

## **PASTORAL LAND BOARD**

*Pastoral Land Act – section 38(1)(h)*

# **CONSENT TO CLEAR PASTORAL LAND**

**PERMIT NUMBER: PLC06/8**

## **DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT**

Station Name: Larrizona  
Pastoral Lease No: PL 959  
NT Portion: 2980  
Pastoral District: Sturt Plateau Pastoral District

## **DETAILS OF APPROVED CLEARING**

The Pastoral Land Board on 11 December 2006 granted consent to the clearing of approximately 206 hectares, in accordance with the attached schedule of conditions and the endorsed clearing plan.

## **REASONS FOR DECISION**

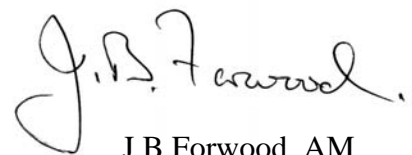
1. The application is in accordance with the Land Clearing Guidelines 2002.
2. Soil types in the areas approved for clearing are suitable for clearing and pastoral land use.
3. The property management plan for land clearing development addresses relevant resource management issues.

## **PERIOD OF THE PERMIT**

This permit will lapse if clearing has not commenced within 3 years and/or has not been completed within 5 years of the date of this permit; and the lessee will need to seek an extension of time from the Pastoral Land Board to complete the clearing.

## **APPEAL**

Under section 119 of the *Pastoral Land Act*, a pastoral lessee who is dissatisfied with a decision of the Pastoral Land Board may appeal to the Pastoral Land Appeal Tribunal against the decision of the Board. Appeals may be lodged with the Registrar of the Appeal Tribunal within 28 days of notification of the decision of the Board.



J B Forwood AM  
Chairman  
Pastoral Land Board  
15/12/2006

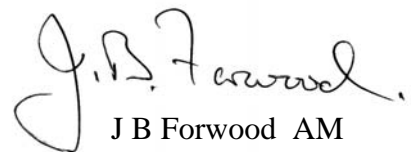
## CONSENT TO CLEAR PASTORAL LAND

### PERMIT NUMBER: PLC06/8 SCHEDULE OF CONDITIONS

1. Clearing carried out under this permit shall be in accordance with drawing number 06/959/3 endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
2. All clearing is to be carried out on the contour.
3. Areas of rock outcrops and stone arrangements are not to be cleared and are to be avoided during clearing procedures and any construction works carried out.
4. Clearing and ongoing resource management shall be in accordance with the Property Management Plan for Land Clearing Development endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
5. The Director Rangelands Management Branch, Department of Natural Resources, Environment and the Arts, is to be notified before the commencement of clearing and on completion of the clearing development.

### NOTES

1. The Aboriginal Areas Protection Authority recommends that the pastoral lessee obtain an Authority Certificate to indemnify against prosecution under the *Aboriginal Sacred Sites Act 1989*.
2. The permit holder is advised that there are statutory obligations under *the Weeds Management Act 2001* to take all practical measures to manage weeds on the property. For advice on weed management please contact the Regional Weeds Officer, Natural Resources, Environment and the Arts on telephone 8973 8107.
3. Fire prevention measures are to be implemented in accordance with the requirements of the *Bushfires Act*. Permits must be obtained from the Regional Fire Control Officer of the Department of Natural Resources, Environment and the Arts (telephone 8973 8871) before ignition of any felled timber in this area.
4. The *Heritage Conservation Act 1991* protects archaeological places and objects, regardless of the level of documentation that the Office of Environment and Heritage has of such sites. It is an offence to undertake work on a place or object without the consent of the Minister for Environment and Heritage.
5. It is the responsibility of the pastoral lessee to refer the proposed development to the Commonwealth Department of the Environment and Heritage under the *Environment Protection and Biodiversity Conservation Act* should they believe the proposed development may have a significant impact on a matter of national environmental significance as outlined in that legislation.



J B Forwood AM  
Chairman  
Pastoral Land Board

15/12/2006

This is the Property Management Plan for Land Clearing  
Development referred to in Pastoral Land Clearing Permit  
No. PLC06/8 issued on 15/12/2006



CHAIRMAN  
PASTORAL LAND BOARD

## **NORTHERN TERRITORY PASTORAL LAND BOARD**



### **Property Management Plan for Land Clearing Development**

**Pastoral Lease No: NT Por 2980 PL 959**

#### **1. Overview of Proposed Clearing & Whole Property Development**

**Summary of clearing & development program for the whole property.**

Over the past 9 years an extensive development program has been implemented. Paddocks have been reduced in size and additional watering points installed. Larrizona Station currently carries 2500 breeders. Our clearing program is designed to meet ongoing demand for improved pasture paddocks to hold weaners after mustering while markets are sourced. Some hay production is anticipated.

**Details of the natural resources (native vegetation and pasture, soils, waters, average rainfall) and current status (is native vegetation stable, current land condition and weed status).**

**Soils:** Banjo: Gently undulating to almost level plains; predominantly loamy red earths with gravelly red and yellow earths and lithosols;

**Vegetation:** Mixed eucalypt woodlands over perennial grasses. ECC 6.1 Ae's

**Water:** The paddocks are supplied from the house bore by a system of troughs and polypipe lines.

**Rainfall:** 800ml Average

**Weeds:** No known weeds on the proposed site.

## How does the proposed clearing development fit into the long term aims for the property?

The development of improved pasture will enable us to provide better nutrition for weaner cattle and provide options for timing of sales with all grades of cattle as well as improving weight gains. Some hay production is envisaged at a later date, to remove the risk of weed contamination.

## Number of cattle currently carried and proposed final number of cattle to be carried on the property following completion of the clearing development.

The proposed project is not designed to increase carrying capacity. It is designed to provide high quality grazing to hold weaner and sale cattle close to the yards whilst mustering and marketing is carried out.

## 2. Cost and Benefit of Development

### Cost of the proposed clearing development; total, per ha or km<sup>2</sup>.

#### CLEARING PROJECT BUDGET

ESTABLISHMENT COST	Cost
<b>Bull Dozer</b>	
200 hectares @2 Hectares/hr @ \$90 / hour	\$9,000.00
Plough 200 hectares 60hours @ \$65	\$3900.00
<b>Pasture Seed "Northern Tropical Mix "</b>	
200 hectares @ 7kg/hectare @ \$20 kg	\$28,000.00
<b>Fertiliser</b>	
Nitrogen 100 kg /hectare @ \$500 tonne	\$10,000.00
<b>Fuel &amp; Labour</b>	
Apply fertiliser & seed \$10 hectare	\$2000.00
Labour	\$10000.00
	\$62,900.00
Total Project Cost	

#### MAINTENANCE COST

<b>Fertiliser Annually</b>	
Superphosphate 100 kg /hectare @ \$500 tonne	\$10,000.00
<b>Regrowth Control Annually</b>	
20lts Access & Diesel	\$1400.00
	\$11,400.00

**Projected increased annual income from the clearing development; per ha or km<sup>2</sup>.**

COST BENEFIT ANALYSIS					
COST	Year 1	Year 2	Year 3	Year 4	Year 5
Loss/ Profit carried forward		\$ (25,170.00)	\$ (51,920.00)	\$ (2,320.00)	\$ 65,280.00
Chain 200 Hectares	\$(9000.00)				
Establish 60 Hectares	\$(16,170.00)				
Maintenance 60 Hectares		\$ (3420.00)	\$ (3420.00)	\$ (3420.00)	\$ (3420.00)
Establish 140 hectares		\$ (37,730.00)			
Maintenance 140 hectares			\$ (7,980.00)	\$ (7,980.00)	\$ (7,980.00)
Total	\$(25,170.00)	\$ (66320.00)	\$ (63,320.00)	\$ (13,720.00)	\$ 53,880.00
BENEFIT					
400 weaners/gain 20kg		\$ 14,400.00			
1000 Weaners/gain 20kg			\$ 36,000.00		
1500 Weaners/gain 20kg				\$ 54,000.00	\$ 54,000.00
Hay Production 500 Rolls			\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Total Income	0	\$ 14,400.00	\$ 61,000.00	\$ 79,000.00	\$ 75,000.00
Nett benefit	\$(25170.00)	\$ (51920.00)	\$ (2,320.00)	\$ 65,280.00	\$ 132,880.00

### 3. Details of Proposed Clearing

**Areas not to be cleared due to natural resource limitations (slope, rock outcrop, seasonal inundation, poor soils, highly erodible soils, watercourse and drainage line buffers and native vegetation strips to be retained for soil and drainage management).**

The proposed site was selected as it is free of restrictions. Native vegetation strips to be left for animal shelter.

**Areas not to be cleared due to environmental and heritage considerations identified in Section II on the application form. Areas to be retained for wildlife corridors. Wildlife corridors and shelter as marked on Map**

**Details of clearing method, technique & timing of each stage (eg chaining, windrowing, raking, burning, pin wheel rake, site preparation).**

The Station has a 966 F Cat Loader equipped with a stick rake. Chaining is to be done in conjunction with a local bulldozer as soon as there is enough moisture in the ground. 200ha to be chained Nov/Dec 06 – provided we have had suitable rain to prevent snapping.

60 ha to be Windrow/Rake/Burn Nov/Dec 06 or as weather permits.  
Plough/Rake/Seed Nov/Dec 06 or as weather permits.

May 07 -Burn 140ha of chained area, then window and burn for Dec 07 seeding.

**Details of waterway establishment, graded banks and other earthworks for run off management and infrastructure development.**

Clearing operations will not be carried out within 100 metres of watercourses or where slopes exceeds 2%. The proposed sites have been selected to meet these criteria. There is suitable machinery stationed on the property to deal with any soil conservation measures if they should occur.

**Details of pasture establishment and development methods (species, sowing rates, sowing methods, fertiliser regimes).**

After initial clearing operations the area will be ploughed, fertilized and sown in the wet season following initial clearing.  
Cavalcade @ 8kg/ha incorporated with 100kg/ha NKP Fertilizer and harrowed in.  
Follow up applications of Fertilizer will be applied annually.

#### **4. Ongoing Resource Management**

**Grazing regimes and pasture management plan (periods of stocking, stocking rates, spelling, fertiliser and woody regrowth management)**

Paddocks will be grazed March to July with weaners and sale cattle during 2007 at approx. 8head/ha over controlled periods. Annual fertilizer will be applied according to soil test analysis.

Woody regrowth to be controlled by chemical if possible or blade plough if required..

**Weed Management Plan (to include weed species present, area of weeds, areas at risk, control measures proposed, including measures to prevent new weed infestations)**

No known weed species are present.

Our only weed infestations have occurred from Contract Bulldozers not cleaned on arrival. We hope to prevent this by the use of our own machinery.

All seed to be used in the project will be purchased certified weed free. Close monitoring of the growing crop will detect any weed emerging during the growing season, facilitating their removal before becoming established. Eliminating the threat of weeds becoming established is one of the objects of this proposal.

**Exotic Pasture Species Management Plan (to include details of exotic pasture species and areas planted. Buffer zones around exotic pasture species, location of watercourses, measures proposed to prevent spread to non target areas, grazing systems, location of fences & watering points)**

The proposed pasture species are established in the area. To date there has been no spread of these species into areas neighbouring where they were initially establishment. Experience with these species has clearly demonstrated their suitability for their proposed use, but have proven difficult to establish without an ongoing management regime.

**Fire Management Plan (use of fire for management and protection from wildfires.**

Firebreaks have been established around the paddocks and are annually maintained. Burning is not part of the planned management program.

**Native Vegetation Management Plan (prevention of degradation to remaining native vegetation, including native vegetation buffers).**

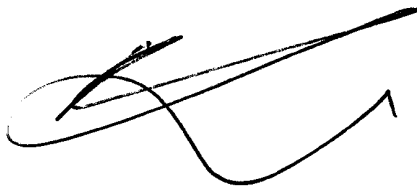
There are no plans to extend the current areas, native trees are required to provide shade and shelter for livestock.

**Erosion and Sediment Control Plan (erosion prevention and strategies for rehabilitation if erosion occurs.**

Due to slight slope (less than 2%) we do not envisage erosion occurring. If erosion was to occur we have adequate machinery based on the station to carry out remedial soil conservation works if required. Whoa boys would be constructed if required.

**Feral Animal Management Plan**

Feral animals shall be controlled in accordance with the stations feral animal control policy. Dingo baiting is carried out as required.

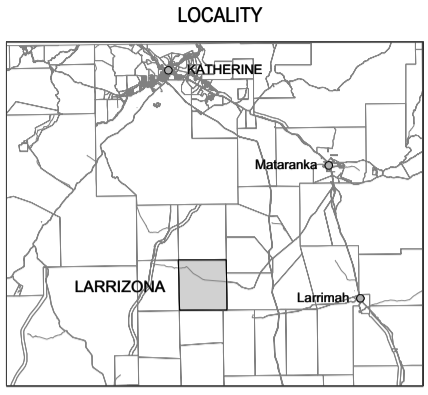
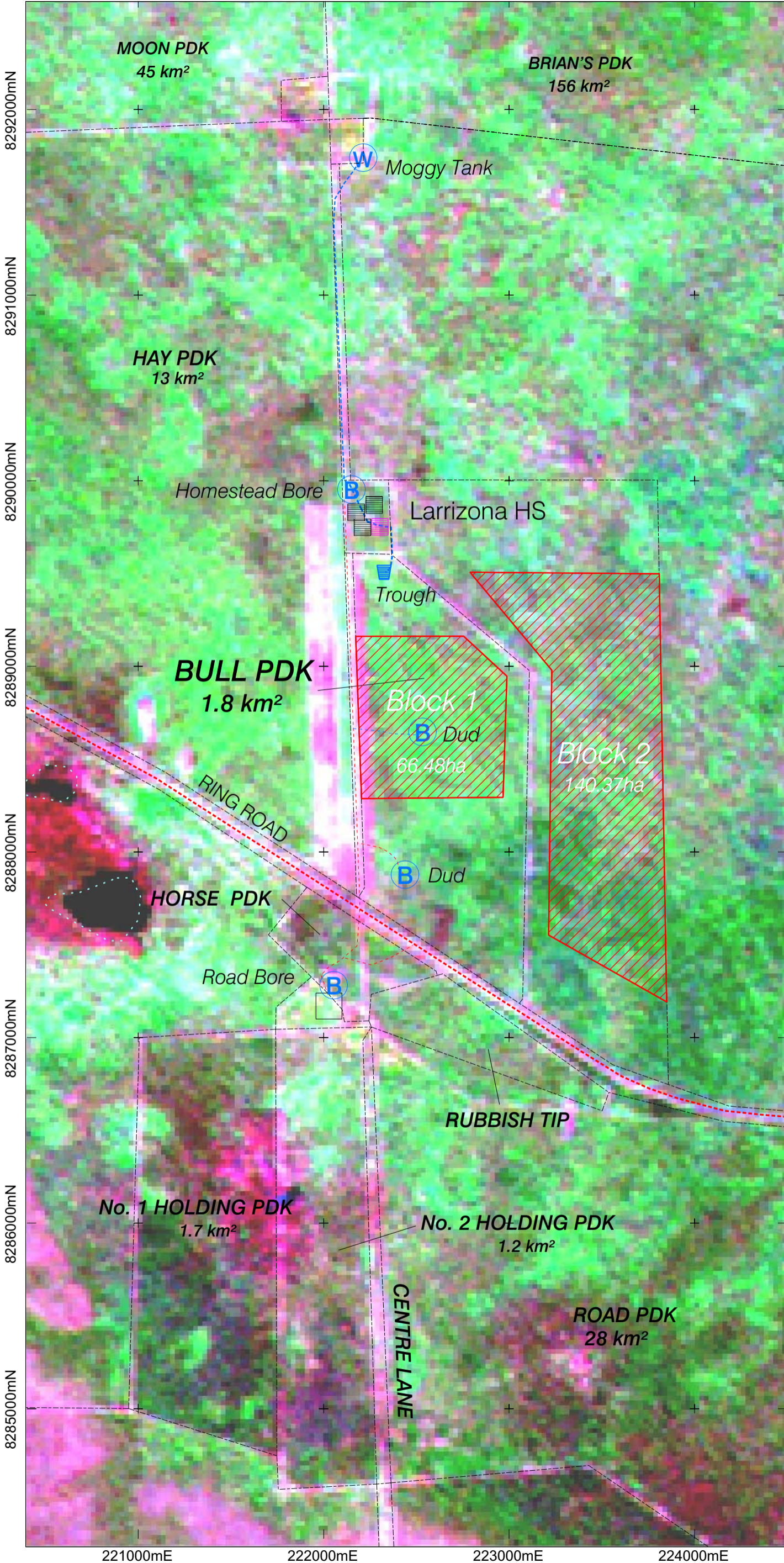
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**APPLICANT'S SIGNATURE DATE**








3-10-06



221000mE 222000mE 223000mE 224000mE



**LEGEND**

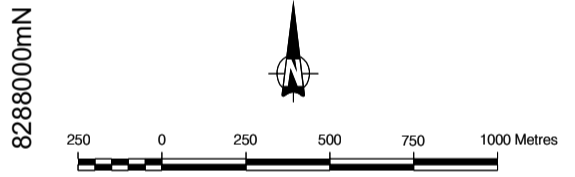
-  AREA TO BE CLEARED
-  Fencelines; Stock/Drafting Yards
-  Cadastral Boundary
-  Tracks
-  Perennial Creek
-  Non Perennial Creek
-  Land Subject to Inundation

Property Infrastructure:  
 Rangelands Management Branch, NRETA, Darwin.  
 (Current as at last NRETA inspection date of 11/11/2006).  
 For further property details refer to LRZ.pdf from the department.

Cleared Areas  
 Proposed by applicant and drawn using GPS point data  
 supplied by the Rangelands Management Branch, Palmerston, N.T.

Map Produced by:  
 Rangelands Management Branch, NRETA, Palmerston, N.T.

Satellite Imagery:  
 Landsat 5 Image captured 2004.  
 Bands 3 4 5, False Colours Blue Green Red.



Map Grid of Australia (MGA) Zone 53  
 Universal Transverse Mercator Projection  
 Horizontal datum: Geocentric Datum of Australia (GDA) 1994

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Drawing No. 06 / 959 / 3  
**LARRIZONA**  
**PASTORAL LEASE**  
 NT Por 2980 PL 959  
**AREAS APPROVED**  
**FOR CLEARING**

This is the drawing referred  
 to in Pastoral Land Clearing

Permit No: .....

Issued on: .....

.....  
 CHAIRMAN, PASTORAL LAND BOARD

For further information contact  
 Director Rangelands Management Branch  
 Department of Natural Resources, Environment and the Arts  
 Phone: (08) 8999 4474, Fax: (08) 8999 4403  
 Plot file reference - Rangelands Management, Palmerston  
 CLR 06D959.pdf, Date: 15th November, 2006.