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Prepared by Planning SA, the Environment Protection Agency, the Department of Industry and Trade and the Local Government Association with valuable input from the Mount Lofty Ranges Catchment Program (Local Government Component).

Guide for Applicants Horse Keeping

All applications should provide the following information as identified in "Guide for Applicants: All applications".



General Information

- application form
- application fee
- site plan
- description of the surrounding area
- description of proposal



Submit to your local Council or the Development Assessment Commission where appropriate

Horse keeping is a type of use that can be established successfully if it is sited, designed and operated properly, but has the potential to cause environmental harm or be detrimental to the amenity of the locality if these factors are not considered.

This Guide has been written specifically to assist applicants and designers of proposed horse keeping establishments seeking Development Approval. As indicated in the 'Guide for Applicants - All applications', development applications are generally lodged with the council for the area in which the proposed development is to take place or, in a location outside of Council areas, with the Development Assessment Commission (DAC).

Under the *Development Act 1993*, horse keeping means:

'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 and holding yards) for horse keeping are required.

WHAT IS REQUIRED IN YOUR APPLICATION?

The information that you provide with your application is the basis upon which your application is assessed. If the information is inadequate, you run the risk of delaying the assessment or creating confusion about the nature of your application. For this reason the information that you provide should aim to ensure that:

- the assessing officers clearly understand what currently exists and what you are proposing (during construction as well as the completed development)
- all potential environmental impacts are identified, including off site impacts on the neighbouring environment such as noise, dust, fumes, water, odour, waste etc
- any action you propose to take to minimise impacts on the environment is clearly explained and documented.

The following highlights the information that you should provide with your application where applicable to the nature of the application (e.g. proposals for new operations may need to provide all the information listed below, whereas proposals for minor expansions or upgrades may only need to provide some of the information listed below). This information should be provided **together with** the information requirements set out in the 'Guide for Applicants—All applications' (which includes a site plan, description of the surrounding area and description of the proposed development).

SITE PLAN

Provide a Topographic/Cadastral plan of the property (i.e. showing both contours and boundaries) or a B4 Orthophoto (1:2500 aerial photograph) identifying:

- the location of the area(s) for horse keeping, including:
 - exercise areas, stables, holding yards and paddocks (layout, lengths and widths)
 - location of any watercourses and/or dams and the distances of horse keeping areas from such features
 - 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 (e.g. houses, tourist accommodation, schools, hospitals).
- the location of native vegetation that is to be retained, affected or removed. If clearance of native vegetation is proposed, a permit is required from the Native Vegetation Council (refer Further Information section on the last page of this guide for contact details)
- details and locations of drainage systems and bores.

DESCRIPTION OF PROPOSAL

- 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.

POLLUTION PREVENTION

- outline any chemicals to be used, where they will be stored and how accidental spills will be contained and controlled
- describe how stormwater will be managed to separate clean stormwater (e.g. from roofs) from dirty stormwater (e.g. stables, manure) and what form of treatment will be provided for dirty stormwater
- outline how potential impacts will be managed, including manure management (i.e. frequency of disposal, how and where manure will be stored, and method of fly control).

WATER DEMAND AND USE

- describe the average annual rainfall and seasonal rainfall levels
- estimate the amount of water that the horse keeping will need per year in kilolitres
- identify sources of water and associated storage facilities (e.g. dam, bore, reticulated supply, treated wastewater)
- if you intend to use bore or treated wastewater, describe the quality of this water (e.g. bacterial and salinity levels)
- describe what the water will be used for (e.g. stock use, wash down, irrigation)
- describe techniques to be used to minimise water demand and encourage careful use of water.

WASTEWATER DISPOSAL AND WATER QUALITY

- identify the sources of wastewater (e.g. wash down of floats, horses etc)
- estimate the quantity of wastewater that will be generated and the source (e.g. wash down, domestic)
- describe how wastewater will be captured, stored, treated and disposed of so that it does not pollute the environment, i.e. preventing contamination of clean water in creeks, lakes, groundwater, aquifers or the marine environment
- provide details of the management techniques to conserve and protect water resources from those activities associated with the development, during the establishment stage and on-going management, which could adversely affect water resources and existing agricultural systems
- if water is reused, provide details on how it will be treated and stored and for what purpose it will be reused
- if wastewater is to be disposed of by irrigation, describe the site of the irrigation, methods to be used, soil qualities, slope, likely impacts on groundwater and proximity of surface waters.

SOIL MANAGEMENT

- provide details of the groundcover to be maintained to prevent soil erosion
- indicate whether the horses will be hand fed
- if hand feeding is not proposed, indicate types of pasture/crops to be planted and any management practices in terms of horse rotation
- describe the type and depth of the soil in areas affected by the application (e.g. wastewater irrigation areas)
- describe the topography and slope of the site and how this affects the horse keeping proposal
- identify areas of the site that may be exposed to erosion (i.e. wind and water erosion) and what methods are proposed to minimise erosion (e.g. paved traffic areas, vegetated slopes)
- identify areas where access may be restricted or managed to minimise impacts (i.e. waterlogging during winter, hill slopes susceptible to wind erosion in summer, poorly structured soils etc).

VEGETATION

- provide details of any potential impact on native vegetation (e.g. proposed removal of vegetation, grazing of the understorey, bark removal) and include a description of the type of vegetation affected
- provide details of any proclaimed weed species existing on the site.

AIR QUALITY

- identify the likely sources and location of odour, dust or other air borne particles (e.g. manure storage, sprays to be used)
- identify methods to be used to minimise the spread of odour, dust and air borne particles (e.g. enclosed storage containers, short storage periods)
- Identify the distance to and nature of nearby sensitive uses (e.g. houses, tourist accommodation, schools, hospitals) to the odour, dust and air borne particle sources of impact
- describe management or design techniques proposed to minimise the impacts (e.g. landscaped buffers, enclosed storage areas, pavements to reduce dust generation).

Further information

Planning SA

Development Assessment Branch
 136 North Terrace
 GPO Box, 1815 Adelaide SA 5001
 Phone: (08) 8303 0731
www.planning.sa.gov.au/guide_apps

Native Vegetation Council

Secretariat
 Phone: (08) 8204 8862

Publications

- Hoofprints, PIRSA.
- Planning Considerations for Horse Keeping (Draft), PIRSA.
- PIRSA, Horsekeeping on small properties in the Mount Lofty Ranges – A Guide to the landcare responsibilities of horse owners.
- Horse SA, Draft Recreation and Sport Horse Strategy, June 2000.
- Horse Keeping Guidelines – Horse Racing, (1982)

