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35 need for whole-of-government environmental decisions to be made in the context of
36 predicted longer-term benefits for all sectors, including the general community. The
37 assessment of social-ecological structures, issues and potential management strategies using
38 qualitative models identified mechanisms to achieve effective management and resulted in
39 predictions of increased environmental quality, as well as increased social and economic
40 values.

41

42 **Keywords:** catchment, integrated management, Peel–Harvey estuary, qualitative modelling

43

44 **1. Introduction**

45 Catchments worldwide are subject to multiple and interrelated impacts that typically
46 require remedial management intervention, but are often managed by quite disconnected
47 agencies. Ensuring appropriate governance structures for the facilitation of improvements in
48 catchments and estuaries is critical and can be achieved by creating linkages for cooperation
49 and mutual accountability at both local and higher levels. Furthermore, effective links
50 between resource users and public infrastructure providers are critical to increase the
51 robustness of these social-ecological systems (Anderies *et al.* 2004). However, the initial
52 alteration of governance structures may be a turbulent and arduous process (Mitchell and
53 Hollick 1993). Some successful examples include the management of Chesapeake Bay
54 (Hennessey 1994) and the Johnston River catchment in Queensland (Margerum 1999), where
55 steps towards integrated adaptive management, including alterations to governance, have
56 been achieved. Similarly, because the majority of rivers in south-west Western Australia are
57 in poor condition (Halse *et al.* 2002), these also require substantial long-term alterations to
58 management if their health, as well as reliant social and economic systems, are to be
59 improved. This study uses a qualitative modelling approach to identify key drivers of ongoing

60 anthropogenic impacts and governance dynamics that, if modified, could shift these systems
61 away from being dysfunctional and maladaptive to being functional and effective.

62 The Peel–Harvey estuarine system (Figure 1) has been formally recognised as the
63 most at-risk estuary (excluding freshwater environments) in Western Australia (Department
64 of Fisheries 2011). The surrounding area is one of the fastest growing regions in Australia
65 (Department of Environment and Heritage 2006). The rate of population growth and
66 degradation for this estuary has similarities with many others globally (*e.g.*, Lotze *et al.*
67 2006); we have therefore used it as a case study for the modelling and identification of
68 mechanisms for improving governance. Residential land-use in the area is replacing
69 agricultural and industrial land-use and recreational uses and the visual amenity of the estuary
70 is highly valued for maintaining real estate values and tourism. In addition, wetlands of
71 international importance, as recognised by the Ramsar Convention on Wetlands, are located
72 within the Peel–Harvey region and international agreements include an obligation for their
73 protection. For these reasons, the ecological health of the estuary is of high social and
74 economic importance.

75 Estuarine health is an issue in the Peel–Harvey region as increased macroalgal volume
76 and toxic algal growth (Department of Water 2011) has led to suggestions that the estuary
77 may be shifting to a eutrophic state (Rogers *et al.* 2010). This is concerning given issues
78 caused by eutrophication between 1960 and 1994; extreme levels of macroalgal growth, toxic
79 algal blooms (*Nodularia* spp.) and large accumulations of algal wrack were observed around
80 the estuary which stimulated public complaints to local councils (Atkins *et al.* 1993) and was
81 partly responsible for a depression of real estate values (McComb and Davis 1993). In
82 response to these concerns, the state government constructed an artificial entrance, the
83 Dawseville Cut (Figure 1), to increase tidal flushing of the estuary in 1994 (Brearley 2005).

84 After the opening of the Dawseville Cut in 1994, residential development in the
85 region increased dramatically. Real estate speculation was high (Gilles *et al.* 2004) and
86 greatly increased property values. Strategies to reduce nutrient input from the catchment were
87 intended to be implemented when the Dawseville Cut was opened; however, there has been
88 no evidence that nutrient inputs have declined (Hale and Butcher 2007). There has also been
89 a gradual loss of wetlands from the estuary as a result of land reclamation, clearing for
90 livestock and other developments (van Gool *et al.* 2000). Moreover, there is evidence that
91 fish communities are returning to the status observed when the estuary was highly eutrophied,
92 prior to the Dawseville Cut (S. Hoeksema and P. Coulson, pers. comm.). While these issues
93 regarding the health of the estuary have been widely recognised (Rogers *et al.* 2010, Peel–
94 Harvey Catchment Council 2011), there have been no management interventions to
95 effectively address them.

96 Similar to the theory behind mechanism design in economics (Maskin 2008), a central
97 aim of this project is to identify the desired goal for the management of the system using
98 stakeholder input, followed by an assessment of the mechanisms through which the goal can
99 be achieved. The use of scenarios to assess different mechanisms is undertaken as they can
100 cope with the complexity and uncertainty associated with social-ecological systems and
101 multiple potential adaptation strategies (Berkhout and Hertin 2000). An additional aim is to
102 identify the key issues and drivers of governance contributing to the current inability to
103 achieve the goal as well as to develop an holistic understanding of governance structures. As
104 suggested, to be relevant to the assessment of governance in social-ecological systems
105 (Anderies 2004), we have incorporated both resource-users and public infrastructure
106 providers into the models. Their inclusion allows the integrated assessment of dynamics, flow
107 between different components of the system and barriers to effective governance. In order to
108 cope with a lack of quantitative data and to allow the assessment of multiple scenarios,

109 qualitative models (Levins 1974, Puccia and Levins 1985) were developed based on
110 stakeholder knowledge and perceptions of the whole system. Stakeholders were used to assist
111 in the identification of information previously unknown to researchers (Kalaugher *et al.*
112 2012) and the scale of complexity most relevant for applied management (Berkhout *et al.*
113 2001). Furthermore, stakeholder involvement increases the likelihood of uptake of
114 conclusions given participation and agreement on model structure (Phillipson *et al.* 2012).

115 The representation of governance can be problematic in models as it may involve
116 numerous ‘actors’ such as different government departments and agencies, community
117 groups and the general public, all of which usually have their own objectives and mandates.
118 Analysing the dynamics of resource users and public infrastructure providers in cohesive
119 models is essential for the assessment of social-ecological systems such as catchments and
120 estuaries (Anderies *et al.* 2004). Hence, the models developed in this study incorporate both
121 groups and assess the likely effectiveness of strategies to improve the sustainability of
122 ecological, social and economic assets that are reliant on the health of the Peel–Harvey
123 estuary.

124

125 **2. Methods**

126 We used qualitative models initially to ‘map’ stakeholder perceptions of the
127 governance structure for the Peel–Harvey system. This technique does not require precise
128 quantitative data and can therefore be used in data-limited situations to include non-
129 quantifiable components. Following this, the technique was used to provide predictions of
130 response to perturbations which can be calculated by using feedbacks between system
131 components (Dambacher *et al.* 2002). In contrast to quantitative models that predict the
132 magnitude of change, these models are designed to predict the direction of change, increase
133 the understanding of current and future dynamics, and identify key factors impacting system

134 stability (Bodini *et al.* 2000). They are particularly useful in adaptation planning in various
135 fields including natural resource management or social (including governance) and economic
136 problems (Dambacher *et al.* 2007, Metcalf *et al.* 2010). For instance, issues or barriers to
137 future goals can be highlighted through qualitative model production and analysis. Potential
138 adaptation strategies or ‘ideal’ management scenarios can then be identified by removing
139 barriers within the model structure (*i.e.*, removing links or variables contributing to the
140 undesired response). Finally, the reliability of predictions and the likelihood of the system
141 shifting to an alternate state can be assessed using qualitative model stability (Dambacher *et*
142 *al.* 2003). This is important because stable systems offer greater predictability and therefore
143 reliability of management interventions.

144

145 2.1 *Stakeholder workshops and model production*

146 Two stakeholder workshops were undertaken involving a total of 42 participants from
147 a range of backgrounds and agencies (*e.g.*, government departments, local conservation
148 group, fishing interest groups and universities). During these workshops, stakeholders
149 provided information to link ecological, management and governance components within the
150 Peel–Harvey system. High priority assets were first identified which resulted in a range of
151 different assets according to stakeholder background and knowledge. The stakeholders were
152 then asked to rank all identified assets and determine the highest priorities. As stakeholders
153 were from a range of backgrounds and all were encouraged to participate, the final ranking of
154 assets was deemed to be valid. Water quality, defined as water of a condition suitable for
155 recreational activities such as swimming, fishing and boating, was identified as one of the
156 highest priorities. General environmental quality and ecosystem health were also identified as
157 high priorities. The improvement of these assets through management and governance was
158 identified as the goal to be achieved through qualitative modelling.

159 Qualitative models were elicited by drawing interactions between aspects of the
160 ecological system, its physical and economic drivers, and associated management and
161 governance structures. Variables and their interactions, which form the basis of the
162 qualitative models, were determined during the workshops using expert (stakeholder) opinion
163 and knowledge. For example, questions such as “What affects water quality in the Peel
164 Harvey estuary”, “How is water quality affected by X” and “What actions are undertaken to
165 manage and improve water/environmental quality” were asked. Responses were immediately
166 translated into models (or signed digraphs, see below) on a whiteboard and stakeholders were
167 encouraged to comment and alter the digraphs as they were being drawn to ensure they
168 accurately represented their opinions of the system. Digraphs were refined through an
169 iterative process of repeated workshops and comments from representatives of management
170 agencies to ensure that the views obtained were representative of the broader stakeholder
171 community.

172 Qualitative models are produced using sign directed graphs, or signed digraphs, which
173 are constructed according to the signs (positive or negative) of interactions between variables
174 (*e.g.*, Levins 1974, Puccia and Levins 1985, Dambacher *et al.* 2002). Sign digraphs can be
175 used to represent systems with diverse types of components, including biological, physical,
176 economic and governance. For instance, in Figure 2a variable X has a positive direct effect
177 on variable Y (●→), which in turn has a negative direct effect on X (←). This basic
178 interaction describes a negative feedback system that can be used to represent the dynamics
179 of predators and their prey, consumer demand and product price, or the regulation of resource
180 use by a management agency. Negative self-effects (⊖) are used to represent intraspecific
181 limitations to population growth, or reliance on factors that are external to the modelled
182 system, such as density dependent growth, or the statutory obligations of an agency.

183 While signed digraphs provide a convenient means to describe the interactions in a
 184 system and elicit expert knowledge, there is also a corresponding formalization through a
 185 system of equations

$$186 \quad \frac{dN_i}{dt} = g_i(N_1, N_2, \dots, N_n; p_1, p_2, \dots, p_m), \quad (1)$$

187 where there are n number of variables N_i , and p_m are constant parameters. At equilibrium the
 188 growth function $g_i = 0$ for all variables. By differentiating Eq. (1) with respect to each
 189 variable,

$$190 \quad \frac{\partial g_i}{\partial N_j} = a_{ij} \quad (2)$$

191 we obtain the elements of the Jacobian matrix \mathbf{A} , which details the direct interactions
 192 between variables (*i.e.*, where a_{ij} represents the direct effect of variable N_j on variable N_i).
 193 The Jacobian matrix for the model of Figure 2a

$$194 \quad \mathbf{A} = \begin{bmatrix} -a_{XX} & -a_{XY} \\ a_{YX} & -a_{YY} \end{bmatrix}, \quad (3)$$

195 is an equivalent representation of the sign digraph, where matrix elements correspond to the
 196 individual graph links. For example, the only positive element in equation 3 equates to the
 197 positive link to Y from X .

198 A signed digraph, and its corresponding Jacobian matrix can be used to assess a
 199 system's stability (*i.e.*, can a system return to a former equilibrium following a short-term
 200 shock or disturbance), and predict how its variables will respond to a sustained perturbation
 201 or input due to a change in a parameter (*i.e.*, will variables increase or decrease if the system
 202 is pushed to a new equilibrium). Qualitative assessments of stability and perturbation
 203 response both rely on examination of system feedback, and proceed either by analysis of
 204 signed digraphs (Puccia and Levins 1985) or mathematical operations on the matrix \mathbf{A}
 205 (Dambacher *et al.* 2002, 2003). In this work we use the methods of Dambacher *et al.* to

206 analyse parameters for model stability (Section 2.2) and calculate predictions of response to
207 perturbation (Section 2.3). We present a general overview of qualitative modelling methods,
208 which can be supplemented with more detailed and technical presentations in the above cited
209 references, <http://www.ent.orst.edu/loop/default.aspx>, and Supplement 1 of Dambacher *et al.*
210 (2002) in *Ecological Archives* E083-022-S1 at <http://www.esapubs.org/archive/>.

211

212 2.2 Assessment of model stability

213 Stability generally depends on a system being adequately regulated by negative
214 feedback cycles, such that any perturbation to the system results in a return to its previous
215 state or equilibrium. Qualitative model stability is formally assessed according to the Routh–
216 Hurwitz criteria, which determines whether the eigenvalues of \mathbf{A} all have negative real parts
217 (Puccia and Levins 1985, Dambacher *et al.* 2003). In a qualitative analysis, it is possible to
218 determine whether a model is stable given any possible combination of interaction strengths
219 in \mathbf{A} (*i.e.*, sign stable model), or, if there are conditions by which it could be unstable (*i.e.*,
220 conditionally stable model), whether these conditions make it prone to having excessive
221 positive feedback (*i.e.*, class I model) or excessive higher-level feedback (*i.e.*, class II model)
222 (Dambacher *et al.* 2003).

223 The relative stability of class I models requires that the overall feedback, or
224 determinant (det) of \mathbf{A} , is negative—*i.e.*, $-1^{n+1}\det(\mathbf{A}) < 0$, where n is number of variables in
225 the system or size of \mathbf{A} , and the multiplier -1^{n+1} maintains a sign convention for even and odd
226 sized systems. The model in Figure 2b is a class I model with overall feedback equal to
227 $a_{XY}a_{YX} - a_{XX}a_{YY}$, thus the system will be unstable when the positive feedback cycle is too
228 strong, such that $a_{XY}a_{YX} > a_{XX}a_{YY}$. When a class I system that is unstable is perturbed, the
229 strong positive feedback tends to amplify the perturbation and move the system away from its
230 former state. This departure can eventually lead to the demise or extinction of a variable, and

231 possibly the attainment of a new and different equilibrium. The potential stability of class I
 232 models can be scaled by the relative number of positive and negative cycles in its overall or
 233 highest level of feedback. Weighted feedback, wF_n , is calculated as a ratio of the net to total
 234 number of terms in the overall feedback of a system. For the overall feedback of the model in
 235 Figure 2b, a single positive and a single negative feedback cycle sum to zero with a divisor of
 236 two, giving a weighted feedback value of zero. The model in Figure 2c is also a class I model
 237 with overall feedback having five negative cycles and one positive cycle (*i.e.*, –
 238 $a_{ww}a_{xx}a_{yy}a_{zz} - a_{ww}a_{xx}a_{yz}a_{zy} - a_{ww}a_{zx}a_{xz}a_{yy} - a_{xw}a_{yx}a_{wy}a_{zz} -$
 239 $a_{xw}a_{zx}a_{wy}a_{yz} + a_{ww}a_{yx}a_{xz}a_{zy}$), giving it a weighted feedback value of -0.67 .

240 Values of wF_n can range between -1 and $+1$, where a value near $+1$ describes a
 241 system where nearly all feedback cycles are positive, a value near -1 indicates nearly all
 242 feedback cycles are negative, and a value near 0 indicates a nearly equal balance of positive
 243 and negative cycles. Simulation studies by Dambacher *et al.* 2003 tested wF_n as a means to
 244 assess potential model stability, and found class I models with $wF_n > 0$ to have a low
 245 potential for stability (*i.e.*, less than 50% chance of being stable), and $wF_n < -0.5$ to have a
 246 relatively high potential for stability (*i.e.*, greater than 90% chance of stability).

247 Stability of class II models depends on a balance between long and short feedback
 248 cycles, such that feedback at lower levels of the system is greater than feedback at higher
 249 levels. A system that is dominated by higher-level feedback has the tendency to overcorrect,
 250 and will amplify a disturbance through oscillations with increasing amplitude. Assessing this
 251 balance between lower and higher levels of feedback first requires an accounting of feedback,
 252 F_n , at each of the n levels of the system; stability is then analyzed through a series of Routh–
 253 Hurwitz inequalities, the first of which is

$$254 \quad F_1 F_2 + F_3 > 0, \quad (4)$$

255 where stability depends on a positive value. For the system of Figure 2d, there are three levels
256 of feedback, $F_1 = -a_{ZZ}$, $F_2 = -a_{XY}a_{YX}$, and $F_3 = -a_{XZ}a_{ZY}a_{YX} - a_{ZZ}a_{XY}a_{YX}$, all of which are
257 negative. The product of F_1 and F_2 , however, creates a term that is repeated with the opposite
258 sign in F_3 and thus cancelled in the inequality of Eq. (4), giving it a negative value. Thus,
259 despite an absence of positive feedback in this system, there is excessive higher-level
260 feedback in F_3 , and no combination of interaction strengths in \mathbf{A} can produce a stable system.
261 Similar to the above described metric of weighted feedback, one can calculate the ratio of the
262 net to total number of terms in the Routh–Hurwitz inequalities, which provides the means to
263 scale the relative stability of class II models. Systems with small or negative weighted values
264 for the Routh–Hurwitz inequalities have a very low potential for stability and large positive
265 values have a high potential for stability (Dambacher *et al.* 2003).

266 A signed digraph can be categorized as a class I or class II model based on
267 consideration of two above described weighted metrics, which separately address the amount
268 of positive overall feedback, and the balance between lower and higher levels of feedback.
269 Class I models (*e.g.*, Figure 2b,c) generally have small negative values or positive values for
270 wF_n and large positive values for Routh–Hurwitz inequalities, and their relative potential for
271 stability can be assessed by the metric of wF_n . Conversely, class II models (*e.g.*, Figure 2d)
272 generally have large negative wF_n values, and small positive values or negative values for the
273 Routh–Hurwitz inequalities, and thus are prone to instability from excessive higher-level
274 feedback. The stability properties of the models produced in this study are reported using the
275 class of model and, if Class I, the wF_n .

276

277 2.3 Assessment of perturbation response

278 A qualitative model can also be analysed to predict how a system will respond to a
 279 perturbation that enters the system by way of a change in a parameter that regulates the
 280 growth or level of activity of a variable. As a perturbation emanates from the affected
 281 variable it is transmitted along the direct and indirect pathways leading to the response
 282 variable. Predicting the qualitative direction of change (*i.e.*, +, -, 0) in the response variable
 283 requires an accounting of the total number of positive and negative effects transmitted
 284 through the system. For relatively small systems (*i.e.*, < 7 variables), this can easily be
 285 accomplished through analysis of the signed digraph (Puccia and Levins 1985). For instance,
 286 in the model of Figure 2a, a positive input to variable X, say through a technological change
 287 that increases the rate of resource use, is transmitted along the positive link to Y, resulting in
 288 a heightened intensity of resource management. Conversely, an increase in public concern for
 289 the conservation of a resource will act as a positive input to Y that is transmitted along a
 290 negatively signed pathway to X, resulting in a decrease in resource use.

291 In larger and more complex systems, there can be a large number of direct and
 292 indirect pathways between input and response variables that transmit both positive and
 293 negative effects, which can make graphical analyses difficult. In such circumstances, one can
 294 calculate response predictions from mathematical operations on \mathbf{A} . Here we are interested in
 295 the direction of change in the equilibrium level of each of the system variables (\mathbf{N}^*) due to a
 296 change in a parameter p_h , which is obtained by

297
$$\frac{d\mathbf{N}^*}{dp_h} = -\mathbf{A}^{-1} \frac{\partial \mathbf{g}_i}{\partial p_h}. \quad (5)$$

298 Given the matrix equality

299
$$-\mathbf{A}^{-1} = \frac{\text{adj}(-\mathbf{A})}{\det(-\mathbf{A})}, \quad (6)$$

300 where “adj” is the classical adjoint, or adjoint matrix, Eq. (5) can be rewritten as

301
$$dN^* = \underbrace{\frac{1}{\det(-\mathbf{A})}}_{\text{overall feedback}} \underbrace{\text{adj}(-\mathbf{A})}_{\text{relative response}} \underbrace{\frac{\partial \mathbf{g}_i}{\partial p_h} dp_h}_{\text{strength of input}}, \quad (7)$$

302 (Dambacher *et al.* 2005). The adjoint matrix summarizes the total number of direct and
 303 indirect effects transmitted between the input and response variables. As we are only
 304 interested in predicting the direction or sign of a response, the strength of the input can be
 305 ignored. Also, for stable systems, $\det(-\mathbf{A})$ is always positive, and thus the sign of predicted
 306 responses to a perturbation can be derived from the signs of the adjoint matrix elements. The
 307 predictions obtained from the adjoint matrix form a large part of the results reported in this
 308 study.

309 For the model system of Figure 2c,

310
$$\text{sgn}(\text{adj}(-\mathbf{A})) = \begin{matrix} & \text{W} & \text{X} & \text{Y} & \text{Z} \\ \text{W} & + & - & - & ? \\ \text{X} & + & + & ? & - \\ \text{Y} & + & + & + & ? \\ \text{Z} & ? & ? & - & + \end{matrix}, \quad (8)$$

311 the sign (sgn) of eleven of the response predictions is completely determined, while five are
 312 ambiguous (?). Inputs to the system are read down the columns and responses along the rows.
 313 Thus a positive input to variable X is predicted to decrease the level of W and increase Y,
 314 while the response of Z is qualitatively ambiguous due to both a positive and negative
 315 pathway connecting it to X.

316

317 2.4 Modelling scenarios

318 Here we report the digraph (model) structure produced by stakeholders during the
 319 workshops which focus on the management and governance of water and environmental
 320 quality in the Peel–Harvey estuary. Following initial model construction and subsequent
 321 digraph iterations with stakeholders, perturbations to the modelled systems were analysed

322 using the matrix operations described above. Predictions of the response to perturbation and
323 model stability were assessed to determine adaptation strategies that may improve the
324 management of water and environmental quality.

325 Current governance structures are described at an operational or localised level (Local
326 Governance Model) and at a higher level (High Level Governance Model). Both models
327 include resource users and public infrastructure providers such as Government departments
328 and agencies that manage different aspects of the Peel–Harvey system. Direct and indirect
329 impacts on water and environmental quality are identified and linked to departments and
330 agencies according to their management and regulatory roles. Workshop participants offered
331 differing perceptions on the effectiveness of current management and governance structures
332 and, in order to represent these differences, two versions of both the Local Governance and
333 the High Level Governance Model are reported (Table 1). Strong-link models represent the
334 scenario where expected (*i.e.*, legislated) management actions are highly effective,
335 collaboration between and accountability of departments and agencies is high, and
336 government decisions that result in beneficial outcomes for water quality and the
337 environment are strong. That is, decisions persist regardless of external pressure to remove
338 them. Weak-link models represent the opposite scenario, where expected management
339 actions, collaborations and accountability are nonexistent, inconsistent or ineffective.

340 The investigation of various management issues and ‘ideal’ management strategies
341 that improve water or environmental quality is undertaken through the analysis of the
342 qualitative models. ‘Ideal’ scenarios are considered to be those that improve model stability
343 (see description of qualitative modelling methods) and achieve a desirable outcome (*i.e.*, an
344 improvement in water quality or environmental quality). These ‘ideal’ strategies are
345 essentially models of a putative ‘future’ and are incorporated into future models (Table 1) to

346 assess the impact of removing issues and structural barriers to achieving improved water and
347 environmental quality. All variable names are shown in italics for clarity.

348

349 2.4.1 *Local governance structure*

350 i) *Current models*

351 Impacts on water quality, including management actions, are included in both the
352 strong- and weak-link local governance models (Figure 3). Definitions and roles of variables
353 are reported in Table 2.

354 The link from *Public water management* to *Water allocation* can be either positive or
355 negative depending on the situation at hand. Approvals for the sale of water by the *Water*
356 *allocation* variable may be given, renegotiated (positive links), or declined (negative link) by
357 *Public water management*. A positive link between agencies or departments represents
358 approvals or assistance (+) from one department to facilitate work in another department (+)
359 and can also represent the alignment of policies regarding management of the estuary. In
360 contrast, a negative link between agencies or departments represents the situation where
361 increased action (+) by one government department reduces activities occurring in a related
362 agency (-) or vice versa.

363 ii) *Future model*

364 Issues with stability, overlapping jurisdictions, mutual accountability and the need to
365 improve water quality (see *Results* for evidence) are addressed through alterations to model
366 structure in the future model (Figure 4a). Specific structural changes include the removal of
367 links representing nutrient input and the use of water by agriculture and industry (orange
368 dashed lines, Figure 4a). This does not signify that nutrient input and use of base flow no
369 longer occurs, rather that the placement of additional regulations determine that nutrient input
370 and use of base flow cannot increase. In addition, the links from *Water quality* to the *Local*

371 *planning agency*, and those between the *Local planning agency* and *Reserves/wetlands* no
372 longer exist.

373 New links in the future model are from the *Local estuarine conservation group* to
374 *Environmental management & Conservation*, *Agricultural regulation* and *Waterways*
375 *management* (blue dashed lines, Figure 4a). The negative link from *Public water*
376 *management* to *Water allocation* is retained.

377

378 2.4.2 High level governance structure

379 i) Current models

380 The High level governance models (Figure 5) are used to assess the dynamics
381 associated with broad-scale estuarine (environmental) management rather than direct
382 management of water quality as in the Local governance models. Descriptions, definitions
383 and roles of variables are reported in Table 3. The strong-link high level governance model
384 contains links between *Eco-Government decisions* (commitment to improve the environment)
385 and the *Resource management/protection agencies*. In contrast, the weak-link model does not
386 possess these links to represent the alternative perception, that these relationships are
387 ineffective for the overall management of the Peel–Harvey estuary.

388 ii) Future model

389 A number of alterations are included in the future models (dashed blue lines, Figure
390 6) in response to issues identified in the current models. First, links to represent the strong
391 and consistent monitoring and rehabilitation of *Environmental quality* by *Resource*
392 *management/protection agencies* are included. Second, a negative link from the *Economic*
393 *value of the environment* to *Eco-Government decisions* is included to represent actions by
394 Government to improve the environment, in response to a decline in economic value. Third, a

395 negative link from *Eco-Government decisions* to *Total resource use* is used to represent
396 actions such as the implementation of new legislation, to reduce resource use.

397 In addition, to increase the stability of the model, the link to *Resource management/*
398 *protection agencies* from *Eco-Government decisions* and other links to *Eco-Government*
399 *decisions* are changed to remove the perceived direct influence of the development sectors on
400 environmental decisions (orange lines, Figure 6).

401

402 **3. Results**

403 *3.1 Local governance structure*

404 *i) Current models*

405 The weak-links model is a class II system with a very low potential for stability,
406 which is caused by high-level (*i.e.*, long) feedback cycles, and must be addressed in the future
407 model to ensure reliability of results and stability of management actions. The instability is
408 caused by the weak and non-existent management of nutrient inputs and water quality. For
409 example, no link exists between *Public water management* and *Water quality* as stakeholders
410 suggested there are no effective management actions undertaken by this agency to improve
411 estuarine water quality.

412 The strong-link model is also class II system with a very low potential for stability,
413 regardless of the link from *Public water management* to *Water allocation* (Figure 3). The
414 presence of a positive or negative link between these variables determines the effectiveness
415 of water quality management. The model with a positive link predicted *Water quality* will
416 decline following an increase in activity by *Public water management*. This result is non-
417 intuitive and occurs due to multiple indirect paths including variables that increase *Drain*
418 *flow*, *Residential land use* and *Nutrients/general pollutants*. In contrast, when *Water*

419 *allocation* is negatively impacted by *Public water management*, *Water quality* was predicted
420 to increase.

421 Both current (strong- and weak-link) local governance models (Figure 3) have
422 departments and agencies with overlapping jurisdictions for the management of water quality,
423 according to stakeholder input during model production. Overlapping variables include the
424 *Local planning agency*, *Public water management* and *Waterways management*. This overlap
425 is seen in Figure 3 through negative links from *Water quality* to these departments/ agencies
426 to represent monitoring, in addition to links from these agencies to other variables
427 representing direct actions to improve water quality, such as a reduction in nutrients entering
428 the estuary. The *Local estuarine conservation group* is also linked to *Water quality*, however,
429 this interaction is in the form of water quality monitoring alone as this group does not have
430 the authority to remediate water quality.

431 Issues with accountability can be seen through the comparison of departmental and
432 management agency actions in both models. For example, *Waterways management* is
433 included in both models and represents actions to protect and conserve freshwater and
434 estuarine environments. *Waterways management* is expected by stakeholders to have a direct
435 influence on *Public water management* where planning and use of water are determined.
436 However, the diversity of views on the effectiveness of existing interactions with *Waterways*
437 *management* and of the management influence of *Public water management* on *Water*
438 *allocation* determine that *Public water management* is only included in the strong-link model.
439 If accountability was obvious, as in the Strong links model, there would be no diversity of
440 views on the existence of links between *Public water management* and *Waterways*
441 *management* or the actions taken regarding the allocation of water resources.

442

443 ii) *Future model*

444 In the future models, there was a small increase in the potential stability of the system
445 due to the removal of links from *Agricultural land use* and *Industrial land use* to *Nutrients*,
446 and the link from this agricultural variable to *Base flow/water resource* (Figure 4) (class I,
447 $wF_n = -0.38$). In this situation, agriculture and industry may still input nutrients into
448 waterways and the estuary; however, these new regulations ensure there is no increase in the
449 amount of nutrients entering the system. The same situation applied for the use of base flow
450 by agriculture; base flow can still be used but its use cannot increase.

451 Stability increases to a high level following the clarification of overlapping
452 jurisdictions, as identified during model building, to leave only one agency responsible for
453 managing water quality. This occurs through two mechanisms. Firstly, the removal of the link
454 from *Water quality* to the *Local planning agency* and secondly, the removal of the links
455 between the *Local planning agency* and *Reserves/wetlands* (class I, $wF_n = -1.00$). New links
456 in the future model are from the *Local estuarine conservation group* to *Agricultural*
457 *regulation*, *Waterways management* and *Environmental management & conservation*, to help
458 ensure management is effective by providing additional backups in case the strength of any
459 management links declines. For instance, the extra links from *Local estuarine conservation*
460 *group* are predicted to reduce the actions by *Water allocation* that negatively impact *Water*
461 *quality*, such as increased *Nutrients/general pollutants* through *Drain flow*. These links are
462 also predicted to increase action by *Agricultural regulation*, *Waterways management* and
463 *Public water management*, allowing more effective management of impacts on the estuary.

464

465 3.2 High level governance structure

466 i) Current models

467 The weak-link high level governance model has a relatively low potential for stability
468 (class I, $wF_n = -0.33$) and is ineffective, similar to the local governance model, because there

469 are no management agencies or other variables that improve *Environmental quality*. The
470 strong-links model is even less stable (class I, $wF_n = -0.17$) despite *Resource*
471 *management/protection agencies*, the *Sustainable development industry* (i.e., ‘green’
472 developments), *Eco-government decisions* and *Urban land use* all being predicted to
473 positively impact the environment. Instability is higher in the strong-links model due to
474 reciprocal positive links between *Resource management/protection agencies* and *Eco-*
475 *Government decisions*. This feedback is problematic in that a decline in one variable will
476 stimulate a continual decline in both variables. For example, a decline in *Resource*
477 *management/protection agencies* would cause a decline in ‘*Eco-government*’ *decisions*,
478 which would, in turn, cause a further decline in *Resource management/protection agencies*
479 and so on until neither the agencies nor environmentally-based decisions existed. This issue is
480 addressed in the future high level governance model.

481 An issue in the weak-links model is the predicted decline or lack of change in
482 *Environmental quality* following inputs to all management variables. This lack of
483 management success is therefore addressed in the future model. *Total resource use* also plays
484 an important role in the response of *Environmental quality* in the strong-links model. This
485 was identified as the response of *Environmental quality* to increases in itself is ambiguous,
486 meaning that an increase in *Environmental quality* could actually cause it to decline. This
487 response exists due to the counteracting feedback cycles involved in the direct relationships
488 between *Total resource use* and *Environmental quality*, and the indirect relationship between
489 *Total resource use* and *Resource management/protection agencies* (Figure 5). Essentially, if
490 *Total resource use* is high, *Resource management/protection agencies* are perceived to have a
491 minimal impact and *Environmental quality* will decline. However, if it is low, remedial
492 actions taken by *Resource management/protection agencies* may be sufficient to improve
493 *Environmental quality*.

494 An additional issue identified in the current High level governance models is the
495 presence of ineffective feedback between *Eco-government decisions* and *Environmental*
496 *quality*. An increase in *Eco-government decisions* is not predicted to have any effect on
497 *Environmental quality* or any other variable without strong links from the government to
498 ensure appropriate monitoring and management of the environment. In addition, in the weak-
499 links model an increase in *Environmental quality* is predicted to increase both *Real estate*
500 *values* and the *Economic value of the environment*.

501

502 ii) *Future model*

503 Altering the high level governance model to include links that would increase
504 environmental quality, through effective management and monitoring, resulted in a model
505 with a high potential for stability (Figure 6) (class I, $wF_n = -0.85$). To achieve this, negative
506 links from the development variables (*i.e.*, Raw and Urban development agencies) to *Eco-*
507 *government decisions* are removed. In addition, the links between *Environmental quality* and
508 *Resource management/protection agencies* that exist in the strong-links current model, are
509 retained to represent strong and effective monitoring and management. As a result, action
510 taken by *Eco-government decisions*, *Resource management/protection agencies*, *Sustainable*
511 *development agencies* and *NGOs* are all predicted to positively impact *Environmental quality*.

512 The positive feedback that contributes to instability is removed through the deletion of
513 the link from *Eco-government decisions* to *Resource management/protection agencies*. This
514 determines that, while these agencies are still influenced by government decisions, their main
515 role is in the management and monitoring of environmental quality regardless of any political
516 debate.

517 Issues identified with the strength of *Total resource use* are diminished through the
518 inclusion of a negative link from *Eco-government decisions* to *Total resource use* to represent

519 new legislation for impacts from existing and new developments in the region. This
520 relationship, if strong, can counteract the negative influence that already exists between *Total*
521 *resource use* and *Environmental quality*.

522 In conjunction with previously mentioned changes, the negative link from the
523 *Economic value of the environment* to *Eco-government decisions* provides the government
524 with the opportunity to effectively improve the quality of the environment, and in doing so
525 improve real estate values and the local economy. It is important to note that without direct
526 effective regulations to improve or remediate environmental quality, the stimulation of
527 additional development in the region by increased real estate values and a strong local
528 economy is still predicted to cause environmental decline.

529

530 **4. Discussion**

531 The health of the Peel–Harvey estuary (Hale and Butcher 2007), and many estuaries
532 globally (*e.g.*, Glaser 2003, Meybeck 2003, Mallin *et al.* 2007), is at a critical juncture for a
533 range of ecological as well as social and economic reasons (Rapport *et al.* 1998, Rogers *et al.*
534 2010). Water and environmental quality were the most important assets identified by
535 stakeholders and are generally in poor condition with algal blooms, deoxygenation and
536 undesirable changes to the aquatic communities commonplace. Action is necessary to
537 circumvent further environmental decline and the discontent of local communities as a result
538 of a return to a hyper-eutrophied state. Impacts on water and environmental quality occur
539 throughout the catchment and qualitative modelling of the governance structure of this
540 system highlighted that management must focus on the root cause, not simply the observed
541 effects. In addition, gaining an understanding of key drivers and dynamics associated with the
542 social-ecological system through processes such as stakeholder-informed qualitative
543 modelling is important as a prerequisite for genuine action to occur.

544 Ostrom's (1990) eight design principles for governance mechanisms in long-lasting
545 commons are relevant when assessing issues in systems such as that represented by the Peel–
546 Harvey governance models. For instance, Ostrom's first two design principles were: 1)
547 clearly defined boundaries of the commons; and 2) rules for the appropriation and provision
548 of common resources. We can think of these principles as the requirement for departments
549 and agencies to have a clear understanding of resource users and their rights as well as the
550 responsibilities and public expectations for management. In the Peel–Harvey estuary,
551 different stakeholder perceptions of the existence and strength of links was the result of
552 unclear roles and responsibilities. Furthermore, the effectiveness of catchment-level policy
553 interventions is frequently limited by overlapping jurisdictions and fragmented administrative
554 structures. In some cases this resulted in weak or non-existent monitoring of assets – another
555 key principle for the design of governance structures (Ostrom 1990). In order to determine
556 the most appropriate management strategies, clear lines of responsibility were incorporated
557 into the future models. Problems with overlapping responsibilities are also apparent with the
558 urbanisation of wetlands around the world, which are often prime waterfront real estate.
559 Wetlands are critical habitat for wading birds, and act as a natural filter to reduce pollutants
560 entering the estuary (EPA 1993). Such issues are commonplace, and a sustainable approach
561 to land and water management has proved difficult to achieve in other locations (Franks
562 2010).

563 The need for sanctions for those that violate rules was also identified by Ostrom as a
564 key principle that should be addressed in governance systems. In some cases, the Peel–
565 Harvey system lacks a means of ensuring compliance with rules. For instance, agricultural
566 and industrial inputs reduce water quality in the estuary, yet they cannot be regulated by the
567 government department mandated to manage public water resources and there is no
568 consistently effective strategy to deal with non-compliance. In the Philippines, irrigation

569 systems were found to work more effectively when compliance was controlled by the farmers
570 themselves rather than by the government (Araral 2009). However, such situations are likely
571 influenced by the social networks of the farmers including the widespread integration of
572 infrastructure providers within the community of irrigators (Anderies *et al.* 2004). At a larger
573 scale, such as in developing countries where foreign aid is often provided to public agencies
574 that are not always dedicated to the swift improvement of public welfare (Araral 2008),
575 ineffective governance structures can result in widespread non-compliance that may take
576 decades to recover from. While this is not the case for governance in the Peel–Harvey
577 estuary, the transfer of compliance control to the public is also not likely to be an effective
578 option. This is because the resource users (*i.e.*, the general public) are a disparate entity. That
579 is, they do not know each other and are totally removed from any decision-making except
580 through local and state elections. Similarly, in order for the rules to be complied with there is
581 a need for legislation to support the regulator.

582 Many governance systems around the world could benefit from mutual accountability,
583 either through the integration of effective approaches to management by different
584 departments (*i.e.*, the Peel–Harvey estuary) or the confirmation that funds provided have
585 actually resulted in effective remedial actions (Mookherjee 1997). A lack of accountability
586 was identified as a critical issue for the success of environmental strategies when strong
587 environmental management and monitoring alone were found to be insufficient to improve
588 water quality and socio-economic assets. Mutual accountability occurred in the models as
589 feedback between the responsible agencies and departments and the environment, and is
590 critical to ensure each aspect of the system is performing successfully. Feedback essentially
591 allows for ‘self-correction’ and adaptability, and was found to be nonexistent in the weak-link
592 local governance model and ineffective in the strong-link local governance model. The
593 effectiveness of management improved when direct measures were incorporated into the

594 future models to monitor and regulate the processes indirectly affecting water quality. This
595 result showed the value of governance structures that are expanded from merely water and
596 estuarine management to broader, more integrated frameworks (Memon *et al.* 2010). In
597 Europe, a suggested reason for the inability to achieve sustainable approaches to estuarine
598 management was a lack of accepted trade-offs between agricultural or industrial land-use,
599 and a scarcity of land required for the preservation of water quality and the environment
600 (Franks 2010).

601 A net gain in social, economic or environmental benefits (*i.e.*, beneficial outcomes for
602 the environment, increased real estate values, etc.) was predicted in all models following an
603 improvement in the environment. Thus, it would appear that a transaction cost (*e.g.*,
604 Williamson 1981, Araral 2013) or trade-off between the resource sector, conservation and
605 business interests should not be a major concern in the Peel–Harvey system. Unfortunately,
606 altering perceptions as to the holistic benefits of improving environmental health while also
607 maintaining business and resource interests may not be easy to achieve. In addition, the
608 adoption of new ideas or techniques for environmental management is often perceived to be
609 difficult (Guerin 1999) and therefore slow to gain traction. This is particularly the case if the
610 change requires integration with existing management or if the process is difficult to
611 understand. Effective communication may be the critical factor in driving the adoption and
612 success of environmental strategies.

613 Effective communication will be valuable for the adoption of any new idea or
614 governance strategy. Effectiveness may be dependent on whether a direct or indirect process
615 for improvement is involved. For instance, Guerin (1999) suggested that a land-owner would
616 be more likely to alter land-management practices when the current practice directly impacts
617 the productivity of their land, such as grazing on contaminated land, than for indirect
618 measures that increase productivity, such as reducing pollution on nearby farms. In addition,

619 the adoption of new environmental strategies is dependent on the trade-off between
620 immediate and long-term benefits. For example, it can be argued that reversing a decline in
621 environmental quality is in the best interests of the community as it increases real estate
622 values and benefits the local economy. However, in the relatively short political time-frames
623 that exist today, there may be little perceived benefit in immediate expenditure to observe a
624 benefit in five to ten years. Growing public awareness of environmental issues may combat
625 this to some extent if environmental management is also seen as political sustainability (Levy
626 1997).

627 Qualitative modelling proved to be a valuable technique to focus stakeholders on core
628 variables and drivers of change for the assessment of strategies for improvement in the Peel–
629 Harvey estuary. We suggest this technique will have similar effectiveness in guiding research
630 and focussing management on key issues in other fields dealing with complex systems. The
631 theory behind the technique was first implemented in economics in the mid 1960s (Quirk and
632 Ruppert 1965) and has also been used in fisheries management (Metcalf *et al.* 2010, 2011),
633 assessment of mining impacts (Dambacher *et al.* 2007) and the identification of climate
634 change and coastal governance issues (Stocker 2011). The method is relatively quick to use,
635 in comparison to other data-intensive models, cost-efficient and easily incorporates
636 stakeholder input. The ability to produce models during workshops is beneficial to ensure
637 stakeholder agreement on model structure, and to identify new links and variables of
638 importance. One limit of the approach is that the models apply to equilibrium systems (Justus
639 2006); however, where thresholds for shifts between states are known, multiple alternative
640 models can be used to represent alternative states (Marzloff *et al.* 2011). The inability to
641 precisely predict the magnitude of a perturbation response is another limitation of the
642 technique. In addition, qualitative models are limited by size and complexity. For example, a
643 large (> 20 variables) model that is also very complex (*i.e.*, variables with numerous

644 reciprocal links) will tend to be highly ambiguous and may therefore be relatively unreliable
645 (Dambacher *et al.* 2003). This limitation may be overcome by ensuring models focus on a
646 relevant subsystem of a size and complexity that will allow high predictability while also
647 ensuring inclusion of key variables, or through the integration with quantitative modelling
648 techniques (Metcalf 2010).

649 The Peel–Harvey estuary is returning to a highly eutrophied state; qualitative models
650 suggest that, as they stand, the management structures are insufficient to halt this decline, let
651 alone rehabilitate the system. While scientists and managers are aware of the severe
652 ecological problems in the Peel–Harvey estuary, the critical point (here and in many other
653 places globally) is that stakeholders and the general public lack an effective means to
654 rehabilitate and manage the system due to ineffective governance structures, or policies that
655 are only weakly implemented. These governance problems are seen as a common theme
656 through the six different models elicited in this study. Alterations to governance structures are
657 likely to be aided by the consideration of Ostrom’s (1990) design principles for robust
658 governance systems. In addition, the use of qualitative modelling to identify strategies for
659 improved governance or management can be used broadly across different social, economic
660 or ecological problems and locations.

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666

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792

793

794 Dr. Sarah Metcalf is a Research Fellow at Murdoch University and is currently investigating
795 potential adaptation strategies for social, ecological and economic impacts of climate
796 change in coastal communities.

797 Dr. Jeffrey Dambacher is a Senior Research Scientist at CSIRO Mathematics, Informatics
798 and Statistics.

799 Dr. Peter Rogers is currently Chairman of the Western Australian Marine Science Institute.
800 Prior to this he was Executive Director of the Department of Fisheries, Government of
801 Western Australia, for 15 years.

802 Professor Neil Loneragan is the Director of the Centre for Fish, Fisheries and Aquatic
803 Ecosystem Research and holds the inaugural Chair in Fisheries Science at Murdoch
804 University, Western Australia.

805 Dr. Daniel Gaughan is the Supervising Scientist (Program Manager) of Stock Assessment
806 and Data Analysis at the Department of Fisheries, Government of Western Australia.

807

808 Figure 1. Peel–Harvey estuarine region, which includes Peel Inlet and the Harvey estuary.

809

810 Figure 2. Example signed digraphs of (a) a sign stable system, class I systems with (b) two
811 and (c) four variables, and (d) a three variable class II system. Links between variables
812 denote the sign of negative (—●) and positive (—▶) direct effects. Links starting and
813 ending in the same variable denote self-effects, which represent a reliance on factors external
814 to the modelled system or density dependent growth; see text for additional explanation.

815

816 Figure 3. Structure of the two Local governance models (current situation). Model structures
817 have been shown on one figure to easily display differences between the Strong-link model
818 (includes dashed blue lines and black lines) and those included in the Weak-link model (black
819 lines only). Strong- and weak-link models were analysed separately. Two possible links have
820 been assessed between *Public water management* and *Water allocation*.

821

822 Figure 4. Future local governance model where (a) highlights links that were included (blue
823 dashed links) and removed (orange dashed links) from Figure 3 while (b) shows the final
824 future local governance model.

825 Figure 5. High level governance model (current situation) including links used in the strong-
826 links model (blue dashed lines). The dashed links were removed for the weak-links model.

827

828 Figure 6. Future high-level governance model with links to be included (dashed blue lines)
829 and links to be removed (dashed orange lines) to improve stability, management and
830 governance.

831

832

833

834 Figure 1

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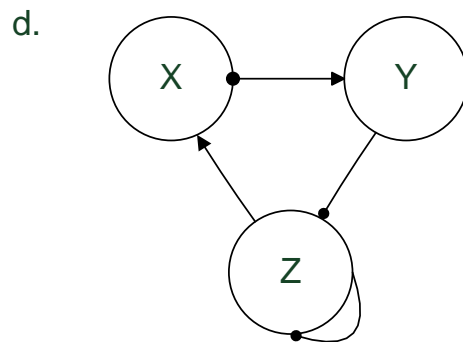
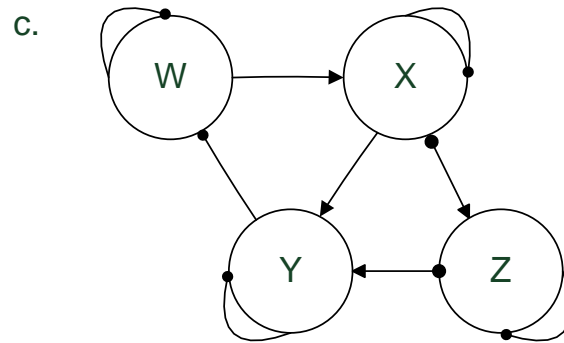
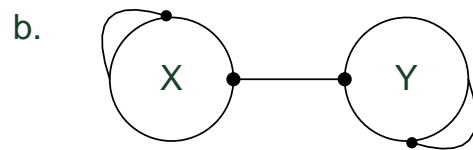
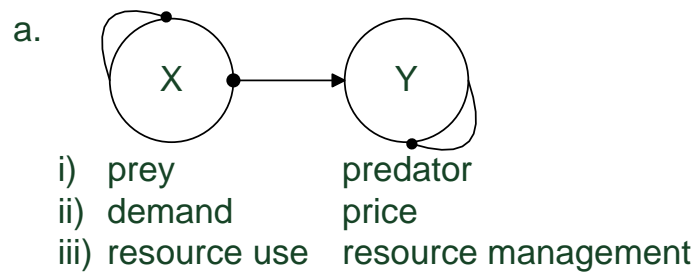
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839 Figure 2

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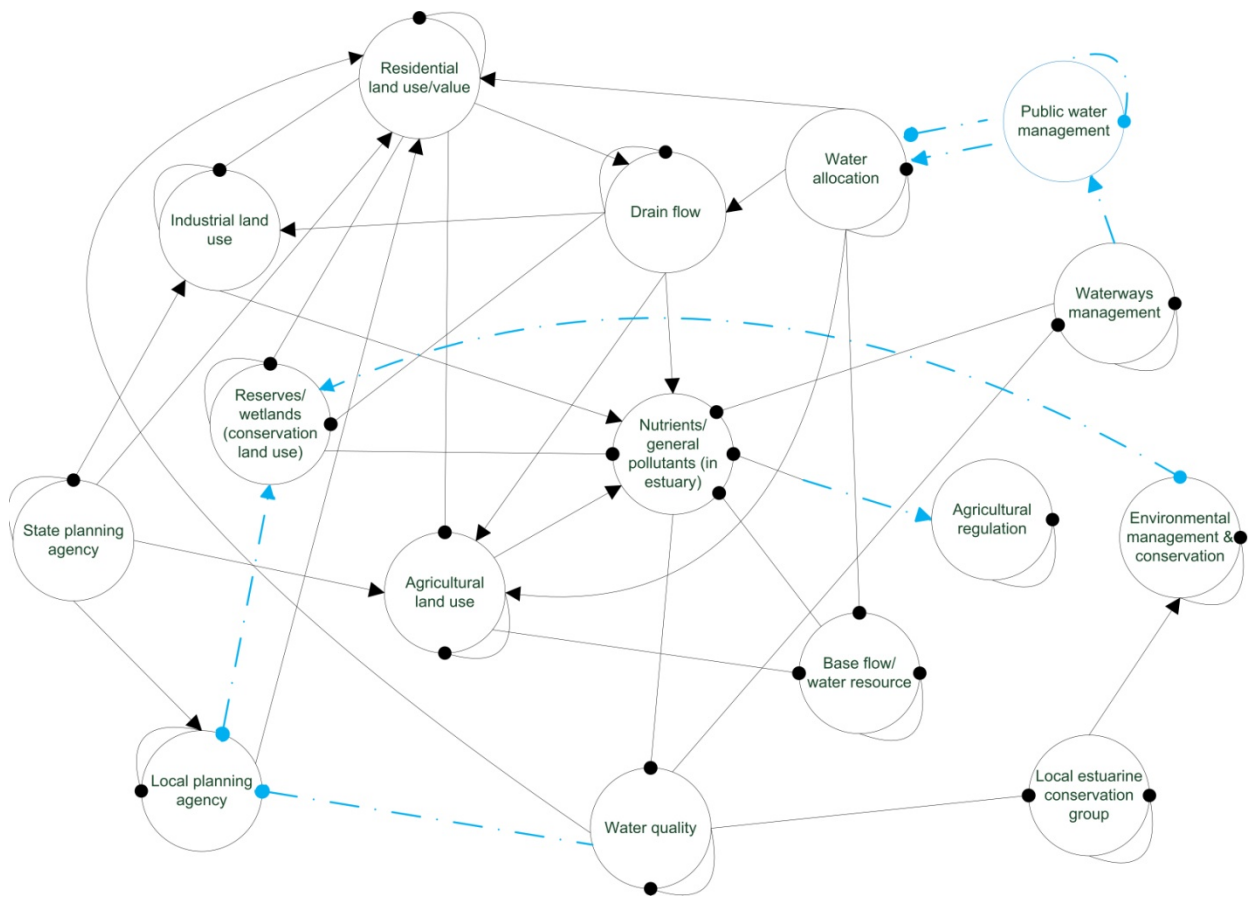


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844 Figure 3



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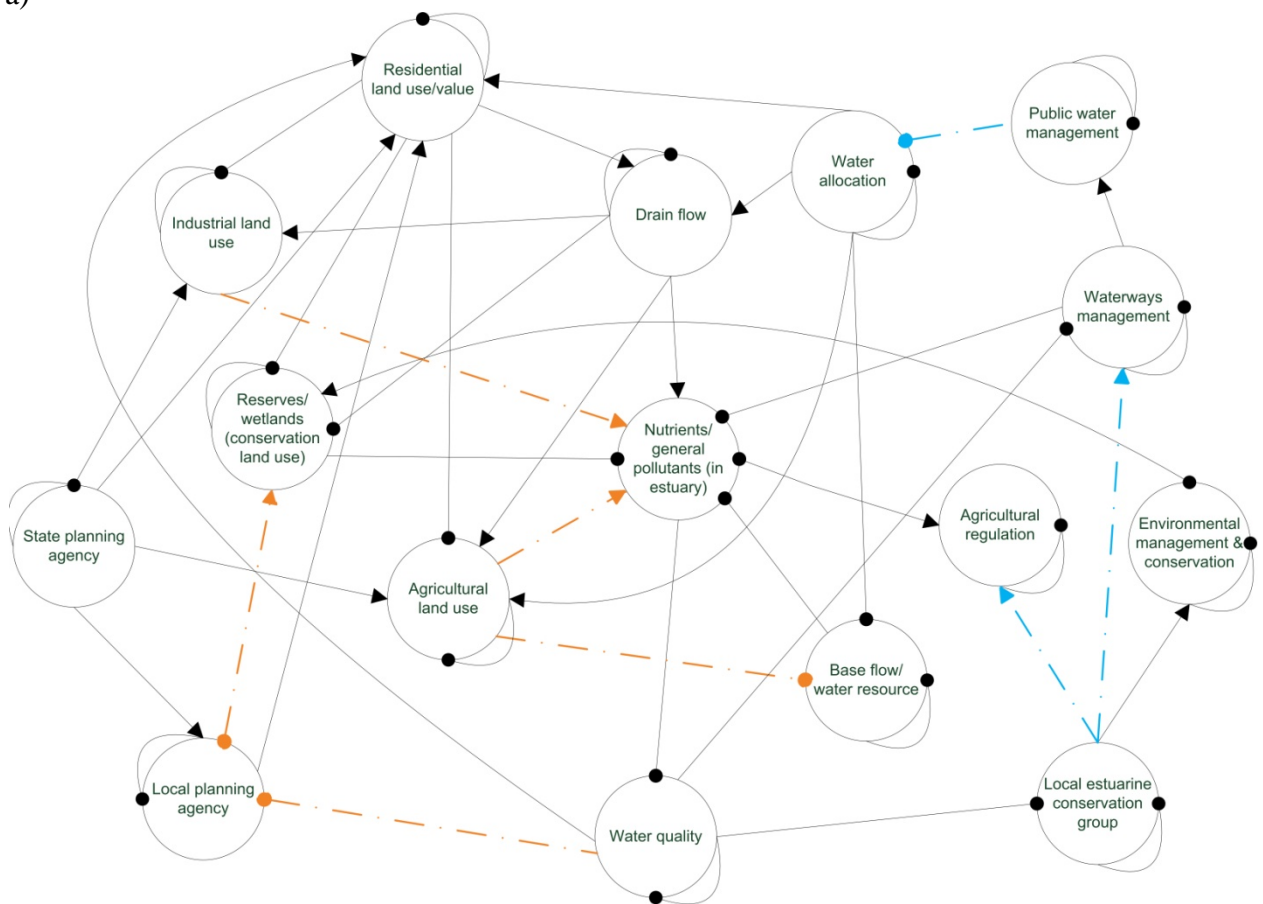
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848 Figure 4

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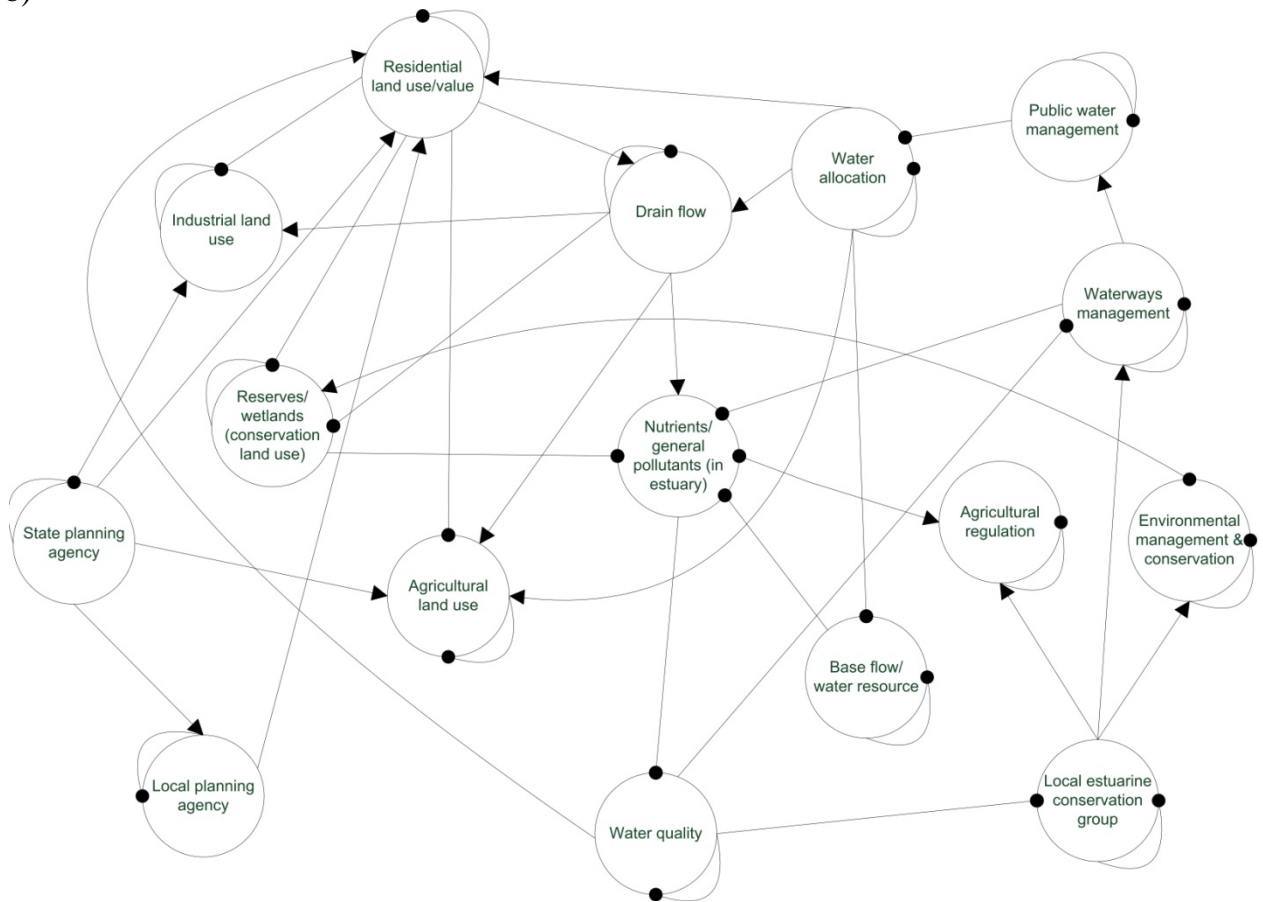
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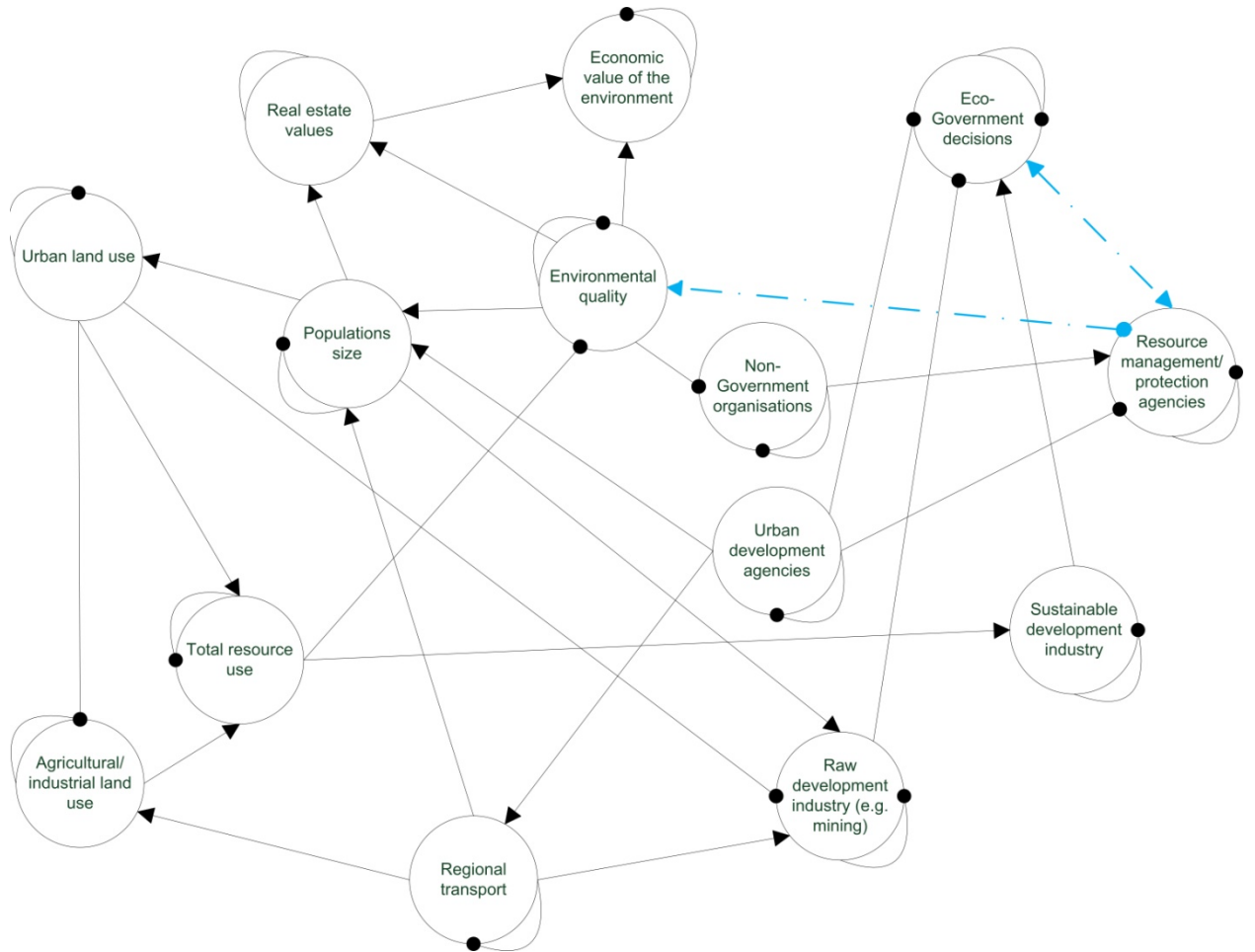
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Figure 5

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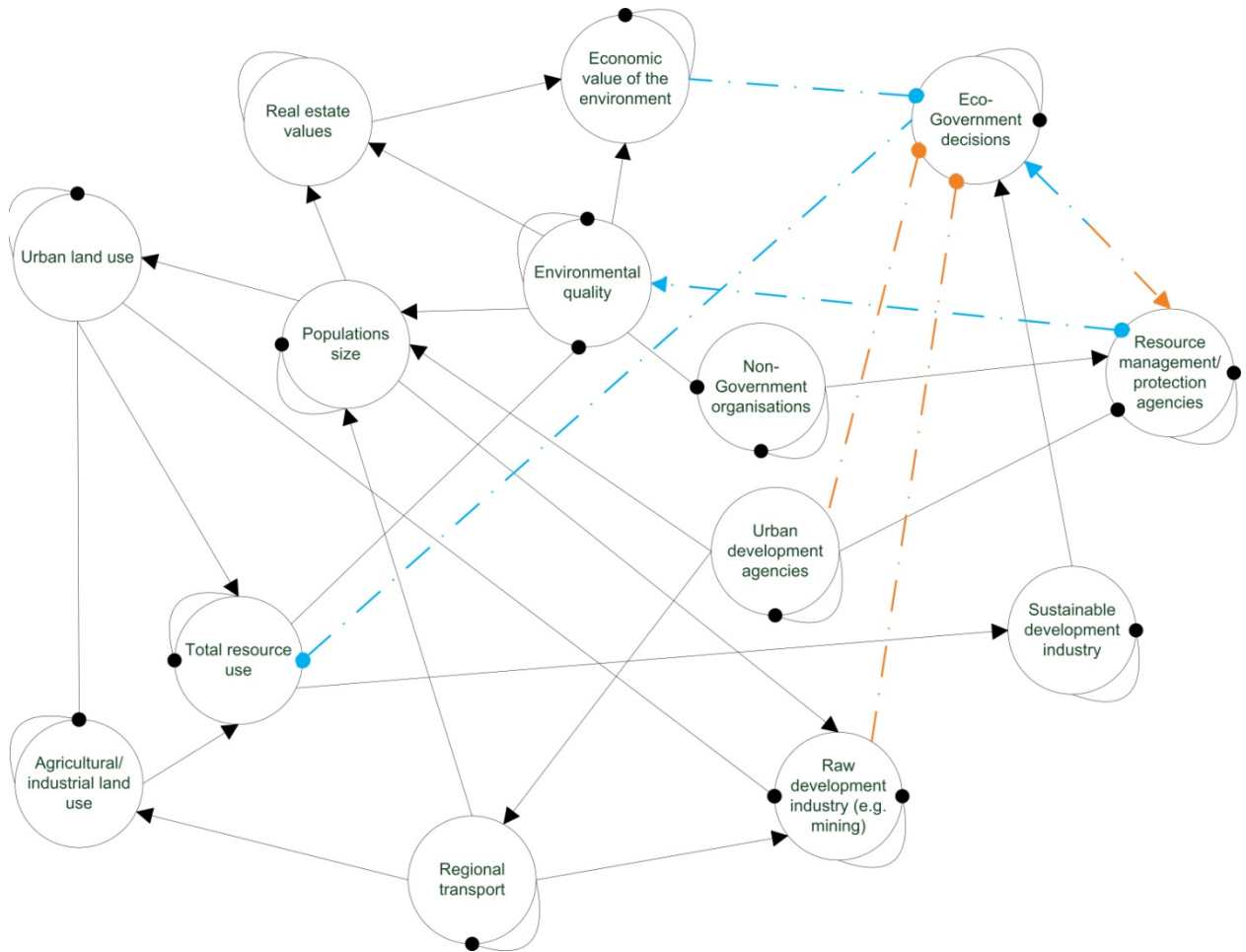


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867 Figure 6

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871 Table 1. The level of governance assessed and the different versions of the models
 872 produced in the study. Different levels of governance (local and high level) were assessed to
 873 allow the investigation of processes occurring at all levels. Different versions of models were
 874 produced to ensure all workshop participants' perceptions were represented and that future
 875 management strategies could be identified.

Governance level	Model versions	Participant perceptions represented
Local level (operational level)	<ul style="list-style-type: none"> • Strong-link local level model (Current situation) • Weak-link local level model (Current situation) • Future local level model 	<ul style="list-style-type: none"> • Strong and effective management actions, collaboration, accountability and eco-government decisions. • Weak and ineffective management actions, collaboration, accountability and eco-government decisions. • Perceptions and management strategies that provided the most ideal outcome for stability and asset management.
High level (broader community and governmental level)	<ul style="list-style-type: none"> • Strong-link high level model (Current situation) • Weak-link high level model (Current situation) • Future high level model 	<ul style="list-style-type: none"> • Strong and effective management actions, collaboration, accountability and eco-government decisions. • Weak and ineffective management actions, collaboration, accountability and eco-government decisions. • Perceptions and management strategies that provided the best outcome for stability and asset management.

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878 Table 2. Variable description, definition and role for the Local governance models. The
 879 role of variables in the Strong link model (dashed lines, Fig. 3) has been described as this
 880 includes links from both the Strong and Weak link models.

Variable name	Definition	Role (Strong link models)
Water quality	Quality of estuarine water for ecological and recreational (i.e. boating, fishing) use.	Good water quality increases residential land values.
Nutrients/general pollutants	Waste products from run-off as well as residential, agricultural and industrial land use.	Reduces water quality.
Base flow water resource	Freshwater inflow from rainfall and aquifers.	Flows into the estuary and reduces nutrient concentrations.
Reserves/wetlands	Conservation areas and undeveloped land adjacent to the estuary.	Reduces nutrient concentrations by filtering and storing nutrients.
Drain flow	Engineered drainage and flow of water and waste from various inputs.	Increases nutrient concentrations in estuarine waters, and reducing flooding which reduces wetland sustainability and allows industrial land use.
Public water management	Responsible for planning and allocation of water use to private businesses.	Increases or decreases allocation, depending on advice from various parties including <i>Waterways management</i> .
Waterways management	Responsible for water quality management.	Monitors estuarine water quality, acts to reduce nutrient input and provides advice on appropriate water allocations.
Local estuarine conservation group	Small group working to improve estuarine health.	Monitors water quality and informs <i>Environmental management & conservation</i> if water quality declines.
Environmental management & conservation	Management agency responsible for managing the environment.	Improves and maintains effective reserves, wetlands and conservation areas around the estuary.
Agricultural regulation	Agency responsible for managing agricultural waste products.	Monitors and reduces agricultural nutrient inputs
Water allocation	Amount of water available for all usage types.	Reduces base flow while increasing drain flow and capacity for residential and agricultural land use.
Local planning agency	Agency responsible for development and management of land use in local area.	Monitors water quality and wetlands and enables increased development and residential land use.
State planning agency	Responsible for statewide development.	Allows agricultural and industrial land use and encourages local development approvals.
Agricultural land use	Use of land for agricultural purposes.	Uses base flow for irrigation etc. and inputs estuarine nutrients into waters flowing into the estuary.
Residential land use/value	Use of land for residential purposes.	Is allocated water and increases estuarine nutrient input through runoff from impervious surfaces, fertiliser use etc.
Industrial land use	Use of land for industrial purposes.	Increases estuarine nutrient input through waste products.

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883 Table 3. Variable description, definition and role for the High level governance models.
 884 The role of variables in the Strong link model (dashed lines, Fig. 5) has been described as this
 885 includes links from both the Strong and Weak link models.

Variable name	Definition	Role (Strong link models)
Environmental quality	Environmental quality for supporting biodiversity, ecosystem structure and function.	Good environmental quality improves real estate values and the economic value of the environment, therefore also increases population size.
Economic value of the environment	Monetary value placed on a healthy estuary as well as the value proffered to businesses and the community through regional tourism.	Is increased by higher real estate values and good environmental quality, however, change in the economic value of the environment does not impact any other variable.
'Eco-government' decisions	Decisions that improve <i>Environmental quality</i>	Increases actions by resources management/protection agencies and is influenced by development agencies.
Resource management/protection agencies	Agencies mandated and resourced to enact the required level of regulation for environmental/resource use .	Monitors and manages environmental quality and is influenced by 'Eco-government' decisions, NGOs and urban development agencies.
Real estate values	Value of housing, land and property for businesses.	Increased by population size and environmental quality and influences the economic value of the environment.
Population size	Number of people residing in the area.	Influences by transport accessibility, available housing (i.e. urban development agencies) and environmental quality.
Urban land use	Land used for residential, retail purposes and provision of services.	Increased by population size and impacts Total resource use. Reduces agricultural and industrial land use through competition for land.
Agricultural/industrial land use	Use of land for agriculture and industry.	Increases Total resource use in the area.
Total resource use	Overall impact of population size and urban development in the region.	Reduces environmental quality and stimulates 'eco-friendly' developments.
Raw development industry	Use and development of land for heavy industry such as mining.	Reduces 'Eco-government' decisions through lobbying and pressure to maintain heavy industry in the region.
Urban development agencies	Responsible for developing land into urban centres/housing estates.	Reduces 'Eco-government' decisions and management actions by Resource management/protection agencies through political pressure for housing developments.
Sustainable development industry	Encourage and implement 'eco-friendly' urbanisation.	Acts to reduce Total resource use through 'eco-friendly' developments and encourages 'Eco-government' decisions.
Non-government organisations	Independent groups encouraging and assessing environmental management.	Monitor environmental quality and encourage remedial action by Resource management/protection agencies.
Regional transport	Ease of access to the area.	Increased by urbanisation (i.e. housing availability) and enables easy transport to Perth or industrial areas for employment.

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