Just Rural

Equine management and infrastructure

Property Management Plan For Keeping two Horses

Stocking Rate 2 Horses

The following information is gathered for applying stocking rates to a property under the Western Australian Landform Research guidelines for Rural Small Holdings

In accordance with the City of Kwinana Keeping of horses Guidelines" town planning scheme. This plan has been prepared in support an application for the property 426 Rowley road, Banjup WA, keeping 2 horses

The Property

The property block 2.0507 Hectares set in a rural atmosphere with a coverage of small banksia trees, set back off the main road. The property is situated in a rural horse established area.

Management

Stable

Stable setback distance location 40 meters from closest west boundary and 28 meters from house dwelling.

The proposed single storey stable, constructed of steel galvanized frame with Colour Bond cladding. to blend in with land, no existing buildings are located on this property.

The stable size 20.0 x 10.0 meters which includes yards. Yards with covers. The stables will comprise 2 stalls 4.0 x 4.0 meters to one side, with a central breeze-way, central doors each end to the building to give maximum ventilation when open.

Additional ventilation to each stall, louvers situated over yard doors to maximise up draft to remove hot damp air and to give good circulation of air flow.

Each stall has crushed lime stone base floor of 19mm limestone (350mm in depth) covered by a layer of rubber matting with saw dust bedding on top.

The lay out will have 2 stalls to one side with access to day yards.

1. Horse numbers 2

Total number of horses that can be housed 2**,** residence.

2. Stock Rating / Paddocks / Grazing

The property is well suited to horses with 4 paddocks to give 100% rotation. Attached property plan of paddock size and position.

All paddock fencing a combination of constructed post & rail and wire with electric fencing, the welfare of the horses is paramount.

3. Stock Rating / Paddock Rotation

With the maximum number of horses being 2, residence, Based on DSE (dry sheep equivalent) tis document sections 17, 18, 19 thus a good rotation can be achieved

4. Irrigation

All paddocks are irrigated, coverage on the paddocks is Kikuyu which whilst not providing good feed does provide excellent dust suppression. Horses will not rely on the paddocks as pasture for feed.

5. Water

Water licence will be applied for 8000KL

6. Horse Manure Disposal

Manure Management, All manure will be removed from the property. Manure will not be applied as a surface dressing or to gardens.

Whilst on the property all manure will be stored in a covered skip bin, reduce flies. The Manure will be removed off the property via contract.

Stable manure will be picked up twice a day and paddock manure will be picked up daily.

Horse drenching will be reduced during **dung beetle** season the months from November to February.

7. Tree Protection

Trees, the area proposed for paddocks, they be fenced off from horses or wrapped. The low scrub on the property be thinned out but not totally removed, to paddock area.

8. Dust and Weed Control

Due to a full irrigation auto system and adequate water allocation dust compression is controlled to the paddocks and ridding arena plus exercise on main arena.

Due to the dense growth of the kikuyu, weed growth is not prevalent, this is combatted by frequent mowing of paddocks. Thus keeping the paddocks thick and rich in growth.

9. Stable, Drainage and Floor Surface

Stalls are built up on a 350mm lime stone base, 19mm crushed lime stone. Internal floor to stable is of 100mm thick concrete with none slip surface.

10. Stable Storm Water Management

Water will be directed into a rain water tank directly beside to the north of the building and therefore provide water to the building for the horses water and general needs of the stable.

11. Stabling of Horses

Up to 2 horses may be stabled at any one time; horses will be bedded at 4pm and paddocked at 8:30am. Each horse would be stable for a proximately 16.5 hours per 24 hour period.

Yards off the stable boxes will enable extended time for the horses to be off the paddocks

12. Enclosed Ridding Arena

Situated in paddocks that horses can be stalled to take pressure off the paddocks if required.

13. Feed

All horses on the property will be hand fed a combination of both hay and hard-feed twice a day.

As stated above, it is intended that our horses will not need to rely on the paddocks for any feed only for a treat.

Any uneaten /stale feed will be disposed of in an appropriate manner, i.e. removed from the property in the same manner as manure. Stale feed will never be left lying around going mouldy.

Hay will be purchased on a regular basis weekly and stored in the feed room. inside the stable complex. All other feeds will be stored in airtight rodent-proof steel containers with sealed lids.

14. Additional feed requirements

Hay be positioned in paddocks so the horses can feast on to take pressure off the kikuyu.

15. Riding Arena / Exercise Roof over

A horse riding area is located central to the property, size 20 x 60 meters. Be south side of the residential dwelling and will flow off the stable building

16. Additional summary

1, Stables situated 28 meters from residential house.
2, Floor area to animals to stables, 2 at 16m2,
3, Building construction to Australian building standards.
4, Ventilation to veterinarian requirements.
5, Floor level above natural ground with minimum of 350mm of crushed limestone to stalls.

17. (DSE) Dry sheep equivalent guidelines

Agricultural of Western Australia policy document
Policy No SRD/pol/lup.20n.
Using all info material provided

Policy table A.1 stocking rate for horses reference pages 6 and 82
Table 2. weight and type of animal, horse 450kg ridding pony 250kg

Soil type and land

- Soil, Pale sand flats, (211Sp) which is good drainage but not rapid
- Wetlands, no swamp or water ways encroaching onto land
- Land, Contour is not excessive, not over 2 Degrees

Base Stocking Rate

- Animal feed, this document page 3 and 4 section 13 and 14
- Avoid soil erosion by pasture coverage and stock rotation, this document page 2 section 2,3,4,5 and 8

Stock rate

Irrigation open pasture 20 DSE per ha, 10,000m2
10 DSE = 1 horse
5 DSE = 1 pony
Therefore 15 DSE 7500m2,0 .75 hectare **grassing time over 24 hours**

18. Land usable

Irrigated pasture = 4235m2

19. Increase Stocking Rate (1 horse / 1 ridding pony) total 2

The following information is gathered for applying stocking rates to a property under the Western Australian Landform Research guidelines for Rural Small Holdings

- Use of stable stalls and enclosed yards with clover
- Time off land
- Grassing required under DSE 3750m2, 485m2 over allowing to fence off existing trees

Stable time 16 hours over a 24 hour period, 1 horse and 1 pony allowed on property with a reserve of .258 based on Agricultural of Western Australia policy guidelines.

- Management plan provided included
- Irrigated pastures,

20. Site Plan Attached page 6

Scale 1 mm = 1 meter
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