

# Licence opportunity on Crown land at South Acacia Park, Armidale

## INFORMATION FOR APPLICANTS



Licence opportunity between Hickory Drive, Roseneath Lane and Seaton Street, Armidale

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## Introduction

This information package provides an overview of the application process for lodging an expression of interest (EOI) for a licence over Crown land. The package also describes the subject Crown land and the criteria against which all applications will be assessed.

## The site

The site comprises 9.0 ha between Hickory Drive, Seaton Street and Roseneath Lane, Armidale being Lot 8 DP 1230555, Lot 1145 DP 728612 and Lot 1106 DP 755808 including the associated unformed Crown road to the east of Lot 8 DP 1230555 (known as Seaton Street) and the unincorporated land between Lot 1145 728612 and Lot 1091 DP 755808.

The licence area is outlined in red on the attached diagram.

## Proposed tenure

The NSW Department of Industry - Crown Lands & Water is prepared to grant a licence over the site for the purpose of grazing and/or temporary storage. The licence will commence from the date it is executed by the Minister's delegated officer.

The legislative authority for granting of the new licence is in accordance with the provisions of the *Crown Lands Act 1989*.

## Inspection

Applicants can inspect the site prior to submitting an EOI. Applicants should consider the current condition of fencing, the presence of weeds, and any other land management issues at the site when submitting their EOI.

## Confidentiality of information

All applications will remain the property of the department. The department will treat the contents of the applications as commercial-in-confidence.

## Selection criteria

The following selection criteria will be used by the selection committee when making their recommendation on EOI submissions (not necessarily in order of priority):

1. **proposed use of Crown land** (e.g. 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)
2. the **type of stock** and the **stocking rate** intended to apply to the land
3. immediate **management issues** considered to be a priority
4. whether the parcel of land has a **creek/river** (or any other 'waterbody'), and whether it is fenced off to exclude stock access
5. applicants' **experience in land management** and their ability to ensure ongoing appropriate management of the parcel of land
6. proposed **drought management strategy** (strategy to maintain acceptable groundcover during drought conditions, e.g. de-stocking, restricted grazing, sale, agistment, supplementary feeding)
7. proposed **bushfire hazard reduction plan** (under the *Rural Fires Act 1997*, landholders are required to take the necessary steps to prevent the occurrence and spread of bushfires)
8. current **fencing condition** and the intended maintenance/replacement program (boundary fences are to contain stock and any maintenance/replacement requires negotiation with adjoining landholders).

In addition to these criteria, consideration will also be given to the annual rental offered by the applicant.

## Rental offer

Rent for this grazing licence must be paid annually. Applicants must submit an annual rental offer to support their application.

The recommendation of the selection committee will be determined with regard to the rental amount offered, in addition to the responses to the selection criteria listed above.

After being selected, the successful landholder must pay the annual rental amount offered in their application, subject to CPI and GST increases.

Applicants should also be aware that the licence holder will be responsible for payment any council rates applicable to the licence area. These will be determined by council on notification of a licence being granted.

**PLEASE NOTE:** Crown Lands & Water will only consider offers over \$2,000 per annum for this licence.

## Lodgement

To lodge an EOI, complete the 'Licence: Grazing Licence Application' online application form available from the department's website.

Alternatively, if you require a hardcopy of the application form, please enquire with the listed contact or relevant Crown Lands office.

If you are sending an application by post or direct delivery, completed submissions must be placed in a sealed envelope and clearly marked:

Department of Industry – Crown Lands, Armidale  
Licence Opportunity at Armidale EOI  
PO Box 1138  
Armidale, NSW, 2350

Email submissions should have the subject line 'Licence Opportunity at Armidale' and be sent to:

[armidale.crownlands@crowmland.nsw.gov.au](mailto:armidale.crownlands@crowmland.nsw.gov.au)

## Closing date and time

Applications close at **4:30 pm** (Australian Eastern Daylight Time) on **Friday 16 February 2018**.

## Selection process

1. Only submissions received by the closing date will be considered.
2. All submissions will be evaluated by a selection committee, which will recommend an application or a short listing of a number of suitable applicants.
3. If required, negotiation of final licensing arrangements will be made with short listed applicants, in order of merit, as determined by the selection committee.
4. A 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 pay 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

Enquires should be directed to:

Warren Martin, Natural Resource Management Project Officer

Telephone: 02 6770 3118

Email: [warren.martin@crowmland.nsw.gov.au](mailto:warren.martin@crowmland.nsw.gov.au)

**OR**

Anthea Slack, Natural Resource Officer

Telephone: 02 6770 3139

Email: [anthea.slack@crowmland.nsw.gov.au](mailto:anthea.slack@crowmland.nsw.gov.au)

## Standard licence conditions

The department's [Grazing Licence: Standard Terms and Conditions](#) sets out the standard conditions of the licence agreement to which this offer is subject. The document is available from the department's website at [www.crownland.nsw.gov.au](http://www.crownland.nsw.gov.au)

## Special licence conditions

In addition to the standard terms and conditions, the following special licence conditions will apply to any grazing licence granted over the Crown land at Armidale.

### 1. 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.

Note: Licence area is not required to be fenced out while under Licence, however on termination any fencing required must be erected prior to termination, to the satisfaction of the Minister or his delegate.

### 2. Limits on Stock

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

### 3. 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 describe 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.

### 4. Overstocking

- a) The Minister will regarding overstocking to be occurring when the land shows obvious signs of overgrazing.
- b) Indications that overgrazing could be occurring are when one or more of the following are apparent:
  - fence-line 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