

SUMMARY OF SUBMISSIONS

PA22/535 - Karbro Drive, Cardup 26 (L87) 143801 - Keeping of 5 Horses / Riding Arena / Removal of Trees

Submitter	No	Submitter Comments	Applicant Response	Officer Comment
A144201	1	<p>There are a few points in this opening letter that we feel are not true but I believe some of them are being dealt with by the appropriate depts at the Shire so will not comment.</p> <p>Paragraph 4 RE Firebreaks: We do our firebreaks every year with our own bobcat with a rotary hoe attachment we have for it. Lot 28 in front of them do their firebreak every year but I do not know about the block behind and the other side of them is the battle axe driveway for their property and 2 others.</p> <p>Paragraph 7: As far as we are concerned you find out the rules before you start doing things when you move to a totally different zoning than you have lived previously. You don't start changing things and then find out you are not allowed which they have done and expect neighbours to accept their ignorance of the rules and regulations of the area.</p> <p style="text-align: center;">Equine Submission Points of disagreement</p> <p>4.0 It is stated that adequate horse fencing has been erected using pine poles and rails with 2 rows of electric wire on fence to stop horses leaning over. Paddock 5 (on Map) which adjoins our back paddock does not have any of that or the adjoining fence of their property and lot 28 in front of them.</p> <p>4.2 and 4.2.2 They state they have sown pasture seed but that could be down the back in paddock 1,2,3,4, and maybe paddock 6 but nothing in paddock 5 next to us as that's the paddock that has been buried in 150mm + of fill. They state that all paddocks will be irrigated and that they have a licenced bore. Well so do we have a licenced bore but we are only allowed to irrigate 3 acres on our licence so does their licence allow the whole 5 acres of their property to be irrigated. If not how can they irrigate the whole property in the time period allowed for watering by the water authority.</p> <p>4.5 Dust control management: It is stated the arena gets raked once a week which is not true. It gets done more. Ok now as wet most of time(no dust). And it is stated that it gets irrigated before they ride and before arena is raked or blown with an</p>	<p>Adequate Post and rail fencing is in place for our horse paddocks, and electric is also in place as we have really done a lot of effort in replacing some split/broken posts and rails, and also fixing up the electric fencing.</p> <p>Shire was out and witnessed our horse paddocks as well.</p> <p>Paddock 5 is the Paddock where we had cut down trees as, lots of Rot and termites were present and was a very High Risk. This Paddock is getting grass planted as soon as we get all tree roots out.</p> <p>We have 6.5 acres, and know our allocation of reticulation area, and times when we are allowed to irrigate.</p> <p>It's irrelevant how many times we rake our Arena, and has nothing to do with them as this Arena has been here for more than 3 years and there is all of a sudden now an issue, because these Particular neighbours have an issue with us and not particularly the things we do on the property, but now is raising anything they can think of. We do</p>	<p>Thank you for the submission, the matters of concern raised have been addressed in the Council report.</p> <p>Appropriate fencing will be required to protect vegetation and retain horses</p> <p>Licences are applied for and approved by DWER. The EMP states that paddocks would be irrigated, which will form part of any approval. In any case, the stocking rates are compliant.</p>

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		<p>industrial blower. This is not true and I have photographs to show the dust problem which when easterly wind blowing comes directly over towards our property and over our shed which collects our drinking water. We have to breathe that dust in our lungs when it is like that and the river sand has silica in it and is a health problem. We have witnesses and I have photos of the dust. How can it be irrigated during the day for raking or riding purposes when watering times are from 6pm till 9am following day. Cannot be watered down during the day between 9am and 6pm. Consequently in summer we get the dust blowing over our property during the day as non-watering time and also you can't water every day.</p>	<p>irrigate the arena to help with dust within our irrigation times. But is not bad at all as what is stated.</p>	
A144400	2	<p>I disapprove of 5 horses, riding arena and removal of trees (which have already come down).</p> <p>I disapprove of the proposed keeping of. 5 horses, riding arena and removal of trees at Lot 87, 26 Karbro Drive Cardup.</p> <p>Our property is on the other side of the battle-ax driveway that runs between our two properties.</p> <p>I fear that the long term erosion and the environmental impact will have a devastating effect to the bio diversity of our property. The established habitat trees, of which a lot have been lopped already, were there for a reason and I feel that this will have a long term negative effect on our property and on the flora and fauna. This will also impact the water run off to our property. With the trees that have already come down and have been mulched for over a week, had a huge impact on us as we had to retreat inside due to the noise and dust.</p> <p>The Arena so close to the driveway as well also has an impact already. The arena lights are kept on, our master bedroom is to the rear of our house and. the lights are very, very bright and shine straight through our bedroom windows. The arena will also have an effect on the dust that depending which way the wind blows will also impact our property.</p> <p>The horses will have a health impact including flies, smell and also have an irreparable impact on the soil and noise pollution.</p>	<p>I don't see that 5 horses can be a problem as the Owners before us had 8 horses and nothing was then mentioned.</p> <p>The Arena was installed 2 years prior to us purchasing this property and these neighbours knew about it, why Complain about it now as it hasn't got any impact on them.</p> <p>Trees, as mentioned on previous objection.</p> <p>Mulching was not that load and is well within the decibel noise levels. And was only used 2 hours per day.</p> <p>The PermaPole factory makes more noise than what we made.</p> <p>Arena lights are not kept on all night, lights are used at approximately 1hr</p>	<p>Thank you for the submission, the matters of concern raised have been addressed in the Council report.</p>

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		<p>The high volume of traffic and trucks that has been up and down the battle-ax driveway has increased tenfold this could lead to pot holes and damage being done to the driveway, and cost a considerable amount to repair. As per their business webpage they are running a couple of businesses from the property. This has attracted a high volume of people (strangers) going up and down the battle-ax driveway as well.</p>	<p>at a time and not all night at all, summer months we don't even use them as it's light till late. Winter we occasionally use them. As mentioned to Ryan Fleming on his visit, lights have also be angled more down.</p> <p>There was trucks and vehicles in and out at a stage as we had to renovate our bathrooms and laundry as it's an old house and had no water proofing, caused leaking through walls. We had trucks in to deliver Cleanfill as we had to build up the Pads for the Approved Sheds.</p> <p>The Battle-ax driveway we are the only ones that always clean-up and cut the lawns throughout the whole stretch, not just our piece,</p>	
A144401	3	<p>Support for keeping of horses and arena.</p> <p>Understand the need to remove white gum tree for safety and fire prevention reasons as we have similar issues.</p> <p>Would encourage replanting some suitable trees in appropriate location.</p> <p>Neighbours have been a good addition to the neighbourhood. We appreciate their efforts to tidy up the property and reduce fire risk. We have observed many white gums fall on their property.</p>	<p>We Love our Horses, my Wife and kids ride and does Competitions in Dressage and Pony Club for the kids.</p> <p>We are just trying to tidy our place and make it nice for us.</p> <p>As mentioned on the need to remove the white gums, it imposes</p>	Thank you for the submission.

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			<p>a High Risk as lots of them were so close to our House and sheds. And lots have just fallen over.</p> <p>We are going to replant native trees were suitable.</p> <p>Thanks, we always try and tidy up, as this property was neglected prior to us purchasing this property. We always take pride in what we do, and do it properly.</p>	