

PASTORAL LAND BOARD

Pastoral Land Act – section 38(1)(h)

CONSENT TO CLEAR PASTORAL LAND

PERMIT NUMBER: PLC05/1

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Station Name: Bunda
Pastoral Lease No: PPL 1027
NT Portion: 3700
Pastoral District: VRD

DETAILS OF APPROVED CLEARING

By Out of Session Resolution No. 2/2005 dated 13 April 2005, the Pastoral Land Board granted consent to the clearing of approximately 100 hectares for the purposes of pasture improvement and hay production in accordance with the attached schedule of conditions and the endorsed plans.

REASONS FOR DECISION

1. The application is generally in accordance with the Land Clearing Guidelines 2002.
2. Soil types in the areas approved for clearing are suitable for clearing and planting of improved pasture.
3. Areas of rock outcrops, stone arrangements and soils not suitable for pasture establishment are not to be cleared as they are unsuitable for pasture development.

PERIOD OF THE PERMIT

This permit will lapse if clearing has not commenced within 2 years and/or has not been completed within 4 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.

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SCHEDULE OF CONDITIONS

1. Clearing carried out under this permit shall be in accordance with drawing number 05/1027/1 endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
2. Clearing, erosion control and ongoing resource management shall be in accordance with the Property Management Plan for Land Clearing Development submitted by the lessee and endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
3. All clearing is to be carried out on the contour, to the satisfaction of the Chairman, Pastoral Land Board.
4. The Director Pastoral Land Management Branch, Department of Infrastructure, Planning and Environment is to be notified before the commencement of each stage of the clearing and on completion of the clearing development.

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.

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 phone (08) 8973 8110.
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 Infrastructure, Planning and Environment (telephone 89 760321) 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



NORTHERN TERRITORY PASTORAL LAND BOARD

Property Management Plan for Land Clearing Development

Pastoral Lease No: PPL1027

1. Overview of Proposed Clearing & Whole Property Development

Summary of clearing & development program for the whole property.

Over the past 10 years an extensive development program has been implemented. Paddocks have been reduced in size and additional watering points installed. The development program was designed to increase herd size and achieve economy of scale. Bunda and Kirkimbie are run in conjunction and currently carry 13,000 breeders. This creates a high demand for good quality hay. Our clearing program is designed to meet the ongoing demand for weaner hay and livestock husbandry. The Bunda Horse and Cattle Stud have a high demand for quality hay and pasture. Buying in weed free hay has not been possible.

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	light red soils dominate, with small areas of heavier clays.
Vegetation	upper story consists of beefwood, coolibah, and sparse snappy gum, over grass layer of arid species on the lighter areas with areas of black spear grass. On the heavier clays there are curly blue grass, silky brown top and white grass. Native vegetation is in a stable condition.
Water	the stud paddocks are supplied from the house bore by a system of troughs and polypipe lines.
Rainfall	500ml average
Weeds	areas of prickly acacia exist along tracks and fence lines. We are currently eradicating the specie from laneways, coolers and stud paddocks.

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

Long term aim is to become self sufficient, by producing enough hay for our requirements eliminating buying in hay and the associated weed threat. Developing improved pasture compliments our long term aims, for our stud operations. We aim to develop a high quality Brahman Stud supplying our own needs and producing cattle that meet the requirements of the Northern Territory Cattle Industry.

This is the Property Management Plan for Land Clearing Development referred to in Pastoral Land Clearing Permit No: PLC05/1 issued on 18 April 2005


CHAIRMAN, PASTORAL LAND BOARD

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 year round high quality grazing and reduce supplementary feeding. The project will provide pasture suitable for baling hay. The nett benefits are the savings made by not having to purchase hay in. In poor years when it is not possible to cut hay we would expect to get some grazing out of the pasture. The paddocks are used for single sire stud breeders.

2. Cost and Benefit of Development

CLEARING PROJECT BUDGET

ESTABLISHMENT COST	Cost
Bull Dozer	
100 hectares @2 Hectares/hr @ \$90 / hour	\$ 4,500.00
Plough 100 hectares 30hours @ \$65	\$ 1,950.00
Pasture Seed "Northern Tropical Mix "	
100 hectares @ 7kg/hectare @ \$20 kg	\$14,000.00
Fertiliser	
Nitrogen 100 kg /hectare @ \$500 tonne	\$10,000.00
Fuel & Labour	
Apply fertiliser & seed \$10 hectare	\$ 1,000.00
Total Project Cost	\$31,450.00

MAINTENANCE COST

Fertiliser Annually	
Superphosphate 100 kg /hectare @ \$500 tonne	\$10,000.00
Regrowth Control Annually	
10lts Access & Diesel	\$ 650.00
	\$10,650.00

Projected increased annual income from the clearing development; per ha or km².

COST BENEFIT ANALYSIS					
COST	Year 1	Year 2	Year 3	Year 4	Year 5
Loss/ Profit carried forward		\$ (15,725.00)	\$ (36,775.00)	\$ 27,575.00	\$ 141,925.00
Establish 50 Hectares	\$(15,725.00)				
Establish 50 Hectares		\$ (15,725.00)			
Maintenance 50 Hectares		\$ (5,325.00)			
Maintenance 100 hectares			\$ (10,650.00)	\$ (10,650.00)	\$ (10,650.00)
Baling cost per bale \$25			\$ 25,000.00	\$ 25,000.00	\$ (50,000.00)
Total	\$(15,725.00)	\$ (36,775.00)	\$ (22,425.00)	\$ 41,925.00	\$ 81,275.00
BENEFIT					
Cut 1000 bales of hay \$50			\$ 50,000.00		
Cut 2000 bales of hay @ \$50				\$ 100,000.00	\$ 100,000.00
Total Income	0 \$	-	\$ 50,000.00	\$ 100,000.00	\$ 100,000.00
Nett benefit	\$(15,725.00)	\$ (36,775.00)	\$ 27,575.00	\$ 141,925.00	\$ 181,275.00

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).

No.23 paddock

A low ridge to the NE of the proposed clearing limits the area of operations, clearing will not take place within 100 metres of the foot slope. The site was selected to avoid areas physically unsuited.

No.22 paddock

The proposed site was selected, as it is free of restrictions. Patches of black soil plains type country make up approximately 25% of the area, these do not require treatment.

The area was chosen due to the lack of slope and the minimum amount of tree removal required. We chose two blocks on suitable slope for our project to eliminate the need for buffer zones. The sites are ringed by native vegetation in its natural state.

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.

No sites were identified.

The size and shape (400m x 1000m) of the proposed blocks eliminates the need for wildlife corridors. The areas surrounding the blocks to be cleared are in their native state.

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

- Clearing will be carried out with a D6 size bulldozer equipped with a stick rake. Material will be raked and stacked in piles in one operation.
- Clearing will take place when weather permits, January, after sufficient rain to prevent snapping.
- Burning will take place prior to the onset of the wet season following clearing.
- The area will be ploughed with offset discs and planted the wet season following initial clearing.

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 slope 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, fertilised and sown the wet season following initial clearing.

Pasture species to be sown will be Verano and Secca stylo combined with Sabi grass. This combination of species is commercially available as “Northern Tropical Mix”. We will plant at the recommended sowing rate of 7 kilos per hectare. Nitrogen will be applied at establishment at a rate of 100 kilos per hectare. Follow up applications of Superphosphate will be applied annually at 100/150 kg per hectare. Pasture seed will be distributed with a fertiliser spreader and dragged over. Fertiliser will be applied post seeding.

4. Ongoing Resource Management

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

Wet season spelling and dry season grazing. Stocking rates will be determined by the amount of feed available. It is envisaged that a utilisation rate of 30% is sustainable in average years. In seasons when hay is cut from the improved areas, stocking rates will be revised, the improved pasture areas will be a small proportion of the total paddock area. Super phosphate will be applied annually at a rate of 100 / 150 kg hectare depending weather the area is grazed or cut for hay

Spot spraying with access and diesel will control woody regrowth.

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

The area is currently free of ground weeds. All seed to be used in the project will be purchased certified weed free. Stud operations require constant monitoring of pasture and cattle condition. This will detect any weeds that may emerge 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. The scattered prickly bushes will be spot sprayed

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 stud 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 stud 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.

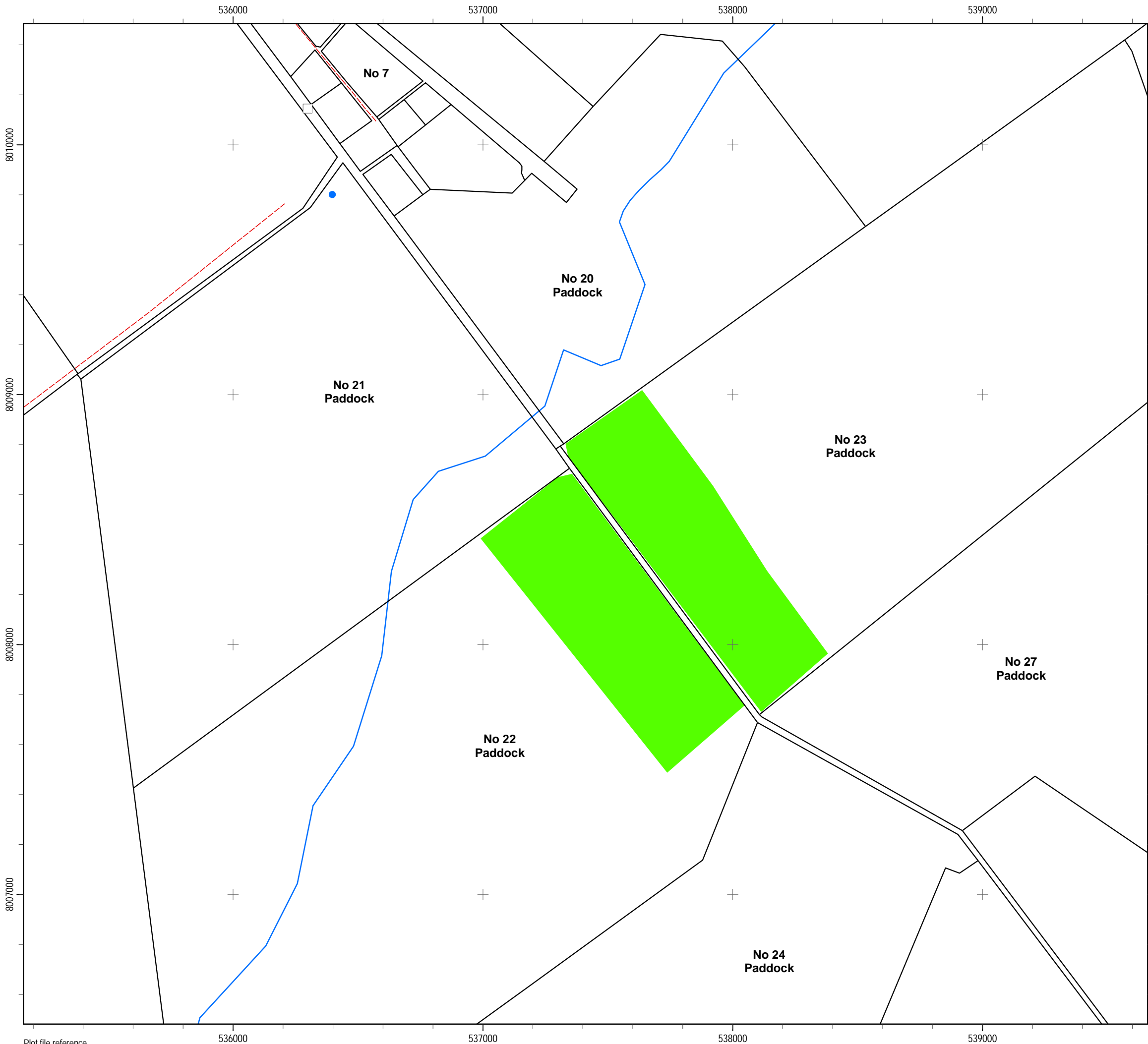
Feral Animal Management Plan

The area is free of feral animals. Dingo baiting is carried out as required.

A handwritten signature in black ink, appearing to read 'RA Underwood', written in a cursive style.

RA Underwood

11 November 2004

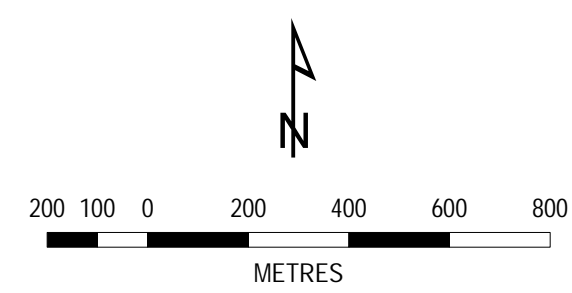


**CLEARED AREAS
OVER BUNDA PASTORAL LEASE**

- LEGEND**
- Approved areas for clearing
Approximately 100 hectares
 - Fenceline
 - Water
 - Road / track

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DATA SOURCE
 Pastoral Property Infrastructure:
 Pastoral Land Management Branch, DIPE
 Infrastructure displayed is current to the last inspection date, 11/11/00
 Refer DIPE property infrastructure map: BDA.plt
 Cleared Areas:
 Compiled by Pastoral Land Management Branch, DIPE
 For further information contact:
 Director Pastoral Land Management Branch
 Conservation and Natural Resources Group,
 Department of Infrastructure, Planning and Environment, Katherine
 Phone: (08) 8973 8100, Fax: (08) 8973 8122



Map Grid of Australia (MGA) Zone 52
 Universal Transverse Mercator Projection
 Horizontal datum: Geocentric Datum of Australia (GDA) 1994

Drawing No. 05 / 1027 / 1
BUNDA PASTORAL LEASE
 NT Por 3700 PPL 1027

**AREAS APPROVED
FOR CLEARING**

**This is the drawing referred
to in Pastoral Land Clearing**

Permit No:

Issued on:

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 CHAIRMAN, PASTORAL LAND BOARD