

## Managing Bush Land on Community Title Land

Greater Sydney Local Land Services (GS LLS) provides agricultural advice, pest animal control, biosecurity and emergency management services and natural resource management. Greater Sydney Local Land Services supports landowners on community title land with funding and Landcare activities to sustainably manage their bushland.

### What is Community Title land?

Community Title is a form of common land created through subdivision. Residents of a Community Title estate own their own property but also collectively own common land such as roads, parks or bush land.

Community title developments have significantly increased in number since being introduced in 1989. There are over 1,500 community title schemes registered in NSW, accounting for over 200,000 residents.

### Problems with Community Title

Many residents buy into a Community Title development with little understanding that they are also buying into the management of common land. Residents often receive limited information about how community title works or their responsibilities.

The development of a community titled estate requires the preparation of management plans for common land, including bush land areas, with projections for on-going management costs. However the real cost of managing bush land areas can be difficult to estimate and strata fees may be insufficient to manage bush land areas effectively.

Noxious weeds may become prolific on Community Title land. Failure to control noxious weeds can lead

to fines from local authorities. Much of the bush land associated with Community Title developments in Sydney is also rare or endangered which adds further management obligations.

### Advice and Assistance for Bush Land Management

**How can residents in a Community Title development manage their bush land appropriately on a limited budget?**

#### Talk to Local Council

Your local Council will be able to provide advice on bush land management and may also be able to assist with training and education. Many Councils run their own volunteer bush land management programs ("Bushcare") on Council land. Community Title residents may be able to use these programs to access training and expertise.

#### Talk to your Local Land Services

Local Land Services may also be able to help with expert advice on land management and may be



available to come out and discuss a particular site. Local Land Services may also be able to help with funding, depending on the nature of the bush land project and the current funding goals of the organisation.

### **Bush Regeneration Contractors**

Some Community Title groups engage professional bush regeneration contractors to manage their bush land for them. This can be expensive but does ensure bush land is managed correctly. Over time costs will decrease as sites are moved into “maintenance phase” where the major issues are under control and sites just need to be maintained.

Contractors are usually happy for individuals to join in on work days, which is a great opportunity for residents to learn more about their bush land as well as the skills required to protect and manage it.

### **Landcare**

There is a growing trend for residents to form Landcare Groups to undertake bush land management work themselves as volunteers. Sometimes groups may not have the required skills or may struggle to get enough residents to join the group. Engaging a bush regeneration contractor for training and to help get the group started can be a good approach in this case.

### **Applying for grants**

There are a range of grants available to help groups manage natural areas. These funds can help groups get specialist advice, buy tools and herbicide and engage appropriate contractors. Greater Sydney Local Land Services can help you find out more about grants.

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## **Managing your bush land is worth it!**

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Natural bush land increases the beauty and amenity of an area, increases house prices and provides an important haven for local wildlife. Having regular contact with nature has even been shown to be good for your health.

### **More information**

- To contact your local Council, visit the NSW [Local Government Directory](http://www.olg.nsw.gov.au/local-government-directory) (<http://www.olg.nsw.gov.au/local-government-directory>) at the Office of Local Government [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au)
- To contact Greater Sydney Local Land Services call (02) 4725 3050 or email [admin.greatersydney@lls.nsw.gov.au](mailto:admin.greatersydney@lls.nsw.gov.au)
- To find out more about Landcare, contact the Greater Sydney Regional Landcare Facilitator on (02) 4725 3041.



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