

## SUMMARY OF SUBMISSIONS

## Lot 49 Thatcher Road, Byford - Retrospective Stabling of Horses and Incidental Activities - PA21/1027

Submitter	No	Submitter Comments	Officer Comment	Officer Recommendation
DWER		<p>Thank you for providing the development application for the retrospective horse stabling at Lot 49 Thatcher Road, Byford for the Department of Water and Environmental Regulation (the Department) to consider.</p> <p>The Department has identified that the development proposal has the potential to impact on water resource values and/or management. Key issues and recommendations are provided below, and these matters must be addressed to the satisfaction of the Department.</p> <p><b>Issue: Land Capability Advice</b></p> <p>The site is located within the catchment of the Peel Harvey Estuary System, thus is subject to Statement of Planning Policy (SPP) 2.1: The Peel Harvey Coastal Plain Catchment (WAPC, 2003).</p> <p>Within section 6.2.5 of this policy, "Animal stocking rates shall not exceed the stocking rates recommended by the Department of Agriculture for the pasture type for the policy area."</p> <p>The proposed stocking rate appears to exceed the stocking rates recommended by the Department of Primary Industries and Regional Development for the soil and pasture type.</p> <p>The development application presents the keeping of up to 35 horses on approximately 0.7 hectares of paddock. The proposed paddocks are located within Pinjarra system (semi wet) soil area. The Stocking Rate Guidelines for Rural Small Landholdings (Department of Agriculture, 2000), recommends the stocking rate of 2 horses (20 DSE) per hectare of irrigated pasture within this soil type and 6 DSE per hectare for dry pasture.</p> <p>It is recommended the Department of Primary Industries and Regional Development is consulted regarding this proposal, and any advice regarding</p>	Noted – refer to report	

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		<p>stocking rates and land management measures that are recommended be adhered to.</p> <p>Should the City approve a proposal to keep horses at the property the Department's Water Quality Protection Guideline 13 - Environmental management guidelines for horse facilities and activities (WQPG 13) (DWER, 2002) details the best management practices designed to protect the environment. Recommended conditions as detailed in WQPG 13 which should be included in a Stock Management Plan for the property are:</p> <ul style="list-style-type: none"> <li>• Stable floors, yards and wash-down areas should be constructed with impervious material such as concrete or compacted limestone (minimum depth of 300 mm) to maximise the prevention of nutrients entering into the soil and groundwater.</li> <li>• Manure waiting to be removed off-site should be stored on a covered impervious surface.</li> <li>• The location and management of a washdown and wastewater area should be detailed (runoff can be connected to sewer or be drained to an impermeable, lined waste stabilisation pond system).</li> </ul> <p><b>Issue: Groundwater Advice</b></p> <p>The subject property is located within the Serpentine Groundwater Area (Byford 3 subarea) as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p> <p>It is important to note there may be difficulties securing groundwater in the Serpentine Groundwater Area (Byford 3 subarea). Should the applicant be considering using groundwater for irrigation the applicant should contact the</p>		

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		<p>licensing section at the Department's Mandurah office on 9550 4222 for further advice.</p> <p><b>Issue: Peel Harvey Coastal Plain Catchment Advice</b></p> <p>The proponent is to be advised that the proposal is located within the Peel-Harvey catchment and the provision of the Environmental Protection (Peel Inlet – Harvey Estuary) Policy 1992 and the Statement of Planning Policy No 2.1, Peel-Harvey Coastal Plain Catchment (SPP 2.1) shall apply.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>		
DPIRD		<p>As the property has been designated as part of the Byford Trotting Complex, DPIRD does not object to the abovementioned proposal, and provides the following comments in relation to stocking rates.</p> <ul style="list-style-type: none"> <li>• Aerial imagery from February 2021 shows 18 uncovered, unsealed horse enclosures. The application notes the use of yellow sand. The use of the yellow sand will assist in reducing the export of phosphorus from the facility. It is not clear how frequently the yellow sand is replaced.</li> <li>• The property plan shows four existing enclosed stables with 17 stalls.</li> <li>• The proportion of time spent in the stables compared with the open enclosures is unclear.</li> <li>• The time that the horses spend in the open enclosures compared to the enclosed stables will affect how much dust is generated by the facility.</li> <li>• If there were no horse enclosures, the available paddock area would be approximately 0.61 ha.</li> <li>• The soil landscape unit is Pinjarra P1a Phase (213Pj_P1a), which has a unit classification of SR4/SR5. This unit can withstand 6 DSE/ha.</li> <li>• This results in a maximum sustainable stocking rate of 3.66 DSE.</li> </ul>	Noted – refer to report	

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		<ul style="list-style-type: none"> <li>One light horse is 10 DSE, so ordinarily DPIRD would object to this as the soil cannot withstand even one horse. However, as it is located within the Byford Trotting Complex and intended to be a stabling facility, DPIRD does not object to this proposal.</li> </ul> <p>For more information, please contact Grant Stainer on 90813 113 or <a href="mailto:grantley.stainer@dpird.wa.gov.au">grantley.stainer@dpird.wa.gov.au</a>.</p>		
A203920		<p>I frequently walk past the above property and have never heard noises coming from the property.</p> <p>The horses do not need to call out to each other, and the property is always tidy.</p>	Noted	
A203903		<p>At no stage has the Shire sent us a planning application to have 55 horses on the property and build the shelters.</p> <p>It's a major environmental issue and a health issue.</p>	Noted – The application was referred to neighbours in accordance with Local Planning Policy 1.4. The information (29 pages) sent included a site plan, photos of incidental works and acoustic assessment. The application is for a maximum of 35 horses.	