



Property Planning

Drawing the base map

An aerial photo of the property makes a good base map for property planning. Use coloured pens on clear plastic overlays to prepare the plan.

Start by drawing the natural features such as ridges and creek lines, trees and different soils on the overlay, and note management considerations such as wind direction and problem areas. Divide the property into different types of land, or habitats, using natural boundaries of soil types, slope and drainage.

The property today

Use another overlay to draw in the existing improvements such as fence-lines, water supply, and public utilities. Hinge this overlay on a different edge to the first so that they can be viewed together or separately. Compare the base map with the existing layout. Are there areas where more than one land type exists in a paddock? Could your subdivision be improved by following natural boundaries, and incorporating better access, water supply and revegetation needs?

Identifying improvements

Using another overlay prepare a new property layout. Have each paddock contain similar land types, with fences following natural features. On the new layout it helps to nominate the land-use for which each paddock is best suited. Mark areas that will be left uncleared for conservation, windbreaks or wildlife corridors.

Remember that drawing new lines on a plan does not force you to shift a good fence immediately, but preparing the plan may show a fence which should not be replaced in the same location, when it is due for repair. The new layout should reflect long-term improvements such as water supply, access and revegetation.



Recognise the Importance of Trees to Your Farm

Clumps, strips and blocks of trees and shrubs provide shade and shelter, assist in controlling wind and water erosion, improve dam water quality, increase fire protection and provide wildlife habitats.

Advice and Assistance

No property plan is ever final and not all first ideas will be the best. Show your plan to neighbours and friends, and seek advice on different aspects of the plan from agricultural advisers, soil conservationists and vegetation experts.

There is no single right plan. Plans vary according to the needs and capabilities of different managers and they should be flexible.

A sound property plan will keep an ecological balance on your property and help sustain long-term agricultural productivity.

Contact *Greening Australia NT* and we can advise you where further information can be obtained.