Environment & Sustainability

MITCHELL SHIRE COUNCIL

Land Management Plan Guide

20 March 2024

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Acknowledgement of Country

Mitchell Shire Council acknowledges the Taungurung and Wurundjeri Woi Wurrung people as the Traditional Owners of the lands and waterways in the area now known as Mitchell Shire.

We pay our respect to their rich cultures and to Elders, past, present, and emerging, as well as other Aboriginal and Torres Strait Islander people who live, work and play in the area.

Purpose

This document is provided as a guide to assist landholders in Mitchell Shire to develop, implement and monitor a Land Management Plan.

- A land management plan can be called different titles, including a Whole Farm Plan, Property Management Plan, Integrated Land Management Plan or a Conservation Management Plan.

- *"Land Management Plans are developed to improve farm decision making and the management of productivity, ecological and social issues. It takes into account livelihood, lifestyle and landscape to ensure sustainability of all issues" (Borg et al, 2008).*

Plan Review

This plan is reviewed regularly to ensure it reflects the current processes and procedures of Mitchell Shire Council as well as current legislation requirements and public health directives. The plan will be reviewed on or before Month Year.

Document Version	Month and Year	Department	Review Date
1	July 2016	Planning and Environment	March 2017
2	March 2017	Planning and Environment	May 2018
3	May 2018	Environment Team	July 2020
4	July 2020	Environment Team	July 2023
5	July 2023	Environment Team	July 2024
6	March 2024	Environment Team	

1 Primary Use of Property

Detail the current use of the property; e.g. grazing sheep, bush block etc.

Detail the proposed use of the property; e.g. operate a small agricultural business, manage the land for conservation, rural lifestyle living.

1.1 Aims

Please specify your aims for this property; e.g.

- Identify any current and future land management issues pertinent to the site
- Address erosion issues on site
- Develop a revegetation/restoration plan for the site
- Manage weeds
- Other

1.2 Property Summary

Visit the Mitchell Shire Pozi map and type your property address or property number, this will provide some of the following information.

Address	
Council Property Number	
Size of the Property	
Landholder Name and Contact Details	
Waterways	
Water Catchment	☐ *Goulburn Broken* ☐ *North Central* ☐ *Port Phillip and Westernport*
Municipality	*Mitchell Shire*
Planning Zones	
Overlays	
Bioregion	
Ecological Vegetation Class/s (EVC)	
Soil Type	
Rainfall (annual average)	

2 Property Description

2.1 Description of the Land

Provide a general description of your property, this includes location, topography, size, waterways, vegetation cover etc.

Please provide a map of the property with an aerial image. Visit the Mitchell Shire Pozi map and attach as Appendix 1 titled Property Aerial Image.

2.2 Description of the Neighbourhood

Provide a general description of the surrounding land use; e.g. cattle stud, horse stud, sheep grazing, vineyard, plant nursery etc.

2.3 Access

Provide a description of your existing and or proposed property access and internal roads, tracks and driveways when designing a proposed access. Impact on roadside vegetation must be avoided where possible, also consider avoiding erosion and water flows.

Please note a Works Within the Road Reserve permit may be required for a new driveway access across a road reserve.

3 Site Plans

3.1 Current Land Use

Attach a current land use site plan (map) of your property as Appendix 2 titled Current Land Use. The plan must include all existing structures, assets, features and land use:

> *all buildings, structures etc.*
> *all fencing*
> *legal point of access and internal tracks*
> *services (power, gas etc.)*
> *dams, waterways and springs*
> *bores and stock watering points*
> *vegetation including paddock trees (differentiate between native and non-native plants)*
> *areas prone to flooding*
> *areas impacted by salinity*
> *areas impacted by erosion including gullies*
> *areas of different soil types*
> *areas of pest plants and animals (weeds and rabbit warrens)*
> *agricultural activities/areas such as cropping, livestock grazing, orchards, vineyards etc.*
> *areas covered by a legal covenant (e.g. registered native vegetation offset)*
> *areas protected for biodiversity (e.g. fenced off remnant and or planted vegetation)*

3.2 Proposed Land Use

Attach a proposed land use site plan (map) of your property detailing any proposed alterations, additions and enterprise details. Attach as Appendix 3 titled Proposed Land Use. The plan must include all proposed structures, assets and features, including:

> *proposed buildings, structures etc.*
> *proposed fencing*
> *proposed point of access (if different from existing)*
> *proposed internal tracks*
> *proposed new utility services (e.g. power, gas etc. including easements)*
> *proposed dams, bores and stock watering points*
> *proposed agricultural activities (e.g. areas to be cropped, grazed, planted for orchards, vineyards, farm forestry etc.)*
> *areas of proposed pest plant and animal control, including methods*
> *methods of protection for existing vegetation e.g. stock proof fencing: consider Tree Protection Zones (TPZ) for trees*
> *proposed planting/revegetation areas and methods of vegetation protection e.g. stock proof fencing.*
> *any vegetation proposed to be removed*
> *proposed areas for salinity control works and or erosion control works*

4 Planning Scheme Zones and Overlays

4.1 Planning Scheme Zone/s

For further information, please refer to the Victoria State Government Planning DELWP Services website.

List the planning scheme zone/s that apply to your property

Describe how the purpose of the planning scheme zone/s will be achieved

4.2 Planning Scheme Overlay/s

List the planning scheme overlay/s that apply to your property

Describe how the planning scheme overlay/s objectives will be managed

5 Land Class Capability

Most properties have a range of different soil types and slopes. Each of these areas has different potential risks and needs to be managed differently. For example, steep slopes are more prone to soil erosion than moderate slopes and can dry out quickly depending on wind direction. In determining land capability of sections of your property you will need to determine the different land classes. Following is a simplified guide of five different land classes.

Table.1

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).	

Once you have determined and mapped your land classes and corresponding land capability of your property, you can assess whether the current or proposed use is appropriate.

5.1 Current Land Class

Example of how to complete, using Table.1 as a guide.

Land Class	Proposed Land Use
Example – Land Class 4	*Revegetation*
Example – Land Class 3	*Controlled crash grazing for fire prevention*
Example – Land Class 1	*Open grazing*

Please list the land classes on your property and the proposed land use, using Table 1.

Land Class	Proposed Land Use

Attach a current land class site plan (map) of your property as Appendix 4 titled Land Class Capability.

Note: Appendix 3, titled Proposed Land Use, may need to be altered if the proposed land use is inappropriate for the land class.

6 Proposed Agricultural Enterprise

Important factors to consider when deciding in an agricultural enterprise include, but are not limited to;

- Activities that are compatible with your lifestyle, values and interests
- The land capability / carrying capacity of your land
- Water availability
- Machinery and equipment required
- Financial considerations
- Market forces
- Impacts on neighbouring properties
- Soil type and fertility
- Topography

Describe your proposed agricultural enterprise.

7 Livestock Management

Some useful tools can be found at the Agriculture Victoria and the Meat and Livestock Australia Tools and Calculators websites.

Livestock Information	**Area in Ha - Hectares**
Area currently used for livestock grazing (Ha)	
Area of proposed livestock grazing (Ha)	
Current livestock numbers (include stock type)	
Proposed livestock numbers (include stock type)	

Stock type (e.g. horses, cattle, sheep, goats, alpacas)	**Number of animals**	**Seasonal variation in stock numbers**	**Feeding Requirements** (stock feed supply including the approx. percentage of imported feed).

8 Pasture Management

Some useful tools can be found at:

- Agriculture Victoria pastures
- Agriculture Victoria pasture management
- The Australian Native Grass Resource Group
- Agriculture Victoria native pasture management
- Department of Primary Industries pasture species and varieties

8.1 Current pasture species, if known (attach photos, and record the season when taken)

8.2 Comment on the type and amount of ground cover on the property

8.3 Explain the method and timing of pasture renovation / improvement works proposed

9 Cropping

Record crop type and species and area currently under cropping	Area in Hectares
Record all crop type and species and area proposed to be cropped	**Area in Hectares**

10 Agroforestry and Horticulture

Record area currently under agroforestry / horticulture and type/species	Area in Hectares
Record area of proposed agroforestry / horticulture and type/species	**Area in Hectares**

Note: Some timber production may require a plantation development notice in accordance with Victoria's Code of Practice for Timber Production 2014 - please discuss with Council's Development Approvals Team for further details.

11 Biodiversity Management

Biodiversity refers to the variety and interaction of all living things: plants, animals, micro-organisms and people and the ecosystems that they function within.

The vast majority of biodiversity is found on private land in vegetation communities which often tends to be fragmented (broken up) and of poor quality with an absence of a full structure e.g. upper story tree canopy, understorey and ground layer vegetation. These vegetation communities provide habitat (food and shelter) for a range of native flora and fauna species.

As a landholder you have an opportunity to improve the biodiversity of your property and gain benefits such as, increasing the population of birds that live on pasture eating insects, plants filtering sediments reducing water pollution and reductions in erosion, and healthier soil fungus and microorganisms which support higher yielding crops and pastures.

Some useful information can be found at the following links:
Agriculture Victoria's Biodiversity management page
CSIRO's Biodiversity page

Property Biodiversity	Area in Ha - Hectares
Record the area currently managed for biodiversity	
Record the area proposed to be manage for biodiversity	

Explain the method and timing of any biodiversity management works proposed *(cross reference with your site plan and action plan).*

12 Soils

Soils of the Mitchell Shire are predominately;

- Well drained Sedimentary rock soils, e.g. sandstone, mudstone etc. with shallow gravelly red brown earths or
- Moderately drained Granite soils with coarse sands and yellow duplex soils; or
- Imperfectly drained Volcanic Basalt rock with stony earth dark clay soils.

Resources to assist in describing soils are available by using the following links:
Agriculture Victoria's Soil and Water page
Agriculture Victoria's Soil texture page

What soil type/s are on your property?

12.1 Soil Test

Have you completed a property soil test? Yes ☐ No ☐

Attach a copy of your soil test results to the plan as Appendix 5 titled Soil Test Results.

If you have completed property soil testing, what were the results (please include results of P, K, pH and salinity)?

What do the soil test results indicate to you about land use?

Describe your proposed soil improvement methods.

13 Soil Erosion Management

Identify any erosion issues on the property and proposed erosion management actions. (erosion sites are to be marked on your site plan)

☐ *Gully Erosion (water)*
☐ *Tunnel Erosion (water)*
☐ *Sheet Erosion (water or wind)*

Describe the methods proposed to manage soil erosion e.g. grazing management, fencing, revegetation, earthworks etc.

14 Salinity

Identify any known salinity issues on your property and proposed management actions to address on your property (known salinity sites are to be marked on your site plan)

☐ *Recharge Site*
☐ *Discharge site*

Describe the methods proposed to manage salinity. e.g. revegetation, grazing management etc.

15 Water

15.1 Water Supply

Property Vegetation	ml
Annual rainfall in millilitres	

Describe source of domestic water supply

Property Vegetation	Current	Proposed
Number of dams		
Number of dams licensed for irrigation		
Number of bores state if licensed		
Number of waterways, seasonal creeks, drainage lines		

Firefighting water supply – Description

Describe water supply for livestock, agroforestry, horticulture and/or cropping e.g. water troughs, pivot irrigation etc.

15.2 Waterways and Wetlands

Describe the waterways and wetlands existing on the property

Describe how they will be managed, used, protected and/or enhanced

16 Vegetation

Property Vegetation	Ha-Hectares/ Qty
Approx. area of existing native bushland	
Approx. number of existing single native paddock trees	
Approx. number of existing single non-native paddock trees	
Approx. area of existing native revegetation	

16.1 Native Vegetation Removal

Is there any native vegetation removal proposed?

☐ *Yes*
☐ *No*

If yes – please note that all native vegetation in Victoria is protected. A permit is required to remove, destroy or lop native vegetation as detailed in the Mitchell Planning Scheme; Particular Provisions 52-17 Native Vegetation
Victoria Planning Provisions Native Vegetation PDF
Planning Victoria Planning Schemes for Mitchell
Victoria State Government Native Vegetation page
Victoria State Government Bioregion and EVC benchmarks page

16.2 Existing Native Vegetation Protection

Protecting remnant native vegetation is important because native vegetation is crucial for the health of Victoria's environment supporting agricultural productivity as well as the biodiversity that is central to Australia's cultural identity. Native vegetation contributes to the control of erosion through protecting soils and banks of water ways, reduces land degradation and salinity, improves water quality and provides habitat for a wealth of unique biodiversity including threatened species.

In addition, native vegetation in Victoria stores a significant amount of carbon, mitigating the effects of climate change.

Describe the existing native vegetation on your property, e.g. native grassland, patches of remnant vegetation and/or isolated paddock trees.

Describe how the existing native vegetation will be protected e.g. fencing off remnant vegetation and/or paddock trees, grazing management etc.

Agriculture Victoria Property Management and the environment page

16.3 Revegetation

Revegetation is important for:

- Restoring native vegetation structure and character appropriate for the site;
- Enhancing biodiversity values by restoring shrub and grassy understory;
- Creating habitat for native animals;
- Developing connectivity within the landscape, and
- Addressing salinity and erosion issues.

A useful resource to assist in developing a revegetation plan can be found at the Goulburn Broken Catchment Authority's Revegetation page.

Revegetation Plan

A revegetation plan consists of:

- A planting schedule;
- A map showing areas to be revegetated (on proposed site plan);
- Approx. area of proposed revegetation (Ha)_____;
- Details on site preparation;
- Details of planting method and protection;
- Maintenance of plants, and
- Site monitoring (include in action plan).

Planting Schedule

A revegetation planting schedule consisting of listed local indigenous plant species, appropriate for the relevant Ecological Vegetation Class (EVC), recording the scientific and common names, number of each species to be planted including the survival rate to be achieved within 10 years (minimum of 80%). Refer to the DELWP's Bioregions and EVC benchmarks page for more information.

Ensure your planting schedules correspond with your site plan and action plan. Each planting site should have a separate planting schedule.

EVC number and name (pre-1750) *XXXXXXXXXXX*		*Minimum survival target for establishment by Year 10*
Species – planting seedlings *(equivalent to XXX hectares)*	*Number of seedlings*	*Number of plants*
Trees		
XXX	*XXX*	*XXX*
Small Trees/Shrubs		
XXX	*XXX*	*XXX*
Groundcover		
XXX	*XXX*	*XXX*
Total	*XXX*	*XXX*

It is advised local indigenous seed and or plants be sourced from a local nursery that specialise in local indigenous plants. Contact your local Landcare Group or Council Environment Officer to identify reputable local indigenous nurseries in your area. The nurseries may not always have all your revegetation plant stock requirements readily available and may grow to order.

Site preparation

Describe how the site will be prepared for revegetation. e.g. deep ripping, weed control, stock proof fencing etc.

Planting method

☐ *Tube stock*
☐ *Direct seeding*
☐ *Other – please specify* _____

Provide who is supplying the stock and any supplier recommendations e.g. timing of direct seeding, how many seedlings per hectare / amount of seed per hectare etc.

Describe how tube stock will be watered at planting time. If watering is not proposed, please describe hydration method.

Plant protection (from grazing animals etc.).

☐ *Tree Guards*
☐ *Fencing*
☐ *Other – please specify* _____

Describe a description of the protection method to be used.

Maintenance of plants.

Describe how the revegetation will be maintained e.g. ongoing weed and pest control, plant replacements, fencing maintained, crash grazing etc. (cross reference with site and action plan).

17 Weeds

Weeds can cause serious environmental damage and negative economic impacts. They can also present risks to human health.

Four classes of weeds in Victoria –

- Declared noxious weeds
- Weeds of National Significance, WoNS
- Environmental weeds and
- Agricultural weeds

Declared noxious weeds in Victoria are plants that have been proclaimed under the Catchment and Land Protection (CaLP) Act 1994. The Act defines four categories of noxious weeds:

- State Prohibited Weeds
- Regionally Prohibited Weeds
- Regionally Controlled Weeds
- Restricted Weeds

You can read more about the identified weeds of Victoria on the Agriculture Victoria's Invasive plant classifications page and the A-Z of weeds page.
For further reading, please head to the Agriculture Victoria Noxious weed and pest management page.

Thirty-Two **Weeds of National Significance (WoNS)** have been agreed by Australian governments. Become informed of new and emerging weeds with the WoNS page and the online Weed identification tool.

Agricultural Weeds are plants that impact on the productivity or viability of crops, pasture or livestock. **Environmental Weeds** are invasive plants that have an impact on other areas by competing for resources. They are often 'garden escapees'. You can learn more about them on the Mitchell Shire Weed Control page. All use of herbicides/chemicals must be conducted in accordance with the *Agricultural and Veterinary Chemical Code Act 1994.*

List the weeds on the property.

Common Name	***Scientific Name***	***Classification***

All species listed must cross reference with your site plan and action plan.

18 Pest Animals

Pest animals include rabbits, hares, foxes and other declared pest animals in accordance with the Catchment and Land Protection (CaLP) Act 1994. Pest animals degrade land quality, lower agricultural productivity, and can inflict harm onto native fauna species also compete for resources. Rabbits and foxes are typically associated with blackberry and gorse for food and shelter, therefore an integrated weed and pest animal management approach is required. Learn more about pest animals on the Agriculture Victoria A-Z of pest animals page.

Management Principles

- Reduce numbers
- Destroy burrows and harbor
- Prevent reinvasion

Management Techniques
A combination of methods including:

- Poisoning
- Fumigation
- Ripping of burrows
- Destruction of harbor
- Fencing
- Shooting

Where poisoning or shooting is the management control method, the procedure used must conform strictly to the recommendations of the Department of Jobs Precincts and Regions (DJPR). You can learn more about Invasive animal management on the Agriculture Victoria website.

Identify any pest animal issues and the proposed management of these on your site.

Pest animal species	*Evidence found on site e.g. burrows/dens, scats, diggings, tracks etc.*	*Management action*

All species listed must cross reference with your site plan and action plan.

19 Relevant qualifications, knowledge, plans and experience.

List any relevant qualifications, plans, experience and memberships. Tick all that apply.

	Current	*Proposed*
Farm chemical user permit	☐	☐
1080 (Fox Off) accreditation	☐	☐
Agricultural Chemical Users Permit (ACUP)	☐	☐
Property Fire Ready Plan	☐	☐
Biosecurity Plan	☐	☐
Landcare Group *Name*_____	☐	☐
Agricultural Group *Name*_____	☐	☐
Environmental Group *Name*_____	☐	☐
Trust for Nature – conservation covenant	☐	☐
Land for Wildlife	☐	☐
Gardens for Wildlife	☐	☐
Other/s	☐	☐

20. *Ten-Year Management Plan, Actions, Standards and Timelines*

The grey text is an example only and your plan must be specific to your property ensuring all management actions proposed in the above sections are included in your Ten-Year Management Plan. Please note this plan is part of a planning permit process, council will require periodic reports on the implementation at the conclusion of years 1,3,5 and 10.

Year	Action	When	Who	How	Completed
1	e.g. Control Blackberry	Before flowering	Contractor	Chemical	
1	e.g. Control Paterson's Curse	As germination takes place	Landowner	Manual removal and chemical	
1	Pest animal management	Throughout year 1	Landowner	Rip rabbit warren	
1	Fence off revegetation site	March/April	Landowner	Five plain wire (no barbed wire)	
1	Prepare revegetation site	March/April/ May	Landowner	Spot spray for planting. Spray lines for direct seeding. Rip planting lines	
1	Review Management Plan Actions and submit year 1 report to Council.	End of year one	Landowner	Record observations and notes compiled throughout the year. Record action progress.	End of year 1. Submit to Council.
2	Monitor blackberry for regrowth	spring	landowner	Visual inspection	

20. Ten Year Management Plan, Continued

Year	Action	When	Who	How	Completed

20. Ten Year Management Plan, Continued

Year	Action	When	Who	How	Completed

20. Ten Year Management Plan, Continued

Year	Action	When	Who	How	Completed

21 Monitoring and Evaluation

Detail what monitoring and evaluation will be undertake of the works recorded in the ten year management plan.
Please note this plan is part of a planning permit process, council will require periodic reports on the implementation at the conclusion of years 1,3,5 and 10.

References

Borg, D. *et al* (2008) 'Whole Farm Planning Workshop Notes', Department of Primary Industries.

https://www.gbcma.vic.gov.au/land_and_biodiversity/resources_publications/revegetation_guide_for_the_gbc

https://www.gbcma.vic.gov.au/downloads/Biodiversity/Healthy_Hectares.pdf

www.mitchell.pozi.com/

https://www.mitchellshire.vic.gov.au/services/roads/works-in-the-road-reserve

https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-scheme/planning-scheme?f.Scheme%7CplanningSchemeName=Mitchell

http://www.mla.com.au/Extension-training-and-tools/Tools-calculators

http://agriculture.vic.gov.au/agriculture/farm-management/business-management/ems-in-victorian-agriculture/environmental-monitoring-tools/sustainable-carrying-capacity

http://agriculture.vic.gov.au/agriculture/farm-management/pastures

http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/landuse-best_management_pasture

www.nativegrassresourcesgroup.wordpress.com

http://agriculture.vic.gov.au/agriculture/farm-management/native-vegetation/a-guide-to-native-pasture-management

http://agriculture.vic.gov.au/agriculture/farm-management/business-management/legal-information-for-victorian-landholders/biodiversity-management

https://www.csiro.au/en/Research/Environment/Biodiversity

http://agriculture.vic.gov.au/agriculture/farm-management/soil-and-water

http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil-home

http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil_soil-texture

http://agriculture.vic.gov.au/agriculture/farm-management/business-management/new-landholders/property-management-and-the-environment