

The western division of New South Wales

The Western Division of NSW makes up about 42% of the area of New South Wales. The vast majority of the Western Division is Crown leasehold land, administered under the *Crown Land Management Act 2016*.

Boundaries of the Western Division

The Western Division lies west of a line from the Queensland border at Mungindi to Balranald near the Victorian border. It covers some 32.5 million hectares.

The boundaries are defined by borders with Queensland, South Australia and Victoria in the north, west and south respectively. The eastern boundary follows the Barwon River, Marra Creek, a line south to Euabalong and then the Lachlan and Murrumbidgee Rivers.

The vast majority of the land in the Division (about 31 million hectares) is under perpetual lease arrangements from the Crown with only a small area under freehold title, along with land in national parks or forestry reservation.

Leasehold and development

Leasehold title is largely the result of the division's history of settlement and its semi-arid rangeland nature. European land settlement was largely for grazing, which remains the main land use today.

In recent decades there has been increased development of dryland and irrigated agriculture, particularly along the rivers, in the County of Finch in the Division's north-east and along the eastern and southern margins.

Climate

The climate is characterised by high summer temperatures, low and erratic rainfall and evaporation rates that greatly exceed rainfall. Average annual rainfall varies between 450mm in the north-east to 150mm in the north-west corner.

Severe dry periods are an important feature of the climate and have a frequency of recurrence of about 1:8 to 1:10 years.

Significant droughts have occurred in 1845, 1864, 1895-1905, 1911-17, 1928-30, 1940-46, 1965-67, 1978-mid 1980s, 1993-94 and most recently in 2001-2009.

The vastness of the division is such that the impact of droughts is not uniformly felt across the region.

Native vegetation

Native vegetation reflects the low and variable rainfall, soil type and topography. The rangeland types of western NSW are:

- Belah – Bluebush
- Bimble box-pine
- Downs Country
- Gidgee – Brigalow
- Mallee

- Mitchell Grass Plains
- Mulga
- Northern Floodplains
- Saltbush Plains
- Southern Grasslands
- Southern Riverine Woodlands

Long-lived plant species dominate the rangelands providing stability to the system, while short-lived plants are an important basis for animal productivity. Grazing industries rely on natural landscapes and native vegetation except in small pockets where dryland or irrigated cropping is undertaken.

Leasehold

The 31 million hectares of leasehold country comprises:

- grazing and pastoral leases,
- residential leases, and
- business leases.

In addition, there are:

- other leases and holdings in the lower Murray irrigation areas,
- licences for occupation of Crown land and
- licences for extraction of soil, rock, sand and gravel.

Land use

Property sizes vary from a few thousand hectares to 200,000 hectares. The bigger properties are in the far west, the smaller (5,000-6,000ha) around Walgett, Wentworth and Balranald. The smaller properties are generally more intensively developed with cropping being the main enterprise.

Irrigation is significant in the riverland areas adjacent to the Murray, Lachlan and Barwon-Darling rivers. Dryland cropping, even with its seasonal variability, can provide the majority of farm income in climatically suitable areas.

Mining is an important land use in localised areas around Broken Hill, Cobar, Lightning Ridge and White Cliffs and is significant in supporting the larger towns and creating employment.

Tourism is an emerging industry. Towns and landholders (through 'farmstays') cater for tourists and recreational hunters. Developing activities include aquaculture, bush tucker production, commercialised conservation, (frequently referred to as enterprise based conservation) and carbon sequestration through forestry.

A large number of tenures in the towns of the Western Division are Western Lands Leases for the purposes of residence or business. Many of the Western Lands Leases are able to be purchased and made freehold, subject to eligibility criteria.

There are over 1,200 Crown Reserves in the Western Division, 299 of which have Crown Land Managers. These lands are reserved for purposes such as public recreation, commons, urban services, showgrounds, public halls, cemeteries, schools and hospitals.

An area of some 9.4 million hectares (29% of the Western Division and 11% of NSW) is Unincorporated, meaning it has no direct local government. The Unincorporated Area includes the villages of Silverton, Tibooburra and Milparinka.

The department is responsible for coordinating some local government-type services in this area.

The Western Division has had a long evolution of tenures, with a series of amendments to the *Western Lands Act 1901*, and reviews of the tenure and socio-economic issues. These reviews include:

- the Royal Commission of 1901
- the Hassall and Associates report of 1982
- the joint Select Committee of NSW Parliament Enquiry of 1983
- the Western Lands Review of 2000.

The reports of these reviews and the books *Out of the West* by Dick Condon (2002) and *100 years – Celebrating Natural Resource Progress in the Western Division of NSW* by Maree Barnes and Geoff Wise (2003) variously provide detail of the history.

Repeal of the *Western Lands Act 1901*

The *Western Lands Act 1901* was repealed with the commencement of the *Crown Land Management Act 2016* on the 1 July 2018. Leases granted under the *Western Lands Act 1901* remain in force as continued Western Lands Leases with the same terms and conditions.

Further information

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