Pastoral Lands Board

Rangeland Management Compliance Policy and Procedures

Approved by the Pastoral Lands Board
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THE RANGELAND MANAGEMENT COMPLIANCE POLICY

1. Purpose and Function

The Pastoral Lands Board’s roles and functions are defined in s.95 of the Land Administration Act 1997 (LAA). A key responsibility of the Pastoral Lands Board is to ensure that pastoral leases are managed on an ecologically sustainable basis. This policy:

- Provides guidance in administering pastoral leases in accordance with Part 7 of the LAA;
- Outlines the policy prescriptions and expectations for maintaining rangeland condition in order to support the Pastoral Lands Board’s decision making processes; and
- Provides a guideline and procedural framework for responding to pastoral lessees who do not comply with their pastoral lease conditions.

Pastoral lessees must comply with all legislative requirements, including those specifically stated in Part 7 of the LAA and their lease. This policy focuses on a key responsibility, being the management of rangeland condition. Pursuant to s.108 of the LAA, lessees are required to use methods of best pastoral and environmental management practice appropriate to the area where the land is situated, for the management of stock and for the management, conservation and regeneration of pasture for grazing. Where the Pastoral Lands Board is not satisfied with the management of a lease, it has powers to require lessees to:

- Submit a development plan for the progressive development of improvements to the land and maintain in good condition all lawful improvements – s.107; and
- Comply with stocking requirements and control of declared animals and plants – s.111.

In accordance with its Strategic Plan 2014-2019, the Pastoral Lands Board is committed to working positively with lessees to ensure that pastoral rangelands are managed on an ecologically sustainable basis. Where rangeland management issues are identified, compliance action detailed in this policy is progressively escalated according to the following principles:

1. Work proactively with lessee;
2. Provide written warning (via a Breach Advice notice);
3. Escalate to a Default Notice; and
4. Escalate to legal proceedings and/or forfeiture.

This policy will be publicly available in order to ensure that lessees are informed of the way in which the Pastoral Lands Board will assess compliance with pastoral lease conditions.

The Pastoral Lands Board will review this policy annually and may amend it according to operational requirements.
1.1 How to Read this Policy

This policy can be read according to three major tiers corresponding to the Pastoral Lands Board’s policy development framework in Figure 1 below:

1. The high level policy goal is to unlock the potential of the pastoral estate by ensuring that pastoral leases are managed on an ecologically sustainable basis, as per its pastoral focused definition.

2. This is achieved by measuring standards of management, and using an assessment of rangeland condition on a lease to determine if the lessee is using methods of best pastoral and environmental management practice, appropriate to the area where the land is situated for the management of stock and for the management, conservation and regeneration of pasture for grazing.

3. The implementation of the policy relies on procedures for monitoring rangeland condition, and tracking and following up management issues related to unsatisfactory results.

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**Figure 1: The Pastoral Lands Board’s policy development framework**

- **High level statement - Policy goal**
  - Unlocking potential of Pastoral Estates

- **High level statement - Policy principles**
  - Compliance pathways to get there.
  - Standards of land management
  - Best pastoral and environmental management practice

- **Implementation - Procedures and Guidelines**
  - Inter-agency rangeland condition monitoring (data collection)
  - Tracking and follow-up of management issues related to unsatisfactory rangeland conditions (DoL)

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**Key Goal as per s95 (c)**
Relates to LAA Part 7
To ensure that pastoral leases are managed on an ecologically sustainable basis.

**What the Board wants and how it will get there as per s95 & s108**

s95(c) To ensure that pastoral leases are managed on an ecologically sustainable basis.

s108(1) A pastoral lease must, to the satisfaction of the Board, at all times manage and work the land under the lease to its best advantage as a pastoral property.

s108(2) The lessee must use methods of best pastoral and environmental management practice, appropriate to the area where the land is situated for the management of stock and for the management, conservation and regeneration of pasture for grazing.

s108(4) The lessee must maintain the indigenous pasture and other vegetation on the land under the lease to the satisfaction of the Board.

Other sections of the Act also relate to stocking, non-indigenous pastures, soil conservation, and lawful maintenance and improvements. And the Board will access all other levers and legislation to support it.

**How we implement it - minimum standard PLB expects for on-ground outcomes, data and information (e.g. inspection reports).**
2. Objective

The objectives of this policy are to:

a) Enable the Pastoral Lands Board to fulfil its function of ensuring pastoral leases are managed on an ecologically sustainable basis, as per section 95 of the Land Administration Act 1997 (LAA); and

b) Assist the Pastoral Lands Board in determining if a lessee is complying with its pastoral lease obligations under section 108(2) and (4) of the LAA.

For an overview of this policy please refer to the diagrams at Appendices 1 and 2, at the end of the document:

Appendix 1: A Global View of the PLB Rangeland Management Compliance Policy
Appendix 2: A Procedural View of the PLB Rangeland Management Compliance Policy

3. Principles

3.1 Consistent with section 108 of the LAA, the Pastoral Lands Board defines ecologically sustainable management as:

The use of best pastoral and environmental management practice, which in the opinion of the Board, is appropriate to the area where the land is situated, for the management of stock and for the management, conservation and regeneration of pasture for grazing; the maintenance of indigenous pasture and other vegetation on the land under the lease, for present and future use, and in the interest of the State of Western Australia.

3.2 Under section 108(2) and (4) the lessee has an obligation to use best pastoral and environmental management practice, and to maintain the indigenous pasture and other vegetation on the land under the lease.

3.3 The Pastoral Lands Board will determine that a lessee is complying with its obligations under section 108(2) and (4), if:

- The rangeland condition, inclusive of indigenous pasture and other vegetation, is improving;
- The rangeland condition, inclusive of indigenous pasture and other vegetation, is assessed at an average rating of ‘fair’ and not declining;
- The rangeland condition, inclusive of indigenous pasture and other vegetation, is assessed at an average rating of ‘good’ or better.

3.4 The Pastoral Lands Board will determine that a lessee is not complying if:

a) Rangeland condition on a lease declines, due to identified land management practices, whether over the whole lease or a portion of the lease, based on comparative rangeland inspection data.

b) There is any removal of indigenous pasture and other vegetation that disturbs or affects the soil; which is not otherwise permitted under the lease, or as necessary and permitted for the construction of improvements under the lease or under a permit.
c) There is any sowing or cultivating of non-indigenous pasture and other vegetation on land under the lease; which is not otherwise permitted by the Pastoral Lands Board under the LAA.

There may be other circumstances in which the lessee is determined not to be complying with its lease or the LAA, and these will be assessed on a case by case basis.

3.5 The Pastoral Lands Board’s key compliance strategy will be to work with lessees to achieve compliance with their obligations under section 108(2) and (4) before the Pastoral Lands Board moves to take more formal avenues and enforce this by regulatory means. This will include collaboration, assistance, support and sharing of information.

The Pastoral Lands Board’s primary compliance procedure will be to work with lessees to improve rangeland condition on their lease through regular Board communication regarding their responsibilities under the LAA and the lease. Methods of communication will include:

1. Field officer contact through the Pastoral Land Unit of the Department of Lands (DoL);
2. Electronic information distribution including e-bulletins and the DoL website; and
3. A Welcome Pack from the Pastoral Lands Board and DoL, introducing new lessees to their responsibilities under the LAA and the lease.

4. Performance Criteria

4.1 The Pastoral Lands Board will have regard to the following criteria in deciding its enforcement strategy for a non-compliant lessee:

- Failure to comply with written advice by the Pastoral Lands Board (hereafter referred to as a Breach Advice notice);
- Seriousness of management issue;
- Lessee’s active response to Board’s direction;
- Mitigating or aggravating circumstances;
- History of previous non-compliance;
- Public interest or concern;
- Prevalence or repetition of the non-compliance and the need for deterrence;
- Risk that it sets a precedent if enforcement action is not taken.

4.2 Where deteriorating rangeland condition is evident, the Pastoral Lands Board may determine the maximum numbers and the distribution of stock to be carried on land under a pastoral lease (section 111), based on its assessment of the sustainable carrying capacity of the land and having regard to seasonal factors. The pastoral lessee must comply with such a determination within the specified time period.
4.3 A new lessee who has purchased a lease with a current Breach Advice notice or Default Notice is required to comply with it, if it is a condition of approval for the transfer of the lease. In some circumstances a transfer of the lease may not be approved unless the Default Notice is fully complied with.

A Breach Advice notice advises the lessee that the Pastoral Lands Board is not satisfied in relation to the management of the lease and is considering issuing a Default Notice unless the lessee takes remedial action.

A Default Notice is the next step in enforcement and is formal advice that the lessee has failed to comply with a provision/s of the LAA, a lease condition or a Breach Advice notice. A lessee who fails to comply with a Default Notice commits an offence as per section 129 of the LAA and the lease may be forfeited.

5. **Guidelines & Procedures**

The following guidelines and procedures are intended to ensure rangeland management is undertaken in an ecologically sustainable way in accordance with the Pastoral Land Board’s function under section 95 of the LAA and that lessees are complying with their pastoral lease obligations under section 108(2) and (4) of the LAA.

5.1 **Reporting**

The Pastoral Lands Board’s rangeland compliance procedures will be strategically framed by:

a) A rangeland monitoring system which provides assessments of rangeland condition and/or rangeland condition trends at a lease level;

b) The Soil and Land Conservation Commissioner’s Annual Report which provides assessments of hotspots and risk analysis at a Land Conservation District level;

c) DoL Annual Report which aggregates all submissions of the Annual Returns of Livestock and Improvements, provided to the Pastoral Lands Board;

d) DoL Quarterly Compliance reports which monitor overall lessee compliance with all lease conditions and tracks progress made by lessees in complying with Breach Advice notices and Default Notices;

e) Ordinary Board meetings, which include strategic items as part of the general compliance business;

f) Additional biannual Board workshops, which focus solely on strategic compliance planning; and

g) Annual regional Board forums; held nominally in November and March/April.

5.2 **Methodology and Rating**

In determining if a pastoral lessee is compliant with section 108(2) and (4) of the LAA, the Pastoral Lands Board will be informed by Rangeland Condition Review inspections conducted by the Department of Agriculture and Food Western Australia (DAFWA).
These on-ground inspections utilise a well-established traverse methodology developed and deployed by DAFWA and agreed to in the Pastoral Lands Board’s Memorandum of Understanding with DoL. The Pastoral Lands Board will have particular regard to trend information, comparing older inspection data with the latest data when determining a lease’s rangeland condition. See below and Appendix 4 for more details.

The traverse methodology has long been used by DAFWA in the Rangeland Condition Assessment (RCA) reports produced for individual pastoral leases and is informed by the Land Surveys (1958 to 2008), also conducted by DAFWA.

The traverse methodology is based on rating descriptions. As set out in the Principles at item 3 above, the Pastoral Lands Board will determine that a lessee is appropriately managing rangeland condition if:

a) The rangeland condition, inclusive of indigenous pasture and other vegetation, is improving;

b) The rangeland condition, inclusive of indigenous pasture and other vegetation, is assessed at an average rating of ‘fair’ and not declining;

c) The rangeland condition, inclusive of indigenous pasture and other vegetation, is assessed at an average rating of ‘good’ or better.

Descriptions of the ratings are as follows, for the land unit vegetation type:

**Excellent or very good.** The site’s cover, structure and composition of shrubs, perennial herbs and grasses is near optimal, free of obvious reduction in palatable species or increases in unpalatable species.

**Good.** Perennials present include all or most of the palatable species expected; some less palatable or unpalatable species may have increased, but total perennial cover is not very different from optimal.

**Fair.** Moderate losses of palatable perennials and / increases in unpalatable shrubs or grasses, but most palatable species and stability desirables still present; plant cover is either decreased through a general loss of perennials or is increased by invasion of unpalatable species.

**Poor.** Conspicuous losses of palatable perennials; plant cover is either decreased through a general loss of perennials or is increased by invasion of unpalatable species.

**Very poor.** Few palatable perennials remain; cover is either greatly reduced with a loss of the normal structural community and much bare ground arising from loss of stability desirables, or has become dominated by a proliferation of unpalatable species.

### 5.3 Monitoring of Rangeland Management Compliance

During the transition to the proposed rangeland monitoring system, a strategic program will monitor leases for compliance. DoL will identify a priority list of stations to investigate and to be included into the Annual Station Review List (see Appendix 3 for more details). In summary, the list will be composed of the following:

a) Leases with existing Breach Advice notices and Default Notices issued by the Pastoral Lands Board;
b) DAFWA’s priority list, which is assessed on a range of factors, including: the Rangeland Condition Index (RCI), which considers the % of ‘good’ ratings against other DAFWA range assessment ratings (good, fair, poor); age risk (based on the time elapsed since the last rangeland inspection); present/potential stock rate risk; seasonal conditions and quality; and Normalised Difference Vegetation Index, which records plant greenness via remote (satellite) sensing. Refer to Appendix 3 for more details;

c) Other leases where DoL is made aware of potential breaches on a lease via a field officer or third party reports;

d) The Commissioner of Soil and Land Conservation’s Register of Complaints; and

e) According to resources, random inspections may be conducted.

5.4 Initial Lessee Communication and Station Inspections

Agreement between DoL and DAFWA on the list of stations to be inspected will be developed for each calendar year. Based on this annual station review list, the following activities will occur:

a) DoL and DAFWA will send out officers to inspect stations that have been prioritised according to the Annual Station Review List. Where a rangeland inspection is required, DAFWA will use an agreed Rangeland Condition Review inspection template (see Appendix 5 for details) to undertake their investigations and submit their report to DoL. This report will focus on pastoral rangeland condition and investigation of site specific issues, and will include desktop analysis and site inspection.

b) A lessee with a lease placed on the Annual Station Review List will be sent an initial letter by the Pastoral Lands Board, which will provide an explanation of the review list, notice of inspection and any required requests for advance preparation.

c) Following the inspection and completion of the Rangeland Condition Review report, the Pastoral Lands Board will send to the lessee a second letter, accompanied by a copy of the Rangeland Condition Review, with a request that they reply with feedback on the report results.

At this time, if the report indicates there is a rangeland condition issue, the lessee will be invited to demonstrate rangeland condition compliance by:

i. Providing any Rangeland Condition Monitoring results;

ii. Other monitoring evidence; and

iii. Evidence of other actions taken to address the rangeland condition issues or why the lessee considers there isn’t a rangeland condition issue.

5.5 Assessment Reporting

Each agenda paper submitted to the Pastoral Lands Board on rangeland management compliance will consider the following criteria:

a) The Rangeland Condition Review report;

b) The lessee’s feedback;

c) Analysis of stocking rates and seasonal conditions (section 111);
d) Control of declared animals and plants (section 111);

e) Effective management of infrastructure (section 107) and land management (section 108); and

f) Other relevant activities or information.

5.6 Issuing a Breach Advice Notice

The Pastoral Lands Board’s initial response to any rangeland condition issues may be to issue a Breach Advice notice requiring the lessee to remedy the situation and submit evidence of rangeland condition improvement within an allocated time period, and/or submit a development plan.

DoL will review the lessee’s response and inform the Pastoral Lands Board by way of a Board paper. If rangeland condition on the lease has not improved to the required standard within the timeframe stipulated in the Breach Advice notice, the Pastoral Lands Board’s compliance response may be to do any one or more of the following:

a) Allow more time for the lessee to demonstrate rangeland improvement on the lease where, for example, seasonal conditions have not allowed the lessee to achieve the required improvements; or

b) Engage with the lessee by phone, letter, email and/or a visit about the issue – to be conducted by an officer from DoL or DAFWA; or

c) Monitor and re-assess the lease within a given time period; or

d) Send a letter to the lessee reminding them of their responsibilities and the risk of being issued a Default Notice; or

e) Issue the lessee a Default Notice.

5.7 Issuing a Default Notice

The issuing of a Default Notice is a legal instrument under section 129 of the LAA. Legal advice will be sought prior to issuing a Default Notice. Failure to comply with a Default Notice is an offence under section 130 of the LAA and could result in a fine, the forfeiture of the lessee’s interest in the lease, or both.

As with a Breach Advice notice, DoL will review the lessee’s response to the Default Notice and inform the Pastoral Lands Board by way of a Board paper. If rangeland condition on the lease has not improved or, any other requirement of the Pastoral Lands Board has not been complied with to the required standard within the timeframe stipulated in the Default Notice, the Pastoral Lands Board’s compliance response may be to:

a) allow more time for the lessee to demonstrate rangeland improvement on the lease where, for example, seasonal conditions have not allowed the lessee to achieve the required improvements; or

b) send a letter to the lessee reminding them of their responsibilities and increased risk of prosecution and/or forfeiture of the lease; or

c) consider whether to recommend that DoL prosecute the lessee; or

d) consider whether to recommend to the Minister that the lease be forfeited.
5.8 **Prosecution and/or Forfeiture of Lease**

Should the Pastoral Lands Board decide that a lessee has not complied with a Default Notice, it will advise DoL. This advice will be considered by the Department in accordance with its Enforcement Policy. DoL will consider whether to resolve to prosecute, recommend to the Minister to proceed to forfeiture, or take no action.

Before escalating to prosecution or forfeiture proceedings related to rangeland condition, DoL may, at its discretion, seek to obtain additional information, including:

a) A full traverse inspection over the entire lease, where the previous inspection was based on a limited traverse inspection.

   Rangeland Condition Assessments were historically completed by DAFWA based on a full traverse inspection over the whole of the lease. Consequently, a new full traverse inspection could be compared to the previous full traverse inspection (RCA) as well as to the latest limited traverse inspection.

b) Legal advice.
APPENDICES

Supporting Charts and Policy Report Documents
Appendix 1: A Global View of the PLB Rangeland Management Compliance Policy

Figure 2: Global view of procedures in the policy guideline

1. Strategic Planning Process
   1. Commissioner's Annual Report
   2. PLB Bi-annual Strategic Meeting
   3. DNL Annual Report
   4. PLB Quarterly Report (tracking compliance results)

2. Annual Station Review List
   - Composed of lessors identified at risk for transition "monitoring" approach, and based on DAPWA/DOL system of calculation
   - Step 1: Informing the lessee
   - Step 2: The inspection (desktop or on-ground)
   - Step 3: Requesting feedback from the lessee

3. Implementing Annual Inspections
   - Step 1: The inspection (desktop or on-ground)
   - Step 2: Requesting feedback from the lessee

4. Strategic Identifying the Non-Compliant
   - DNL, Board Paper, accompanied by the inspection report "Pastoral Lease Condition Review"
   - Based on the inspection report and DOL assessments: Are they compliant?

5. Assessing the Non-Compliant
   - Board decision
   - Minors review, approval, or appeal

6. Compliance Gap
   - As per Ecological Sustainability Performance Indicators or DAPWA's RGA (1989-2008), informed by the "Valuable" Pastoral Lease Condition Review and Land Surveys

7. Goal Achieved
   - Gap closed
   - Ecological Sustainability

8. Enforcement Instruments (Pursuant to the LAA)
   - 1. Provide awareness, training, knowledge, information - Best practice guidelines - Bi-annual audits - New lease induction
   - 2. Implement regulatory instruments - E.g., PLB Board Advice Notice & Default Notice
   - 3. Court-based (Legislative Measures) - E.g., Fines, etc.
   - 4. Forfeiture of Station - Minister's correction under the LAA

9. Tracking Mechanism to Assess Result
   - Has problem been addressed? E.g., are gaps closed?
   - Has there been effective enforcement?
   - DAPWA/DOL follow-up visit
Appendix 2: A Procedural View of the PLB Rangeland Management Compliance Policy

1.321 - PLB Rangeland compliance procedures will be strategically framed by:
- A rangeland monitoring system
- Soil & Land Conservation Commissioner's Annual Report - Provides insights into risk analysis at Land Conservation District Level
- DJL Annual Report - Aggregates submissions of Annual Return of Pastoral and Improvements
- PLB Quarterly Compliance Reports - Tracks current Board Advice Notice and enforcement status
- Ordinary Board meetings - Includes strategic compliance planning as part of general business
- Bi-annual board workshops - Focuses on strategic planning, held day after ordinary Board meeting

1.326 (I & II) - This list will include the following:
- DJL, and DAFWA will send out officers to inspect stations according to the Annual Station Review List
- Pastoral Lease Condition Review report is to be submitted to DJL.

1.322 - Types of Inspection Methodologies:
- A peer-reviewed traverse methodology that has been developed and deployed by DAFWA
- Traverse methodology that is based on rating description. PLB satisfies with ratings fair or better with no decline.

1.326 (III) - Inspection Process Includes:
- DJL, and DAFWA will send out officers to inspect stations according to the Annual Station Review List
- Pastoral Lease Condition Review report is to be submitted to DJL.

1.326 (IV) - Initial letter by PLB will include the following:
- Provide an explanation of review results
- Notice of Inspection, and
- Any required requests for advance preparation.

1.326 (V) - PLB sends second letter including Pastoral Lease Condition Review with feedback request on results. Feedback to include a demonstration of rangeland condition compliance by providing:
- Any Background Condition Monitoring results, and/or
- Other monitoring evidence.

1.326 (VI) - To include:
- Pastoral Lease Condition Review: lessee's feedback
- Lessee's feedback
- Control of declared animals & plants, and/or
- Other relevant activities or information

PLB / DJL Engagement

Pastoral Lands Board's Decision

Department of Lands' Decision

1.323

Breatch Advice Notice

Default Notice

Prosecute

Forfeiture

1.324 (VI) DJL issues Default Notice

1.324 (X) DJL reviews lessee's response + inform PLB Board (Agenda Paper)

If no lessee response

1.324 (X) Board Decision

Consult DJL

Lesser reminder letter

1.324 (VI)

Board Decision

Recommend to Minister lease to be forfeited

Recommend DJL to prosecute the lessee

Submit to DJL Enforcement Committee for final review

If no prosecution

1.324 (VII) DJL prepare Draft LN to Minister

Submit to Minister for approval

Ministerial Approval

Refer to DJL Work Instructions Document 1342 - Forfeiture of a Pastoral Lease. This process includes legal advice, Ministerial approval process, and Governor Appeal process subject to Lessee approval.
Appendix 3: Annual Station Review List

This list comprises data from DoL and DAFWA, including:

a) PLB Breach Advice notices and Default Notices requiring follow up by DoL.

b) DAFWA’s Priority List, compiled by DAFWA and calculated according to a DAFWA index which considers the following factors:

- RCI (Rangeland Condition Index) i.e. The RCI score considers the % of ‘good’ rangeland assessment ratings against other RCA ratings (good, fair, poor);
- Age risk - related to the time elapsed since the last whole-of-lease range condition inspection – typically a Rangeland Condition Assessment (RCA);
- Normalised Difference Vegetation Index, known as NDVI, which records plant greenness via remote (satellite) sensing;
- Stock rate risk, comparing stocking rates with the carrying capacity of a lease;
- Stocking rates compared to seasonal conditions (rainfall); and
- Seasonal quality (related to distribution of seasonal conditions).

The factors are weighted and included in a formula which generates a numerical index for all stations based upon the risk measures detailed above. Each measure is derived from several risk indicators. The weighting of the various factors is required so that one single factor does not skew the results and to ensure the final risk index is valid.

Once the index is calculated, DAFWA ‘ground truths’ the output by referring it to their regional staff for feedback.

Note – the DAFWA index precludes leases for which there are known land management issues on the basis that they are subject to ongoing compliance action.

c) Third party on-the-ground report list, compiled by DoL.

d) Register of Complaints, compiled by the Soil and Land Conservation Commissioner.

e) According to resources, random inspections may be conducted.
Appendix 4: Rangeland Condition Review – Assessment Methodology

The Assessment Methodology – a traverse approach

The on-ground inspection methodology will use peer-reviewed traverse methodology developed and deployed by DAFWA.

Traverse methodology has been used in the Rangeland Condition Assessment (RCA) methodology informed by the Land Surveys (1958 to 2008) conducted by DAFWA.

According to the DAFWA technical bulletin No 84, traverse coverage is a land system approach to the management of rangelands, in Australia and overseas, and has withstood the test of time. Traverse coverage includes point assessments, land system boundary definition and air photography mark-up.

This method focuses primarily on auditing a lease according to a set number of traverse points, and assessing identified trouble spots. The number of traverse assessment points will also differ from the Survey. In practice, the number of traverse ratings will vary between leases, but will be sufficient to comprise evidence that will support an assessment decision.

DAFWA’s application of the traverse methodology will therefore differ from the Survey’s application, focusing on land systems reasonably considered to best indicate the rangeland condition status of the lease, such as higher productivity land systems preferred by livestock. However, only land systems comprising a ‘significant’ portion of a lease will be assessed.

The assessment will also be informed by previously identified areas of land management concern.

The assessor will decide which land systems on a lease to traverse, and the number of ratings taken and consult with the land manager at the conclusion of the assessment.

The data collected during the inspection will be presented in aggregated form to enable conclusions to be drawn on the rangeland condition at the land system level (not at a traverse point level). Data of previous inspections and surveys, including georeferenced data, will be considered in performing a traverse.

Descriptions of the ratings are as follows, for the land unit vegetation type:

- **Excellent or very good.** The site’s cover, structure and composition of shrubs, perennial herbs and grasses is near optimal, free of obvious reduction in palatable species or increases in unpalatable species.

- **Good.** Perennials present include all or most of the palatable species expected; some less palatable or unpalatable species may have increased, but total perennial cover is not very different from optimal.
• **Fair.** Moderate losses of palatable perennials and / increases in unpalatable shrubs or grasses, but most palatable species and stability desirables still present; plant cover is either decreased through a general loss of perennials or is increased by invasion of unpalatable species.

• **Poor.** Conspicuous losses of palatable perennials; plant cover is either decreased through a general loss of perennials or is increased by invasion of unpalatable species.

• **Very poor.** Few palatable perennials remain; cover is either greatly reduced with a loss of the normal structural community and much bare ground arising from loss of stability desirables, or has become dominated by a proliferation of unpalatable species.
Rangeland Condition Review

Inspection Template

Approved 22/10/2015
Rangeland Condition Review – Inspection Template

1. REPORT DETAILS
   1.1. Date of Report
   1.2. Date(s) of Inspection

2. LEASE INFORMATION
   2.1. Pastoral Lease Name & Number
   2.2. Lessee
   2.3. Station Manager (if different to Lessee)
   2.4. Location of lease
   2.5. Year Lease purchased

3. OBJECTIVE
   To assess rangeland condition of the lease to check lessee compliance with sections 108(2) & (4) of the Land Administration Act 1997 (LAA), and in accordance with the PLB’s Rangeland Management Compliance Policy.

4. LESSEE SITE CONTACT
   4.1. Lessee was given notice of the inspection on X date by DoL/DAFWA officer.
   4.2. Lessee was contacted by (email/phone) to confirm site inspection on X date by DoL/DAFWA officer.
   4.3. Lessee was seen on-site during inspection on X date by DoL/DAFWA officer.

5. GENERAL LEASE-LEVEL ASSESSMENT/AUDIT OF RANGELAND CONDITION
   To include:
   
   - Information on land systems and parts of lease traversed and explanation of why these areas were chosen for assessment.
   - Comparison results - rangeland condition assessment ratings of land systems inspected compared with most recent Rangeland Condition Assessment report (as used by DAFWA from 1995 to 2009).
   - Possible provision of lease map indicating traverse points assessed.
5.1 Traverse information

Text example

During the inspection XX traverse points were assessed. Although it was not possible to traverse the Pigeon, Wave Hill and Fork land systems, these are of relatively minor importance, comprising only 2.1% of the lease’s area and 4.2% of its potential carrying capacity.

5.2 Previous inspection (XXXX)

Text example

At the time of inspection in XXXX, of the 266 traverse ratings made, 39% had perennial vegetation in good condition, 36% in fair condition and 25% in poor condition. The following table summarises the vegetation condition of the land systems traversed.

<table>
<thead>
<tr>
<th>Land system</th>
<th>% good</th>
<th>% fair</th>
<th>% poor</th>
<th>No. of ratings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antrim</td>
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<tr>
<td>Cowendyne</td>
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<tr>
<td>Richenda</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

5.3 Current inspection (XXXX)

Text example

At the time of inspection in 2015, of the 266 traverse ratings made, 39% had perennial vegetation in good condition, 36% in fair condition and 25% in poor condition. The following table summarises the vegetation condition of the land systems traversed.

<table>
<thead>
<tr>
<th>Land system</th>
<th>% good</th>
<th>% fair</th>
<th>% poor</th>
<th>No. of ratings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antrim</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Cowendyne</td>
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<tr>
<td>Richenda</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.4 Monitoring Site Assessments (subject to presence on lease)

To include assessments of any WARMS, PMS or RCM sites on the lease, if conducted, and in consultation with lessee.
5.5 Environmental factors
This sub section will note any environmental factors that could have influenced the situation, such as floods, fires, drought, cyclone, third party or other tenure activities.

5.6 Explanation for change in range condition
This sub- section will include:
- A review of comparative data;
- Information on trend details between current assessment and previous assessment(s), including percentage changes in range condition trends;
- A description of the key areas of concern on the lease;
- Where possible, an explanation for changes in range condition trends;
- A summary of range condition across the lease; and
- When possible a lease map, inclusive of traverse points reviewed.

6. ANY OTHER ISSUES IDENTIFIED
The Inspector to note any observations relating to:
- Clearing;
- Presence of non Indigenous pasture being sown or cultivated without a permit;
- Presence of declared animals and plants or feral animals.
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Facsimile: (08) 6552 4417
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