

Overgrown and Unsightly Property Policy

2025

Responsible Department	Prepared By	Date First Created	Adopted By Council	Review Date	Review period
Governance	Manager Health Building and Environmental Services	October 2020	10 February 2021 Resolution 2021/007	9 February 2025	4 years
Governance	Manager Health Building and Environmental Services	February 2025	19 February 2025 Resolution 2025/296	February 2029	4 years

1. INTRODUCTION

An overgrown or unsightly property can be both a nuisance and a danger to neighbours and the community. All residents have a responsibility to keep their properties neat and tidy to improve the appearance of our Community, remove places for vermin to breed, and reduce health risks.

The aim of this policy is to meet the community's expectations and how Council will respond to customer requests in relation to overgrown and untidy premises in the Narromine Shire Council Local Government area.

The policy describes:

- What properties are covered by this policy
- What regulatory functions Council will follow for compliance with this policy
- How the community can access this policy
- How future reviews of the policy will be conducted
- Contact details for anyone wishing to discuss this policy with Narromine Shire Council

How to complain or report and overgrown or unsightly property

You can report the problem to Council with the address or the location of the property by phoning (02) 68899999 and our rangers will begin their investigation.

Note 1:

Council will take action in relation to untidy properties where it is a public health or safety risk (i.e. attraction of rodents in dilapidated buildings).

Ideas about whether a property appears untidy can vastly differ from person to person. A property that is considered unsightly or untidy to some may not be a health or safety risk.

A hoarding situation is particularly challenging and complex issue that Council is not resourced to intervene and can only take action in relation to public health or safety risks.

Note 2:

Council will not respond to customer requests in relation to potential fire risk of overgrown vegetation in rural areas, these requests should be directed to [NSW Rural Fire Service](#) as they are the authority body responsible for managing the risk.

2. LAND COVERED BY THIS POLICY

1. Public land owned or controlled by the Narromine Shire Council
2. Residential land- Zoned R General Residential and R5 Large Lot Residential as defined in the Narromine Local Environmental Plan 2011
3. Land zoned B2 Local Centre and IN1 General Industrial as defined in the Narromine Local Environmental Plan 2011
4. Land zoned RU5 Village as defined in the Narromine Local Environmental Plan 2011
5. Other zones being E3 Environmental Management, RE1 Public Recreation, RE2 Private Recreation, SP1 Special Activities, SP2 Infrastructure as defined in the Narromine Local Environmental Plan 2011

3. DEFINITION OF OVERGROWN OR UNSIGHTLY ALLOTMENTS

1. Narromine Shire Council defines "overgrown" as vegetation (grass/weeds excluding plants/trees) that affects the visual amenity of the allotment, and is likely to attract reptiles or vermin, or is deemed a fire hazard.
2. Narromine Shire Council defines "unsightly" as objects or materials that are brought on to, or allowed to accumulate on, an allotment causing its visual amenity to be seriously affected. "Unsightly" objects or materials are those such as discarded or disused machinery, second-hand material and similar objects. They also include derelict vehicles, old white goods, building materials and household waste.

4. ASSESSMENT CRITERIA FOR OVERGROWN LAND (VEGEGATION)

1. Residential land zoned R1 General Residential, RU5 Village and R5 Large Lot Residential as defined in the Narromine Local Environmental Plan 2011, shall be assessed as overgrown once the vegetation (grass/weeds) have reached an average height of 0.3 metres and is deemed to be a potential fire hazard or a vermin habitat.
2. Land zoned B2 Local Centre and IN1 General industrial as defined in the Narromine Local Environmental Plan 2011 shall be assessed as overgrown once the vegetation (grass/weeds) have reached an average height of 0.3 metres and is deemed to be a potential fire hazard or a vermin habitat.
3. Land zoned E3 Environmental management, RE1 Public recreation, RE2 Private Recreation SP1 Special Activities SP2 Infrastructure as defined in the Narromine Local Environmental Plan 2011, shall be assessed against the use of the land and management plans for the land use of the allotment.

5. ASSESSMENT CRITERIA FOR UNSIGHTLY LAND (HOARDING)

1. Residential land zoned R1 General Residential, RU5 Village and R5 Large Lot Residential as defined in the Narromine Local Environmental Plan 2011, shall be assessed against the following criteria for being unsightly: -
 - Size of allotment
 - Zoning use of the allotment (Local Environmental Plan 2011)
 - Location of allotment
 - Articles/objects/materials being stored and how they are stored
 - Hazard or potential hazard being caused
 - Visual impact

2. Land zoned B2 Local Centre and IN1 General Industrial as defined in the Narromine Local Environmental Plan 2011 shall be assessed against the following criteria for being unsightly: -
 - Size of allotment
 - Zoning use of the allotment (Local Environmental Plan 2011)
 - Location of allotment
 - Articles/objects/materials being stored and how they are stored
 - Hazard or potential hazard being caused
 - Visual impact
3. Land zoned E3 Environmental management, RE1 Public recreation, RE2 Private Recreation SP1 Special Activities SP2 Infrastructure as defined in the Narromine Local Environmental Plan 2011
 - This activity is prohibited in any form on the above land zones

5. NOTIFICATION ARRANGEMENTS

This section of the plan describes how and when Narromine Shire Council will inspect properties and deal with complaints and or customer requests from the public.

1. Council officers will inspect the property to assess whether it poses a safety risk or is in an unhealthy condition.
2. A notice of intention to issue an order under the Local Government Act 1993 is sent to landowner (not tenant) giving 14 days for compliance or to make representation to Council.
3. If Point 2 above not complied with,
 - Council will issue an Order under the Local Government Act 1993 for works to be carried out as outlined in the order giving further 14 days for compliance.
4. If Point 3 above not complied with, Council will proceed with the following:
 - Issue a Penalty Infringement Notice for failure to comply with an Order and
 - Engage a local contractor to carry out the required works to the allotment(s) and recover costs of the contractor via invoicing the landowner.

6. PREVENTION IF I AM THE OWNER OF AN ALLOTMENT COVERED IN THIS POLICY

Keeping our yards free from overgrown vegetation makes our residential streets more visually appealing and protects the community from vermin and reptiles and lowers the risk of fires

The following practices will ensure our street amenity: -

- Store goods out of sight in your garage or shed
- Put your rubbish out on time. Take advantage of Council's kerbside collection service for general waste, green waste and recycling
- Store objects or materials out of view and neatly stacked but ensure they do not harbour vermin
- Dispose of old vehicles and machinery – some metal recyclers may collect and remove them free of charge
- Mow or slash your overgrown vegetation regularly (whether dead or alive) and dispose of it responsibly.

7. FUTURE REVIEWS OF THE POLICY

This policy will be reviewed every 4 years or when circumstances require a review.

8. LEGISLATION COUNCIL WILL USE FOR COMPLIANCE WITH THIS POLICY

- Local Government Act 1993 and associated Regulation
- Environmental Planning and Assessment Act 1979 and associated Regulation
- Protection of the Environment Operations Act 1997 and associated Regulations
- Rural Fires Act 1997 and associated Regulations
- Public Health Act 2010 and associated Regulations

9. CONTACT DETAILS

Anyone wishing to contact Narromine Shire Council to discuss the policy details should contact Council's Manager Health Building and Environmental Services, during normal business hours on 6889 9999.