



NORTHERN TERRITORY CATTLEMEN'S ASSOCIATION INC.

Advancing and protecting the interests of cattle producers in the Northern Territory

Member - National Farmers' Federation & Cattle Council of Australia

28 March 2018

Aboriginal Land Commissioner
Office of the Aboriginal Land Commissioner
GPO 9932
Darwin NT 0801

By email: AboriginalLandCommissioner@network.pmc.gov.au
elena.zola@network.pmc.gov.au

Attn: The Hon John Mansfield AM QC

Dear Commissioner Mansfield,

Re: Review of detriment issues – Seven Emu Region Land Claim No 186, Wollogorang Area II Land Claim No 187 and part of Manangoora Region Land Claim No 185 (Land Claim Report No 66)

Thank you for your letter of 21 March 2018 inviting the Northern Territory Cattlemen's Association (**NTCA**) to participate in a review of detriment issues for Seven Emu Region Land Claim No 186, Wollogorang Area II Land Claim No 187 and part of Manangoora Region Land Claim No 185 (**Land Claim**), as contained in the Aboriginal Land Commissioner's Report of April 2003 (**Land Claim Report**). While my comments are in the context of this land claim, I am providing comments applicable to the detriment that accrues to all pastoralists whose land abuts land claimed under the *Aboriginal Land Rights (Northern Territory) Act 1976* (Cth) (**Land Rights Act**).

Status

NTCA is the peak primary industry body in the Northern Territory, representing over 90% of the Territory's pastoral industry, from small family pastoral holdings and indigenous enterprises to large corporate entities. Pastoralists have stewardship of over 700,000 km² of land in the Northern Territory, and cattle contribute over \$1 billion annually to the Territory's economy.

NTCA works with its members and industry stakeholders in strategically addressing issues of importance to the pastoral sector, including market security, environmental sustainability, and investment in youth and indigenous training and employment.

Three pastoral leases abut the Land Claim; Seven Emu, Wollogorang, and Greenbank. This correspondence provides initial notice of NTCA intention to provide detriment information in accordance with your letter.



Intervening factors

Since the Land Claim Report issued in 2003 the following intervening factors should be noted and taken into account:

Relevant parties. The Land Claim Report indicates the owners of Seven Emu and Greenbank participated in the original inquiry. The owner at the time of Wologorang did not. Wologorang is in new ownership, having been sold in 2015.

No negotiations or agreement on detriment. There are no active or ongoing negotiations between NTCA and the relevant Land Councils regarding amelioration of detriment to pastoral lease holders should any land claim be granted.

Blue Mud Bay decision. The Terms of Reference make specific reference to the potential impact of the High Court decision in *Northern Territory v Arnhem Land Aboriginal Trust* (2008) 236 CLR 24 (**Blue Mud Bay decision**) on detriment findings. The decision affects the rights of third parties to access waters that may be the subject of land claims.

Detriment

As the peak body for pastoral interests, NTCA notes numerous detriments that would accrue to pastoral interests from the grant of an abutting land claim that may include, but are not limited to, those identified below.

Need for fence lines. One such detriment is the potential need for fence lines along the common borders of pastoral leaseholds and land claim areas to the extent fences do not currently exist. It is reasonable to believe that new fences lines would need to be installed because if a land claim area becomes Aboriginal land there will be a need to restrict the movement of livestock from that area.

Cost of fence lines. The cost of constructing and maintaining a fence separating claim areas from the pastoral holdings will be borne by the pastoral lease holder if the relevant land trust does not have sufficient assets to contribute to costs, requirements of the *Fences Act* (NT) notwithstanding. If the only appreciable asset a land trust has is the land itself – land that cannot be alienated and against which a lien cannot be placed – then the land trust will be unable to contribute. I can say with certainty that NTCA members have not been successful in securing funds from adjacent land trusts for the construction and maintenance/repair of common boundary fences.

Retrieval of cattle. This is touched on above in the need for fence lines. The precise boundaries of claims involving tidal rivers and intertidal zones abutting pastoral leaseholds may not have been identified. Even if it is possible to so identify, it will not possible to contain cattle within those boundaries absent fencing. Cattle may stray into a claim area and station personnel may need to enter a claim area to retrieve those cattle. Pastoral leaseholds will suffer detriment unless access to the banks, rivers, and intertidal zones is preserved for station personnel to retrieve cattle. Entering a land claim area without a permit granted by the relevant land council is an offense under the Land Rights Act and the *Aboriginal Land Act* (NT), and the councils are under no legal compulsion to grant such a permit.

Right to take water. The Land Claim Report provides evidence that 'Robinson and Calvert Rivers are salt or brackish for a number of kilometres upstream but where they are freshwater they provide valuable watering points for stock'. Rights under section 13 of the *Water Act* (NT) of access to and over these river banks would be extinguished and the right to take water from these rivers pursuant to section 11 of the *Water Act* could be interfered with.



NORTHERN TERRITORY CATTLEMEN'S ASSOCIATION INC.

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Quality of life/recreational fishing. Recreational fishing in rivers and inter-tidal zones that cross or abut pastoral leaseholds is of significant importance to the quality of life of many of those pastoral lease owners, their employees, and their guests. The loss of this benefit through the grant of land claims would be a great detriment to the pastoral lease owners and reduce the amenity and quality of life on the stations.

Tourism. A grant of land claim to riverbanks and beds would create detriment for those pastoral lease owners who have or are considering tourist operations to augment their income, especially that which is based on recreational fishing and access to rivers. The Land Claim Report notes that tourism related activities with respect to recreational fishers occur on all affected pastoral leaseholds.

Cumulative detriment/effect on patterns of land use in the region. The grant of the Land Claim will have potentially serious detrimental impacts on attempts to increase pastoral diversification, especially with respect to tourism, and on investor confidence/security in the pastoral sector.

Conclusion

The Minister for Indigenous Affairs should reject any recommendation of a grant of land as Aboriginal land for banks, riverbeds, and intertidal zones that abut pastoral leases, as is his power under sections 11 and 67A(5)(d) of the Land Rights Act. In addition to the issues of detriment for which the Minister must have regard, a grant does not provide Aboriginal access rights that do not already exist. A grant of this Land Claim area, or any other similarly situated land claim, to a land trust does nothing beyond providing advantage to that land trust built on the detriment to the pastoral lease holder.

The pastoral sector is a significant employer in rural and remote Northern Territory. NTCA assists its member in this regard through its Real Jobs Program (**RJP**), which has operated in partnership with the Indigenous Land Corporation since 2008. Its goal is to increase Indigenous participation in the Territory's pastoral industry by recruiting, training, and placing Indigenous youth in sector jobs with ongoing mentoring to enhance career development and leadership skills. We rely on our members to help to make the RJP the success it has been, but that which works to the detriment of our members makes it all that more difficult for efforts like the RJP to succeed. A grant of land claims is one of those detriments.

Thank you for your consideration in this matter.

Yours faithfully

A handwritten signature in black ink, appearing to be "Paul Burke". The signature is stylized and somewhat cursive.

Paul Burke
Chief Executive Officer
Northern Territory Cattlemen's Association

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Our ref: 20180019:BST

2 May 2018

By Email: AboriginalLandCommissioner@netwoek.pmc.gov.au

Aboriginal Land Commissioner
Office of the Aboriginal Land Commissioner
GPO 9932
Darwin NT 0801

Dear Commissioner Mansfield

**RE: SEVEN EMU REGION LAND CLAIM NO 186, WOLLOGORANG AREA
II LAND CLAIM NO 187 AND PART OF MANANGOORA REGION
LAND CLAIM NO 185 (LAND CLAIM REPORT NO 66)**

Please find attached the statement of detriment in the above-mentioned matter provided by Paul Burke of the Northern Territory Cattlemen's Association.

Yours faithfully
WARD KELLER



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ABORIGINAL LAND RIGHTS (NORTHERN TERRITORY) ACT 1976

**SEVEN EMU REGION LAND CLAIM NO 186, WOLLOGORANG AREA II LAND CLAIM
NO 187 AND PART OF MANANGOORA REGION LAND CLAIM NO 185
(LAND CLAIM REPORT NO 66)**

DETRIMENT STATEMENT OF PAUL BURKE

1. My name is Paul Burke. I am the Chief Executive Officer ("CEO") of the Northern Territory Cattlemen's Association ("NTCA"), located in Darwin, NT. I became CEO in October 2017.
2. This statement is based on my personal knowledge, except as to that which is based on information and belief. As to those matters, I believe them to be true based on information and belief.
3. NTCA is the peak primary industry body in the Northern Territory, representing over 90% of the Territory's pastoral industry, from small family pastoral holdings and indigenous enterprises to large corporate entities. Pastoralists have stewardship of over 700,000 km² of land in the Northern Territory, and cattle contribute over \$1 billion annually to the Territory's economy. NTCA works with its members and industry stakeholders in strategically addressing issues of importance to the pastoral sector, including market security, environmental sustainability, and investment in youth and indigenous training and employment.
4. Prior to becoming CEO of NTCA, I was the Regional Operations and Member Services Manager for Agforce in Townsville, Queensland, for whom I had worked since 2011. Agforce is the peak body in Queensland for cattle, sheep, and broadacre crop producers.
5. I have over twenty-five years' experience in management and operational roles in the tourism and pastoral care sectors.
6. My statement will address three areas of industry-wide concern relative to Land Claim Report No 66 ('Land Claim Report'); the negative impact of land claims cumulatively on pastoral diversification efforts, investor security, and my concern with the accuracy of the Land Claim Report No 66 in its conclusion of the likelihood of reasonable and just accommodations being made for pastoral access to the bed and banks of the Calvert and Robinson Rivers and the inter-tidal zones should the Land Claim be granted.

7. I will collectively refer to the three land claims covered by the Land Claim Report in the singular.

Pastoral diversification

8. Pastoral diversification is an important policy and priority for both the NTCA and the Northern Territory Government as a means of ensuring and strengthening the economic sustainability of the pastoral industry.
9. With regards to pastoral diversification, NTCA employs a full-time business development officer (BDO) who works with pastoralists on business diversification based on the characteristics of the pastoral leaseholds. The employment of a BDO pre-dates my tenure at NTCA.
10. For pastoral properties with scenic vistas and coastal and/or river access those diversification efforts could include wildlife tours, fishing tours, bush camping, station tours, and four-wheel drive expeditions.
11. In areas with good access to fresh water, such as the Daly River and Katherine River regions, agriculture and horticulture are promising pastoral diversifications opportunities. Aquaculture also has promising opportunities for pastoralists adjacent to inter-tidal zones and the coastline, as witnessed by the Seafarms aquaculture project at Legune Station.
12. Increased diversification efforts will likely be dependent on the *Pastoral Land Legislation Amendment Bill 2017*, which was introduced by the Northern Territory Labour Government in October 2017. Amongst other items, the legislation would broaden sublease options under pastoral leaseholds to expand the range of existing non-pastoral uses to include horticulture, agriculture, aquaculture and forestry. The subleases can be registered on the title to provide a security for investors. Certain tourism-related uses would also be easier to establish. The Economic Policy Scrutiny Committee of the Northern Territory Legislative Assembly recommended approval of the legislation in March 2018 with some amendments unrelated to the expansion of diversification opportunities.
13. NTCA supports the legislation and I have met with relevant government Ministers and department personnel to lobby for its passage on behalf of pastoral interests.

14. It is my belief that the legislative scheme for pastoral leases that currently exists has not made it entirely attractive to attempt diversification into non-pastoral uses. The 2017 amendments to the *Pastoral Land Act* are designed, in part, to change that and make it more attractive for pastoralists to diversify.
15. The Land Claim at issue here, along with all bed and banks and inter-tidal zone land claims cumulatively, will place at risk attempts to make diversification more attractive. Access to beds and bank of rivers and inter-tidal zones are critical for diversification efforts, especially those involving tourism and aquaculture.
16. I am of the belief that efforts at pastoral diversification on the south-western Gulf coast are not new. The Land Claim Report at paragraph 103 cited a 1991 report by the Northern Territory Department of Land and Housing entitled *Gulf Region Land Use and Development Study* ('1991 Report') which suggested that certain Gulf Region pastoral leases should be converted to multi-use Crown leases to improve their viability. Additional uses that were suggested at the time included tourism, fishing, and camping. Aquaculture was also mention with respect to Lorella, albeit acknowledging logistic hurdles then existing.
17. That bears repeating. It was recognized over 25 years ago by the Northern Territory Government that the viability of pastoral activity in large portions of the Gulf region may be dependent on the ability of the pastoral leaseholder to diversify land uses to include more than just pastoral activity.
18. The 1991 Report points out the reasons for this. The Land Claim Report, again at paragraph 103, characterised the 1991 Report as stating that Seven Emu Station is one of a number of Gulf region pastoral leaseholds 'having marginal value as pastoral leases'. I have attached to this statement as **Annexure 1** true and correct excerpts of the 1991 Report, available at the Northern Territory Library, which show Greenbank, Manangoora, Spring Creek, and Lorella, all as having challenges similar to Seven Emus.
19. Many of those pastoral leases now have some diversified patterns of land use to complement their respective pastoral activities. Again at paragraph 103, the Land Claim Report provides the following:

Between 150 and 200 cars visit Seven Emu Station annually for fishing access. A fee of \$200 per car is charged by the lessee for an unlimited length

of stay. This provides a significant income for the property. Wollongorang Station is the only property providing beach access to the Gulf of Carpentaria. Approximately 2000 people visit the property annually for fishing. The lessee charges a fee of \$22 per day per car which provides a significant income for the property.

20. This paragraph is somewhat incorrect in that there are also now substantial recreational activities and coastal access at Lorella, and I respectfully ask that you take notice of the submission on behalf of Lorella for the detriment review of the Lorella Region Land Claim No 199 and part of Maria Island Region Land Claim No 198 (Report No 63) in this detriment review. I have attached what I believe to be their submission as **Annexure 2** to my statement.
21. The land claims at issue in the Land Claim Report, and the cumulative impact of all Aboriginal land claims in the Gulf region, place these patterns of land use and the long-term viability of affected pastoral leases in jeopardy. A map of the outstanding land claims would show that virtually the entire Gulf coastline from the Limmen Bight River to the Queensland border is subject to an outstanding land claim. The land claims in the region also include significant sections of the Roper, Limmen Bight, McArthur, Cox, Robinson, and Calvert Rivers.
22. Reducing the opportunity for pastoral diversification has more than just a cumulative detriment for the pastoral industry. Reducing the opportunity for pastoral diversification creates a cumulative detriment to the region as a whole by reducing tourism opportunities in the Top End, along with potential job creation that could occur through diversification, be it in tourism, aquaculture, horticulture, or any other legal non-pastoral use.

Investor insecurity

23. A land claim creates business insecurity by creating uncertainty. From a pastoral standpoint, a land claim muddles tenure. During the pendency of the claim, a pastoralist does not know if he or she will lose access to land and waters to which he or she currently has access. This land and water may be critical to a pastoralist's livelihood.
24. This uncertainty can have significant economic detriments. For a pastoralist trying to plan both for the short term and long term, the uncertainty can negatively affect decision-

making on everything from stocking rates to investments in capital improvements and infrastructure for both pastoral uses and non-pastoral diversification efforts.

25. Even if granted, a land claim still creates investor insecurity because of the uncertainty surrounding closure of the land claim area. There is no assurance that reasonable accommodation can be reached for pastoralist access to bed and banks and/or inter-tidal zones that is lost as the result of the grant of a land claim.

26. I believe this to be so because bed and banks and inter-tidal zone claims differ from other Aboriginal land claims in a significant respect. The value to a land trust with title to the bed and banks of a river or to an inter-tidal zone is not primarily in its ability to use or access that land in a way that is unavailable; rights of use and access already exist. Protections are also available for sacred sites within bed and banks and inter-tidal zone land claim areas. Rather, the advantage that accrues to the land trust lies almost entirely in its ability to exclude others. That is why I am not confident that even the grant of land claims will restore investor security.

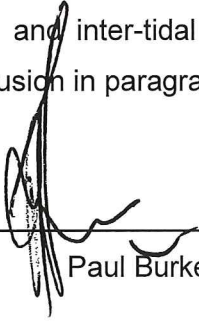
Likelihood of reaching reasonable and just accommodation

27. Paragraph 104 of the Land Claim Report notes that 'it is reasonable to conclude that any loss or restriction of access that may result from a grant of title to the areas under claim would have the potential to impact negatively on the commercial viability the adjoining pastoral properties'. It goes on to suggest, though, 'that suitable arrangements are likely to be agreed between the traditional owners and the pastoralists' based on previous experience'.

28. My tenure at NTCA has been short, but I am unaware of any such experience. There are no active or ongoing negotiations between NTCA and the Northern Land Council regarding amelioration of detriment to pastoral lease holders should the Land Claims covered by the Land Claim Report be granted. If there are negotiations on-going with the individual pastoralists, I am not aware of them.

29. Context in this regard is also important, Bed and banks and inter-tidal zone land claims differ from other land claims in that they are based almost solely on detriment to third parties. A bed and banks or inter-tidal zone land claim does not grant a claimant any rights of access they do not already have, and sacred sites are already protected under other legislation. What value accrues to the Aboriginal land trust receiving the grant is primarily the right to exclude others who have relied on access to the bed and banks of

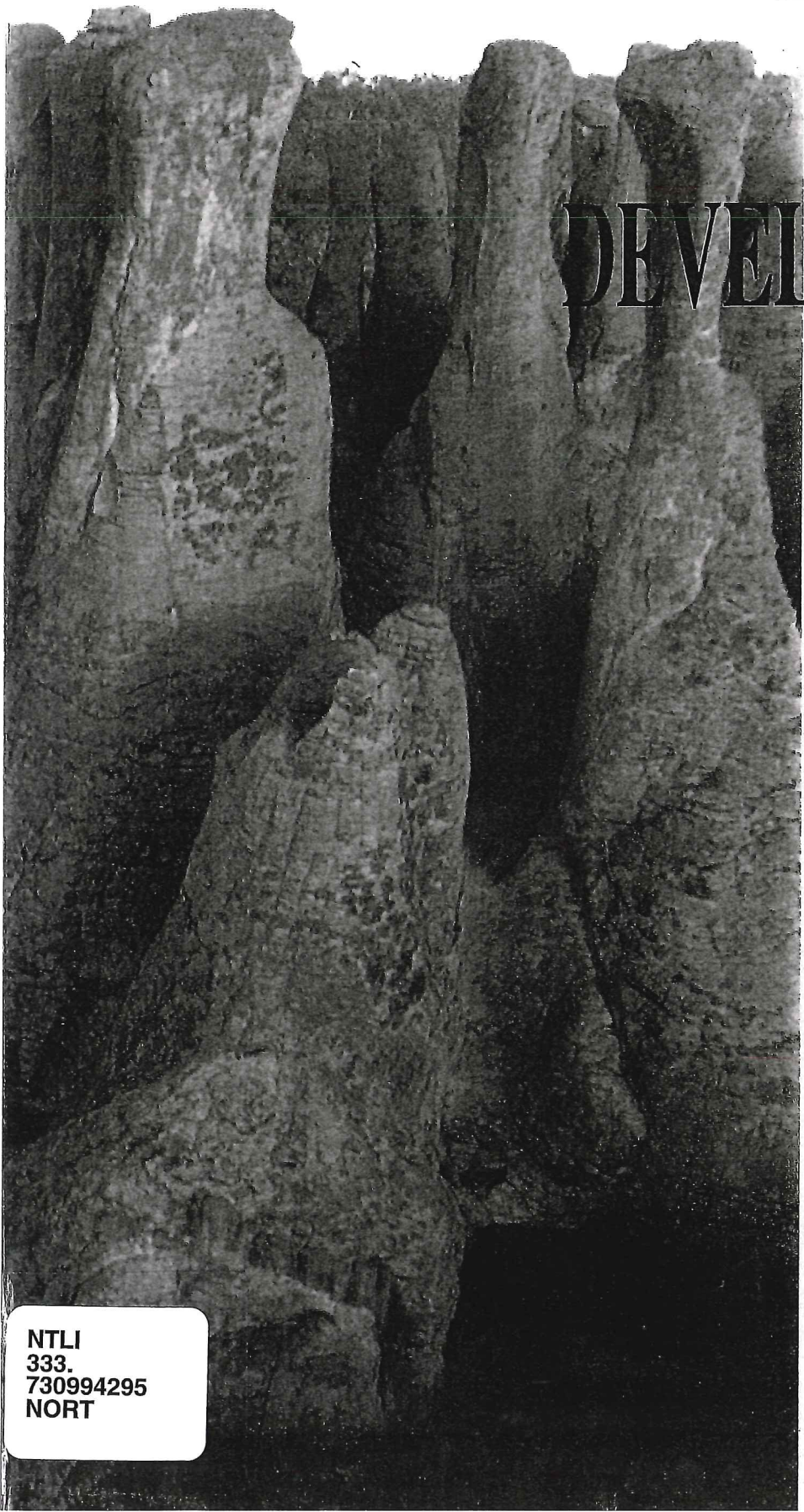
rivers and inter-tidal zones for their livelihoods. This is why I do not agree with the conclusion in paragraph 104 of the Land Claim Report.

Signed:  _____
Paul Burke

Date: 2 MAY 2018

ANNEXURE 1

GULF REGION LAND USE AND DEVELOPMENT STUDY 1991



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Northern Territory Department
of Lands and Housing

Pastoral Land Use Definition

Pastoral areas have been divided into two classifications - **Pastoral** and **Pastoral Support**.

Pastoral is defined as 'that land where sufficient numbers of cattle can be carried to justify some form of capital investment and corresponding return. Where a central core area of higher carrying capacity is evident then the pastoral zone can be extended further into lower carrying country'.

Pastoral support is defined as 'that land where inherent carrying capacity is so low that any form of capital investment apart from infrequent harvest operations cannot be justified in the medium to long term under present management techniques or financial considerations'.

PASTORAL PROPERTIES

TRANSITIONAL ZONE

Balbirini

Principally *pastoral* land, situated on the Carpentaria Highway, this property has been recently subdivided into two sections Balbirini and Carpentaria Downs. The northern section, Carpentaria Downs is fully fenced with adequate infrastructure for herd control. This area was converted to perpetual pastoral lease tenure in November 1989.

The second, or southern, section will require major capital infrastructure as it lacks a basic core area for initial development. It does have, however, a substantial area that could be controlled for dispersed cattle grazing. For these reasons a lease has been offered that requires a substantial degree of staged development.

The Abner Range on the eastern side of the property and the Paradise Pool area in the centre have been identified for recreation/conservation uses, together with a recommendation for boundary rationalisation for the south east corner of the southern lease.

The Cape Crawford roadhouse, at the junction of the Carpentaria/Tablelands Highways and the road to the Roper

River, is an area where services to the region should be centralised and land excisions by the pastoral lessee should be encouraged to facilitate future development.

Bauhinia

Is a fairly compact station containing 40% *pastoral* land where further development is hampered by the terrain. It is the most economic of the small properties, with the northern section identified for areas of recreation and conservation interest for addition to the proposed Limmen Gate National Park. The south west corner has limited grazing potential for the adjoining Broadmere pastoral lease but is of little use to Bauhinia due to its inaccessibility.

Benmarra

A continuation of the existing use within the current boundaries is recommended. This lease contains limited *pastoral* land and has extensive areas of *pastoral support* land in the south east portion. Benmarra has been converted to perpetual pastoral lease tenure.

Hodgson Downs

Although this property has *pastoral* land along the Hodgson River country, there are, nevertheless, severe management problems with this area. It should continue to operate within existing boundaries. There is tourism potential if the adjoining Hodgson River Station combines the southern area of the property with the appeal of Minimere Lagoon and Arnold River Gorge. The property was recently purchased by ATSIC for the local Aboriginal Community.

Hodgson River

The smallest property in the study area with the *pastoral* land being well developed. Some boundary rationalisation with adjoining Maryfield to the west would enable less productive country to be brought under control. There is no development potential for cattle grazing east of the Hodgson River but there is potential for tourism in the Minimere lagoon area if agreement could be reached with Hodgson Downs for an enlarged area.

The property has been converted to perpetual tenure.

Kiana

Half the lease is comprised of *pastoral* land, this pastoral lease was completely destocked some years ago and sold to the present lessee. Most areas suitable for cattle grazing are now under control. The eastern third of the property has been identified as suitable for recreation and conservation purposes. Grazing within proposed conservation areas may be continued where not detrimental to the conservation values identified.

Mallapunyah Springs

Substantially comprised of *pastoral* land, extensive paddocking and herd control has taken place in recent years, with the entire property now fenced and controlled. An adjoining area on McArthur River Station could be brought under control by inclusion into Mallapunyah by boundary rationalisation.

McArthur River

An extensive area of this property has been identified as having recreation/conservation values with a large ore body also within the lease boundaries. Extensive development of the majority of the *pastoral* land has occurred. The erodable nature of soils along the McArthur River require careful management of grazing programmes.

Grazing, conservation, and mining areas on the property have very little overlap. However the continuation of grazing within proposed conservation areas may continue where not detrimental to the conservation values identified.

Nutwood Downs

Comprised substantially of *pastoral* land. The central core area is well developed. However there is room for additional development on plateau country. This pastoral lease is one of the most productive units in the Transitional Zone, but was destocked for a time for BTEC purposes.

Tanumbirini

This property contains very similar country to Nutwood Downs but has restricted access to the north east portion. The *pastoral* areas require careful management of highly erodable country. The operation of the pastoral lease should continue within the existing boundaries but more development is required within marginal areas to ease grazing pressure on more productive country. The property has tourism prospects which could be based on natural features as well as traditional station activity.

GULF ZONE

Billengarra

A very marginal property with low inherent carrying capacity. The northern half has been identified for recreation/conservation purposes for addition to the proposed Limmen Gate National Park. The addition of land from adjacent Tawallah Station along Batten Creek would increase the pastoral potential. It is considered appropriate that the option be examined whether the existing term pastoral lease should be replaced by a Crown lease specially designed to cater for multi purpose uses.

Bing Bong

Together with Tawallah and McArthur River Station, this property forms part of the McArthur River aggregation. It has a small developed *pastoral* area for cattle management but tourist/fishing related usage competes with grazing in the Batten Point area. Some adjoining pastoral support country is also used for controlled cattle grazing. Possible aquaculture areas have been identified along the coast and adjacent to the McArthur River. However, feasibility studies will be required.

Broadmere

The headwaters of October and Lansing Creeks contain small areas of *pastoral* land, but are isolated from the balance of controllable country. The north east corner has been identified for conservation/recreation purposes for addition to a proposed park.

Calvert Hills

Just under half of the lease is comprised of *pastoral* land. A rugged lease where cattle control is difficult but not impossible, with most readily accessible country controlled. Potentially, the most productive of the Gulf Zone properties. A small area identified for conservation and/recreation is suitable for addition to an adjoining area of Wollogorang, together with points of recreational interest along the Calvert River and the lower reaches of Bluey Creek. There is tourism potential in conjunction with traditional station activities.

Greenbank

Limited usable *pastoral* land because of the presence of *Zamia* (*Cycad*) palms reduces productivity substantially even though some management areas are identified. Eradication of *Zamia* in certain areas is the only way that a profitable cattle operation could be considered. The coastal zone is identified for a marine conservation/recreation area.

The option of examining whether the issue of an appropriate multi-purpose Crown lease to replace the existing pastoral tenure is recommended. Grazing rights over the coastal zone should be continued where not detrimental to the conservation values identified, as productivity is dependant on access to this zone for livestock.

Lorella

Principally *pastoral support* land with a small area in the south west of this property identified for conservation/recreation purposes for addition to a proposed park. There is a possibility of some form of aquaculture along the coast but the area lacks access. Lorella is a very poor pastoral property that should be examined with the option in mind that the pastoral lease be replaced by a multi purpose Crown lease.

Manangoora

This pastoral lease has the same problems with cattle grazing as has Greenbank. The coastal strip is identified for a marine conservation/recreation area

with aquaculture a possibility in the north west corner along the McArthur River and between McArthur River and the Fletcher Creek. The Wearyan River provides access to the Pelles. Salt extraction was once carried out in the Manangoora homestead area and could possibly be re-introduced on a commercial scale. Consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended. Grazing rights over the coastal zone should be continued where not detrimental to the conservation values identified, as productivity is dependant on access to this zone for livestock.

Nathan River

The central *pastoral* area along the Limmen Bight River valley is mostly controlled for cattle grazing. Generally inferior country restricts large scale cattle development over the remainder of the lease.

The southern section of the property is identified for conservation/recreation, for addition to the proposed Limmen Gate National park. The Cox and Limmen Bight Rivers within tidal limits have been identified for conservation and/or recreation. Aquaculture potential is also identified on the coast and lower Limmen Bight River. The station homestead could provide a base for tourism pursuits as well as with traditional station activities in conjunction with the adjacent proposed park. Consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended.

Pungalina

This is possibly the most inferior body of *pastoral support* land in the Gulf for cattle raising. No areas are identified for an alternative use except for a frontage reserve on the Calvert River. A low key tourist venture based on the homestead area should be encouraged and consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended.

Seven Emus

Two small *pastoral* areas for cattle raising have been identified but there is no form of livestock control nor any structural improvements of substance on the lease.

The coastal strip has been identified for a marine conservation and recreation area, with a frontage reserve along the Calvert and Robinson Rivers. About 3 800ha at the mouth of the Robinson River has been identified as suitable for commercial/residential purposes.

Consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended. Grazing rights over the coastal zone should be continued where not detrimental to the conservation values identified, as productivity is dependent on access to this zone for livestock.

Spring Creek

Less than half of this pastoral lease has ever been used for cattle grazing and this low usage will continue even though structural improvements are limited. The remainder of the lease has been identified for conservation and recreation purposes with other identified areas extending from Robinson River to Cape Crawford. This area has no grazing potential at all.

Tawallah

Part of the McArthur River aggregation together with Bing Bong. A very inferior pastoral property. Land to the east of the Carpentaria Highway and on the western side, north of Batten Creek, has been identified for conservation/recreation purposes. The south west corner on Batten Creek could be incorporated into Billengarrah to increase that property's capabilities. The remainder of Tawallah could have the southern area incorporated into McArthur River and the northern area incorporated into Bing Bong.

There is an isolated sink hole (Nhumby Nhumby) in this northern section that has local conservation and recreation values.

Wollogorang

The largest of the Gulf Zone properties, this lease has three main *pastoral* areas of which Settlement Creek is the most important from a cattle enterprise viewpoint. The controlled herd of 8 000 head is carried in this area. The adjoining coastal Wentworth Station in Queensland is run as part of Wollogorang but in an uncontrolled state, as is the adjacent country in the Northern Territory. Two areas have been identified as having higher conservation values. These are the coastal fringe with marine conservation values, and the plateau and escarpment country of the south west, extending into the Nicholson River Aboriginal freehold land and to a lesser extent Calvert Hills. These areas include valuable grazing used in support and conjunction with better pastoral areas. The lease contains areas of land with high conservation (ecological) value.

PASTORAL SUPPORT INCLUDING RECREATION AND/OR CONSERVATION VALUES

This category is defined as Pastoral Support land which contains significant conservation and recreation values which should be subject to future negotiations with the Conservation Commission with respect to the protection of those values, including the possible establishment of parks and reserves or the establishment of appropriate management arrangements or agreements. With few exceptions, these areas are not available to the general public but lie within pastoral leases or freehold land and amongst land designated land *pastoral support*. Lessees and owners have been reluctant to open these areas to uncontrolled public access, fearing damage to pastoral infrastructure, loss of wilderness character and damage to personal recreation or living areas. In some cases pastoral lessees anticipate tourism income from these features, but few currently have the resources, skills or training to develop natural areas properly.

Parks are an important form of land management which can ensure open and equitable public access, retention of wilderness character as well as protec-

tion of rare and endangered species. There have been frequent proposals for reserves in the Gulf (Holmes, 1986; GLADA, 1988; Gleeson, 1987; and Pannell, Kerr and Foster, 1988; etc.). In locations where tourism and conservation attributes require active management, this Structure Plan supports the establishment of a number of parks.

The boundaries of these areas have been located so as not to detract in any way from grazing or known mining potential within the Gulf and they are for the most part natural boundaries which do not require costly fencing and maintenance.

A park is defined here as;

"An area in a natural or semi natural condition reserved because of its scenery, plant or animal content, historical interest or other features which is used by the public primarily for open space recreation and education."

This definition encompasses many different types of parks which vary in size and content as well as type and intensity of use and management.

It is therefore necessary to define different types of parks in order to establish the Government's overall policy for the use and management of each type.

- NATIONAL PARK - A relatively large area of land noted for its features of predominantly unspoiled landscape containing flora, fauna and/or cultural values of national or international significance, permanently dedicated for public enjoyment and education. National Parks will be managed and protected so that their natural attributes are preserved.
- NATURE PARK - An area of land set aside for public recreation and enjoyment based on natural or cultural values of local or regional significance and is permanently protected and managed so as to maintain those values for the public benefit.

- **MARINE PARK** - An area of coastal waters and the underlying seabed containing natural marine values including flora and fauna, underwater landscapes, geological or cultural features of Territory or national significance which is protected and managed so that its values are preserved.
- **CONSERVATION RESERVE** - A reserve established in order to protect and manage places with natural and/or cultural values of regional, Territory or national significance. While public access to these reserves will be permitted in many cases, the prime object of management is the conservation of outstanding or unique values of the area.

Aboriginal freehold title in the Gulf includes areas of significant park value. This, however, does not guarantee either protection or public access to such sites. Management arrangements have been negotiated with Aboriginal land owners elsewhere in the Territory and such joint management can provide significant advantages for the owners and the environment, as well as for the visiting public. Negotiations for such arrangements have tended to be protracted (eg. North Island) and have generally not been negotiated except for high profile areas. It is hoped, however, that for the Gulf such arrangements can be quickly negotiated and be in keeping with the nature of each separate proposed park.

“Parks” will not necessarily be declared under section 12 of the *Territory Parks and Wildlife Conservation Act*, acquired by the Conservation Land Corporation or managed by the Conservation Commission.

It is Government policy to encourage private development of land and resources as much as possible. There is no reason why this policy could not be extended to recreation/conservation areas within the provisions of a Crown lease, with appropriate development

covenants including professional management and plans of management over the area involved.

Park Management

Professional management of parks is an essential part of their designation. The location and control of facilities for intensive recreation requires special care to prevent damage to the features people visit to appreciate. In particular, seemingly minor management decisions can collectively erode the wilderness character which is the cornerstone of the tourist industry in the Gulf.

There is very little formal park management in the Gulf study area, due to lack of resources and information coupled with the fact that most land is included within pastoral leases.

The fieldwork carried out during this study has highlighted the lack of knowledge and remote value of this area, with the identification of some quite spectacular and significant features as yet unfrequented by the public. It is only in recent years that the Government has made commitments to document these resources of the Gulf and evaluate appropriate land uses.

In the establishment of any parks to preserve the values of the Gulf, care will be needed in the design, construction and maintenance of infrastructure including, where necessary, control of visitor numbers.

A designation of park, in most cases, will increase the level of land use. This will require significant management input. In particular;

- **Fire** - is an important management tool. A detailed fire management plan is required for each park.
- **Weeds and Feral Animals** - can be a problem. Their control is an essential part of park management.
- **Fencing** - is not generally required due to the design of park boundaries, but in a few locations fences will be

required. These will require regular maintenance.

In most cases, it is proposed that services such as camping grounds, guides, transportation, food and fuel outlets should be provided by private operations outside of the parks. This is to encourage local involvement and provide economic benefits to the wider Gulf Region.

Mining exploration and development in parks is permissible under current legislation and operating arrangements, but with greater restrictions than within most other forms of tenure.

Financial resources will be required to properly establish and maintain these unique reserves. However, the potential for greatly increased tourism, particularly in the economically depressed Gulf Region, should offset the cost incurred in the maintenance of a dynamic park system. Furthermore, the costs of establishment can be spread over a period of years, depending on budgetary priorities and other considerations.

Establishment

There are basically four ways by which park areas can be established in the Gulf;

1. An initial method of recreation/conservation management is by **Landholder Management**. In cases where they have significant conservation or recreation values which do not require exclusive management and/or land use by the Conservation Commission, landholders will be encouraged to develop specific areas for tourism and/or conservation purposes.

This may entail extension advice from Government instrumentalities such as the Conservation Commission, the Tourist Commission and Department of Industries and Development. Where the Conservation Commission has a particular interest in signifi-

ANNEXURE 2

Ward Keller

A legal practice conducted by Ward Keller Pty Ltd
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6 April 2018

By Email: AboriginalLandCommissioner@network.pmc.gov.au
Elena.ZOLA@network.pmc.gov.au

Aboriginal Land Commissioner
Office of the Aboriginal Land Commissioner
GPO 9932
Darwin NT 0801
Attention: The Hon John Mansfield AM QC

Dear Commissioner Mansfield

Re: Detriment Review - Lorella Region Land Claim (No 199) and part of Maria Island Region Land Claim (No 198) (Land Claim Report No 63)

We act for Maximus No 82 Pty Ltd (ACN 010 026 070) and Landmark Development Pty Ltd (ACN 008 649 732), owners of the Lorella pastoral lease in the above-mentioned matter. On their behalf, please find attached the statement of Rhett Peter Walker with regard to a review of detriment for the Lorella Region Land Claim and Land Claim Report No 63.

Yours faithfully
WARD KELLER



BRADLY TORGAN
Senior Lawyer
Secretary: **Stella Noor**

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Statement of Rhett Peter Walker

1. My name is Rhett Peter Walker. I am a director of Maximus No. 82 Pty Ltd ("Maximus") (ACN 010 026 070), one of the owners of the Lorella pastoral lease, PL 757 ("Lorella"). I have been a director of Maximus since 1987, when Maximus first took an ownership interest in Lorella.
2. This statement is based on my personal knowledge, except as to that which is based on information and belief. As to those matters, I believe them true based on that information and belief.
3. I am also the operator of Lorella and refer to myself as the owner/operator.
4. I am also the director of Lorella Spring Wilderness Pty Ltd (ACN 616 238 218), which own Lorella Springs Wilderness Park ("Lorella Springs"), a tourist facility at Lorella about which I will discuss further below.
5. I also refer to myself as owner/operator of Lorella Springs.
6. I have lived at Lorella since 1986, well before the Land Claim that is the subject of this detriment review was lodged, which I understand to have occurred in May 1997.
7. Before that I lived on the adjacent Nathan River pastoral lease from 1984 to 1986. I moved to Lorella with my immediate family during that wet season. There had been a caretaker at Lorella for ten years prior. There was only one road into Lorella and during the first couple of years we were unaware of any other human presence on the property. The police would visit us about once a year to check on us, but that was about it.
8. When we moved to Lorella, we lived under a tarpaulin in the bush for the first six months, before moving into a shed on the property and turning it into more liveable premises.
9. Although Lorella Spring Wilderness Pty Ltd was only registered in 2016, tourist activity has been occurring at Lorella since approximately 1988. My family began tourism activity after realizing that we needed to supplement income derived from Lorella. We received support from the Northern Territory government and Lorella was even identified as a location for recreational fishing opportunity on a map produced in 1990 by the Northern Territory Department of Primary Fishing and Industries. I have attached true and correct copies of photographs of that map as **Annexure 1** to my statement.
10. The Northern Territory government also identified Lorella as a location that could be used for recreational purposes in a 1991 report by the Northern Territory Department of Lands and Housing entitled 'Gulf Region Land Use and Development Study'. I have attached a true and correct copy of an excerpt of that report as **Annexure 2** that describes Lorella. The number in the lower left hand corner of the cover page is the call number in the Northern Territory Library.

RW

11. Over the past thirty years, I estimate we have invested over \$4,000,000 in Lorella's tourism and recreational activity infrastructure, along with thousands of hours of labour by me and my family.
12. Every year our operations have expanded and grown. In 2017 alone we re-invested \$500,000 of our revenue into the tourism development and \$150,000 back into developing our cattle operations.
13. Over the past 30 years some of the improvements we have made to Lorella include, but are not limited to:
 - a. The development and upgrade of nearly 1,000 kilometres of internal property roads, including a track to the coast opening access to the Gulf of Carpentaria. The track can accommodate both tour groups and our cattle operations;
 - b. Remote campgrounds around the property along rivers and at the coast;
 - c. All weather airstrip;
 - d. Accommodations for up to sixty guests, as well as staff accommodations;
 - e. Showers and flushing toilets across 8 amenity blocks on the homestead campground;
 - f. A maintenance workshop primarily for station vehicles;
 - g. Catering and accommodation support facilities including a commercial kitchen, bar area, 200 square metre outside deck dining area;
 - h. Fuel facilities;
 - i. and a helicopter base from which remote coastal fishing tours along the Lorella coastline and rivers are offered during the dry season.
14. I take great pride in the recreational offerings at Lorella and the manner in which we provide them. We have been publicly recognised for our efforts, receiving the a Tourism NT Brolga Award in 2005 for the second best caravan park in the Northern Territory and a nomination for a 2018 Telstra Business Award.
15. I am of the understanding that the inter-tidal zone, the land between the high water mark and the low water mark, of the Gulf of Carpentaria adjacent to Lorella is the subject of the Lorella Region Land Claim No 199 ("Land Claim"), filed in 1997 pursuant to the *Aboriginal Land Rights (Northern Territory) Act 1976* (Cth) ("Land Rights Act"). I further understand that a Land Claim report did issue in 2002 but no final action was taken on the report; the proceeding for which I am providing this information is essentially a review and update of the detriment section of that report.

RW

16. As relevant to Lorella, I understand that the legal effect of a grant of Aboriginal land is:
 - a. to make it an offence under section 70 of the Land Rights Act for any person to enter or remain on that land without permission from the relevant land council; and
 - b. to make it an offence under section 4 of *the Aboriginal Land Act* (NT) for any person to enter or remain on that land without a permit granted by the relevant land council.
17. The inter-tidal zone along Lorella is not uniform in width. In some locations it is as wide as two kilometres.
18. Cattle at Lorella do move through the inter-tidal-zone. If there is a grant of the Land Claim area as Aboriginal land pursuant to the Land Rights Act, then there may be a need to fence above the inter-tidal zone to prevent the movement of cattle into that area. I understand that unless permission is given by the Northern Land Council, attempts to retrieve cattle in the inter-tidal zone by Lorella employees and contractors could result in violations of the Land Rights Act and the Aboriginal Land Act.
19. Lorella has approximately 25 kilometres of coastline. I estimate fencing to cost approximately \$ 3,000 per kilometre, plus another \$ 1,000 per year per kilometre. As a worst case scenario, fencing would cost Lorella \$ 75,000 plus another \$ 25,000 per year in repair and maintenance costs. There are currently no fences along the inter-tidal zone.
20. Although fencing would be necessary to keep cattle out of the intertidal-zone, I believe fencing would seriously detract from the coastal tourist experience at Lorella:
21. Lorella Springs offers significant tourist activities at Lorella. These activities include camping, bird watching, fishing, four wheel driving, helicopter scenic flights, and swimming at spots in the interior of the property. Guests don't swim in the Gulf, but they do hike and wade in the inter-tidal zone, and engage in other activities in the inter-tidal zone such as crabbing. Overnight accommodations at Lorella include single rooms, cabins, remote camping, and camping/caravanning at the homestead campground.
22. I estimate that Lorella Springs hosts approximately 12,000 visitors annually, representing 30,000 bed nights. This number has steadily increased over the last several years and I expect this to increase as a result of recent improvements that have been made at Lorella. A rough, single-track route from the homestead to the coast was first cut in about 1988 using a rubber-wheeled bulldozer. It has since been upgraded to a 9 metre-wide partially gravelled road using a scraper I acquired for approximately \$65,000 in 2015. An all-weather 12,000-metre-long airstrip was also completed in 2016. We have numerous machines to maintain and upgrade our tracks on the property and for future developments, including a bulldozer, a grader, a backhoe and a loader.

RW

23. Tourist visitations occur during the seven-month dry season. Lorella Springs is closed during the wet season, with Lorella and Lorella Springs maintained by wet season caretakers. Cattle operations, though, continue past the seasonal closure of Lorella Springs until about December of each year.
24. A grant of the Land Claim area as Aboriginal land pursuant to the Land Rights Act would have an immediate and detrimental impact on the current operations at Lorella. I base this on the following:
- a. The majority of the tourist and recreational activity at Lorella Springs is dependent on access to and movement through the inter-tidal zone. Even the helicopter scenic flights land on the inter-tidal zone as part of the tours.
 - b. I estimate that about 80% of the guests to Lorella Springs make use of the inter-tidal zone for tourist activities during their stay.
 - c. Much of Lorella Springs' marketing efforts tout its pristine coastline and the tourist activities that are dependent on access on or through the inter-tidal zone.
 - d. A loss of access to the inter-tidal zone would significantly detract from the tourist experience at Lorella Springs as a coastal property for which our guests come, and would make Lorella Springs a less desirable tourist destination.
 - e. The tourist experience would be further marred by the presence of any fencing above the inter-tidal zone; fencing that may be necessary to control cattle movement.
 - f. We already have bookings as far out as 2020. I am concerned these bookings would be negatively affected if access to and through the inter-tidal zone is lost.
 - g. There are up to forty staff members on Lorella at the peak of the dry season. Anything that negatively affects operations at Lorella, tourist or pastoral, will negatively affect opportunities for work at Lorella. Many of the people who seek this opportunity do so because it comes with the ability to enjoy to attractions of Lorella, including remote camping and coastal fishing. A grant of the Land Claim would eliminate or substantially reduce that incentive.
 - h. Cattle operations would also suffer. The majority of income derived from Lorella comes from Lorella Springs. Much of that revenue is used to support the station's cattle operations.
25. A grant of the Land Claim area as Aboriginal land pursuant to the Land Rights Act would detrimentally impact future plans we have for Lorella:
- a. A coastal fishing lodge at the mouth of the Wuraliwuntya Creek, which could include an airstrip;
 - b. additional remote coastal camping;

RW

- c. Guided fishing expeditions;
 - d. coastal quad tours along remote parts of the coastline; and
 - e. aquaculture.
26. What makes these future plans now possible in a way that was not even a few years ago is the recent upgrades to infrastructure and coastal access of which I spoke earlier.
27. With respect to aquaculture in particular, the environmental conditions are good for prawn and fish farming along the coast, and a diversification effort that we have been trying to develop many years. One of the biggest obstacles, though, has been the remoteness of the coast and relative lack of access. About six years ago, however, a mining company constructed a bitumen haul road through the middle of the property to the Bing Bong port to the south-east. This, combined, with the access to the coast we have built, reduces this logistic hurdle.
28. I am informed, and on that information believe, that pastoral diversification in the Gulf of Carpentaria region has been a long-standing goal of the Northern Territory government. The excerpts of the 1991 report identified in paragraph 8 of this statement and attached as Annexure 2 recommended that Lorella be examined 'with the option in mind that the pastoral lease be replaced by a multi-purpose Crown lease'. It is also worth noting that the report even then identified aquaculture as a possible area of diversification, but one that was hindered because 'the area lacks access'.
29. In short, existing and future operations at Lorella would be compromised if access onto the inter-tidal zone is made subject to third-party control and agreement. If Lorella Springs' operations are prevented, hindered, or made more costly, the financial return for Lorella as a whole is reduced, along with the benefit of a diversified operation
30. The ability to access the inter-tidal zone for recreational activities is a benefit enjoyed and accessed by Lorella's owners, staff, and their families and guests. The loss of this benefit would also be a detriment to Lorella.

I declare that I have read this statement carefully before signing it and that I believe it to be true and correct.

Signed: _____



Rhett Peter Walker

Date: Thursday 5th April 2018

ANNEXURE 1

RW



Production: Department of Primary Industry and Fisheries
Darwin, Northern Territory, 1990
Cartography: Design: Murray Beach, Dept. of Lands and Housing
Darwin, Northern Territory
Front Cover: Alistair Green Ryan
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LEGEND

- Arterial Road
- Secondary Road, Sealed
- Unsealed
- Vehicular Track
- Road distance
- Boat Ramp
- Fishing Spot
- Land subject to inundation
- Park / Reserve
- Aboriginal Land
- Participating Pastoral Property
- Health Centre
- Police
- Ranger Station
- Information
- Unsewed Airship
- Hemestead
- Town / Settlement
- Roadhouse
- Fuel
- Accommodation (visitors booking may be required)
- Caravan Park

DISCLAIMER

Every effort has been made by the Department of Primary Industry and Fisheries and the Department of Lands and Housing to ensure that the information provided in this publication is accurate at the time of printing. No responsibility will be accepted by the Northern Territory of Australia, however, for any errors or omissions. Accurate arrangements and times are subject to change without notice. The depiction of a road or track on this publication does not necessarily indicate a public right of way. The Northern Territory of Australia shall not be liable for any accident, injury, death, temporary, loss or damage arising from any cause whatsoever during the course of any visit to any of the locations identified on this Northern Territory Fishing Map.

To assist in correcting future editions of this map, users having errors or omissions, are invited to write to:
The Secretary,
Department of Primary Industry and Fisheries,
G.P.O. Box 500,
Darwin N.T. 0801,
Australia.

This is a portion of the Northern Territory Fishing Map. The Northern Territory of Australia is a vast landmass and this map cannot show all the fishing spots and rivers. The map is intended to provide a general overview of the fishing opportunities in the Northern Territory. It is not intended to be a detailed fishing map. The map is intended to provide a general overview of the fishing opportunities in the Northern Territory. It is not intended to be a detailed fishing map.



See Darwin /

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Location				
12 Mile Yards Easy Park	E2			
Aussada River Crossing (Day River Rd)	C4			
Lumina Creek (Pawson's Park) (Day R)	C4			
Bar Salt Springs Station	C4			
Bays State (Pawson's Park)	C2			
Bays State (Salt Marsh)	E1			
Big Horn Creek (Victoria R)	B0			
Blomford Station	F1			
Black Point (Cockburn Peninsula)	F1			
Blomford Washdown (Upper Cr)	F2			
Blomford Station	G6			
Brown's Creek	C4			
Bulla Station	B7			
Claybrook Crossing	G6			
Cooksey Station	G6			
Coopers Creek Crossing	C7			
Cox River Crossing	C6			
Cox Linnon (Bgt R) Junction	G6			
Day River Crossing	C4			
Dalwood Crossing (Victoria R)	C7			
Douglas River Crossing	C4			
Eddy Falls	D4			
Elroy Park	E5			
Finnis River Crossing (Shoalwater)	C1			
Finnis River Crossing (Hobson)	C3			
Grovetown Station (Stake Lagoon N)	J7			
Hobson River Crossing	G6			
Kallawaddy Bridge	C8			
Kay River Crossing	A8			
Limestone Gorge	B1			
Linnon (Bgt R) River Crossing	G8			
Linnon (Bgt R) River Fishing Camp	H9			
Lumina Lagoon (St. Vigens Park)	G0			
Lumina Station	H5			
Lumina Farm (Gardiner Station)	C4			
Mannings Station	J7			
Mango Farm	C4			
Murrumbidgee River (Trossel Point)	E8			
Murrumbidgee River (Day Park)	C8			
Nelson River Station	C8			
NT Barrs Fishing (Vanderlin Island)	B6			
Colo Crossing	C4			
Poburn's Point (Victoria R)	B6			
Pungana Station	J7			
Raynolds River Crossing (Day R Rd)	C4			
Robins's Sandbar	C4			
Rocky Bar Crossing (Hobson R)	G8			
Rose Bar Crossing	G0			
Roper River Camping Site	C8			
Roper River First Landing	D4			
Roper River Second Landing	G2			
Roper Valley Station	F3			
Sawen Emu Station	J7			
Sawen Spit (Wilderness Lodge)	D1			
The Corn Packer	C4			
The Rocks (Victoria R)	B6			
Tanna River Crossing	G5			
Victoria River (Access 1)	C6			
Victoria River (Access 2)	C6			
Victoria River Bridge	C8			
Waldmunga Lagoon	G5			
Wemy's Station (Gardiner South Point)	D1			
Wollagong Station	K8			
Williams (Day River)	C4			

Note 1. Refer to Northern Territory Fishing and Hunting Guide (Access is Reserved to clients of the Tour Operator)

Note 2. C = Green Hire Only

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Fishing Map



Saw Duman / Kaula Mangrove

ARRHEM LAND ADDITIONAL LAND TRUST

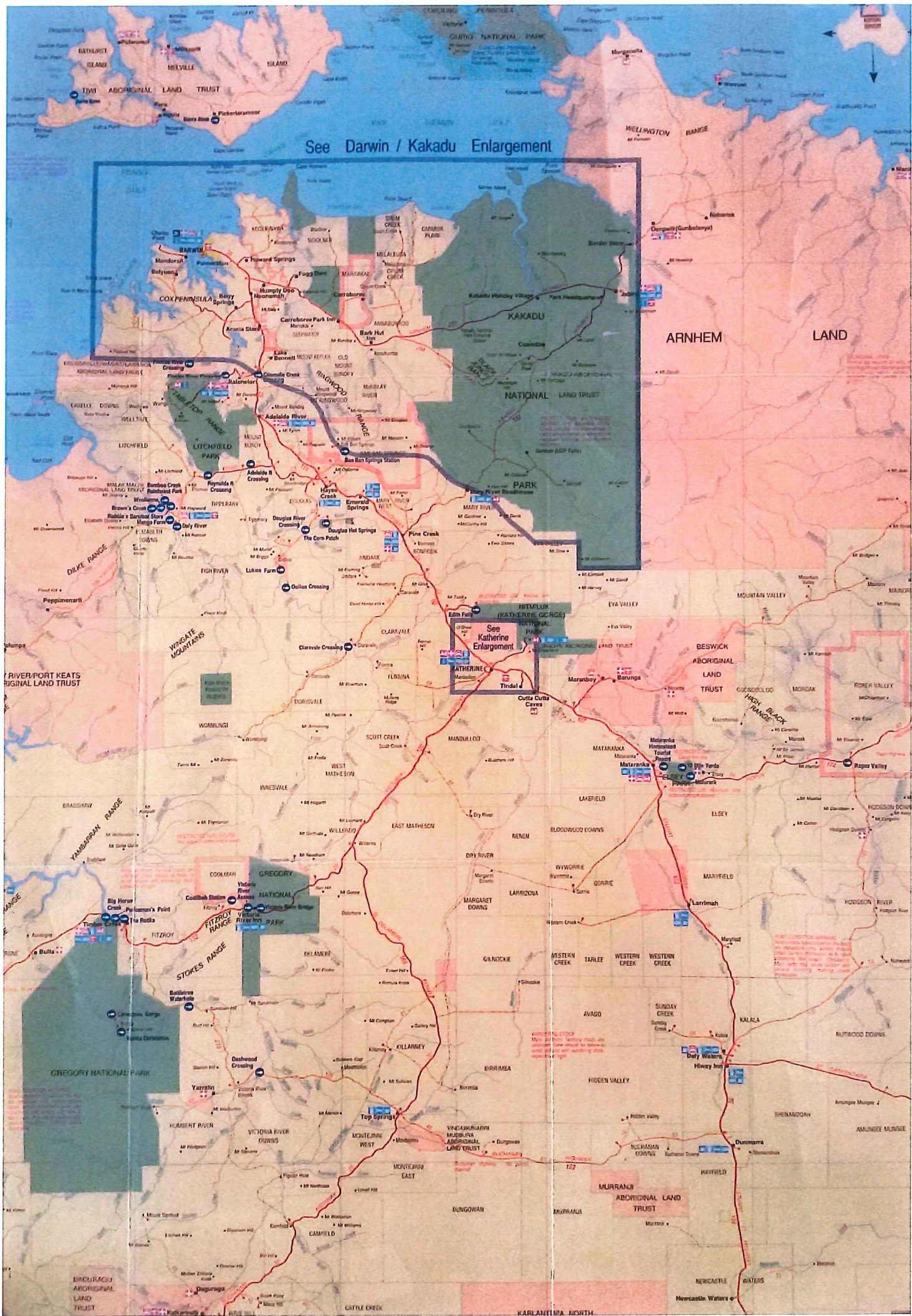


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See Darwin / Kakadu Enlargement

ARNHEM LAND

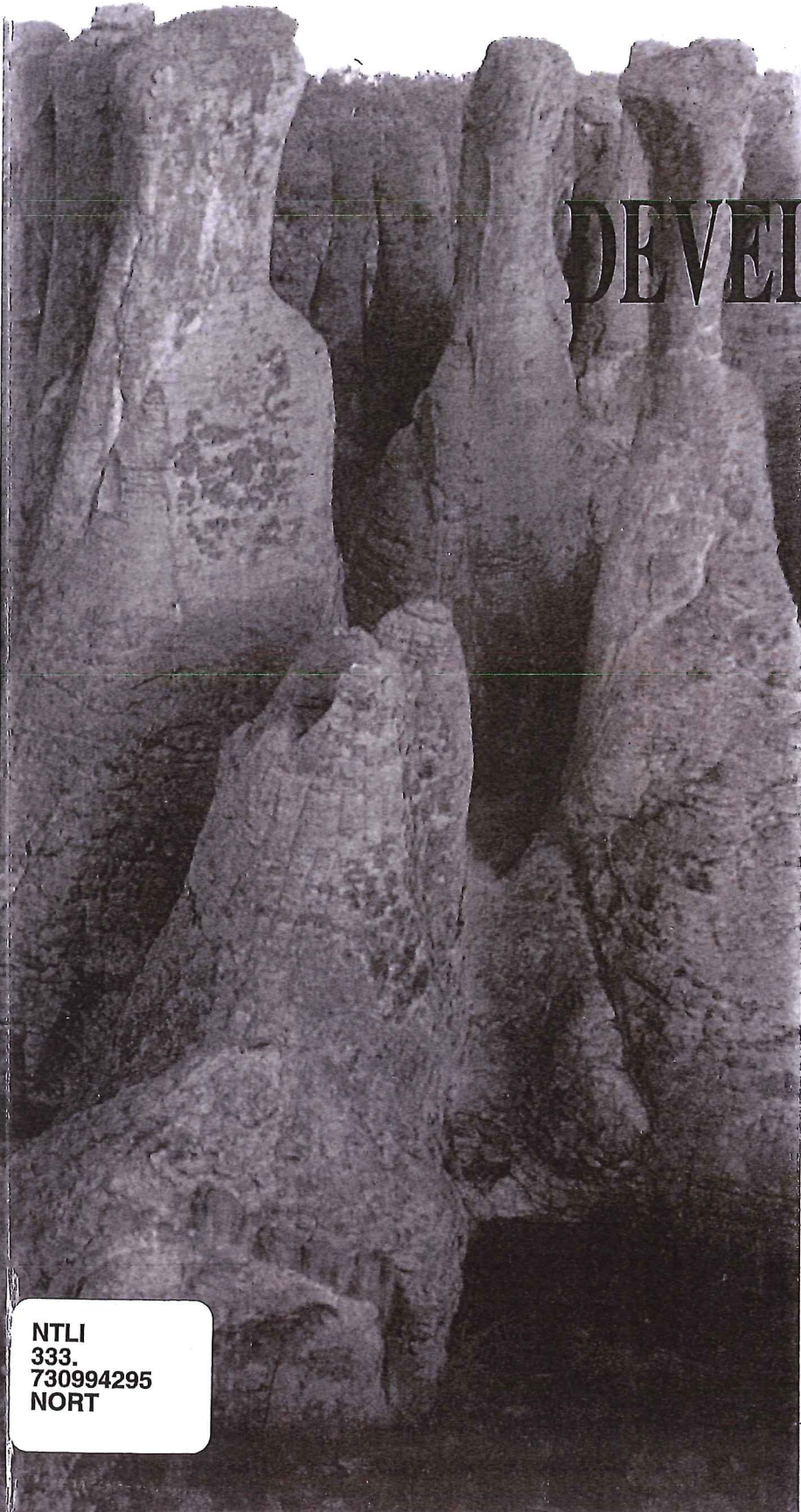
See Katherine Enlargement



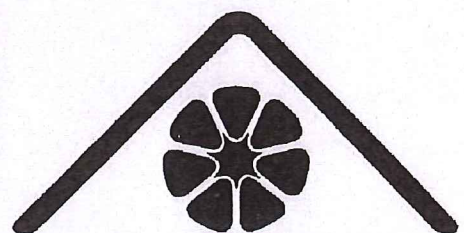
ANNEXURE 2

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GULF REGION LAND USE AND DEVELOPMENT STUDY 1991



NTLI
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NORT



Northern Territory Department
of Lands and Housing

Tanumbirini

This property contains very similar country to Nutwood Downs but has restricted access to the north east portion. The *pastoral* areas require careful management of highly erodable country. The operation of the pastoral lease should continue within the existing boundaries but more development is required within marginal areas to ease grazing pressure on more productive country. The property has tourism prospects which could be based on natural features as well as traditional station activity.

GULF ZONE

Billengarrah

A very marginal property with low inherent carrying capacity. The northern half has been identified for recreation/conservation purposes for addition to the proposed Limmen Gate National Park. The addition of land from adjacent Tawallah Station along Batten Creek would increase the pastoral potential. It is considered appropriate that the option be examined whether the existing term pastoral lease should be replaced by a Crown lease specially designed to cater for multi purpose uses.

Bing Bong

Together with Tawallah and McArthur River Station, this property forms part of the McArthur River aggregation. It has a small developed *pastoral* area for cattle management but tourist/fishing related usage competes with grazing in the Batten Point area. Some adjoining pastoral support country is also used for controlled cattle grazing. Possible aquaculture areas have been identified along the coast and adjacent to the McArthur River. However, feasibility studies will be required.

Broadmere

The headwaters of October and Lansing Creeks contain small areas of *pastoral* land, but are isolated from the balance of controllable country. The north east corner has been identified for conservation/recreation purposes for addition to a proposed park.

Calvert Hills

Just under half of the lease is comprised of *pastoral* land. A rugged lease where cattle control is difficult but not impossible, with most readily accessible country controlled. Potentially, the most productive of the Gulf Zone properties. A small area identified for conservation and/recreation is suitable for addition to an adjoining area of Wollogorang, together with points of recreational interest along the Calvert River and the lower reaches of Bluey Creek. There is tourism potential in conjunction with traditional station activities.

Greenbank

Limited usable *pastoral* land because of the presence of *Zamia* (*Cycad*) palms reduces productivity substantially even though some management areas are identified. Eradication of *Zamia* in certain areas is the only way that a profitable cattle operation could be considered. The coastal zone is identified for a marine conservation/recreation area.

The option of examining whether the issue of an appropriate multi-purpose Crown lease to replace the existing pastoral tenure is recommended. Grazing rights over the coastal zone should be continued where not detrimental to the conservation values identified, as productivity is dependant on access to this zone for livestock.

Lorella

Principally *pastoral support* land with a small area in the south west of this property identified for conservation/recreation purposes for addition to a proposed park. There is a possibility of some form of aquaculture along the coast but the area lacks access. Lorella is a very poor pastoral property that should be examined with the option in mind that the pastoral lease be replaced by a multi purpose Crown lease.

Manangoora

This pastoral lease has the same problems with cattle grazing as has Greenbank. The coastal strip is identified for a marine conservation/recreation area

with aquaculture a possibility in the north west corner along the McArthur River and between McArthur River and the Fletcher Creek. The Wearyan River provides access to the Pellets. Salt extraction was once carried out in the Manangoora homestead area and could possibly be re-introduced on a commercial scale. Consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended. Grazing rights over the coastal zone should be continued where not detrimental to the conservation values identified, as productivity is dependant on access to this zone for livestock.

Nathan River

The central *pastoral* area along the Limmen Bight River valley is mostly controlled for cattle grazing. Generally inferior country restricts large scale cattle development over the remainder of the lease.

The southern section of the property is identified for conservation/recreation, for addition to the proposed Limmen Gate National park. The Cox and Limmen Bight Rivers within tidal limits have been identified for conservation and/or recreation. Aquaculture potential is also identified on the coast and lower Limmen Bight River. The station homestead could provide a base for tourism pursuits as well as with traditional station activities in conjunction with the adjacent proposed park. Consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended.

Pungalina

This is possibly the most inferior body of *pastoral support* land in the Gulf for cattle raising. No areas are identified for an alternative use except for a frontage reserve on the Calvert River. A low key tourist venture based on the homestead area should be encouraged and consideration of the issue of an appropriate multi purpose Crown lease to replace the existing pastoral tenure is recommended.