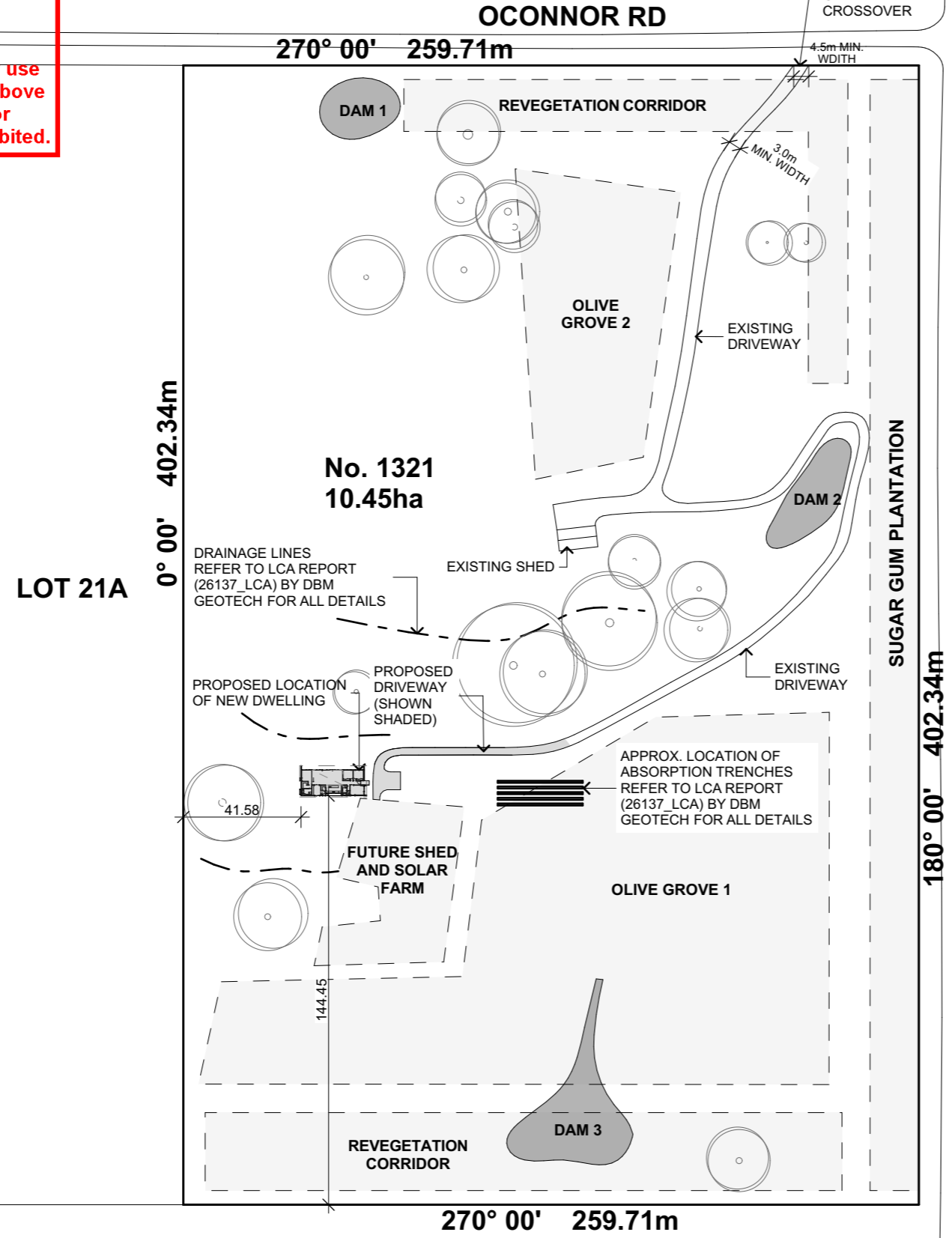


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NOTE
TO COMPLY WITH ACCESS REQUIREMENTS FOR BMO ENSURE A MINIMUM ACCESS WIDTH OF 4.5m AT SITE GATE AND DRIVEWAY TO HAVE A MINIMUM WIDTH OF 3.5m



PROPOSED BUILDING AREA SCHEDULE	
GROUND FLOOR	195.31m ²
PORCH	4.51m ²
ALFRESCO	33.39m ²
TOTAL	233.21m²

PROPOSED LAND AREA SCHEDULE	
SITE AREA	104,500m²
BUILDING FOOTPRINT COVERAGE	233.21m² (0.22% OF SITE AREA)

SITE PLAN

1:2000

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SINGLE STOREY DWELLING
PROJECT ADDRESS:
1321 BRIAGOLONG ROAD,
BRIAGOLONG

CLIENT:
S & L ANGUS
JOB NUMBER:
000-26

DRAWING TITLE:
SITE PLAN

SCALE: AS SHOWN
SHEET: A3
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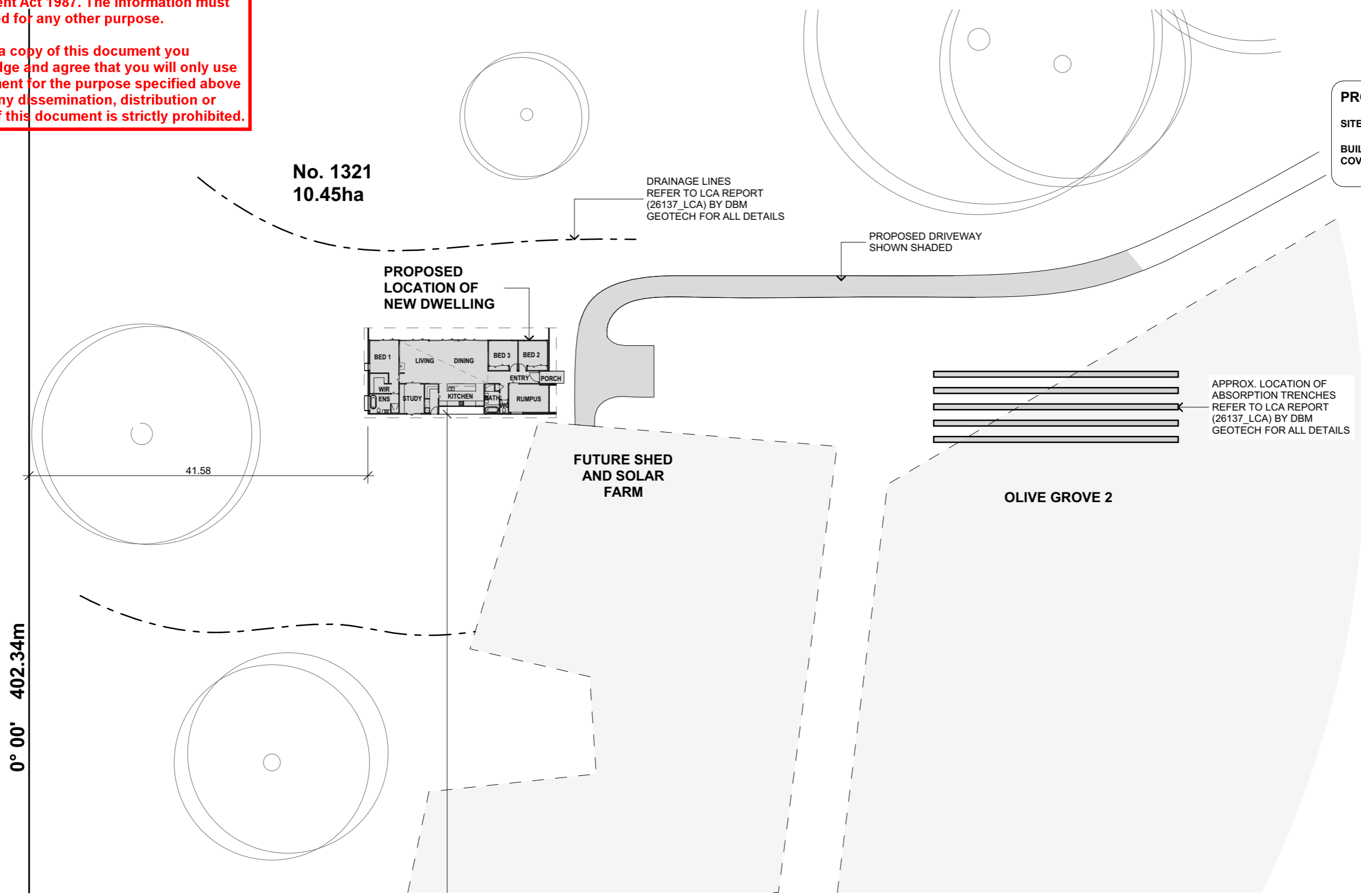
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PROPOSED BUILDING AREA SCHEDULE	
GROUND FLOOR	195.31m ²
PORCH	4.51m ²
ALFRESCO	33.39m ²
TOTAL	233.21m ²

PROPOSED LAND AREA SCHEDULE	
SITE AREA	104,500m ²
BUILDING FOOTPRINT COVERAGE	233.21m ² 0.22% (OF SITE AREA)



PART SITE PLAN

1:500

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SINGLE STOREY DWELLING

PROJECT ADDRESS:
**1321 BRIAGOLONG ROAD,
BRIAGOLONG**

CLIENT:
S & L ANGUS

JOB NUMBER:
000-26

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PART SITE PLAN

SCALE: AS SHOWN

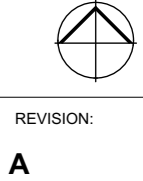
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ISSUE:
PRELIMINARY



PROPOSED BUILDING AREA SCHEDULE

GROUND FLOOR	195.31m ²
PORCH	4.51m ²
ALFRESCO	33.39m ²
TOTAL	233.21m²

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GROUND FLOOR PLAN

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SINGLE STOREY DWELLING
PROJECT ADDRESS:
**1321 BRIAGOLONG ROAD,
BRIAGOLONG**

CLIENT:
S & L ANGUS
JOB NUMBER:
000-26

DRAWING TITLE:
GROUND FLOOR PLAN

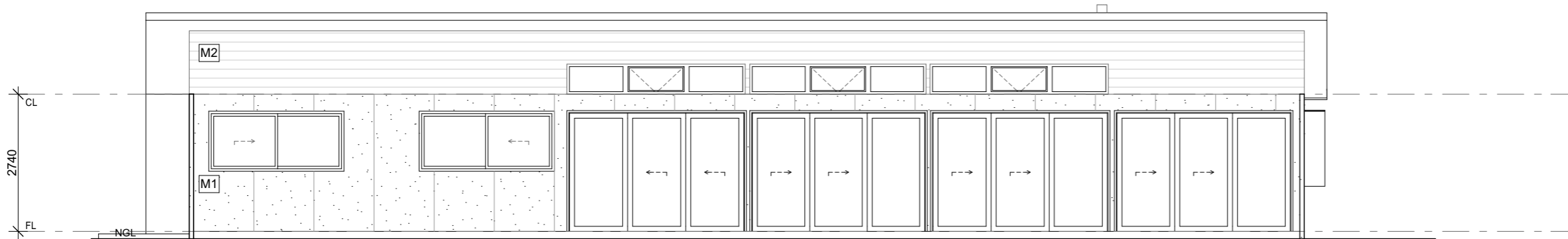
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ISSUE:
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REVISION:
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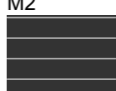
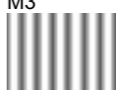
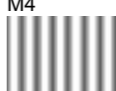




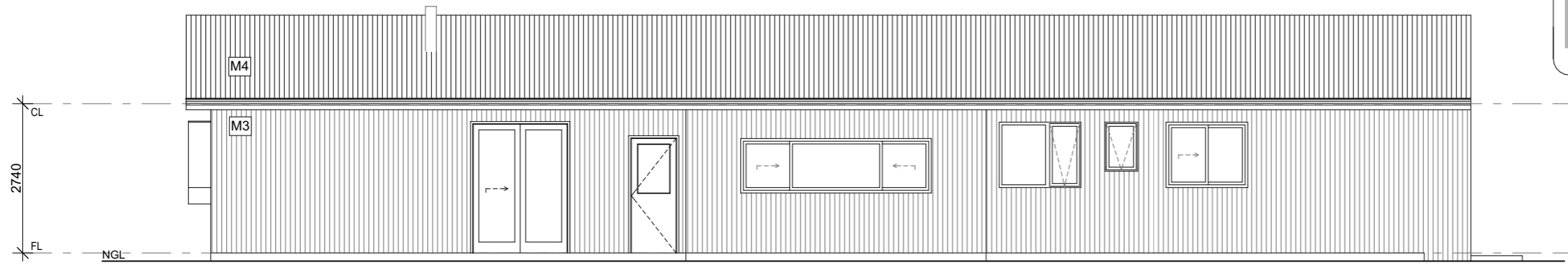
NORTH ELEVATION

1:100

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MATERIALS AND COLOUR SCHEDULE		
REFERENCE	FINISH	SIZE / DETAILS
M1 	TEXTURE COAT - COLORBOND SURFMIST OR SIMILAR	EASY LAP PANEL
M2 	PAINTED - COLORBOND MONUMENT	AXON 133 GROOVE SMOOTH
M3 	COLORBOND - SHALE GREY	CORRUGATED METAL WALL SHEETING - VERTICAL
M4 	COLORBOND - SHALE GREY	CORRUGATED METAL ROOF SHEETING
	SHALE GREY	GUTTERS, FASCIA AND FLASHINGS
	SHALE GREY	WINDOW FRAMES



SOUTH ELEVATION

1:100

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SINGLE STOREY DWELLING

PROJECT ADDRESS:
1321 BRIAGOLONG ROAD, BRIAGOLONG

CLIENT:
S & L ANGUS

JOB NUMBER:
000-26

DRAWING TITLE:
ELEVATIONS

SCALE: AS SHOWN
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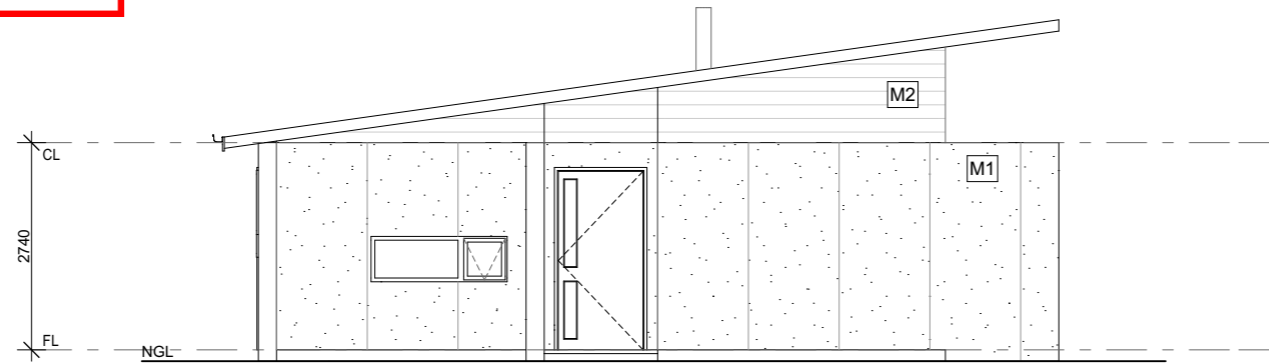
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ISSUE:
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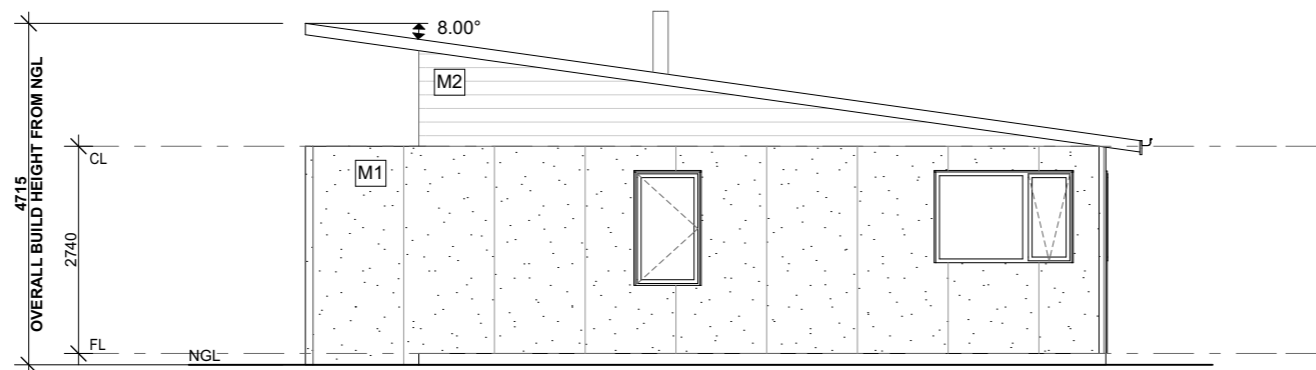
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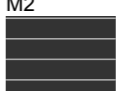
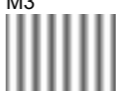
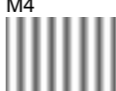




EAST ELEVATION
1:100



WEST ELEVATION
1:100

MATERIALS AND COLOUR SCHEDULE

REFERENCE	FINISH	SIZE / DETAILS
M1 	TEXTURE COAT - COLORBOND SURFMIST OR SIMILAR	EASY LAP PANEL
M2 	PAINTED - COLORBOND MONUMENT	AXON 133 GROOVE SMOOTH
M3 	COLORBOND - SHALE GREY	CORRUGATED METAL WALL SHEETING - VERTICAL
M4 	COLORBOND - SHALE GREY	CORRUGATED METAL ROOF SHEETING
	SHALE GREY	GUTTERS, FASCIA AND FLASHINGS
	SHALE GREY	WINDOW FRAMES

TOWN PLANNING

ISSUE:	REVISION:	AMENDMENT:	DATE:



PROJECT:
NEW SINGLE STOREY DWELLING
PROJECT ADDRESS:
**1321 BRIAGOLONG ROAD,
BRIAGOLONG**

CLIENT:
S & L ANGUS
JOB NUMBER:
000-26

DRAWING TITLE:
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Catani Olive Grove

Business Plan

(2026–2033)

1. Executive Summary

This business plan outlines the staged development of a **2.5-hectare olive grove** over five years across two orchards, with the goal of producing **premium extra virgin olive oil (EVOO)** for direct sale at a starting price of **\$19-30 per ½ litre** (2026 prices) in year 3. The project will establish a boutique, sustainable olive operation, focusing on quality, local provenance, and paddock-to-bottle branding.

Project Overview

- **Location:** Briagolong region (1321 Briagolong Road, Briagolong)
- **Vision:** Deliver carbon-positive olive oil
- **Scale:** 2.5 hectares
- **Planting Schedule:**
 - Year 1: 0.8 ha
 - Year 2: +1.2 ha
 - Year 3: +0.5 ha
- **Olive species:** Arbequina, Arbosana and FS17
- **Planting spacing:** 4x2 metres (1250 stems per ha)
- **Expected Full Production:** Year 5-7 (olive trees yielding after 2-3 years)
- **Sales Target:** \$19-30 per 500ml bottle (2026 prices adjusted for CPI annually) - averaging \$25 per bottle.

The first two years of tree planting seedlings have been ordered and a consulting expert has conducted an initial site visit and has provided site and soil preparation advice which is now being progressed. This includes soil core testing, deep ripping, mulching and soil fertilising and construction of trellis fencing.

2. Business Objectives

- Establish a small-scale, high-quality olive grove using sustainable practices
- Develop local brand recognition for boutique olive oil
- Position the business to support the region as a preferred hospitality and diversified agricultural destination

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- Deliver a high quality, positive olive oil as both a market differentiation as well as a business commitment to carbon neutrality
- Achieve breakeven by Year 5 through direct sales (farm gate, markets, and on-line)
- Provide long-term income diversification and land use improvement.

3. Market Opportunity

Market Demand:

Australia imports over 60% of its olive oil, but demand for **Australian-grown, cold-pressed, chemical-free EVOO** is strong and growing. Consumers are willing to pay a premium for provenance and freshness.

As members of the Australian Olive Association, South Catani Olive is accessing contemporary and expert olive production advice.

Target Market:

- Local farmers’ markets and specialty food stores
- Farm gate and agritourism sales
- Online direct-to-consumer via website and social media.

Pricing:

- \$19-30 per 500ml bottle (2026 prices adjusted for CPI annually) - averaging \$25 per bottle

4. Production Plan

The following is the high level seven year production plan.

Year	Area Planted (ha)	Planting plan	Cumulative trees	Cumulative Area (ha)
1	0.8	400 Arbequina 400 Arbosana	800 (Ordered for spring 2026 planting)	0.8
2	1.2	432 Arbequina 432 Arbosana 834 FS17	2500 (Ordered for spring 2027 planting)	2

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Year	Area Planted (ha)	Planting plan	Cumulative trees	Cumulative Area (ha)
3	0.5	208 Arbequina 207 Arbosana 208 FS17	3125	2.5
4-5	-		3125	2.5
6-7	-		3125	2.5

Assumptions:

- 1,250 trees per hectare (high density planting)
- 10 tonne to the HA fruit harvest with an average 18% oil yield
- Mature yield \approx 2,500-3000 litres oil/ha/year
- $2.5 \text{ ha} \times 2,500\text{-}3000\text{L} = 6,250 - 7500$ litres/year potential yield
- CPI 2.4% per annum
- Perimeter fence 900 metres (Grove 1), 320 metres (Grove 2)
- Oil milling fee - \$6.20 per litre (2026 prices).

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5. Grove management practices

The olive grove establishment and ongoing management requires intensive, daily on-farm activities. These will include:

Grove Farming Activity	Timing	Notes / Additional Detail
Site assessment & design (layout, row orientation, spacing, access planning)	Year 1 (pre-planting)	Row orientation (north–south), machinery access, drainage, wind exposure and frost risk and setting spacing
Water security planning (allocation, catchment assessment, storage sizing)	Year 1 (pre-planting)	Model annual water demand (establishment vs mature grove). Size storage for dry years. Confirm licensing and compliance requirements
On-site dam water supply management	Year 1 and Ongoing	Sediment control, spillways, and erosion protection Establish native vegetation in and around a farm dams for water quality, farm productivity, evaporation mitigation and biodiversity
Water quality testing (salinity, pH, sodium adsorption ratio)	Year 1, then annually	Poor quality water impacts soil structure and tree health Monitor EC and salinity levels closely
Installation of irrigation infrastructure (mains, submains, filtration, drippers)	Year 1 (before planting)	Includes filtration systems (sand/media filters). Designed for fertigation capability and future expansion
Site preparation including layout marking & weed removal	Year 1	Full vegetation knockdown prior to planting. Remove perennial weeds. Establish clean planting lines
Soil core testing & analysis (pH, nutrients, salinity, structure)	Year 1, then every 2 years	Baseline soil profile essential Adjust pH (target approx. 6–8). Monitor boron and nitrogen carefully
Deep ripping to improve drainage & root penetration	Year 1	Critical on compacted soils Olives require excellent drainage and do not tolerate waterlogged conditions Consider mounding in heavy soils.
Pre planting nutrient application	Year 1	Phosphorus 1 meter - 500mm either side of - along the proposed tree rows before planting the trees Lime application across grove
Establish a compost site	Ongoing	Using pomace, wood chips and organic waste Regular application at tree base
Construction of trellis / fencing	Years 1–2	Install posts, wires and end assemblies prior to

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6. Expert advice
 Catani Olive Grove has engaged Paul Miller as a consulting adviser. Paul is the Large Enterprise Group (LEG) Director and past President (14 years) for the Australian Olive Grove Association.

Paul will provide ongoing advice during setup and establishment of the business.

7. Financial Plan

Capital Setup Costs

Item	Year 1	Year 2	Year 3	Total
	3.0 HA (initial)	1.2 HA	1.0 HA	3HA
Land prep & ripping	\$3,000	\$1,000	\$500	\$4,500
Trellis	\$2,000	\$2,000	\$1,000	\$5,000
Trees & planting	\$8,000	\$17,000	\$6,000	\$31,000
Irrigation system	\$4,000	\$5,000	\$4,000	\$13,000
Equipment (tools, sprayer, mower)	\$3,000	\$1,000	\$1,000	\$5,000
Fencing, gates, signage	\$2,000	\$500	\$500	\$3,000
Total	\$22,000	\$26,500	\$13,000	\$61,500

Revenue Projections

Year	Area in Production (ha)	Yield (L/ha)	Total Yield (L)	Retail price per litre	Revenue @ \$25/ 0.5 L
1	0	0	0	\$50	\$0
2	0	0	0	\$51	\$0
3	2.5	600	1500	\$52	\$78,643
4	2.5	1200	3000	\$54	\$161,061
5	2.5	2000	5000	\$55	\$274,878
6	2.5	2500	6250	\$56	\$351,844
7	2.5	2500	6250	\$58	\$360,288

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Budget

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7
Revenue							
Total Sales	\$0	\$0	\$78,643	\$161,061	\$274,878	\$351,844	\$360,288
Expenses							
Fertiliser & soil amendments	\$2,000	\$2,048	\$4,096	\$8,192	\$8,389	\$8,590	\$8,796
Trees	\$8,000	\$17,000	\$6,000	-	-	-	-
Irrigation & power	\$500	\$1,000	\$3,000	\$3,072	\$3,146	\$3,221	\$3,299
Labour (casual harvest help)	-	-	\$2,400	\$2,458	\$5,000	\$5,120	\$5,243
Oil Milling			\$11,718	\$24,328	\$42,780	\$54,475	\$55,782
Packaging - Bottles			\$2,800	\$10,752	\$35,840	\$60,211	\$61,656
Packaging - Labels			\$160	\$614	\$2,048	\$3,441	\$3,523
Marketing		\$500	\$5,000	\$5,120	\$5,243	\$5,369	\$5,498
Maintenance	\$3,000	\$3,072	\$3,146	\$5,000	\$5,120	\$5,243	\$5,369
Insurance	\$1,000	\$1,024	\$1,049	\$1,074	\$1,100	\$1,126	\$1,153
Total Expenses	\$14,500	\$24,644	\$39,368	\$60,610	\$108,665	\$146,795	\$150,318

8. Risks & Mitigation

The following is the risk framework and assessment.

Risk Category	Risk Description	Likelihood	Impact	Risk Rating	Affected Years	Mitigation / Management Strategy
Revenue & Market Risk	Delayed or lower-than-forecast sales during establishment and early production phases	Med	High	High	Years 1–3	Conservative revenue assumptions; staged production scale-up; diversification of sales channels; early engagement with buyers and local

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Risk Category	Risk Description	Likelihood	Impact	Risk Rating	Affected Years	Mitigation / Management Strategy
						markets
Cash Flow Risk	Negative cash flow in early years due to operating costs incurred prior to revenue generation	High	High	High	Years 1–2	Maintain cash reserves; access to grant funding or low-interest finance; staged expenditure; regular cash-flow monitoring
Cost Escalation Risk	Rising input costs (fertiliser, labour, energy, packaging) impacting profitability	Med	Med	Med	Years 1–7	Supplier review and bulk purchasing; annual cost benchmarking; efficiency improvements in inputs and labour
Production Risk	Lower yields due to weather variability, pest/disease pressure, or soil performance	Med	High	High	Years 2–7	Soil improvement program; irrigation management; crop monitoring; integrated pest management; contingency planning
Operational Scaling Risk	Rapid increase in production and sales in later years placing pressure on systems and management capacity	Medium	High	High	Years 5–7	Incremental expansion; reinvestment of profits; operational reviews prior to scale increases
Insurance & Asset Risk	Loss or damage to crops, infrastructure, or equipment	Low	Med	Low–Med	Years 1–7	Comprehensive insurance coverage; preventative maintenance; risk audits
Regulatory & Compliance Risk	Changes to agricultural, environmental, or market regulations	Low	Medium	Low–Medium	Years 1–7	Ongoing compliance monitoring; engagement with industry bodies; adaptive management practices

9. Marketing & Sales Strategy

- Develop local brand identity (farm name, label, story).
- Sell directly via:
 - Farm gate tastings and bottle sales.
 - Local markets and regional food festivals.
 - Online store and social media marketing.
- Engage local chefs and retailers to build partnerships.

10. Sustainability

Deliver carbon-positive olive oil using regenerative agriculture practices by.

- Soil carbon sequestration
- Biodiversity corridors
- Native Australian pollinator habitats
- Low-input, regenerative farming practices
- Drip irrigation and organic soil management
- Minimise food miles by selling locally
- Potential to add complementary enterprises (e.g., bees, farm tours).

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11. Cash Flow

Assumptions:

- Total grove: **2.5 ha** planted over 3 years (0.8 ha → 2.0 ha → 2.5 ha).
- Yield ramps up gradually to full production in Year 4-7.
- Olive oil sells for **\$25/ 0.5 litre with a 1.24% CPI annual increase** (direct-to-consumer).
- Operating costs are steady once the grove is established.
- Figures are rounded and in AUD.

Cash flow projection (Years 1–7)

Category	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7
Revenue							
Total Sales	\$0	\$0	\$94,372	\$193,274	\$329,853	\$422,212	\$432,346
Expenses							
Fertiliser & soil amendments	\$2,000	\$2,048	\$2,097	\$2,147	\$2,199	\$2,252	\$2,306
Irrigation & power	\$500	\$512	\$524	\$537	\$550	\$563	\$576
Trees							
Labour (casual harvest help)	\$2,000	\$2,048	\$2,097	\$2,147	\$2,199	\$2,252	\$2,306
Oil milling	\$0	\$0	\$11,718	\$24,328	\$42,780	\$54,475	\$55,782
Packaging & marketing	\$1,500	\$1,536	\$1,573	\$1,611	\$1,649	\$1,689	\$1,729
Insurance & maintenance	\$1,000	\$1,024	\$1,049	\$1,074	\$1,100	\$1,126	\$1,153
Total Expenses							
Net Cash Flow	-\$6,000	-\$7,168	\$660	\$29,684	\$4,703	\$200,439	\$250,247

12. Conclusion

Catani Olives represents a financially viable, environmentally sustainable, and regionally supportive boutique agricultural enterprise with carbon positive market differentiation. With staged investment, conservative production assumptions, and premium direct sales positioning, the business is forecast to achieve breakeven by Year 5 and generate strong ongoing profitability.

Beyond financial returns, the project enhances land productivity, supports local food systems, and contributes to the region's agritourism and hospitality profile — creating both economic and community value over the long term.

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