



BREAKING DOWN THE BARRIERS

LAND ACCESS TOOLKIT

RESOURCES FOR THE SMALL-SCALE FARMING SECTOR

PUBLISHED 2024



ACKNOWLEDGEMENT

We acknowledge the Traditional Owners of Country throughout Australia, and pay respects to the Elders both past and present.

We honour their deep knowledge, wisdom and ongoing connection to Country, and seek to learn from this wisdom in the way we interact with each other and the land, sea and sky.

We recognise that we farm, work and live as stewards on unceded lands.

The concept of land ownership has been used to displace Indigenous communities and remains closely tied to ongoing discrimination of First Nations people. This has led to significant disparities in land ownership that continues to affect these communities today. Acknowledging this history is essential as we strive for a more equitable future in farming.

Our vision is that all farmers have access to high-quality farmland that is affordable, secure, and accessible, enabling them to pursue their farming goals with confidence. We aspire to a future where land access is no longer an obstacle for young people seeking to build a resilient agricultural system centred on communal well-being. To achieve this, we focus on advocating for change to address disparities in land ownership, empower First Nations people in agriculture, ensure secure and affordable land tenure, and support the long-term viability of farms. Together we work towards making this vision a reality.

Growing on Country has been created with an understanding that it is not just 'what' you do but 'how' and 'why' you do it, and that significant change can happen at the very small, personal and localised level. *Growing on Country* provides a unique space to explore, reflect and consider the foundations of what we are currently growing, and be active in creating the fertile conditions necessary for social as well as environmental justice and change. We recommend you connect with the work of this First Nations run organisation.

WITH THANKS TO

Sprout Tasmania would like to thank the farmers, collaborators and funders who helped us produce this toolkit.

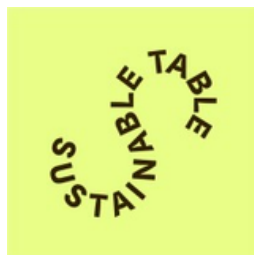
In particular, we say thank you to Page Seager for their legal advice, and to the team at Young Farmers Connect, in particular Chez Orchard, for their work in co-authoring this guide.

Thank you to the farmers who gave their time for the case studies: Michael Layfield, Lauren Byrne, Rick and Liz Mahnken, Jake Wolki, Mike Densham, Kez Tsaushu, Matthew Evans, Sadie Chrestman, Keeley Bytheway, Annemaree Docking, Thuch Ajak, Remi Durand, Nathan and Cassidy Lawrence.

Thank you to Joel Orchard and Niki Lytton for providing valuable feedback and edits.

Lastly, thank you to The Department of Natural Resources and Environment Tasmania and to Sustainable Table for funding this project.

SUPPORTED BY



PAGE SEAGER
LAWYERS



Photo Credit: Samuel Shelley



DISCLAIMER

The Land Access Toolkit aims to provide information and insights on accessing land tenure: the relationship among people, whether individuals or groups, with respect to land.

It is designed to help farmers and landowners alike through the process of developing opportunities and navigating successful relationships. This guide is not intended to be a replacement for legal advice or qualified advice from other experts. We encourage the use of this guide to establish strong foundations from which to develop an agreement. As part of this process you should seek expert legal and financial advice to ensure any draft is sound, and provides adequate protection for all parties.

This document has been developed with Tasmanian specific information, so if you are located elsewhere, you may need to look for further information about regionally specific resources from your local council, state or territory.

CREDITS

We are not the first organisation to work on land access support, and while putting this document together we have reviewed material that is available both in Australia and internationally.

We want to acknowledge the incredible work of other organisations in developing their tools, and playing their part in breaking down the barriers to accessing land and forging careers in agriculture.

Throughout the toolkit, at the end of each section, you will find a range of these resources listed for further research.



STEP 1 - BEFORE YOU START

RESOURCES

WHAT DOES IT TAKE TO BE A FARMER?

Below are some organisations to connect with that provide resources, programs and events to help you decide if farming is right for you:

- [Regenerative Agricultural Network Tasmania](#)
- [Soils for Life](#)
- [Tasmanian Farm Innovation Hub](#)
- [Derwent Catchment Project](#)
- [WWOOF Australia](#)
- [Market Gardener Institute Masterclass](#)

TOOLS TO GUIDE DECISION MAKING

Business Planning

Here are some great links to kick start your business plan:

- [Business Tasmania](#)
- [Australian Government's Business website](#)
- [Bonnie Tuttle is a business coach based in Tasmania](#) - she has a good understanding of the ag sector and HDM
- [This is a useful video to help understand Business Model Canvases](#)
- [Here is a Business Model Canvas template](#)
- [SWOT Analysis guide from the Aus Government's Business website](#)
- [Assess your Farm Business using a SWOT Analysis](#)

Clarifying Your Vision and Goals

We have 2 amazing resources in the appendix to assist with clarifying your vision and goals

- [Accessing land for farming worksheet](#)
- [Offering land for lease worksheet](#)

Frameworks in Decision Making

Want to know more about HDM? Check out the below.

- [Holistic management: a common sense revolution to restore our environment by Allan Savory & Jody Butterfield](#)
- The late Dan Palmer's website, [Holistic Decision Making](#) has some great resources
- [The Savory Institute](#)
- [Australian Holistic Management Co-operative](#)



Photo Credit: Moon Cheese Studio



Q STEP 2 - EXPLORING LAND TENURE MODELS

RESOURCES

THE MANY OPTIONS

Leasing

There are a number of useful documents that can help you understand leasing arrangements:

- [Successful Land Leasing in Australia — A guide for farmers and their advisers, published by RIRDC](#)
- [Grains Research & Development Corporation Leasing and Share Farming Factsheet](#)
- [Young Farmer NSW Leasing and Agistment Toolkit](#)
- [Open Food Network's research report, 'Alternative pathways to farm business ownership beyond inheritance'](#)
- [Young Agrarians in Canada have a great guide that covers various leasing options](#)
- [Farm Table is an Australian Agricultural Knowledge platform with lots of resources](#)
- [Australian Food Sovereignty Alliance's Farming On Other People's Land Project](#)

Share Farming

Many of the resources listed in the Leasing section contain information on share farming.

In addition check out the below:

- [Dairy Australia's Share Dairy Farming resources](#)

Community Farming

- [You can find more about United African Farm here](#)
- Find more about [Geeveston Community Grows](#), [SAGE Project](#), and [Farm My School](#)

Co-Operatives

- Find more about [Glen Valley Organic Farm](#) and [Harcourt Organic Farm Co-Op](#)



Photo Credit: Samuel Shelley



STEP 3 - HOW TO EVALUATE LAND

Zoning & Planning Schemes

Remember, not all land can be farmed in the same way. You may be seeking land for a specific enterprise, in which case it is important to make sure those farming activities are allowed on any land that you find. Local planning provisions may preclude, or assist, having tenants living on the property if there are other dwellings.

Speak to the Local Council

It is key you speak to your local council so that you know how the council interprets the zoning & planning schemes, as there can be considerable differences from council to council.

You can visit Tasmania's [Plan Build](#) site to check an address for its current zoning. You can find out more about each of the zoning schemes [here](#).

[The Australian Food Sovereignty Alliance](#) have recently published a useful [legal guide](#) that outlines all the planning and land use controls in Tasmania.

Site Visit

It may seem obvious, but when it comes to assessing opportunities for land tenure, conducting a site visit is the number one priority. If you have the time, and permission from the landowner, try to visit the land on several occasions. If possible, visit during different weather conditions (ideally, you might visit during different times of the year, however this may present challenges).

Digital Land Assessment Tools

While being on the land to assess its potential is crucial, you may need to make a relatively quick decision. In his case study, Jake Wolki points out that sometimes you don't have time on your side, and in these instances, having resources that enable desktop research is useful.

Google Maps is one simple tool, however in Tasmania we also have an amazing free resource that can assist. The LIST (Land Information System Tasmania) is an online service that provides access to integrated land and property information and related services. [LISTMap](#) is one of these services, allowing users to view and create maps from hundreds of spatial datasets including natural resources, roads, community facilities, property boundaries (cadastre), aerial imagery and survey information. One useful dataset allows users to see what particular crops are suited to land.

NRM North have a really useful LISTmap guide for smallholders which you can download [here](#), or alternatively you can find the more comprehensive LISTmap user guide [here](#).





STEP 3 - HOW TO EVALUATE LAND

RESOURCES

CHOOSING THE BEST LOCATION

Zoning

- [Plan Build Tasmania](#) - an enquiry and application portal for planning, building, plumbing, public and environmental health information for property development in Tasmania
- [Information on Tasmania's Planning Scheme](#)
- [The Australian Food Sovereignty Alliance's Legal Guide for Farmers has information on planning and land use controls](#)

Digital land assessment tools

- [Land Information System Tasmania](#) and specifically [LISTmap](#)
- NRM North have a really useful LISTmap guide for smallholders which you can download [here](#), or alternatively you can find the more comprehensive LISTmap user guide [here](#).

SITE ASSESSMENT

- Appendix 3 has a comprehensive site assessment checklist for you to use.
- [My Climate View](#)
- [The Young Agrarians guide covers site assessment criteria](#)



Photo Credit: Alastair Bett



STEP 5 - FINAL STEPS

RESOURCES

SEARCHING FOR LAND

Risk Assessment

- [Open Food Network's research report, 'Alternative pathways to farm business ownership beyond inheritance'](#)

Searching For Land

- [Young Farms Connect Farm Links](#)
- [Cultivate Farms](#)

LEGAL AND FINANCIAL CONSIDERATIONS

There are a number of useful resources to help you with the various legal and financial considerations:

Getting a Lawyer

- [Australian Food Sovereignty Alliance](#)

Negotiating Lease Rates and Terms

- [A great video on calculating a lease value can be found on the NSW Young Farmer site.](#) There are also factsheets and lease calculator templates available to download.
- [Successful Land Leasing in Australia — A guide for farmers and their advisers, published by RIRDC](#)

Tax Considerations

- [ATO Income tax determination](#)

Grants

- [Business Tasmania](#)
- [NRE Farmpoint](#)
- [Landcare Tasmania](#)
- [Foundation for Rural regional renewal \(FRRR\)](#)
- [Grant connect](#)
- [Farm Table](#)

Finance & Loans

- [Regional Investment Corporation - Agristarter loan scheme](#)
- [Sustainable Table Fund](#)
- [Wedgetail](#)
- [Go Steward](#)

WORK YOUR NETWORKS

Here are links to organisations you may want to explore further for connections, knowledge and network building:

- [Young Farmers Connect](#)
- [Sprout Tasmania](#)
- [Farmers for Climate Action](#)
- [Australian Food Sovereignty Alliance](#)
- [Natural Resource Management \(NRM\) North](#)
- [Natural Resource Management \(NRM\) South](#)
- [Natural Resource Management \(NRM\) Cradle Coast](#)
- [Rural Alive and Well \(RAW\)](#)
- [TasFarmers](#)
- [Rural Business Tasmania](#)
- [Cultivate Farms](#)

RESOURCES

Young Farmers Connect have a wonderful document that can assist you as a landowner to go through a decision making process and we have included this as Appendix 4.



Other resources to assist landowners include:

- [Successful Land Leasing in Australia — A guide for farmers and their advisers, published by RIRDC](#)
- [Grains Research & Development Corporation Leasing and Share Farming Factsheet](#)
- [Young Farmer NSW Leasing and Agistment Toolkit](#)
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Photo Credit: Fred and Hannah



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