



GRAZING INFORMATION PACKAGE

Grazing opportunities for Crown land at Portland

Information for applicants

May 2025



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.

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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 2 sites are at Portland as described below.

Applicants may apply for one or both areas.

Area 1:

The site comprises approx. 4.26ha at Portland being Lot 114 DP 755769 in the Parish of Cullen Bullen County of Roxburgh.

Legal access to the site is via Limestone Creek Road.

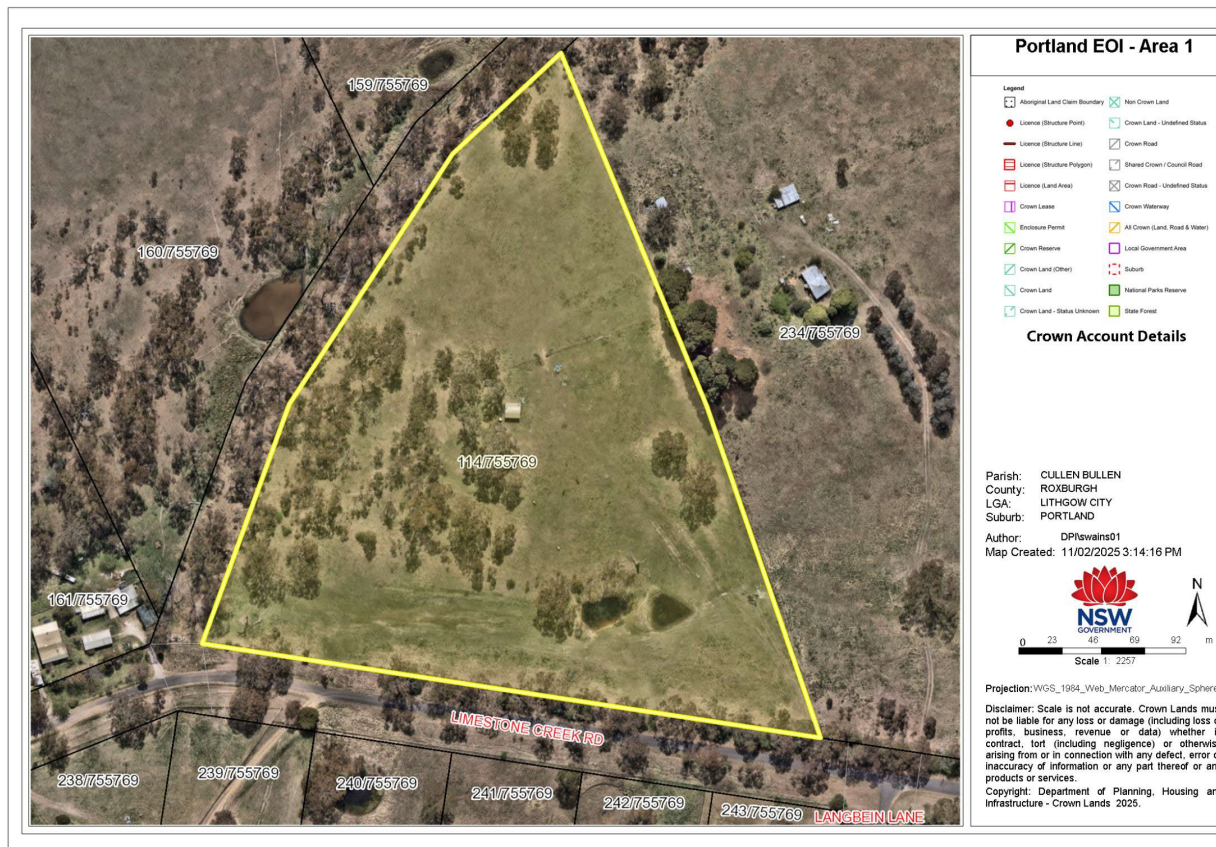


Figure 1. Location of grazing opportunity – Area 1 at Portland.

Area 2:

The site comprises approx. 4.18ha at Portland being Lot 1 Section 64 DP 758855, Lots 7323-7324 DP 1142026, Part Lot 7321 DP 1142026 and Crown Roads east of Lot 7324 DP 1142026, north east of and between Lots 7323 - 7324 DP 1142026, between Lots 7324 DP 1142026 and Lot 1 Section 64 DP 758855 and west/north-west of Lots 7323 DP 1142026 and Lot 1 Section 64 DP 758855 in the Parish of Cullen Bullen County of Roxburgh.

Legal access to the site is via Burton Street.

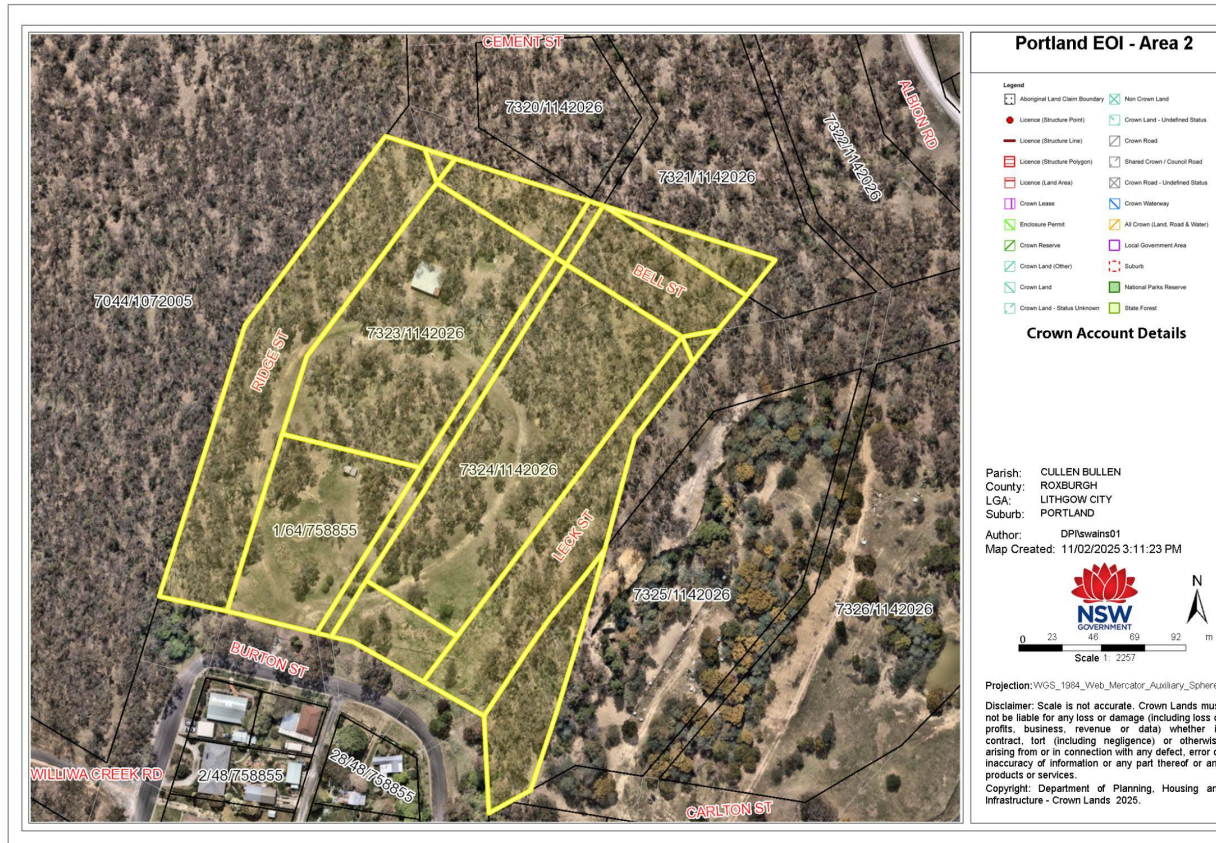


Figure 2. Location of grazing opportunity – Area 2 at Portland.

Proposed tenure

The NSW Department of Planning, Housing and Infrastructure—Crown Lands (the Department) is prepared to grant a licence over the sites for the purpose of grazing. The licences 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 as follows:

Area 1 - \$1334.00 + GST with CPI increments per year.

Area 2 - \$950.00 + GST with CPI increments per year.

Lodgement

To lodge an EOI, complete the 'Licence: Grazing EOI application form' available from the Department's website (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 EO1
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@crownland.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 \$642 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 13 June 2025 at 4:30 pm** (Australian Eastern Daylight Time).

Enquiries

Enquires should be directed to the Orange Crown Lands office:

Telephone: 1300 886 235

Email: orange.crownlands@crownland.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.

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