
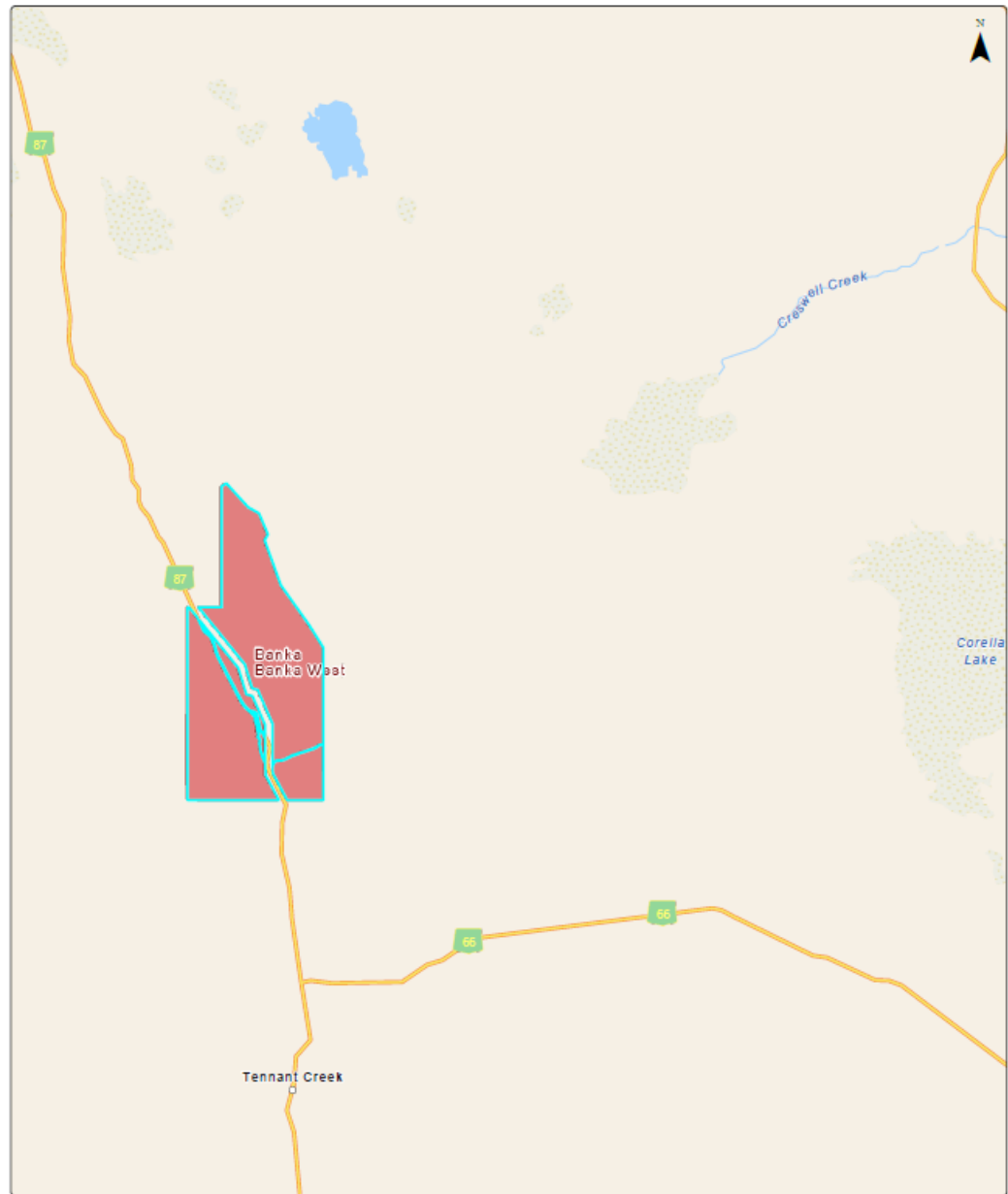




## Property Information

Property Profile	
<b>Size</b>	154,300 hectares.
<b>Tenure</b>	Pastoral lease PPL: 1203
<b>Background</b>	<p>Bank Banka West Station is a 154,300-hectare Pastoral Lease, situated 100 km north of Tennant Creek. The property was purchased in 2010 under the cultural acquisition program, through an application from the Northern Land Council (NLC), lodged on behalf of Traditional Owners associated with the property.</p> <p>The ILSC holds interest in Banka Banka West under pastoral lease until 2032. However, ILSC also holds a permit enabling tourism activities to be undertaken around the homestead. From 2010 to 2018, the property had been managed by Primary managed by the ILSC's Australian Indigenous Agribusiness Company (AIA) formerly National Indigenous Pastoral Enterprise (NIPE), and directly by the ILSC thereafter.</p> <p>The property has run both cattle and tourism operations since acquired. Over the past few years, ILSC has improved infrastructure including fencing and water to support cattle operations.</p> <p>While the property is managed by the ILSC, ultimately the intention is to divest the pastoral lease to the Banka Banka West Native Title Holders. To this end, the ILSC works closely with the Banka Banka West Steering Committee to ensure our actions are clear, supported, and appropriate.</p> <p>The ILSC is seeking a lessee to operate the property, whilst generating benefits for Aboriginal people in line with ILSC's Benefit Indicators (<b>Refer Attachment A ILSC Benefit Indicators</b>).</p>
<b>Location</b>	 <p>The map shows the Northern Territory of Australia with major towns and roads. A red star marks the location of Banka Banka West Station, situated north of Tennant Creek. Other labeled locations include Darwin, Katherine, Alice Springs, and Yulara.</p>

**Property Map**



**Banka Banka Overview Map**

0 20 40 80 km

2022-11-22 Printed from the ILSC Desktop Mapping Application

Australian Government  
Indigenous Land and Sea Corporation

The ILSC GROUP

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GDA 1984 Australia Albers Coordinate System based on the GDA 1984 Datum.

**Native Title, Traditional Owners and Cultural Heritage**

Banka Banka West is located on the traditional lands of six clan groups: the Kunapa, Kangawarla, Kanturrpa, Mantigarr, Ngarrka and Pirtangu Traditional Owners of the land.

In 2020, a Native Title determination was made over the Banka Banka West pastoral lease, formally recognising the six estate groups. Mantigarr, Kunapa and Pirtangu estates are affiliated with the Warumungu language, and the Ngarrka, Kangawarla and Kanturrpa estates are affiliated with the Warlmanpa language.

Significant cultural values of Banka Banka West include:

	<ul style="list-style-type: none"> <li>• 61 sites of cultural importance registered or recorded by AAPA</li> <li>• Burial sites</li> <li>• Ancestral references to Attack Creek</li> <li>• Continuity of use of sites for ceremonies</li> <li>• Current hunting and foraging trips managed through customary rights.</li> </ul> <p>In 2019 the Banka Banka West Aboriginal Steering Committee was established to work with ILSC to plan how Banka Banka Station is managed into the future. There is an expectation that the operator/lessee will engage with the Steering Committee on a regular basis on operational matters and with regard to any improvements.</p> <p>The original mud-brick homestead is heritage listed under the Northern Territory Heritage Conservation Act and subject to limitations with respect to its maintenance and modification.</p>
<p><b>Land type and pastures</b></p>	<p>Banka Banka West is in the northern end of the Davenport Murchison Ranges bioregion, a hilly transition zone between the Tanami to the west and the Barkly Tablelands to the east. The property includes gently sloping low rocky ranges with heavily weathered sandy and red clay soils and plains incorporating transition areas between red sand and black clay soils.</p> <p>Four main creeks with catchments in the hilly country on the western sides of the property drain across to the east. Creek lines are generally sandy with occasional gravel sections and a range of ephemeral to semi-permanent waterholes. Springs are located in several areas of the property, including at the eastern flank of the hills to the west of the Stuart Highway and various other parts of the property.</p> <p>Creeks and waterholes generally include a fringe of Red Gums with an understory dominated by introduced Buffel Grass and other perennial grasses.</p> <p>Vegetation on the hilly and red-soil country is predominantly eucalypt low, open woodland and acacia-sparse shrubland over hummock (<i>Spinifex</i>) grassland. Transition country (mixed red and black soil plains) includes low eucalypt woodland and dense woody shrub patches with turpentine (<i>Acacia</i> sp.).</p> <p><b>Land Type and Livestock Carrying Capacity – update 2019 – attach doc?</b></p> <p>In 2015, a desktop carrying capacity assessment of Banka Banka West was carried out at the invitation of the ILSC. The report estimated that with current infrastructure and land condition, the long-term carrying capacity of Banka Banka West is 836 animal equivalents (AE), assuming a run of average rainfall (50<sup>th</sup> percentile) years.</p> <p>A maximum stocking rate of 1000 AE will apply for the property for the duration of the lease term unless otherwise negotiated.</p> <p><b><u>Land Types and Vegetation</u></b></p> <p>Within the three land systems, major land types and associated vegetation have been identified.</p> <p><b>Sandstone hills with spinifex</b> - The vegetation of sandstone hills and rises is dominated by spinifex (<i>Triodia</i> sp). Small-fruited Bloodwood (<i>Corymbia dichromophloia</i>) and Rough-leafed Range Gum (<i>Corymbia aspera</i>) occur over scattered Acacia species (<i>Acacia orthocarpa</i>, <i>A. retivenea</i>), Grevillea species (<i>Grevillea wickhamii</i>, <i>G. refracta</i>) and Spinifex (<i>Triodia pungens</i>).</p> <p>Most of the crests of the ranges are flattop, a result of former erosion. Some of these old land surfaces are laterised.</p>

	<p><b>Gravelly hills and plains-</b> Stony areas with sandy loam soils, supporting scattered Snappy Gums (<i>Eucalyptus leucophloia</i>) over Tabletop Wattle (<i>Acacia hilliana</i>) and Spinifex (<i>Triodia pungens</i>).</p> <p><b>Open Basalt Plains with annual grasslands-</b> Alluvial valleys with red and red-brown loamy soils occurring mostly west of the Stuart Highway. Vegetation is variable determined by soil type, the Silver Box (<i>Eucalyptus pruinosa</i>) dominate with bloodwood (<i>Corymbia opaca</i>) and Ghost gums (<i>Corymbia flavescens</i>). Mid level vegetation includes Chinese lantern (<i>Dichrostachys spicata</i>) and Acacia species. Grasses are a mix of perennial and annual grasses.</p> <p><b>Cooluvial Acacia shrublands over spinifex-</b> Areas with colluvium geology (stony soils at the base or adjacent to hills) are located in the transition zones between the hills and either sandplains or alluvial plains. The dominant vegetation is Spinifex (<i>Triodia pungens</i>), with a mix of Snappy Gum, Bloodwood, Ghost Gum and Silver Box. The shrub layer can be quite dense and includes a number of Acacia species.</p> <p><b>Red sands plains with Acacias over spinifex –</b> Sandplains with Spinifex and Acacia species occur with Bloodwood, Ghost gum and the occasional Sturt Creek Mallee (<i>Eucalyptus odontocarpa</i>). The mid-level layer consists of Acacia species including Scrub Wattle (<i>Acacia stipuligera</i>), <i>Acacia torulosa</i>, Turpentine (<i>A. lysiphloia</i>) and Halls Creek Wattle (<i>A. elachantha</i>).</p> <p><b>Alluvial open woodland –</b> Alluvial valleys with red and red brown sandy loam soils. Vegetation is variable determined by soil type, maybe Turpentine thickets with other Acacia species over Spinifex. Silver Box is dominate with Bloodwood and Ghost Gums, grasses a mix of perennial, annual and short-lived grasses. .</p> <p><b>Riparian woodland –</b> Major creeks and tributaries with River Red Gums (<i>Eucalyptus camaldulensis</i>) and Ghost gums. Tussock grasses dominate the ground layer and include Silky Brown-Tops (<i>Eulalia aurea</i>) and Black Spear Grass (<i>Heteropogon contortus</i>). Deep sandy alluvium of creeks are supporting stands of thick buffel grass.</p> <p>Three small spring areas are located on the eastern edge of the low range to the west of the homestead.</p> <p><b>Black soil plains with Silky Browntop grasslands –</b> Tussock grasslands of Silky Browntop occur on a clay plain, Nutwood trees (<i>Terminalia arostrata</i>) occur of parts of the plain. Black soil plains are not intrinsically fragile, but due to their high pastoral value, over grazing can occur leading to degradation.</p> <p><b>Weed and pest inspections</b></p> <p>Four declared weeds are known to occur on Banka Banka West, Parkinsonia (Parkinsonia aculeata), Rubber Bush (Calotropis procera), Athel Pine (Tamarix aphylla) and Mimosa Bush (Vaccellia farnesiana).</p> <p>Parkinsonia the main infestation occurs in Government Bore Paddock with some plants on Kuerschner/ shared bore. The ILC has had some success in controlling the plant.</p> <p>Rubber Bush, located in Kuerschner Paddock towards Shared Bore on the eastern boundary. Rubber Bush disperses by wind-borne seeds and tends to establish on overgrazed areas.</p> <p>Pest species historically present on the property include cats, donkeys and camels.</p> <p>Further details are provided in the <b>Draft Heritage and Environment Management Plan for Banka Banka West 2016-2019 (Attachment B)</b></p>
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<p><b>Permitted land use/s &amp; current activities</b></p>	<p>ILSC currently holds the <b>Pastoral Lease (Attachment C)</b> and a <b>Non-Pastoral Use Activity Permit (Attachment D)</b>, allowing the operation of tourism activities.</p> <p><b>Pastoral</b></p> <p>The property is largely destocked except for the agreements described below. In FY2022 an agistment agreement (max stocking rate 1,000 AE) with a third party generated an income of \$184,000 + GST.</p> <p><b>Tourism</b></p> <p>In FY22, the Tourist Park attracted more than 15,000 visitors and generated an income of \$326,000 + GST. The tourism park also allows the sale of alcohol up to 2 hours per day, subject to ILSC Liquor Licence.</p> <p>Merchandise has also recently been developed for sale at the park.</p> <p>There is an opportunity for the operator to develop cultural tourism offerings for tourists in accordance with a framework developed by ILSC in conjunction with native title holders. This guidance, <i>Planning and Undertaking Aboriginal Engagement, Banka Banka West Station, NT</i>, will be provided to the successful applicant.</p> <p>A <b>Profit and Loss Statement for FY22 (Attachment E)</b> and <b>FY22 modified (Attachment F)</b> are provided for information. Please note all figures are GST exclusive.</p> <p><b>FY22 Sales and Visitor Records (Attachment G)</b> is provided for information.</p>
<p><b>Existing Agreements</b></p>	<p><b>JUNO agistment agreement</b></p> <p>An agreement with the NT Education Department for the agistment of up to 22 horses, currently accommodated in Plains paddock. This agreement expires 31 May 2023 and generates income of \$10,400 per annum.</p> <p><b>TO Herd</b></p> <p>Approximately 70 head of cattle owned by Native Title holders are currently located on the property.</p> <p>It is the ILSC's expectation that the agistment agreement with the NT Education Department will be honoured until its expiry and that Native Title Holders' stock will remain on the property and their welfare managed, noting this will not include a requirement to muster. Aside from these requirements, the sub-lessee is free to establish their own agistment arrangements subject to the maximum stocking rate.</p>
<p><b>Assets and Infrastructure</b></p>	<p>Significant investment in infrastructure and facilities has occurred over recent years, including:</p> <ul style="list-style-type: none"> <li>• An online booking system and website for the tourist park.</li> <li>• Establishment of a range of branded merchandise for sale</li> <li>• Development of tourism materials and marketing</li> <li>• Refurbishment of the cottage and cabins to expand accommodation offerings available on the tourist park.</li> <li>• Installation of powered sites</li> <li>• Fencing and waters development</li> </ul> <p><b>Tourist Park Facilities</b> include:</p> <ul style="list-style-type: none"> <li>• Original mud-brick homestead</li> <li>• 1 x 3-bedroom main residence</li> </ul>

	<ul style="list-style-type: none"> <li>• 1 x 3-bedroom cottage</li> <li>• 5 x self-contained cabins</li> <li>• 12 x powered sites</li> <li>• Up to 60 unpowered sites</li> <li>• Camp kitchen</li> <li>• Workshop</li> <li>• Various storage sheds</li> <li>• 2 x Ablution blocks</li> </ul> <p><b>Fencing and waters</b></p> <p>See <b>Attachment H Property Map</b> for detailed information re pastoral infrastructure. The following paddocks are available for use (subject to current agistment agreements):</p> <ul style="list-style-type: none"> <li>• Box Hole</li> <li>• Plains</li> <li>• Brumby North</li> <li>• Brumby South</li> <li>• Brumby West</li> <li>• Kuerschner</li> <li>• Government</li> <li>• Morphett</li> <li>• Junction</li> </ul> <p><b>Plant and equipment</b> include:</p> <ul style="list-style-type: none"> <li>• 2 x Toyota Hilux</li> <li>• 2 x Polaris buggy</li> <li>• Kubota tractor with forklift and slasher</li> <li>• Mower</li> <li>• 10 x 5 trailer and firefighting unit</li> <li>• Suzuki Kingquad</li> </ul>
<p><b>Attachments</b></p>	<p><b>A. <a href="#">ILSC Benefit Indicators</a></b> This diagram shows various benefit indicators as an example of how ILSC measures benefits to Indigenous people from its properties and projects.</p> <p><b>B. <a href="#">Draft Heritage and Environment Management Plan for Banka Banka West 2016-2019</a></b> This document identifies and describes environment and heritage values and risks on the property.</p> <p><b>C. <a href="#">Pastoral Lease</a></b> A copy of Pastoral Lease 01203, which sets out obligations under the Pastoral Land Act</p> <p><b>D. <a href="#">Non-Pastoral Use Activity Permit</a></b> A permit issued by the Pastoral Land Board, authorising tourism activities on the pastoral lease.</p> <p><b>E. <a href="#">Profit and Loss Statement for FY22</a></b> Profit and Loss statement for Banka Banka West Operations 1 July 2021 to 30 June 2022. This 12-month period includes a three-month period (Quarter 1 FY2022) during which operations were managed by a third-party operator. Please note all figures are GST exclusive.</p>

F. [Profit and Loss Statement for 1 October 2021 to 30 September 2022](#)

Profit and Loss statement for Banka Banka West Operations 1 October 2021 to 30 September 2022. This 12-month period excludes a three-month period (Quarter 1 FY2022) during which operations were managed by a third-party operator. Please note all figures are GST exclusive.

G. [FY22 Sales and Visitor Records](#)

This document provides a monthly breakdown of revenue and visitor number for the period 1 July 2021 to 30 June 2022.

H. [Property Map](#)

This map provides details of property infrastructure.