

- Distance between horse keeping areas and nearest dwelling(s) / built structures on the property and adjoining allotments;
- The location of any sensitive uses which may potentially be affected by the development (houses, schools, tourist accommodation, etc.).
- A written description of the proposal, including details on the maximum number of horses to be kept and the area (in hectares) of land needed to accommodate the horses
- Outline how potential impacts will be managed, including manure management (i.e. frequency of disposal, how and where manure will be stored;
- Identify sources of water and associated storage facilities (e.g. dam, reticulated supply etc.);
- Identify the sources of wastewater (e.g. wash down of floats, horses etc.)
- Indicate whether the horses will be hand fed;
- Identify the likely sources and location of odour, dust or other air borne particles (e.g. manure storage, sprays to be used)

HORSE KEEPING

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Horse Keeping

Under the Development Regulations 2008, horse keeping is defined as:

'The keeping or husbandry of horses where more than one horse is kept per three hectares [7.4 acres] of land used for such purposes or where hand feeding of a horse is involved'.

A Development Approval is required in these circumstances or when associated structures (including stables) for horse keeping are being constructed or are to be constructed.

Guidelines for applications

Horse keeping should not create adverse impacts on the environment or the amenity of the locality.

Stables, horse shelters or associated yards should be sited:

- a) At least 50 metres from a watercourse
- b) On land with a slope no greater than 1 in 10 metres.

A concrete drainage apron or spoon drain should be provided along the front of the stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.

All areas accessible to horses should be separated from septic tank drainage areas.

Developments in the form of stables or shelters are recommended to have minimum dimensions of:

- a) Floor area of at least 3.6 metres by 3.6 metres, which is situated at least 50 millimetres above natural ground level;
- b) A minimum roof height of 2.75 metres.

Development in the form of horse keeping yards should have an:

- a) Area of at least 40 square metres
- b) Impervious base with a minimum gradient of 1 in 100 or a free draining base layer (at least 40cm deep in sand only)
- c) Base topped with coarse sand, shell grit, pine bark or the like.

Storage facilities for manure, used litter and other wastes should be designed and sited;

- a) To be vermin proof;
- b) With an impervious base;
- c) To ensure that all clean rainfall runoff is excluded from the storage area.

Horse keeping should not detrimentally affect the character or amenity of its locality or cause unacceptable nuisance to community or the environment by way of:

- a) The disposal of water and waste products;
- b) Any risk to health and well being of community;
- c) The generation of noise, dust, odour, effluent and other similar obnoxious conditions;
- d) Destruction of surface vegetation and soils; or

Inadequate security precautions being taken to prevent straying of animals from the land.

The keeping of horses on land should not occur unless there is secure fencing to prevent the horses straying off the land and provision is made for adequate supervision to ensure the horse's welfare.

Information to be supplied with application

When submitting an application to Council for horse keeping, the following information will need to be supplied:

A site plan showing contours, setback distances from boundaries identifying:

- The location of the area for horse keeping including:
- Exercise areas, stables, holding yards and paddocks (layout, lengths, widths and heights)
- Location of any watercourses and / or dams and the distances of horse keeping areas from such features