



Pastoral Lands Board Guidelines No. 1

PREPARING A DEVELOPMENT PLAN

Date: 12 February 2010

Version: 2.0

Legislation background requiring a Development Plan

Under section 107 of the *Land Administration Act 1997*, "If the Pastoral Lands Board (PLB) is of the opinion that the reasonable development of the land under the lease for pastoral purposes requires improvements to be made, it may require the lessee to submit a Development Plan, satisfactory to the PLB, for the progressive achievement of those improvements to a specified timetable."

Purpose of a Development Plan

A Development Plan is an essential tool to enable pastoralists to demonstrate through planning and budgeting, those works and strategies that pastoralists determine will address the PLB directed improvements that are required.

The PLB will be specific in its direction of what improvements are required.

Such direction may relate to a recent Rangeland Condition Assessment or Follow-Up Inspection, undertaken by the Department of Primary Industries and Regional Development (DPRID). Other examples include reports on animal welfare issues, infrastructure decline or the presence of declared feral animals or plants.

These issue-specific Development Plans may not necessarily cover the 'whole-of-station', but it is strongly recommended that each station also has a Property Development Plan and/or Business Plan.

Guiding documents to be used in preparation

To satisfactorily complete a Development Plan required by the PLB you will need:

- The PLB directive letter with your most recent Rangeland Condition Assessment or other referred report as noted in the directive by the PLB, that states the specific issues to be addressed; and
- a copy of your station map, including land systems if they are available for your lease (if you do not have a station map, contact DPIRD to order one).

Information required in a Development Plan

It is the responsibility of the pastoral lessee to provide enough information and description on the planned action(s) to attend to a PLB directive, as is needed to inform the PLB members who may not intimately be aware of your lease characteristics and management style.

To help you with the level of information required, a template for a Development Plan is included with these Guidelines.

There are six (6) parts to a Development Plan as required by the PLB.

1. Introduction covering lease name, number and lessee details;
2. Specific issues to be addressed and their location on the lease;
3. Issue management history;
4. Proposed issue management actions and timeframe;
5. Monitoring; and
6. Other comments;

IMPORTANT: The PLB will only accept Development Plans that adequately address each specific issue as identified in a PLB directive letter. The template attached to these Guidelines will help you address the issues.

Do you have any questions or require further information?

Please contact:

Department of Planning, Lands and Heritage
Rangelands and Board Support Unit
08 6552 4574 or pastoralapprovals@dplh.wa.gov.au

[Insert Station Name here] Station Development Plan

Part 1. Introduction

1.1 Lease Name:

1.2 Crown Lease Number:

1.3 Registered Lessee:

1.4 Manager (if applicable):

1.5 Dates the Development Plan is operational from: and to:

Part 2. Specific Issues to be addressed and location on the lease

Key steps:

- A. List each specific issue as per the PLB directive letter (using the PLB identifier code or if not given, an abbreviation you can relate to);
- B. Against each specific issue, note the location of the issue on the lease and the area of land involved in hectares (ha);
- C. Provide a copy of your station map with each specific issue location on the lease clearly marked;
- D. If there is an issue identified in the PLB directive letter that relates to the whole lease, the plan should reflect this.

Part 3. Issue management history

Key questions to be answered for each specific issue as identified by the PLB directive letter:

- A. Has this issue occurred previously? If so when and for how long?
- B. What is the management history of the area where the issue exists over the last five (5) years?
- C. What stock type and how many were run for each of the five (5) years over the issue area?
- D. Describe the seasonal conditions (both rainfall amount and distribution) in the last five (5) years on the whole lease?
- E. Include seasonal condition variations across the lease as they relate to the issue areas if you have this information and identify on the station map the locations of where this additional weather information is collected?

- F. Were feral animals an issue and if so, indicate animal type; numbers; and the type of damage caused, in each of the last five (5) years?
- G. Were declared plants (weeds) an issue and if so, identify plant species (and common name); indicate the extent in hectares; estimated plant numbers; and, the type of damage, in each of the last five (5) years?

Part 4. Proposed issue management actions and timeframe

For each specific issue as identified by the PLB directive letter, provide in detail your proposed management action(s) to address each issue covering:

- A. Detail of the proposed action to be undertaken, including any progressive stages within such action;
- B. Why this proposed action was chosen and what other potential actions you considered in your planning;
- C. The date the proposed action will commence (if there are several stages note the progressive commencement dates);
- D. The date the proposed action will be completed (if there are several stages note the progressive completion dates);
- E. If an action has several stages involved, please provide a station map clearly marking where on the lease these stages will be carried out (refer also to Part 2-C);
- F. The budget you have set aside for each proposed action; and
- G. Identify what risks there are with the proposed action and what contingencies you will undertake if your Development Plan implementation is delayed by any of the risks you identified.

The following are prompts for you to refer to if any of your proposed issue management actions involve fencing; water points; stock grazing control; revegetation and/or earthworks; or declared animal or plant control.

4.1 Fencing

- For the issue area, describe the current fencing condition, the distance of sections that have any stock control issues and the description of those issues.
- Is new fencing or repair/replacement of existing fencing proposed?
- How does the positioning of new fencing relate to land system boundaries or type of country?
- Exactly where will it be erected? (Specify location and length of fencing and show the proposed location on a section of the lease map.)

- When will it be erected? (Specify commencement and completion date.)

4.2 Water point use and distribution

- For the issue area, describe the existing water point infrastructure, age and its condition at each site.
- Are water points to be closed? If so, indicate exactly which ones, what date they will be closed and for how long (or how will you determine when to open them up again)?
- If water points are to be moved, on what date will they be moved and indicate on a map where they will be moved to?
- If new water points are to be established, on what date will they be operational and show their exact position on a section of your station map.
- Is the move of the water point permanent or if not, on what date will the temporary water point be closed?
- You must also indicate the numbers of stock to be supported on each water point.

4.3 Stock management

4.3.1 Stock exclusion

- Are stock to be excluded from the issue area? If so, how many and state the date from which they will be excluded and for how long (specify commencement and completion date).
- Is the condition of fencing in the area capable of excluding grazing animals (including feral animals)? If not, how will this be addressed by either fencing improvements (detail these) or grazing management measures (detail these)?
- What is planned for the stock that are removed, e.g. sale, agistment or move to another area on the lease? State where on the lease they will be moved to (e.g. paddock or water point names) and state how this other area will be monitored and managed to handle increased stock numbers without decline in rangeland condition.
- How will you know when to reintroduce stock back to the issue area and what date do you anticipate this will be?

4.3.2 Stock reduction

- If stock are not excluded from the issue area, will you reduce stock numbers instead? If so, from what number to what number and what type of stock are they?
- When and for how long will the reduced number of stock be run (specify commencement and completion date) and what will indicate that a return to higher stock numbers may be possible?

- What is planned for the stock that are removed? For example: sale, agistment, or move to another area on the lease. State exactly where on the lease will they be moved to (e.g. paddock or water point names), and state how this other area will be monitored and managed to handle increased stock numbers without decline in rangeland condition.
- How will you know when to reintroduce stock back to the area and what date do you anticipate this will be?

4.3.3 Grazing system

- Is some form of grazing system to be applied? If so, give details of the system, the date it is to begin and whether the system will be used temporarily (specify commencement and completion date) or permanently?
- If the grazing system involves some form of rotational grazing, identify the areas to be used in the grazing system, the number of stock involved and the livestock introduction and removal dates for each area that will be used. Please state how this other area will be managed to handle increased stock numbers without decline in rangeland condition.

4.3.4 Total stock numbers

- What were the overall stock numbers in the last Annual Return submitted? What date was this?
- What were the overall stock numbers on the lease at the time of the last Rangeland Condition Assessment? What date was this?
- How many stock do you estimate to be on the lease as at the date of this Development Plan?
- How many stock are proposed to be on the lease once the plan is implemented?

4.4 Revegetation, soil management and/or earthworks

- Will some form of rehabilitation work be carried out identified on a station map (e.g. replanting; control of gully erosion, fence line or track erosion, etc)?
- If so, describe the work to be done, where it is to be carried out and by what date(s) (please note stages of work and completion timelines if this is relevant).
- If earthworks are planned, state how these will be designed and built and any state or local government approvals you have obtained to undertake these.
- Have you sought external advice on these planned works? If so from who or what organisation? Why did you select this advice source?

4.5 Declared animal and/or plant control

- Are declared (feral) animals or plants present in the issue area? If so, what type, how many and at what date was this recorded?
- What management steps are proposed to deal with this declared animal and/or plant? Will this work be undertaken in conjunction with your Regional Biosecurity Group?
- Please outline your declared (feral) animal and/or plant management program, including what months these actions will be implemented and completed.

Part 5. Monitoring

Measuring your success during the implementation of the Development Plan will be an important step in helping you demonstrate to the PLB you have addressed each specific PLB directive.

In this section you need to tell us how you intend to monitor the action(s) and evaluate the effectiveness of the action(s) implemented.

The PLB will need you to outline:

- A. The monitoring methods to be used (e.g. photo monitoring sites);
- B. How you decided this was the appropriate monitoring method;
- C. What will be measured (e.g. plant counts);
- D. The dates monitoring will occur;
- E. In your own words how you will know if your proposed actions have successfully addressed the issue identified in the PLB directive letter; and
- F. How you will demonstrate this to the PLB by the required date?

Part 6. Other comments

Are there any other comments or information that you wish to add to help the PLB evaluate your proposed Development Plan for this issue?

Sources of land management and related financial advice

Department of Primary Industries and Regional Development

Contact your local district office. Office contact details are available at website: <https://www.agric.wa.gov.au/office-locations#11> under the 'Contact Us – Office Locations' section or by calling (08) 9368 3333 (Perth)

Association of Australian Agricultural Consultants (WA)

The use of pastoral (plus agricultural and horticultural) consultants is beneficial well beyond station and livestock management planning. Information on the range of consultants available in Western Australia can be found on the Association of Australian Agricultural Consultants (WA) website: <http://www.aacwa.com.au/> or by calling **0429 043 493**.

Rural Financial Counselling Service of WA

Provides a free, confidential, business and financial planning service. Freecall number **1800 612 004** or via website: www.rfcswa.com.au

If you have any queries or require any further information on preparing a Development Plan, please contact:

Department of Planning, Lands and Heritage
Rangelands and Board Support Unit
08 6552 4574 or pastoralapprovals@dplh.wa.gov.au