

Equine and Property Management Plans

Factsheet 20 – May 2017



Introduction

Many residents have come to live in the Shire of Chittering to experience a rural lifestyle in close proximity to the Perth Metropolitan Region. Part of the attraction is the ability to have relatively large hooved animals such as horses, cattle, sheep etc. and the like on their doorstep.

There has been however, particularly in rural residential estates, an increase in 'over grazing' and as such, some residents have been required to submit 'Property Management Plans' to ascertain whether the current management practices of the property are in accordance with the Shire of Chittering's *Local Planning Policy No. 24 – Stocking Rates*.

This guideline may be used to calculate the number of animals or stock that can be kept on properties within the Shire of Chittering. The Shire of Chittering will use the stocking rates that are calculated under these guidelines to assess applications for the keeping of stock.

What is overgrazing?

Overgrazing is the degradation of the land normally associated with the overstocking of the property, causing loss of top soil, loss of natural vegetation, flooding and soil erosion, and dust issues.

How is the Shire generally alerted to incidents of overgrazing?

The Shire is generally alerted to incidents of overgrazing by third party complaint and observation by Shire officers in the course of their normal duties.

How many animals can I keep?

In determining the number of animals that may be kept on a property it is important to note that any calculation for stocking rates will relate to the area of cleared pasture (not the lot size) and determined according to the Shire of Chittering's *Local Planning Policy No 24 – Stocking Rates*.

You need to be sure the property can sustain the number of animals you plan to run on it. There is a guide based on a measurement, which refers to the animal's food consumption. This measurement is called a Dry Sheep Equivalent (DSE). The animals listed in Schedule 2 of *Local Planning Policy No 24 – Stocking Rates* have been allocated a DSE rating on the basis of land available.

Why does the Shire require Equine and Property Management plans to be undertaken?

The Shire may consider an increase in the number of animals, to twice the number stipulated in the stocking rates, where the land is managed in accordance with an approved equine/property management plan which addresses the following:

- Number and type of stock,(current and proposed)
- Age and height of animals (horses)
- Soil type and topography
- Size of property and area used for keeping of animals
- Stabling practices
- Area where horses are ridden

- Feeding regime i.e. yarded/stabled – hard fed etc. (how long stabled/grazing)
- Collection, storage and disposal of manure, including fly management and odour control
- Nutrient management plan
- Pasture management – irrigation, fertiliser application rates, weed control, soil type and dust controls
- Water availability and use
- Prevention of land degradation
- Impact on the neighbouring properties as a result of overgrazing, i.e. noise, smell, dust etc.
- Reference to the Shire of Chittering's *Local Planning Policy No 24 – Stocking Rates*
- Fencing as per *Local Planning Policy No 22 – Fences*

Who does the application get referred to?

Generally the applications are referred to Chittering Landcare for their referral. If an application is above and beyond that which is normally undertaken, then the Department of Food and Agriculture may be consulted in addition to other relevant State Government Departments such as the Department of Water or the Department of Parks and Wildlife.

What do I need to do before I submit an 'Equine/Property Management Plan'?

Generally prior to submitting an application you are expected to liaise with the Shire's Planning and/or Compliance Officer. Once you've ascertained the need to submit an application, we encourage you to:

- 1) Liaise with Chittering Landcare. They will be able to guide you as to how to prepare the property management plan, and advise you as to improved practices in managing the property.
- 2) Prepare a Property Management Plan in accordance with the Equine Management Template. Add any additional information, practices etc. which you believe is relevant.

It is critical that a site plan which accurately reflects the layout of the property is included indicating locations of:

- Stables/shelters;
- Arenas/round yards;
- Paddocks;
- Driveways; and
- Structures not associated with the animals i.e. dwellings, outbuildings, garages, manure stockpile, compost bins etc.

- 3) Once you have liaised with Chittering Landcare, and the report is completed then you can submit the application to the Shire along with a fee for it to be assessed.

In submitting the application, we encourage you to ensure that the report is written in a manner which describes how you envisage the activities are going to be undertaken, rather than what should be done.

The Management Plan is essentially what is 'approved' and as such management of the property should be undertaken in accordance with this plan and any additional conditions of any approval issued.

Enquiries to;

Shire of Chittering, Development Services

Visit: 6177 Great Northern Highway, Bindoon

Phone: 08 9576 4600

Email: chatter@chittering.wa.gov.au

All Shire information is available in alternative formats upon request.