



Managing native vegetation on a rural property

This fact sheet provides guidance to rural landholders or people purchasing rural land in NSW who are considering managing native vegetation.

Checklist for decision making

If you are purchasing rural land and wish to clear native vegetation, please consider the following steps in your decision making:

- Determine the land zoning of the property
- Understand which agency or local government is responsible in that zoning
- Clarify whether you need to apply for a development consent with your local council
- Clarify whether any sensitive or vulnerable conservation values have been identified on the property
- Understand what vegetation clearing can be done with or without an approval from Local Land Services
- Identify any lease arrangement or encumbrances
- Clarify if any other approvals may be required under other legislation

What is the zoning of my land?

- Navigate to www.planningportal.nsw.gov.au/spatialviewer
- Type in your land address or Lot and Deposited Plan number
- Identify the land use zoning of your property. It may contain more than one land use zone.

Do I need development consent?

Speak to your local council to determine if you require development consent to clear vegetation, or for the activity or works you are considering.

What funding is available to conserve native vegetation on my property?

To find out about potential funding to manage native vegetation for conservation purposes, contact:

- Local Land Services lls.nsw.gov.au
- Biodiversity Conservation Trust bct.nsw.gov.au
- Department of Planning, Industry and Environment www.environment.nsw.gov.au/grantsandfunding

Want to know more?

We're here to help

Find us online: lls.nsw.gov.au.
You'll find other land management resources including fact sheets

Call us: 1300 795 299 and ask for an officer to advise you on land management

Email us: slm.info@lls.nsw.gov.au

See us: drop into your nearest Local Land Services office



**Local Land
Services**

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Does my property contain rural land?

Rural land is:

- zoned rural (RU1, RU2, RU3, RU4, or RU6, but not RU5 Village), or
- deferred matter land (zones within a non-standard Local Environmental Plan), and

Rural land does not include any land within the Sydney or Newcastle metropolitan areas (non-rural areas are defined within Clause 5 of State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017. See www.planning.nsw.gov.au/vegetationsepp

For non-rural land, you should initially contact your local council for advice regarding vegetation management. For more information on vegetation management on non-rural land go to www.planning.nsw.gov.au/vegetationsepp

The remainder of this document contains advice that applies only to rural land. Local Land Services can provide advice about land management options on **Category 2 - Regulated rural land which includes the sub-categories of Vulnerable regulated and Sensitive regulated**. See our fact sheet '[Land categories and the Land Management Framework](#)' at www.lls.nsw.gov.au/land-management under 'Fact sheets' for more information.

Is my land mapped as sensitive or vulnerable?

The Native Vegetation Regulatory (NVR) map is a key tool in the Land Management Framework and enables landholders to identify areas of land that are vulnerable (shown as orange) and sensitive (shown as pink) where vegetation removal may be limited. Find it here <https://www.lmbc.nsw.gov.au/Maps/index.html?viewer=NVRMap> and follow the link to 'Open the NVR Map Viewer'.

Vulnerable land is land that is steep or highly erodible or protected riparian land. Sensitive land is land identified in the Local Land Services Regulation 2014 as being of high conservation value.

If part or all of your land is mapped as sensitive or vulnerable, please contact your nearest Local Land Services office or email slm.info@lls.nsw.gov.au for more detailed advice.

Can I remove regrowth?

Native vegetation that has regrown from land cleared of native vegetation as at 1 January 1990, or was lawfully cleared of native vegetation between 1 January 1990 and 25 August 2017, may not require approval.

Contact us for more detailed advice by going to your nearest Local Land Services office or email slm.info@lls.nsw.gov.au

What native vegetation can I remove without an approval?

There are provisions for landholders to remove native vegetation without approval for day-to-day land management activities associated with agriculture and other common practices in rural areas. These are referred to as 'allowable activities'.

Note: There may be some circumstances where development consent is required from council and is also an allowable activity, such as clearing for a shed. For more detailed advice refer to the 'Allowable activities for landholders' fact sheet at www.lls.nsw.gov.au/land-management, drop into your nearest Local Land Services office or email slm.info@lls.nsw.gov.au

Note: Management of native vegetation on small holdings (landholdings less than 10ha) may be limited. Please contact us for more information.



Purchasing rural land - managing native vegetation

Does the land have any lease arrangements or encumbrances on the title?

You should seek independent legal advice to determine if there are any enduring obligations or encumbrances over the land. Contact NSW Crown Lands www.industry.nsw.gov.au/lands or Western Lands for information on potential leases www.industry.nsw.gov.au/lands/use/leases/western

Useful resources

There are other fact sheets to help you on topics including:

- Allowable activities for landholders
- Allowable activities relating to rural infrastructure
- Land management options under the Land Management (Native Vegetation) Code (see our Code Overview fact sheet)
- Obtaining other approvals
- Determining slope and soil texture

Go to www.lls.nsw.gov.au/land-managment under 'Fact sheets'

Will I need any other approvals?

Approvals under other NSW and Commonwealth laws may also be required for native vegetation management. Refer to the 'Obtaining other approvals - managing native vegetation' fact sheet at www.lls.nsw.gov.au/land-management

Other legislation, regulations and authorities may place land management obligations on a new landholder which may impact or limit the application of the Land Management Framework.

These include:

Commonwealth

- Environment Protection and Biodiversity Conservation Act 1999;

New South Wales

- Environmental Planning and Assessment Act 1979;
- Crown Land Management Act 2016;
- Water Management Act 2000 (eg. controlled activity approval, water licences and approvals including new dams);
- Telecommunication infrastructure (Dial Before You Dig);
- National Parks and Wildlife Act 1974 (eg. Aboriginal Heritage Impact Permits);
- Rural Fires Act 1997 - Clearing to prepare for a bushfire. Information about the 10/50 Vegetation Clearing Code of Practice and where it applies: <https://www.rfs.nsw.gov.au/plan-and-prepare/1050-vegetation-clearing>

