



Equine Management Plan

Ramsay Estate

Lot 21 (No. 76) Albert Road
Middle Swan

Document Control

Reference	0317
Location	Perth
Client	Ramsay Horse Transport
Document Title	Equine Management Plan
Document File Name	0317 20240123EMP dh.docx
Document Date	08 Feb 24
Document Version	V1.0
Author	Daniel Hollingworth

Contents

1.0 Introduction	1
2.0 Site Particulars	2
2.1 Site Location	2
2.2 Site History.....	2
2.3 Existing Facilities.....	3
3.0 Equine Elements	4
3.1 Domestic Horses.....	4
3.2 On-site Training	4
3.3 Ramsay’s Horse Transport Horses	4
3.4 Vehicles and Horse Float	5
3.5 Paddocks and Infrastructure	6
4.0 Operational Management	9
4.1 Manure Management	9
4.2 Fly Management.....	9
4.3 Dust Management	10
4.4 Odour Management.....	11
4.5 Pasture Management.....	11
4.6 Weed Control	12
4.7 Water Resources	12
4.8 Bushfire Management.....	12
5.0 Conclusion.....	13

1.0 Introduction

Lateral Planning acts for Paul Ramsay, the owner of Lot 21 (No. 76) Albert Road, Middle Swan (**Site**). This Equine Management Plan (**EMP**) has been prepared for the Ramsay Estate equine facility located at the Site. The Site accommodates domestic horses associated with the owners of the Site, and transient horses associated with Ramsay Horse Transport.

This EMP sets out our Client's commitment to the responsible care, management and well-being of their domestic and commercial animals. This comprehensive plan is designed to address the holistic care of horses, focusing on physical health, environmentally sustainable practices and considerate operations which maintain amenity.

2.0 Site Particulars

2.1 Site Location

The Site is located at Lot 21 (No. 76) Albert Road, Middle Swan, shown at Figure 1 below.



Figure 1: Site Location

The Site comprises a single lot, legally described as Lot 21 on Plan 5834, Certificate of Title Volume 1580 and Folio 669.

The Site has a total land area of 6.91ha, with a frontage of 150m to Albert Street. The northern, eastern and southern lot boundaries adjoin similar rural landholdings.

2.2 Site History

For over 70 years, the Site has operated as an equestrian facility. Prior to the 1950's, the Site was part of the Jane Brook Lodge, which comprised the Site and surrounding properties. In the late 1940's, the Site and southern adjoining property were purchased by Mick and Louis Taylor, who operated a commercial racehorse training facility until the sale of the Site to the Department of Housing. The Site operated as the WA Agistment Centre before being leased to Les Bunnings for the purpose of equestrian show jumping, training and education.

Below is an aerial image from 1965 showing several stables and training yards within dedicated paddocks associated with the use of the Site for equestrian care and training.



Figure 2: Historic Aerial (1965)

As indicated above, the Site has been used for the purpose of agistment, training and stabling for several decades.

2.3 Existing Facilities

In respect of the equestrian use, the Site is provides:

- Residential dwelling;
- 20 stables;
- 4 day yards with a dedicated stable;
- 1 day yard without a stable;
- Arena;
- Round yard;
- 2 wash bays;
- 4 large paddocks;
- Water tank, and irrigated water to all yards and paddocks; and
- Hay, tack and machinery shed.

3.0 Equine Elements

As above, the Site comprises the Ramsay Estate which includes private hobby horses and Ramsay Horse Transport, a commercial horse transportation use.

3.1 Domestic Horses

Two broodmares and two yearlings are housed in separate large paddocks. Two additional horses are contained in the day yards during the day and stabled at night. An average of 4 domestic horses are located on the property at any one time, noting horses are often off-site for care, breeding or racing.

All domestic horses are fed twice per day, with feed and hay brought to the Site in a quantity to last several weeks.

Horses will exercise during the day in two large paddocks. When pasture is at a minimum level or manure requires spreading, horses will be rotated into other paddocks for a short period. All paddocks and day yards will be irrigated year-round; irrigation strategy assists in managing the fire threat.

Horses are stabled at least 12 hours per day in covered and sealed day stables at the southern end of the Site.

3.2 On-site Training

Horse riding clinics and training sessions are undertaken from the central arena up to twice a month. For each session, no more than 5 visitors are permitted, with two on-site staff (owners of the property) taking the sessions.

Visitors vehicles and horse floats are parked near the southern property boundary, between paddocks F and J (refer Figure 4). The training arena is approximately 1,800m², positioned at the centre of the Site. Visiting horses leave the Site at the end of the training session, and do not have access to paddocks throughout the Site.

3.3 Ramsay's Horse Transport Horses

Ramsay's Horse Transport operates Western Australia's largest horse truck fleet, providing weekly transport services to and from Western Australia, Adelaide, Victoria, New South Wales, and Queensland. Ramsay's Horse Transport also provide local transport within Western Australia, primarily transporting racehorses, studs and horses requiring urgent care and evacuation.

Ramsay's Horse Transport undertake a bi-weekly transportation programme, operating on Monday and Wednesday. Both are set out below:

- Monday.

- Monday AM a Ramsay's Horse Transport employee departs the Site, towing a horse float stored on-site;
- Horses are collected throughout the Perth and Peel regions;
- Generally, between 5 and 10 horses are collected. Occasionally, 20 horses will be collected. All horses are collected in one trip (i.e. the float size is selected based on bookings to ensure only one vehicle movement to and from the Site);
- Depending on the location of the horses, collection takes approximately 8 hours;
- Horses are transported back to the Site and stabled overnight in the south-eastern stables, where they are fed;
- Horses are not transferred to any external exercise areas on a Monday;
- All horses are loaded onto a horse float Tuesday morning for interstate transportation.
- No further vehicle movements occur until Wednesday morning.
- Wednesday.
 - Horse float arrives at approximately 7am from interstate;
 - The float contains approximately 20 horses;
 - Horses are removed from the interstate float and transferred to smaller floats (stored on-site), which then depart the site for delivery throughout Perth and Peel;
 - Approximately 5 horses are stabled overnight in the south-eastern stables, as the delivery destination is regional Western Australia. If stabled, horses depart the Site Thursday morning.

All waste and rubbish is collected from within the stables and placed in a skip bin, which is collected by a private contractor on Wednesday afternoons.

3.4 Vehicles and Horse Float

The following vehicles and horse floats are located on-site, stored within the south-eastern portion of the Site. Note that all vehicles and horse floats are associated with domestic horses and Ramsay's Horse Transport;

- Skania Semi with a 12-horse float;
- Kenworth Semi with a 15-horse float;
- B-Double with a 20-horse float used for interstate transport;
 - Note that Ramsay's Horse Transport has two B-Double's in the fleet, however, given route scheduling, only 1 is on-site at a time.
- A 12-horse trailer; and
- A 9-horse trailer.

Vehicles and trailers are stored at the south-eastern extent of the Site and are not visible from Albert Road. All vehicles and trailers are then taken off-site for washing and general maintenance.

Note that the interstate horse float which departs the Site Monday morning does not return to the Site until the following Wednesday, where a single B-Double and float is present on-site from Wednesday to Monday. Given route scheduling, Ramsay’s Horse Transport vehicle movements are generally as follows:

DAY	VEHICLE MOVEMENTS
Monday	2
Tuesday	1
Wednesday	3
Thursday - Sunday	2 – 4 (ad hoc for supplies)

As above, expected vehicle movements for Ramsay’s Horse Transport is 5 per week, with additional ad hoc movements of a standard passenger vehicle, as needed, from Thursday to Sunday.

3.5 Paddocks and Infrastructure

The Site is generally divided into two zones: the Equine Zone and Infrastructure and Admin Zone. The Equine Zone contains a dwelling, several paddocks and day stables for domestic horses. The Infrastructure and Admin Zone accommodates all ‘back-of-house’ services, vehicle and transportables storage and on-site office (converted donga).

The use zones are shown below.



Figure 3: Paddocks and Infrastructure

Existing paddocks within the Equine Zone are shown in Figure 4 below.



Figure 4: Existing Paddocks

Paddock areas are shown in the table below.

Paddock	Area (HA)
A	0.72
B	0.56
C	0.53
D	0.20
E	1.07
F	0.83
G	0.30
H	0.21
I	0.23
J	0.13
K	0.12
L	0.12
TOTAL	5.02

All day yards and paddocks are contained within the 'Equine Zone' shown below. All domestic horses are housed within the Equine Zone; all horses accommodated overnight associated with Ramsay's Horse Transport are located at the south-eastern extent of the Site (annotated as the Ramsay's Stables below) within stables (i.e. not within paddocks).

As noted above, the annual average number of domestic horses on the Site is 4, fluctuating throughout the year given off-site care, breeding and racing rotations. All domestic horses are stabled for at least 12 hours per day, in existing covered and sealed stables. Given stabling and fluctuations in domestic horse numbers, the horse stockpiling rate for the Site is 20 DSE (Dry Sheep Equivalent).

The base stocking rate for the Site is 6 DSE per hectare. Given a total paddock area of 5.02ha (noted above), the Site is able to support up to 30 DSE. In this regard, the proposed stocking rate of domestic horses is appropriate.

The Infrastructure and Admin Zone accommodates parking and circulation for Ramsay's Horse Transport vehicles and floats, a converted donga used for administration and parking for passenger vehicles of staff of Ramsay's.

4.0 Operational Management

4.1 Manure Management

Manure management is a critical aspect of responsible and sustainable equine care, encompassing strategies to handle, dispose and repurpose equine waste. Manure management for the Site will be guided depending on efficiencies, cost, local availability, and onsite demand (i.e. for onsite repurposing). On-site manure management will involve a combination of the following strategies:

- Partnering with waste or composting contractors for the removal of manure from the Site. This aids in maintaining a clean and sanitary environment but also ensures the proper disposal of waste. Collaborating with professionals in waste management allows for the efficient handling of large quantities of manure, contributing to the overall health and cleanliness of the equine facility.
- Another environmentally conscious method involves spreading manure onto paddocks as a natural fertiliser. This approach recycles the nutrients within the manure and enriches the soil, promoting healthier pasture growth. By implementing a controlled spreading regimen, the equine facility can benefit from the manure as an organic and sustainable resource, minimising environmental impacts associated with waste disposal.
- Onsite composting is a versatile option, especially for garden areas. Composting facilitates the decomposition of manure and produces nutrient-rich compost that can be utilised to enhance soil quality. This approach aligns with a closed-loop system, where the equine facility reuses its waste to contribute positively to its immediate surroundings.
- Bagging and selling composted manure to neighbours is another option, depending on the volume produced.

This multifaceted manure management strategy demonstrates a commitment to sustainability, efficiency, and responsible stewardship.

4.2 Fly Management

Addressing the impact of the stable fly (*Stomoxys calcitrans*) is paramount in maintaining a healthy and comfortable environment for both horses and caretakers. An effective management strategy involves integrated pest management practices, including regular removal of breeding sites and targeted control measures. Collaborating with pest control professionals and implementing our waste management system to promptly remove manure, which serves as a prime breeding ground for stable flies, is crucial. This approach not only reduces the fly population but also mitigates the potential spread of diseases associated with these pests.

Implementing biological control methods is another key aspect of managing stable fly impact. Introducing strategic placement of traps, fly predators, or insect-repelling plants can provide supplementary control, minimising the nuisance and health risks posed by stable flies.

Integrating cultural practices into stable management can significantly contribute to stable fly control. Proper sanitation, including the regular removal of spilled feed, wet bedding, and other organic matter, helps eliminate attractive breeding sites for stable flies. The following additional integrated practices will be implemented:

- Remove manure from stables three times a day;
- Avoid using manure as a paddock surface dressing during summer;
- Maintain dry manure stockpiles;
- Ensure even manure distribution to avoid piles; and
- Use of fly baits.

As above, a comprehensive approach to managing the impact of stable flies involves a combination of waste management, biological controls, and cultural practices. By adopting these strategies, the Site will be a comfortable and health-conscious environment for horses and staff, minimising the negative effects associated with stable fly infestations.

4.3 Dust Management

Dust management is central to minimising on- and off-site nuisance. One key strategy for the Site involves implementing proper footing materials in arenas and paddocks to reduce dust generation. Utilising low-dust footing options will mitigate airborne particles, creating a safer and more enjoyable space for horses and riders.

Adequate watering of arenas and riding surfaces helps suppress dust by binding loose particles together. The establishment of a consistent watering schedule, particularly during dry periods, ensures a controlled moisture level that minimises dust while maintaining optimal footing conditions. Additionally, routine dragging or harrowing of arenas can distribute water evenly and break up compacted surfaces, contributing to a dust-free riding environment.

In enclosed spaces like stables and barns, proper ventilation is essential. Adequate airflow helps disperse airborne particles, reducing the concentration of dust in the air. Implementing dust control measures such as installing fans, using dust-collecting equipment, and maintaining clean bedding can significantly improve air quality within stable environments.

Lastly, adopting best practices in manure management, as discussed earlier, contributes to overall dust reduction. Regular removal of manure and proper storage techniques prevent the accumulation of dust particles associated with dried manure.

Broad dust management practices which are routinely implemented include:

- Planting trees along the eastern and northern boundaries assists in mitigating prevailing winds;
- The surface of well-used tracks provided with a more hard-wearing surface so that loose sand and dirt is not disturbed by horses or vehicles;
- Water areas which are dust generating with the on-site water truck;
- Plan for potential increased water usage during dry seasons for dust suppression; and
- Retention of at least 70% groundcover in paddocks.

This integrated approach to dust management ensures a healthier and more pleasant atmosphere for both horses and caretakers, aligning with a commitment to the well-being of equine facilities.

4.4 Odour Management

Effectively managing odours in equine facilities involves incorporating odour control measures into manure management practices. By partnering with waste or composting contractors for timely removal, odour emissions associated with manure are minimised. Onsite composting, especially for garden areas, further aids in reducing odours by facilitating the decomposition of manure in a controlled environment. Implementing best practices in manure management, as discussed earlier, promotes sustainability and addresses odour concerns, ensuring amenity is maintained.

4.5 Pasture Management

Holistic pasture management involves several key practices to optimise the health and productivity of paddock areas. Lime spreading is essential for maintaining soil pH levels, enhancing nutrient availability, and promoting healthy grass growth. Regular manure spreading and harrowing contribute to even nutrient distribution, improve soil structure, and reduce parasite pressure, fostering a healthier pasture environment.

Weed control is crucial for preventing the encroachment of unwanted plants that can compete with desirable forage. Implementing targeted weed management strategies, such as mowing or selective herbicide application, helps maintain a diverse and nutritious pasture.

Paddock rotation is an effective technique to prevent degradation and reduce parasite exposure. By strategically rotating horses between paddocks, pasture resources are better utilised, promoting sustainable and regenerative practices.

Planting trees in pasture areas provides numerous benefits, including shade for horses, erosion control, and enhanced biodiversity. Trees also contribute to overall pasture resilience by providing shelter and promoting a more balanced microclimate.

The following specific pasture management practices will be implemented:

- Ensure grazing paddocks are at least 70% covered in pasture to reduce erosion risk and dust generation;
- Avoid excessive grazing in the same paddock;
- Rotate horses in different paddocks to allow pasture to grow and re-establish;
- Once pasture reaches 2.5 – 3cm in height, horses will be removed to allow pasture to regrow;
- Ensure pasture is well-established before allowing horses to graze; and
- Allow pasture to regrow if areas have become trampled and fence line tracking has occurred.

4.6 Weed Control

Regular monitoring and prompt removal of invasive plants through mowing, hand pulling, or targeted herbicide application will prevent weed spread. Fostering a dense stand of desired plants through proper pasture management naturally suppresses weed growth. Strategic rotational grazing and proactive weed control ensure a favourable environment for desirable forage, promoting the overall well-being of horses.

4.7 Water Resources

Rainwater is harvested and stored in existing water tanks and used throughout the Site. An existing bore provides additional, sustainable water resources which can be used as part of the implementation of this EMP. Recycled grey water can be used on garden areas following filtration and purification.

4.8 Bushfire Management

Three existing vehicle exits are provided from the property; one being the main entrance, and two separate emergency exits at the north-east and eastern boundaries of the Site. Should the property become threatened by fire, horses will be loaded onto horse trucks / floats and evacuated from the Site.

Pressure pumps are fitted to the water tanks and bore. The water truck is available for firefighting purposes, as needed.

5.0 Conclusion

This Equine Management Plan serves as a comprehensive guide to fostering the health, well-being, and sustainability of our equine facility. By integrating best practices in manure, dust, odour, and weed management, as well as implementing sound pasture and bushfire management strategies, we aim to create an environment that prioritizes the welfare of our horses and ensures the safety of our caretakers. The collaborative efforts of all stakeholders, along with a commitment to environmental consciousness, play a crucial role in achieving these objectives.

For a holistic understanding of our equine facility's operations, including commercial aspects, please refer to the separately prepared document summarizing our commercial operations. This additional information outlines the intricacies of our commercial endeavours, providing a comprehensive perspective on the equine care and business aspects that collectively contribute to the success and sustainability of our property. Together, these documents encapsulate our dedication to responsible equine stewardship and the ongoing pursuit of excellence in all facets of our operations.

