

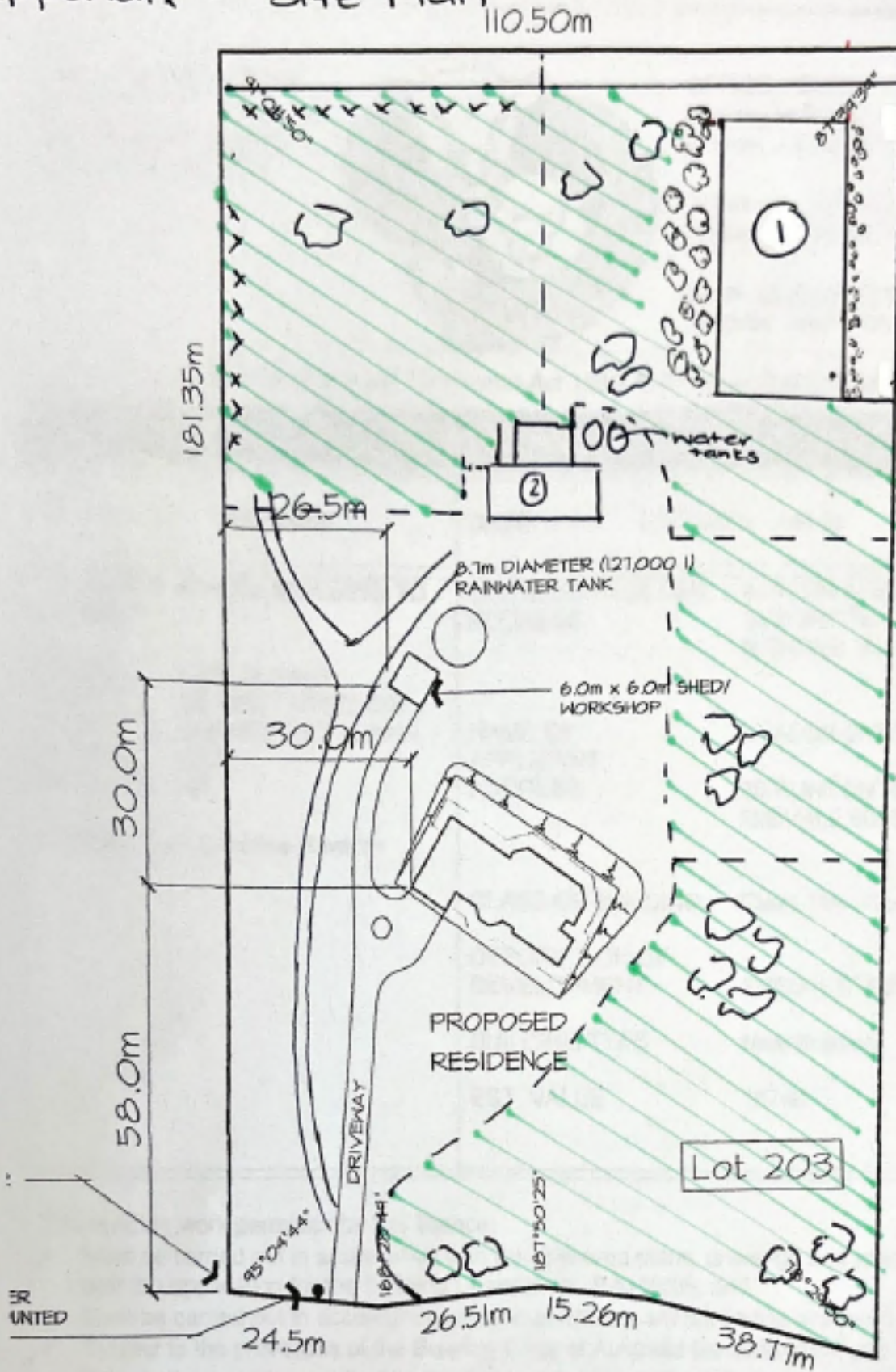


**DEVELOPMENT SERVICES ATTACHMENTS
ORDINARY MEETING OF COUNCIL
WEDNESDAY 18 OCTOBER 2023**

REPORT NUMBER	REPORT TITLE AND ATTACHMENT DESCRIPTION	PAGE NUMBER(S)
DS01 – 10/23	Application for Development Approval – Rural Pursuit (Keeping of Horses) at Lot 203 (#45) Murray Grey Circle, Lower Chittering Attachments 1. Site Plan 2. Property Management Plan 3. Schedule of Submission 4. Site Inspection Photos	1 – 10

Site Plan 45 Murray Grey Circle, Lower Chittering
Rural Pursuit / Keeping of Horses

Appendix 1 - Site Plan



- 1 - arena - appendix 3
- 2 - stables - appendix 2
- /// - grassed + reticulated paddocks
- * - Bottlebrushes
- ⊗ - trees + bushes

MURRAY GREY CIRCLE

Property Management Plan – 45 Murray Grey Circle, Lower Chittering, WA, 6084

Contact – Emily

Introduction The purpose of this plan is to gain approval to increase the stocking rate of Lot 203, 45 Murray Grey Circle, Lower Chittering from 5 DSE per hectare to 10 DSE in order to accommodate 2 horses within the property bounds (see appendix 4 for Title Details)

Site Plan A full site plan has been provided showing the location of all buildings, fencing and the arena located on the property (see appendix 1). The approx. location of planted trees has also been included.

The Proposal The property is a sandy soiled, predominantly cleared block with 4 grassed and fully irrigated paddocks as per the site plan provided. The block has been planted with trees and bushes to screen the boundaries and provide cover against erosion. The property has adequate supply of water with one main rain water fed tank (127,000ltrs), supplemented by 2 additional rain water tanks attached to the stables (24,000 x 2) and a bore which feeds the reticulated paddocks. At the rear of the property there is a drainage easement which is protected by electric fencing and a row of established bottlebrush trees. All fencing, sheds, arena and the house are located as per the provided site plan (see appendix 1) with all external paddocks fenced with wooden posts, ring lock topped with sight wire and internal paddocks with 3 rows of sight wire. All fences electrified to ensure the containment of livestock. Paddocks are rotated at least weekly to allow time for the paddocks to spell and to allow pasture maintenance which may include clearing of fallen braches, filling holes, removal of weeds, fertilisation of paddocks and sowing of grass. The paddocks are inspected weekly, for required maintenance e.g., raking, manure collection, paddock repairs, fencing, water trough management and cleaning. Paddocks are raked every 1 – 4 weeks depending on the season, the raking is completed by dragging a rake over the property towed behind a 4wd ATV. This process is to level out sand and spread any remaining manure piles. Feeding to reduce the paddock reliance is given daily in the form of hay feeds and chaff feeds, with additional feeds as required depending on the season. All feeds are stored in the fully enclosed feed area attached to the stables.

Environmental Risk To reduce erosion, trees have been planted within the paddocks and along fence lines / easements as necessary. In addition, the rotational grazing between 4 existing paddocks, combined with seasonal fertilisation and aerating to reduce ground compacting and increase water absorption further protect the property. Stabling of horses for up to 12 hours per day as required is also implemented. The stables located on the property have a limestone base covered with sand as flooring with new bedding being bought in as required. Any old bedding will be treated with lime to neutralise any build-up of urea, then topped with new sand as required.

Management Plan All stables will be emptied of manure and any soiled bedding materials daily. The manure will be checked for any larvae before putting manure and bedding material into a **composting bin** this is to ensure that no flies are full grown during composting. The composting bin will be located to the side of the stable for easy access and the lid will be kept on at all times (except when putting materials into the bin) to try and **reduce** the odour during the composting process.

The material will be composted and once the compost is ready for use this will be used on the grass and garden beds. The spreading of any excess manure will be done when seeding grass in spring and autumn. Any areas of concern will be contoured and fenced off to allow for the grass to grow. Paddocks are inspected weekly for required maintenance including further manure management and are fully raked every 1 – 4 weeks depending on the season, the raking is completed by dragging

a rake over the property towed behind a 4wd ATV. This process is to level out sand and ensure the active management of the paddocks.



Proposed Sealed Compost Bin

Summary In summary, the property is well set up for the management of horses, with stables, irrigated and perpetually grassed paddocks, mature trees for erosion management and sufficient waste management processes to minimise flies and odour and we seek approval increase the stocking rate to be increased to 10DSE per hectare to allow for the keeping of two horses on the property.

Appendices

Appendix 1 – Site Plan with all existing buildings, fences and the arena

Appendix 2 – Building licence for the erection of the stables located on the property


Appendix 3 – Approval for the installation of the arena located on the property

Appendix 4 – Certificate of Title

Lot 203 (#45) Murray Grey Circle, Lower Chittering – Application for Development Approval – Keeping of Horses (Rural Pursuit)

Public Submission			
Submitter	Comment	Proponent Response	Shire Officer Response
55 Murray Grey Circle, Lower Chittering	<p>Let's establish some facts:</p> <ol style="list-style-type: none"> 1. Mowing with ride on mover of horse manure is the only of form of management undertaken by the owners 2. The paddocks were planted with Kikuyu and irrigation installed by the previous owner 3. Raking of paddocks never occurs, only sand areas are in gateways and arena 4. Summer months does not see horses stabled for any length of time, which is understandable. 5. 2 stables approximately 12m square each emptied daily will require more than a domestic garden compost bin 	<ol style="list-style-type: none"> 1. Mowing is one of the techniques we use in the paddock as well as collection and raking. This is in line with the management plan submitted. 2. Yes the previous owner put down the Kikuyu and installed the irrigation we have never suggested otherwise. We continue to maintain the foundation she set down for us and that we paid for when we purchased the property. 3. Our neighbour is FIFO and his wife is rarely outside. Just because they do not see it doesn't mean it doesn't happen. Photo attached shows the current state of one of the paddocks facing his property. As you can see it is raked. 4. Unsure of what point is being made here 5. We have a dual chamber 210l composter. Horses poop around 8-12 times a day and when stables with hay feed they tend to not poop half as much. This should be sufficient and if it is not we will get more. 	Noted.
	After over 3 years of continually asking our neighbours to clean up horse manure in paddocks next to our home, of which they have had 2 horses with no regard to shire stocking level requirements for this time, we fail to see how they will be bothered to implement this management plan.	They have not "repeatedly asked" us to clean paddocks as they are kept clean and there is therefore no need.	Shire officers have recommended a condition of approval that requires the daily collection of waste from the property.
	They have regularly ignored the request to clean up and as a result we have an excessive fly problem even through the winter months. Their mowing and hence spreading of manure does nothing to alleviate the problem it causes, let alone the smell.	There is no excessive fly problem as you will see when you inspect the site on Thursday. Even now in breeding season they are minimal.	Shire officers have recommended a condition of approval that requires the daily collection of waste from the property.
	To our knowledge they have only fertilised this property once. Being Kikuyu it does not require seeding, the only rake use it to clean up leaf litter not paddock management. Electric fences were established around the boundary after we requested to stop the horses damaging the boundary fence, these horses have broken star pickets leaning across fence to feed and damaged netting pawing at fence of which despite this request none have been repaired.	<p>We regularly fertilise the paddocks, last year we spent approximately \$1800 on fertiliser and wet a soil and as you will see we have this springs fertiliser ready to go! Again he's FIFO so doesn't always see what we do.</p> <p>Yes we put electric fences in - when requested to do reasonable things to maintain the peace we do it! There is one broken star picket - I am not sure what netting they refer to?</p>	Any issue relating to dividing fences is a civil matter.

Lot 203 (#45) Murray Grey Circle, Lower Chittering – Application for Development Approval – Keeping of Horses (Rural Pursuit)

	<p>The trough overflow every time irrigation came on caused washing of horse manure onto our property staining driveway, again this was only fixed after this complaint was lodged. Basically, this management plan is full of half truths to satisfy the Shire after a complaint, they have done nothing to manage as per this lodge plan before or after complaint and we doubt they will.</p>	<p>I have added a photo of the “trough overflow”. As you can see any overflow would hit the Sandy area before going anywhere near their property and the “staining” is not apparent as you will see on site visit, however have attached a photo here.</p> 	<p>Shire officers have recommended a condition of approval that requires the retention of irrigation water on the subject property.</p>
	<p>Will this management plan be checked, enforced by the Shire and if so, how frequently?</p>	<p>When we read the stocking rates we read it as 1 horse per hectare - given most properties around the shire have more than one horse we didn't understand that having two actually exceeded the number allowed. As soon as Fiona brought this to our attention we attempted to rectify it with the management plan being provided as soon as possible for consideration by the shire. We have never wilfully done anything to avoid any shire rules - we simply misread the table below, which unfortunately led to us getting in this predicament. Had we known we would have applied when we purchased the property.</p>	<p>Any non-compliance with an endorsed Property Management Plan within the Shire of Chittering can be subjected to compliance action from the Shire.</p>









