

For the Attention of the Serpentine Jarrahdale Shire

RE: 15 Angus Close, Oakford

Property Infrastructure:

House

Water Tank 1x 130lts, 1x 25ltr

Roundpen (Washed White Sand)

Arena (Crushed brick/sand mix) floodlit and retained by single row limestone blocks

Shed/Indoor Stables (4 stables)

Shed leanto (enclosed) – horse tack/feed room

1x Paddock/yard shelter

3 large paddocks

2 medium paddocks

1 small paddock

2 large yards

4 small yards

Concrete wash bay

Bore

Retic to roundpen, arena, middle & back half of the property

What is in the plans?

Retic to front of property

Garden bed at front of house

Continue to plant native plants in garden beds/few native trees

Retained/Raised yards to turn indoor stables into walk in/out

What do we use the property for?

We have horses and use the property for personal use.

Equine Management Plan

Size of property: (2 hectares) 5 acres

Stocking Rate Requested: 8 horses / equivalent stock

Current stock: 3 horses & 2 goats

Property Features to support stock:

- 3 Large Paddocks Irrigated
- 2 Large Paddocks Un-irrigated
- 1 small paddock un-irrigated
- 2 large yards un-irrigated
- 4 indoor stables
- 4 small holding yards
- Adequate fencing for stock throughout

Stock is rotated throughout the paddocks/yards/stables as required to maintain maximum ground cover.

Irrigation of horse exercise areas as required (for dust suppression)

Irrigation to paddocks (some) as required (for dust suppression and to maintain ground cover)

Consistent hay is provided to stock to preserve ground cover as much as possible.

Possible Environmental risks and management:**Dust:**

Irrigation is installed to most areas of the property including but not limited to equine exercise areas (Arena & Roundpen) to provide dust suppression with view to extend the irrigation.

Loss of natural vegetation:

With many fenced off areas to protect existing vegetation and our continuous efforts to plant natives and other plants on our property we do believe all means are taken to prevent loss of vegetation. Where required, for vegetation in stock areas tree guards will be provided.

Odour:

Odours from stock are managed by cleaning manure regularly and composting or removing as required. Composting is done in an elevated, well-draining area.

Our efforts to preserve existing vegetation and continuous efforts to plant new plants and trees also assist as they provide a natural odour buffer.

Manure Management Schedule:

Stables: Daily

Yards: Daily

Paddocks: 4x weekly

Weeds:

By ensuring good quality hay is brought in for the stock and with regular maintenance done throughout the property using sprays and manual labour we are able to manage unwanted weeds.

With plans to seed pasture to suppress weeds.

By undertaking the practices outline in the management plan, the above environmental risks will be minimised.

What we have already achieved since obtaining the property (3yrs):

- Gutters installed to existing stables/shed to collect water in existing tank
- All internal stock fencing installed
- 75% of external fencing replaced (Excluding common fencing with 1 neighbour, though we have approached neighbours about replacing with no reply/interest. It is not an issue with our stock).
- Roundpen installed
- Riding Arena installed
- Bore & retic installed
- Holding yards with shelter installed
- Grass, native trees and plants installed
- Soil improvement
- Considerable fire fuel removed
- Gravel driveway installed (To replace dusty dirt driveway)
- Considerable weeding carried out
- Gravel installed to high traffic areas to prevent erosion i.e. gateways

Future Plans (1-5yrs):

- Extend irrigation for dust suppression/preservation of vegetation
- Plant more native plants/trees in common areas
- Seed paddocks with perennial pastures
- Soil improvement throughout

Other**Re Private Lessons:**

Once every 6 weeks (sometimes not even that often) I organize for my riding instructor to come to my place from Geraldton so I can have my riding lesson. I have a handful of friends who use the same instructor so we plan a day where he can come and we each have our lesson with him (one at a time) in my riding arena. The instructor does advertise this on his facebook page so other locals can book a lesson with him also (to make his trip worthwhile).

This is usually 6-8 people throughout the day (including myself), 1 person at a time for 1 hour each.

Re Clinics:

Also, very occasionally I organize a group lesson (this is called a clinic). They usually run over 1, 2 or 3 days. This usually has between 4-6 riders. It runs from 9am-4pm with a 1-2hour break for lunch. Whilst we aim to start at 9am we often don't start until 10 by the time everyone gets themselves organized.

The private lessons cause 0% disturbance to any surrounding properties. It would be no different if I were riding in my arena all day.

The clinic may cause a very small disturbance to surrounding properties as we do use a speaker/mic so the riders can hear the instructor. However this is usually pretty quiet and we often have riders who cannot even hear the instructor (I am often asked to turn it up, though I don't in order to ensure my neighbors are not disrupted). The clinics usually occur once or twice a year and are more often than not a 2 days clinic (Saturday-Sunday), the speaker doesn't go on until 10am and is off by 4pm with a 1-2hour break during the day.

The instructor will usually advertise a few clinics for the year, see which one is the most popular and cancel the remaining clinics.

Dust suppression is used before/during and after.

All vehicles are parked on my property and cause no disruption to surrounding properties/streets etc.

Re Arena Lights

Usually off by 7pm, 8pm absolute latest. Used 1-4 times per year for an hour or less with the exception of 1 time over a year ago where we had them on 6pm-9pm.



Reticulated Areas

Holding Yards & Indoor Stables
To support up to 8 horses/stock
(keeping them off pasture)

As you can see, we have adequate facilities to properly accommodate up to 8 horses.

Paddocks:

- 3 Large Paddocks
- 2 medium paddocks
- 1 small paddock

Yards:

- 2 Large Yards
- 4 small holding
- 4 indoor stables