

PASTORAL LAND BOARD

Pastoral Land Act – section 38(1)(h)

CONSENT TO CLEAR PASTORAL LAND

PERMIT NUMBER: PLC07/1

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Station Name: Amungee Mungee
Pastoral Lease No: PPL 1100
NT Portion: 1079
Pastoral District: Gulf Pastoral District

DETAILS OF APPROVED CLEARING

The Pastoral Land Board on 23 March 2007 granted consent to the clearing of approximately 388 hectares, in accordance with the attached schedule of conditions and the endorsed clearing plan, Drawing No. 06/1100/2

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
5/4/2007

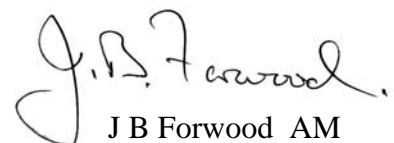
CONSENT TO CLEAR PASTORAL LAND

PERMIT NUMBER: PLC07/1 SCHEDULE OF CONDITIONS

1. Clearing carried out under this permit shall be in accordance with drawing number 06/1100/2 endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
2. All buffer zones along drainage lines shall comply with the stream order and buffer widths recommended in the NT Land Clearing Guidelines, Technical Report 27/2002, to the satisfaction of the Chairman, Pastoral Land Board.
3. Clearing and ongoing resource management shall be in accordance with the Property Management Plan for Land Clearing Development submitted on 13 September 2006 and the letter dated 2 February 2007, endorsed as forming part of this permit, to the satisfaction of the Chairman, Pastoral Land Board.
4. Appropriate erosion and sediment control measures are to be implemented to control overland flow and prevent soil erosion occurring, 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



CHAIRMAN
PASTORAL LAND BOARD

Property Management Plan for Land Clearing Development Pastoral Lease No. PPL1100

1. Overview of Proposed Clearing & Whole Property Development

Summary of clearing & development program for the whole property.

Over the last four years Amungee Mungee has undergone extensive development. The area north of the Carpentaria Highway, some 600 square kilometres, has almost been completely developed with the establishment of the area being subdivided into eleven paddocks with an average size of 5,600 hectares, the establishment of 28 watering points, the installation of 40 kilometres of poly pipe supplying nine tanks ranging in size from 30,000 to 50,000 gallons. A 20 kilometre laneway system accessing ten of the eleven paddocks which has also been cleared and sown with improved pasture, namely buffel grass. There has been a cattle yard erected, mainly portable until a definite design agreed upon. The total area of Amungee Mungee is 3,285 square kilometres, previously running some 2,500 cattle. With the development undertaken so far the 600 square kilometres is now running 6,000 weaner cattle to export weight, or a 3,000 breeder plus progeny equivalent. This clearing application is to be in addition to the previous Permit No. PLC04/1 issued to commence the development of the southern area of the Carpentaria Highway.

Details of Natural Resources

The area contained in this application is predominantly red soils, heavily timbered with lancewood, producing little to no vegetation with high run off of water causing minor flooding to the homestead complex after heavy downpours. The area adjoins the previously approved permit as per attached map. The total area once developed cleared and pasture established will prevent large amounts of run off. The total area can be serviced from three bores. There are very little to no weeds in the area and our cattle handling methods will prevent infestation of weeds.

How does the proposed clearing development fit into the long term aim of the property?

This application for 508 hectares adjoins the previously approved 4,000 hectares. For ease of management of the land development I am seeking approval to include this 508 hectares in the total area to be cleared and pasture improvement established. The benefits and cost savings will be achieved as the whole area can be managed by fire, stocking capacity and fencing, as the total area of 4,500 hectares can be managed as one lot, eliminating the need for subdivision. It is intended that this area will be used to run the tail end of weaner cattle received at Amungee Mungee from Wollogorang lease. As more breeders are being retained at Wollogorang and the number of weaners increasing being transferred to Amungee Mungee ongoing development of the Amungee Mungee lease will be carried on. It is intended for the weaners currently being transferred, the lighter

and younger end will be drafted off and transferred to this area to allow closer monitoring, access to improved pasture and the addition of weaner supplements to speed the rate of recovery.

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

This small area of the total property area is not designed to increase overall carrying capacity. It is more intended to provide an area of high protein pasture in a small highly developed area to permit better animal husbandry of the younger cattle arriving at the property. After the recovery period it is intended that these cattle will be transferred to the normal grazing paddocks.

2. Cost & Benefit of Development

Establishment Cost	Cost
Bulldozers	
500 hectares @ \$30 per hectare	\$15,000.00
Buffel/Style seed @ 5 kg per hectare @ \$6 per kg	\$15,000.00
Aerial seeding cost 500 hectare \$3 per hectare	\$1,500.00
Establishment of Watering Points, Tanks & Troughs	\$45,000.00
Estimated Total Cost	\$76,500.00

Ongoing Maintenance Costs

- Fire will be used to control regrowth if and when necessary
- Pasture condition and livestock production will determine if we apply fertiliser.

The time frames will be governed by seasonal conditions, we expect to have the pulling stage of the operation completed one wet season and burning and planting operations the following wet season.

Projected increased annual income from the clearing development; per ha or km/sq.

COST BENEFIT ANALYSIS					
COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Clear 500 Hectares	\$15,000.00				
Pasture Establishment		\$16,500.00			
Water Costs		\$45,000.00			
Maintenance Costs?			\$ 2,800.00		
BENEFIT					
Cattle Carrying Capacity 1 per 4 hectares			\$39,600.00	\$39,600.00	\$39,600.00
TOTAL INCOME					
NETT BENEFIT	(\$15,000.00)	(\$61,000.00)	(\$39,200.00)	\$ 400.00	\$40,000.00

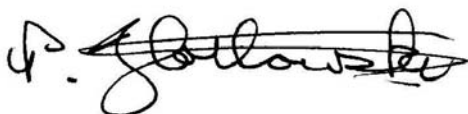
3. Details of Proposed Clearing

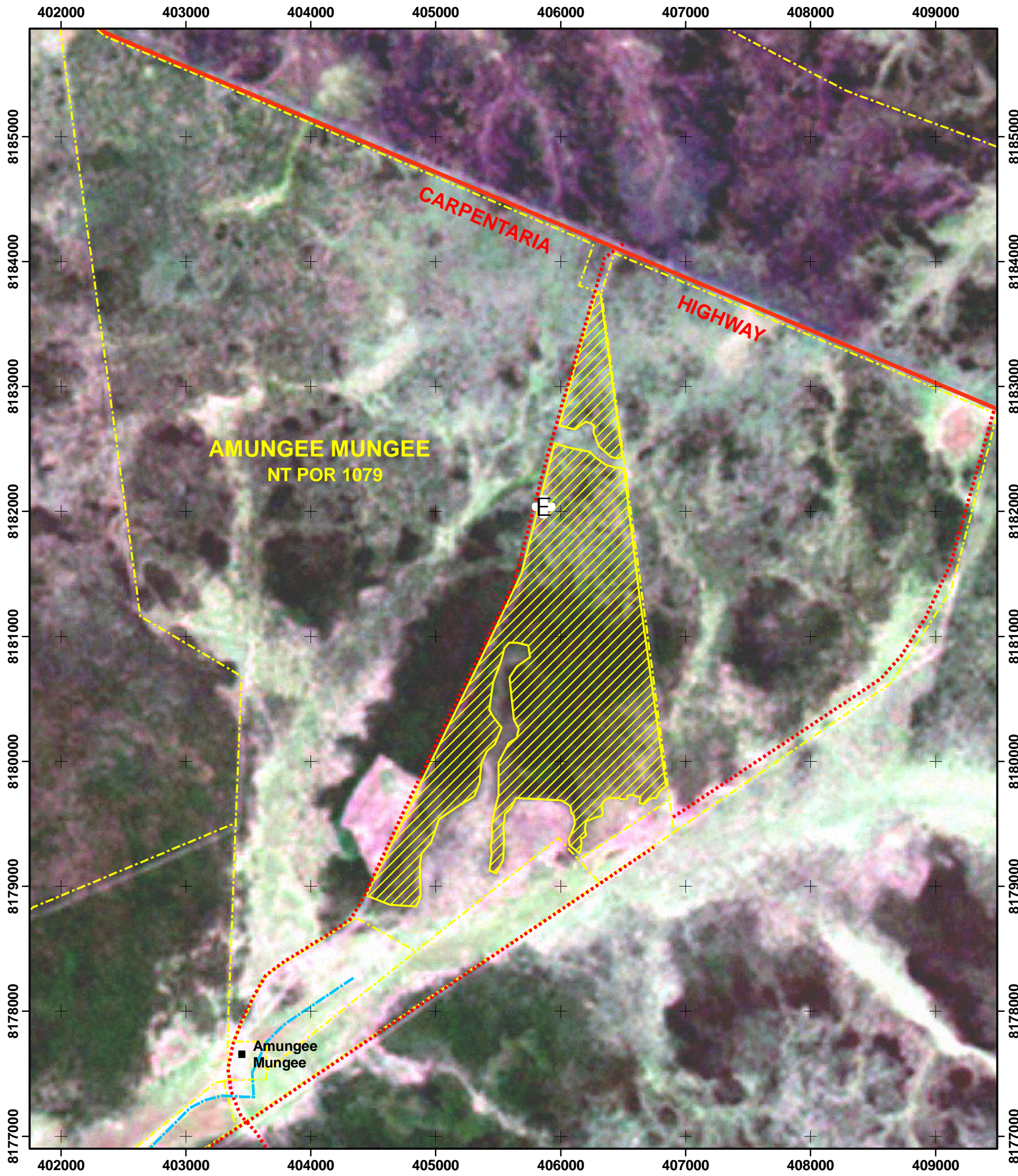
The total 508 hectares is basically flat with a runoff to the east. It is intended that the total area will be cleared and sown. There will be some small areas left for shade camps adjacent to watering points. The total area will be cleared using bulldozers and chains in a circular motion laying timber in a key line so that the vegetation can build up upon remaining fallen timber to prevent erosion and runoff that has been flooding the homestead area. If it is deemed necessary after the pasture establishment that further contour banks need to be established, this cost has been allowed for in the cost structure Year 3. Burning will take place the year after clearing to allow seed to be dropped into the ash bed prior to the following wet season. Rates of application have been addressed in the cost structure.

4. Ongoing Resource Management


It is intended that once established this area will be grazed heavily from June to November. We will then have a full wet season for the grass to re-establish and seed. It is also intended that this area will be used for the harvesting of seed for the ongoing development of Amungee Mungee. The area is currently weed free and any weeds established after the pasture improvement will be spot sprayed with Access and Diesel which will control any woody weed regrowth. The total area will be fenced with the upgrading of existing fence lines and will be surrounded by maintained extra wide fire break. Erosion control will be addressed if needed but due to the extremely slight slope less than 2%, it is not anticipated that erosion will be a problem and in fact once the area has been developed it is anticipated natural erosion on the property will be addressed. There are no feral animal problems on the property and because the station has not been running a breeding herd and due to the large amount of undeveloped land surrounding Amungee Mungee, it is not intended that any feral animal control be done until neighbouring properties agree to start a program.


Paul Zlotkowski








LEGEND


 CLEARED AREAS
TO BE RETAINED ON THESE AREAS:
1. WATER COURSE BUFFER STRIPS
2. > 2% SLOPE
3. SOILS NOT SUITABLE FOR PASTURE ESTABLISHMENT


 CORRIDORS BETWEEN CLEARED AREAS ARE
TO BE RETAINED AS UNDISTURBED NATIVE VEGETATION.


 GRAVE SITE

 CADASTRAL PROPERTY BOUNDARY

 EXISTING FENCELINES

 WATERCOURSE

 TRACK

 MAJOR ROAD

CLEARING GUIDELINES

BUFFER ZONES ON DRAINAGE LINES AND ASSOCIATED RIPARIAN ZONES TO BE A MINIMUM OF 50 METRES WIDE.

ALL CLEARING IS TO BE CARRIED OUT ON THE CONTOUR.

NO CLEARING SHALL BE CARRIED OUT WITHIN 20 METRES OF THE GRAVE SITE.

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES (INCLUDING THE CONSTRUCTION OF GRADED BANKS) ARE TO BE IMPLEMENTED TO CONTROL OVERLAND FLOW AND PREVENT SOIL EROSION OCCURRING.

DATA SOURCE

Property Infrastructure:
Rangelands Management Branch, DNRETA, Katherine
(Current as at last DNRETA inspection date of 05/10/05)
For further property details refer to AMG.plt from this department

Cleared Areas:
Proposed by applicant and drawn using GPS point data
supplied by Rangelands Monitoring Branch, Katherine

Map Produced by:
Satellite Monitoring Branch, DNRETA, Palmerston
Plot file reference - Natural Resources, Katherine
NR06K025.pdf, Date 5 mARCH, 2007

Satellite Imagery:
Landsat satellite image was provided by Australian Greenhouse Office.
Acquired 22nd August 1999 Path/Row 103/71; 29th January 2000 Path/Row 103/72.
Landsat TM Bands 3.4.5 (displayed as blue, green, red).

For further information contact
Director Rangelands Management Branch
Department of Natural Resources, Environment and the Arts
Phone: (08) 8999 4474, Fax: (08) 8999 4403

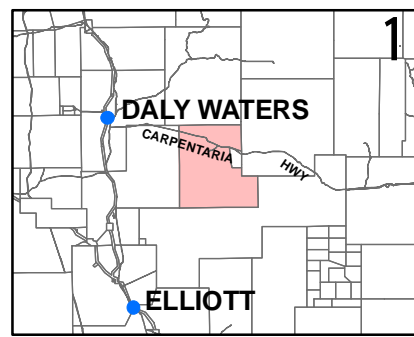
**This is the drawing referred
to in Pastoral Land Clearing**

Permit No:.....

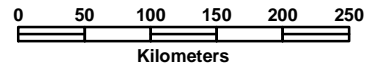
Issued on:.....

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CHAIRMAN, PASTORAL LAND BOARD

LOCALITY



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

AMUNGEE MUNGEE
PASTORAL LEASE
NT Por 1079 PPL 1100
**AREAS PERMITTED
FOR CLEARING**

Drawing No. 06 / 1100 / 2
AREA TO BE CLEARED 388 ha

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