



PASTORAL
LAND BOARD
NORTHERN TERRITORY

APPLICATION FOR NON-PASTORAL USE OF PASTORAL LAND

(s.86 Pastoral Land Act)

1: APPLICANT'S DETAILS

Name of Lessee	Branir Pty Ltd and Booloomani Corporation Pty Ltd
Applicant's Full Name	Tom Polkinghorne
Position (eg. Lessee / Manager)	Business Development Manager
Telephone	03 9653 3706
Mobile	0439654826
Facsimile	
Email	tpolkinghorne@tipperarygroup.com.au
Postal Address	PMB 39, Winnellie, NT 0822

2: DETAILS OF LEASE ON WHICH NON-PASTORAL USE IS PROPOSED

Lease Name	Tipperary East
Pastoral Lease Number	01222
Lease Expiry Date (for Term lease)	-
NT Portion Number	7348
Location / Pastoral District	
Total Area of Lease (km ²)	1124
Size of Proposed Area for Non-Pastoral Use (km ²)	196
Location of Proposed Area for Non-Pastoral Use (attach geo-referenced locality plan)	Please see the map included in Appendix 1.

3: NON-PASTORAL USE PURPOSE

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Tourism |
| <input type="checkbox"/> Horticulture | <input type="checkbox"/> Station Store |
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Accommodation |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other |

4: LAND CLEARING

Does the proposed area for non-pastoral use require a clearing permit?

- Yes **No**

If yes please advise the current status of the land clearing application:

- Approved (please attach copy of permit)
- Pending approval
- Application to be lodged

5: WATER REQUIREMENTS

Licensing provisions apply to Water Control Districts and Water Allocation Plan areas. Contact the Department of Environment and Natural Resources (DENR) Water Resources Division on (08) 8999 4613 for advice on whether this applies to you.

Is a water license required? **Yes** No

If yes please advise the current status of the water license:

- Approved (please attach copy of permit)
- Pending approval
- Application to be lodged

6: SACRED SITES

Are there any sacred sites or significant sites protected under the *Aboriginal Sacred Sites Act* located within the proposed area for non-pastoral use?

Yes No

Please provide a copy of the report from the Aboriginal Areas Protection Authority (AAPA) outlining the results of a register inspection.

Contact AAPA on (08) 8999 5511 or email enquiries.AAPA@nt.gov.au.

The Aboriginal Areas Protection Authority (AAPA) have identified registered and recorded sites on Tipperary Station. A check of the data has found no sacred sites within the areas to be developed. Areas to be developed are in areas that have applicable previously approved clearing permits. A copy of the report from the AAPA outlining the results of a register inspection is attached at Appendix 5.

7: SITES OF CONSERVATION SIGNIFICANCE

Are there any sites of conservation significance located within the proposed area for non-pastoral use?

Yes No

If yes, please show the location of sites of conservation significance on a map and describe how risk will be mitigated. If no please confirm that you have searched all available databases listed below.

Sites of Conservation Significance Search

NT Sites of Conservation Significance: www.lrm.nt.gov.au/plants-and-animals/conservation-for-land-managers/sites-of-conservation-significance/map

A search of the above register has been undertaken with no NT Sites of Conservation Significance identified in the proposed areas. A copy of the Sites of Conservation Significance map is attached at Appendix 6.

Register of the National Estate: www.environment.gov.au/cgi-bin/ahdb/search.pl

A search of the above register has been undertaken with no registrations in the Register of the National Estate identified in the proposed areas.

NT Parks and Reserves: www.ntlis.nt.gov.au/imfPublic/imf.jsp?site=nreta

(check box for "Parks and Wildlife", refresh map, click and drag over area of interest)

A search of NR Maps has identified no NT Parks and Reserves in the proposed areas.

8: ENVIRONMENT PROTECTION

Non-pastoral use activities must comply with the *Waste Management and Pollution Control Act*, the *Environmental Assessment Act* and the *Public and Environmental Health Act*. This will be taken into account when considering your application.

Further details of environmental protection are included in section 10 below.

9: NATIVE TITLE ACT

The Pastoral Land Board will continue to ensure the provisions of the *Native Title Act (Cth)* are complied with before approving a permit. Notification as required is the responsibility of the Board.

10: DETAILS OF INTENDED NON-PASTORAL USE

Please write a comprehensive description of the proposal including level of development/usage (i.e. visitor numbers for tourism, number of trees and species type for horticulture or forestry), whether outside operators will be involved, management setup, proposed access etc.

Purpose of Application

The purpose of this application for non-pastoral use is to enable the establishment of a large-scale cropping enterprise at Tipperary Station.

Non-Pastoral Use Activities

Tipperary has arable land that has been cleared under permit which is suitable for broad acre cropping. No additional clearing permits will be required for the proposed activities. The station receives adequate in-season rainfall to enable crops to be produced from rainfall only. The dry-land cropping program would start in November and run through to an April harvest.

An irrigated cropping program over the dry season may be developed through utilisation of an existing groundwater extraction licence in the Jinduckin aquifer, however the initial focus would be on establishing the dry-land cropping enterprise. It is noted that there are 2 centre pivot irrigators in Horse paddock which cover 55 ha each (these pivots were initially installed to grow Poppies under a previously approved NPU), thus the area of any irrigated program would be very small relative to the proposed dry-land operation in the short term.

It is intended to grow crops including sorghum, corn, soybeans and cotton as part of the cropping rotation which would initially cover around 5,000 ha of land. This scale is desired to move past trial sized crops and achieve economies of scale in crop input supplies, crop management and the downstream system for crop marketing, logistics and exports.

Economic Benefits

This cropping enterprise will represent a major economic boost to the Douglas Daly agricultural region. It is intended to employ local labour for crop husbandry, agronomy and downstream logistics, providing

up to 5 new full-time jobs and several other ancillary jobs. In addition, the supply chain and cropping methods established will allow other producers in the region to expand or diversify into cropping, providing opportunities to other growers that have not existed historically.

Looking forward, successful development of a cropping enterprise at Tipperary and in surrounding areas may lead to a cotton gin being developed in the region. This would be a huge economic boost not only for the Douglas Daly but also for the Northern Territory economy. Extraction of the cotton seed via ginning would also represent a major synergy with the cattle industry as it would provide a source of high protein, high energy stock feed which is currently imported into the region. Prior to development of a gin, however, both cotton lint and cotton seed would be exported without being ginned in containers by using specialised compressing equipment.

Non-Pastoral Use Activity Areas

Crops are proposed to be grown in one or more of three nominated areas broadly categorised as in the 'Honeymoon', 'Homestead' and 'Blain' areas on Tipperary Station. These areas are identified on the map contained in Appendix 1 and referenced by paddock in section 12.

The areas have been compiled using polygons from historically approved clearing permits. By using these areas, a consistent approach to environmental considerations has been adopted with appropriate buffers from creek lines, sinkholes, wetlands and steep slopes.

The proposed areas have also been overlaid with historic Daly Agricultural Capability Classifications and Land Units data (Alrick and Robinson, 1972) as a reference for soil arability, risk of erosion, slope, drainage and overall suitability for the crop types proposed. These maps are included in Appendices 2 and 3.

The total area of the Tipperary lease is 209,800 ha and the total area of the proposed activity represents 9% of the total area of the lease, whilst the initial proposed area of 5,000 ha represents only 2% of the total lease area.

Farming Methods

All farming practices would be by minimum tillage and in accordance with local environmental conditions. The farming system would be specifically customised for the conditions on Tipperary Station. For the growing of cotton, the Bollgard 3 seed variety will be used which has enabled a reduction in pesticide use by as much as 90% in southern states over the past 10-15 years. New seed varieties represent a key enabler in the overall viability of the proposed cropping enterprise and they will significantly improve weed and insect management capabilities at Tipperary.

Notably, the proposed activities will significantly reduce weed incursions in areas allocated to cropping. A knock-down spray will be used during site preparation followed by direct-drill sowing, with little or no cultivation prior to sowing. Not cultivating after the knock-down spray will allow for the retention of soil organic matter, minimise soil erosion risk and improve paddock accessibility later in the wet season.

During the growing season herbicides, insecticides and fertilisers will be used on an as needs basis, with minimal applications expected to be necessary as new Roundup and pesticide resistant varieties of crops will be utilised. The few applications that will be required will be made aurally as access during the wet

season will not allow for ground applications. For the growing of cotton, therefore, it is possible that the crop could be grown with as few as 2 field passes- one pass for sowing and one pass for harvesting.

Aerial applications will be made by professional local contractors who have significant industry experience, including previous work at Tipperary on other projects. Thus, spray drift management and chemical handling capabilities are currently demonstrated and will continue to be a strong focus throughout each and every growing season.

As mentioned, the sites chosen have appropriate buffers from creek lines, sinkholes, wetlands and steep slopes and will thus avoid chemical run-off from cropping activities. Environmental conditions would be monitored closely by Tipperary's management team, particularly by the full-time Conservation and Rangelands Manager.

Weeds and Biosecurity

Tipperary's existing weed management strategy will be further tailored for the proposed non-pastoral use. A supplemental weed and pest management plan has been established to provide the framework for the management of weeds and insects at Tipperary Station in areas where broad-acre cropping is carried out. This document is supplemental to the existing and broader Weed Management Plan for the Tipperary group of stations.

It is noted that all proposed crops are proposed for harvest without baling into hay, even though a separate NPU already exists for the commercial production of hay. However, in the event that hay is baled from crops grown, such as in a sorghum crop rather than harvesting grain sorghum, then strict biosecurity processes will be followed to ensure hay baled is free from weeds to avoid transport of weeds in they hay. It is noted that such processes are currently followed for current jarrah grass hay production which involves the strict avoidance of cutting and baling Gamba grass.

Infrastructure Requirements

The cropping operation will utilise existing infrastructure at Tipperary including access roads, machinery sheds, workshops and staff accommodation.

11: EXPECTED DURATION OF NON-PASTORAL USE

Under the new amendments to the *Pastoral Land Act* non-pastoral use permits can now be approved for a period of up to 30 years, or in the case of a Term Pastoral Lease until the expiry of the lease. Please write the number of years expected for this non-pastoral use enterprise.

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12: DETAILS AND COST ESTIMATES OF INFRASTRUCTURE / DEVELOPMENT

Existing or proposed	Description of infrastructure	Estimated Cost
Proposed	Maintenance of dirt road from Blain area to Tipperary home compound, including river crossing	\$50,000
Proposed	Maintenance of Tipperary main entrance road	\$100,000
Proposed	Maintenance of Honeymoon access road	\$50,000

13: DESCRIPTION OF SITE

Please provide an accurate description of the site (topography/vegetation) photographs and comments on any possible environmental impacts.

Blain Cropping			
Paddock	NPU Area	Paddock Area	Description
Christmas. Map ID: 67	373	500	This paddock was planted to Humidicola for improved pasture in 1990. It has been maintained cleared growing improved pasture since then. A portion of this paddock was re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Low woodland type vegetation exists in the north-west corner of this paddock which is outside the proposed cropping area, with the rest of the paddock open grassland. Topography is flat.
Douglas paddock Map ID: 61	1,191	1,452	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Topography is flat.
Blain Holding Map ID: 68	161	174	This paddock was cleared for improved pasture in 1990 and planted to Jarrah in 2007/08. It has been maintained cleared growing improved pasture since then. One small pocket of low woodland type vegetation in uncleared areas, outside proposed cropping area, in the south east corner of the paddock. Topography is flat.

Yards Holding Map ID: 66	163	165	This paddock was cleared for improved pasture in 1990 and planted to Jarrah in 2007/08. It has been maintained cleared growing improved pasture since then. Majority of paddock is open grassland and topography is flat.
Hut Paddock: Map ID: 64	703	1,479	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Low woodland type vegetation exists to the south of the paddock in riparian area. Proposed cropping area is well set back from the riparian area. Topography is flat to gently undulating.
Inner Blain Map ID: 63	833	942	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. A pocket of low woodland type vegetation exists to the north east of the paddock which is outside of the proposed cropping area. Topography is flat to gently undulating.
Red Dam Paddock Map ID: 59, 65	1,739	2,215	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Pockets of low woodland type vegetation are dispersed through the paddock which are outside of the proposed cropping area. Topography is flat to gently undulating.
Rocky Blain Map ID: 62	338	495	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Pockets of low woodland type vegetation are dispersed through the paddock which are outside of the proposed cropping area. Topography is flat to gently undulating.
Yellow Dam Paddock Map ID: 60	981	1,121	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Small pockets of low woodland type vegetation are dispersed through the paddock which are outside of the

			proposed cropping area. Topography is flat to gently undulating.
Boomerang Paddock Map ID: 51, 52, 53, 54, 55, 56, 57, 58	2,067	3,085	This paddock was cleared for improved pasture in 1990 and has been farmed a number of times. It has been maintained cleared since then, with a portion of this paddock re-cleared under permit in 2016 and the paddock then resown to jarrah grass and silk sorghum. Small pockets of low woodland type vegetation are dispersed through the paddock which are outside of the proposed cropping area. Topography is flat to gently undulating.
Subtotal	8,549	11,628	
Honeymoon Cropping			
Triangle Paddock Map ID: 35, 36, 37	307	453	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared, with the most recent crops being silage and hay. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Farm Paddock Map ID: 33, 34	782	825	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared, with the most recent crops being silage and hay. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Island Paddock Map ID: 38	220	226	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared, with the most recent crops being silage and hay. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Horse Paddock Map ID: 39	588	724	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared, with the most recent crops being silage and hay. Topography is mostly flat and pastures include jarrah grass, rhodes grass, silk sorghum and gamba grass. This paddock includes 2 centre pivot irrigators which are 55 ha each.
Scrubby East & West Map ID: 27, 28, 29, 30, 13, 14, 31, 32	1,394	2,021	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.

Redbank 1 &2 Map ID: 24, 25, 26	1,059	2,623	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Shed Map ID: 15, 16, 17, 18, 19, 20, 21, 22, 23	1,468	2,256	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Gardner West Map ID: 8, 9, 10, 11, 12	1,478	2,149	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Gardner East Map ID: 1, 2, 3, 4, 5, 6, 7	949	2,068	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Subtotal	8,245	13,345	
Homestead Cropping			
Homestead Paddock Map ID: 47, 48, 49, 50	974	1,367	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
2 Square Mile Map ID: 40, 41	300	482	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Townsend Map ID: 42, 43, 44, 45, 46	1,569	2,649	This paddock was cleared in 1980-85 for farming. It has been intermitted farmed since then and maintained cleared. Topography is mostly flat and pastures include jarrah grass, silk sorghum and gamba grass.
Subtotal	2,843	4,498	
Grand Total	19,637	29,471	

14: STAGING OF DEVELOPMENT

Activity	Timing (month/year)	Details
Site preparation- est. 5000 ha	Oct – Nov 2018	Site preparation would involve a knock-down spray of existing pastures and cultivation/ ploughing of land. Note, minimal tillage practices would be adopted thereafter.
Planting- est. 5000 ha	Nov 2018	Crops sown in seed form to ensure germination prior to the onset of the wet season in full.
Weed and insect management	As required	Weeds and insects will be controlled on an as needs basis using appropriate herbicides and insecticides.
Crop management	As required	Fertiliser to be applied on an as needs basis at appropriate rates.
Harvest	April – May 2018	Crops harvested and transported directly off farm for marketing.
Irrigated cropping trials	January 2019 – August 2019	Possible irrigated cropping trials under centre pivots in Horse paddock, 110 ha in total. (Existing groundwater licence sufficient).
Expansion of dry-land cropping	Oct 2019 – May 2023	Staged expansion of dry-land cropping areas subject to crop performance.

15: OTHER RELEVANT INFORMATION


Additional information can also be provided in attachments if required.

Attach plans outlining the development to assist in assessment of the application.

Appendix 1- Proposed NPU Areas Map
 Appendix 2- NPU Areas and the Land Capability
 Appendix 3- NPU Areas and the Land Units
 Appendix 4- J21 Ground Water Licence
 Appendix 5- Aboriginal Areas Protection Authority (AAPA) Register Inspection Results
 Appendix 6 – Sites of Conservation Significance Map

16: FEES AND CHARGES

An application fee and annual charges will apply to a non-pastoral use permit. A working group, which includes industry representation, has been established to examine the fee structure for non-pastoral use permits.

SIGNED:  _____

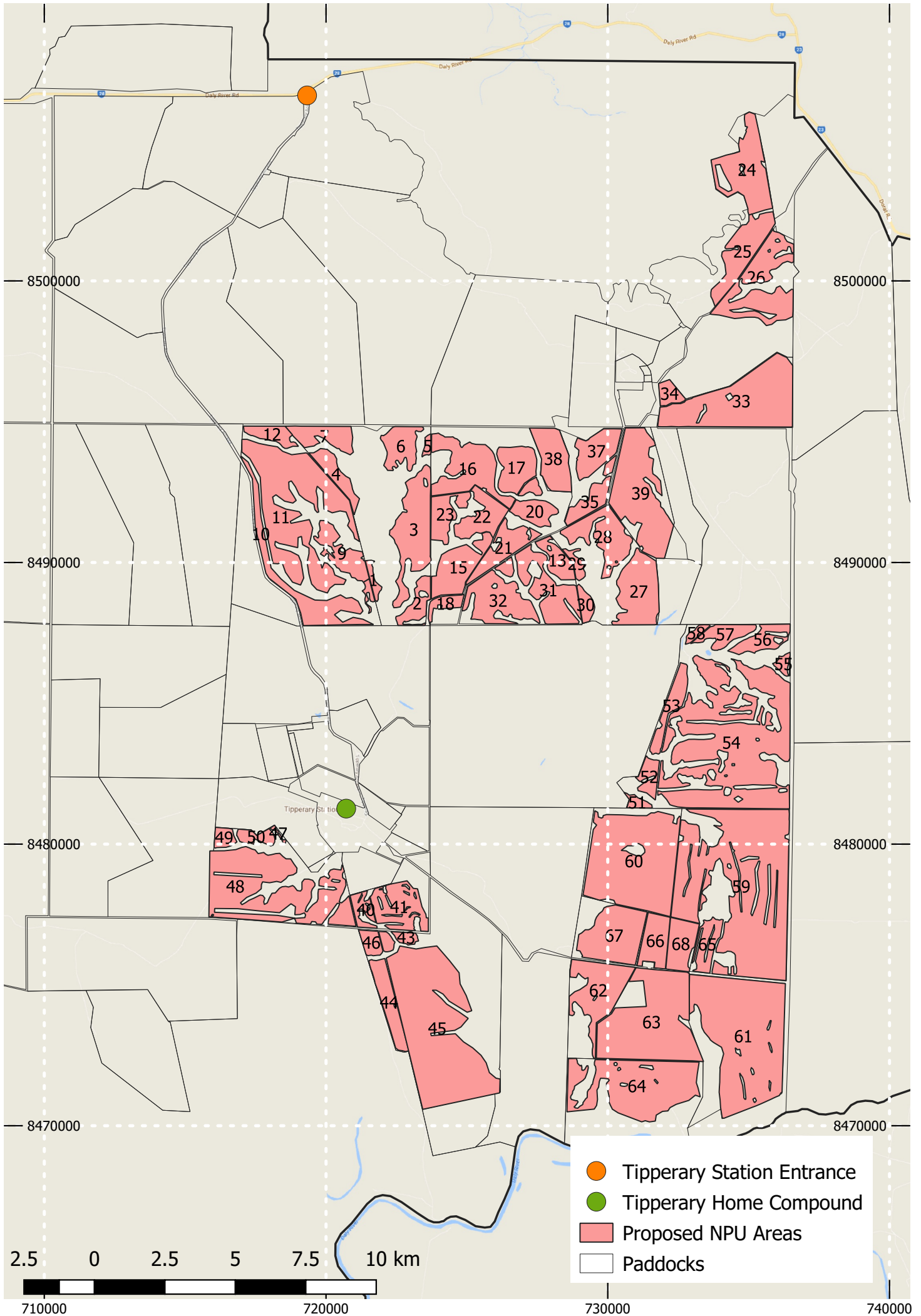
DATED: 15/08/2018 _____

Please forward your application to:

The Executive Officer
Pastoral Land Board
PO Box 496
PALMERSTON NT 0831

Email: pastorallandboard@nt.gov.au










Tipperary Station Proposed NPU Areas

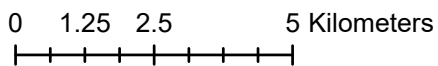
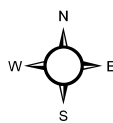


NPU Areas and the Land Capability

Legend

NPU Area and Land Capability

-  A
-  A - minor B(Elliott components) and D(drainage floors)
-  B
-  BW
-  C
-  CW
-  CW and D in drainage floors
-  D
-  E

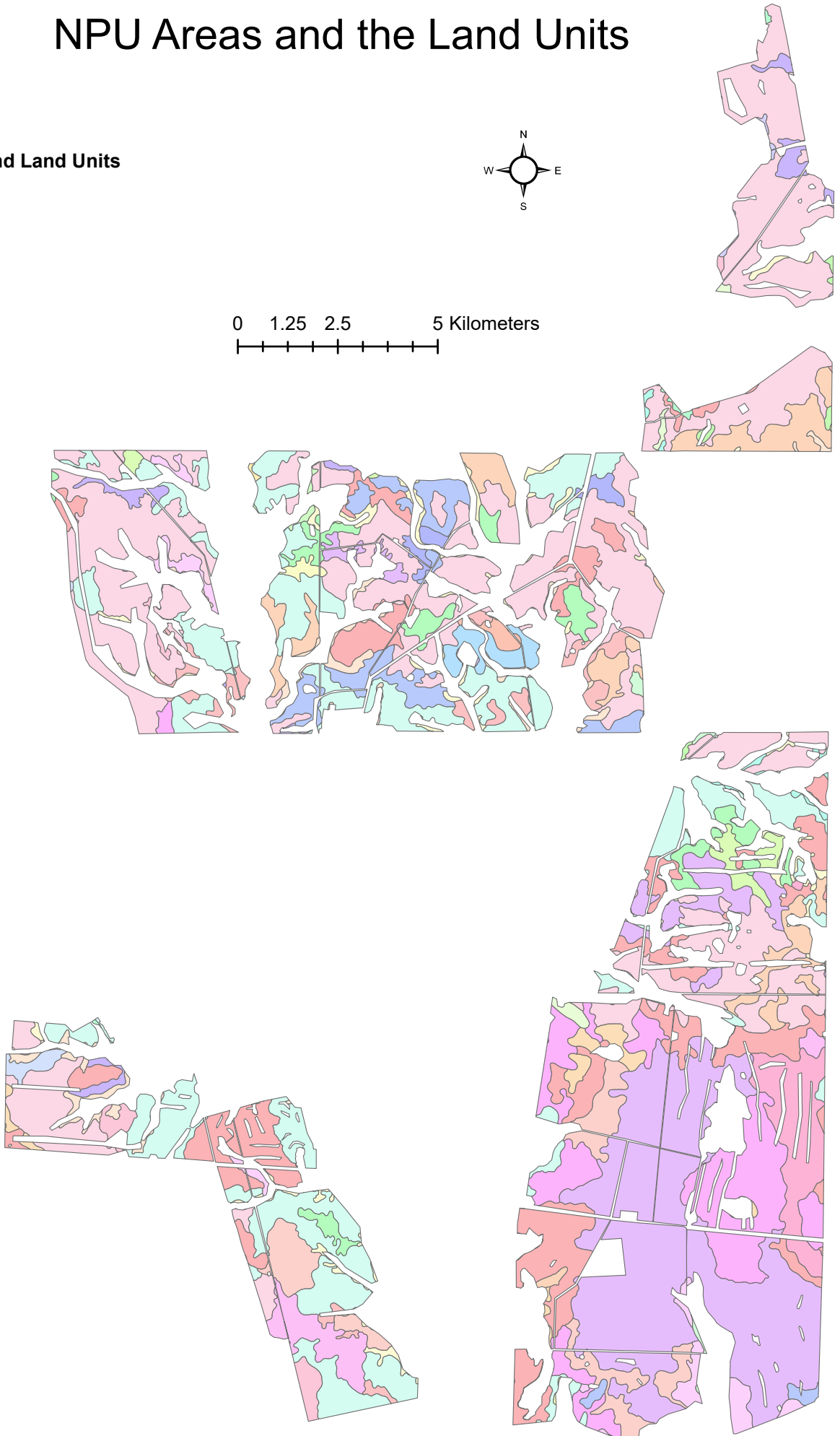
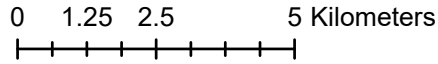
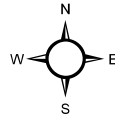


NPU Areas and the Land Units

Legend

NPU Area and Land Units

- 2a
- 2b
- 2c
- 2e
- 3b
- 3c
- 3d
- 3d2
- 3e
- 3f
- 4a1
- 4a2
- 4b1
- 4b2
- 4c
- 4c1
- 4d
- 4d1
- 5a
- 5c
- 5d
- 5e
- 5f2
- 5g
- 5k
- 7a1
- 7a2
- 7a3
- 7b
- 7c
- 7d
- 7d1
- 7e
- 8b
- 8d



**NORTHERN TERRITORY OF AUSTRALIA
LICENCE TO TAKE GROUNDWATER
Pursuant to section 60 of the *Water Act***

Licence No: J21

Licence Holder:	Tovehead Pty Ltd (ACN 003 745 140) & Branir Pty Ltd (ACN 061 718 876)		
Address:	PMB 39, Winnellie NT 0822		
Expiry Date:	15/04/2025		
Groundwater Resource:	Jinduckin Formation		
Bore(s):	RN006461, RN006462, RN006463, RN006466, RN006467, RN006458, RN025018 ,RN037865 and additional bore/s to be completed in the future (see additional condition 12h)		
Water Control District:	Daly Roper		
Management Zone:	N/A		
Property(s) on which water is used:	NT Portion 2682		
Beneficial Use(s) of Water Entitlement	Maximum Water Entitlement ML/year	Security Level	Licence Trading Allowed?
Agriculture	15,400	Not Specified	Not Applicable
Total Maximum Water Entitlement:	15,400ML/year		

Terms and Conditions:

1. This licence is valid until the expiry date stated on the licence, subject to terms 2, 3 and 4.
2. The licence holder can surrender or apply for modification of this licence at any time.
3. This licence may be revoked, suspended or modified at any time by the Controller of Water Resources, as provided for in section 93 of the *Water Act*.
4. Non-use or underutilisation of the water entitlement(s) conferred under this licence may result in full or partial revocation of the licence by the Controller of Water Resources.
5. No guarantee is given or implied by this licence that water will be available from the listed groundwater resource at any given time.
6. If a Water Allocation Plan is declared for the stated groundwater resource, the licensed water entitlement(s) may only be traded in accordance with the requirements of that plan.
7. The licence holder must take or use no more than the stated maximum water entitlement from the listed groundwater resource, subject to the *Water Act*, the Water Regulations and this licence.
8. Chemical and/or fertiliser injection systems shall not be installed into the pump discharge lines without the prior approval of the Controller of Water Resources.
9. Extraction from the listed groundwater resource must be recorded by a meter supplied, installed and maintained by the licence holder to the satisfaction of the Controller of Water Resources.
10. The record of extraction must be supplied to the Controller of Water Resources as stated in the additional conditions of this licence.
11. The water entitlement shown for each listed beneficial use must be used for no other purpose than that beneficial use without approval of the Controller of Water Resources.

The following additional conditions apply:

- 12a) The licence holder must not, nor permit any person to, tamper with any meter installed in accordance with this licence.
- 12b) Except as allowed by additional condition 12c), within two (2) weeks following the end of each month, the licence holder must supply the Controller of Water Resources with a record of total extraction from the listed bores for the month or advise when that record will be supplied.
- 12c) The licence holder must ensure that no more than 3 months extraction records as required under additional condition 12b) are outstanding at any time during the term of this licence.
- 12d) Subject to additional conditions 12e) & 12f) below, the licence holder must ensure that total extraction from the listed bores over the term of this licence shall not exceed the following Entitlements:

Period	Entitlement
1 May 2015 to 30 April 2016	15,400ML
1 May 2016 to 30 April 2017	15,400ML
1 May 2017 to 30 April 2018	15,400ML
1 May 2018 to 30 April 2019	15,400ML
1 May 2019 to 30 April 2020	15,400ML
1 May 2020 to 30 April 2021	15,400ML
1 May 2021 to 30 April 2022	15,400ML
1 May 2022 to 30 April 2023	15,400ML
1 May 2023 to 30 April 2024	15,400ML
1 May 2024 to 30 April 2025	15,400ML

- 12e) Between 1st May 2015 and 14th April 2025, the licence holder must ensure that total extraction from the listed bore in each period listed at additional condition 12d) does not exceed the Extraction Limit, which is determined as follows:
- Extraction Limit (ML) = Entitlement (ML) x Announced Allocation (%); and
 - Announced Allocation is notified on 1st May in writing to the licence holder by the Controller of Water Resources as the factor by which the relevant Entitlement shown in additional condition 12d) must be adjusted in order to maintain an appropriate level of environmental protection and water supply security in regional water resources that are connected with the Jinduckin Aquifer.
- 12f) The licence holder must ensure total extraction for the listed bores in any one month does not exceed 30% of the Extraction Limit.
- 12g) In the event that the total extraction reported under this licence is less than 90% of the Extraction Limits determined for three consecutive 12 month periods by additional condition 12e), the licence holder must provide a written report to the Controller of Water Resources that explains why the Extraction Limits were not reached and provides a projection of water requirements under this licence for the next three years or remaining term of the licence, whichever is the lesser.
- 12h) The licence holder must notify the Controller of Water Resources of any bore or bores, other than those listed on this licence, from which it is intended to extract water for the purpose of this licence and must not use that bore or bores until the licence is reissued with all extraction bores listed.

Controller of Water Resources



Date:

15, 5, 2015

The amended licence allows groundwater extractions for agriculture, and will not impact on water quality in the Jinduckin Formation Aquifer to the detriment of the declared beneficial uses.

Section 90(1)(ab) Any Water Allocation Plan Applying to the Area in Question

There is no water allocation plan declared, or under development, for the Jinduckin Formation Aquifer.

Section 90(1)(a) Availability of Water in the Area in Question

The area in question is that part of NT Portion 2682 (Tipperary Station) overlying the Jinduckin Formation Aquifer. The Department of Land Resource Management considers that hydrological conditions over the past 30 years from 1985 to 2014 are the best indicator of aquifer recharge and streamflows for at least the next 10 years. The Department has estimated that the average annual recharge to the Jinduckin Formation Aquifer from the overlying NT Portion 2682 was 70,000ML/year over the past 30 years.

In accordance with the Northern Territory Water Allocation Planning Framework, at least 80% of annual recharge is allocated as water for environmental and other public benefit water provision, and extraction for consumptive uses will not exceed the threshold level equivalent to 20% of annual recharge. The estimated average sustainable yield for the Jinduckin Formation Aquifer underlying NT Portion 2682 is therefore 14,000ML/year.

The maximum water entitlement under the granted licence exceeds the estimated average sustainable yield by 1,400ML/year, which means that allocation of the specified maximum entitlement will be available with less than 100% reliability. Based on known hydrological conditions over the past 30 years, the Department expects that the specified maximum entitlement for this licence will be fully available in 3 years over its 10 year lifetime. It also expects that at least 75% of the maximum entitlement will be allocated in 6 years over the 10 year licence lifetime.

Section 91(b) Existing and Likely Future Demand for Water for Domestic Purposes in the Area in Question

The only existing demand for domestic water in the area in question is at the Tipperary Station homestead; all of which is supplied from Green Ant Creek. It is expected that future domestic water supplies for the area in question will continue to be met from surface water resources.

Section 91(c) Adverse Effects Likely to be Created as a Result of Activities under the Licence on the Supply of Water to which any Person other than the Applicant is Entitled under the Act

Granting of this licence is not expected to cause adverse effects. The licence includes announced allocations conditions that will limit extraction each year to no greater than 20% of the annual recharge to the aquifer underlying NT Portion 2683. This limitation on extraction will prevent adverse effects on continued access to the Jinduckin Formation Aquifer on neighbouring properties.

Water Extraction Licence Decision

This notice of a water extraction licence decision is given in accordance with section 71D of the *Water Act* and is in regard to the following application for a licence to take ground water under section 60 of the Act:

Applicant: Tovehead Pty Ltd & Branir Pty Ltd
Type of application: Licence to Take Groundwater
Maximum Entitlement: 15,400 ML/year
Location: NT Portion 2682
Water Source: Jinduckin Formation Aquifer

Decision

The Controller of Water Resources has decided to grant a licence in full for the application. The reasons for this decision, and the consideration given to relevant factors under Section 90(1) of the Act and any comments received under section 71B (4) of the Act, are outlined below.

Reasons for the decision

The granted licence increases its previously specified maximum water entitlement from 5,151 ML/year to 15,400 ML/year.

The maximum entitlement for extraction from the Jinduckin Formation Aquifer available under this licence in any year will be limited through annual announced allocations to ensure extractions remain within the estimated sustainable yield of the aquifer. This will protect reliability of water supplies in the aquifer and prevent adverse environmental impacts.

The granted licence authorises the maximum annual extraction of 15,400ML for agricultural use and will not impact on water quality in the Jinduckin Formation Aquifer, to the detriment of the declared beneficial uses for that aquifer.

Consideration of Factors under Section 90(1) of the *Water Act*

Section 90(1)(j) Provisions under the *Planning Act* relating to the Development or Use of Land

The development and use of land associated with the licence are consistent with the provisions under the *Planning Act*.

Section 90(1)(d) Quantity or Quality of Water to which the Applicant is or may be Entitled to from Other Sources

The Jinduckin Formation Aquifer is the only viable water supply source for the proposed uses; in terms of proximity and required quantity and quality for the agriculture beneficial use.

Section 90(1)(e) Designated Beneficial Uses of the Water and the Quality Criteria Pertaining to the Beneficial Use

Beneficial uses were declared in 1999 for the purpose of water quality management for the groundwater resources in the Katherine Area (Government Gazette No. G22, 9 June 1999). Raw water for drinking, raw water for agriculture, and raw water for industrial purposes were declared as beneficial uses for all groundwater resources in the Katherine Area, including the Jinduckin Formation Aquifer.

- Section 90(1)(f)** Provisions of any Agreement made by or on behalf of the Territory with a State or the Commonwealth concerning Sharing of Water;
- Section 90(1)(g)** Existing or Proposed Facilities on, or in the Area of, the Land in Question for the Retention, Recovery or Release of Drainage water, whether surface or sub-surface drainage water;
- Section 90(1)(h)** Adverse Effects, if any, Likely to be Created by such Drainage Water resulting from Activities under the Licence on the Quality of any other Water or on the Use or Potential Use of any other Land; and

Sections (90(1)(f), (90(1)(g), and (90(1)(h) are not relevant to the decision to grant these licences.

- Section 90(1)(k)** Other factors the Controller considers should be taken into account or that the Controller is required to take into account under any other law in force in the Territory:

There are no other factors that should be taken into account or that are required to be taken into account under any other law in force in the Territory.

Consideration of Comments Received under Section 71B(4) of the *Water Act*

In accordance with section 71B of the Water Act, Notices of Intention to Make a Water Extraction Licence Decision was published in the NT News and Katherine Times on 25 February 2015.

As also required under the Act, copies of the notice were given to the owners and occupiers of land immediately adjacent to the land associated with each application.

One submission was received in response to the published and provided notices.

The Chief Executive Officer of the Northern Land Council strongly opposed the grant of this licence on the grounds that it would be inequitable, prejudice the future interests of water users and pose risks to the sustainability of the Jinduckin Formation Aquifer and to the environment.

In accounting for this submission, the key consideration in granting this licence has been the application of the Northern Territory Water Allocation Planning Framework at the individual property level. Accordingly, extractions under the licence will be limited to no more than 20% of the annual aquifer recharge that occurs within NT Portion 2682.

This limitation on extraction under the licence will not impinge on the rights of other land owners and occupiers beyond NT Portion 2683 to similarly access up to 20% of annual recharge to the Jinduckin Formation Aquifer underlying their land.

Also, by limiting extraction to no more than 20% of annual recharge within NT Portion 2682, it is considered that there will be no material environmental risk imposed on waterways due to reduced discharge from the Jinduckin Formation Aquifer.

It is considered that granting this licence is equitable, does not prejudice the future interests of water users and poses no risks either to the sustainability of the Jinduckin Formation Aquifer or to the environment.

Review of Decision

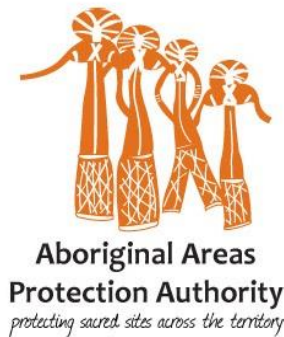
A person who is aggrieved by this decision may apply for a review under section 30 of the *Water Act*.

An application for review is available at <http://www.lrm.nt.gov.au/water/permits> or may be obtained by contacting the Katherine office on 8973 8831.



Alastair Shields
Controller of Water Resources

15 / 5 / 2015



Our File: RI2018/73
In Reply Please Quote: 201805302
Your Reference:

20 June 2018

Branir Pty Ltd and the Trustee for the Booloomani Unit Trust
PMB 39
WINNELLIE 0822

Attention: **Tom Polkinghorne**

RE Abstract of Records - PPL Tipperary East. NT Portion 7348. S2014/188

Referring to your request received on 01 June 2018 seeking information of AAPA records, I advise that AAPA has a number of records within the area listed above. Sacred sites known to the Authority in the above area are shown on the map accompanying this letter as either "registered sacred sites" or "recorded sacred sites".

Registered sacred sites are those that Aboriginal custodians have asked the Authority to protect and that have subsequently been documented and evaluated by the Authority and entered in the Public Register of Sacred Sites in accordance with the *Northern Territory Aboriginal Sacred Sites Act 1989*.

Whereas, those listed as "recorded sacred sites" are sites that have not been evaluated or placed in the Register but there is information indicating that they are nonetheless significant according to Aboriginal tradition and therefore "sacred sites" within the meaning of the Act. The Authority does not purport to hold detailed information regarding all these sites. However, the information attached to this letter regarding recorded sacred sites is relevant to your query as the offence provisions of the Act apply to all sacred sites, whether or not these have been listed in the Public Register of Sacred Sites.

The sacred site point shown on the map is not indicative of the specific site location and doesn't represent the full location of any features of the site. Before entering or undertaking works on, or in the vicinity of these sites, further advice should be sought from the Registrar.

An Abstract of the Authority's Records is not a definitive way of determining the location of all sacred sites in a given area, particularly in circumstances where use or works are proposed that may result in disturbance of the natural features of the area. There is a risk that a sacred site previously unknown to the Authority may be identified after the commencement of works, leaving no option but to cease works or possibly breach the offence provisions of the Act.

To overcome this problem the *Northern Territory Aboriginal Sacred Sites Act 1989* enables a person, wishing to make use of or carry out works on land in the Northern Territory, to request that the Aboriginal Areas Protection Authority consult with custodians and provide

Darwin

P: +61 (08) 8999 5511
F: +61 (08) 8999 4334
www.aapant.org.au
enquiries.aapa@nt.gov.au
4th Floor, R.C.G Centre,
47 Mitchell Street Darwin NT
GPO Box 1890, Darwin NT 0801

Alice Springs

P: +61 (08) 8999 5511
F: +61 (08) 8952 2824
www.aapant.org.au
enquiries.aapa@nt.gov.au
Ground Floor, Belvedere House
Cnr Bath & Parsons Streets Alice Springs NT
All mail to Darwin GPO

written advice specifying the constraints (if any) to a particular activity imposed by the existence of sacred sites. Section 19G of the Act also provides the opportunity for an Applicant to discuss the project with Aboriginal custodians at a meeting convened by the Authority.

The written advice provided by the Authority following the completion of the procedures established in Sections 19A-22 of the Act is termed an "Authority Certificate". An Authority Certificate sets out the conditions (if any) on which, under the Act the proposed work may be carried out or use made of the land. As long as the holder of a Certificate complies with its conditions the holder is indemnified against prosecution under any of the offence provisions of the Act.

An Authority Certificate has previously been issued over either part or all of your search area. As a consequence of this, under Sections 19A-22 of the Act, the Authority has placed conditions relating to the protection of sacred sites in relation to particular works. The accompanying map shows the approximate location of the Restricted Works Area identified in the Certificate. This boundary has been placed to protect the features of a sacred site of works proposed in the previously issued Certificate.

The Authority highly recommends that an Authority Certificate be applied for any proposed works on or near PPL Tipperary East. NT Portion 7348. S2014/188 .

Inspection of the Public Register of Authority Certificates may be carried out in the Authority's Darwin or Alice Springs office at a cost of 23 Revenue Units (\$26) per Certificate viewed.

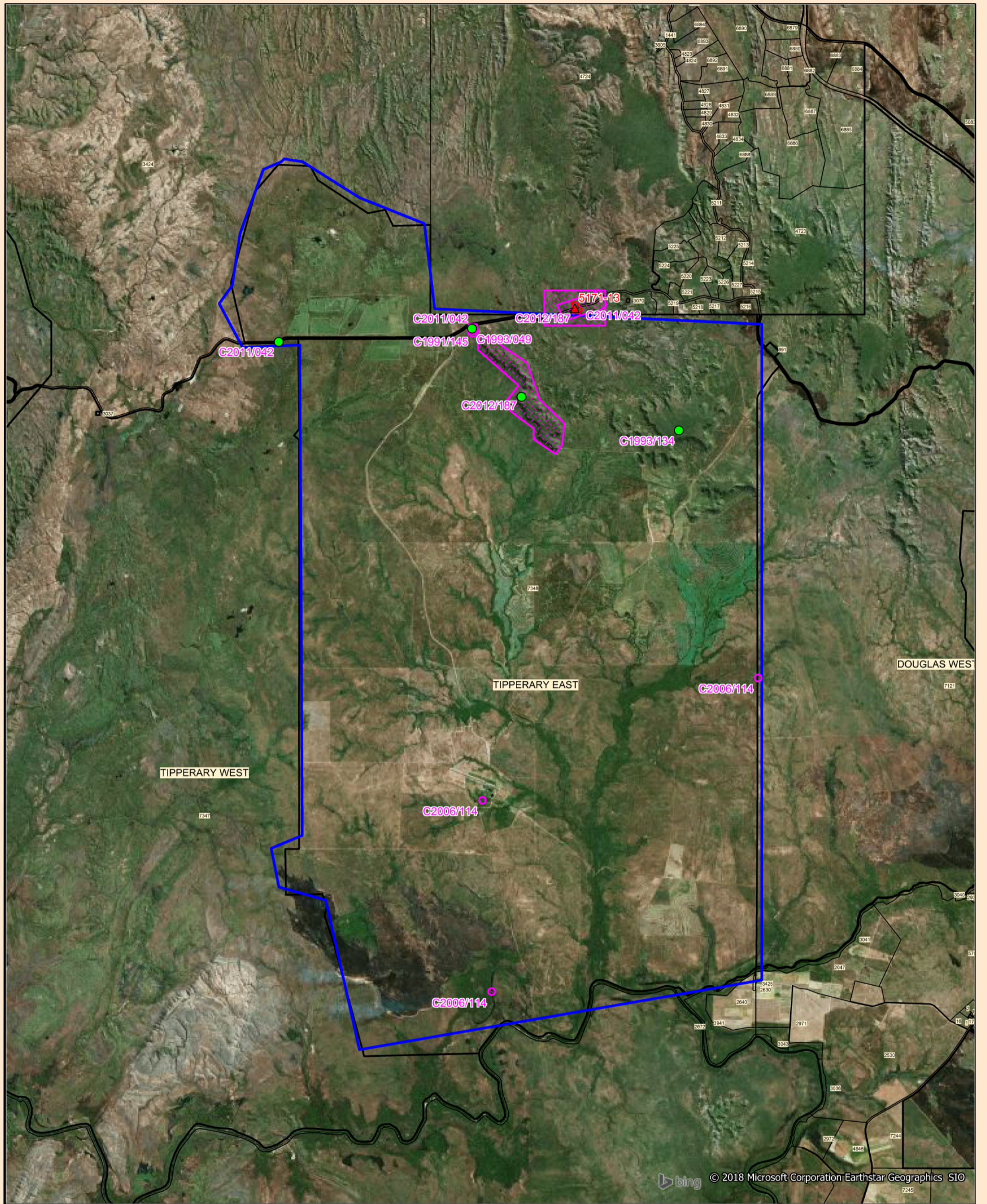
Please note that the cost of this Abstract of Records will be 23 Revenue Units per Lot Searched (\$26) and an invoice will be issued to you by the Department of Corporate and Information Services. The terms and conditions of the invoice will require you to make payment within 30 days of receipt.

If you have any queries, please do not hesitate to contact the Registrar via email through enquiries.aapa@nt.gov.au or by phone on 8999 4332.

Yours sincerely,



Laura Proos
Registrar



PPL Tipperary East. NT Portion 7348. S2014/188 - 201805302

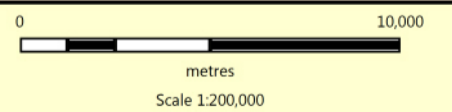
NOT FOR WORKS

MAP SHOWING SACRED SITES RECORDED AS AT 20/06/2018

ISSUED TO:

Branir Pty Ltd and the Trustee for the Booloomani Unit Trust

J2018-0262



KEY	
	Subject Land
	Restricted Works Area
	Extent of Registered Site
	Recorded Sacred Site
	Registered Sacred Site

** The Sacred Site point is not indicative of the specific site location and does not represent the location of any features of the site.*



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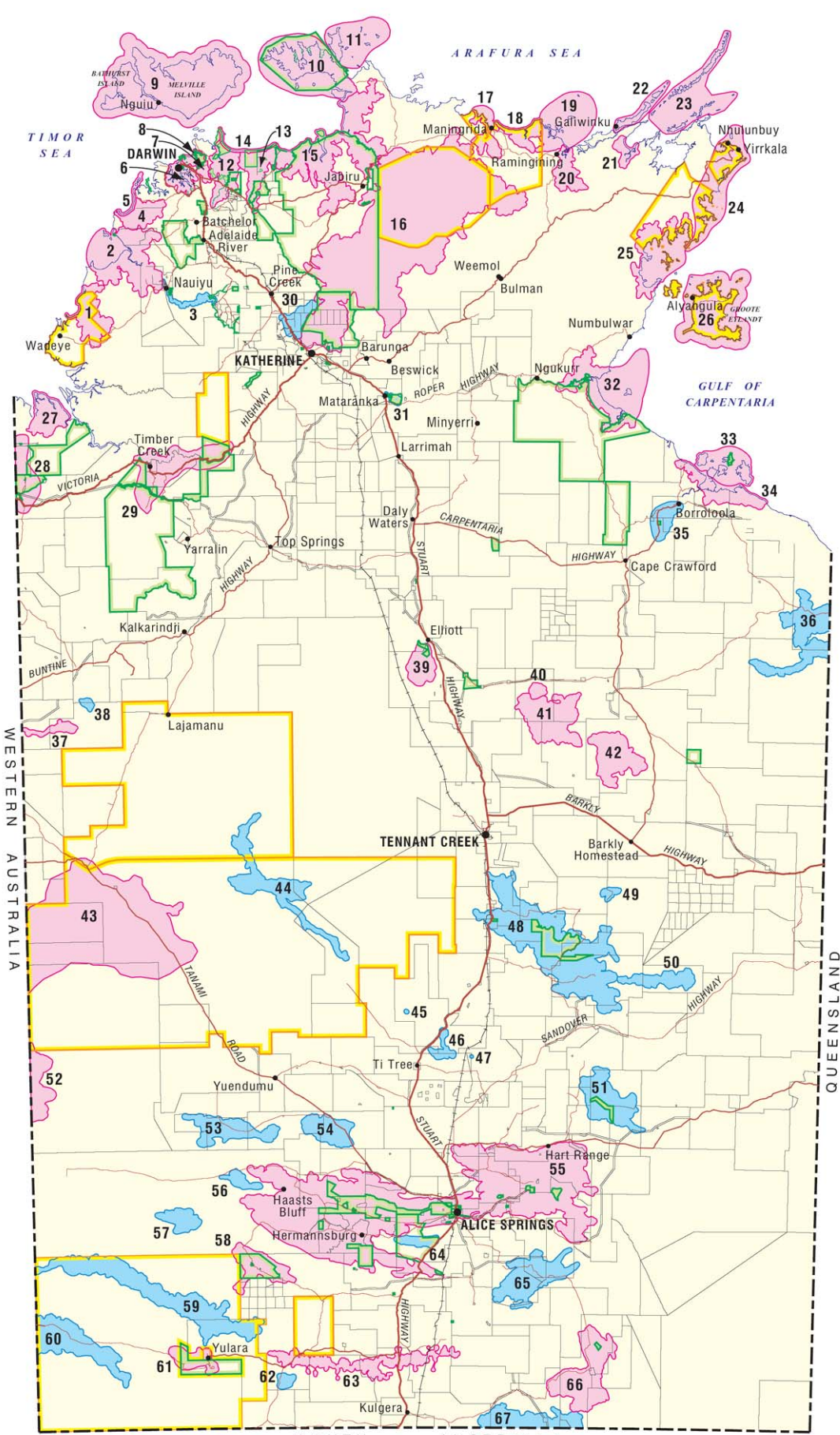
SITES of CONSERVATION SIGNIFICANCE in the NT



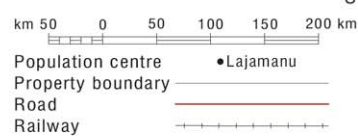
RECOGNISING SITES OF CONSERVATION SIGNIFICANCE FOR BIODIVERSITY VALUES IN THE NORTHERN TERRITORY

- Site of International Significance
- Site of National Significance

- 1 Hyland Bay and associated coastal floodplains
- 2 Anson Bay and associated coastal floodplains
- 3 Daly River middle reaches
- 4 Finnis River coastal floodplain
- 5 Fog Bay
- 6 Darwin Harbour
- 7 Howard sand plains
- 8 Shoal Bay
- 9 Tiwi Islands
- 10 Cobourg Peninsula
- 11 Croker Island group
- 12 Adelaide River coastal floodplain
- 13 Mary River coastal floodplain
- 14 Chambers Bay
- 15 Alligator Rivers coastal floodplains
- 16 Western Arnhem Plateau
- 17 Maningrida coastal habitats
- 18 Boucaut Bay and associated coastal floodplains
- 19 Castlereagh Bay and associated islands
- 20 Arafura Swamp
- 21 Buckingham Bay and associated coastal floodplains
- 22 Elcho Island group
- 23 Wessel and English Company island groups
- 24 Gove Peninsula and north-east Arnhem coast
- 25 Blue Mud Bay and associated coastal floodplains
- 26 Groote Eylandt group
- 27 Legune coastal floodplain
- 28 Keep River area
- 29 Victoria River middle reaches and Gregory area
- 30 Yinberrie Hills
- 31 Mataranka thermal pools
- 32 Limmen Bight and associated coastal floodplains
- 33 Sir Edward Pellew island group
- 34 McArthur River coastal floodplain
- 35 Borroloola area
- 36 Wollgorang and China Wall sandstone ranges
- 37 Birrindudu wetlands
- 38 Nongra Lake
- 39 Lake Woods
- 40 Eva Downs Swamp
- 41 Tarrabool Lake
- 42 Lake Sylvester system
- 43 South-west Tanami Desert
- 44 Lake Surprise and the Lander River floodout swamps
- 45 Mud Hut Swamp
- 46 Anmatyerr North
- 47 Wood Duck Swamp
- 48 Davenport and Murchison Ranges
- 49 Frew River floodout swamps
- 50 Elkedra River floodout swamps
- 51 Dulcie Range and surrounds
- 52 Lake MacKay
- 53 Newhaven Lakes
- 54 Lake Lewis and surrounds
- 55 Greater MacDonnell Ranges
- 56 Mount Liebig and surrounds
- 57 Cleland Hills and surrounds
- 58 George Gill Range and surrounds
- 59 Lake Amadeus and Lake Neale
- 60 Petermann Ranges and surrounds
- 61 Uluru and surrounds
- 62 Mount Conner and surrounds
- 63 Karinga Creek paleodrainage system
- 64 Waterhouse Range
- 65 Rodinga Range and adjacent ranges
- 66 Andado and Snake Creek lakes
- 67 Beddome Range and Wilyunpa Tablelands



- Park/Reserve
- Indigenous Protected Area, Declared or Consultation Project



Projection - Lambert's Conformal Conic
 Standard Parallels 23°20'00"S and 12°40'00"S
 Horizontal Datum GDA 94

Prepared by Spatial Data & Mapping Unit
 Land & Water Division, Department of Natural Resources,
 Environment, The Arts and Sport (NRETAS) November 2008
 File Reference: NT-Sites-Significance_A4



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