



Australian Government
Indigenous Land and Sea Corporation



The ILSC GROUP

PEOPLE. COUNTRY. OPPORTUNITY.

Crocodile and Welcome Stations – Cape York, QLD

Expression of Interest to take over management of Crocodile and Welcome Stations

The Indigenous Land and Sea Corporation (ILSC) is a Commonwealth Statutory Corporation incorporated under Part 4A of the *Aboriginal and Torres Strait Islander Act 2005 (Cth)* (**ATSI Act**). The primary functions of the ILSC are to assist Aboriginal persons and Torres Strait Islanders to acquire land and water-related rights and manage Indigenous held land and Indigenous waters so as to provide economic, environmental, social and cultural benefits for Aboriginal persons and Torres Strait Islanders.

The ILSC is inviting expressions of interest from experienced pastoral operators to take over the management and operation of Crocodile and Welcome Stations. The properties are suitable for an individual, family or corporate to manage, either on a standalone basis or to compliment activities of a larger aggregation. EOI applicants need not be Indigenous or Torres Strait Island (ATSI) organisations, although ATSI organisations are encouraged to apply.

Crocodile and Welcome Stations are adjoining properties of 54,210 hectares and 70,298 hectares located near the town of Laura on the Cape York Peninsula. The properties are pastoral leases held by the ILSC, with operations currently managed by ILSC subsidiary – Primary Partners Pty Ltd (PPPL). The ILSC is seeking an operator to take over management of the properties from PPPL.

The ILSC preference is for management arrangements that allow ILSC owned cattle and equipment to remain on the property, however the ILSC will accept proposals for alternate arrangements for managing the properties. Expression of Interest applicants should focus on how their activities will provide benefits to local Indigenous people, as well as keep the properties in good working order.

Applicants can find further information on property details in the below property profile.

The process:

Interested operators should complete the Expression of Interest Application Form. This form requires information on the following:

Overview

- Summary of your business proposal for the property.
- Outline why are you the best candidate to be the operator on Crocodile and Welcome Stations?

Current Business

- Describe your current business
- Outline the structure of your business in legal, financial and operational terms

Proposed Business

- Provide a brief description (or plan) of your proposed business at Crocodile and Welcome. What will you do? How will you operate? Who will manage the business?
- How will the proposed business be integrated with your existing business (if at all)?
- Does your business have any particular competitive advantage over others?
- Outline the skills, qualifications and experience of key personnel who will be involved in the business.

Working with Indigenous Australians

- Describe how you intend to engage with and support Indigenous Australians as the operator on Crocodile and Welcome

Proposed Arrangement

- Indicate your preferred commercial arrangement (management agreement, lease, agistment, grazing licence).
- What term are you proposing (i.e. length, in years).
- What conditions (if any) would you want to see in the agreement?
- What do you propose for the cattle currently on Crocodile and Welcome?
- What do you propose for the equipment currently on Crocodile and Welcome?
- What is your fee proposal?
- What do you expect of the ILSC?

The ILSC will assess all Expression of Interest submissions, before shortlisting applicants. Those applicants that are shortlisted will be invited to undertake a property inspection before providing further details on their proposals for managing the properties.

How we will assess your application:

The Expression of Interest is a competitive process. This process involves your EoI being assessed against each of the questions set out in the application form and against other EoI's received by the ILSC. In particular, your application will be assessed against four criteria of:

- 1. Opportunity and Outcomes.** What will be the benefits - economic, social, environmental and cultural - created for Indigenous Australians through your management of the properties?
- 2. Project viability.** Will your proposed business ensure the properties are run viably and sustainably? Does your proposal represent good value for money?
- 3. Capability.** What is the capability and track record of your organisation that will ensure the properties are managed successfully?
- 4. Financial health.** Has your organisation demonstrated sound financial performance and good governance?

Expression of Interest timeframes

- Expressions of Interest can be submitted up to and including the 28th of October 2022
- Shortlisted applicants will be advised after the Expression of Interest closing date, with opportunity given to conduct property inspections before providing detailed business proposals.

All submissions must be lodged using the supplied – ILSC Expression of Interest Application Form and submitted via Email: EasternOffice@ilsc.gov.au

For further information, including requests for a property inspection, please contact Eastern Division Office on: 07 3854 4664.

TERMS AND CONDITIONS OF THE EXPRESSION OF INTEREST PROCESS

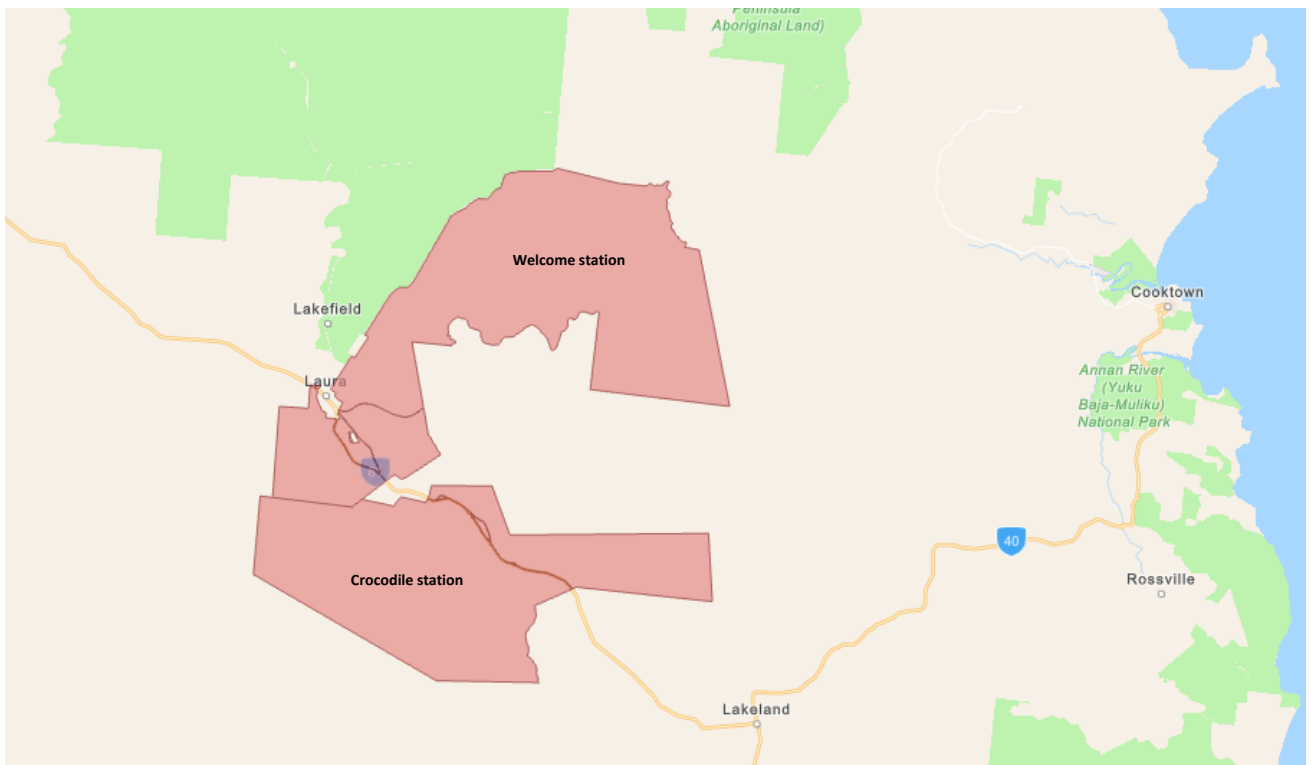
The Indigenous Land and Sea Corporation (ILSC) reserves the right to:

1. Vary the process and timetable relating to this process in its absolute discretion;
2. Vary the terms of the Expression of Interest;
3. Cease the Expression of Interest process;
4. Accept or reject any proposals, whether they are compliant or not;
5. Seek additional information or clarification from respondents;
6. Select and negotiate with more than one respondent; or
7. Cancel, add to or amend the information, requirement, terms, procedures or processes set out in this Expression of Interest.

Neither the issue of this Expression of Interest by the ILSC nor any response to it by any party will commit, obligate or otherwise create a legal relationship between the ILSC or its wholly-owned subsidiaries and that party. An appropriate and plain-language agreement will be negotiated with the successful party.

Property details

Property location



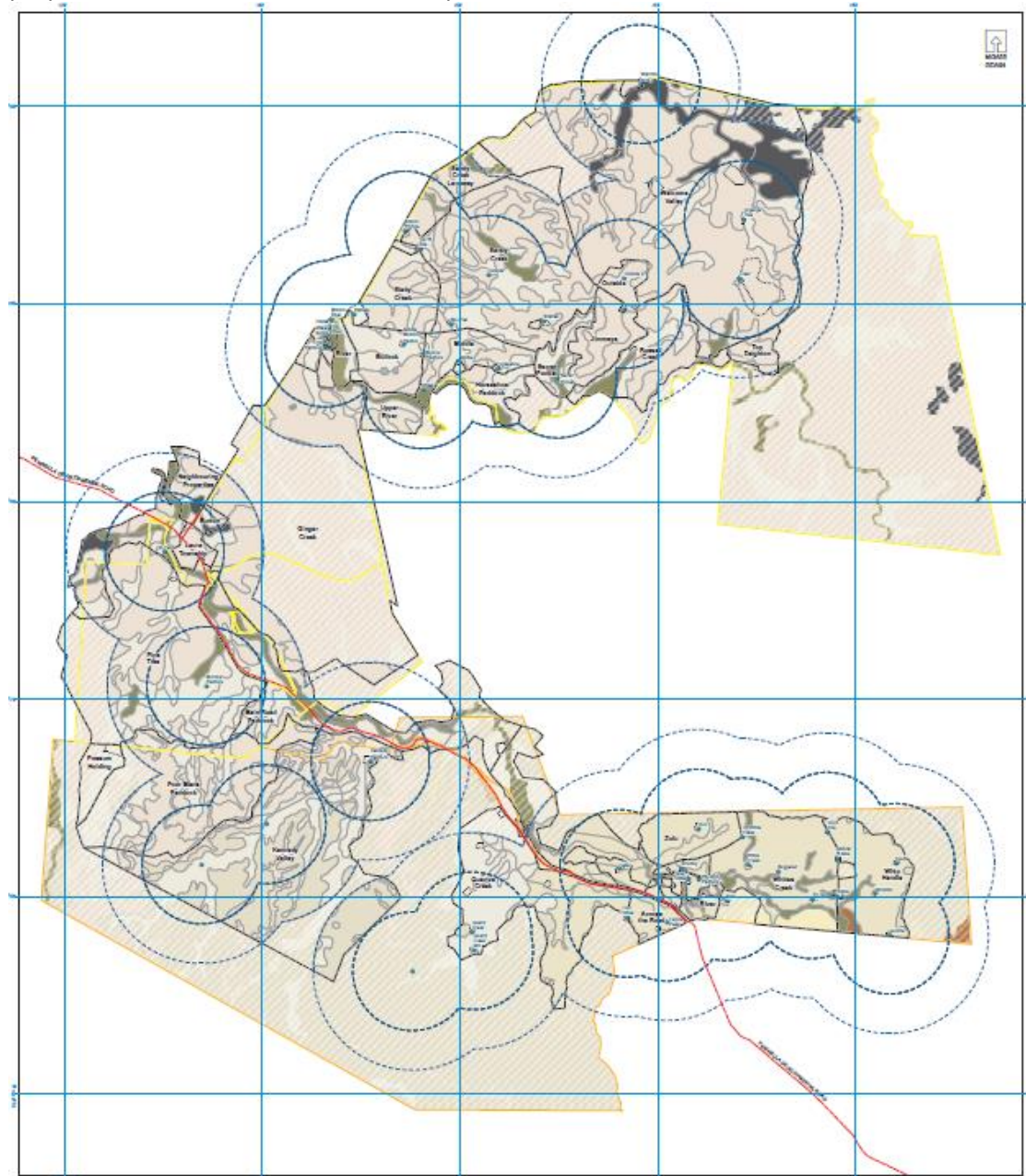
Crocodile and Welcome Property Profile

Background	<p>Crocodile and Welcome are adjoining properties of approximately 124,500 hectares near the town of Laura in Cape York, Queensland. The Stations were purchased by the ILSC in 2001 given extensive rock art and other culturally significant sites that exist across the properties.</p> <p>The ILSC holds interest in Crocodile and Welcome under pastoral lease (rolling term) until 2056 and 2055 respectively. To keep the land in production, the ILSC commenced cattle operations on the properties in 2002. Management of these cattle operations is currently undertaken by Primary Partners Pty Ltd - an ILSC subsidiary.</p> <p>The properties currently run over 5,000 head of (ILSC owned) cattle. The properties have well developed infrastructure including fencing, yards, waters and living quarters, as well as equipment necessary to maintain operations. The homestead on Crocodile is located close the main (bitumen) road and has year-round access.</p> <p>Although managed as one entity, Crocodile and Welcome are separated by a rugged mountain range that prohibits easy movement of livestock and vehicles between the two. To get from one property to the other one must drive on the main road through the town of Laura, a distance of 45 km.</p> <p>The ILSC is seeking new management arrangements for the property, following a decision to exit all operations run by the ILSC and its subsidiaries.</p>
Location	Laura, Queensland 4871
Size	<p>Welcome Station: 70,298 Ha</p> <p>Crocodile Station: 54,210Ha</p> <p>Total: 124,508 Ha</p>
Tenure	Pastoral Lease
Title details	<p>Crocodile Title Reference: 17666146. Lot 8, SP 222282</p> <p>Welcome Title Reference: 17666143. Lot 198, SP 27326</p>
Native Title	Crocodile and Welcome sit within the Cape York United Number 1 Claim (QC2014/008). As such, no native title has been determined over the properties.

The ILSC is currently working with relevant authorities and Indigenous Groups in the region to identify Traditional Owner Groups who could be the prospective future title holding bodies for Crocodile and Welcome. This work is ongoing.

Property map

Property details, including land type and water points are below. Additional mapping of the properties can be made available on request.



Crocodile Welcome Stations
Grazing Land Management Land Types
3km, 5km Buffered Water Points

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Waterpoints (LIC 2015) Roads (2004, SA 2004) Waterpoint Road (LIC 2015) 3 Km Radius 5 Km Radius Paddock (LIC 2015) Paddock Fence Property Coloured Parcels (2015) Welcome Station Parcel Crocodile Station Parcel | <ul style="list-style-type: none"> Waterpoint Road Waterpoint Road 3 Km Radius 5 Km Radius Paddock Paddock Fence Welcome Station Parcel Crocodile Station Parcel | <p>Cape York GLM Land Types (Draft V1, V2) (DMPF 2014)</p> <p>Adversarial Land Types</p> <ul style="list-style-type: none"> Forage (F0) Luxury silvics Cit silvics <p>Land Types</p> <ul style="list-style-type: none"> Box country (B0) Brown Scaet Narrow leaved forbank on shallow soils Range soil (R0) Ranges Ward ridge Wetland forest (W0) Other To DA WOODMCD Wetland |
|--|---|--|



03 May 2015
LIC Map No. 2457/15
 Indigenous Conservation
 Indigenous Land Corporation

This map is for information only and does not constitute an offer of any financial product or service. It is not intended to be used as a basis for any investment decision. The map is not a guarantee of any information and is subject to change without notice. The map is not a guarantee of any information and is subject to change without notice. The map is not a guarantee of any information and is subject to change without notice.

<p>Land type and pastures</p>	<p>The assessed land types across Crocodile and Welcome are as follows:</p> <p>Plains Country: Approximately 44,000 hectares of plains country which consists of level to undulating plains, low hills and foothills timbered with box, messmate, stringy bark and poplar gum on soils ranging from deep duplex sodic yellow and grey, red sandy and mottled grey clays.</p> <p>Tableland Country: 20,000 hectares comprises the Deighton Tableland country, which contains level to gently undulating plains and low hills timbered with box, bloodwood and messmate on deep yellow massive soils, moderately deep sodic duplex grey soils and shallow rocky sandy soils. Predominant native grasses are kangaroo, spear and wire.</p> <p>River Country: River and creek frontages together with a wide variety of miscellaneous country comprise approximately 11,000 hectares offering some good quality grazing interspersed with deciduous and gallery closed forests, open heaths, sandplains, swamps, lakes and lagoons. It should be noted that the frontage area between the homestead and Laura township is not available for grazing, given the area is subject to ongoing erosion problems. The ILSC is committed to minimising grazing pressure in this region to minimise further damage. New property management will be expected to maintain fencing and flood gates in this area and remove stock if they stray into the area.</p> <p>Range Country: Approximately 50,000 hectares of range country comprising moderate to steeply sloping sandstone or granite hills, ridges and escarpments timbered with ironbark, box and bloodwood. The soils are shallow and stony, with wire and spear grass, some spinifex and other coarse varieties being the predominant grasses.</p>
<p>Assets, Infrastructure and condition</p>	<p>Accommodation Crocodile contains a homestead that is a 4-bedroom bessa block structure in excellent condition. Additional staff quarters and training facilities exist on both Crocodile and Welcome.</p> <p>Water Extensive water infrastructure across the properties. The Laura River runs through Crocodile Station and provides reliable water year-round.</p> <p>Fencing Extensive fencing across the properties. This fencing has been independently assessed as good condition and fit for purpose.</p> <p>Roads Roads between the paddocks are a combination of council roads and internal bush tracks</p> <p>Yards Main cattle yards in good working order. They are capable of yarding 1000 stock.</p> <p>Plant and equipment Extensive plant and equipment on the property. Including: tractors (x3), station vehicles, grader, spray rigs, road train, side by side, quad bikes (x2), hay making machinery and extensive workshop equipment.</p> <p>Cattle Cattle numbers currently between 5,000 – 6,000. Predominately grey / white Brahmin, with some flatback Brangus. Further details on cattle may be provided on request.</p>

Other information

The ILSC, with funding from The Reef Trust, has conducted a gully remediation and erosion control program on the property(s). This program was undertaken in recognition of erosion damage and ongoing erosion risks in these and many other areas of the property. It is expected that the future manager will enter into an agreement to ensure fencing is maintained and cattle grazing is avoided in the areas where remediation and erosion control work has occurred. This includes significant areas of the property, including most of the Laura River frontage and Earls Creek Paddock. It will be expected that erosion risk is considered and mitigated in management activities throughout the station. Shaded area in the map below show grazing minimisation areas.

