

# Environmental Guidance Note – Regulated Land

HSE DOCUMENT

Regulated Land is land that is environmentally sensitive.

Soil disturbance and clearing native vegetation for a utility's safe operation is classified as an *allowable activity* on land mapped as Regulated Land under the *Local Land Services Act 2013 (LLS Act 2013)*.

Land in NSW is categorised into categories including Category 2 (Regulated Land and Sensitive Regulated Land).

Where land is classed as Category 2, *allowable activities* may be limited or have specific controls or have reduced maximum clearing distances (refer to the table below). Sensitive Regulated Land includes lands covered by the *Coastal Management SEPP*, Core Koala Habitat and RAMSAR Wetlands.

The *LLS Act* enables utilities to clear native vegetation on Category 2 - Regulated Land as an *allowable activity* for the maintenance of utilities, including:

- maintaining safety clearances under power lines and minimising fuel loads under power lines and around communications sites, and
- maintaining existing roads and tracks (does not include constructing new access tracks).

## 1. Regulated Land (Category 2) sub categories:

---

### 1.1. Vulnerable Regulated Land

**Steep or highly erodible land** is land that has a significant risk of soil erosion or susceptible to erosion.

Mitigating erosion in these areas requires the retention of vegetation cover, especially stumps, root systems and groundcover.

Soil disturbance must be kept to a minimum.

#### Minimum Environmental Controls

- Only remove the minimum vegetation necessary and use hand clearing on steep slopes. Minimise disturbance to non-target vegetation and ground cover.
- Stumps and root systems should not be removed or poisoned.
- If soil is disturbed, erosion and sediment control (ESC) must be implemented in accordance with accepted Best Management Practice (Blue Books) to prevent erosion and mitigate the entry of sediment into waterways.
- ESC must be maintained in good working order for the duration of works and maintained until the site has been stabilised and the risk of erosion/migration of sediment off site is minimal.
- Ground cover must be retained.

## 1.2. Protected riparian land (PRL)

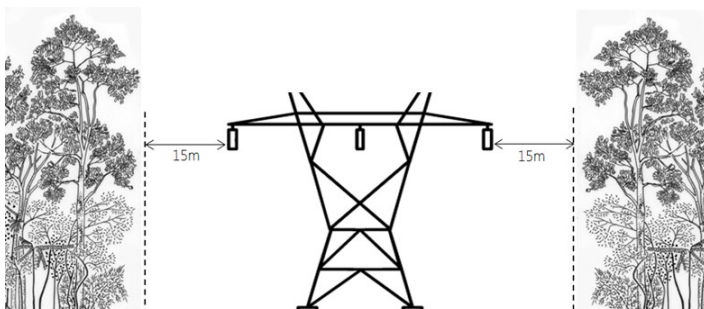
PRL provides the filters that help keep watercourses clean, stabilise the banks and provide habitat for many species of flora and fauna.

PRL is land within 20 metres of the bed or bank of a prescribed stream.

Generally, named watercourses are classed as protected riparian land, however, some unnamed watercourses may be classed as protected riparian land.

### Minimum Environmental Controls

Clearing limits of 15m from the outside conductor (measured from blow-out) should be observed on protected riparian land



**In addition to** the controls above, implement the environmental controls specified in *Environmental Guidance Note: Working Near Watercourses*.

## 1.3. Sensitive Regulated Land (SRL) i.e. lands protected under or mapped as:

- Some SEPPs e.g. Coastal Protection and Core Koala Habitat;
- Critically endangered ecological communities (CEEC); and
- Ramsar Wetlands

### Minimum Environmental Controls

Where a threatened species or protected plant (under the *Biodiversity Conservation Act 2016*), part of a CEEC, or habitat of a threatened species may be harmed, assessment of the impacts must be undertaken.

If sensitive regulated land is flagged, contact your local Transgrid Environmental Business Partner for guidance.

## 1.4. Vegetation Clearing

Vegetation clearing undertaken as an *allowable activity* is not approved for any:

- Construction of new roads or tracks,
  - Removal of groundcover, or
- Vegetation removal beyond safety clearances that exceed those listed in the *LLS Act 2013*.

Contact a Transgrid Environment Business Partn for guidance if soil disturbing activities or vegetation management is required on any Regulated Land.