

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
A25200 e-mail received 28 March 2022		<p><u>Submission of support</u></p> <p>The new owners of 728 Lowlands road (Damian copied) and ourselves (owners of adjacent 487 Lowlands Road) met in person on Friday 25th March and discussed Lowlands Road, Mardella (L728) 160500 - Neighbour Referral - Indoor Riding Arena Stable - PA21/1276 and the concerns we as neighbours had raised to Council in email of Thursday, 10 March 2022 6:59 PM. outside</p> <p>The co-signed outcome of our discussions is recorded and attached to this email for the reference and retention of all. Please note that in abeyance with the above, as neighbours, we are now comfortable with the intended development subject to agreements noted above and any Shire stipulated requirements.</p> <p>For example: We understand that the item that relates to horse (pony) carrying capacity provides for a maximum carrying capacity of 30 ponies and that this is in concert with the Shire's environmental advice regarding sustainability etc.</p> <p>We also note that the Clarification sought regarding Water Licence #20669 and Licence to Construct a Bore #206581 are out-with the SJSC (Shire's) area of responsibility.</p> <p>In keeping with the spirit of the attached record of discussions, we see no reason that the development cannot proceed unhindered.</p> <p>Finally, it would seem both practical and sensible that the one (1) tree (planted 20 years ago by the rate payers on Lowlands Road) that stands to the right of the new crossover access in to 728 Lowlands road is removed to facilitate sensible entry/exit to the property for all vehicular traffic. As it</p>	<p>Noted that the submission raising concerns was subsequently withdrawn. A replacement submission has been submitted as a result of the applicant and the submitter meeting and reaching a position on a number of matters as discussed below:</p> <p>As discussed in the main report the proposed number of horses (ponies) is consistent with the stocking rates guidelines.</p> <p>Noted.</p> <p>Noted that the objection has been withdrawn. The application is presented to Council due to the policy variations to Local Planning Policy 4.19 – Outbuildings, Sheds, Garden Sheds and Sea Containers as discussed in the main report. The policy however includes performance criteria for</p>

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
		stands, it is forcing trucks to 'swing wide' upon entry and exit and as such causing damage to the road verge and road edge.	assessing sheds, where the deemed to comply maximum size is exceeded. In this regard, the deemed to comply area is 500sqm, meaning this is exceeded by the combined areas of the arena, hay shed, mare shed and shelters. In combination, the shed structures represent a combined area of 2,519m ² .
A25200 e-mail received 28 March 2022		<p><u>Replacement Submission</u></p> <p>Queries Requiring Clarification / Response Before we will provide Neighbour Consent</p> <p>1) We acknowledge the reason d'etre for the intended infrastructure (Sheds, Stables, Water Tank etc.). In relation to the overall Development proposal, we formally request clarification on;</p> <p>a. Clarification sought - Indoor Riding Arena: We seek clarification and a mutually agreeable undertaking as it pertains to any Commercial intent ie: will the Indoor Arena be used to host public events? If this Indoor Riding Arena is to host public events, we seek a clear understanding and potential controls placed upon;</p> <p>i. Visitation numbers, regularity, times and related conditions</p> <p>ii. Related Noise</p> <p>iii. The facility for 'on property' (not verge) parking of associated traffic/vehicles (Trucks, Horse Floats and Cars)</p> <p>iv. Lighting - external floodlights that have the potential to impact upon our property and homestead</p> <p>v. Ablution facilities</p> <p>vi. To put this in context, it is worth noting that numerous properties in our direct Mardella area have been disaffected by the development</p>	<p>The arena is proposed to be used solely for the breeding business. A condition is recommended to ensure no other users of the arena without prior approval of the Shire.</p> <p>Visitors would be one per month at most. Other traffic generation would be transporting horses to the vets. No lighting or ablution facilities are proposed</p> <p>Noted – refer to amenity section of report. No shows or competitions are proposed to be held on site. The arena is for private use only.</p>

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
		<p>of a Music Festival facility which in many ways and for many residents has had a detrimental affect upon the bucolic atmosphere of the Mardella area.</p> <p>CLARIFICATION: Withdrawn after meeting and confirming that arena is for our use (as per our existing set up at Lot 13 Dairy Link Mardella) and not a commercial arena as many others in the Shire are. In meeting we explained that to run competitions you must be EA affiliated which we do not have any intentions of becoming.</p> <p>b Note for consideration - Mare Stables: We are extremely saddened that Mare Stables (principally locations 2 and 3) have been placed directly in front of our home and its traditional view of over 60 years of which we have been resident for 24 years. No discussion has been accorded to us. Once again, this establishes a disappointing precedent.</p> <p>CLARIFICATION: it was agreed to plant blocks of trees and bushes on the roadside opposite each shelter. Owners of 487 Lowlands Road would prefer to relocate the stable which is directly in line with the vista of their house, but they understand there is a short-term cashflow issue to do this. The situation will be reassessed once trees and bushes have screened the shelters to determine whether there is any change in vista of the house. If not, the one stable needs to be relocated to a mutually agreed location.</p> <p>c. Note for consideration - Native Trees: The Mardella area is in particular well renowned for its remnant native bushland. It is also a well-known fact that extremely mature Eucalyptus camaldulensis, commonly known as the river red gum, is a familiar and iconic tree in the area. Hollows in the advanced trees start to form at around 120-180 years of age, creating habitat for many wildlife species, including a range of breeding and roosting animals such as bats, possums and birds. The dense foliage of the tree also provides shade and shelter from the sun in drier areas. The existence of ants and termites is a natural symbiotic phenomenon. To entirely remove (rather than sensibly trim) these trees</p>	<p>Noted – Officers agree that the removal of the tree is not essential, and the tree could survive in its current health. A landscaping plan is recommended as a condition to ensure lost trees are replaced.</p> <p>Prior to issue of a Building Permit for the development, a Landscaping Plan shall be submitted to the Shire of Serpentine Jarrahdale showing suitable nutrient stripping vegetation adjacent to or within the creek and to replace the lost trees. Once approved, the Landscaping Plan shall be implemented and maintained in its entirety to the satisfaction of the Shire of Serpentine Jarrahdale.</p>

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
		<p>upon the pretext of the existence of such is simply a denial of their natural wellbeing and environmental raison d'etre. If we removed all Eucalyptus camaldulensis due to the existence of ants/termites, the beauty of Mardella would be no more. In short it would effectively be an environmental catastrophe condoned (under-written) by SJSC. Already two (2) mature trees have been removed. The attached plan shows intent to remove a third (3rd) - the oldest and largest of them all. This area is both flight path and habitat for endangered Carnaby's black cockatoo (Zanda latirostris) and Red-tailed Black-Cockatoo (Calyptorhynchus banksia).</p> <p>CLARIFICATION: Concern withdrawn</p> <p>d. Clarification sought - Ground Quality- Intense horse breeding: It is a well known fact that hard-hoofed animals (Horses, Sheep, Cattle etc.) are all introduced to Australia - no native Australian animals are Hard Hoofed. Hard Hoofs have a deleterious effect upon ground cover, revealing soil and leaving it exposed to water and aeolian erosion. We seek clear understanding a controls placed upon;</p> <p>i. Horse stocking numbers (Stallions, Mares, Foals etc.)</p> <p>CLARIFICATION: Concern withdrawn after confirmation that we have submitted maximum stocking rate to be 30 ponies as per our planning application.</p> <p>e. Clarification Sought - Deep Bore and Irrigation: We are advised (by Contractors trying to locate the property) that a deep bore is being installed to provide irrigation and water supply to the Property. Whilst we understand and in principal approve the need for irrigation, given that it is a 'Deep Bore' drawing from the underlying aquifer, we seek the provision of a Third (3rd) Party Report providing Hydrological controls and guarantees that the extraction of the intended water volume from the sub-terrain aquifer will;</p>	<p>Noted – Proposed stock complies with the stocking rates guidelines as discussed in the main report.</p> <p>Noted</p>

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
		<p>i. Not have a deleterious effect upon the hydrology of the immediate area - this includes the water table of adjacent property of 487 lowlands Road, the water table and riparian vegetation of the adjacent Serpentine River, the livelihood of endemic <i>Corymbia calophylla</i> (Marri Trees) - which in this particular area are hundreds of years in age.</p> <p>ii. Volume and cycle dependant do not have the potential to accelerate the spread of <i>Phytophthora cinnamomi</i> (Dieback) which is a soil-borne water mould that produces an infection which causes a condition in plants variously called "root rot", "dieback" - needs strong consideration. This is of particular importance in that this property and the intended areas for continuous green pasture irrigation are adjacent to the tributary Drain and lowlands Conservation Reserve which is a Class A nature reserve (Number 51784), with "the purpose of conservation of flora & fauna". Notably it provides critical residence for three (3) fauna and many flora species protected under the EPBC Act.</p> <p>CLARIFICATION: Concern withdrawn after meeting discussing the bore will have a meter: Ground Water License #206679 obtained on 30th November 2021 and expires 2031. License to construct a bore or well #206581</p> <p>f. Note for consideration - Property Signage & Security: Adjacent property 487 Lowlands road has, in 22 years been subjected to five (5) Break & Enters. In spite of the presence of security systems, cameras etc., the secluded location of both properties 728 & 487 means that they are in a general sense 'easy targets' for pre-planned/strategic criminal activity. An increase in local traffic may have a two-fold effect;</p> <p>i. Dissuade crime given that the traditional seclusion is diminished</p> <p>ii. Increase crime given the inevitable increase in traffic</p> <p>iii. As in the case of 487 Lowlands Road, we respectfully request that Property 728 Lowlands road put in to place appropriate signage and</p>	Noted

SUMMARY OF SUBMISSIONS

PA21/1276 - Lowlands Road, Mardella (L728) 160500 - Indoor Riding Arena / Stable Complex / Sheds

Submitter	No	Submitter Comments	Officer Comment
		<p>install security measures to assist in facilitating direction for visitors and combating crime</p> <p>CLARIFICATION: Discussed at meeting and all parties are on the same understanding regarding making the area as crime free as possible.</p> <p>As long-term, pro-active Rate Payers and Residents of Mardella we are entirely saddened by the lack of consultation from both Council and the Property Owner.</p> <p>Clearly, critical aspects of the 'electoral commitments' made by various Councillors representing the Shire and Mardella (South Ward) are brought in to question given the events that have and continue to transpire. Additionally, if retrospective consultation is an accepted modus operandi adopted by the SJSC in the assessment of Development Applications perse, then undoubtedly, our entire Shire, its Rural ambience and the satisfaction of its residents are at risk and face a bleak future.</p> <p>Damian Smith and Kristy Renae Jarvis have owned properties in the Shire since 1997 and also pay rates. It was agreed also at our meeting that it is well known that we run a very professional operation and will only enhance the location once we have completed the development in this Equine friendly Shire.</p>	
A24900		No concerns at all. It looks splendid.	