <li>Pruning of vines in Vineyard as per instruction from Viticulturist</li> </ul>	Q3
10	Top dress pastures	Q1	Landowner	<ul style="list-style-type: none"> <li>Soil testing to guide the required fertiliser.</li> </ul>	Q1
10	Check for wildlife and pest attack on all plantings trees/ Vines	Q1, Q2	Landowner	<ul style="list-style-type: none"> <li>Visual inspection</li> </ul>	Q3
10	Soil and tissue testing of vines	Blooming	Landowner	<ul style="list-style-type: none"> <li>Samples sent to laboratory</li> </ul>	Q4
10	Install netting	Q4 previous year to Q1	Landowner	<ul style="list-style-type: none"> <li>Installation and removal of netting</li> </ul>	Q1
10	Purchase weaned calves	October/November	Landowner	<ul style="list-style-type: none"> <li>Induction programme (NILS transfer and tag, drench, ear tag, trace element treatment)</li> </ul>	October/ November
10	Sell cattle	November/ December	Landowner	<ul style="list-style-type: none"> <li>Notify stock agent</li> </ul>	November/ December
10	Purchase Hay	December	Landowner	<ul style="list-style-type: none"> <li>Purchase from local farmers</li> </ul>	December
10	Review management plan actions and submit year 10 to council	Q4	Landowner	<ul style="list-style-type: none"> <li>Record observations and notes throughout the year</li> <li>Record action progress</li> </ul>	Q4 Submit to council.

## Attachment 1 – Aerial Photograph



## **Attachment 2 – Current Land Use Plan**



## **Attachment 3 – Proposed Land Use Plan**





## **Attachment 4 – Soil Test Results**

**Agricultural Land Management Plan  
570 Soldiers Road, Fish Creek**

## John Gallienne & Co Pty Ltd Soil Analysis Report

**Sample Identification: No 1 Top Soil (0-15cm). Paddock surrounding house site  
Potential wine grape area south of house site**

**Date: May 2022**

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg (Olsen)</b>	40.3	
<b>Phosphorous mg/kg (Colwell)</b>	92	High
<b>Potassium mg/kg (Colwell)</b>	460	High
<b>Sulphur mg/kg (KCL40)</b>	136.0	High
<b>pH (1 : 5 water )</b>	5.0	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.3	
<b>Conductivity (Salt) dS/m</b>	0.435	Low
<b>Organic Carbon %</b>	3.78	Moderate
<b>Copper mg/kg (EDTA)</b>	0.72	Low
<b>Zinc mg/kg (EDTA)</b>	7.58	High
<b>Manganese mg/kg (EDTA)</b>	9.87	Moderate
<b>Iron mg/kg (Reactive)</b>	359.4	Moderate
<b>Boron mg/kg (HWS)</b>	1.03	Moderate
<b>CATIONS (Exchangeable)</b>	9.28	
<b>Calcium meq/100g</b>		
<b>Magnesium meq/100g</b>	1.80	
<b>Sodium meq/100g</b>	0.54	
<b>Potassium meq/100g</b>	0.97	
<b>Aluminium meq/100g</b>	0.640	
<b>Calcium/magnesium ratio</b>	5.1	High - desirable
<b>Sodium % of Cations</b>	4.0	Moderate - satisfactory
<b>Aluminium % of Cations</b>	4.8	Moderate - satisfactory

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia

**Agricultural Land Management Plan  
570 Soldiers Road, Fish Creek**

## John Gallienne & Co Pty Ltd - Soil Analysis Report

**Sample Identification: No 2** Sub Soil (40-50 cm). Paddock surrounding house site.  
Potential wine grape area south of house site.

**Date: May 2022**

<b>ANALYTICAL TEST</b>	<b>TEST RESULT</b>	
<b>Phosphorus mg/kg (Olsen)</b>	7.8	
<b>Phosphorous mg/kg (Colwell)</b>	13	Low
<b>Potassium mg/kg (Colwell)</b>	65	Low
<b>Sulphur mg/kg (KCL40)</b>	7.1	Low
<b>pH (water )</b>	5.0	Strongly acidic
<b>pH (Calcium Chloride)</b>	4.2	
<b>Conductivity (Salt) dS/m</b>	0.052	Low
<b>Organic Carbon %</b>	1.68	Low
<b>Copper mg/kg (EDTA)</b>	0.18	Low
<b>Zinc mg/kg (EDTA)</b>	0.23	Low
<b>Manganese mg/kg (EDTA)</b>	0.54	Moderate
<b>Iron mg/kg (Reactive)</b>	149.0	Low
<b>Boron mg/kg (HWS)</b>	0.44	Low
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	2.06	
<b>Magnesium meq/100g</b>	0.23	
<b>Sodium meq/100g</b>	0.13	
<b>Potassium meq/100g</b>	0.07	
<b>Aluminium meq/100g</b>	0.830	
<b>Calcium/magnesium ratio</b>	8.9	High - desirable
<b>Sodium % of Cations</b>	3.9	Moderate - satisfactory
<b>Aluminium % of Cations</b>	25.0	High - unsatisfactory

**Agricultural Land Management Plan  
570 Soldiers Road, Fish Creek**

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## John Gallienne & Co Pty Ltd - Soil Analysis Report

**Client Name:**

**Sample Identification: No 3 Top Soil (0-15cm).** Paddock surrounding house site  
Potential wine grape area west of house site

**Date:** May 2022

ANALYTICAL TEST	TEST RESULT	
<b>Phosphorus mg/kg (Olsen)</b>	18.5	
<b>Phosphorous mg/kg (Colwell)</b>	39	Moderate
<b>Potassium mg/kg (Colwell)</b>	213	High
<b>Sulphur mg/kg (KCL40)</b>	74.8	High
<b>pH (1 : 5 water )</b>	4.7	Very Strongly acidic
<b>pH (Calcium Chloride)</b>	3.9	
<b>Conductivity (Salt) dS/m</b>	0.253	Low
<b>Organic Carbon %</b>	4.82	Moderate
<b>Copper mg/kg (EDTA)</b>	0.71	Low
<b>Zinc mg/kg (EDTA)</b>	4.43	High
<b>Manganese mg/kg (EDTA)</b>	2.52	Moderate
<b>Iron mg/kg (Reactive)</b>	313.4	Moderate
<b>Boron mg/kg (HWS)</b>	1.02	Moderate
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	7.87	
<b>Magnesium meq/100g</b>	1.49	
<b>Sodium meq/100g</b>	0.61	
<b>Potassium meq/100g</b>	0.41	
<b>Aluminium meq/100g</b>	0.840	
<b>Calcium/magnesium ratio</b>	5.2	High - desirable
<b>Sodium % of Cations</b>	5.4	Moderate - satisfactory
<b>Aluminium % of Cations</b>	7.4	Moderate - satisfactory

The test(s) reported have been performed in accordance with the terms of registration with the Australian Soil and Plant Advisory Council, Australia

**Agricultural Land Management Plan  
570 Soldiers Road, Fish Creek**

### John Gallienne & Co Pty Ltd - Soil Analysis Report

**Client Name:**

**Sample Identification: No 4** Sub Soil (40-50 cm). Paddock surrounding house site.  
Potential wine grape area West of house site.

**Date:** May 2022

<b>ANALYTICAL TEST</b>	<b>TEST RESULT</b>	
<b>Phosphorus mg/kg (Olsen)</b>	17.8	Moderate
<b>Phosphorous mg/kg (Colwell)</b>	41	
<b>Potassium mg/kg (Colwell)</b>	209	Moderate
<b>Sulphur mg/kg (KCL40)</b>	38.0	High
<b>pH (water )</b>	4.9	Very Strongly acidic
<b>pH (Calcium Chloride)</b>	4.3	
<b>Conductivity (Salt) dS/m</b>	0.209	Low
<b>Organic Carbon %</b>	5.2	High
<b>Copper mg/kg (EDTA)</b>	0.98	Low-Moderate
<b>Zinc mg/kg (EDTA)</b>	4.64	High
<b>Manganese mg/kg (EDTA)</b>	1.25	Low
<b>Iron mg/kg (Reactive)</b>	278.6	Low-Moderate
<b>Boron mg/kg (HWS)</b>	0.86	Low
<b>CATIONS (Exchangeable)</b>		
<b>Calcium meq/100g</b>	8.11	
<b>Magnesium meq/100g</b>	1.01	
<b>Sodium meq/100g</b>	0.52	
<b>Potassium meq/100g</b>	0.37	
<b>Aluminium meq/100g</b>	1.030	
<b>Calcium/magnesium ratio</b>	8.0	High - desirable
<b>Sodium % of Cations</b>	4.7	Moderate - satisfactory
<b>Aluminium % of Cations</b>	9.3	High - unsatisfactory

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