





**LOT 76 (4) SPENCER BROOK—YORK ROAD**

**4 Spencers Brook – York Rd, York**  
**Comments received from neighbouring properties**

**ITEM 9.2.3**  
**APPENDIX B**

Date Received	For/Against	Comments
9 <sup>th</sup> October 2015	Against	The property area is zoned as residential and I am deeply concerned of the excessive noise, smell and flies associated with all animals. Strongly object!
6 <sup>th</sup> October 2015	Against	Have concerns about an increase in the fly population around home. Ask that careful consideration be given to concerns when decision is made by Council.
30 <sup>th</sup> September 2015	Against	<p>The property is zoned as residential, the area available to keep animals is grossly inadequate. The resulting smell, vermin and flies would results in a health risk to surrounding properties.</p> <p>I do not support the keeping of any roosters – their crowing is noisy and disturbs the sleep of residents. The ratio of roosters to hens could indicate an intention of intense breeding of poultry which could lead to numbers of both roosters and chickens that exceeds the number requested in this application. Roosters are not essential if egg production is the primary purpose of keeping chickens.</p> <p>I do not support the keeping of two horses – besides the previously mentioned smell, flies and vermin attracted by stored horse feed, the area available to keep horses is inadequate and would soon become a barren dust bowl and dust would be blown in every direction at the discomfort and inconvenience of surrounding properties.</p>
24 <sup>th</sup> September 2015	For	We are immediate neighbours to the applicant. We have no objection to the applicant and believe the birds will be kept under proper control and emit minimal noise. Please proceed with an approval of the application.
24 <sup>th</sup> September 2015	-	<p>We would rather the Shire resolve this matter, and the situation the property is located in as residential.</p> <p>One query is that, is there 0.2 hectares at the rear of the property as required to keep the horses. The remaining by-laws is a Council matter to be considered.</p> <p>As we have lived in the country most of our lives, we realise on the larger blocks people like to have some animals as pets and also keep the grass under control. This is generally satisfactory, as long as adjoining and nearby properties find this acceptable and pose no problems.</p>
18 <sup>th</sup> September 2015	Against	<p>We are behind this property and noise travels loudly across the river. We do not anticipate 4 roosters and 20 chickens to be quiet, let alone in the very early hours of the mornings.</p> <p>This property is in the town site and nobody else in the town site is allowed roosters. In the interests of equitability this will set a precedent for other applications of this nature.</p> <p>This many roosters and chickens arguably becomes a breeding program and by default a business not a residential property.</p> <p>For the neighbours directly adjacent there is a higher risk of snakes and foxes with chickens attracting both.</p> <p>Our primary concerns are with reference to noise. We would have no objection to a standalone application to keep two horses.</p>

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15 <sup>th</sup> September 2015	Against	<p>We refer to your letter seeking permission to keep 4 roosters and 20 chickens in a residential situation on Spencer Brook Road.</p> <p>Your letter indicates the maximum allowance of 12 chickens and no roosters on residential plots. We presume the reference to chickens relates to laying hens.</p> <p>The laws make good sense on two counts:</p> <ol style="list-style-type: none"> <li>1. Roosters have no place in residential areas as they are a cause of significant social disturbance/inconvenience.</li> <li>2. An allowance of 12 laying hens is more than adequate to provide self-sustainability in eggs for a family living on a residential plot.</li> </ol> <p>Given the above we would recommend that the Council uphold the current policy.</p>
16 <sup>th</sup> October 2015	Against	<p>We strongly object to the application to keep excess poultry at 4 Spencers Brook Road.</p> <p>We have been living alongside the noise from the excess poultry and the constant crowing of roosters for months (7 days a week). We ask that the Shire will comply with the local By-Laws of 12 hens and no roosters in this residential area.</p>
9 <sup>th</sup> October 2015	Against	<p>The property area is zoned as residential and I am deeply concerned of the excessive noise, smell and flies associated with all animals.</p>