

2022

Stock watering place – lease tender process

North West & Western

A stock watering place (SWP) is a controlled travelling stock reserve (TSR), under section 61 of the *Local Land Services Act 2013* (NSW), for which Local Land Services may grant a lease, under section 111 of the *Local Land Services Act 2013*. A Lessee must supply water (if available) to prescribed persons or stock, and allow prescribed stock to depasture at the SWP, under section 112 of the *Local Land Services Act 2013*. Note that recreation use of TSRs is not authorised in the Western Division, under clause 62(3) of the *Local Land Services Regulation 2014* (NSW).

This document (Tender Process) sets out the tender process for determining the Successful Tenderer for an SWP lease that authorises grazing on the SWP specified in Schedule 1. This Tender Process should be read in conjunction with the Tender Submission Form.

1. Commencement

- 1.1. This Tender Process commences when it has been approved by Local Land Services and is published on the Local Land Services website at www.lls.nsw.gov.au/tsr

2. Lodgement of tender submissions

- 2.1. This Tender Process commences when it has been approved by Local Land Services and is published on the Local Land Services website at www.lls.nsw.gov.au/tsr
- 2.2. The lease fee offer in the tender submission form (Lease Fee Offer) must:
 - a. be unconditional,
 - b. be a single value (not a value range),
 - c. be exclusive of GST,
 - d. meet or exceed the minimum lease fee offer amount, and
 - e. be for the whole of the Travelling Stock Reserve.
- 2.3. The Tender Submission must be lodged electronically at www.lls.nsw.gov.au/tsr by 11:59pm (AEST) on 09 June 2023 (Tender Submission Close Date).
- 2.4. Tender Submissions lodged after the Tender Submission Close Date will be rejected.
- 2.5. By lodging a Tender Submission, the person (Tenderer) agrees:
 - a. to be bound by the terms of tender set out in the tender submission form (Terms of Tender); and
 - b. that Local Land Services may:
 - (i) disclose information contained in any Tender Submission to other Local Land Services and Departmental officers, consultants, and advisers as may be necessary to evaluate the Tender Submission; and
 - (ii) seek information as necessary from third parties and regulatory agencies in

- relation to the Tenderer; and
 - (iii) make public statements about the Tender Process, including in relation to the Successful Tenderer and the Lease Fee Offer.
- 2.6. Tenderers must lodge no more than 1 Tender Submission per SWP.
- 2.7. Tenderers must tender for no more than 2 individual SWPs in the North West region.
- 2.8. Once submitted, the Tender Submission and all associated documents become NSW Government property and will not be returned.
- 2.9. A Tender Submission may be withdrawn at any time during the Tender Process by notice in writing to tsr.feedback@lls.nsw.gov.au
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3. Review of tender submissions

- 3.1. Local Land Services will appoint a selection panel that will consist of one tender manager, two assessors, and one support officer (Selection Panel).
- 3.2. Tender Submissions will be provided to the Selection Panel.
- 3.3. The Selection Panel will review each Tender Submission and determine whether it is complete and whether it meets the eligibility criteria set out in the tender submission form (Eligibility Criteria). Note: The Selection Panel will aim to do this within 7 business days of the Tender Submission Close Date.
- 3.4. The Selection Panel will reject a Tender Submission that, in the Panel's opinion, is not complete or does not meet the Eligibility Criteria.
- 3.5. Before the Selection Panel rejects a Tender Submission, the tender manager will:
- a. notify the Tenderer of the Panel's intention to reject and the reason(s) for rejection; and
 - b. allow the Tenderer 5 business days to rectify the Tender Submission.
- 3.6. If, after 5 business days, the Selection Panel is still of the opinion that the Tender Submission is not complete or does not meet the Eligibility Criteria, the tender manager will notify the Tenderer that the Tender Submission is rejected.
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4. Assessment of tender submissions

- 4.1. The Selection Panel will assess and rank Tender Submissions from highest to lowest according to the following:
- a. the dollar value of Lease Fee Offer (70% weighting); and
 - b. the Selection Panel's view on the suitability of the Tenderer based on the evaluation criteria in the tender submission form (Evaluation Criteria) (30% weighting).
- 4.2. The Selection Panel may request further information, at any time, by notice in writing from the tender manager to a Tenderer. The Selection Panel may reject a Tender Submission if the requested information is not provided within the period specified in the notice.
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5. Successful tenderer

- 5.1. The Tenderer with the highest ranked Tender Submission is the Successful Tenderer.
- 5.2. The tender manager will notify Local Land Services of the Successful Tenderer.
- 5.3. The tender manager will give written notice to the Successful Tenderer advising that the person is the Successful Tenderer.
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5.4. If the Successful Tender's Tender Submission is withdrawn or an SWP lease is not issued to the Successful Tenderer for any other reason, the tender manager will give written notice under clause 5.3 to the next highest ranked Tenderer. That person will become the Successful Tenderer.

6. SWP lease issue

- 6.1. If an SWP lease is issued, the fee for the SWP lease will be equal to the Successful Tenderer's Lease Fee Offer.
 - 6.2. After an SWP lease has been issued, the tender manager will, by notice in writing, advise each unsuccessful Tenderer that they were not the Successful Tenderer.
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7. Miscellaneous

- 7.1. Unless otherwise defined, words and expressions that are defined in the *Local Land Services Act 2013* have the same meaning in this Tender Process.
- 7.2. Local Land Services may, in its absolute discretion, at any stage, undertake investigations to confirm that a Tenderer has complied with the Terms of Tender, including to confirm there are no conflicts of interest which may preclude them from becoming the Successful Tenderer.
- 7.3. If issued, the SWP lease will be for a term of:
 - a. five 5 years (01 July 2023 to 30 June 2028) in the North West region
 - b. 14.75 years (01 October to 30 June 2038) in the Western region
 - c. and will be subject to conditions. Note: A sample SWP lease including conditions is available (see 7.7). Tenderers should be aware that it is a sample only and does not limit the conditions of any lease that may be issued.
- 7.4. Local Land Services may vary or terminate this Tender Process at any time, for any reason, by written notice on its website at: www.lls.nsw.gov.au/tsr. Note: For example, if no Tender Submissions are received, or if only one Tender Submission is received, or if no Tenderers meet the Eligibility Criteria, Local Land Services may choose to extend the Tender Submission Close Date, or vary, or terminate the Tender Process and consider other options for issuing an SWP lease.
- 7.5. Without limiting clause 7.4, if only 1 Tender Submission is under consideration, Local Land Services may directly negotiate with the sole Tenderer.
- 7.6. A Tender Submission that has been rejected is taken never to have been made.
- 7.7. The following documents are referred to above can be found on the Local Land Services website at www.lls.nsw.gov.au/tsr:
 - a. Tender Submission Form
 - b. Sample SWP lease

Schedule 1 – stock watering place (SWP) details

The tables below state details of each of the available SWPs within each region for tender. An interactive map can be found on the Local Land Services website at www.lls.nsw.gov.au/tsr:

North West

NOTE: All SWPs in the North West region are in the Walgett local government area (LGA).

SWP NAME	CROWN RESERVE NUMBER	AREA (Ha)	ESTIMATED DRY SHEEP EQUIVALENT	MINIMUM YEARLY LEASE FEE (EXCLUDING GST)
Birrah SWP No 1090	83784	45.02	0.44	\$89.14
Bobs Tank SWP No 1051	71292	250.7	0.35	\$394.85
Boorooma SWP No 1034	72291	507.7	0.70	\$1599.26
Borah SWP No 114	57360, 8919, 14172	520.4	0.83	\$1943.69
Bunghill SWP No 112	7848, 7849	509	0.35	\$801.68
Collarenebri Tank SWP No 1069	75675	137.40	0.42	\$259.69
Collarenebri 2 Mile SWP 7301	L206261	69.00	0.50	\$155.35
Dungle Ridge SWP No 231	21701	519.08	0.38	\$887.63
Gamalally Tank SWP No 966	59700	243	0.33	\$360.86
Lightning Ridge SWP No 115	7246, 7244	519.4	0.61	\$1425.75
Llanillo SWP No 979	59860, 59858	488.7	0.61	\$1341.48
Long Swamp SWP No 9	84563	61	0.43	\$118.04
Mandi Plains SWP No 1045	71654	259	0.47	\$547.79
Moongulla SWP No 226	21666, 59439	302.5	0.62	\$843.98
Moramina SWP No 306	28024	225	0.61	\$617.63
Morella SWP No 1073	75665	90.9	0.58	\$237.25
Piangobla SWP No 972	60375	485	0.49	\$1069.43
Weetalibah Waterhole SWP No 962	58911	86.7	0.41	\$159.96
Wilby Wilby SWP No 362	32425	214.00	0.60	\$577.80

Western

NOTE: Minimum yearly lease amount for all SWPs is \$200 (excluding GST).

NOTE: Unlisted SWPs are unavailable for public tender.

SWP name	Crown reserve number	LGA	Area (Ha)
SWP1001-Nullawong Bore	R64687, R64685	Balranald	511.6
SWP1023-Geraki	R67643	Balranald	4.7
SWP149-Penarie Tank	R14723, R16813, R14722	Balranald	478.9
SWP363-Morven Tank	R35284, R35282	Balranald	466.1
SWP453-Bidura Bore	R23412, R23413	Balranald	375.8
SWP475-Yarrowal Tank	R37461	Balranald	9.9
SWP58-Gunnaramby Bore	R8832, R8833, R7486	Balranald	523.1
SWP59-Clare Tank	R11072, R11073, R11071	Balranald	533.8
SWP60-Dolmoreve Well	R10451, R10450, R41846	Balranald	655.6
SWP617-Kitcho Tank	R44003, R44005	Balranald	513.7
SWP61-Til Til Tank	R8937, R8938	Balranald	521.7
SWP62-Youhl Plain Tank	R21983, R21953	Balranald	441.1
SWP1088-Davis Bore	R85900	Bourke	5.9
SWP155-Tinchelooka Bore	R8079, R8078	Bourke	667.0
SWP160-Boongunyarrah Springs	R40416	Bourke	534.8
SWP218-Byrock Tank	R15895	Bourke	256.6
SWP223-Enngonia Bore	R27759	Bourke	221.1
SWP232-Kelly's Camp Bore	R19406, R19405, R21590	Bourke	570.8
SWP237-Walkden's Bore	R19967, R22559	Bourke	521.3
SWP238-Kerribree Bore	R20850	Bourke	393.3
SWP239-Gidgea Camp Bore	R20935, R23314, R23315	Bourke	512.4
SWP241-Sibraa's Bore	R18132	Bourke	268.8
SWP249-Brigalow Bore	R21930, R71476	Bourke	436.1
SWP250-Poison Point Tank	R37708, R21779	Bourke	509.2
SWP308-Kenmare Bore	R85295, R85295	Bourke	530.6
SWP374-Ford's Bridge Bore	R8787, R85296	Bourke	259.5
SWP404-Cuttaborra Tank	R35529	Bourke	256.4
SWP89-Two Waterholes Tank	R5380, R5381	Bourke	524.9
SWP93-The Lake Tank	R4323, R4321, R4322, R49060,	Bourke	656.5
SWP94-Grass Hut Tank	R7866, R22148	Bourke	541.7
SWP95-Native Dog Bore	R4396, R15978, R15977, R15979, R4397	Bourke	1038.6
SWP98-Ledknapper Tank	R87052	Bourke	542.3
SWP100-Bendemere Tank	R2545, R4012	Brewarrina	262.3
SWP1045-Langboyd Bore	R70907	Brewarrina	58.6
SWP297-Fingerpost Bore	R31239, R31238	Brewarrina	228.6

SWP645-19-Mile Dam	R47538, R47538	Brewarrina	414.8
SWP96-Barrington Bore	R18550	Brewarrina	145.0
SWP984-Milroy Tank	R60339, R60341	Brewarrina	512.5
SWP996-Bundabulla Tank	R66209	Brewarrina	498.3
SWP1049-Round Hill	R71639	Broken Hill	3.3
SWP1098-Racecourse Tank	R85794	Broken Hill	2.0
SWP208-Willandra Weir	R16381, R16380	Carrathool	170.2
SWP53-Polygonum Hut Well	R1119392, R17821	Carrathool	516.2
SWP961-Roto Siding Well	R62485	Carrathool	6.5
SWP1009-Rosewood	R64758	Central Darling	183.5
SWP1053-Eureka Well	R71676	Central Darling	507.2
SWP318-Nineteen-Mile Tank (Comarto Tank)	R29869, R29868	Central Darling	506.3
SWP508-Momba Bore	R39376, R39374	Central Darling	391.1
SWP55-Holy Box Well	R6867, R1418, R6866	Central Darling	535.0
SWP56-Ivanhoe Railway Bore	R85992, R85992	Central Darling	227.9
SWP623-Yoree Tank	R86535	Central Darling	11.4
SWP629-Caltigeena Tank	R47569, R47571	Central Darling	488.3
SWP633-Coorpooka Tank	R49153, R49151	Central Darling	505.9
SWP650-Mokilla Tank	R47508, R47506	Central Darling	415.3
SWP658-Sayers Lake Tank	R47573, R47575	Central Darling	502.1
SWP917-Trida Well	R59968	Central Darling	248.6
SWP1004-Moora Tank	R67143, R67145	Cobar	493.4
SWP1026-Wiltagoona Tank	R69535, R69533	Cobar	537.0
SWP1056-Cullenward's Tank	R75658	Cobar	73.9
SWP1072-Sussex Tank	R72101	Cobar	533.8
SWP1080-MacKinnon's Tank	R86586	Cobar	220.0
SWP10-Sandy Creek Tank	R86650	Cobar	529.2
SWP1109-Meryula	R87190	Cobar	15.1
SWP11-Priory Tank	R5523, R51740	Cobar	493.2
SWP135-Mulya Tank	R5931, R5932	Cobar	523.2
SWP15-Cuttygullyroo Tank	R4246, R4247	Cobar	516.4
SWP168-Springfield Tank	R10812, R10811, R10813	Cobar	491.0
SWP169-Barnato Tank	R9509, R9508	Cobar	509.6
SWP17-Kerrigundi Tank	R2820, R2819	Cobar	510.4
SWP18-Tinderra Tank	R5327, R5328, R43500	Cobar	531.5
SWP28-Keighran's Tank	R5780, R8507	Cobar	526.7
SWP310-Gilgunnia Bore	R28510, R28509, R2361	Cobar	510.0
SWP395-Canbelego Tank	R32037, R43514, R43512	Cobar	113.7
SWP641-Bulgoo Tank	R44131, R44133	Cobar	526.9
SWP6-Merri Merriwa Tank	R6938, R12370	Cobar	484.4
SWP715-Tiltagara Tank	R51370, R51372	Cobar	519.4

SWP7-Wagga Tank	R7200, R44619, R79674	Cobar	567.4
SWP92-Helman's Tank	R4392, R4393	Cobar	552.3
SWP9-Rock Holes Tank	R7209, R7208	Cobar	540.7
SWP51-Toms Lake Tank	R8731, R8730	Hay	525.2
SWP1106-Heydons Tank	R8779	Unincorporated	1.0
SWP127-Thackeringa Tank	R8973, R8974	Unincorporated	123.4
SWP129-Tara Tank	R6463, R6462	Unincorporated	302.9
SWP166-Silverton Well	R9573	Unincorporated	15.4
SWP199-Dolo Tank	R16305, R16306, R16307	Unincorporated	560.6
SWP235-Mulgany Bore	R21062, R24439	Unincorporated	501.7
SWP427-Munka Munka Tank	R38336	Unincorporated	434.8
SWP577-Fowler's Gap Tank	R42236, R42234, R46789	Unincorporated	533.3
SWP578-Kennedy's Tank	R41833	Unincorporated	220.9
SWP75-J.K. Tank	R16321	Unincorporated	261.9
SWP79-Milparinka Government Well	R5552	Unincorporated	248.4
SWP938-Yantara Tank	R56101, R56103	Unincorporated	521.8

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