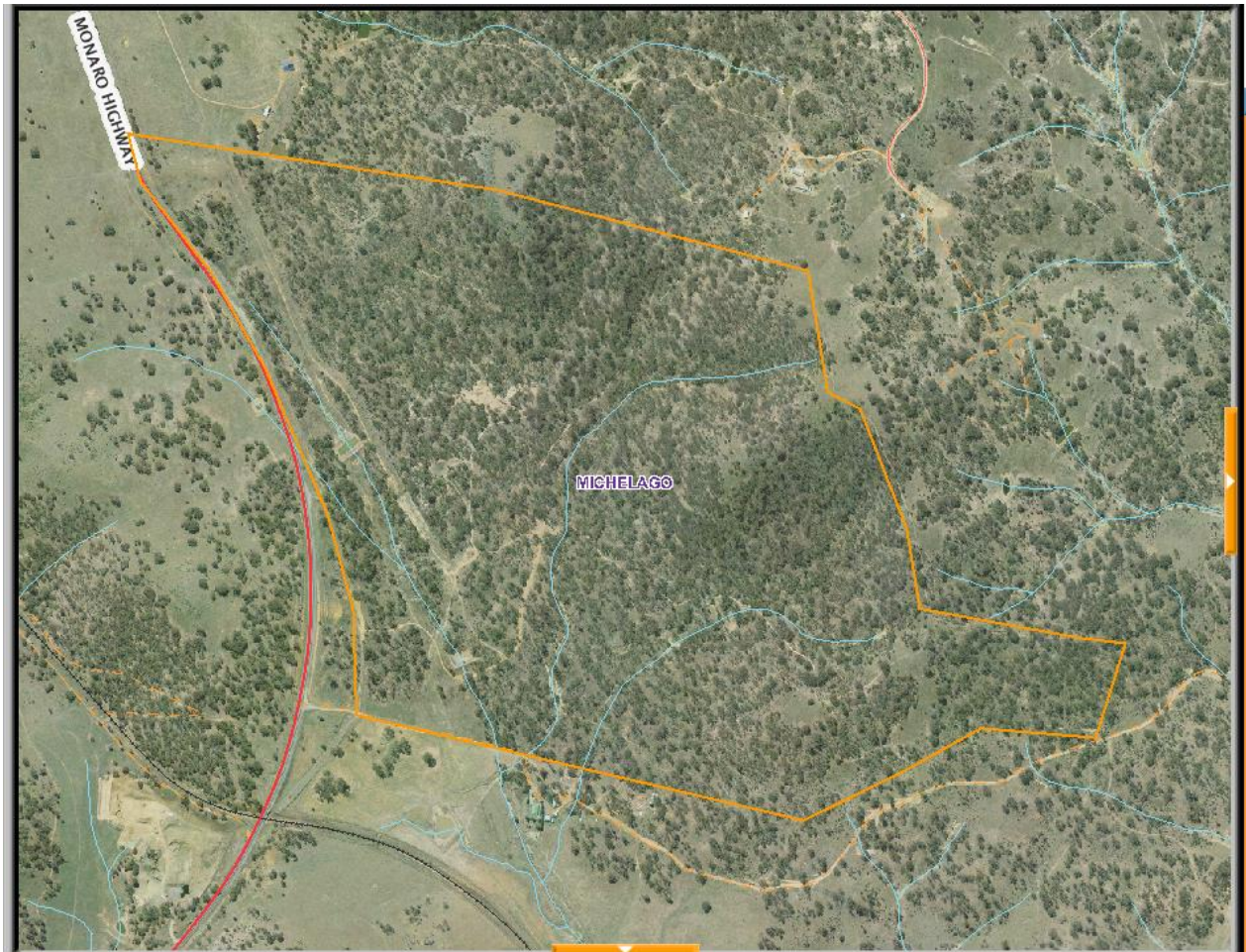




INFORMATION FORMATION FOR INTENDING APPLICANTS

Grazing Opportunity – Michelago area

December 2014



Information for intending applicants

The site

The site comprises 151.3 hectares located on the Monaro Highway approximately 10 kilometres south of the Village of Michelago, being Lot 239 DP 750549. The subject land is shown by red edge on the diagram attached to the draft licence document. Legal access to the site is off the Monaro Highway.

Proposed tenure

The department is prepared to grant a licence over the site for the purpose of grazing. The licence is to commence as at the date the licence is executed by the Minister's delegated officer (no expiry date will apply). Please refer to the attached draft licence document.

The legislative authority for granting of the new licence by NSW Trade and Investment, Crown Land is in accordance with the provisions of the Crown Lands Act, 1989.

Inspection

Applicants may wish to make arrangements with the Goulburn Office to inspect the site prior to submitting a tender and consider the current condition of fencing, any weed infestation on site and any other similar measures that need to be taken into account when submitting an expression of interest.

Proposed licence conditions

Applicants will be required to submit tenders based on the attached draft licence and selection criteria. Particular attention should be given to the special conditions as shown in the attached licence document relating to:

- stock control/management.
- weed control/management
- fencing management including any repair and replacement required.

Selection Criteria

The recommendation of the Selection Committee will be determined solely on the tender submissions having regard to all of the following criteria (not necessarily in order of priority):-

1. The nominated per annum rental (CPI adjusted) as shown on the 'Offer Form'. Please note that the highest rental offered will not necessarily become the preferred application.
2. A management plan for the area that is consistent with the principles of Crown Land Management that:
 - environmental protection principles be observed in relation to the management and administration of Crown Land;
 - the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible;
 - public use and enjoyment of Crown land be encouraged;
 - where appropriate, multiple use of Crown land be encouraged; and
 - where appropriate, Crown Land should be used and managed in such a way that both the land and resources are sustained in perpetuity.
 - the enclosed form titled 'Proposal for the Use and Management of the Area' can be submitted or its equivalent. Please note that detailed weed and fencing programs must be submitted.
3. Knowledge, demonstrated experience and expertise in managing an enterprise that is of the same, similar or complimentary nature to a grazing enterprise
4. Any social and economic benefits the intended operations may provide to the community.
5. A weed management program is to be submitted with the offer made that has been endorsed or supported by the Local Weeds Authority (Cooma-Monaro Shire Council).
6. The subject land fronts the Monaro Highway. The offer should also identify what arrangements will be made to ensure fencing in this section is stockproof and that stock will not escape on to the Highway.

7. All persons intending to submit expressions of interest must acknowledge as part of their offer that they understand any common boundary fence with adjoining landholders is subject of the provisions of the Dividing Fences Act and in so doing agree to abide by the provisions of that Act.

Confidentiality of information

All applications will remain the property of this Department. This Department will treat the contents of the submissions received as “commercial-in-confidence”.

The selection process

1. Receipt of all formal Licence submissions by closing date.
2. All submissions to be evaluated by a selection committee with final recommendations as to the successful application or a short listing of a number of suitable applicants. The selection committee will comprise senior officers of NSW Trade and Investment – Crown Lands and an independent representative.
3. If required, negotiation of final licensing arrangements (including any additional Licence conditions based on submissions received) will be made with short listed applicants, in order of merit, as determined by the selection committee.
4. Final recommendation will be made by the selection committee which will require the approval of the Minister’s delegated officer.
5. All applicants will be notified in writing of the outcome. The successful applicant will be required to lodge a licence application fee of \$383.60 and one year’s rent in advance.
6. The proposal will be abandoned if submissions are considered to be below the standard required.

Enquiries regarding applications

Any enquires or explanations requested by the applicant should be directed to:

Mandy Franklin
Crown Lands, NSW Trade & Investment

Goulburn Office
Phone: 02 4824 3704 Fax: 02 4822 4287

Email: mandy.franklin@crowmland.nsw.gov.au

Lodgement of applications

Licence submissions, together with the attached ‘Offer Form’ must be received no later than the time and date nominated for closing. The completed submission must be placed into a sealed envelope, posted or delivered and clearly marked:

Crown Lands
‘MICHELAGO TENDER’
PO Box 748 or 159 Auburn St
GOULBURN NSW 2580

PLEASE NOTE: ON FRONT OF ENVELOPE PLEASE WRITE “NOT FOR RE-DIRECTION”.

Closing Time and Date: 2.30 Tuesday 13th January 2015.

Land Management Strategy

(The details provided in this section of your application will determine the special conditions enforceable under the licence agreement. Please provide as much detailed information as possible)

- 1. **Proposed use of Crown Land** (eg. particulars of existing and proposed structures required to supplement use, if used in conjunction with adjoining land or as a 'stand-alone' parcel of land and any other information relation to the use of Crown Land)

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- 2. Please identify the **type of stock** and the **stocking rate** you intend to apply to the land.

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- 3. Please identify any immediate **management issues** you consider to be a priority for this parcel of land.

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- 4. Does the parcel of land have a **creek/river** (or any other 'waterbody')? No /Yes. If yes, please provide details below and advise whether it is fenced off to exclude stock access?

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5. Outline your **experience in land management** and how your knowledge and expertise will ensure ongoing appropriate management of the parcel of land.

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6. Please outline your **Drought Management Strategy** (how do you intend to maintain acceptable groundcover during drought conditions eg. de-stocking, restricted grazing, sale, agistment, supplementary feeding)

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7. Please outline your **Bushfire Hazard Reduction Plan** (under the *Rural Fires Act* landholders are required to take the necessary steps to prevent the occurrence and spread of bushfires)

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8. Please describe current **fencing condition** and your intended maintenance/replacement program (boundary fences are to contain stock and any maintenance/replacement requires negotiation with adjoining landholder)

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GRAZING LICENCE SPECIAL CONDITIONS

1. Dividing Fences Act

The holder expressly acknowledges the role of the Dividing Fences Act in respect of any common boundary fences with other landowners and agrees to abide by the provisions of that Act.

2. Monaro Highway boundary fencing

The holder also acknowledges the need to ensure the boundary fencing of the premises fronting the Monaro Highway will be stockproof and will undertake regular inspections to ensure that remains the case.

3. Weed Management Program

The Holder/s will ensure they comply with the endorsed weed management plan submitted with their application. Failure to comply with the weed management plan will lead to action being considered under Clause 32 of this licence.

4. Fencing/Fencing on Termination

You acknowledge that you have read Clause 13 entitled Fences and Gates, and whether separately or conjointly with other lands in the same interest and are responsible for maintaining fencing to a stock proof standard throughout the term of the Licence.

5. Containment of Livestock

Where a watercourse forms a boundary of the Licence area and it does not naturally restrict livestock movement, it is the Holder's responsibility to carry out all necessary measurements to ensure that the stock does not escape from the Licence area. If stock are not satisfactory contained on the Licence area, the holder may be required as directed by the Minister to fence out the watercourse and provide an alternative water source.

6. To protect watercourse bed & banks

You must ensure that use of the land does not result in any degradation of the bed or bank of any creek or watercourse and/or riparian vegetation.

7. Crown roads to remain available for public access

You must not impede or interfere with the public rights of passage that exist with respect to any Crown road, whether such rights be exercised on foot, in a vehicle (including farm machinery), or to drive stock or other animals.

8. Dead timber terrestrial habitat retention

You must not clear or remove standing or fallen dead timber.

9. Protection of soils and habitat for native flora and fauna

The removal of soil or organic material such as bush rocks is prohibited.

10. Protection of Trees

You agree to protect all trees from ringbarking, where necessary, by the placement of mesh or other suitable material around the collar of the trees.

11. Holder not to conduct any earthworks without consent

You must submit a plan of any proposed earthworks to NSW Trade & Investment, Crown Lands for approval prior to any work commencing. You acknowledge that as part of any approval process investigations into issues such as Native Title will need to be conducted and that no guarantee can be given that any proposed earthworks will be approved.

12. Limits on stock

The holder will not permit more stock than is specified in the Management plan to graze the land any any one time, or to be situated on the land or such part thereof, without the written consent of the Minister.

13. Overstocking 70% foliage cover

- (a) You must maintain groundcover vegetation at greater than 70% foliage cover.
- (b) Where the Minister is of the opinion that you are overstocking either the whole or part of the land, the Minister may from time to time direct you by notice in writing that the number and type of stock that may be depastured on the land or such part as may be described in the notice shall not exceed the number and type of stock specified in the notice and you will ensure that the number and type of stock so specified shall not be exceeded.

14. Overstocking

1. The Minister will regard overstocking to be occurring when the land shows obvious signs of overgrazing.
2. Indication that overgrazing could be occurring are when once or more of the following are apparent:
 - Fenceline effects
 - Practically no edible vegetation remains in a paddock, lease or property
 - Perennial grass butts are being eaten to the grounds surface
 - The proportion of unpalatable species present are increasing
 - Perennial bushes are defoliating through browse pressure
 - Shrubs exhibiting an obvious graze line effect
 - Visible soil erosion (water and/or wind)
 - Increased watering point footprint
 - Animals are dying or in danger of dying