

Allowable activities relating to rural infrastructure



This fact sheet provides guidelines for landholders seeking to clear native vegetation (which includes trees, shrubs and grasses or other groundcover) for rural infrastructure. Note: Rural land is defined as land zoned as RU1, RU2, RU3, RU4, RU6 and deferred matters. RU5 is considered not to be rural land.

The Land Management Framework includes a range of allowable activities for landholders, including clearing for the construction, operation, and maintenance of rural infrastructure. Clearing for allowable activities does not require approval under the *Local Land Services Act 2013*.

It is important to note that the use of allowable activities does not re-categorise the land.

Overview

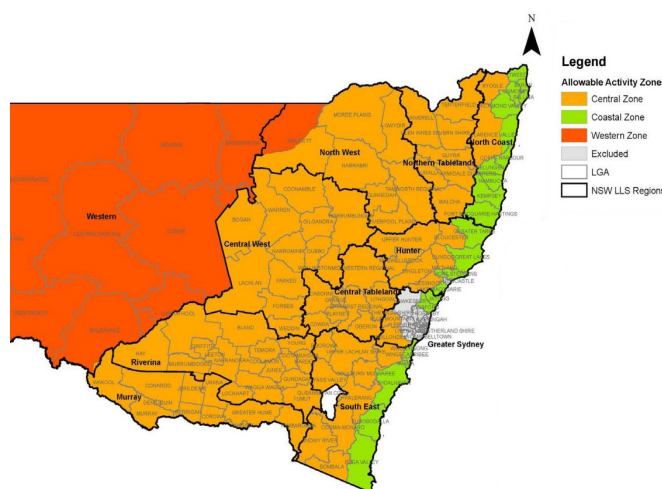
Rural infrastructure is defined as a building or structure or work (an activity) that is used for the purposes of, or in connection with, an activity that is being carried out in a regulated rural area of the state, but only if the activity does not require development consent under the *Environmental Planning and Assessment Act 1979*.

Clearing undertaken for allowable activities on a landholding must only be carried out by you as the landholder, or on your behalf unless specifically stated otherwise (see allowable activities for public authorities). It is important to remember that all other required statutory approvals must be obtained before clearing for a work (an activity), building or structure commences.

There are 3 allowable activity zones in NSW: the western, central and coastal zones. The maximum clearing distances for allowable activities are different for each zone.

Where land is classed as Category 2 –vulnerable regulated land or Category 2 –sensitive regulated land, allowable activities are limited, and reduced maximum clearing distances apply (see table below).

To determine your land category visit www.environment.nsw.gov.au/native-vegetation-regulatory-map



A small holding is a single landholding, with the same ownership, of less than 10 hectares (in the central and coastal zones) or less than 40 hectares (in the western zone).

Rural infrastructure in the western and central zones

In the western and central zones, clearing for rural infrastructure includes (but is not limited to):

- fences
- roads and tracks
- irrigation channels and pipelines
- stock or domestic water supply pipelines
- soil conservation earthworks
- cut lines for stock movement
- bore drains or drains to water storages, telephone lines or cables
- power lines or cables or areas for movement of large machinery
- shearing, machinery, grain, hay or similar sheds
- stock handling facilities

Rural infrastructure in the coastal zone

In the coastal zone, clearing for rural infrastructure is allowed for:

- permanent boundary fences
- permanent internal fences
- roads and tracks or pipelines
- shearing or machinery sheds
- tanks, dams, stockyards, bores, pumps, water points or windmills.

Rural infrastructure on small holdings

On small holdings, clearing for rural infrastructure is allowed for:

- permanent boundary fences
- permanent internal fences
- roads and tracks
- windmills, pipelines, bores, dams, pumps, tanks or water points
- stockyards
- buildings other than habitable buildings.

Want to know more?

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Rural infrastructure on vulnerable and sensitive land

On Category 2-vulnerable regulated land and Category 2-sensitive regulated land, clearing for rural infrastructure is allowed for:

- permanent boundary fences
- permanent internal or temporary fences
- farm tracks, if the track is necessary for access and the route of the track minimises clearing.

Maximum clearing distances for rural infrastructure

You must only clear the minimum amount of vegetation necessary to build and maintain rural infrastructure, meaning the minimum you need to clear for the type of activity.

The following table outlines the maximum clearing distances for rural infrastructure:

Zone	Clearing distance
Western	40 metres
Central	30 metres
Coastal	15 metres
Small holdings (any zone)	12 metres
Vulnerable and sensitive regulated land	6 metres

The maximum distances above apply even if part of the clearing has been carried out by an adjoining landholder.

The maximum distance of clearing of native vegetation includes:

1. In the case of linear infrastructure - the total width of clearing authorised for the infrastructure, or
2. In the case of fixed point infrastructure - the maximum distance of clearing that is authorised measured from the perimeter of the infrastructure.

Additional infrastructure in the coastal zone and small holdings:

For landholders in the coastal zone and on small holdings, Local Land Services may issue a certificate that allows clearing for additional rural infrastructure, provided the purpose is for a genuine agricultural activity.