



Australian Government
Indigenous Land and Sea Corporation



The ILSC GROUP

PEOPLE. COUNTRY. OPPORTUNITY.

Home Valley Station Gibb River Road, Kimberley Western Australia

Information Memorandum

The Indigenous Land and Sea Corporation (ILSC) are inviting expressions of interest from individuals, businesses and organisations interested in operating the Home Valley Station tourism facility (HV8) on the iconic Gibb River Road in the East Kimberley.

Home Valley pastoral lease was purchased in 1999 by the ILSC. Following the purchase, ILSC undertook an investment strategy to upgrade and diversify the tourism accommodation product at the homestead site from approximately 2005. With the acquisition of Voyages Indigenous Tourism Australia (Voyages) into the ILSC portfolio in 2011, the operation and management of the tourism facility was transferred to Voyages commencing in 2012. Voyages ceased management of HV8 as at 1 July 2020 however the current on-site management have been retained by the ILSC until a decision is made as to the future management of HV8.

The tourism facility on Home Valley Station has been operating on a diversification permit on the Pastoral Lease under the *Land Administration Act WA 1997* since the facility was constructed in 2005. The ILSC is the pastoral leaseholder of Home Valley Station until such time as the property is transferred to Indigenous people, consistent with the ILSC's legislative mandate (*Aboriginal and Torres Strait Islander Act 2005*). In the interim, the ILSC is seeking an operator who is committed to engaging with Traditional Owners and providing employment and training opportunities for Indigenous people in land management and tourism.

Property

Home Valley Station is a 615,000 acre station set against the rugged beauty of the Cockburn Range in the East Kimberley and offers a range of accommodation and activities for all travellers.

HV8 is situated 1.5 kms off the Gibb River Road, 120 kms from Kununurra and 643 kms from Derby. It is 45 minutes from El Questro Wilderness Park and 9 kms west of the Pentecost River crossing.

HV8 Airstrip Co-ordinates: 15° 43' 23" South / 127° 49' 41" East. All-weather airstrip - 1300m long / 18m wide

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Infrastructure

HV8 has extensive infrastructure including administration buildings and office, bar and restaurant, guest houses and campgrounds. Further detailed information can be found at Appendix 1. There is also extensive worker's accommodation – see Appendix 2.

HV8 also has a number of walking trails and two swimming pools

Walking trails and Bindoola Falls

Travelling approximately 20mins or 15kms from the HV8 Homestead, Bindoola Falls is at a private location just off the Gibb River Road, heading west. Sandstone cliffs rise to over 300ft providing refreshing waterfalls and safe swimming holes during both the dramatic wet and the popular dry seasons.

There are also a number of marked walking trails located on Home Valley Station.

Native Title

The first of the two Native Title claims that extend over Home Valley was determined in 2004. Exclusive possession Wanjina Wunggur Wilinggin NT No1 includes the Karunjie and Durack River pastoral leases and a small southern portion of Home Valley. Wanjina Wunggurr Aboriginal Corporation (WWAC) is the recognised Prescribed Body Corporate (PBC).

In 2013, Balangarra No3 Native Title was determined, and includes the remaining area of Home Valley Station. Balangarra Aboriginal Corporation (BAC) is the recognised PBC.

Tourism permit

As the property is on a much larger pastoral lease it operates on a permit issued to the ILSC by the Minister for Lands under the *Land Administration Act 1997*.

Appendix 1

Grass Castles - 8 rooms, maximum two adults and one child

Shaded by towering eucalyptus, and situated along the banks of beautiful Bindoola Creek, the Grass Castles feature floor-to-ceiling glass sliding doors framing a direct view over the water.

At present, prices are per room, per night, including breakfast. One king bed zipper-twin (single, double, twin, triple - with fold-away, child bed). Large free standing Homestead-style design (6m x 9m) feature polished timber floors, private verandah, climate controlled air conditioning, mini-bar, snacks and cold drinks, fridge, tea and coffee making facilities, flat screen televisions with Foxtel, IDSL telephone and internet access via WiFi, ceiling fans, sofas, spacious internal bathrooms with shower, basin, beauty and grooming products, bath robes, dressing area, iron and ironing board, hair dryer, separate bar area, room service for in-room dining.

Guesthouse Rooms - 28 rooms, maximum two guests

Taking inspiration from the cattle station heritage, Guesthouse Rooms offer a modern take on the original stockman's quarters with corrugated iron walls, cool concrete floors and king-sized beds.

All-new Homestead Guesthouse Rooms offer visitors an insight into Home Valley's cattle station history. New buildings may have replaced the original Stockman's quarters, but with sensitive designs and use of similar materials like the corrugated iron walls and cool concrete floors the history and authenticity is set to remain. The existing Courtyard features a large pool with ample surrounding space and shade for guests.

At present, prices are per room, per night, room only. One king bed zipper-twin (single, double, twin share) - high quality king-size bed, linen and towels, beauty and grooming products, air-conditioning, ceiling fan, power, lighting, well-appointed fittings and furniture. Housekeeping staff service these rooms daily. Lockable doors, tea and coffee making facilities, no telephone, internet access is available via the Station's local wireless hotspot.

Campgrounds

Home Valley Station offers two campgrounds including the Homestead Camp and the River Bush Camp overlooking the mighty Pentecost River and Cockburn Range.

All guests have access to a large pool with garden surrounds adjacent to the Dusty Bar and Grill.

Dusty Bar and Grill

With a commercial kitchen, the Dusty Bar and Grill is an undercover outdoor restaurant and bar.

Appendix 2 – Workers Accommodation

1 x	4x2 house with kitchen and laundry
1 x	2x1 house with kitchen
1 x	2x1 donga with kitchen
3 x	2 person donga with ensuite
5 x	1 person donga with ensuite
2 x	double donga with no ensuite
1 x	2x2 donga with shared living area
6 x	single rooms with internal door which can be made into 3 x double rooms no ensuite
21 x	single rooms with no ensuite
12 x	communal outdoor ensuite style bathrooms
10 x	single rooms with no ensuite that are used as storage rooms

Appendix 3 – Additional infrastructure

- Administration building with offices
- Staff kitchen with outdoor dining area
- Commercial kitchen
- Reception area
- Retail shop
- Ablutions
- Bar and Restaurant
- 2 x Conference rooms
- 4 bay mechanical/maintenance workshop with office
- 4 x storage sheds
- 2 x salt/chlorine pools
- Commercial laundry (2 x industrial dryers & 2 x industrial washing machines)
- Water treatment shed
- Sewage treatment facility
- 3 x Hino Generators
- Walking Trails
- 3 x bores
- 2 x solar panels for bores
- 1 x 60,000 litre diesel tank for generators
- 3 x 120,000 litre water tanks