



GRAZING INFORMATION PACKAGE

# Grazing opportunity for Crown land at Commonwealth Road, Portland

---

Information for applicants

March 2024



# Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

Published by NSW Department of Planning, Housing and Infrastructure

[dpie.nsw.gov.au](https://dpie.nsw.gov.au)

Title: Grazing opportunity for Crown land at Commonwealth Road, Portland

Subtitle: Information for applicants

Department reference number: 24/01796

---

© State of New South Wales through Department of Planning, Housing and Infrastructure 2024. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Housing and Infrastructure as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (February 2024) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Housing and Infrastructure), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Contents

<b>Introduction .....</b>	<b>2</b>
The site.....	2
Proposed tenure.....	2
Inspection .....	3
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 is at Portland, Commonwealth Road as described below.

The site comprises approx. 4.31ha at Portland being Part Lot 7310 DP 1142021, Lot 7037 DP 1025935, Crown Roads west and south of Lot 7310 DP 1142021 and Crown Roads north and south west of Lot 7037 DP 1025935 in the Parish of Cullen Bullen County of Roxburgh. Legal access to the site is via Commonwealth Road.

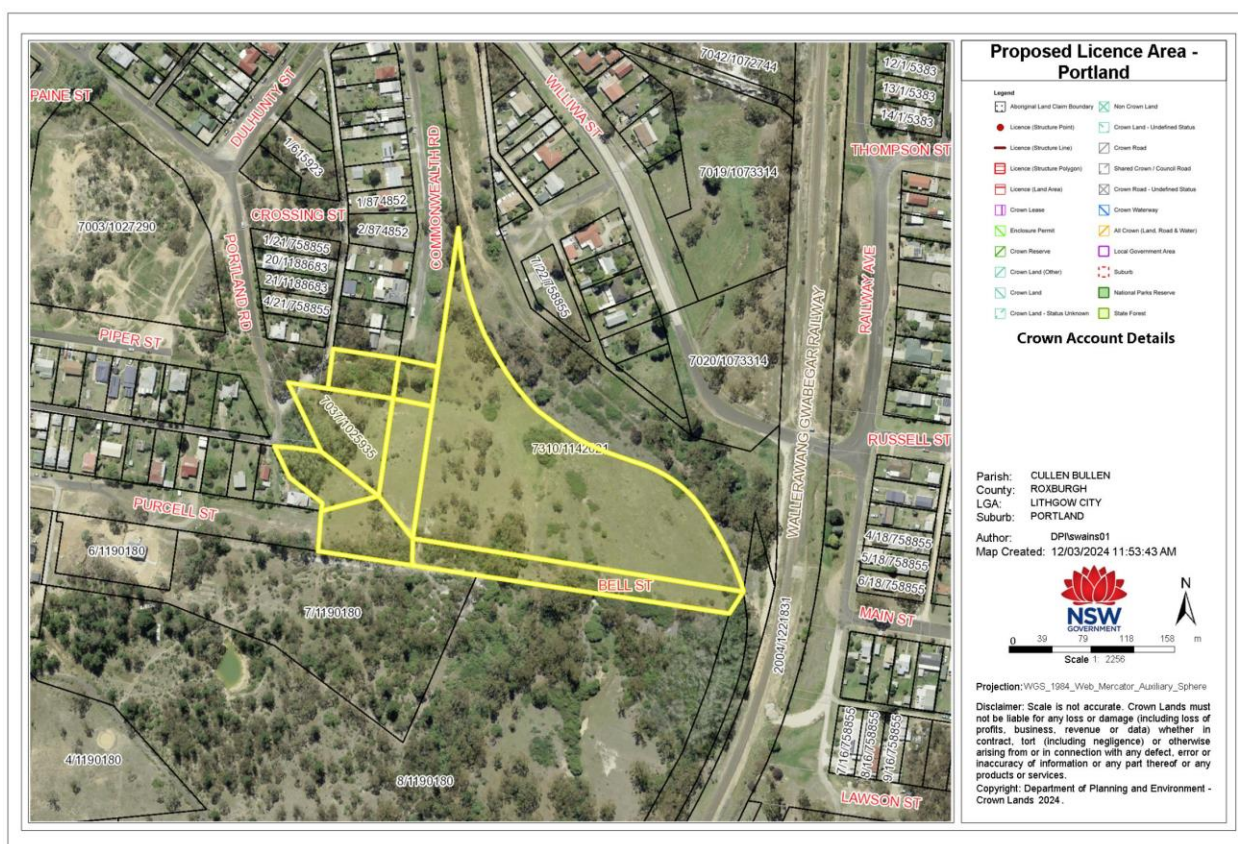


Figure 1. Location of grazing opportunity at Portland.

## Proposed tenure

The NSW Department of Planning, Housing and Infrastructure—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 minimum rental offer acceptable to Crown Lands is \$590.00 + GST with CPI increments per year. Licence will be subject to rent re-determination after 3 years.

## Lodgement

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

Alternatively, if you require a hardcopy of the application form, please enquire with the listed contact or relevant Department of Planning, Housing and Infrastructure—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, Housing and Infrastructure—Crown Lands  
Grazing Opportunity at Portland EOI  
Level 2, 105 Prince Street ORANGE NSW 2800

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

[orange.crownlands@crowland.nsw.gov.au](mailto:orange.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 \$618 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 **Friday 3 May 2024 at 4:30 pm** (Australian Eastern Standard Time).

## Enquiries

Enquires should be directed to:

Sara Swain, Property Services Officer

Telephone: (02) 6391 4311

Email: [orange.crownlands@crowland.nsw.gov.au](mailto:orange.crownlands@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.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 Portland.

### 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 Claim

Part or all of the land(s) is subject to a claim(s) pursuant to the Aboriginal Land Rights Act 1983 (ALRA Act 1983) Should investigations reveal that the land(s) 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 the Holder acknowledges and agrees that the Holder 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. 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.

### 4. 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.

### 5. Overstocking

1. The Minister will regard overstocking to be occurring when the land shows obvious signs of overgrazing.
2. 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.