

A quick reference guide:

Residential amenity standards for horse keeping in the City of Marion

A great place to live



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Overview

The City of Marion recognises the contribution made to the city by horse keeping, particularly the Morphettville Racecourse and surrounding horse training facilities. This attracts thousands of visitors to the City of Marion each year who in turn support local businesses and utilise our facilities, driving business, infrastructure and investment in the area.

The stable precinct in particular employs hundreds of people and has been operating for over 50 years as a commercial horse keeping area. We find that our stable operators generally have good practices in place. However, from time-to-time council receives complaints or becomes aware of issues such as odour, flies, pedestrian hazards and wastewater disposal.

This quick reference guide has been developed to provide stable operators and residents with an understanding of the obligations of stable operators to maintain their properties and infrastructure to a sufficient standard. This guide has also been developed to document what council considers to be the reasonable operation of horse keeping facilities, in balancing stable operators' rights to operate their business lawfully in conjunction with residents' rights to amenity.

All horse stable complexes within the City of Marion should:

Be kept in sanitary conditions at all times

- Be kept clean, tidy and free from unsightly objects (visible from the street) at all times
- Should be cleaned a minimum of twice daily or as necessary
- Be swept and hosed regularly to minimise odour and ensure feed, hay or manure is not walked from the stables into the surrounds
- Buildings should be regularly maintained to ensure stormwater and wastewater disposal systems are sufficient
- Be constructed to prevent the intrusion and pooling of water or other liquids

Ensure appropriate disposal of stormwater and wastewater, and prevent contaminants entering any water course

- Appropriate wastewater disposal systems should be installed to capture water contaminated with manure, horse feed, fodder and the like
- Wastewater should not discharge to any watercourse, should not be allowed to pond on site, and should not enter the storm water system
- Any horse manure or waste that may enter the council roadway or footpath reserve must be immediately cleaned, in a manner that will prevent manure entering stormwater drains

Adopt appropriate measures to ensure that odours, noise and dust do not cause offence to neighbouring properties

- To minimise odour, store manure correctly (refer below)
- To minimise noise, take care when loading and unloading horses
- To minimise dust, consider ground-cover materials that will minimise dust and mud
- Adopt appropriate measures to control vermin and flies
- All hard feed must be stored in tightly sealed containers, spillages must be swept up promptly and feed storage areas to be kept in a sanitary manner
- Carry out appropriate fly control measures as necessary (examples include the use of fly baits and regular disposal of dead flies)
- Contract pest control operators to implement ongoing pest management programs

Effectively control the storage and disposal of manure

- Manure storage containers should be provided where horses are stabled
- Manure storage containers should have an impervious base and walls
- Manure storage containers should also be sealed with an impervious lid (that prevents water, liquids and vermin from entering/exiting the storage container)
- A common example of a manure storage container is an industrial waste bin
- Manure is to be removed from the property at least weekly via waste collection, taken to a licensed facility, re-used for compost on site, or made available for public collection

Manure bags for public collection

The City of Marion recognises the practice of leaving manure for public collection has been in place for many years and the benefit it serves to both horse trainers and gardeners around Adelaide. However, the leaving of manure bags can at times cause footpath hazards and odour nuisance when poorly stacked, left unclosed or left for extended periods of time.

Council supports the long-standing practice of placing manure bags on land for free public collection, subject to the following conditions:

1. Where possible, manure bags should be placed on private property where they can be safely collected by the public
2. Where bags are placed on council land they should not cause a hazard and, where possible, not be placed/stacked on the paved portion of the footpath
3. Where bags are placed on the paved portion of the footpath, bags should be placed against the property boundary (such as a fence) and neatly stacked such that they will not fall over, and there must be at least 1.5 metres of paved/sealed footpath space for pedestrian access, free of all obstructions
4. Bags are to be a maximum size of 30 litres (– eg standard feed bag), should not be overfilled, and must be sealed appropriately to prevent spillage of manure and reduce odour
5. Bags must be stacked no more than 2 x deep. Where space is limited Council may require this to be one x deep
6. Bags should not be left out for more than 24 hours. Stable operators must ensure they monitor bags and take action to remove bags when they are not collected within 24 hours, particularly in the 'quiet months' which are usually over the winter period
7. Consideration must be given to whether the area is safe for vehicles to stop to collect manure bags
8. Consideration must also be given to alternative means of manure disposal such as commercial waste collection, taken to a licensed facility and/or re-used for compost on site

We recognise the requirements for each stable may differ. Our staff are available to meet with individual stable operators to develop and agree on measures at individual sites.

