

Overgrown private property

Information for Richmond Valley Council Residents

This fact sheet is designed to help residents understand when and why a property would be considered 'overgrown' and the compliance action that may be initiated by Council to ensure the property is maintained to a reasonable standard and does not pose a health and safety risk to adjoining properties.

Vegetation Management

The Richmond Valley Local Government Area is located in a subtropical region of Australia and as a result we experience higher than average rainfall. Whilst the rainfall is welcomed in most instances it does encourage rapid growth of vegetation particularly during the spring and summer months. It is during this period that Council receives a significant number of customer requests in relation to overgrown properties. Overgrown land can be unsafe or unhealthy and may harbour or encourage mice, rats and snakes also overgrown land may become a fire hazard in the dryer months.

Not all residents have the desire to keep properties in a 'park like' condition and this should be taken into consideration before a complaint is lodged with Council. Many properties may be considered to be untidy, but untidy does not necessarily mean that the property is in an unsafe or unhealthy condition and in need of Council intervention.

How Council will respond to overgrown private land

If overgrown vegetation is considered to be in a state in which it is likely to render the land in an unsafe or unhealthy condition. This would include vegetation that due to the un-kept nature would likely be a harbourage for or encourage vermin or create a fire hazard. Council may then initiate regulatory action, this may include formal orders to remove overgrown vegetation and or penalty infringement notices.

The time taken to have requests for vegetation to be maintained will depend upon a number of variables but most significantly weather conditions and the property owner's willingness to respond to and manage the overgrown vegetation.

Further information

In the first instance Council encourages residents to communicate with their neighbour/land owner and reach an amicable solution. Often people are unaware that their activity or lack of property maintenance is causing a problem and are usually happy to address the problem after being notified.

If this cannot be achieved Council will respond to all complaints in a professional and timely manner.

For further information phone Richmond Valley Council on (02) 6660 0300, email council@richmondvalley.nsw.gov.au or visit www.richmondvalley.nsw.gov.au

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