



# APPLICATION FOR NON-PASTORAL USE OF PASTORAL LAND

(s.86 Pastoral Land Act)

## 1: APPLICANT'S DETAILS

Name of Lessee	Conways Country Corp
Applicant's Full Name	Conways Country Corp Pty Ltd
Position (eg. Lessee / Manager)	Owner
Telephone	08 89 754 840
Mobile	0438 545 232
Facsimile	NA
Email	jon.mcnaught@ghd.com
Postal Address	Conways Cattle Station, PMB33, Katherine

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

Lease Name	Conways Cattle Station
Pastoral Lease Number	1187
Lease Expiry Date (for Term lease)	
NT Portion Number	NT por 6517
Location / Pastoral District	Roper
Total Area of Lease (km <sup>2</sup> )	1392
Size of Proposed Area for Non-Pastoral Use (km <sup>2</sup> )	680
Location of Proposed Area for Non-Pastoral Use ( <b>attach geo-referenced locality plan</b> )	Refer attached plan

### 3: NON-PASTORAL USE PURPOSE

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

### 4: LAND CLEARING

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

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?  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?

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](mailto:enquiries.AAPA@nt.gov.au).

## 7: SITES OF CONSERVATION SIGNIFICANCE

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

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](http://www.lrm.nt.gov.au/plants-and-animals/conservation-for-land-managers/sites-of-conservation-significance/map)

Register of the National Estate: [www.environment.gov.au/cgi-bin/ahdb/search.pl](http://www.environment.gov.au/cgi-bin/ahdb/search.pl)

NT Parks and Reserves: [www.ntlis.nt.gov.au/imfPublic/imf.jsp?site=nreta](http://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)

## 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.

## 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.

**This application is for a tourism licence on Conways Station. The tourism will be in the form of hunting, mainly buffalo. It will involve, between 25 to 30 hunters, per year, with their, wives, partners, or family. The hunting will be at the station from May to August and each hunt will usually take 4 to 6 days. The management of the hunting will be by the Staff at the station plus a guide. Access is by the tracks and roads that are on the station.**

**Total numbers of visitors each year will range from 50 to 70. They will use the existing lodge (dedicated accommodation and meal/living facilities built for this use) during their stay. The lodge is a 4 bedroom (each with ensuite) and large communal living/dining area, constructed about 15 years ago for the purpose of tourism. This is separate to the station residence. One room is set up as bunk room (4 beds) for station workers/hunt tour guides, the other 3 rooms are set up with queen bed/single beds as guest rooms for hunters and partners. The large kitchen/dining and living area are communal, and used for farm workers as well as hunters – part of the experience we offer is that they get to experience operating station at same time. The accommodation is separate and only used for the hunters (bed and bathroom/ensuite).**

**Buffalo are existing on the property (at last count, estimated at over 2,000 head) but are wild. Any buffalo that are shot are collected and processed at the station. The skins and heads are processed and shipped to the hunters (as trophy, for a fee), the meat is kept for station dogs (food, we have a number of working dogs on the station). The skin processing facilities are existing, and have been developed for this purpose (supporting hunting operations).**

**The hunters are sourced via a website (under development) and existing relationships with other hunting outfits internationally who refer interested parties.**

**Hunting is undertaken typically on foot, with hunters driven to the hunt area in buggies/4WD. The experience is promoted as natural wild hunting, so we do not use helicopters or motorbikes to assist in the hunts. Helicopters may be used to transport hunters to/from the property if they prefer (and pay) otherwise will be transferred via road. Hunters are given the opportunity to fly over the property in a helicopter (for viewing/photos only – not hunting) and we also offer the opportunity for station tours (eg photos of natural beauty of the station, photos of operational station such as mustering). These are informal, and undertaken from existing farm tracks via buggies.**

## **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.

30 years

## 12: DETAILS AND COST ESTIMATES OF INFRASTRUCTURE / DEVELOPMENT

Existing or proposed	Description of infrastructure	Estimated Cost
All existing infrastructure will be used	Accommodation, living areas, vehicles, tracks/roads, equipment for processing skins on site.	\$0 extra Capex required. Estimated replacement cost is around \$800,000

## 13: DESCRIPTION OF SITE

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

The hunting will take place in the northern area of the station, mainly in unfenced country outside of cattle grazing areas. The existing farm roads will be used for vehicle access, and the hunters will walk on foot in identified areas from the roads. Topography is undulating terrain, mixed clayey-sand and rock, with varied levels of vegetation from grassland to woodland areas. Refer typical photos as included in application.

## 14: STAGING OF DEVELOPMENT

Activity	Timing (month/year)	Details
No staging planned – if approved, no new development needed		Operates during dry season (May-August only typically)

## 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.

## 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: \_\_\_\_\_ Jon McNaught**

**DATED: \_\_\_\_\_ 12/01/2018**

### **Please forward your application to:**



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

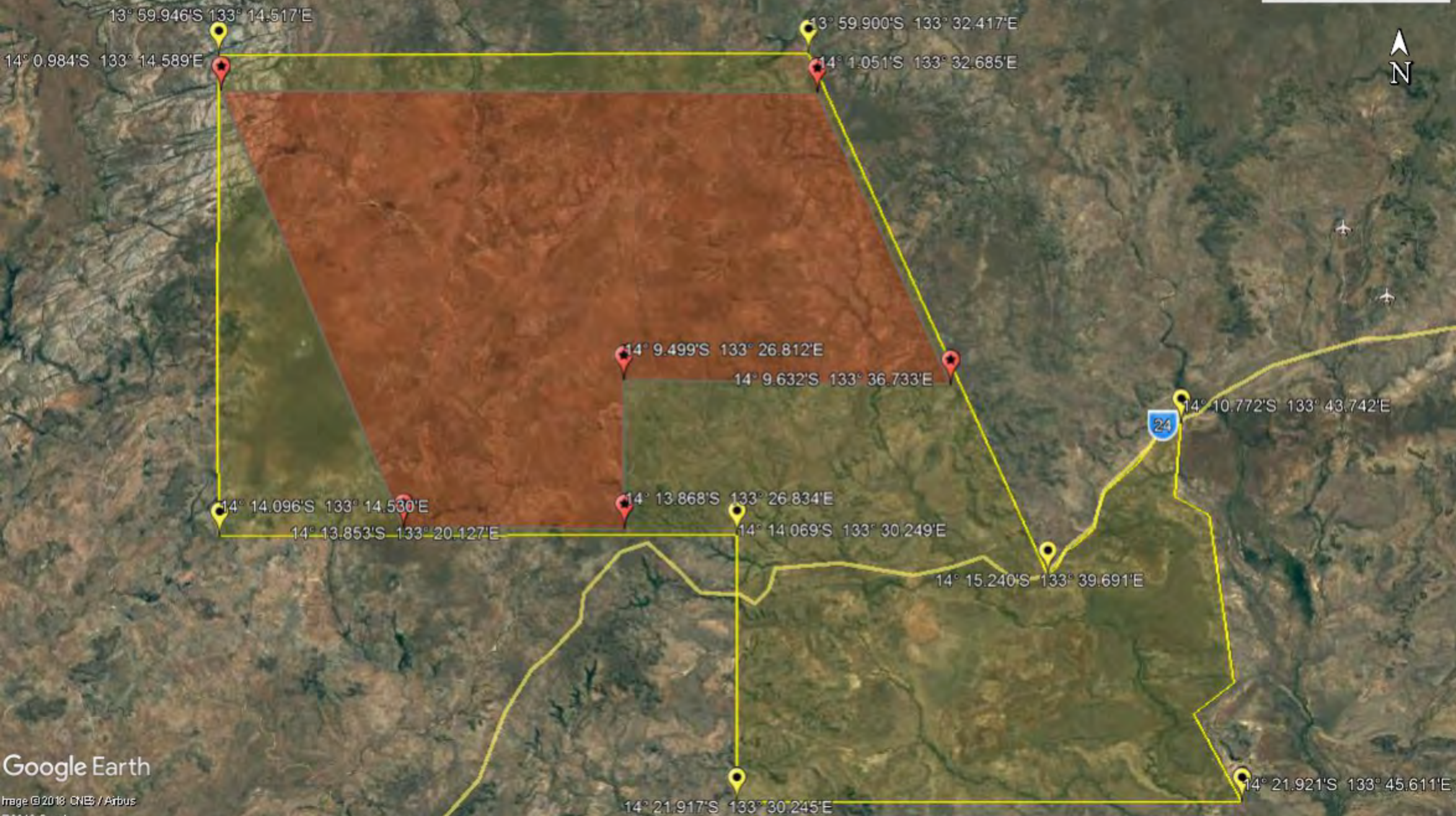
Email: [pastorallandboard@nt.gov.au](mailto:pastorallandboard@nt.gov.au)

# Conways Station

PPL 1187 NT Portion 6517

## Legend

-  Conways Station
-  Proposed NPU Area



Google Earth

Image ©2018 CNES / Airbus

©2018 Google

Image ©2018 DigitalGlobe

10 km



**Aboriginal Areas  
Protection Authority**  
*protecting sacred sites across the territory*

**Our File:** 2017/554  
**In Reply Please Quote:** 201706157

10 July 2017

Conways Cattle Station Pty Ltd  
PMB 33  
Katherine 0852

**Attention: James Falloon**

**RE Abstract of Records - Conways Cattle Station 13615 Central Arnhem  
Road Flying Fox (NT)**

Referring to your request received on 03 July 2017 seeking information of AAPA records within the above area, I advise as follows: The Authority has sacred sites within the area, which is shown on the map accompanying this letter as either "registered sacred sites" or "recorded sacred sites".

Those listed as "registered sacred sites" are sacred sites 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](http://www.aapant.org.au)  
enquiries.aapa@nt.gov.au  
4<sup>th</sup> 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](http://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.

**The Authority highly recommends that an Authority Certificate be applied for any proposed works or use on or near Conways Cattle Station 13615 Central Arnhem Road Flying Fox (NT Portion 6517).**

Inspection of the Public Register of Authority Certificates or Sacred Sites may be carried out in the Authority's Darwin or Alice Springs office at a cost of 23 Revenue Units (\$26) per Certificate or Site 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. Please do not hesitate to contact the Registrar through [enquiries.aapa@nt.gov.au](mailto:enquiries.aapa@nt.gov.au) if you have any queries

Yours sincerely,



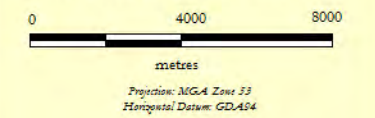
Kim Flitcroft  
On behalf of Ambre Philpott  
Registrar

# Conways Cattle Station Flying Fox (NT Portion 6517)

MAP SHOWING SACRED SITES RECORDED AS AT  
10/07/2017

ISSUED TO:  
Conways Cattle Station Pty Ltd

SCALE 1 : 200000



### KEY

- Recorded Sacred Site
- ▲ Registered Sacred Site
- Restricted Works Area
- Extent of Registered Site
- Subject Land

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



Prepared and produced by Aboriginal Areas Protection Authority (AAPA), Darwin, Northern Territory of Australia  
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