



INFORMATION PACKAGE

Grazing opportunity for Crown land at Bemboka

Information for applicants

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Contents

Introduction	2
The site.....	2
Proposed tenure	2
Inspection	2
Confidentiality of information	3
Selection criteria	3
Rental offer	3
Lodgement.....	4
Selection process	4
Closing date and time.....	4
Enquiries.....	4
Standard licence conditions	5
Special licence conditions	5

Introduction

This information package provides an overview of the application process for lodging an expression of interest (EOI) for a grazing 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 approximately 1.033ha at Bemboka, being Lot 184 DP 723825 in the Parish of Colombo, County of Auckland, as shown in Figure 1 below. Legal access to the site is via Yankees Gap Road.

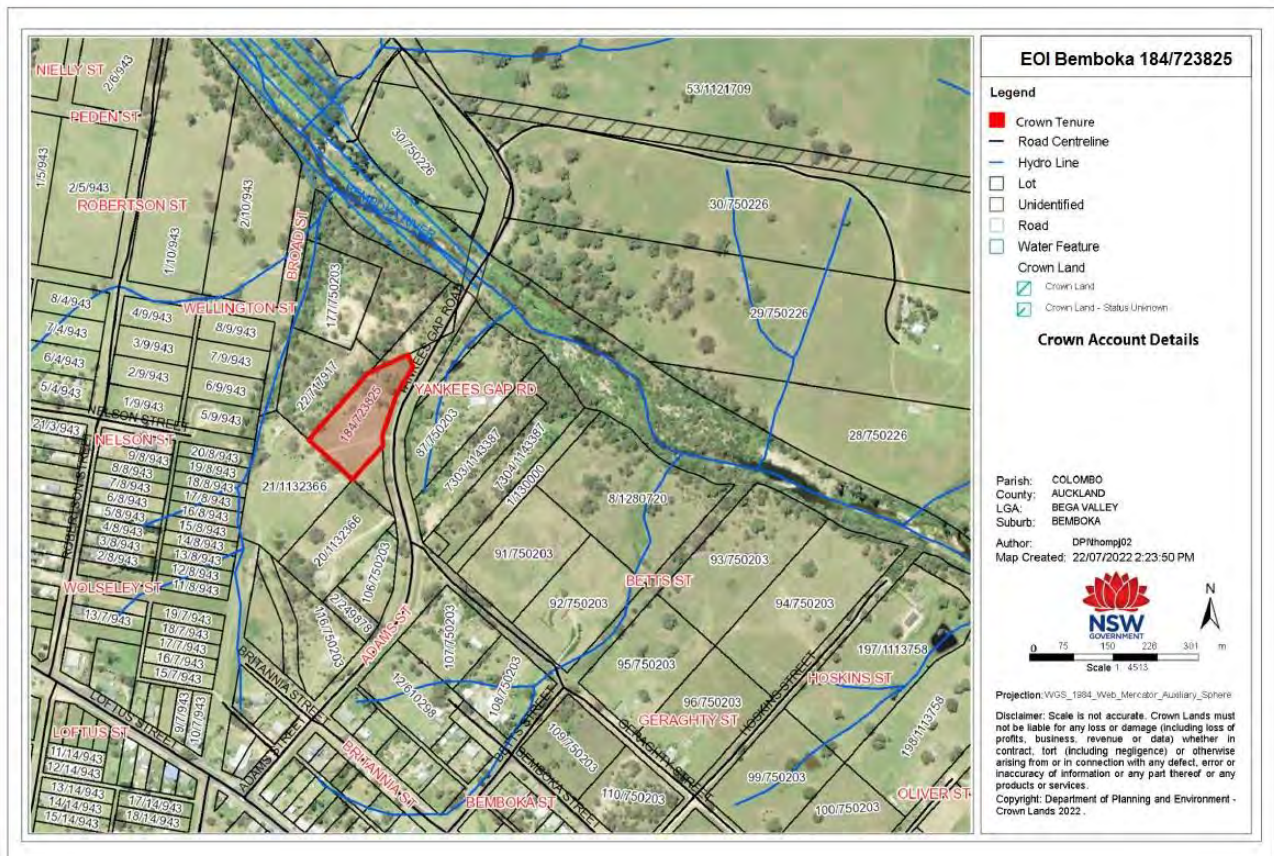


Figure 1. Location of grazing opportunity at Yankees Gap Road

Proposed tenure

The NSW Department of Planning and Environment—Crown Lands (the department) is prepared to grant a licence over the site for the purpose of grazing. 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 Land Management Act 2016*.

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 proposed use such as grazing, any 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: The calculated minimum rental offer acceptable to Crown Lands is \$1,890 per year.

Lodgement

To lodge an EOI, complete the 'Licence: Grazing EOI application form' available from the department's website (www.dpie.nsw.gov.au/lands).

Alternatively, if you require a hardcopy of the application form, please enquire with the listed contact or relevant Department of Planning and Environment—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 Planning and Environment—Crown Lands Bega
Grazing Opportunity at Bemboka EOI
PO Box 2185
DANGAR, NSW, 2309

Email submissions should have the subject line 'Grazing Opportunity at Bemboka' and be sent to:

beqa.crownlands@crowland.nsw.gov.au

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 \$576 and one year's rent in advance.
6. The proposal will be abandoned if submissions are considered to be below the standard required.

Closing date and time

Applications close on **Thursday 29 September 2022** at **4:30 pm** (Australian Eastern Daylight Time).

Enquiries

Enquires should be directed to:

Taylor Burch, Property Management Project Officer
Telephone: 4824 3713
Email: taylor.burch@crowland.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.dpie.nsw.gov.au/lands

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 Bemboka.

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. Land Subject to Aboriginal Land Claims (ALC)

The land is subject to a claim pursuant to the Aboriginal Land Rights Act 1983 (ALR Act 1983), being Claim number 42623 lodged with the Aboriginal Land Rights Registrar on 23 December 2016 and Claim number 42488 lodged with the Aboriginal Land Rights Registrar on 19 December 2016. Should investigations reveal that the land was claimable Crown land within the meaning of the ALRA when the claim was made, the land will be granted to the relevant Aboriginal Land Council and the licence will be terminated from the date of the grant.

Except as may be expressly provided for in this licence You acknowledge and agree that You will not be entitled to any compensation, costs or damages, in respect of the termination/variation of this licence by operation of this clause.

3. 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.

4. Overstocking

- a) The Minister will regard 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.