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Date: 30 July 2026

To Gunai/Kurnai native title holders

Consultation and Consent: Sale of land at the Port of Sale and extinguishment of native title

This letter concerns a proposal by the State to sell two parcels of crown land in the Port of Sale precinct. Gunai/Kurnai native title exists on the parcels of land and the sale of these properties would extinguish native title. The two parcels, which are displayed on the map attached to this letter, are:

60 York Street, Sale

Crown Allotment 2029 in Township & Parish of Sale (formerly Crown Allotments 4 & 5, Parish of Sale).

55–57 Raymond Street, Sale

Crown Allotment 2032 in Township & Parish of Sale (formerly Crown Allotment 2010, Parish of Sale).

Gunai/Kurnai consent through an Indigenous Land Use Agreement

The State is seeking consent from the Gunai/Kurnai People before selling these properties, which will extinguish native title. The State is proposing to enter an Indigenous Land Use Agreement (ILUA) with GLaWAC under the *Native Title Act 1993* (Cth) (NTA) to give effect to the sale and record the consent of the Gunai/Kurnai People for the extinguishment of native title.

An ILUA is an agreement between a native title party and another party that allows for a future act to occur. In this instance;

- the native title party is GLaWAC (on behalf of Gunai/Kurnai native title holders),
- the other party is the State of Victoria, and
- the future act is the sale of Crown Land, resulting in the extinguishment of native title.

With the consent of Gunai/Kurnai native holders, GLaWAC will enter into two separate ILUAs with the State, one for each property. GLaWAC has negotiated the terms of these ILUAs, and they are described in more detail below.

In accordance with the *Native Title (Prescribed Body Corporate) Regulations 1999* (PBC Regulations), before entering the proposed ILUAs, GLaWAC must undertake a process of consultation and consent with native title holders as a part of the agreement making process. Obtaining consent does not mean the consent of every individual native title holder but the consent of the native title holders as a whole.

Benefits of proposed agreements for the sale 60 York Street and 55–57 Raymond Street in Sale

The GLaWAC Board of Directors recommend consenting to the sale of these two properties based on the terms set out below.

The State must pay GLaWAC 60% of the sale price of each property. This offer is consistent with the State's policy for the sale of all Crown Land that results in the extinguishment of native title.

Because the properties cannot be sold until after GLaWAC enters the ILUAs, we do not know exactly how much money GLaWAC will receive from each sale.

Information about the 60 York Street, Sale property

60 York Street in Sale is a 3,126 square metre parcel of land situated between York Street and McIntosh Drive –on the western edge of Lake Guthridge (map attached at the end of this letter). Until 2015, it was the site of the Sale police station. After that it was left vacant and became badly damaged. In February 2026 there was a major fire at the building.

GLaWAC directors recommend supporting the sale of this property. After careful consideration, GLaWAC Directors decided that GLaWAC does not have an operational or strategic interest in this property. Previous assessments of the site by GLaWAC's Native Title and Cultural Heritage Committee concluded the property would not be culturally appropriate for GLaWAC or Gunai/Kurnai use due to it previously being a police station.

There is no documented Gunai/Kurnai cultural heritage associated with this property. However, part of this property is considered an 'area of cultural heritage sensitivity'. This means any future development will need to comply with cultural heritage management requirements in the *Aboriginal Heritage Act 2006*. Any Aboriginal cultural heritage that is uncovered at the site during future activities there will be protected.

Information about the 55-57 Raymond Street, Sale property

This large site includes two parcels of land and includes empty buildings that used to be education facilities. Native Title applies only to Crown allotment 2032, the smaller property as shown in the map attached to this letter. Both properties need to be sold together as there is a large building (a former school) built over both parcels.

Because the parcel with native title is small, the benefit payable to GLaWAC (60% of the final price) is likely to be minimal. However, there are other potential benefits to the Gunai/Kurnai community. Right now, Gunai/Kurnai People have no access to the site even though native title applies to the smaller parcel. GLaWAC and Wellington Shire Council have been in discussions about ensuring the Gunai/Kurnai community can benefit from this property after the sale. This may include GLaWAC leasing or owning part of the site for Gunai/Kurnai led services.

As with 60 York Street, any future development of the property will need to comply with cultural heritage management requirements.

Consultation and Consent process

The current Gunai/Kurnai process for consultation and consent is as follows:

Once the terms of the agreement have been settled by the Board, the terms of the agreement and supporting information is mailed out to the GLaWAC members inviting comment within 4 weeks of the mail out date. The cover letter to the members will state that:

- (i) where no comments are received by the closing date then the requirements of consultation and consent will be deemed to have been met;*
- (ii) where there are comments but none in opposition, then the requirements of consultation and consent will be deemed to have been met;*
- (iii) where there are comments which oppose the agreement, that those comments are brought back to the Board who will make a decision as to whether the requirements of consultation and consent have been met based upon the number and substance of the comments received.*

This letter commences the process for consultation and consent for GLaWAC entering an ILUA which consents to the sale of Crown Allotments 2029 and 2032 in the Township of Sale on the agreed basis set out in this letter.

Have Your Say

You can provide your comments on the proposed sales in the following ways.

1. Attend a drop-in session

FNLRs and GLaWAC's General Counsel, Michael Woods will be running drop-in information sessions at

- The GLaWAC Office in **Morwell on Wednesday 12 August 2026 at 5.30pm**
235 Princes Drive Morwell VIC 3840
- The Nakunbalook Cultural Education Centre in **Sale on Thursday 13 August at 10.00am**.
31 Nakunbalook Place, Sale VIC 3850, Australia

These sessions are designed to provide more detailed information to interested parties, and to provide an in-person forum to have your say.

2. Write to us

If you are unable to make the information sessions on the above dates or would prefer to provide your comments in writing, you can send them to, you can send them to **Kieren Murray** at **First Nations Legal & Research Services** at kieren.murray@fnlrs.com.au by **Thursday 27 August 2026**.

To download a copy of this letter, see the GLaWAC website: <https://gunaikurnai.org/our-community/know-your-rights/native-title/>.

You can also contact Kieren with any questions you may have in relation to this letter and the proposed sales.

Yours sincerely

Kieren Murray

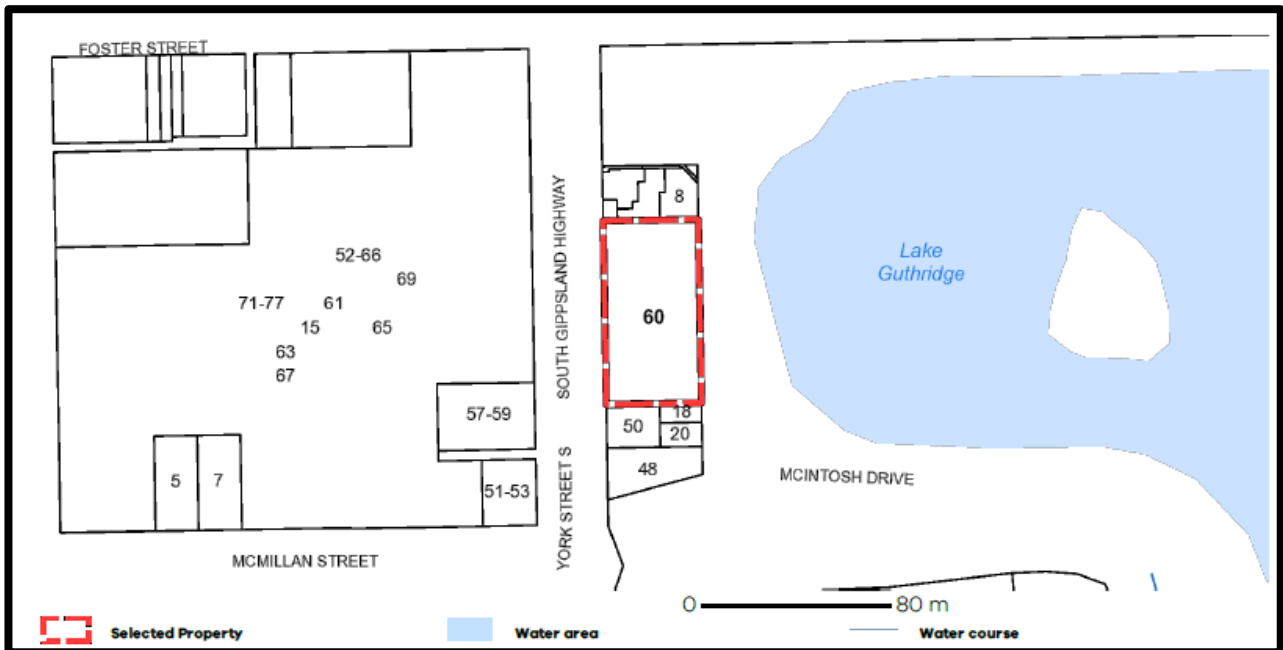
Kieren Murray

Lawyer

kieren.murray@fnlrs.com.au

Maps

60 York Street, Sale



55-57 Raymond Street, Sale

