

NORTHERN TERRITORY OF AUSTRALIA
Section 85A(1) – Pastoral Land Act 1992
CONSENT TO NON-PASTORAL USE ACTIVITY

PERMIT NUMBER: NPU 19/2

I, PAUL ZLOTKOWSKI, Chairman, Pastoral Land Board

GRANT TO Francis Thomas Shadforth and their successors and heirs in title ("the **Permit Holder**") in respect of Perpetual Pastoral Lease No 1215 ("**PPL1215**"), Seven Emu Station which relates to NT Portion 1351. **A PERMIT FOR NON-PASTORAL USE ACTIVITY** ("the **Permit**"), for the area of approximately 47 000ha within NT Portion 1351 (being part of the PPL1215) which is more particularly depicted in the plan contained at Schedule 1 of this Permit ("the **Land**");

COMMENCING on the date of this Permit and expiring on the Expiry Date ("the **Term**");

SUBJECT TO the Schedule of Conditions contained at Schedule 2 of this Permit, and I

AUTHORISE THE PERMIT HOLDERS TO use that part of the Land for non-pastoral use, being for tourism purposes including fishing, camping and tours ("the **Non-Pastoral Use Activities**").

PROVIDED THAT the Permit Holder must Substantially Commence the Non-Pastoral Use Activities within the Commencement Period, otherwise this Permit will expire on the lapse of the Commencement Period.

EXTENSION OF TERM OF PERMIT:

The Permit Holder may apply to the Pastoral Land Board (the Board) for an extension of a specified period of the Term of this Permit provided that:

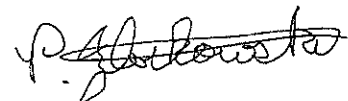
- i. the Permit Holder has Substantially Commenced the Non-Pastoral Use Activities within the Commencement Period; and
- ii. the application for extension is submitted to the Board in the approved form at least two (2) years before the Expiry Date.

The Board may, in its absolute discretion, grant or reject the request, or grant the request subject to conditions.

REASONS FOR DECISION:

- A. On 5 December 2016, the Lessee submitted the Original Application to the the Board, requesting a permit for the Non-Pastoral Use Activities, pursuant to section 86(1) of the Pastoral Land Act 1992 (the Act).
- B. The Amended Original Application was advertised for public exhibition in the NT News on 5 January 2019 and on the NT Government website for a period of 30 days.
- C. The Board provided advice of the Non-Pastoral Use Amended Original Application to the Northern Land Council on 24 January 2019, as a courtesy under section 24GB(9)(c) of the Native Title Act 1993.
- D. Comments were received from various NT Government agencies with no public submissions received. All comments were supplied to the Lessee for their consideration and reply on 25 February 2019.
- E. The Lessee provided a response to the NT Government agency comments on 28 February 2019.
- F. At its 122nd meeting on 26 March 2019, the Board considered the Amended Original Application, NT Government agency comments and the Lessee's reply.
- G. The Board noted the Lessee's response addressing the NT Government agency comments.
- H. The Board noted the Non-Pastoral Use Activities on Seven Emu Station had been operational under pervious (expired) permits.
- I. On the basis of the information contained in the Amended Original Application, and in consideration of the feedback from various NT Government agencies and authorities, the Board is satisfied that it is appropriate to grant this Permit to the Permit Holder.
- J. Adherence to an approved Weed Spread Prevention Plan has been included as a permit condition due to the risk of weed introduction resulting from Non-Pastoral Use Activities on Seven Emu Station.
- K. The Non-Pastoral Use Activities permitted and designated area, are supported by the Australian Wildlife Conservancy, who have a sub-lease over parts of Seven Emu Station, subject to an agreed set of conditions to be administered independently of this Permit.

DATED 21 June 2019.



Paul Zlotkowski
Chairman, Pastoral Land Board

DEFINITIONS

In this Permit:

"Commencement Period" means the period of two (2) years from the date of this Permit.

"Expiry Date" means the period of thirty (30) years after the date of this Permit.

“Original Application” means the document prepared by the Permit Holder, entitled “*Application for Non-Pastoral Use of Pastoral Land (s.86, the Act)*” dated 2 August 2016 and submitted 5 December 2016.

“Amended Original Application” means the document as advertised on 5 January 2019.

“Substantially Commenced” and “Substantially Commence” means the ongoing provision of fishing and camping facilities, and the improving, adding and complementing of existing infrastructure, as proposed in the Original Application.

SCHEDULE 1



Seven Emu
PPL 1215
NT Portion 1351
 Applicant - Francis Thomas Shadforth, Lessee



Planning No: NPU19/02-001 referred to in
 Permit No: NPU19/02 issued by
 The Consent Authority on: 21/06/2019
Paul Doolittle
 Paul Doolittle, Chairman, Pastoral Land Board

Legend

- Secondary road
- Permitted Non-Pastoral Use (NPU)
(Approx. 46981.6ha)
- NT Portion 1351
- Cadastral
- World Imagery



DATA SOURCE:
 Endorsed Non-Pastoral Use Areas, Department of Environment
 and Natural Resources
 NT Planning and Wildlife Commission
 Cadastral Roads, Department of Infrastructure, Planning and Logistics



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 Department of Environment and Natural Resources
 Northern Territory Government



SCHEDULE 2 SCHEDULE OF CONDITIONS

GENERAL CONDITIONS

1. Permitted Non-Pastoral Use Activities and infrastructure, should not exceed that described in the Original Application to a level where visitation duration, numbers or intensity, could impact upon any matter taken into account by the Board when determining the Original Application.
2. Non-Pastoral Use Activities and infrastructure is not permitted to exceed the hatched area as identified on the plan at Schedule 1.
3. The Non-Pastoral Use Activities must be administered in conjunction with the attached Weed Spread Prevention Plan as approved by the Weed Management Branch, Department of Environment and Natural Resources (DENR).
4. The Permit Holder is required to contact the Board and provide details, should the traffic use change in accordance with increased visitor numbers.
5. Appropriate erosion and sediment control measures are to be employed for the duration of the Permit, including (but not limited to): retention of buffer zones where appropriate and measures to address season timing of works, management of groundcover and minimisation of bare ground, maintenance of natural sheet flow patterns, avoidance or removal of soil windrows or other surface modifications that create concentrated flow paths for runoff, and use of erosion and drainage controls on access tracks where appropriate. Further information regarding erosion and sediment control is available on the NT Government website at <https://nt.gov.au/environment/soil-land-vegetation>.
6. An annual fee for this Permit is payable by the Permit Holder in accordance with section 85D of the Act from the date of this Permit and continuing throughout the Term (and any extension of the Term), in accordance with notices issued by the Board from time to time.
7. This Permit is subject to the Permit Holders ongoing compliance with its obligations under the PPL1215.
8. Despite any term or condition of this Permit, the Permit Holders must at its own cost in all respects, comply with all laws, statutes and subordinate instruments, applicable in the Northern Territory including but not limited to the following:
 - a. Northern Territory Aboriginal Sacred Sites Act 1989;
 - b. Territory Parks and Wildlife Conservation Act 1976;
 - c. Weeds Management Act 2001;
 - d. Bushfires Management Act 2016;
 - e. Heritage Act 2011;
 - f. Environmental Assessment Act 1982; and
 - g. Environment Protection and Biodiversity Conservation Act 1999.

This Permit shall be revoked automatically upon the:

- a. termination of the PPL1215; or
 - b. surrender of the PPL1215.
9. The Board may immediately revoke this Permit by written notice to the Permit Holder if the Permit Holder breaches any condition of this Permit and fails to remedy the breach within 90 days after receiving notice requiring it to do so.
 10. This Permit is at all times subject to existing rights, title and interests of all other persons including those holding native title rights and interests, if any, any rights Aboriginal people may exercise under the provisions of the Act, and any other legislation, and any rights or interests registered on the certificate of title. The Permit Holder must comply with all terms and conditions of such existing rights, title and interests. The Permit Holder must not unreasonably or unduly interfere with, impede, restrict or limit the rights, title or interests of any other person.
 11. The issuance of this Permit does not allow for hunting of native wildlife, including wallabies, dingoes and waterfowl.

NOTES

1. The Permit Holders are advised that there are statutory obligations under the Weeds Management Act 2001 to take all practical measures to manage weeds on the property. It is the responsibility of the Permit Holders to ensure that all non-pastoral activity complies with the requirements of this Act. For advice on weed management please contact the Regional Weeds Officer, DENR on telephone 8999 4567. The Permit Holders can also access information on the requirements of this Act on DENR's website (www.denr.nt.gov.au).
2. The Heritage Act 2011 protects archaeological places and objects, regardless of the level of documentation that the Department of Tourism, Sport and Culture (Heritage Branch) has of such sites. It is an offence to undertake work on a heritage place or object without first obtaining the relevant approval under the Act. It is the responsibility of the Permit Holders to ensure that all non-pastoral use activity complies with the requirements of this Act. The Permit Holders can access information on the requirements of this Act on Heritage Branch's website (www.dtc.nt.gov.au).
3. Under the Northern Territory Aboriginal Sacred Sites Act 1989, entry onto and carrying out of work on Aboriginal sacred sites is an offence unless the work is done in accordance with an Authority Certificate issued by the Aboriginal Areas Protection Authority (the Authority). It is the responsibility of the Permit Holders to ensure that all Non-Pastoral Use Activities complies with the requirements of this Act. The Authority highly recommended that an additional Authority Certificate be applied for any proposed ground disturbing or exploration works on or near Seven Emu Station that are not included in the original certificate.
4. Under the Firearms Act 1997, discharging a firearm on, from, towards or across a public road is prohibited.
5. All native wildlife is protected in the Northern Territory under the Territory Parks and Wildlife Conservation Act 1976, and it is an offence under section 66 of that Act to take or interfere with protected wildlife without permission.
6. Pursuant to section 119(1)(a) of the Pastoral Land Act 1992, the applicant has a right to have this decision reviewed by the Northern Territory Civil and Administrative Tribunal. Such an application must be lodged within 28 days of receipt of notice of this decision.

Weed Spread Prevention Plan 2019 - Seven Emu Station

Background

Seven Emu Station is a working organic cattle station located on the Savannah Way in the Gulf of Carpentaria in the Northern Territory. It is approximately 2092km², with 55km of coastline on the Gulf and 50km of frontage onto the Robinson and Calvert Rivers. The station has developed infrastructure to support limited bush camping and fishing. The station also contains part of the [Pungalina-Seven Emu Australian Wilderness Conservancy](#) sanctuary.

Weed Spread Prevention

Seven Emu does not have any major weed infestations. Seven Emu is committed to protecting its unique natural ecosystems and productive capacity. Weed spread prevention is recognised as the most successful and cost effective type of weed management. Effective weed spread prevention is reliant upon active participation and engagement by all residents, staff and visitors. Visitors are requested to keep this information with them while on property and comply accordingly.

Weed Risks to Seven Emu Station

Seven Emu Station is accessible by self-drive 4WD and boat. While we strongly encourage guests to enjoy the unique experience and environment we ask that the following be strictly adhered to, to minimise the risk of weed spread:

- Use the wash down bay at the homestead before entering more remote areas;
- Stick to designated tracks, boat ramps and camp grounds;
- Avoid passing through any weed infested areas;
- If you find any seeds or burrs, leave them in weed infested areas or burn them in the camp fire; and
- Record and then report any high priority weed species incursions (parthenium weed and rubber vine). Do not touch or remove these species.

Wash down




- Crossing the Robinson River is necessary to access the station. While this may act as a preliminary wash down, there is still a requirement to thoroughly wash down your vehicle, trailer, boat and any other equipment that may be harbouring weed seeds or plant parts.
- The wash down bay is located at the homestead. It is equipped with a dustpan and brush and a hose. Please pay particular attention to clearing areas that are prone to transporting weed seeds, such as grills and mud flaps.

Weed Identification

A Northern Territory Weed ID Deck is kept at the homestead with detailed weed ID sheets for priority species. Please feel free to reference these documents if you are concerned you have seen any weed species.




Priority weeds of concern – report immediately

At the time of writing the following weeds did not occur on Seven Emu Station. They are all Class A (to be eradicated) weeds in accordance with the *Weeds Management Act 2001* and must be reported immediately due to the severity of their impacts.

Rubber vine (<i>Cryptostegia grandiflora</i>)	Parthenium weed (<i>Parthenium hysterophorus</i>)	Bellyache bush (<i>Jatropha gossypifolia</i>)
Under active eradication (NT)	Under active eradication (NT)	Weed present in region
		

Declared weeds to avoid

The following weeds are Class B (growth and spread to be controlled) weeds in accordance with the *Weeds Management Act 2001*. They are widely established across the NT and also in Queensland.

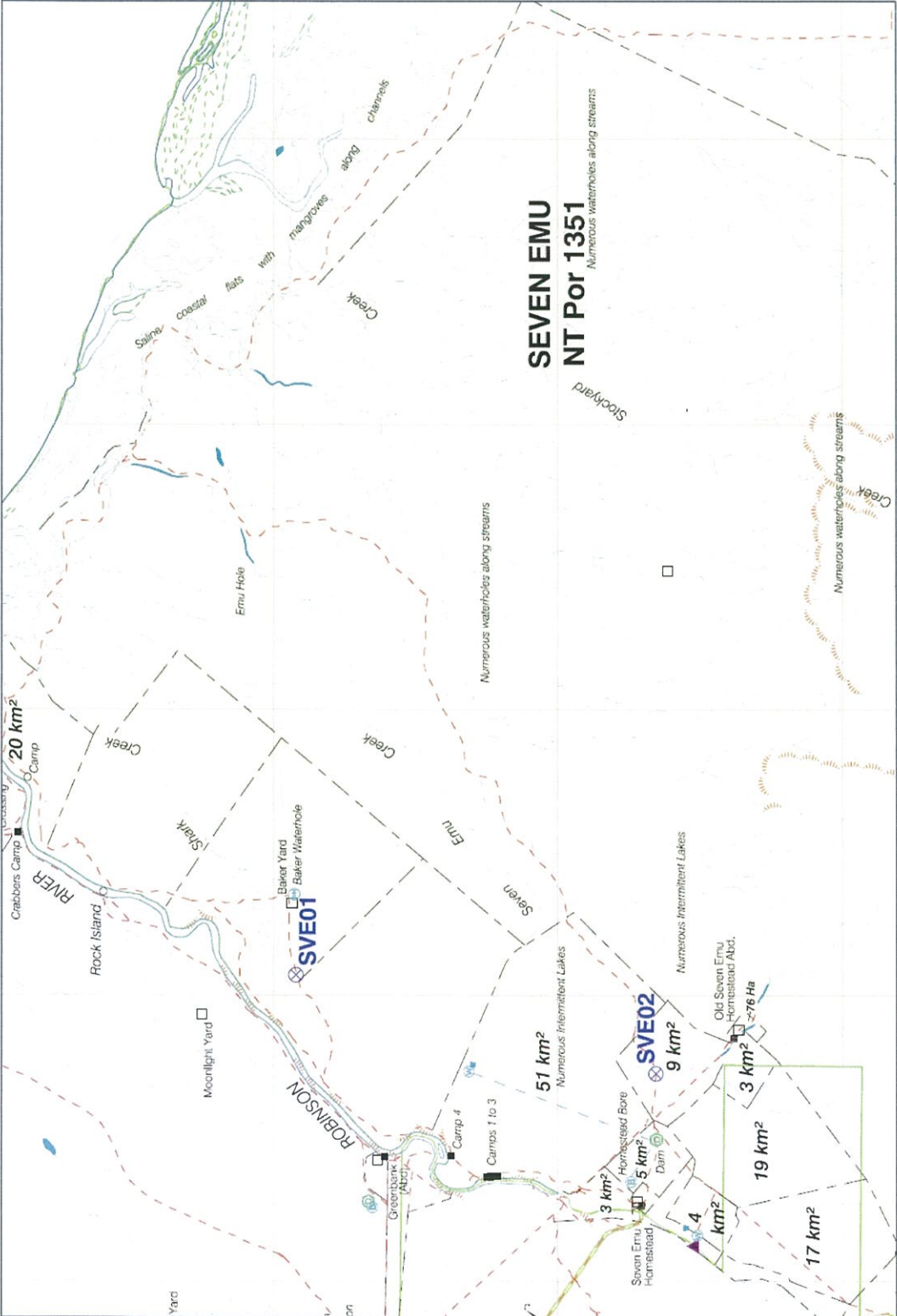
Hyptis (<i>Hyptis suaveolens</i>)	Noogoora burr (<i>Xanthium strumarium</i>)	Parkinsonia <i>Parkinsonia aculeata</i>
		

Other weeds you may encounter include khaki weed and sida.

Monitoring

Seven Emu staff actively monitor and manage all areas of the property that are used for pastoral and tourism purposes, this includes camp sites, access tracks and waterways. Monitoring occurs following rain, but when areas are still accessible. This allows for weed detection following germination and control prior to flowering and seeding. The wash down area at the homestead is monitored year round for any germinating seedlings. Please let staff know if there are areas of weed establishment that require control. GPS the location if possible.

Property Map



- LEGEND**
- Highway
 - Highway unsealed
 - Road
 - Road unsealed
 - Track
 - Railway
 - Cadastral Boundary
 - Fence
 - Water Pipeline
 - Cleared Line
 - Relief Ridge
 - Lake Per/Lake Non Per/Inundation
 - Cleared Area/Community Area
 - Homestead/Building/Mine
 - Bore/Tank/Turkey Nest
 - Dam/Trough/Pump Out Point
 - Stockyard/Gate/Cattle Grid
 - Rail Crossing/Land Ground/Aerial
 - Monitoring Site Tier1/Tier2/Other

Map 1: Seven Emu Station map showing infrastructure and Land Condition Monitoring sites

Location		Monitoring frequency	Management Action	Recording
Homestead	Wash Down Bay	Weekly – year round	<p>Always report any high priority weed incursions, including parthenium and rubber vine to the Weed Management Branch. Phone 8973 8857</p> <p>Treat weed species on detection to avoid establishment and further spread. Control should prohibit flowering. Refer to Weed Management Handbook</p>	<p>Ensure accurate records of weed findings and control are kept. This will inform next year's monitoring and control programs. Refer to Weed Data Collection Field Guide</p>
Wash Down Bay		Weekly during Wet Season (while accessible)		
Camp 1 Camp 2 Camp 3 Camp 4 Crabber's camp		Monitor throughout the Wet Season.	<p>Treat weed species on detection to avoid further spread. Control should prevent flowering. Refer to Weed Management Handbook</p> <p>High priority should be given to grassy weed species that can proliferate in corridors.</p>	
Tracks		Monitor year round when accessible	<p>Always report any high priority weed incursions, including rubber vine and bellyache bush to the Weed Management Branch. Phone 8973 8857</p> <p>Treat weed species on detection to avoid establishment and further spread.</p>	
Wetlands and waterways, with emphasis on visitor areas and areas downstream.				