Land Management Control Policy

LANDSCAPE SOUTH AUSTRALIA EYRE PENINSULA

Land Management Control Policy Statement

The Eyre Peninsula Landscape Board Land Management Control Policy provides guidance to land managers, Landscape Board staff and other relevant stakeholders in regards to the Board's approach to exercising its powers under Part 7 of the *Landscape South Australia Act 2019* (the Act). The Board will encourage and support voluntary remedial action by the landholders in the management of land. Where options for a voluntary solution are unsuccessful the policy outlines formal compliance measures that will be taken.

Regional context

Cropping and grazing account for 80% of land uses for the Board's region (the region). The region experiences a Mediterranean climate and average annual rainfall ranges from 250 to 560mm per year. The region's land systems include calcareous and sandy soils; shallow soils over calcrete or bedrock; deep soils over clays; ironstone soils; parallel or jumbled sand dunes; and coastal dunes. Land systems are areas of similar geology, topography and soil type[1].

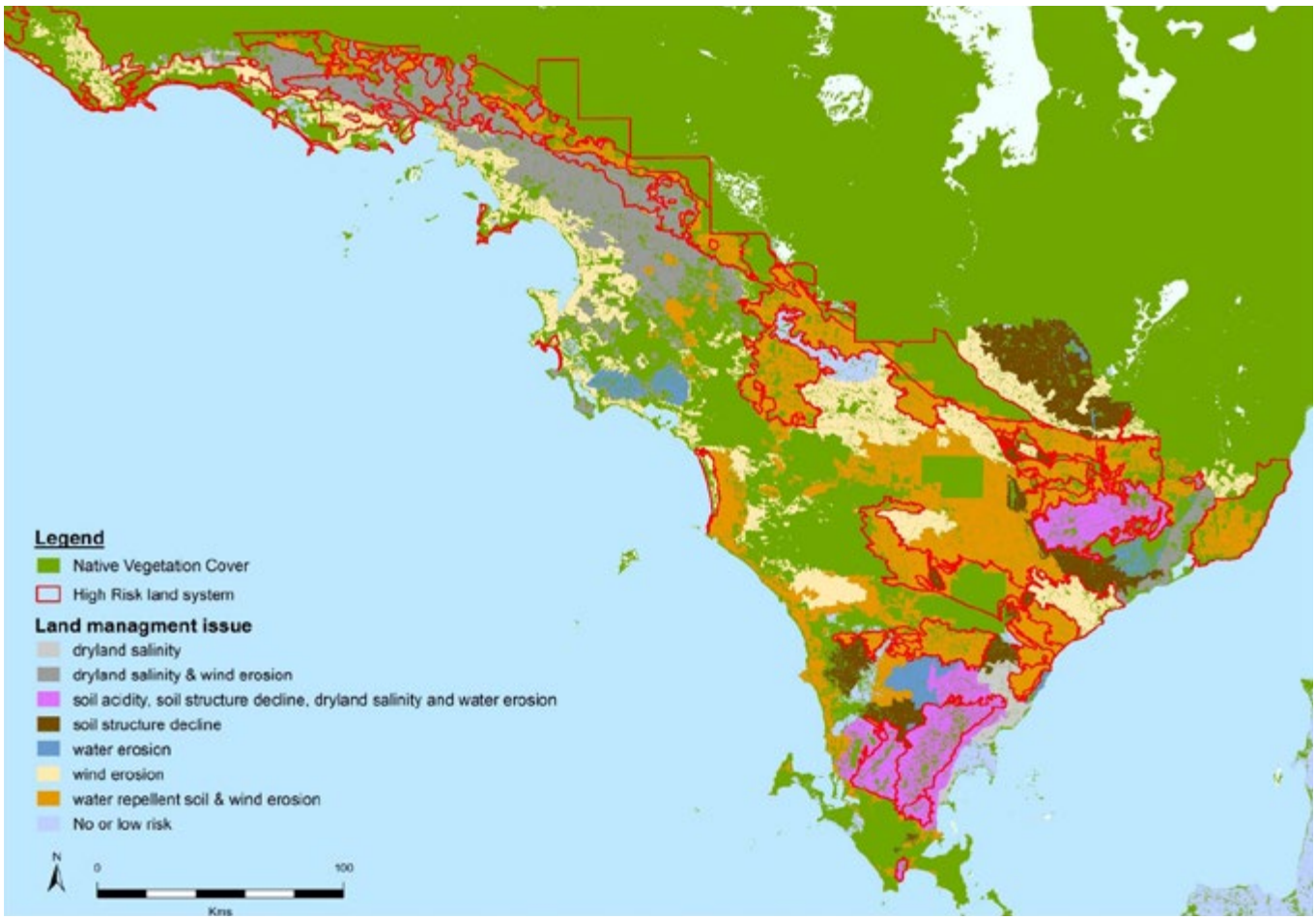
Land management risks are closely associated with the land systems[2], and the map overleaf (Figure 1) displays the risks of wind erosion, dryland salinity, soil acidification, decline in soil structure, water erosion and water repellent soils.

Table 1 – Land systems with high land management risks[3]

Land system's District Council	Land system description	Land management risks
District Councils of Lower Eyre Peninsula and Tumby Bay	Undulating hills and gentle plains with ironstone rich soils over yellow clays	High risk of soil acidification Medium risk of dryland salinity Medium risk of soil structure decline
	Parallel sand dunes with sand over clay and abundance of calcrete outcrops	High risk of wind erosion Medium risk of water repellent soils
District Council of Elliston	Parallel sand dunes with sand over clay and calcareous sandy loam in swales	High risk of wind erosion Medium risk of water repellent soils
Wudinna District Council	Plains with highly calcareous and shallow sandy-stony loams, and parallel sand dunes	High risk of wind erosion
District Councils of Kimba, Cleve and Franklin Harbour	Parallel or jumbled sand dunes with sand over clay and calcareous sandy loam in swales	High risk of wind erosion High or medium risk of water repellent soils
	Gentle sand plains or stony flats with low parallel sand dunes	High risk of wind erosion
	Rolling hills with shallow soils on rocky slopes	High risk of soil acidity and dryland salinity Medium risk of water erosion and soil structure decline
District Councils of Streaky Bay and Ceduna, and Out of Council areas	Undulating plains and rises on calcrete, with shallow calcareous and sandy loams	High risk of dryland salinity
	Parallel sand dunes with calcareous and stony sandy loams in swales	High risk of wind erosion Medium risk of water repellent soils
	Coastal dunes overlying calcrete	High risk of wind erosion

Figure 1 also identifies high risk land systems as outlined in red. Details of these high risk land systems are present in Table 1. Landholders in these areas are encouraged to reduce land management risks by implementing sustainable land management practices. Please refer to the Eyre Peninsula Landscape Board website for information to assist with managing land degradation risks.

Figure 1 – Land management issues for the land systems of the Eyre Peninsula Landscape Board region[4]



Risk of land degradation is determined using cover-rating assessments and ground-cover benchmarks. If the erosion risk rating is medium or high, the Board may undertake actions to support landholders in managing erosion risk. Detailed cover-rating descriptions and ground-cover examples are provided in the Soil Erosion Protection Field Survey Manual, Giles Forward, DEW 2021 and should be used to inform assessments made under this policy.

Table 2 – Compliance actions relevant to cover rating

Cover Rating	Erosion Risk	Action
Rating 1 – 4	Low	No action required
Rating 5 – 6	Medium	Initial investigation required into risk of erosion, taking into account cropping cycle, seasonal conditions, soil type and external events.
Rating 7 – 8	High	Further investigation required into risk of erosion, taking into account cropping cycle, seasonal conditions, soil type, and proposed management actions to reduce risk.

Wind erosion cover rating: stubble and fall

Figure 2 – Wind erosion cover rating: crop stubble/fallow. Soil Erosion Protection Field Survey Manual, Giles Forward, DEW 2021

Wind erosion cover rating: crop

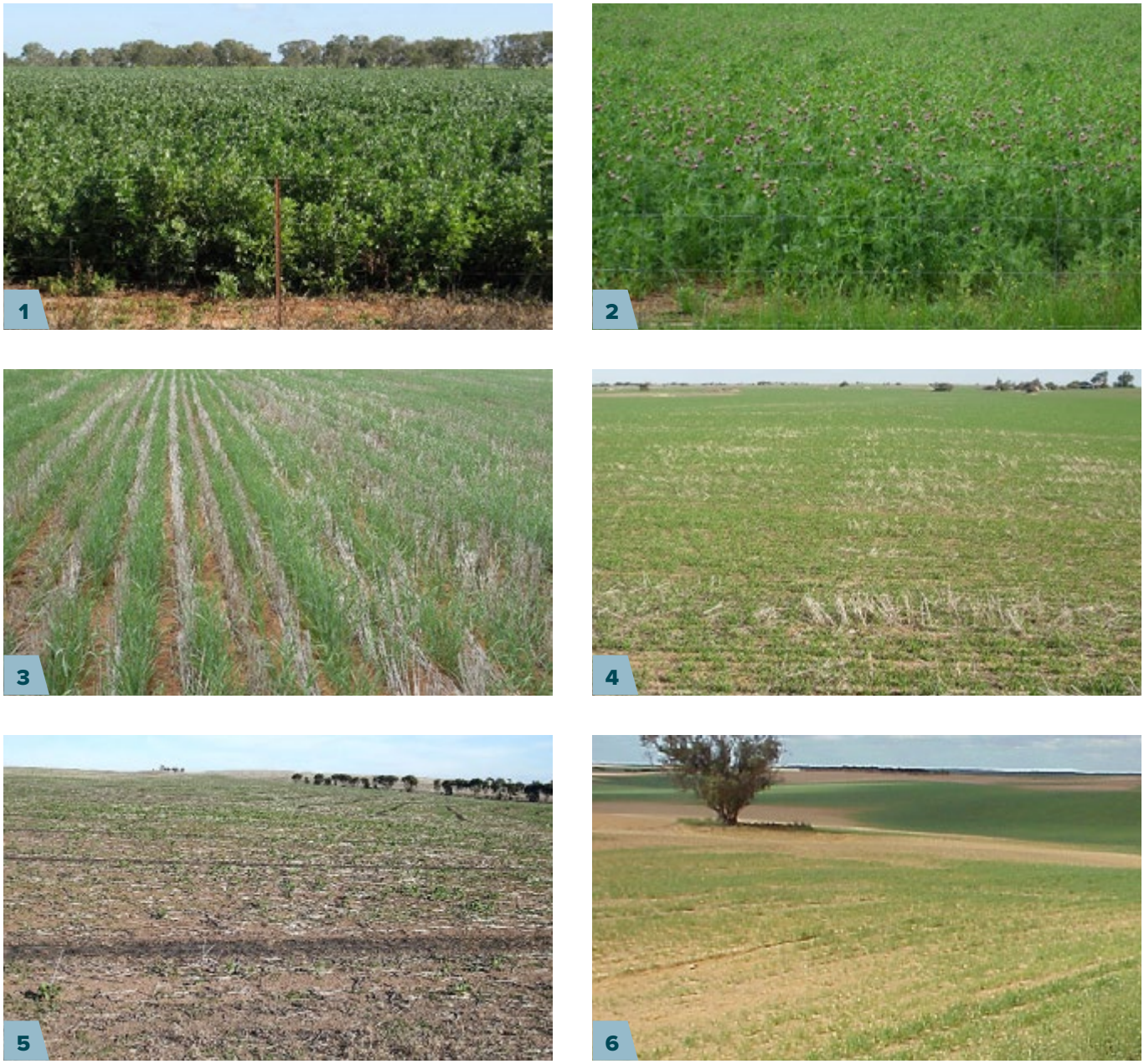


Figure 3 – Wind erosion cover rating: crop. Soil Erosion Protection Field Survey Manual, Giles Forward, DEW 2021

Wind erosion cover rating: pasture

Figure 4 – Wind erosion cover rating: pasture. Pictures 1-5: Soil Erosion Protection Field Survey Manual, Giles Forward, DEW 2021. Pictures 6-7: Georgie Keynes 2025

Ground cover examples

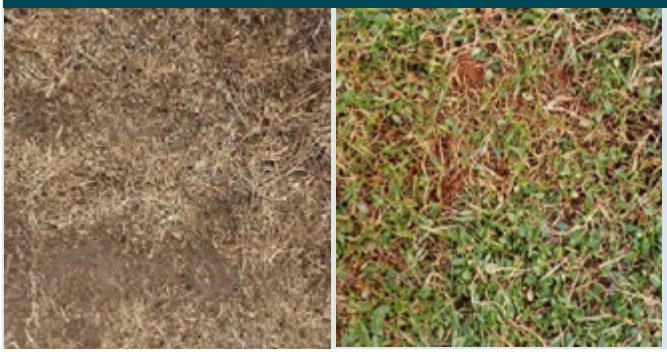
20% ground cover

- High area of bare ground susceptible to wind and water erosion
- Highly susceptible to water run-off
- Low water infiltration
- Low plant numbers anchored to the soil
- Low litter (plant material and dung)
- Grazing paddocks - areas around troughs and under trees likely to have less cover

50% ground cover

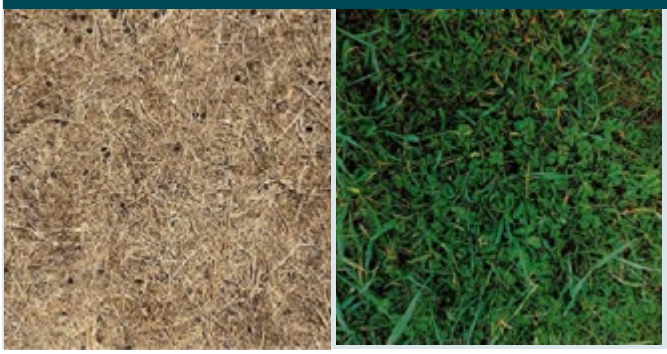
- Half of the area covered by plants and litter
- Medium level of plant numbers anchored to
- the soil
- Some evidence of litter (plant material and dung)
- Medium risk of wind and water erosion
- Lowest benchmark required to reduce risk of erosion

70-80% ground cover



- Low area of bare ground
- High percentage of anchored plants
- High level of litter (plant material and dung)
- High water infiltration
- Benchmark for best practice management
- Low risk of wind and water erosion

100% ground cover



- No bare ground evident
- Plants anchored
- High level of litter (plant material and dung)
- Benchmark for slopes and higher risk areas
- Negligible risk of wind and water erosion

Figure 5 – Ground cover - dry and green pasture. Greg Lodge, NSW DPI (20% and 40% photographs), Primary Industries South Australia, 1996, Pasture Pics: easy estimation of pasture dry matter levels, Appila/Bundaleer Pasture Group, Appila, SA (50, 80 and 100% photographs). Adapted from: Monitoring Groundcover and Soil Degradation; Vic DPI.

Land management principles

The Board is the relevant authority for the management and protection of land under the Act. Under Section 99 of the Act, the Board can require a landowner to prepare an action plan if the Board considers:

a. *that an owner of land has been, is, or is likely to be, in breach of the general statutory duty on account of land management practices or activities undertaken in relation to land for which the owner is responsible; and*

b. *that those practices or activities have resulted in, or could reasonably be expected to result in, unreasonable degradation of land or an unreasonable risk of degradation of land.*

Degradation is any change in the quality of land, or any loss of soil, that has an adverse effect on water, native vegetation or other natural resources associated with, or reliant on, land, any other aspect of the environment, or biological diversity as per Section 98 of the Act.

Under section 98(2)(a) of the Act, the Board must consider relevant provisions of a regional landscape plan. To this effect, the following principles will guide the Board's considerations:

1. A landholder is responsible to minimise the risk of land degradation, including:
   a. managing their land within its capacity; and
   b. not impacting surrounding properties, biodiversity, infrastructure or social or public health and wellbeing.
2. When unreasonable degradation or unreasonable risk of degradation is observed by the Board or delegate, the cause(s) of degradation must be determined by an appropriate investigation.
3. The investigation must be undertaken by the Board or delegate, and will:
   a. Determine if land degradation was caused by inappropriate management practice or external event(s) such as fire or drought.
   b. Determine if this a 'once off' event or an ongoing breach, and the level of action(s) being taken to remedy the breach.
   c. Determine if the degradation is a localised issue or widespread throughout a district or region.
   d. Determine the scale of the impact, the area affected and the broader impacts on neighbours, natural resources, biodiversity, infrastructure and social or public health.
   e. Determine rate of degradation and urgency of action required.
4. Subject to Principle 5 or 9, should the investigation determine that land degradation was a result of a management practice(s) or lack thereof, then the following actions must be initiated in this order:
   a. The Board or delegate to pursue the landholder to implement voluntary action to prevent further land degradation.
   b. The Board or delegate to pursue the landholder to implement voluntary practice change to remediate land degradation.
   c. The Board requests the landholder to prepare and implement an action plan under section 99 of the Act.
5. Should the investigation identify that unreasonable land degradation is occurring at an unacceptable rate, then the Board may immediately request the landholder to prepare and implement an action plan under section 99 of the Act.
6. Subject to Principle 7, should the investigation determine that unreasonable land degradation was caused by an event beyond the control of the landholder, then the landholder is to take voluntary action to remediate land degradation caused by the event within a reasonable timeframe.
7. Should a landholder fail to take voluntary action within a reasonable timeframe in relation to Principle 4 or 6, then the Board may request the landholder to prepare and implement an action plan under section 99 of the Act.
   a. The plan will be for a period of up to three years and will be amended in accordance with environmental events or seasonal conditions.

8. In some situations, a Protection Order under section 207 or reparation order under section 209 may be better suited. These situations may include:
   a. The impact of land degradation is extreme and/or requires immediate or significant action.
   b. The issue will require ongoing supervision and review or costs associated with compliance may be high or ongoing.
   c. The person in breach indicates or demonstrates a low level of commitment to or capacity to achieve voluntary compliance or completion/implementation of an action plan.
9. In the event land management issues are widespread within, or across districts, due to seasonal conditions or changing climate, the Board will:
   a. Develop a strategic district or regional approach to reducing the impacts of land degradation or risk of land degradation.
   b. Facilitate regenerative land management research and development opportunities.
   c. Seek opportunities to leverage funds to support management, adaptation and extension opportunities.
   d. Take a case by case approach to initiating compliance with an individual property owner taking into consideration regional/ district context and strategic approach.

Further resources

- Soil Erosion Protec.on Field Survey Manual – Giles Forward DEW, November 2021
- Emergency Measures to Curb Wind Erosion- Department Primary Industries SA

References

[1] Hall J, Maschmedt D and Billing N 2009, the soils of Southern South Australia. The South Australian Land and Soil Book Series, Volume 1; Geological Survey of South Australia, Bulletin 56, Volume 1. Government of South Australia.

[2] Davenport D & Masters B (2015), *Land Systems and associated land management issues of Eyre Peninsula*, Rural Solutions SA

[3] Table adapted from Davenport D & Masters B (2015), *Land Systems and associated land management issues of Eyre Peninsula*, Rural Solutions SA.

[4] Map generated from landscape land system spatial data set from Davenport D & Masters B (2015), *Land Systems and associated land management issues of Eyre Peninsula, Rural Solutions SA*; and land system classification of Hall J, Maschmedt D and Billing N 2009, *the soils of Southern South Australia*. The South Australian Land and Soil Book Series, Volume 1; Geological Survey of South Australia, Bulletin 56, Volume 1. Government of South Australia.

With the exception of the Piping Shrike emblem, other material or devices protected by Aboriginal rights or a trademark, and subject to review by the Government of South Australia at all times, the content of this document is licensed under the Creative Commons Attribution 4.0 Licence. All other rights are reserved.

© Crown in right of the State of South Australia, through the Department for Environment and Water 2026

Published by the Eyre Peninsula Landscape Board
2026 | FIS1109242

www.landscape.sa.gov.au/ep

LANDSCAPE
SOUTH AUSTRALIA
EYRE PENINSULA