

Fact Sheet: Farm Management Plan

A comprehensive farm management plan can help landowners avoid the pitfalls that can trap the unaware when taking on a new venture.

What should a Farm Management Plan include:

The Farm Management Plan should include a thorough description of all of the land that makes up the farm. It should describe:

- The soil - is it red, grey, or black? Is it sandy, a loam or chocolate?
- Pasture species and condition.
- Internal fencing both current and intended.
- Water storage and sources of water.
- The method of supplying water to livestock.
- Areas of trees and remnant vegetation from which livestock will be excluded.
- Any soil damage or existing erosion.
- The availability of power and other services.
- Both current and intended access to and through the property.
- A description of the state of the property with regard to vermin and noxious weeds.
- The intended use of the site.
- A description of proposed buildings and other improvements.
- A description of the intended farming enterprises.

Council may also require information on:

The current physical condition and the present use of all adjoining land. In describing the physical condition of the land the criteria set out above should be used.

As part of the Farm Management Plan, Council will consider whether the intended use of the site meets the general Municipal requirements for future development.

In considering this, it is essential that the plan describe the enterprises to be run in some detail. It would be

useful if the plan demonstrates that the intended enterprises are currently run elsewhere nearby.

Where this is not the case, the plan will need to demonstrate from research conducted, that the soil type, water availability and climate will be suitable for the intended use.

Economic outcomes of the proposed use:

It is not an absolute requirement to be able to demonstrate that a farm will be profitable. However, it is important to be able to demonstrate that the land will be used productively and that it will give an economic return both for the investment which is made, and for the annual expenditure

In order to demonstrate the economic outcome it is necessary to show the total value of the investment on the intended enterprise, and to demonstrate annual costs and returns. It is important that these costs and returns are realistic.

Management of the property:

The Farm Management Plan needs to demonstrate how, and by whom the property will be managed. It should demonstrate the current level of expertise and or knowledge of the manager and other people involved. Where the expertise or knowledge to carry out the tasks is insufficient, the plan should outline the actions, which will be taken in order to address that deficiency.



Fact Sheet: Development in Farming Zone

Environmental outcomes of the proposed land use:

It is important that landowners consider the environmental outcomes of the proposed land use. In particular the plan should address the removal and or minimisation of any vermin and noxious weeds.

The plan should also address any off site effects of the intended land use, for instance nutrition loss, smell, noise and other environmental aspects, which may be important in some specific sites. On some sites there could be rare species of plants or animals which Council and the community generally believe should be afforded some level of protection.

Time frames:

It is important that the Farm Management Plan sets out the intended timing of any proposed development and the order of the proposed development, so that a judgement can be made as to the state of the general appearance of the property during development.

Is a house required?

If, as part of the farm management plan, you intend to build a house, there needs to be a justification in the plan as to why that house would be necessary. It is not automatically the case that a farmer must live on the land that is being farmed, and it is a requirement of the plan to build your case as to why you require a dwelling. It is also necessary for individuals to provide real evidence to show that the property in question will be able to be developed, and then will be sustainable in the long term. It is also necessary to demonstrate that the proposed rural enterprise is compatible with existing land use and will not have a detrimental impact on adjoining properties.

How to develop your plan?

There are a lot of people who can help you with your plan.

A neighbour with a well laid out, tidy property will understand the balance of decisions surrounding soil, water, fencing and shelter.

An Agronomist can provide you with specific advice on soils and pastures, weeds and vermin. The Department of Primary Industry (DPI), Rural Suppliers and private consultants all employ agronomists.

Most farm planners (Department of Agriculture and private) can help with advice on the overall layout of the property. They can also provide advice on water supply, the position of dams, tree planting and vegetation protection.

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