



Australian Government
Indigenous Land and Sea Corporation



The ILSC GROUP

PEOPLE. COUNTRY. OPPORTUNITY.

Call for Expressions of Interest

Banka Banka West Station and Tourist Park (NT)

Opportunity to operate a beef cattle enterprise and popular tourist park in the Northern Territory.

The Indigenous Land and Sea Corporation (ILSC) works towards our long-term vision for Indigenous people to enjoy the rightful entitlements, opportunities and benefits that the country's return and management brings. The ILSC is inviting expressions of interest from Indigenous-controlled organisations with a connection to country to support the viability of Banka Banka West Station and Tourist Park (Banka Banka West) and generate economic, employment, environmental, social and cultural opportunities for Indigenous people.

Bank Banka West Station is a 154,300-hectare Pastoral Lease, situated 100 km north of Tennant Creek. The property comprises a pastoral operation and tourist park, offering a dual income stream.

The Tourist Park offers accommodation including 12 powered sites, up to 60 unpowered sites, 4 self-contained cabins and a 3-bedroom cottage. Other facilities include the main residence, a heritage listed homestead, natural waterhole, camp kitchen, laundry, ablution block and workshop. Banka Banka West Station and Tourist Park is a top-rated facility ideally located in the Barkley Region with direct access from the Stuart Highway.

The property is largely destocked except for agistment agreements:

- An agreement with the NT Education Department for the agistment of up to 22 horses.
- Approximately 70 head of cattle owned by Native Title holders are currently located on the property.

The successful applicant will be free to enter into their own agreements with third parties for agistment subject to maximum stocking rates.

The ILSC intends to divest the pastoral to Native Title Holders in the future and is currently running the businesses with support from the Banka Banka West Aboriginal Steering Committee. Until the lease is divested, the ILSC is seeking an operator who is committed to engaging with the Steering Committee and providing employment and training opportunities for Indigenous people in the pastoral and tourism businesses.

The successful applicant will enter into an agreement with the ILSC. The ILSC will consider various tenure options and terms and conditions, subject to negotiations with the successful applicant/s. Given long-term plans for divestment, ILSC's preference is to establish a lease for both the pastoral and tourism park operations. A term of 2 years is proposed. Proponents are encouraged to inspect the property to undertake their own assessment of assets and infrastructure before submitting a final proposal for consideration. An opportunity to inspect the property will be facilitated upon request.

The lessee will be required to fulfill the following obligations:

- To inform the future divestment of the Pastoral Lease, ILSC requires regular reporting on key business indicators, including P&L statements.
- Maintenance of all plant, assets, equipment and facilities.

- Regular engagement with the Banka Banka West Aboriginal Steering Committee.
- Transfer of the Liquor Licence to sub-lessee and transfer back to ILSC or other nominated entity at end of term.
- Comply with the terms of the Pastoral Lease and relevant legislation.
- Maintain relevant business insurances
- The welfare of the TO herd will be monitored and managed on a day-to-day basis by the incumbent lessee, noting mustering costs will be borne by others.
- Traditional Owners will continue to have the opportunity to utilise the Tourist Park as a platform for small business (e.g., sale of art and crafts, cultural tourism offerings for tourists) in consultation with the lessee.
- No subcontracting of third-party operators without prior approval.
- Continued access to the property by Traditional Owners for visiting and hunting.
- Protection of sacred sites.

The Expression of Interest (EOI) process is a competitive process. The assessment process involves your EOI being assessed against each of the criteria set out in the Application Instructions (Part A of Application Form).

Application process:

- Property Inspections will be facilitated upon request.
- Complete the Application Form and provide supporting documents.
- Submissions to be received by 29 May 2023.
- Submissions must be lodged using the supplied Application Form (Parts A, B and C) and submitted via email to ella.agius@yanun.com.au.
- Please contact Ella Agius at the same email address with any queries.

The ILSC's assessment of expressions of interest will be based on the proponent's capacity and experience, preferred term, fee and commitment to engaging the Native Title Holders of Banka Banka West Station. Please refer to the [Application Instructions](#) for details.