

Fast Track Planning Application Keeping of Horses Questionnaire

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When is a planning application required for the Keeping of Horses?

A planning application for the keeping of horses is **not** required on land zoned General Rural, as long as the horses are being kept for domestic, private use only.

A planning application for the keeping of horses is required in all other rural zones in the following instances:

- Where the proposed number of horses to be kept on a property is greater than the base (dry) stocking rate that applies to the land as defined in the Agriculture Western Australia document titled "Stocking Rate Guidelines for Rural Smallholdings – Swan Coastal Plain and Darling Scarp".

When is the Keeping of Horses **not** a Fast Track application?

The Keeping of Horses is **not** a Fast Track application in the following instances:

- When the application proposes a significant variation to the City of Swan *Keeping of Livestock Local Planning Policy*; or
- When the proposed number of horses significantly exceeds the base (dry) stocking rate; or
- When the subject property comprises considerable environment constraints; or
- Requires Council to determine the application
- Involves a property which is within a Heritage Area or on a Heritage List and proposes development which is visible from a public space (i.e. street, park etc);
- Requires one or more State Government Agency or committee referrals;
- Is a retrospective application; or
- Requires public consultation with surrounding landowners.

Property Address of land subject to this Planning Application: _____

Prior to submitting your application, please ensure that you have included all of the following information to assist with the timely lodgment of the application.

| | Applicant Use Only | Council Use Only |
|---|--------------------------|--------------------------|
| 1. Completed the <i>Keeping of Horses Fast Track Planning Application Questionnaire</i> (over the page) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Completed City of Swan Planning Application Form, OR MRS Form 1 where the application is to be completed by the Western Australian Planning Commission | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Current copy of the property's Certificate of Title | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Three (3) copies of a Site Plan drawn to scale | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Three (3) copies of a Floor Plan drawn to scale | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Three (3) copies of an Elevation Plan drawn to scale | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Photos illustrating the property's soil type/s and vegetation type/s | <input type="checkbox"/> | <input type="checkbox"/> |

Important Information:

- Any areas of remnant vegetation, wetlands and watercourses are required to be fenced to exclude livestock. Please illustrate any proposed fencing on the site plan to exclude livestock from environmentally sensitive areas.
- Please be advised that special management techniques may be required for the keeping of livestock within Public Drinking Water Source Areas and within 200 metres of Conservation Category Wetlands and Resource Enhancement Category Wetlands in accordance with any requirements specified by the Department of Environment.
- You are advised that stables and all facilities associated with the keeping of livestock (e.g. exercise areas, watering troughs, feed stockpiles, and storage of manure, compost and wood waste) should be located a minimum of:
 - 50 metres from the banks of permanent watercourses; and
 - 30 metres from the banks of ephemeral watercourses and all wetlands
 Please ensure all paddocks and associated facilities are setback the required distance.
- Please be advised that areas of the City of Swan are impacted from time to time by stable fly.

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- Please indicate by ticking one of the boxes which best describes how you wish to keep and use your horses/stock on the subject property?
 - "animal establishment" premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre.
 - "equestrian facility" land and/or equipment used or intended to be used for private or commercial purposes for the training or exercising of horses or the training of riders, drivers or jockeys in the art of horsemanship or in the care of horses, and which may include as an incidental use, with the approval of the local government, the accommodation of patrons;
 - "rural pursuit" any premises used for –
 - a) the rearing or agistment of animals;
 - b) the stabling, agistment or training of horses;
 - c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens; or the sale of produce grown solely on the lot, but does not include agriculture – extensive or agriculture – intensive;

2. How many horses are proposed to be kept on the property at any one time? _____

3. Please specify the approximate weight of each horse?

| Horse Number: | Horse 1 | Horse 2 | Horse 3 | Horse 4 | Horse 5 | Horse 6 |
|---------------|---------|---------|---------|---------|---------|---------|
| Weight: | | | | | | |

4. Please complete the table below:

Please Note: Show each paddock on the submitted Site Plan.

| Paddock Number: | Paddock 1 | Paddock 2 | Paddock 3 | Paddock 4 | Paddock 5 | Paddock 6 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Dimensions: | | | | | | |
| Area (m ²): | | | | | | |
| Irrigated (Yes/No): | | | | | | |

5. Describe the property's soil type? _____

Note - A Soil Survey may be required should the stocking rate significantly exceed the base stocking rate of a property.

6. Will the horses be on the property all year round or will they be spelled? _____

a) If they are to be spelled, please advise - _____

i. How frequently will the horses be spelled, for what time period and at which location? _____

7. Is a paddock rotation system proposed? If so, please explain the proposed system? _____

8. How often, if at all, will the horses be stabled? (e.g. hours per day, nights only etc) _____

9. What drainage practices do you propose to employ to prevent direct runoff into watercourses or dams? _____

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10. What floor material is proposed to be used in the proposed yards, stables and/or pens? And how frequently will it be replaced?

11. How often will manure be collected from the paddocks, yards, stables and pens?

12. Where will the manure be stored and disposed of at the property or from the property?

Note: Please illustrate this on the site plan.

13. How often will the horses be given supplementary feed in addition to the property's pasture?

14. Please explain the type and quantity of fertilizer proposed to be applied to the property?

15. Please explain how weeds will be managed on the property?

Further Information

If you need further information about planning in Swan:

Visit our website: www.swan.wa.gov.au/Planning, Building, & Engineering/Planning

Call us: 9267 9267 (between 8:00am and 5:00pm, Monday to Friday)

Visit us: 2 Morrison Rd, Midland (between 8:00am and 4:30pm, Monday to Friday)