Farm Management Planning

Soho Estate Resubdivision of farming lots.

1-29 Soho Road and 31-69 Soho Road, Drysdale

Report Prepared by

Enprove Pty Ltd

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Contents

Plan Objective:

This Farm Management Plan is drawn to provide an assessment of the current agricultural activities and identify future improvements that will benefit the agricultural production values of the properties at 1-29 and 31-69 Soho Road, Drysdale.

This plan is for the resubdivision of two farming lots to allow the proponent to retain the greater part of the existing farming and business activities while providing a smaller farming lot with an existing dwelling to be made available to others. The realignment of the titles is a once-in-a-generation opportunity to reinstate Soho Estate as a landmark property of agricultural and historical significance on the Bellarine Peninsula.

The farm plan has been drawn after consultation with the owner about how they want to run their farm business and what they plan to achieve. The farm layout and agricultural activities are as described by the proponents, and Enprove has assessed the site to provide agronomic and environmental management advice, which is included in the report. Land and conditions can change seasonally, and management variation can and should be expected. This report relies on external data and information that is assumed to be accurate.

This report is an overview and summary of the farm and property aims; modern farming is highly technical, and this plan is not a technical guide to managing the farm. There is greater technical guidance in each of the described farming aspects from product and service supply companies, neighbours, and ultimately learned and shared farm management experiences.

Site Details:

Addresses:	1-29 Soho Road, Drysdale	31-69 Soho Road, Drysdale
Property Description:	Lot 1 PS916460	Lot 2 PS916460
Proposed Property Size:	25.75 Hectares	3.09 Hectares
Local Authority	Greater Geelong	Greater Geelong
Zones / Overlays	Farming Zone Schedule to Farming Zone Significant Landscape Overlay (Part) Significant Landscape Overlay 13 (Part) Heritage Overlay – Schedule 80 (Part)	Farming Zone Schedule to Farming Zone Significant Landscape Overlay (Part) Significant Landscape Overlay 13 (Part)

Farm Overview:

After many years of agricultural neglect, its current owners are actively investing in the Soho Estate grounds, surrounding land and existing agricultural assets. This farming property currently consists of two lots with well-established farming activities. Lot 1 (1-29 Soho Road) comprises outstanding equine training facilities, a substantial olive grove, heritage-listed buildings, 2 Airbnb units, a planned wedding venue and ever-improving beef cattle rearing. Improved pastoral farming practices at1-29 Soho Rd, driven by the current owner over the past 5 years, have resulted in the:

- establishment of Soho Pastoral as a Meat Standards Australia (MSA) & Livestock Production Assurance (LPA) accredited beef production property;
- significant pasture improvements, through weed control, fertilisation, irrigation and stock management, resulting in the 10x production of high-quality grass hay.

Those improved practices will also be applied to the realigned portion of Lot 2.

The current Lot 2 (31-69 Soho Road) holds The Bellarine Peninsula's oldest Pinot and Chardonnay grape vines, a partially refurbished dwelling and underused and underimproved grazing paddocks.

This resubdivision plan will allow the proponents to realign the title boundary to allow the inclusion of all the established agricultural activities and allow a substantial investment into the grape-growing and pastoral quality.

The subdivision realignment has been planned to allow Soho Estate to retain the established agricultural assets and provide a suitable land size to Lot 2 to allow a productive and useful agricultural venture, and productive uses are described in this plan below.

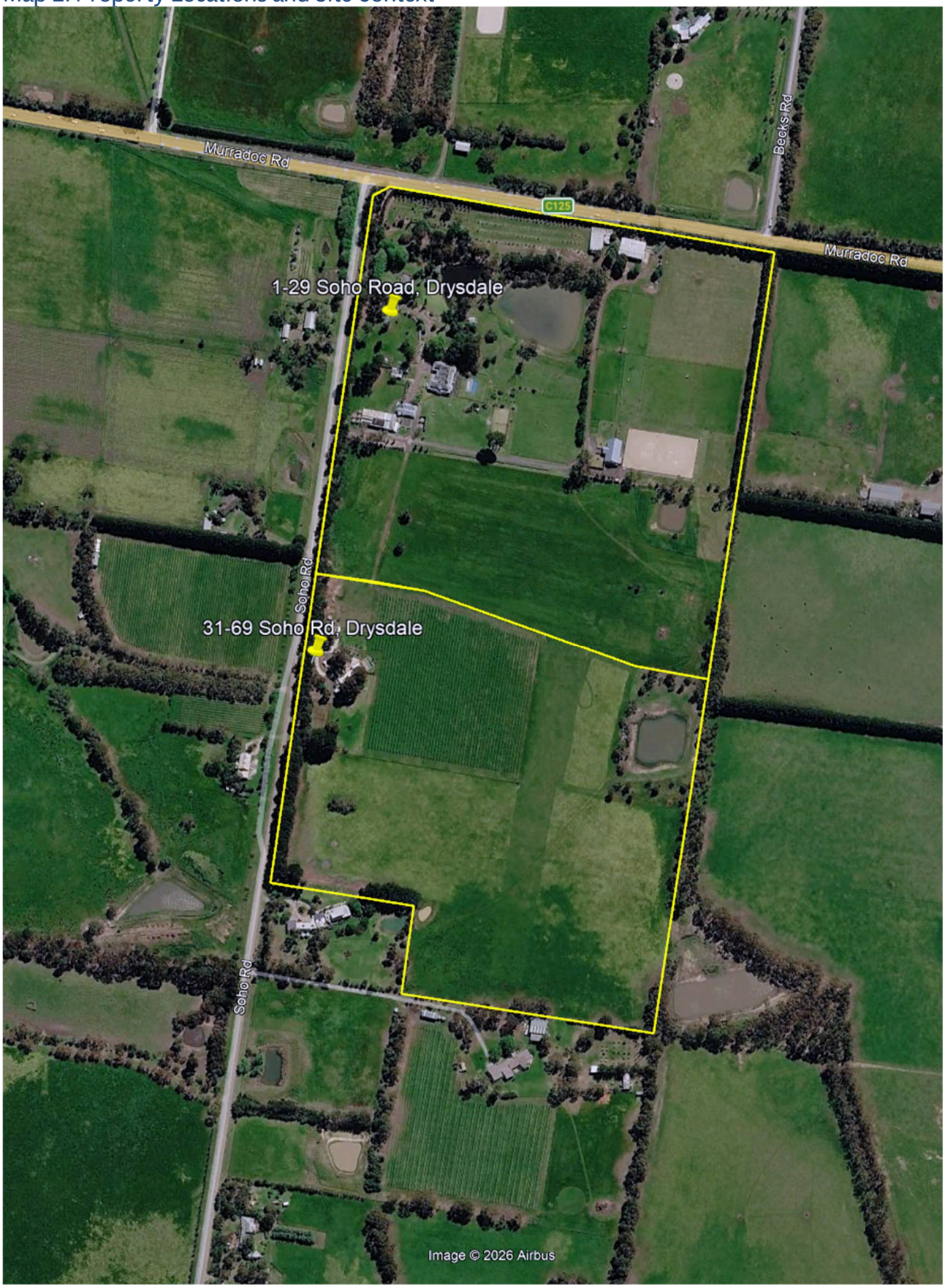
The greater part of the future agricultural improvement described in this plan would be in the realigned part of Lot 2. The existing grapevines require major reinvigoration, with a third of the plants requiring replacement, a third needing heavy lopping or pruning and a third being productive. The irrigation needs upgrading, and the trellising needs repair. An additional vine area will be developed, allowing 50% more vines. The paddock area is below standard with no modern grass varieties, heavy weed establishment, poor fencing, and poor soil condition and will be improved to a productive standard, allowing the farm to hold a greater number of beef cattle.

The retention of the rear of Lot 2 by Soho Estate is not only advantageous to agriculture, but it is also a big step forward and one unlikely to be taken without the settlement that the resubdivision allows.

The approval of that subdivision will retain the oldest vines on the Bellarine Peninsula, which is in keeping with the Heritage Values of the site; it seems very unlikely that those vines would be retained otherwise.

Site Location and Property Maps:

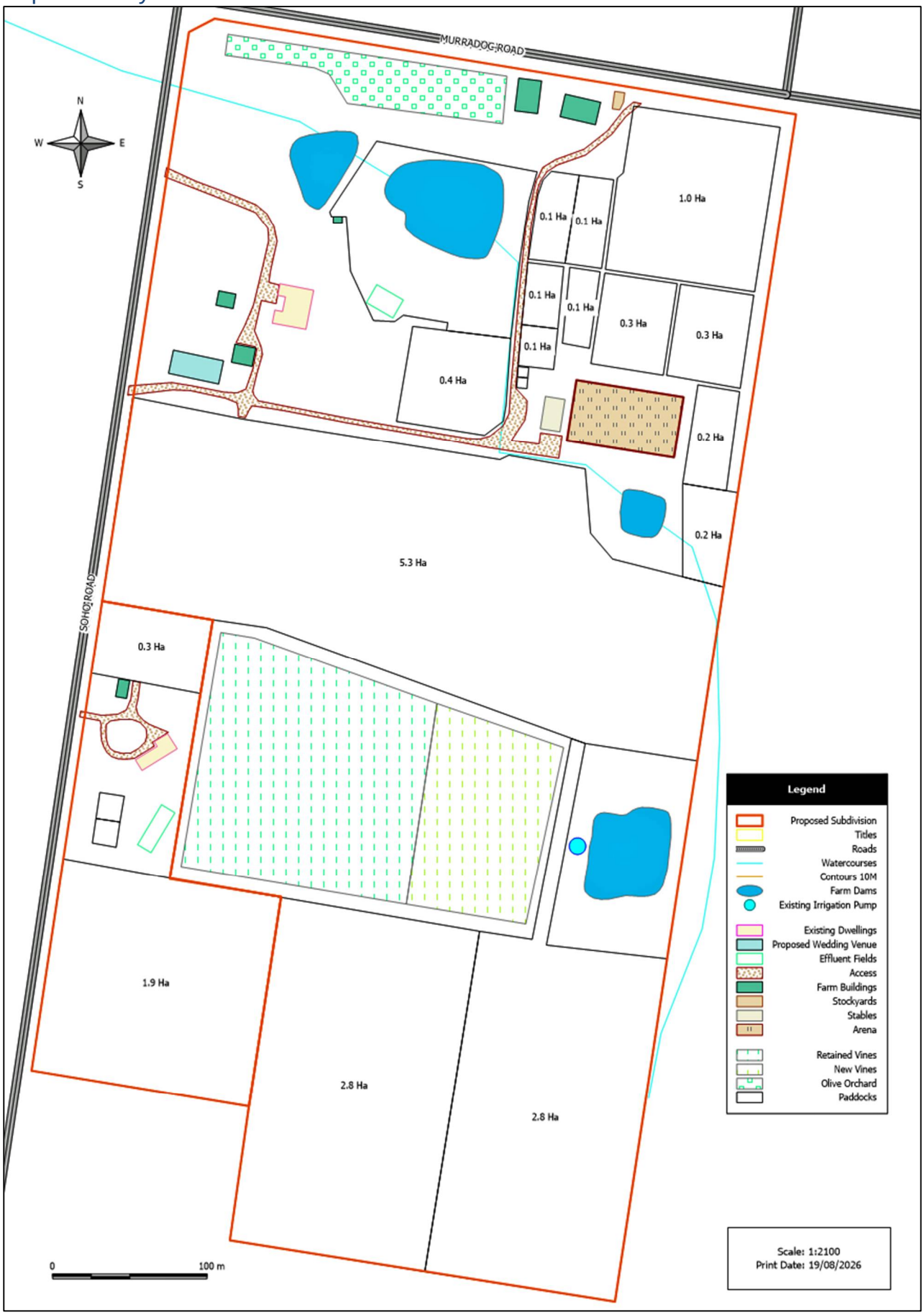
Map 1: Property Locations and Site Context



Map 2: Proposed Subdivision Map

Map 3: Proposed Farm Map:

Map 4: Site Layout



Farming Factors:

Site Topography:

The property is defined as undulating with a general fall from the northwest to the southeast. The total elevation change is about twenty-five metres across the site with an average gradient change of 5.5%. There is an intermittent waterway running through lot number 1; there are no other notable topographical features.

Drysdale climate statistics:

	Jan	Feb	Mar	Apr	May	**Jun**	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	23.3	23.2	21.6	18.6	16.0	13.8	12.9	13.9	15.9	17.5	19.4	21.7	18.2
Mean Min (°C)	16.4	15.9	14.8	12.4	10.5	8.9	7.7	8.0	9.3	10.6	12.7	14.4	11.8
Mean Rain (mm)	47.2	36.8	40.2	55.6	61.3	60.2	56.6	60.5	60.8	64.4	60.3	50.2	668.9
Mean Rain Days	3.0	2.4	3.1	4.6	5.9	6.3	6.6	6.9	6.7	6.5	5.3	3.5	60.8

Data: Climate BOM 87166 Point Wilson, Rainfall BOM 87114 Drysdale

The climate is the typical temperate type of warm, dry summers and cool, wet winters. The climate is good for the chosen agricultural activity, but there is potential for wet periods, which must be managed.

Soil quality and management:

The property land class is typical of the region, with well-structured deep sandy loam topsoils. These are generally good soils for most farming and are resistant to waterlogging and compaction.

The soils are free-draining but are prone to soluble nutrient leaching and soil acidity due to the high sand content. That often creates a depleted soil carbon level, which can be restrictive on some forms of agriculture.

Soil acidity encourages the release of aluminium, which is toxic to most plants and soil biology, and so discourages a healthy functioning soil and well-rooted plants. An application of calcium bearing agricultural lime is required to correct these impacts and will encourage deeper rooting.

The soil tests from Lot 1 show very good fertility and soil conditioning due to the recent inputs; Lot 2 has lower fertility and requires additional inputs to become suitably productive.

Soil testing should be completed prior to the establishment of plants and crops, and a fertility and soil conditioning program created by an agronomist to ensure adequate fertility for the chosen farming type.

Soil Test Results:

Farmer:	**Kate Sagar**		**Sample Date:**	07/05/26
Sample Name		**Lot 1 Paddock**	**Lot 2 Paddock**	
Lab Sample No.		2EAS26062	2EAS26063	
Test Depth (cm)		0-10	0-10	
Soil Colour		Dark Grey	Dark Grey	
Gravel %		0	0	
	Unit	**Level Found**	**Level Found**	**Good Range**
Soil Condition				
pH Level (H_2O)	pH	5.5	5.7	5.6 - 6.4
pH Level ($CaCl_2$)	pH	4.5	4.6	5.0 - 6.0
Aluminium ($CaCl_2$)	mg/Kg	2.08	2.44	< 2.0
Conductivity	dS/m	0.096	0.114	< 0.4
Organic Carbon	%	3.2	2.6	3 - 6
Fertility				
Phosphorus Olsen	mg/Kg	36.4	21.3	10 - 18
Potassium Colwell	mg/Kg	115	94	140 - 250
Sulphur	mg/Kg	8.0	6.1	10 - 20
Ammonium Nitrogen	mg/Kg	11	11	
Nitrate Nitrogen	mg/Kg	12	17	
Trace Elements				
DTPA Copper	mg/Kg	0.60	0.53	> 1.5
DTPA Iron	mg/Kg	311	383	100 - 400
DTPA Manganese	mg/Kg	6	5	> 20
DTPA Zinc	mg/Kg	3.5	2.0	> 5
Boron (Hot $CaCl_2$)	mg/Kg	0.6	0.6	> 1.5
Cations	**Unit**	**Level Found**	**Level Found**	**Good Range**
Cation Exchange Capacity	meq/100g	7.87	6.59	10 - 20
Exchangeable Calcium	meq/100g	5.76	4.42	
	BSP %	73.19	67.04	70 - 85
Exchangeable Magnesium	meq/100g	1.37	1.18	
	BSP %	17.41	17.90	10 - 20
Exchangeable Potassium	meq/100g	0.24	0.21	
	BSP %	3.05	3.19	3 - 8
Exchangeable Sodium	meq/100g	0.32	0.58	
	BSP %	4.07	8.80	< 5
Exchangeable Aluminium	meq/100g	0.18	0.20	
	BSP %	2.29	3.08	< 2.0
MIR Particle Sizing	**Unit**	**Level Found**	**Level Found**	
Sand	%	82.87	81.46	
Silt	%	0.53	2.06	
Clay	%	16.60	16.48	
Classification		Sandy Loam	Sandy Loam	
Laboratory Analysis CSBP Labs, Bibra Lake WA				
Correctable issues highlighted				

Farm Management Lot 1: 1-29 Soho Road.

Water Supply:

The property has an excellent water supply with four significant farm dams and use entitlements, a town water connection and over 100,000 litres in water tank capacity. The largest dam has been and will continue to be used for grapevine irrigation.

Weed and Pest Management:

The property does not have any major environmental weeds or pest issues. Blackberry occurs along the waterway, and these weeds are continually controlled as part of the farm management routines.

There are no noted pest animal issues at the site.

Beef Cattle:

Each season, a pen of weaned steers will be purchased for growout on the farm. These stock are purchased through a local stock agent and held at the site for around twelve months and resold as stockers or for processing.

The MLA stocking rate calculator indicates a stocking rate of 18 -20 steers as the annual property capacity for grazing. After the proposed improvements and in an average rainfall year, this stocking rate should be readily achievable.

Grape Vines:

The existing grapevines are old, well-established, but showing their age. Trunk damage and rot is obvious on many vines, and a major rejuvenation needs to occur. This will be either replacement, heavy pruning or cutting back to the base. Some irrigation lines are broken, and the entire system will be replaced. The reshaped vineyard will occupy two hectares and will retain 3,500 Pinot and Chardonnay vines, which can produce 10 -15,000 kilograms of grapes, which could produce 7-10,000 bottles of wine.

A new 1-hectare area will be planted adjoining the existing vineyard, primarily with the more robust Pinot grapes, and could be expected to increase grape production by more than 50% using more modern vine varieties.

Vine management and winemaking have been by arrangement with Oakdene, and Pinot and Chardonnay grapes are in short supply in the area. This arrangement will continue, although a Soho Estate brand will be considered in the future, particularly to supply the notoriously thirsty wedding venue patrons.

Horses:

The farm maintains a high-quality horse keeping and training facility with a full-sized arena and includes twelve grazing and holding paddocks. This facility will continue to be used and managed as is.

Olive Grove:

The farm has a recently established olive grove of approximately 150 olive trees planted on mounds and shaped along the east-west aspect. They use the standard industry spacing of 6-metre plant spacing. A mature olive tree (5-7 years) is expected to produce 30-40 kilograms of fruit a year, and after the

development period, 4500 kilograms of olives are expected to be produced each season. Picking an olive tree is generally done in winter, and contracted mechanical shakers will complete harvesting. Trees will be pruned twice a year to ensure adequate sunlight and airflow through the canopy. They will be held at 3 metres for ease of management and harvesting.

Grazing Paddock Layout:

Currently, the property is run as two large paddocks; this will be shaped to allow three paddocks, which will allow rotation grazing, with the larger paddock being used for haymaking in the springtime. The existing paddock at the lot has been subject to an extensive renovation and weed control program and is high-producing. The Lot 2 paddocks are in poor condition with weed and reed dominance, and these will be subject to the same renovation program once incorporated. This could readily be expected to double pastoral production by improving grass type and soil condition, and improving pasture weed management.

A mixture of grass species is often the best way forward for beef grazing. A selection of species that have activity at various times of the year can allow for the constant grazing required. It should also contain a high ryegrass content to allow hay production in springtime. A mixture of 70% perennial ryegrass (e.g. Vic rye and AR150), 15% fescue (or similar) and 15% clover is ideal. Check with the local seed supplier for the best mix and varieties for the area.

For hay production, the best strategy would be the control of undesirable plants, the ability to lock away a production area, and one hundred kilograms of nitrogen fertiliser (or fodder boosta) applied during growth.

Required Infrastructure:

The greater part of the infrastructure is already in place and serviceable. New boundary fencing will be required along the subdivision boundaries, and new paddock fencing will be required for the cattle. The major investment will be the renovation and extension of the vineyard area, including new trellising, replacement irrigation lines, and pumping equipment.

Staffing:

The management of the farm will remain the same; the proponent and her family are continually active in the farming activities, and the property has a contract groundskeeper.

Local agricultural contractors are used for major tasks such as fencing and trellising, sowing, broadacre spreading and spraying. Oakdene Winery will continue to guide the management of the vines.

Farm Management Lot 2: 31-69 Soho Road

This Farm Management Plan is drawn to provide an assessment of current agricultural merit and identify future improvements that would benefit the agricultural production values of the resubdivided property. The resultant site will measure 3.09 hectares and retain 2.5 hectares of land suitable for re-inclusion into agricultural production should it ever be required. The site could be refenced along the previous paddock lines and the pastures renovated as described in this report. That would make it suitable for a small livestock holding or 5-6 horses.

A better use might be the introduction of a horticultural pursuit such as grape vines, fruit trees, market gardens, or flowers. These are high-value agricultural activities and well-suited to properties of this size and agricultural conditions. The direct area has good support industries for these activities. A table of potential agricultural financial returns is included below to indicate potential revenue values from this site.

The land size of 3 hectares is considered small in area for a farm, but small farms constitute 15% of Australian agricultural production. Statistically, 2/3s of Victorian farms require off-farm income for viability, so it is unlikely to be considered primary income at this size. Small farms provide greater land use efficiency, better water use efficiency, better environmental credentials, and socially provide greater employment density and social inclusion. None of that is land-size dependent but relies on the quality of management. The Bellarine Peninsula is an excellent illustration of these advantages of smaller lots.

Water Supply:

The property has an excellent water supply with a town water connection and over 25,000 litres in rainwater tank capacity.

Weed and Pest Management:

The property does not have any major environmental weeds or pest issues. Blackberry occurs along the waterway, and these weeds are continually controlled as part of the farm management routines.

There are no noted pest animal issues at the site.

Paddocks:

The lot will contain two existing holding paddocks, an existing 0.3-hectare paddock, and an additional 1.9-hectare paddock, which will be included in the property, which is adequate for holding 4-6 horses or cattle as required.

Pastoral Improvement:

The pasture on this site is poor and would require additional grass seed, soil fertilising, and conditioning to improve productivity and feed production.

Potential Agricultural Types and Returns:

Agricultural Activity	Gross Annual Revenue per Ha $
Cropping - Wheat (Best white $ 370 Tonne, 2 Tonnes per ha)	740
Fodder Production - Uncultivated, 6 rolls, $150 per roll	900
Cropping - Canola ($800 x 2 tonne per ha)	1,600
Grazing - Beef Grow-out (MLA stocking rate) 1.4 x 350 kg x $4.00 kg	1,960
Grazing - Sheep Grow-out (MLA stocking rate) 7.2 X $400 per sheep	2,880
Fodder Production – Cultivated, 20 Rolls per hectare	3,000
Grazing - Beef Bull Breeding	3,000
Dairy – Milk Production Pasture (Dairy Australia)	5,000
Dairy – Milk Production Supplementary Feeding (Fodders and Grains)	6,500
Grazing - Alpaca Breeding	10,000
Grazing – Dairy-Beef Calf Rearing (three cohorts annually)	15,000
Poultry - Free Range Chickens – Meat (1500 Birds x $3.50 x 3 cohorts a year)	15,700
Equine Breeding – Thoroughbreds (extremely variable)	20,000
Horticulture – Dryland Cool Climate Grapes (8 Tonnes per hectare)	24,000
Horticulture – Irrigated Shiraz Grapes (15 Tonnes per hectare)	30,000
Horticulture - Orchards (Apple and Pear Limited)	34,000
Market Gardening - Brassica Greens (3 Crops annually)	45,000
Horticulture – Irrigated Table Grapes (25 Tonnes per hectare)	50,000
Horticulture – Proteas / Native Flowers	50,000
Horticulture – Cut Flowers Irrigated	100,000
Poultry - Mobile Eggs (500 birds per ha, 0.9 eggs per bird per day, 70 cents per egg)	115,000
Horticulture - Berries (40,000 plants x 1 kg x $3.00/kg)	120,000
Horticulture - Cherries / Blueberries Dryland	150,000
Fish Breeding - Goldfish in outdoor tanks/dams	200,000
Horticulture - Roses (7,000 plants X 50 Stems x $0.60)	210,000
Horticulture - Greenhouse Production	500,000+

As this table shows, there are options available to create good agricultural revenue from farming on lots of this size, and those returns are dependent on initial financial investment, personal commitment, and management.

Environmental Factors:

Natural Resource Management:

The landscape is typical of highly modified pastoral farming, having been cleared for agricultural production and encouraged to grow grass. There are no permanent watercourses or areas of remnant vegetation, although the site retains some good-quality paddock trees, which are valued and are to be retained.

Groundwater:

Groundwater is at a depth of 10-20 metres and is at low risk of exposure to any form of nutrients infiltrating from the surface. The high level of plant coverage and minimal fertiliser use will assist in keeping soil nutrient levels lower to minimise any further risk.

Fire Management:

The land is in a designated bushfire area but is not seen to be at greater risk than any normal, cleared farmland. The land use is not seen to contribute to fire risk, and the irrigated areas could be expected to act as firebreaks. The usual fire precautions will apply: no petrol-powered vehicles in long grass, limited mechanical activity on high-risk fire days, reduced fire load before summer, and adequate firefighting water in tanks/dams at all times. Firewater supply will be available from the houses and shed tanks if required.

Adverse impacts on adjacent land:

The adjoining properties are lifestyle and grazing farming, and there are good separation distances. There is not expected to be any major change to the amenities of these properties from the activities. The use of sprayed chemicals would be rare and would only be used on appropriate weather days (low wind and not within 24 hours of forecast rainfall). Some noise may be generated from time to time, just like any other farming activity.

Adverse impacts from adjacent land:

None of the adjacent properties appears to have any use which would impact this farming activity; those directly adjoining appear to be grazing only.

Animal Welfare and Biosecurity:

Animal welfare, in this instance, will be very good. Animals will be in proximity to dwellings, which will allow optimum monitoring 24/7. A list of best practice animal welfare guidelines is available from http://animalwelfarestandards.net.au/. This is a comprehensive, common-sense approach to caring for farm animals driven largely by the buyer's expectations and contagious disease control and prevention.

Biosecurity is about preventing and containing any disease and negative issues that could generally impact both the farm and agriculture.

The selected region is not prone to any major infectious pests or diseases, but as with all horticulture, pests can travel with seeds, fruits, and other plant material. Always be vigilant for any insects, larvae and fungi or their damage. Any movement into or out of the district should comply with the Agricultural Department requirements, and products should be sterilised as and when required. Report any suspicious outbreaks to the appropriate authority.

Vineyards are required to be licensed by Agriculture Victoria, and plant material is subject to notification of movement of vine material. This is about managing phylloxera, which is an insect that is damaging to vines. Visitors should be discouraged from entering vineyards, as phylloxera can be moved from vineyard to vineyard. All contractors should sterilise equipment between vineyards.

A Property Identification Code (PIC) is required for the grape vines to trace plant material movements, allowing authorities to track any disease or pest outbreaks. Traded livestock also requires a Property Identification Code from AgVic to allow traceability.

Biosecurity is about preventing and containing disease and negative issues that generally impact property and agriculture.

A list of good practices is provided:

- The property should have a documented Farm Biosecurity Plan.
- Any grape material moved to or from the property should be inspected for disease and phylloxera and reported to AgVic.
- Where practical, the movement of people, vehicles and equipment entering the farms is controlled and, where possible, movements recorded.
- All contractors entering farming areas should have undertaken vehicle hygiene procedures.
- Any other identified procedures that contribute to minimising the risk or spread of disease
- New vines for planting should be from minimal disease-risk locations or suppliers (i.e. not from an infected zone).
- Inspect vehicles that have been on other farms for potential weed seed harbours (like mud in wheel arches).
- Visitors are requested to stay away from vine areas.
- All introduced livestock are inspected for signs of ill health or disease on arrival at the property and kept in isolation for a period.
- Livestock are regularly inspected for ill health and disease, and appropriate action is undertaken.
- The risk of livestock straying onto or from the property is minimised.
- If an unusual disease, illness, or mortality is observed, there are systems to notify a veterinary practitioner or animal health officer.

Site Images:

Image 1: Aerial image from 1993 showing established vines.

Image 2: Looking south over the site from Murradoc Road (indicative subdivision shown)

Image 3: Existing vines to be retained by Soho Estate.

Image 4: Looking over 31-69 Soho Road and the revised boundary.

Image 5: Proposed boundary between grapes and 31-69 Soho Road

Image 6: Paddock on the left included as part of 31-69 Soho Road.

Image 7: That paddock is currently in poor condition.

Image 8: Looking north from the rear of the property.

Image 9: Heritage Overlay area

Image 10: Olive grove.

Image 11: Heritage shed

Image 12: Stock handling and yards.

Image 13: Stables and training arena