

Grant of a Crown lease in Lightning Ridge

Background

In 2005, the NSW Government began granting term residential Western Lands Leases (WLL), under the former *Western Lands Act 1901*, in Lightning Ridge through the Camps on Claims Project for a period of 20 years. These WLL were granted over existing residential mineral claims on the Lightning Ridge Opal Fields for the purpose of residence. Within the next few years, commencing in 2025, these WLL will start to reach their expiry dates.

What is new

The department is committed to offering new term Crown leases to replace the existing term WLL, where possible.

Existing leaseholders will be contacted by the department 2 years prior to their expiry date to commence the process for granting a new term Crown lease for a term of up to 50 years.

You will be required to make an application which will be assessed in accordance with the Grant of a Crown lease in Lightning Ridge policy (**Policy**).

A new standard lease will apply whereby Minister's consent will be required if you seek to establish a mortgage over the property or sublease.

Eligibility

The department will only grant a new term Crown lease where your existing WLL meets the requirements outlined in the Policy.

To ensure eligibility leaseholders may need to provide additional information to the department in regard to outstanding debt, compliance issues which may include infrastructure or materials outside the lease boundary and subleasing.

The department **will not** be considering any application for a new term Crown lease any earlier than 2 years prior to the expiry date of your existing lease. The application will be assessed according to the expiry date of your existing lease.

Communication

The department will communicate with leaseholders, Walgett Shire Council, the Department of Regional NSW – Mining, Exploration and Geoscience, the Lightning Ridge Area Opal Reserve Manager and the community.

Other

Your current WLL can continue to be sold and transferred on the open market up to the expiry date. For more information, please refer to the Minister's Consent to Transfer process on our website.

Annual rent is based on market value and cannot be less than the statutory minimum rent according to Part 6 of the *Crown Land Management Regulations 2018*.

What can you do to assist your application?

1. Update your contact details (eg address, telephone or email) with the department;
2. Ensure your existing lease rent is up to date with no monies owing;
3. Ensure all your personal belongings (eg vehicles, machinery equipment, materials) are within the boundary of your lease;
4. Make sure you are the registered leaseholder on the Certificate of Title.

How to apply

Leaseholders are required to complete and sign an application form and return the form to the department whereby an invoice will be raised for the application fee. For fee information please refer to the NSW Department of Planning, Housing & Infrastructure – Crown Lands website.

Costs

Along with the application fee you will be required to pay other costs associated with the grant of the lease including but not limited to:

- any required survey, subdivision, easement or plan registration
- any independent valuation
 - fees associated with registering the lease dealings with NSW Land Registry Services
 - costs associated with rectification of any compliance or contamination issues

Please contact the department to discuss the application process if assistance is required.

Further information

Email: cl.western.region@crowmland.nsw.gov.au

Web: www.crowmland.nsw.gov.au

Phone: 1300 886 235