KEEPING OF LIVESTOCK CHECKLIST

*(including horses, sheep, and cattle)

Please complete this form and include the following information/fee in your application:-

☐ Completed Development Application Form signed by the landowner.

☐ Application fee in accordance with the City's 'Scale of Fees for Planning Services'.

☐ An electronic copy of the required information (provided on a USB or disc).

☐ Two copies of a site plan drawn to scale (1:100 or 1:200) showing the location of any existing and proposed buildings, structures (including stables and / or paddocks), fencing, trees and shrubs, proposed revegetation, existing and proposed driveways, existing and proposed open drains or borewells, the building envelope (if one exists for the property), and boundary setbacks.

☐ An elevation plan of any proposed buildings / structures (including stables and sheds).

☐ A Livestock Management Plan including the following details:

- Quantity of livestock, rotation schedule between paddocks and duration of stabling, and supplementary feed for the horses;

- A Stocking Rate calculation sheet (*see Appendices*), including the area of irrigated and non-irrigated pastures and the number of horses to be kept in each paddock, in accordance with the Department of Primary Industries and Regional Development (formerly Department of Agriculture) *Stocking Rate Guidelines for Rural Small Holdings – Swan Coastal Plain and Darling Scarp*;

- A Waste Management Plan, in accordance with the City's *Health Local Laws 1996 (Including Amendments)*; and

- Details of irrigation for the proposed paddocks, accompanied by a licence / confirmation from the Department of Water and Environmental Regulation (DWER) that they are satisfied with the extraction of groundwater from a bore on the property to irrigate the paddocks, *if no reticulated water is available to the site*.

☐ A Site Contour Plan if any filling of land is proposed, showing current and proposed site levels.

☐ Where the proposal impacts existing trees onsite, a Tree Survey of all trees with a diameter at breast height (DBH) of ≥100 mm, detailing the location of tree trunks and canopies and identifying tree heights and diameters must be provided with the application.

☐ Pro forma submissions from nearby and adjoining owners - optional (the City will undertake notification of neighbours when this has not been undertaken by the applicant if necessary).

Prior to filling in this form please ensure you have read the City's Planning Policy 3.1.1 – Rural Land Strategy, Health Local Laws 1996 (Including Amendments), and the Department of Primary Industries and Regional Development Stocking Rate Guidelines for Rural Small Holdings – Swan Coastal Plain and Darling Scarp (2000).

1. Species of livestock proposed:- _____

2. Number of livestock proposed:- _____

3. Will the proposal result in the removal of any vegetation?

   Yes ☐ *No* ☐

   If yes, please provide a description of the vegetation that will be removed, including the number of trees proposed to be removed:-

   _____

   _____

4. Does the land fall within the 1:100 year (1% AEP) floodplain as defined by the Department of Water and Environmental Regulation flood planning and mapping?

   Yes ☐ *No* ☐

   If yes, please ensure the design of the floor level of any proposed stables is raised by 0.5m.

5. Is the land connected to a reticulated water supply?

   Yes ☐ *No* ☐

   If no, please provide a copy of the groundwater extraction licence / approval to extract groundwater from the Department of Water and Environmental Regulation.

6. Will there stables and / or a wash down bay (*if yes, a separate application must be made to the City's Health Services*)

   Yes ☐ *No* ☐

7. Is the land subject to a high to moderate risk of Acid-Sulfate Soils, as defined by the Department of Water and Environmental Regulation Acid-Sulfate Soils Mapping?

   Yes ☐ *No* ☐

   If yes, an Acid-Sulfate Soils self-assessment form and, if required as a result of the self-assessment, an Acid-Sulfate Soils report and an Acid-Sulfate Soils Management Plan, is to be submitted to and approved by the Department of Water and Environment Regulation before any development works are commenced. Where an Acid-Sulfate Soils Management Plan is required to be submitted, all development works shall be carried out in accordance with the approved Management Plan.

8. Other information that may assist in the determination of your application:-

   _____

   _____

   _____

Note: If the City considers the proposal is likely to generate significant environmental impacts, the applicant may be required to submit a report from a qualified and experienced environmental consultant substantiating that there is no adverse environmental impact.

Additional information may be required to support the proposal depending on the nature and complexity of the application.

APPENDIX 1. Stocking rates for horses

Table A1 provides an example of the number of horses that are recommended on various land units for different lot sizes assuming some pasture and stock management. The information is derived using Table 1, in the main body of the report.

A single light horse is equivalent to 10 DSE, hence the only way to keep horses on many small holdings is by using special management, which would normally require a stock management plan and permission from the local government authority.

There are many issues to consider. Just a few include:

- Stable design, including drainage controls for manure.
- Manure handling to avoid odour and stable fly problems.
- The type of horse activity varies from family pet to high value racing or stud horses.
- Access to facilities such as training tracks and bridle paths.
- Aside from manure as a health issue and in terms of nutrient export, woodchips used on bridle paths release toxic tannins which can poison surface water.

Section 7 lists additional information sources. The Water and Rivers Commission is also presently working on guidelines for horses on small rural properties.

Table A.1. Stocking rates for horses

Stocking rate unit	Information sheet	1 ha dry #	1 ha irrig #	2 ha dry	1 ha dry 1 ha irrig	5 ha dry
Well drained yellow to brown sands	1	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Rapidly drained calcareous sands	2	2 DSE No horse	Not recommended[#]	4 DSE No horse	Not recommended	10 DSE 1 horse
Rapidly drained pale sands	3	2 DSE No horse	10 DSE 1 horse[#]	4 DSE No horse	12 DSE 1 horses	10 DSE 1 horse
Pale sand flats	4	6 DSE No horses	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Semi-wet soils	5	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Swamps and drains* Salty areas	5.1 5.2	2 DSE No horse	Not recommended[#]	4 DSE No horse	Not recommended	10 DSE 1 horse
Clay flats	6	6 DSE No horse	20 DSE 2 horses	12 DSE 1 horse	26 DSE 2 horses	30 DSE 3 horses
Loamy flats and terraces	7	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses
Gravel slopes Shallow gravels and ironstone outcrop	8	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses
Steep slopes	9	6 DSE No horse	10 DSE 1 horse[#]	12 DSE 1 horse	16 DSE 1 horse	30 DSE 3 horses
Shallow rocky soils and crests	9.1	2 DSE No horse	Not recommended[#]	4 DSE No horse	Not recommended	10 DSE 1 horse
Loamy slopes	10	10 DSE 1 horse	25 DSE 2 horses	20 DSE 2 horses	35 DSE 3 horses	50 DSE 5 horses

Calculated using Tables 1 and 2.

In some areas stock are not permitted on lots of < 1 ha.

* Wetlands should be fenced to exclude stock.

Note: For stocking rates in excess of those recommended for dry pasture and dry pasture with some additional feed, a pasture and nutrient management plan may be required depending on the stocking rate unit and site conditions. See section ‘Increasing Stocking Capacity’.

APPENDIX 2. Increasing stocking capacity

A stock management plan should be prepared when stocking a property in excess of the recommended base stocking rates. This should be subject to approval from the relevant local government authority.

The issues listed below are important to any property but are particularly important when developing a management plan to carry stock at rates in excess of the recommended dry land rate.

A stock management checklist of stock management issues is available in Table A2.

The following guidelines apply to stables and areas of increased stocking rates.

Sites considered for higher stocking rates should:

- preferably be confined to the better soils with higher stocking rates;
- not be located on slopes of greater than 10%;
- not be located in areas of shallow groundwater;
- incorporate drainage management that avoids direct run-off to streams or surface water;
- have yards or pens sheeted with compacted earth, sand or sawdust if located on clay soils;
- be located 100 m from streams, wetlands and lakes for intensive stocking;
- have vegetation belts adequately fenced and maintained between drains, lakes, wetlands and watercourses and the area of intensive stocking.

Yards should be constructed so that:

- stormwater cannot come into contact with the yard;
- yards can be regularly cleaned.

Manure should be:

- regularly collected and not allowed to accumulate in yards;
- stored in a dry area protected from run-off, or stored in an area where all leachate is retained by sediment settlement dams or bunds;
- removed off site;
- regularly broken up and spread over pasture, but not near watercourses, if manure is retained on site;
- for more information about fly breeding problems associated with animal manure refer to an information leaflet called ‘Fly Breeding Associated with horticulture and livestock’ by David Cook and Ian Dadour. This is available at Agriculture Western Australia or Health Western Australia.

Table A2. Stock management checklist

This checklist may be helpful to all landholders, is important for those applying to the relevant authorities to stock their land above the base stocking rate.

Lot number, road and location: _____

Lot size: _____

Stocking rate unit: _____

Type and number of stock _____

Checklist

I have:	Not applicable/acceptable	Required
Property management plan		
Fenced buffers, vegetation corridors and rehabilitation		
Protection of waterways		
Water erosion protection measures		
Wind erosion protection measures		
Dust management program		
Management of waterlogged soil		
Pasture management plan (e.g. hay, rotation, slashing)		
Separate stock water supply (scheme, dam, bore, tank)		
Irrigated summer pasture		
Suitable fences for the stock		
Yards or other restraining device for large stock animals		
Fencing of remnant bushland		
Protected trees from grazing		
Managed declared weeds		
Managed environmental weeds		
Soil tests to determine the correct nutrient applications		
Fertiliser/nutrient management plan		
Collection and management of manure/dung		
Management of flies and other nuisance insects		
Management of odour		
Reduced noise impact on adjoining properties		
Satisfactory branding of stock		
Healthy stock		

APPENDIX 3 Additional notes for planners and developers

- The ability of land to accept stock depends on many factors including soil permeability, depth to the watertable, ability of the soil to hold phosphate, potential for erosion and waterlogging, as well as how the soils are managed and the need to maintain adequate vegetation cover.

- Generally pastures can be improved by the introduction of perennial grasses and legumes such as clover.

- Even though nutrient loss is a major concern on the Coastal Plain, pasture improvement requires fertiliser applications. Bare soil is a much higher risk for nutrient loss.

- The nutrient loading on a property is directly related to the amount and type of food brought onto that property, the amount of fertiliser used and small inputs of nitrogen from legume species if present.

- The more fertiliser and feed brought onto a property the greater the risk of nutrient loss.

- Land owners can increase the number of stock owned by agisting stock on part of an adjoining property. This is one simple mechanism that will allow a small rural landholder to own two horses.

- Stocking rate should be determined at the time of subdivision design, taking into account soils and all other environmental and social factors. Areas for grazing should be depicted on development guide plans. The stocking rate could be recorded for each lot as a DSE value to allow purchasers to select the block that allows them to keep their planned stock.

- The low stocking rate of dry leached sands (e.g. Stocking rates units SR2 and SR3) may preclude horses from a 2 hectare lot even with irrigation, unless the animals are stabled and maintained on introduced feed. This exceeds the base stocking rate and will normally require approval from the local government.

- Some planning schemes have minimum lot sizes on which stock can be kept or specify the maximum amount of stock which can be kept.

Suggested planning scheme provisions for stock on rural small holdings

1. Stock may be permitted at the base stocking rate determined by Agriculture Western Australia guidelines.

2. Stock numbers at rates higher than Agriculture Western Australia guidelines may be achieved by agisting stock on adjoining land.

3. Increase in stock as a result of irrigation shall not exceed the allocation of stock based on the proportion of irrigated and non-irrigated land.

4. Stock may only be kept if a water supply other than a domestic supply is available. This could be a dam, access to a waterway, a bore or a second rainwater collection or scheme water.

5. Approval from the Shire should be required prior to keeping stock in excess of the base rate.

6. Areas of remnant vegetation shall be fenced to exclude stock.

7. Stock may only be kept if acceptable fences are in place,:

Sheep and small stock	5-7 strand ringlock
Cattle	7 strand with barbed wire and/or electric fence
Horses	7 strand height with 'sighter' strands or electric
Other stock	As appropriate

8. Wetlands and drainage lines must be fenced, with appropriate setbacks, to restrict stock access.

9. Large stock such as horses or cattle may only be kept if a handling facility such as a yard, stable or restraining device is available.

10. The local government must be notified if stock at rates higher than 2 DSE/ha are kept. This notification may involve commitments and conditions made at the time of notification.

11. Improved pasture must be managed in such a way to minimise nutrient loss at rates no greater than those specified in guidelines prepared by the Water and Rivers Commission or other relevant government agency.

12. Where in the opinion of the local government the continued presence of animals on any portion of land is likely to contribute, or is contributing to unsatisfactory environmental impacts, notice may be served on the owner of the land requiring the removal of the animals for a specified period and the undertaking of remedial works.

    Different stock management systems are possible, depending on the level of pasture improvement, type of animal, feeding regimes and management practices.