

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

NOTES :

ALL DRAINS TO COMPLY TO AS 3500.4
TAKEN TO LEGAL POINT OF DISCHARGE

ALL MATERIALS & WORKMANSHIP SHALL
BE IN ACCORDANCE WITH THE CURRENT S.A.A. CODES.

THE BUILDER/CONTRACTOR SHALL CHECK &
VERIFY ALL DIMENSIONS ON SITE PRIOR TO
THE COMMENCEMENT OF WORK

FIGURED DIMENSIONS SHALL TAKE PRECEDENCE
OVER SCALED DRAWING

ALL FOOTINGS ARE DESIGNED FOR CLASS 'M'
SOIL CLASSIFICATION IN ACCORDANCE WITH AS 2870-1996
AS PER SOIL REPORT

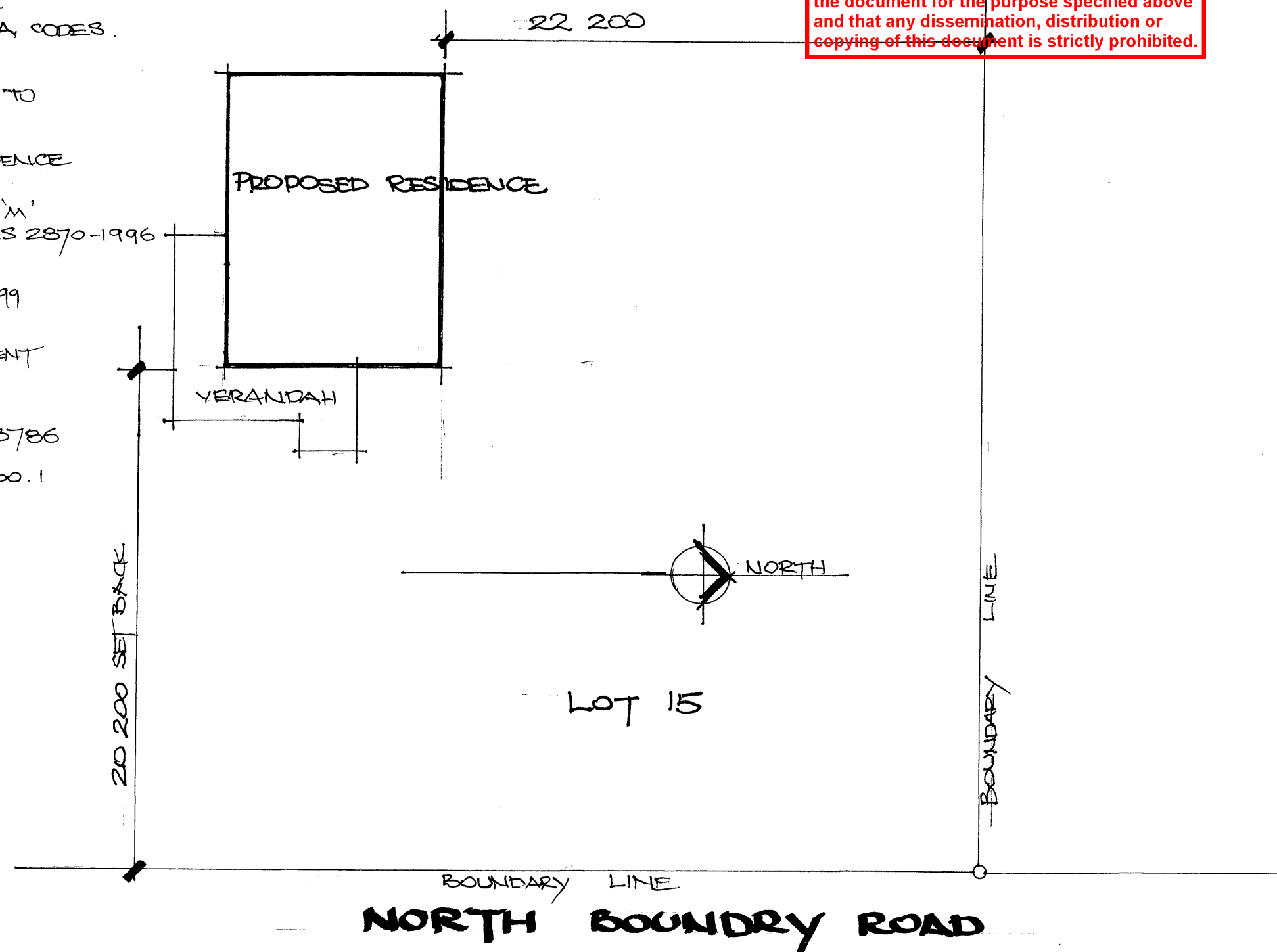
ALL FRAMING TO CONFORM TO AS 1684-1999

WINDOWS ARE ALUMINIUM SLIDING TYPE - THE
NEW SLIDING DOOR IS TO COMPLY TO CURRENT
GLAZING REGULATIONS.

SMOKE DETECTORS TO BE HARD WIRED
WITH BATTERY BACK-UP AND COMPLY TO AS 3786

APPROVED TERMITE PROTECTION TO AS 3660.1

DESIGN WIND SPEED N2



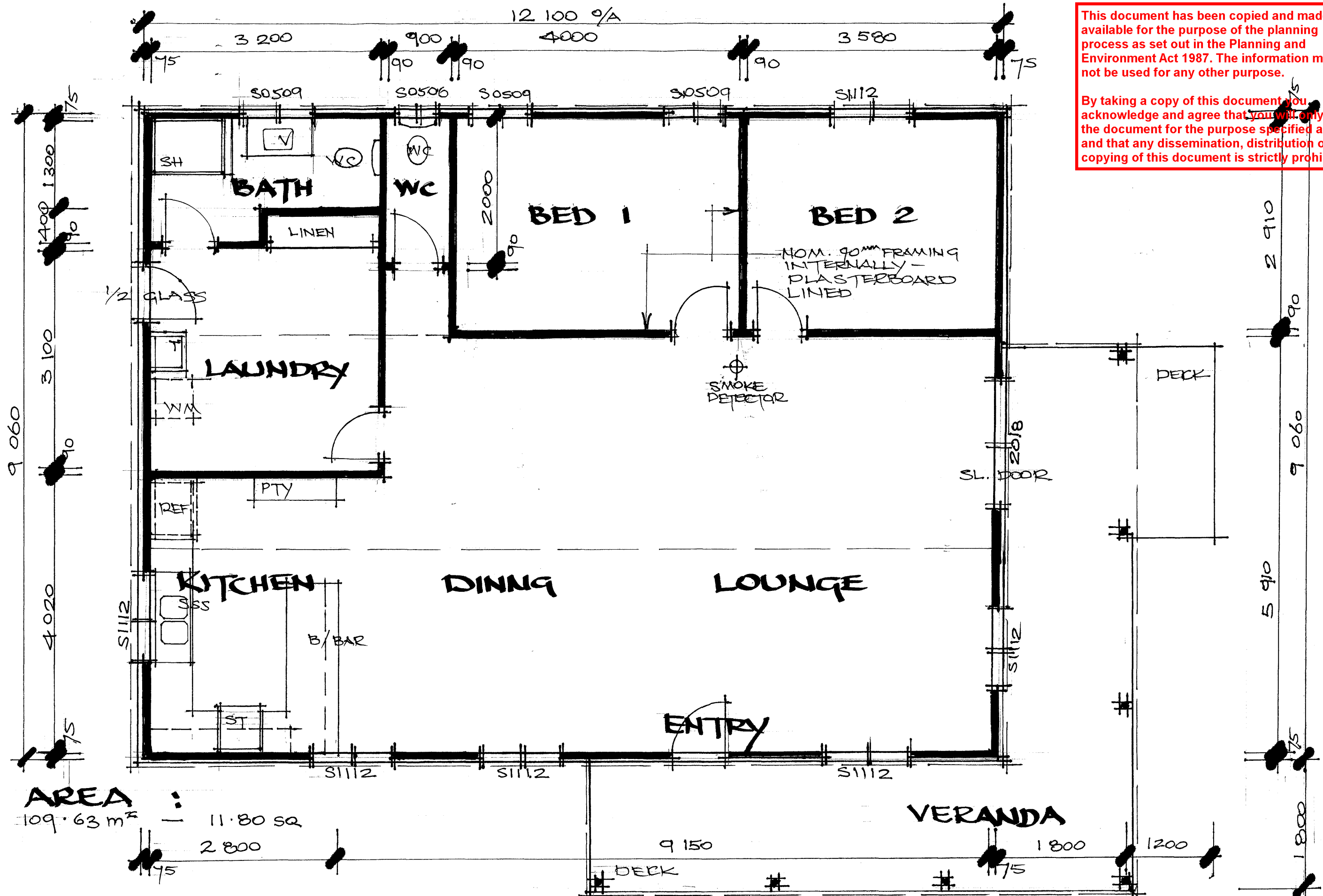
DRAWN : D Smith
DATE : 27th MARCH, 2020

SITE PLAN
SCALE : 1:200

**PROPOSE RESIDENCE FOR
B & M WOODMAN
Lot 15 NORTH BOUNDARY RD, BRIARCLON**

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

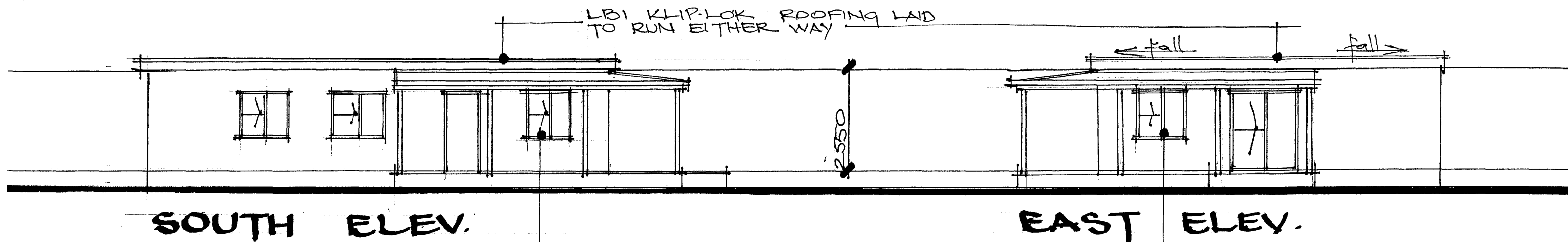
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



AREA :
109.63 m² 11.80 SQ
2800

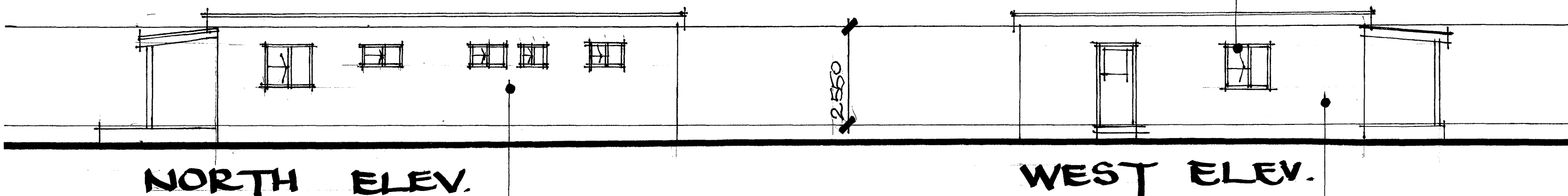
FLOOR PLAN
SCALE : 1 : 50
DRAWN : D. Smith
DATE : 27th MARCH, 2026

**PROPOSED RESIDENCE FOR
B & M WOODMAN
LOT 15 NORTH BOUNDARY RD, BRIACOLONG**



LB1 KLIP-LOK ROOFING LAID
TO RUN EITHER WAY

ALUMINIUM SLIDING WINDOWS

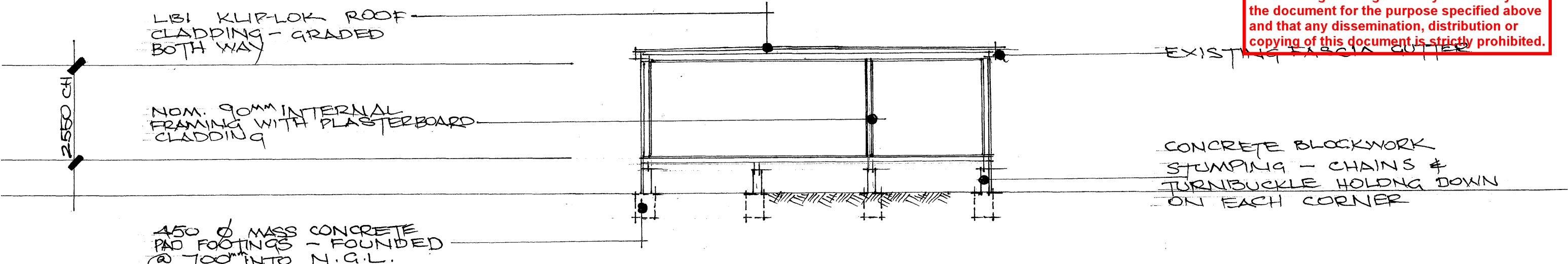


SCALE = 1 : 100

METAL CLADDING OVER
POLYSTYRENE PANELS
INCORPORATING METAL
FRAMING IN THE
DEMOUNTABLE PANELS

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



TYPICAL SECTION
SCALE : 1 : 100

DRAWN : D Smith
DATE : 27th MARCH, 2026

**PROPOSED RESIDENCE FOR
B & M WOODMAN
LOT 15 NORTH BOUNDARY RD. BRIAGOLON**

Farm Management Plan

15 North Boundary Road, Briagolong

1. Introduction

This Farm Management Plan has been prepared in support of a planning permit application for the use and development of a dwelling on land at 15 North Boundary Road, Briagolong.

The purpose of the dwelling is to support an active and expanding livestock enterprise focused on the seasonal hand-rearing of poddy calves and management of a breeding herd. Permanent onsite accommodation is required to facilitate the daily operational demands of the farm, uphold animal welfare standards, and support the long-term viability of the agricultural business.

This Plan outlines the scale and nature of the farming operations, site infrastructure, and the intensive management practices that necessitate permanent residency. Onsite presence is essential for effective livestock supervision, timely delivery of care, and adherence to best-practice husbandry standards.

2. Background

The owners purchased the property in 2016 with the intention of establishing a small-scale but intensive livestock farming operation. Over the past nine years, they have invested heavily in farm infrastructure, fencing, pasture improvements, weed control, and rotational grazing practices.

Due to being based in Melbourne, they have to date only been managing a small number of cattle. However, the owners are now transitioning to a larger farming operation, with plans to permanently reside onsite to expand and professionalise the calf rearing enterprise. One landowner brings lifelong cattle and sheep farming experience, while the other has developed practical skills through mentorship and collaboration with neighbours.

While the farming enterprise is not the primary source of household income, it provides a supplementary income stream and ensures that the land is actively and productively managed for agriculture.



FS 520900



3. Current and Proposed Agricultural Use

3.1 Existing Use

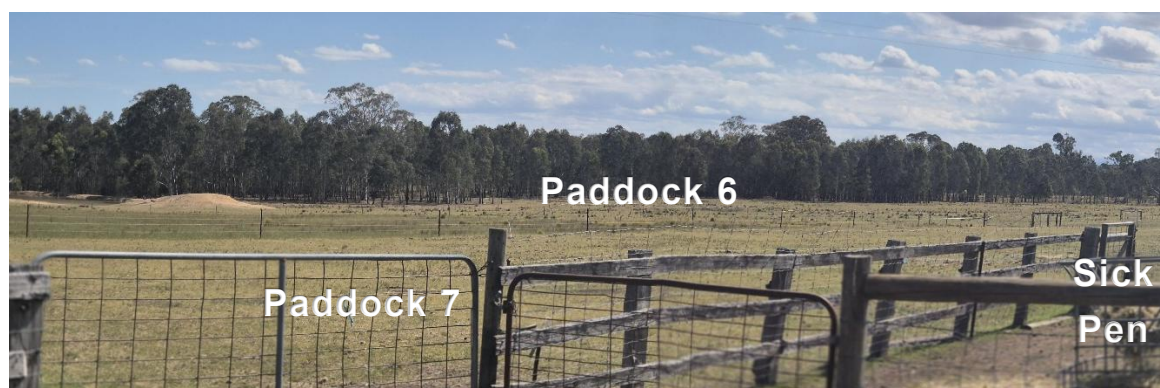
At the time of writing this report there were 10 beef breeding cows on the land which have calves afoot for approximately 10 months yearly. These calves are dependent on their mothers for milk and care during this time. During the calving down period, when the pregnant cows are giving birth and transitioning into lactation, the herd requires close and regular monitoring to ensure animal welfare and minimise risks of loss. This involves undertaking multiple welfare checks daily, including the observation of labouring cows to monitor progress and provide timely intervention if complications arise. Once calves are born, they require continual surveillance to ensure they are suckling, gaining strength, and receiving adequate care from their mothers.

These breeding operations are supported by rotational grazing, pasture improvement works, and fertiliser application, which together enhance the property's carrying capacity and provide consistent feed availability.

To further support calf-rearing activities, a grow pen and three dedicated calf pens have been constructed near the dwelling site, allowing for close observation of poddy calves in their first 12 weeks of life.



Looking in a south easterly direction at existing Grow Pen



Looking in a south westerly direction over calf paddocks

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Looking in a southern westerly direction over calf paddocks

A newly constructed hay shed now ensures fodder supplies are stored securely and are available during dry or colder months. Additional farm infrastructure includes a designated “sick pen” for isolating animals under treatment, three large grazing paddocks managed under rotation (paddocks 2, 3 & 4), cattle yards for handling and veterinary care, and secure shipping containers used for feed and equipment storage.



Hay Shed



Looking west towards Sick Pen

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Cattle Yards



Storage containers

The ongoing investment in fencing, weed control, water troughs, and general farm infrastructure reflects a clear commitment to sustainable and productive land management.

3.2 Proposed Use

The land will be used for an expanded cattle breeding and seasonal calf-rearing enterprise. The property currently supports around 10 breeding cows with calves at foot, and this will continue alongside the hand-rearing of poddy calves purchased from local dairy farms.

Typically, 20-30 poddy calves are expected to be reared annually, with actual numbers varying on seasonal conditions, availability, and market demand.

Calves are purchased biannually in Autumn and Spring at 3–4 days of age and are raised through the use of complete milk replacers (CMR), transitioned gradually to calf pellets, and then moved onto pasture at weaning stage. Depending on seasonal conditions and market prices, weaned calves will either be retained and grown out on pasture or sold post-weaning.

The property contains three grazing paddocks which are managed under a rotational grazing system. This ensures that pastures are rested and improved between grazing cycles, maintaining the carrying capacity of the land and supporting soil health.

Larger paddocks will continue to be used for breeding cows and weaned cattle, while secure calf pen areas provide safe environments for young and sick calves requiring closer monitoring.

The designated "sick paddock" is available to isolate and manage any unwell animals, reducing the risk of disease spread. Improvements such as water troughs, fencing upgrades, and fertiliser application have already been undertaken to support these paddock management practices.

Permanent on-site occupancy is required to support the increase in the scale of calf-rearing operations. The hand-rearing process involves intensive twice-daily feeding, health checks, and close monitoring to ensure early intervention when required. Calving of breeding cows also requires frequent observation to maintain animal welfare and minimise risks to stock. With permanent occupancy, the operation will be able to expand in a sustainable manner while maintaining best-practice management.

The subject land is approximately 30.5ha in area, however when considering existing development, vegetation, infrastructure, calf-rearing pens, the sick paddock and cattle yards, the effective area available for grazing (paddocks 2, 3 & 4) is reduced to around 18ha.

The land currently supports 10 beef breeding cows, but with pasture improvement, rotational grazing, fertiliser application and ongoing monitoring the carrying capacity could be increased to approximately 21-22 breeding cows on a predominantly pasture-based basis.

Whilst the land has the capacity to support higher stocking levels (up to approximately 34 head) through supplementary feeding and more intensive management practices, this would represent a short-term or seasonal scenario rather than a sustainable long-term stocking rate.

An optimal stocking rate of around 22 beef breeding cows on a pasture-based system is considered appropriate having regard to factors such as annual rainfall, soil type, pasture condition and long-term sustainability of the land.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Stocking Rates – Beef Breeding Cows

Item	Value	Notes
Total property area	30.5ha	All land including development, vegetation, infrastructure, etc.
Effective grazable area	18ha	After deducting development, calf pens, yards, dam, vegetation, etc.
Current herd size	10 breeding cows	Present stocking rate $\approx$ 0.56 cows/ha
Optimal herd size	22 breeding cows	Equivalent to $\approx$ 1.2 cows/ha <i>(Ideal stocking rates under good management $\sim$0.8 – 1.2 cows/ha)</i>

The property is equipped with three dedicated pens for the rearing of poddy calves during their first 12 weeks of life. During the initial milk-feeding stage, calves are predominantly confined to these pens and are sustained through milk replacer and supplementary feed, resulting in negligible pressure on pasture resources.

As calves transition towards weaning (8–12 weeks), the land has capacity to support approximately 5–15 poddy calves per hectare, subject to adequate supplementation with hay and pellets. It is important to note that the number of poddy calves raised at any given time is highly variable and not consistent across seasons.

Beyond 12 weeks of age, as calves become increasingly reliant on pasture, they are either relocated to grazing paddocks to facilitate continued growth or sold, thereby avoiding overgrazing pressures on the property.

Stocking Rates – Poddy Calves

Growth Stage	Age	Feed Source	Stocking Rate (apx)
Milk Phase	0-8 wks	Milk replacer	Not land dependant
Weaning transition	8-12 wks	Pasture and hay/pellets	5-15 calves/ha
Post-weaning (grow out)	12+ wks	Pasture + supplements as needed	$\sim$ 1 calf/ha

4. Calf Rearing Enterprise

The calf rearing process is labour intensive and time critical, particularly in the first 12 weeks of life. The key tasks include:

Task	Frequency
Calving inspections	1–4 hourly (seasonal)
Calf health inspections	2–4 times daily
Calf feeding (CMR)	Twice daily
Water, hay and grain checks (calves)	Twice daily
Calf manure removal	Daily
General farm inspection	Daily
Fence and water checks	Daily

Many of these tasks occur outside of standard working hours, including early morning and evening feeding, as well as overnight monitoring during calving periods. This reinforces the need for a constant on-site presence.

Close attention is required to detect early signs of illness, provide prompt treatment, and manage hygiene. Sick calves are isolated in a designated paddock and given increased care.

5. Infrastructure and Facilities

Livestock Facilities

- **Calf Rearing Pens** – Three dedicated calf pens provide sheltered, hygienic areas for young stock during the hand-rearing phase. These are routinely cleaned and bedded with straw to maintain animal welfare and minimise disease risk.
- **Sick Paddock** – A separate paddock has been set aside to isolate and manage any unwell calves or adult cattle requiring special attention.
- **Cattle Yards** – Secure yards and handling equipment are available to manage routine animal husbandry practices including drenching, vaccination, dehorning, tagging, and veterinary inspections.
- **Grazing Paddocks** – The property is divided into three large grazing paddocks (paddocks 2, 3 & 4) which support rotational grazing. This system promotes pasture recovery, increases productivity, and improves soil health while reducing weed pressure. It is also supported by three smaller paddocks which sustain the calves as they mature (paddocks 5, 6 & 7).
- **Hay Paddock** – When conditions are suitable, the landowners cut their own hay off paddock 7 as supplementary feed.

Feed and Fodder Storage

- **Hay Shed** – The recently constructed hay shed provides secure, weatherproof free storage for fodder, reducing losses previously experienced due to weather exposure. This ensures feed security for the herd throughout the year.
- **Shipping Containers** – Containers are currently used for safe storage of milk replacers, calf pellets, grain, and calf-rearing equipment, ensuring supplies remain dry and free from contamination.



Existing Hay Shed

Water Supply and Irrigation

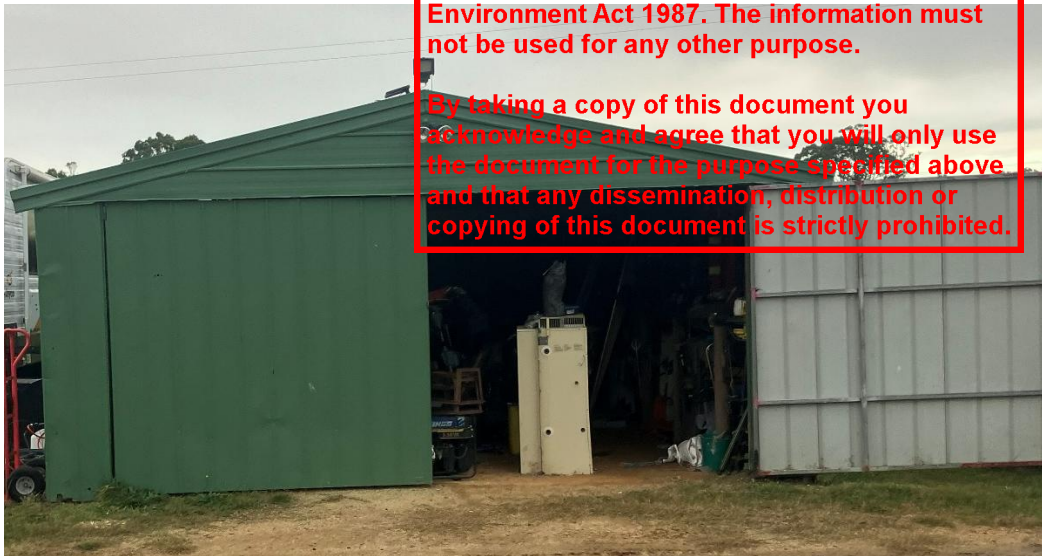
- **Dams and Troughs** – The property is serviced by several dams and troughs across paddocks to provide reliable stock water. The smaller paddocks are currently provided with transportable water tanks.

Farm Machinery and Equipment

- The farm is equipped with a tractor and general implements to support fodder production, fencing, and pasture management. Ongoing investment in fencing tools and weed control equipment enables the maintenance of boundary and internal paddock divisions.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Existing shed

6. Farm Management Practices

The property is managed with a focus on sustainable agricultural production and animal welfare. Daily and seasonal management ensures that livestock health and land productivity are maintained, while supporting the long-term viability of the farm.

Key management activities include:

- Rotational grazing to maintain pasture health and prevent overgrazing.
- Regular fertiliser application to improve soil fertility and pasture growth.
- Weed control through both chemical and manual methods.
- Vaccination and drenching schedules to maintain herd health and prevent disease.
- Feeding hay, silage, and mineral supplements to support stock nutrition.
- Bull joining to maintain the breeding herd.
- Hay and silage harvesting to provide reliable feed reserves.
- Record keeping of animal health, treatments, and sales to support best practice management and compliance.
- Ongoing fencing repairs and maintenance to enable effective grazing rotation and stock containment.
- Predator and feral animal control, particularly during calving when stock are most vulnerable.

7. Justification for Dwelling

A dwelling on the property is essential to enable the effective and sustainable management of the calf-rearing and beef breeding enterprise. The operation requires a high level of daily and seasonal management, particularly during calving and early calf-rearing stages when livestock are most vulnerable. Frequent welfare checks, timely feeding, and the ability to respond immediately to signs of illness or distress are critical to ensuring animal survival, health, and long-term productivity.

Many of these activities are time-critical and occur at all hours of the day and night. For example, calving inspections may be required every 1-4 hours, including overnight and poddy calves require twice-daily feeding at consistent intervals. Delays in responding to complications during calving or signs of illness can result in stock loss or long-term health impacts.

Without permanent on-site accommodation, these management activities cannot be consistently or adequately undertaken. At present, stock inspections and animal husbandry tasks are constrained by the need to travel to and from the property, which creates significant risk of delays in responding to urgent situations, particularly outside normal hours.

The current distance between the landowners' primary place of residence and the subject land further limits the ability to provide timely responses to animal welfare issues, particularly during night-time hours or adverse weather conditions.

The absence of a dwelling also creates a reliance on neighbouring landholders to assist at critical times, which is not a sustainable or reliable long-term arrangement.

A permanent dwelling is critical for:

- Daily and emergency livestock care, particularly during calving and rearing.
- Timely response to animal health issues, reducing risk of disease or loss.
- Improved security and deterrence against stock theft or predation.
- Management of essential farm infrastructure and equipment.
- Carrying out farm operations efficiently and sustainably.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Looking west towards paddock 7 and the sick pen

Although the enterprise is not intended to be the sole source of household income, it represents a genuine and expanding agricultural use of the land.

The scale of the operation, level of infrastructure investment, and ongoing commitment to livestock production demonstrate that the use of not a hobby or lifestyle pursuit, but a legitimate agricultural enterprise with capacity for further growth.

8. Financial Overview

Expenses

The enterprise involves a range of input costs relating to livestock purchases, feed, animal health, and general farm operations. Some of the key expenses include:

Indicative Costs	
Item	Approximate Cost
Calves	\$50–\$100 each
Milk Replacer (2 bags/calf)	\$170 per bag
Grain (20kg bag)	\$30
Hay/Silage	\$150 per round bale
Drenching	\$200 per round
Dehorning (if required)	\$15 per calf
Vaccinations (7-in-1)	\$120 per round
Ear Tags (NLIS)	\$3 each
General Tags	\$1 each
Electrolytes/Pink Eye Treatments	As required

Cost Management Strategies

- Construction of a hay shed has reduced fodder spoilage and losses.
- Livestock numbers are adjusted in line with seasonal conditions and market prices.
- Record keeping of all purchases and treatments assists with financial tracking and planning.
- Investment in pasture improvement and rotational grazing reduces long-term reliance on purchased feed.

Income & Returns

The financial performance of the enterprise varies on the scale of the breeding herd and the extent of calf-rearing activities. The following provides a comparison between the current herd numbers and a more optimised scenario.

Lower-intensity (10 breeding cows):

- Approximately 8-9 calves sold annually, based on typical calving and survival rates.
- Gross income of ~\$6,400-\$9,900, based on a sale price of \$800-\$1,100 per head.
- Net return approximately \$3,000-\$6,000 after feed and health costs.

Optimised scenario (22 breeding cows):

- Approximately 17-20 calves sold annually, based on typical calving and survival rates.
- Gross income of ~\$13,600-\$22,000, based on sale price of \$800-\$1,100 per head.
- Net return approximately \$7,000-\$14,000 after feed and health costs.

Poddy calf scenario:

- Approximately 30 calves per year.
- Gross income of approximately \$24,000-\$33,000.
- Net return of approximately \$7,500-\$12,000 after feed and health costs.

Totals

- Under the lower intensity scenario (10 cows), total net income is approximately **\$10,500-\$18,000.**
- Under an optimised scenario (22 cows), total net income is approximately **\$14,500-\$26,000.**

Summary

- The operation provides a supplementary income stream supporting the household.
- It represents a genuine and expanding agricultural use of the land.
- The scale is financially viable, allowing reinvestment in infrastructure and pasture.
- The land is actively managed and sustainably farmed, consistent with planning policy objectives.
- The enterprise contributes positively to the local agricultural economy.
- The financial returns, while supplementary, support the ongoing viability and investment in the agricultural use of the land.

9. Conclusion

The landowners are committed to the responsible and sustainable management of the livestock enterprise. The proposed dwelling is not for lifestyle purposes but is essential for the effective operation of our calf-rearing and cattle breeding enterprise.

Having regard to the scale of the operation, the intensity of management required, and the time-critical nature of livestock care, the proposed dwelling is necessary to support the ongoing agricultural use of the land.

Onsite residency will improve animal welfare, biosecurity, and the long-term viability of our farm business.

Crowther & Sadler Pty Ltd
May 2026



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

LEGEND

- Title Boundary
- Existing Building (F & Proposed Dwelling)
- Existing Shed (A & E)
- Existing Storage (B & C)
- Existing Gate
- Existing Fence
- Existing Watertanks
- Existing Hay Shed (D)
- Existing Sick Paddock
- Existing Grow Pens



A: Existing Shed



B & C: Existing Storage



E: Existing Shed



D: Existing Hay Shed

MARY-LOUISE WOODMAN		NOTATIONS		EXISTING BUILDINGS	
15 NORTH BOUNDARY ROAD, BRIAGOLONG				PARISH OF BRIAGOLONG CROWN ALLOTMENT 38 & 38C (PARTS)	
Crowther & Sadler Pty Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au		SCALE (SHEET SIZE A3)		C/T VOL 08929 FOL 251 LOT 3 ON TP94513	
		SURVEYORS REF.			
		1:600		21141 VERSION 1 - DRAWN 22/05/2026	



Title Boundary

Existing Building

Existing Shed

Existing Storage

Existing Gate

Existing Fence

Existing Watertanks

Existing Hay Stacks

Existing Sick Paddock

Existing Grow Pens

Existing Watertanks

Existing Hay Stacks

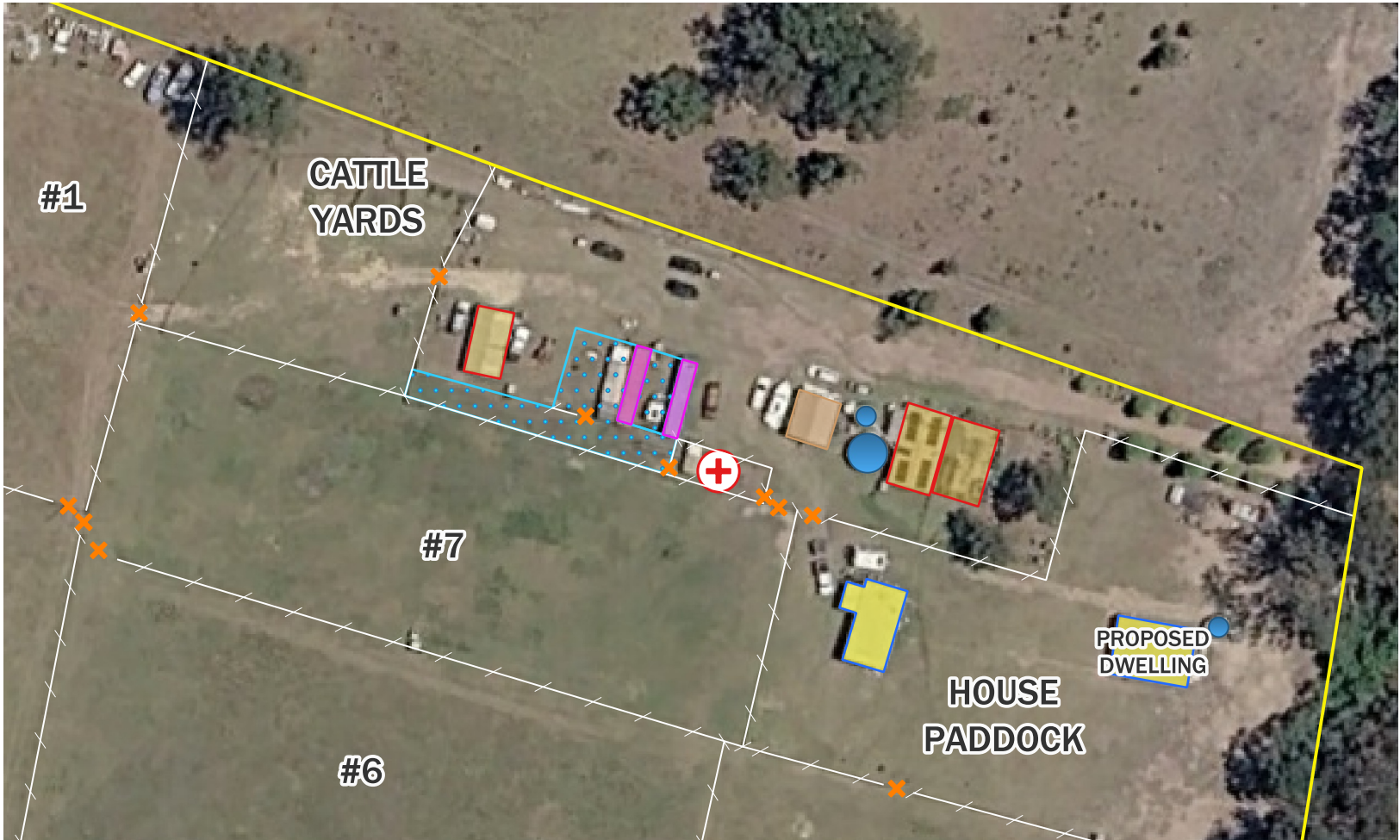
Existing Sick Paddock

Existing Grow Pens

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SCALE OF ENLARGEMENT 1:1000



MARY-LOUISE WOODMAN 15 NORTH BOUNDARY ROAD, BRIAGOLONG	NOTATIONS		FARM MANAGEMENT PLAN
			PARISH OF BRIAGOLONG CROWN ALLOTMENT 38 & 38C (PARTS) C/T VOL 08929 FOL 251 LOT 3 ON TP94513
Crowther & Sadler Pty, Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	SCALE (SHEET SIZE A3)	SURVEYORS REF.	
	1:4,000	21141 VERSION 1 - DRAWN 15/04/2026	