

FACT SHEET:

Property management planning



If you are managing a rural property, it is essential that you understand the economic and environmental issues that affect your property and know how to treat them.

Property management planning is a tool that will help you apply good land management practices and achieve responsible management as required by the *Catchment and Land Protection (CALP) Act*.

What are Property Management Plans and why do we need them?

All rural properties need to be managed whether for farming and primary production, lifestyle or conservation.

Land management threats such as weed invasion, salinity and erosion have a big impact on any land. It's the responsibility of all owners of rural properties, large and small, to manage these threats effectively.

Many properties contain small but valuable areas of remnant vegetation which require appropriate land management practices to ensure their survival.

A Property Management Plan (PMP), sometimes referred to as a Land Management Plan, is a useful guide for property owners because it clearly defines the existing conditions of the property, the environmental assets and land capability, appropriate management objectives, any issues or problems with the land, and actions to deal with them. Essentially, a PMP guides the ongoing and sustainable use of the land.

A PMP may cover a wide range of land management issues, which will vary depending on the condition of your property.

Your plan should be responsive to your site and encompass a number of key elements including:

- review of the current condition of the site and identification of land management issues
- fencing and other strategies to promote the most effective use of the land
- evaluation of the conservation significance of native vegetation (if present)
- any proposed land use change and the potential impacts of that change
- proposed short term management actions and long term management regimes, in accordance with a framework that outlines your future management and development of the property
- maps that illustrate the current condition and features of the site, vegetation quality and future management regimes.

To address these elements adequately, you will need to undertake a detailed site assessment. Depending on your budget and resources, this may mean engaging an environmental specialist or consultant. A site assessment will be particularly relevant if you are requested to prepare a PMP for a planning permit application. If this happens, you should seek advice from Council's Environmental Planner by contacting 9433 3316.



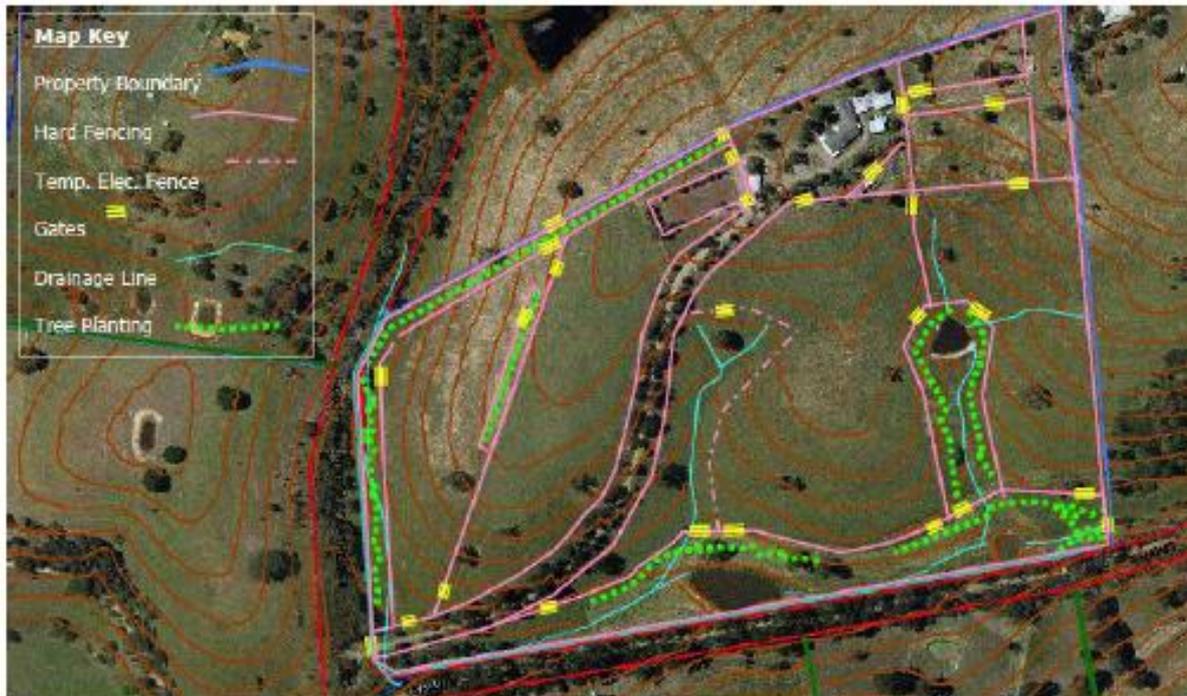
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Layout of property **before** completing a Property Management Plan.



Layout of property **after** completing a Property Management Plan. Includes new shelterbelts, additional paddocks to allow for better stock rotation (trying where possible to match uniform land classes), fencing off waterways and dams. Scale of this plan is too small to indicate the reticulated water supply system which includes portable troughs and 3 large water supply tanks.



Useful links

[Department of Economic Development Jobs Transport and Resources](#)

[Trust for Nature links and information](#)

[Department of Environment Land Water and Planning](#)

