



- Proposed Paddocks
- Tree Removal Area. (26) trees.
- Trees (308) trees
- Horse Shelters + Tack shed.
- Arena lights.
- Tree Removal area (Additional) Close to Paddock 5

**OVERALL SITE PLAN**  
SCALE 1:1000 @ A3 SIZE

LOT 87, 26 KARBRO DRIVE, CARDUP  
SITE AREA 26263m<sup>2</sup>

Upgrade existing fencing with RL5 Post and Rail

Equine/ Property Management Plan  
Lot 87, 26 Karbro Drive, Cardup WA 6122

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# Equine/ Property Management Plan

For

Lot 87, 26 Karbro Drive  
Cardup WA 6122

**Equine/ Property Management Plan  
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## **1.0 SITE DESCRIPTION**

The land is zoned Special Rural.

Property is 6.5 Acres with 5 paddocks with horse shelters and proposed two new paddocks as noted on the site plan.

## **2.0 PROPOSED DEVELOPMENT**

### **2.1 HOUSE**

Approved.

### **2.2 SHED**

Approved.

The tack shed is located on the site plan in purple approx. 30 metres from the house.

The shed have a wash down area/tack room/feed room and float storage area.

The shed will collect Rainwater from roof run off be stored in the approved rain water tank.

The shed location has no effect on the environment and will not cause any neighbourhood problems as it is located within the building envelope, not located on any boundaries, water courses and no trees will require removal.

### **3.0 SHELTERS**

Approved.

The shelters are noted in purple on the site plan in paddocks, 1, 2, 3, 4, 6 with attached fenced yard.

The shelters have no effect on the environment and will not cause any neighbourhood problems as they are not located on any boundaries, water courses and no trees required removal.

### **3.2 STABLED HOURS**

Horses/Ponies are stabled in shelter and adjoining yard from approximately 1500hrs to 0700hrs with access to hay and hard feed. Walk in Walk out access to shelter/ yard and pasture/ paddocks during the day from 0700hrs to 1500hrs with access to hay and hard feed.

### **3.3 FEED**

Horses/Ponies are provided adequate hard feed and hay morning and night.

### **3.1 WATER TANK**

Approved.

## **4.0 PADDOCK DESIGN & FENCING**

Currently have 6 developed paddocks in total.

Adequate horse fencing has been erected using pine poles and rails with 2 rows of wire electric fence to stop the horses leaning over.

### **4.1 TREE'S**

We have a large number of mature trees located on property. Please see site plan.

These will be regularly trimmed and excess leaves will be racked up and disposed/ burned at approved times, this will reduce the fuel load.

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## **4.2 PASTURE & SOIL MANAGEMENT**

Over the past 8 months of land ownership, we have improved the rural land tremendously, removing a large number of weeds (which it was full off) we have sown a pasture mixture of safe horse grasses, which will supply good dry matter production.

Paddock areas will be irrigated to help sustain the carrying capacity of the land.

The ponies and horses will be hard feed morning and night and hay morning and night and will be kept in of stable's during the night and paddocked during the day and will therefore have less reliance on grazing and pasture for feed.

The ponies and horses will be kept away from seasonally wet areas..

Our plan is to keep a high level of groundcover to reduce the risk of erosion, to ensure that paddocks are grazed evenly and to have a low proportion of weeds (less than 10%).

Paddocks will be rotated allowing pasture time to grow and re-establish over bare areas (if necessary). This is why we require the two proposed paddocks.

We will conduct soil testing throughout the year to determine lime and fertiliser requirements.

When required paddocks will be mowed to keep grass approximately at the 10cm level.

Grass around house will be moved regularly to keep short at all times.

### **4.2.1 Firebreaks**

Firebreaks will be done yearly as per the Serpentine Jarrahdale Notice, and regularly maintained throughout the year, internal entrance gates will be located the entire way around the boundary of the property to ensure a clear access track.

Gates are located on each fence line around the perimeter of the entire property.

As mentioned, there are fire break exemptions on this property due to the large number of trees present on the boundary.

### **4.2.2 Irrigation**

We have an approved Bore Licence.

An irrigation plan has been established, Paddocks, 1 – 6, Station 5 is the arena and station 8 is the house Area are currently. Proposed Paddock 7 and 8 can easily be added to the irrigation plan.

Approx. 70% of our property will be irrigated.

Irrigation will not be necessary during rainy periods and therefore will not be required year-round, however, it may be required during summer in order to keep pasture cover healthy.

### **4.2.3 Weed Management**

We will continue to manage all weeds and weed by hand whilst maintaining soil fertility.

## **4.3 MANURE MANAGEMENT**

### **4.3.1 Within shelter/ yard**

Manure in the shelter/ yard will be picked up in the late evening after ponies and horse have eaten dinner, then again in the morning after being turned out onto pasture.

Manure on arena any walkways will be picked up immediately.

Manure collected from stables will be harrowed onto paddocks that are being rested to encourage grass growth and eliminate dust.

White river sand are used in horse shelters/yards and are filled up regularly.

### **4.3.2 Within Paddocks**

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Paddock manure will be picked every couple of days and dispersed onto the paddocks that are being rested on a rotational system.

Managing manure on the property might change slightly from time to time depending on issues on the property. We will aim to implement the best practise management appropriately.

#### **4.4 FLY MANAGEMENT**

Our management of manure will greatly assist in the management of fly problems.

#### **4.5 DUST CONTROL MEASURES**

We plan to surface walkways to paddocks in gravel, this will also eliminate ground erosion and plant vegetation screens.

Irrigation will also help with controlling dust in all areas including the arena.

The arena get raked once a week and we irrigate it prior to raking. In summer time t get irrigated more even before we ride on the arena to reduce the dust for both horses and people.