

## **PASTORAL LAND BOARD**

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

# **CONSENT TO CLEAR PASTORAL LAND**

**PERMIT NUMBER: PLC07/4**

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

Station Name: Old Mount Bunday  
Pastoral Lease No: PPL 1163  
NT Portion: 4937  
Pastoral District: Darwin Pastoral District

## **DETAILS OF APPROVED CLEARING**

The Pastoral Land Board on 22 June 2007 granted consent to the clearing of approximately 232.2 hectares, in accordance with the attached schedule of conditions and the endorsed clearing plan Drawing No. 07/1163/1 (5 sheets).

## **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  
25/06/2007

# CONSENT TO CLEAR PASTORAL LAND

## PERMIT NUMBER: PLC07/4 SCHEDULE OF CONDITIONS

1. Clearing carried out under this permit shall be in accordance with Drawing No. 07/1163/1 (5 sheets) 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 8999 2020.
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 8922 0844) 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



This is the Property Management Plan for Land Clearing  
Development referred to in Pastoral Land Clearing Permit  
No. PLC07/4 issued on 25/6/2007

CHAIRMAN  
PASTORAL LAND BOARD

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

### **Pastoral Lease No: 1163 OLD MOUNT BUNDEY**

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

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

It is proposed to clear approximately 235 hectares on Old Mt Bunday during 2007. Approximately 55% of the land proposed to be cleared as per this PMP is old regrowth that has resulted from old historical land clearing that was not maintained.

Old Mount Bunday Station comprises a total area of 385 Km<sup>2</sup>, and was subdivided from the original Mt Bunday Station in 1985.

The property was purchased by myself in June 1991. Since purchase the property has been steadily developed, achieving perpetual tenure in 1991 .

The proposed land clearing outlined in this application forms an integral part of further property development in line with plans to improve property viability in a sustainable and orderly manner.

Pasture improvement for livestock grazing of the northern upland areas as per this application will complement floodplain land types in the south of the property that become seasonally inundated.

Old Mount Bunday is strategically located close to Darwin with good all weather access. The introduced pastures intended to be sown on the proposed cleared land within close proximity to station stock handling facilities will form an integral role in the turn off of stock for live export during the traditionally “quieter months” when exporters often have trouble sourcing sufficient cattle to meet markets.

**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 : Kay Landsystem – Level to gently undulating undissected lowlands with lateric red to yellow earths sometimes over deeply weathered rocks

Flatwood Landsystem – Floodplains of dominantly silty alluvium, silty brown earths, gradational red earths and minor sands in some areas.

Vegetation : Tall open forest, woodland (eucalypt) with some areas of mixed scrub. Understorey of Native Sorghum spp, Themeda, and Chrysopogon fallax.

Water : Suitable supplies of groundwater have proven difficult to obtain in the region, and as such a comprehensive network of dams are utilised to for stock watering and to also evenly spread grazing through out the property for improved utilisation of the pastoral resource.

The increasing number of watering points has reduced the negative impact associated with “sacrifice areas” that often occurs in association with fewer isolated watering points such as regional bores.

Rainfall : Approx 1500 mm

Weeds : Old Mount Bunday has an integrated weed management plan in place.

Any minor outbreaks of mimosa on floodplains are quickly eradicated and as such are generally free of this noxious weed.

Hyptis and sida is prevalent at some locations through out the property, generally in connection with previous land clearing regrowth. The anticipated clean up of old regrowth areas as per this application will result in improved control of weeds such as hyptis and sida.

Rangeland Condition : Old Mount Bunday is an active participant in the Tier 1 rangeland monitoring program with all sites listed as fair to good.

No serious erosion problems exist on the property and particular care has been taken to locating waters, fences, roads etc; to minimise potential for erosion.

Numerous land resource information is available with regards Old Mount Bunday, including Technical Bulletin No 16 – Report on the Land Units of Mt Bunday Station (*Forster.B; & Fogarty.P 1975*).

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

The long term aim is to improve both the economic viability and environmental sustainability of the property.

It is anticipated that the proposed land clearing and establishment of improved pastures will assist in achieving the above mentioned goals.

Economic viability will be enhanced via the availability of quality pastures and conserved fodder within reasonably close proximation to stock handling facilities aiding stock to be marketed in good physical condition and at a time when seasonal supply is low and corresponding prices are higher .

The proposed clearing will also complement existing areas of improved pastures and floodplains on the property and in conjunction with stragically located watering points and other infrastructure also assist in preventing over grazing of native pastures.

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

Old Mount Bunday currently supports a herd of 700 head of cattle.

The proposed clearing and associated introduced pasture establishment will improve management of current stock numbers for both economic benefit and also to the benefit of the rangelands.

**2. Cost and Benefit of Development**

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

ESTABLISHMENT COST	COST \$
<b>Bulldozer</b>	
235 Hectares @ 2 Hectare/hr @ \$300 /hr	\$32250.00
Seed bed : Ploughing @ \$25 /hr	\$2115.00
<b>Seed</b>	
363 Hectares @ 3 kg/hectare	\$14100.00
<b>Fertiliser</b>	
100 Kg/hectare @ \$650.00/t	\$15275.00
<b>Fuel</b>	
incorporated above	0
<b>Labour</b>	
<b>TOTAL COST</b>	<b>\$63740.00</b>

**MAINTENANCE COST**

MAINTENANCE COST	\$
<b>Fertiliser</b>	
DAP @ 100 Kg /hectare Bi-annually @ \$650/ t	\$15275.00
<b>Weed Control</b>	
Amicide @ approx \$15/Ha Tri-annually or as required	\$3525.00
<b>TOTAL COST</b>	<b>\$18800.00</b>

**Projected increased annual income from the clearing development; per Ha or Km2**

**COST BENEFIT ANALYSIS**

<b>COST</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Loss/Profit forward					
Establishment	\$63740.00				
Maintenance		\$9400.00	\$9400.00	\$9400.00	\$9400.00
Fodder Conser		\$2000.00	\$2000.00	\$2000.00	\$2000.00
<b>Total</b>	\$63740.00	\$11400.00	\$11400.00	\$11400.00	\$11400.00
<b>BENEFIT</b>					
Extra beef production 21150 Kg @ \$1.70/Kg	\$35955.00	\$35955.00	\$35955.00	\$35955.00	\$35955.00
Hay Cut	\$8000.00	\$8000.00	\$8000.00	\$8000.00	\$8000.00
Reduced costs mustering & operational	\$2000.00	\$2000.00	\$2000.00	\$2000.00	\$2000.00
Total income	\$45955.00	\$45955.00	\$45955.00	\$45955.00	\$45955.00
<b>Nett Benefit</b>	- \$17785.00	\$34555.00	\$34555.00	\$34555.00	\$34555.00

### **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).**

All clearing will be completed in accordance with the “Pastoral Land Clearing Guidelines” .

No excessive slope will be cleared.

Drainage lines, riparian vegetation, erodible soils etc; will not be cleared.

Due to the relatively small size of the land to be cleared (less than 1% of the property) and land type typical and uniform to the region there should be no requirement to retain wildlife corridors.

**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 identified.

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

Chain. Burn. Rake. Plough etc;

Chain when soil moisture is sufficient to enable clean pull, burn, windrow & pin wheel rake followed by burn of windrows then cultivation.

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

Land proposed to be cleared is of low slope with no specific drainage lines (no drainage lines will be cleared).

Sufficient ground cover incorporating permanent improved pastures will be maintained at all times thus controlling any runoff that may occur.

Earthworks should not be required.

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

It is intended to sow Humidicola and Stylo pastures at the recommended rates.

These pastures have in the past been successfully established in the region

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

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

The land will be stocked according to seasonal conditions and the amount of pasture present.

Pasture will be strategically spelled to allow for regeneration and seed set.

Care will be taken not to over utilise the pastures (approx 50 – 60 % utilisation rate).

A fertiliser and weed control program will be implemented as per mentioned previously in this application.

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

Soil disturbance associated with land clearing practices tends to promote some minor weed occurrence in the first instance.

Prior to sowing of pastures it is anticipated to ensure the land is free of any weeds. High quality weed free certified pasture seed only will be planted.

Improved pastures will be regularly monitored for the occurrence of any weeds. Any noted weeds will be mechanically or chemically removed via spot spray in the first instance prior to any seed set. The pasture will be kept clean thus eliminating the requirement for any broadscale spray program eg; boomspray etc; although this machinery is present on the property should it ever be required.

**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)**

It anticipated that an unplanted buffer zone comprising fire break will be maintained surrounding the perimeter of the improved pastures. Past experience has demonstrated the suitability of the improved pasture for grazing purposes in the region, however an on going management plan is necessary for the pastures to become successfully established. The pasture is not expected to spread into neighbouring areas.

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

Old Mount Bunday currently maintains a network of strategically located firebreaks and maintains fire fighting equipment on property.

The improved pastures biomass will be maintained via grazing and fodder conservation and will not present a fire hazard or related fire threat to the surrounding landscape.

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

The clearing and establishment of the improved pastures will allow for increased spelling, and reduction in grazing pressure on the surrounding native vegetation and will benefit the biodiversity of the region.

Given the relatively small area proposed to be cleared, then native vegetation buffers should not be required.



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

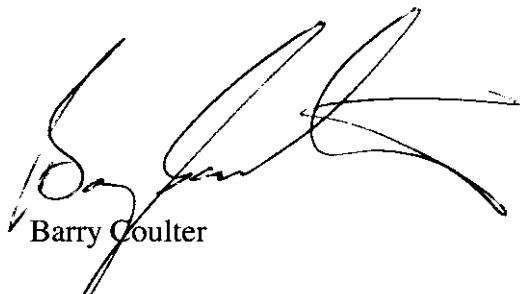
Given that the land will be planted to permanent improved pastures then sufficient ground cover will be maintained.

It is not anticipated to over utilise the improved pastures to the detriment of the asset.

**Feral Animal Management Plan**

Dingo baiting and feral pig eradication is performed on Old Mt Bunday as required.

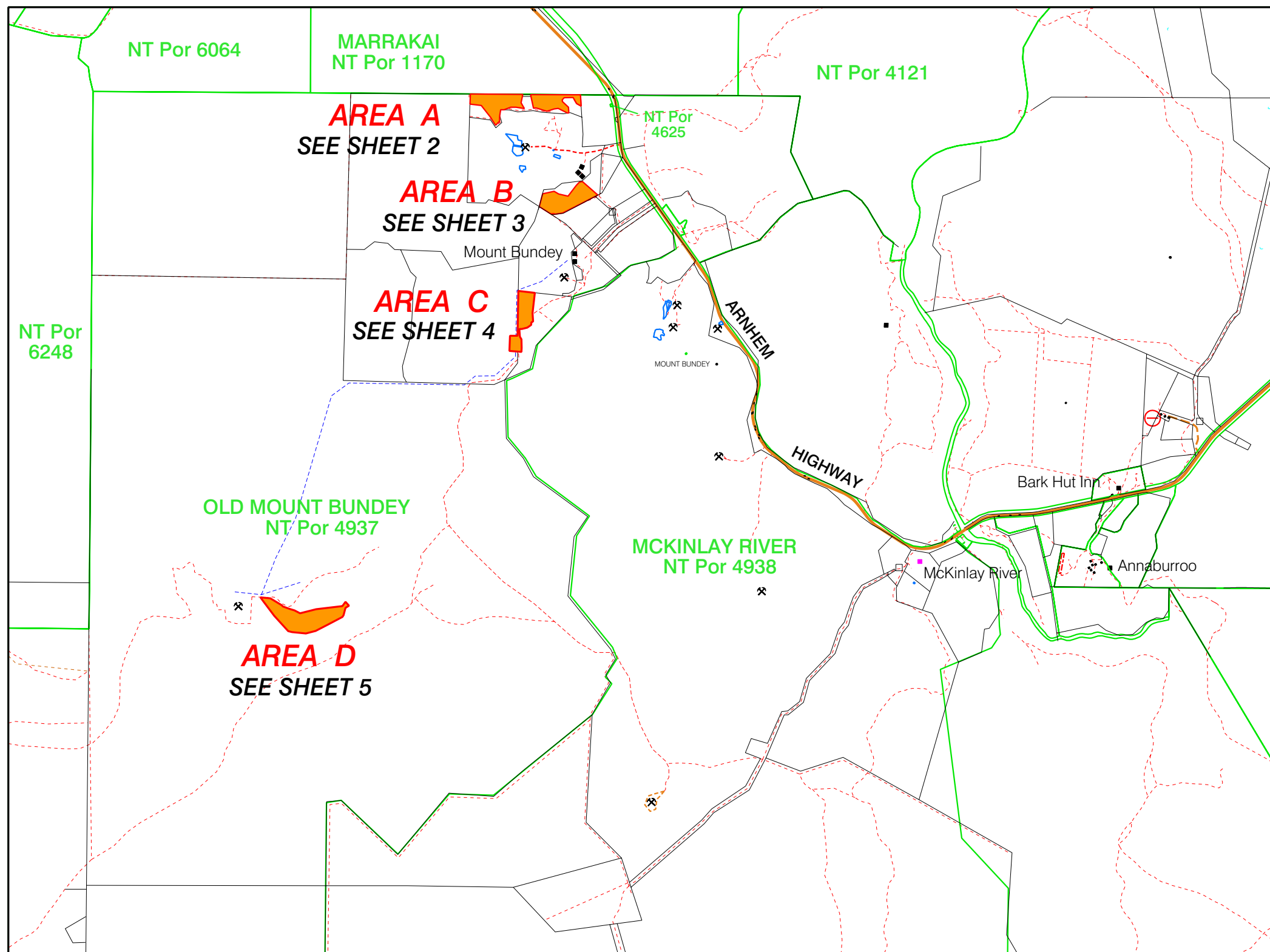
There are no feral animals on the land proposed for development.



Barry Coulter

**APPLICANT'S SIGNATURE**

Date 10 . 05 . 07.



**LEGEND**

- AREA TO BE CLEARED
- Fencelines; Stock/Drafting Yards
- Cadastral Boundary
- Highway Sealed
- Tracks
- Non Perennial Creek
- Creek or River Perennial
- Water Pipeline
- Reservoir

**CLEARING NOTES**

1. Buffer zones a minimum of 25 metres wide from the outer edge of the seepage line shall be maintained each side of all drainage lines.
2. Any areas with slopes exceeding 2% are not to be cleared.
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**Property Infrastructure:**

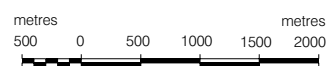
Rangelands Management Branch, DNRETA, Darwin.  
 (Current as at last DNRETA inspection date of 10/7/2002).  
 For further property details refer to OMB.pdf from the department.

**Cleared Ares**

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

**Map Produced by:**

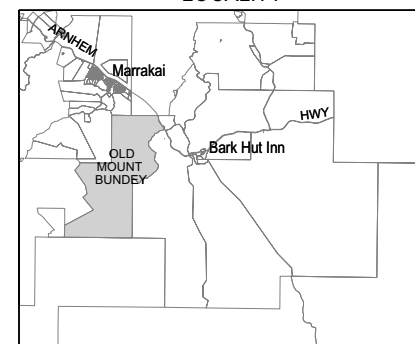
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Map Grid of Australia (MGA) Zone 52  
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**LOCALITY**



Drawing No. 07 / 1163 / 1  
 Sheet 1 of 5

**OLD MOUNT BUNDEY  
 PASTORAL LEASE  
 NT Por 4937 PPL 1163**

**AREA APPROVED  
 FOR CLEARING**

(Total Area is 232.2ha)

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 07D1136.pdf, Date: 29th May, 2007.

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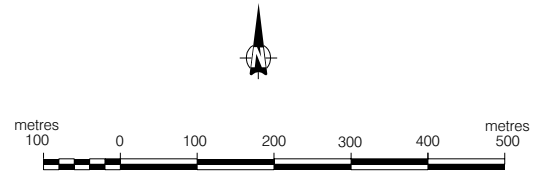
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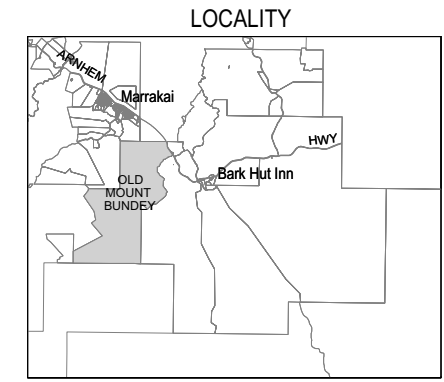
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778000mE



MARRAKAI  
NT POR 1170

AREA A

71.5 Ha

OLD MOUNT BUNDEY

Toms Gully Mine

ARNHEM

Power Substation

HIGHWAY

Drawing No. 07 / 1163 / 1  
Sheet 2 of 5

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 NT Por 4937 PPL 1163**

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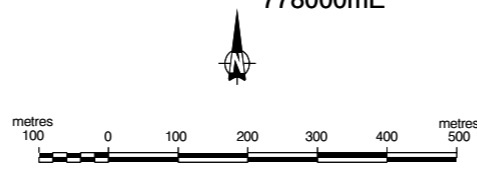
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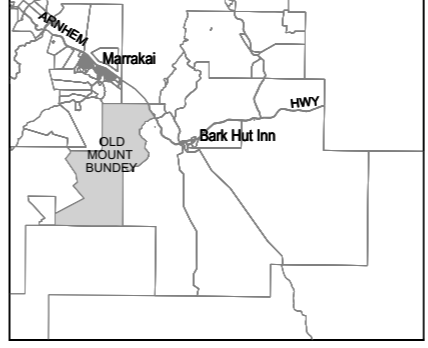
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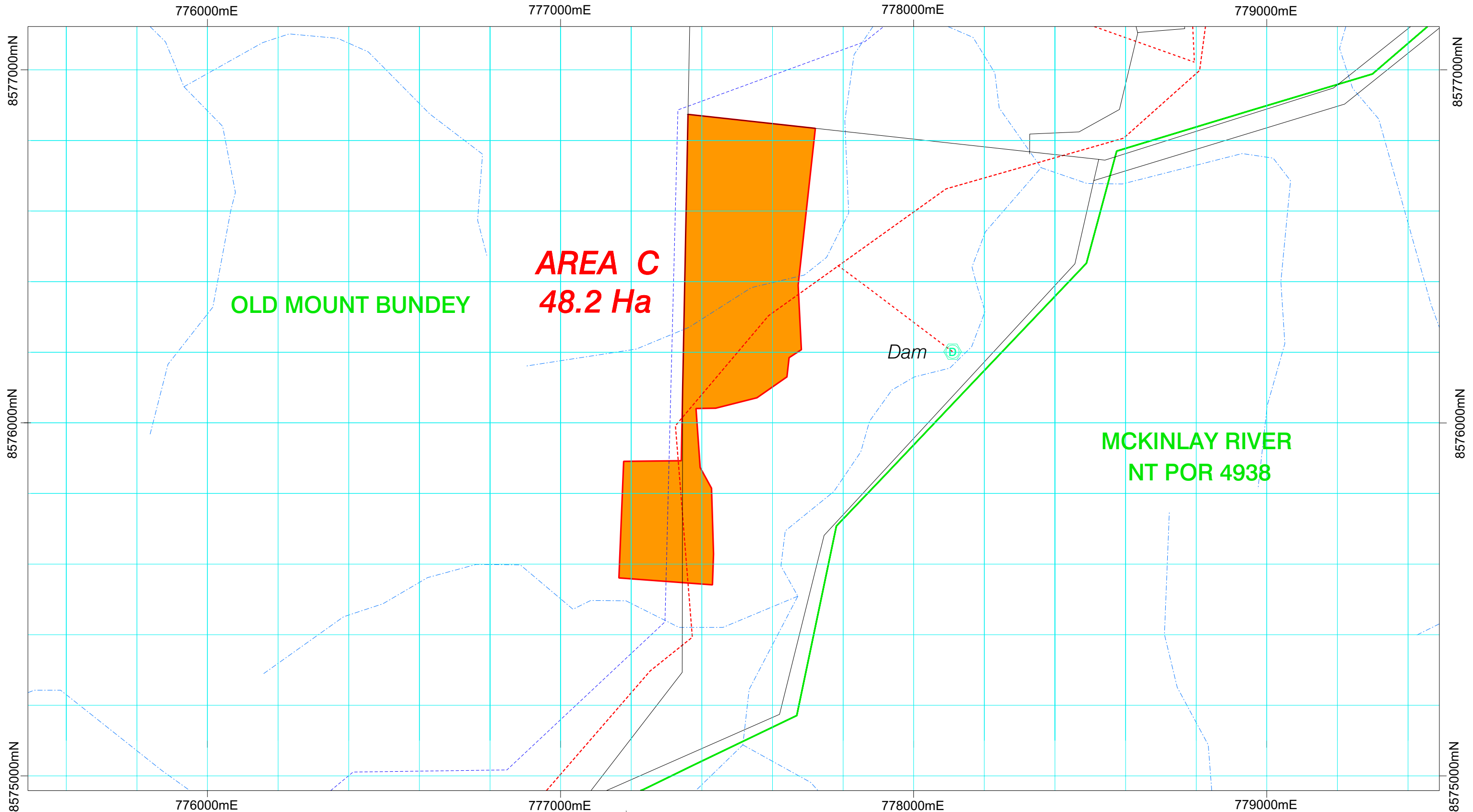
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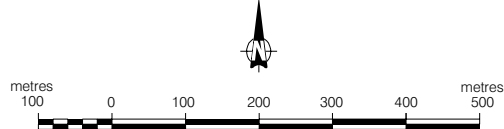
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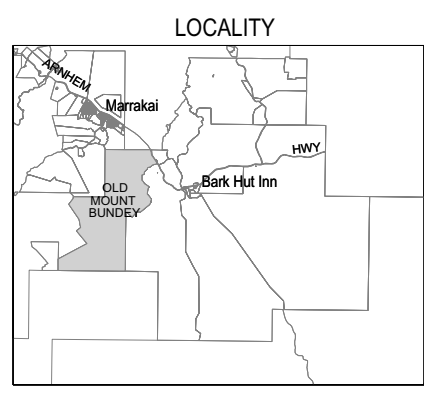
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Drawing No. 07 / 1163 / 1  
 Sheet 4 of 5

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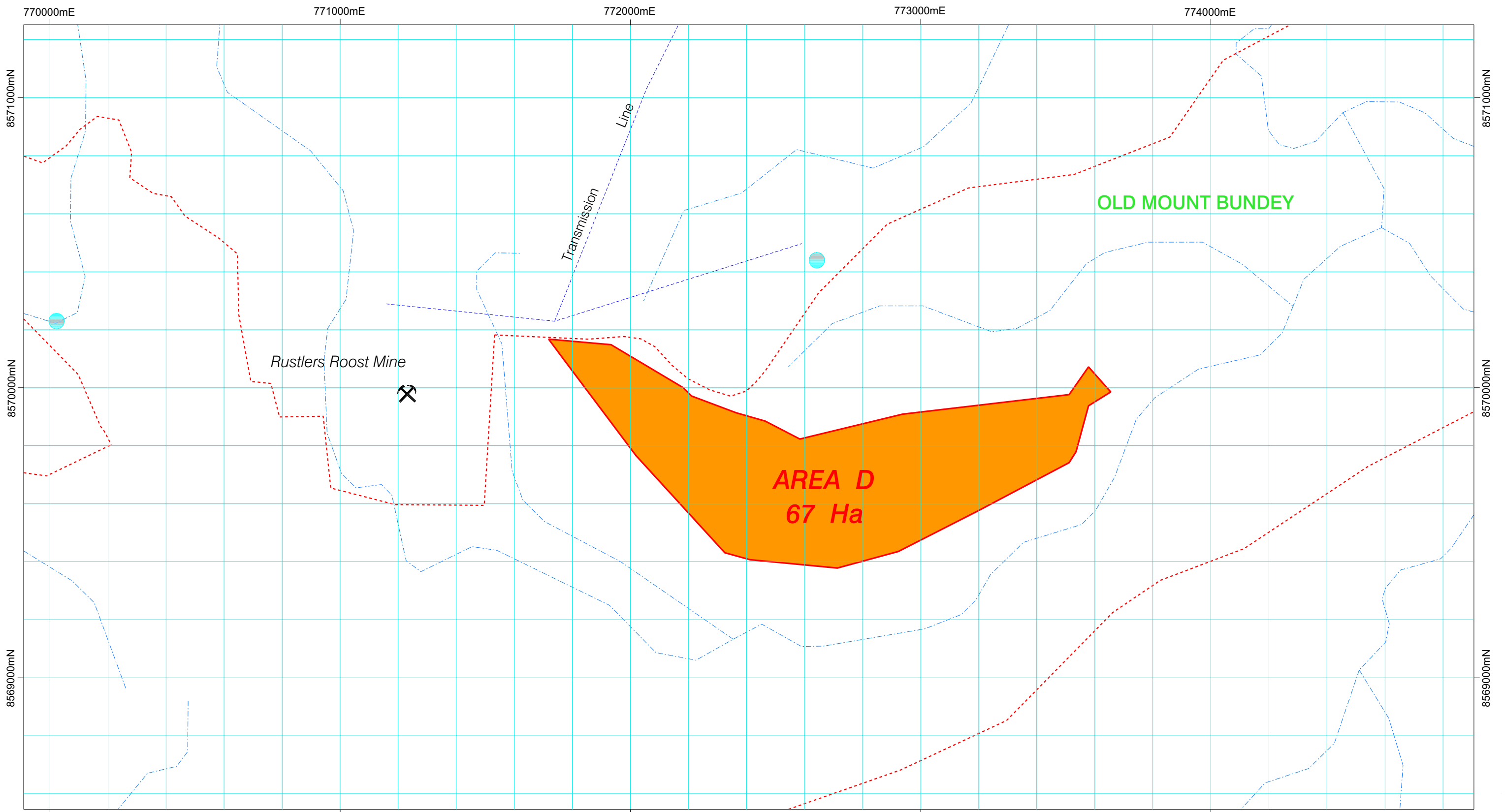
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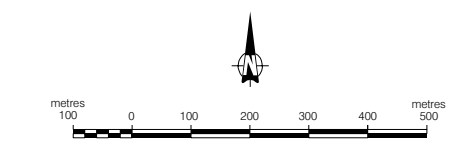
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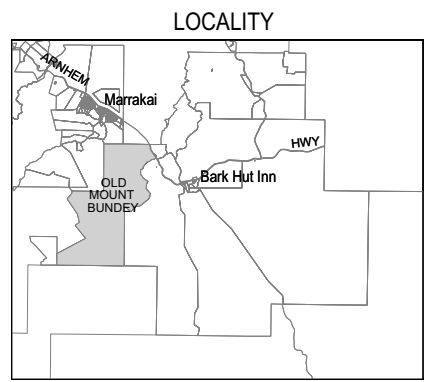
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Sheet 5 of 5

**OLD MOUNT BUNDEY  
PASTORAL LEASE  
NT Por 4937 PPL 1163**

**AREA APPROVED  
FOR CLEARING**  
(Total Area is 232.2ha)

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 07D1136.pdf, Date: 29th May, 2007.