Making the right choices for your land

a guide for new land holders

Finding the answers to these questions will build your confidence to move forward.



Landcare

Landcare is a grass roots organisation that has been in the Hunter since its inception in 1989. Originally started by neighouring landholders talking over the fence, Landcare has grown into a powerful organisation right across Australia. Landcare is a powerful network of people with valuable local knowledge actively caring for the land and water that sustains us.

To learn more about Landcare in the Hunter contact Nev Reis, Hunter Regional Landcare Facilitator Ph: 02 4938 4959 or E: nev.reis@lls.nsw.gov.au



Hunter Local Land Services

Local Land Services works collaboratively to encourage shared responsibility by involving communities, industries and non-government organisations in relation to the provision of local land services. We work with all landholders, farmers, Aboriginal communities, local government, state agencies, Australian Government and industry in the delivery of agricultural advice, natural resource management, biosecurity and emergency management services. All enquiries are welcome, Ph: 1300 795 299

or E: admin.hunter@lls.nsw.gov.au

Real Estate agents

Real Estate agents can often be a wealth of local knowledge. It is wise to investigate fully the local area and/or the enterprise you have in mind through a number of local sources.









Enterprise





Land capability

- What ' Land class/es' do I need for my enterprise?
- Do I know how many animals or plants per hectare are required for the 'land class/es' of my enterprise? see '*The land and soil capability assessment scheme: second approximation'* by NSW Office of Environment & Heritage.

visit www.environment.nsw.gov.au or www.hunter.lls.nsw.gov.au/agriculture/landcapability

- Are the soil types suitable for my enterprise? For free technical soil reports visit
- www.environment.nsw.gov.au/eSpadeWebapp/
- How will seasonal conditions affect my enterprise?
- Do I know how to maintain the land in good condition?

for month's seasonal condition reports visit www.lls.nsw.gov.au/agriculture/seasonal-conditions



Infrastructure

• Do I require roads, fencing, yards, shed, machinery to run my enterprise?

visit www.dpi.nsw.gov.au/content/agriculture/farm/ planning

Do I need water or a water licence to run my enterprise?
visit www.water.nsw.gov.au/water-management



- Have I developed a business and property plan?
- Have I networked with like-minded enterprise group/s?
- Have I obtained finacial advice?

visit www.raa.nsw.gov.au

There are a huge variety of options and resources online that can help:

www.farmdiversity.com.au

www.edonsw.org.au/farming_private_land_management www.dpi.nsw.gov.au/agriculture/resources www.hunter.lls.nsw.gov.au and many more





- Do I know my local government area (LGA)?
- What zoning is required for my enterprises?
- Have I looked at the LGA 'Local Environmental Plan'?
- Is my enterprise permitted 'with' or 'without consent'?

for more details browse 'Local Environmental Plans' at **www.legislation.nsw.gov.au** or

www.planningportal.nsw.gov.au/find-a-property

• Where do I stand with Biosecurity?

visit www.dpi.nsw.gov.au/content/biosecurity/ biosecurity-act-2015

Living on the land



- How will I manage my land and or livestock remotely?
- Can I employ a property manager?
- Is share farming an option?

5

- Do I have time and resources to make routine visits?
- How will I manage biosecurity issues, like weeds and pest animals?

To contact nearby LLS offices for professional advice and more visit **www.hunter.lls.nsw.gov.au** or

www.landsmart.lls.nsw.gov.au/

To access local knowledge from local Landcare groups visit the NSW Landcare Gateway at **www.landcare.nsw.gov.au**

Congratulations!

You have thought through basic preparations to proceed with developing your enterprise.



www.hunter.lls.nsw.gov.au