



Fact Sheet

Easy steps to a property plan

Purpose

A little planning goes a long way and there are many benefits. Time and resources put into this should be considered an investment, not a cost. The investment creates direct benefits for your property, for the waterways and for the broader environment. To help you this fact sheet aims to provide some suggestions for getting off to a good start.

Using this fact sheet

This fact sheet is designed to point you in the right direction. In reading this fact sheet you should remember that there are organisations and advisers willing to help and guide you in preparing and implementing your plan.

Consider asking for help and when asking your questions should include:

- What information and services do you provide?
- What training, workshops, field days are available and how can I find out about future events that might be held
- Are any funding opportunities available for training or on-property works?
- Is there anything else I need to know?

This fact sheet also contains website [links](#) to where you may find more usefull information.



This fact sheet has been prepared as part of the delivery of the Byron Shire Draft Rural Land Use Strategy Actions with the support and assistance of Landcare. The Landcare ethic is strongly implied throughout this factsheet; it advocates that caring for the land and its people is an essential element of enjoying the richness that the region has to offer. Working with the local community for the common good is a key philosophy inherent in this factsheet.

<http://brunswickvalleylandcare.org.au/>



Let's get started..

Things to consider ...

Heart versus head

Hopefully avoiding a personal and financial disaster

Take your ideas and seek advice and guidance:

Brunswick Valley Landcare welcomes your enquires:
<http://brunswickvalleylandcare.org.au/>

Planning

There are people who can help with preparing of a property plan. If you are considering a farm plan the DPI offer a course that may be of interest:

<http://www.dpi.nsw.gov.au/content/agriculture/profarm/courses/develop-a-whole-farm-plan>

Budgeting

Things to consider when costing the work.

Steps you can take ...

- Find a quiet space, sit down and think about your personal goals relating to living the rural lifestyle and how you will achieve them
- My goals may be:
 - Part time farming
 - Commercial farming
 - Self sufficiency
- What would I like to have on my land:
 - Stock
 - Crops
 - Natural areas
 - Other
- My limitations:
 - Physical
 - Financial
 - Family or social commitments
 - Other
- Talk to staff at your Council or Local Land Services about your land's resources/limitations/policy regulations
- Connect with local farmers, nurseries, suppliers, consultants and contractors
- Find out what other organisations can help (such as your local Landcare: <http://www.landcare.nsw.gov.au/groups>)
- Explore any support available for fencing, planting, etc. (see Brunswick Valley Land Care Information Pack for Land Owners <http://brunswickvalleylandcare.org.au/?s=information+pack> or talk to Council's Development Support Officers).
- Create a property plan to work out the best layout and approach-more details are provided below at – 'Property Plan Checklist'
- Consider threats that could damage fencing and equipment such as flooding, fire or wind and ways to minimise potential impacts
- Decide a logical order for doing the work or establishing the farm
- Set realistic timelines for completion of tasks
- Allow adequate time for site preparation (such as weed removal, plant delivery and structural works)
- Cost out materials, plants, labour, etc., including ongoing maintenance.
- Confirm that the plan suits your budget
- Fences, gates and plants
- Crossing culverts and bridges (including earthworks)
- Stock water supply options
- Consents (e.g. Council fees for applications) <http://www.byron.nsw.gov.au/fees-and-charges>
- Use of contractors for preparation, planting or maintenance
- Maintenance – sprays, pest control and replanting to replace plant losses



Consents -

This will be important information for you to consider when preparing your property plan as it should respond to the planning expectations of the land's zoning.

- Find out your zoning under the Byron Shire LEP <http://www.byron.nsw.gov.au/byron-lep-2014-and-lep-1988>
- Find out if consents are required such as for any clearing or bridges (see Fact Sheet: **Getting to know policy affecting our rural areas** or talk to council)
- Apply for consents in good time
- Chat with neighbours early to gain advice and support for your ideas
- Go for steady progress – not a big push
- If there is a lot to do on your property, do it in stages.
- Start with the easy and most effective stuff. As you go, you'll learn what works best for you and your property. It will be easier to keep up with maintenance this way too.

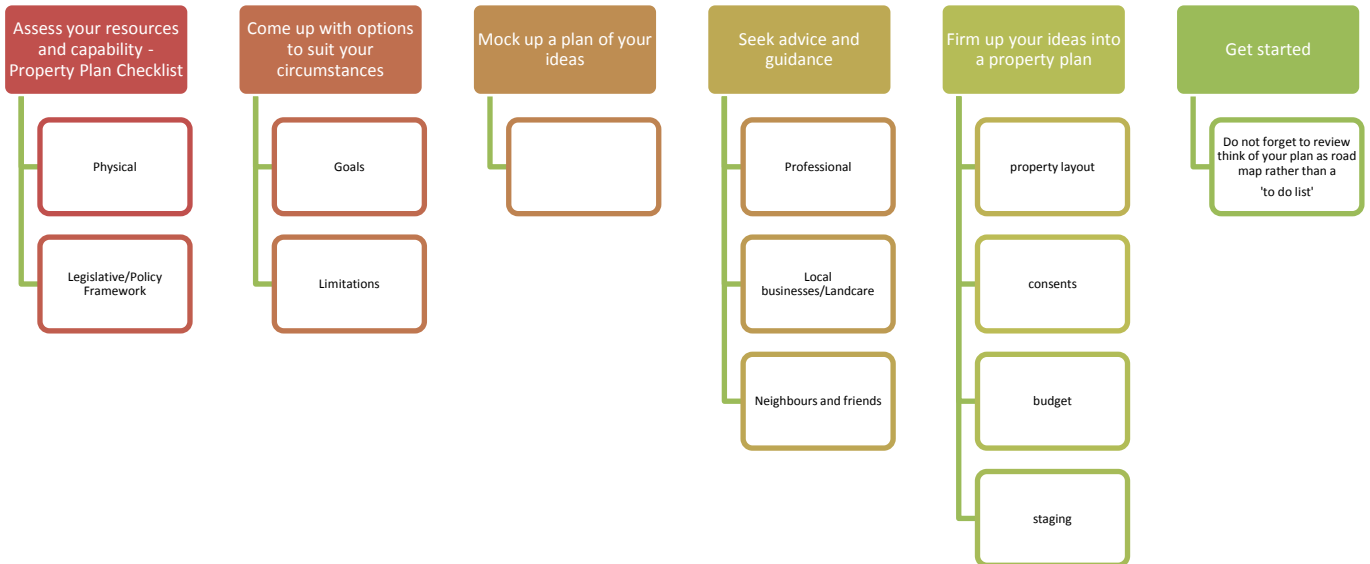
Getting started

Maintenance and monitoring

- Don't underestimate the time and effort required to maintain planted areas.
- Prepare for plant losses in your budget and for the time necessary for replanting (in well-planned projects losses could be 10-20%).
- Set up a regular schedule for weeding, drain clearing and replanting as needed
- Establish processes for monitoring changes in productivity and native vegetation health

Momentum

- Progress at a manageable pace.
- Make it an interesting diversion from daily activities, not just another chore
- Think about using technology to make your work easier
- Involve farm staff / family in all aspects of the project so there is a sense of ownership
- Enjoy and celebrate success





Property Plan Checklist and Guide

A property plan not only helps deliver the best return on your time and investment it may also be requested by council or another approval authority or be an advantage when applying for funding support. A well thought out plan will show an overview of the features of the land in question, the proposed use, and any impacts this intended use may have on that land, on neighbours, the catchment and the wider community. The following checklist will help you to navigate through the requirements of putting together a Property Plan. Use an appropriate size scaled aerial map, detail all relevant site conditions as per this list. You may need to show the different features or stages on a number of copies of the map of your property. Ask the Brunswick Valley Landcare or Council as to what they may be able to assist in providing, or check with the NSW Lands Department- Mapping and Imaging Spatial Services they may be able to assist you in purchasing an aerial photo of your property as a good base plan http://spatialservices.finance.nsw.gov.au/mapping_and_imagery.

Checklist Property Plan This could be for your whole property or a special project such as a riparian area restoration.	Plot on you plan or make a note		Approval/ Consent need? 'Tick'
	Existing Aspect or Issue	Proposed works or actions eg.	
1. Topography – the lowering or raising of a ground level can have negative effects on drainage, water, soil, vegetation and rural amenity.	<input type="checkbox"/> contours <input type="checkbox"/> ridgelines <input type="checkbox"/> steep rises	<input type="checkbox"/> retaining wall <input type="checkbox"/> cut/fill for road or building	
2. Soil conditions and function – understanding and managing for a healthy soil will increase your productivity, profitability and sustainability.	<input type="checkbox"/> significant farmland <input type="checkbox"/> soil types <input type="checkbox"/> erosion sites <input type="checkbox"/> salinity <input type="checkbox"/> water use and impediment <input type="checkbox"/> compaction <input type="checkbox"/> acidification	<input type="checkbox"/> improve nutrients <input type="checkbox"/> improve stock management practices - traffic and stocking rates <input type="checkbox"/> improve structure, pH and carbon status <input type="checkbox"/> composting	
3. Existing native vegetation - Landowners with native vegetation on their properties are required to protect it and should consider restoring them as important natural habitats and for the benefits they will bring to the property.	<input type="checkbox"/> High Environmental Vegetation <input type="checkbox"/> trees, <input type="checkbox"/> shrubs <input type="checkbox"/> grasses	<input type="checkbox"/> revegetation <input type="checkbox"/> buffering important HEV <input type="checkbox"/> adopt a biodiversity agreement	
4. List any qualities of existing vegetation or that could be brought from planting (particularly indigenous plant species)	<input type="checkbox"/> windbreak <input type="checkbox"/> rural amenity and landscape	<input type="checkbox"/> microclimate <input type="checkbox"/> slowing runoff flows <input type="checkbox"/> pasture improvement	
5. Waterway/drainage networks and dams Landowners with waterways and wetlands on their properties should consider protecting and restoring them as important natural habitats and for the benefits they will bring to the property.	<input type="checkbox"/> watercourse <input type="checkbox"/> gully <input type="checkbox"/> wetland <input type="checkbox"/> dam current <input type="checkbox"/> bores	<input type="checkbox"/> dam proposed <input type="checkbox"/> riparian restoration <input type="checkbox"/>	
<p>Click here to find out more: https://arcc.com.au/resources/managing-stock/</p>			



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<p>Wildlife habitat areas and connections - Byron Shire has extremely high biodiversity at the ecosystem, species and genetic levels. Consider ways of connecting up vegetation to create corridors for free movement of wildlife across the property. This could also help provide a response to planning for climate change by better enabling species to move when conditions no longer suit them or when at risk such as a bushfire or flooding.</p> <p>Click here to find out more: http://www.byron.nsw.gov.au/biodiversity</p>	<input type="checkbox"/> rock outcrops <input type="checkbox"/> old trees <input type="checkbox"/> pockets of threatened species	<input type="checkbox"/> encouraging native bees <input type="checkbox"/> creating corridors <input type="checkbox"/> joining the Land for Wildlife (LFW) program	
<p>6. Pest plants / weed infestations – Most plants that are considered weeds are fast growing, opportunistic species that generally grow from clippings or have seeds that are easily dispersed.</p> <p>Click here to find out more: http://www.byron.nsw.gov.au/weed-profiles</p>	<input type="checkbox"/> trees <input type="checkbox"/> water weed <input type="checkbox"/> shrubs <input type="checkbox"/> vines <input type="checkbox"/> grasses	<input type="checkbox"/> join in with Byron Shire Council’s chemical free weed and pest control goal set for 5 years	
<p>7. Pest animal habitats - Pest animals are animals that have been introduced to Australia that have a negative impact on native plants and animals.</p> <p>Click here to find out more: http://www.byron.nsw.gov.au/feral-animals-wild-dogs-foxes-and-cats</p>	<input type="checkbox"/> birds <input type="checkbox"/> wild dogs <input type="checkbox"/> foxes <input type="checkbox"/> rabbits <input type="checkbox"/> feral cats <input type="checkbox"/> cane toads	<input type="checkbox"/> talk to neighbours about approaching Local Land Services to provide a baiting/trapping program or sharing the cost for a targeted wild dog trapping program for you area	
<p>8. Check with local water authority (DPI) regarding the availability and classification of water resources: Total farm water balance. Determine the amount of water required: domestic, stock, environmental, fire fighting and general farm water requirements and the amount that can be harvested.</p>	<input type="checkbox"/> domestic <input type="checkbox"/> stock <input type="checkbox"/> crop/irrigation <input type="checkbox"/> fire fighting	<input type="checkbox"/> additional rainwater tanks <input type="checkbox"/> solar water pumps	
<p>9. Describe the surrounding land use for the general locality/area e.g. cropping, dairy, grazing, urban/rural, mixed farming etc. Understanding this aspect may help you to avoid or reduce land use conflict and interface issues</p> <p>Click here to find out more: http://www.dpi.nsw.gov.au/_data/assets/pdf</p>	<input type="checkbox"/> separations <input type="checkbox"/> prevailing wind directions	<input type="checkbox"/> planted buffers <input type="checkbox"/> connect with environmental enhancement work on neighbouring properties	



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<p>file/0007/587185/NSW-Right-to-farm-policy-summary_final.pdf or</p> <p>http://brunswickvalleylandcare.org.au/a-resource-kit-for-rural-landholders/</p>			
<p>10. Describe the existing and proposed use of the land - include predicted impacts of future use/change of use of the land/ animal husbandry – particularly potential impacts on direct neighbours and/or catchment issues.</p>	<input type="checkbox"/> vacant <input type="checkbox"/> grazing	<input type="checkbox"/> free range animals	
<p>11. Outline existing buildings, structures, servicing and infrastructure such a power lines including domestic area</p>	<input type="checkbox"/> House <input type="checkbox"/> Shed <input type="checkbox"/> Pumps <input type="checkbox"/> Power		
<p>12. Outline proposed buildings and structures (if approval is required address requirements of the application) remember to check service supplier requirements, standards and availability such as power supply and telecommunications</p>		<input type="checkbox"/> house <input type="checkbox"/> road side stall <input type="checkbox"/> shed <input type="checkbox"/> pumps <input type="checkbox"/> mains power <input type="checkbox"/> solar power <input type="checkbox"/> compost areas	
<p>13. All existing and proposed roadways and tracks – are they accordance with any planning permit. Is access to the proposed dwelling/development via an all-weather road with dimensions adequate to accommodate property activity or emergency vehicles?</p>	<input type="checkbox"/> internal roads <input type="checkbox"/> stock tracks <input type="checkbox"/> walking tracks		
<p>14. All existing and proposed fences</p>	<input type="checkbox"/> temporary <input type="checkbox"/> damaged fence	<input type="checkbox"/> temporary <input type="checkbox"/> repaired fence <input type="checkbox"/> new or relocated fence	
<p>15. A detailed legend</p>	<input type="checkbox"/> scale <input type="checkbox"/> property description <input type="checkbox"/> address details	<input type="checkbox"/> north point <input type="checkbox"/> date and 'author' <input type="checkbox"/> size in hectares	