

City of Albany  
North Road  
Albany WA 6330

290 Piggot-Martin Rd  
LOWLANDS WA 6330

Planning Application:

**OFF-ROAD MOTORCYCLE AND AND TRAINING FACILITY FOR CHILDREN AT 290 PIGGOT-MARTIN ROAD.**

Dear Sir/Madam

Further to my Application for Development Approval, I submit the following information.

**Site Details**

- Property location —290 Piggot-Martin Road, LOWLANDS WA 6330.
- Lot Number —25.
- Zoning — rural.
- Size — 52 hectares.
- Buildings - residence, machinery shed, hay shed.
- Access - pedestrians and vehicles will use an existing 250m length driveway from Piggot-Martin Road.
- Parking - space exists for 20 or more vehicles, close to the house.
- Existing use - the property is a lifestyle property with some blue-gum plantation and also cattle-grazing.
- Proposed use - it is proposed to utilise about 6 hectares of open grassland in the centre of the property to train children up to 14 years in the safe operation of off-road motorcycles and ATVs.
- No buildings will be constructed.

**Justification**

- Children ride these machines from an early age on farms and tracks having, in most cases, received little, or no training at all. As a consequence, many have accidents that can result in injury, often severe, or even death.
- Often, fatalities are reported in the media, but injuries are not. Neither are all the near-misses or 'close shaves'.

- Latest statistics from Victoria show that hospitals deal with a quadbike-related injury every five days.
- I don't believe that injuries are due to poor machine design, but rather result from incorrect use due to lack of training and instruction.
- My proposed facility will offer training that will, hopefully, reduce the chance of injury and may even save lives.

### **Proposed Hours of Operation & Noise Management**

- Days of operation: School holidays, weekends and public holidays only. But only as customer demand dictates. I expect this demand will wax and wane throughout the year with not a lot happening on most days, if at all.
- From 8am to 7pm in intermittent 2 hour sessions.
- As per the previous approve, a maximum number of 5 sessions per day. The number of sessions in a day entirely dependent on demand from the public. Possibly 4 or even 5 in one day if demand peaked, but I think this most unlikely. I think one or two would be the norm on a good day.
- Operators - myself and my wife.
- Noise levels: Will comply with the Noise Regulations 1997 as amended. Testing by a responsible person has previously been conducted to show this. There have been no changes to the site or surrounding area or proposed machines since this testing, except perhaps to say that vegetation on my property surrounding the proposed training area has thickened and increased in area.

### **Further information**

- All motorcycles and ATVs will be up to 100cc in engine capacity (equivalent to a 'postie' bike). In fact, most will be 50cc (the same as small motorcycles once common on golf courses).
- No riders will be over 14 years of age. From previous experience as an owner/operator of this business in the Williams shire, I expect most will be much younger.
- No riders will be permitted to bring their own machines.
- All exhaust systems will be maintained to standard specification.
- All riding will be supervised at all times.
- All riding will take place in the area shown on the planning submission.
- This area is surrounded by thick vegetation on all sides.
- Noise levels will be very low and previous testing has shown that there will be no detrimental effect on the amenity of the area.

- As riders will be beginners, and will be unfamiliar with the machines, speeds will be restricted, meaning that the already low levels of noise will be even lower.
- There will be no racing or competitive riding.
- All machines are beginner-type units, and are not performance orientated, or high revving types such as motocross bikes.
- As per the previous approval, no more than 8 machines will be used at any one time.
- As far as waste management is concerned, there are two existing toilets and if demand warrants, portable toilets will be made available.

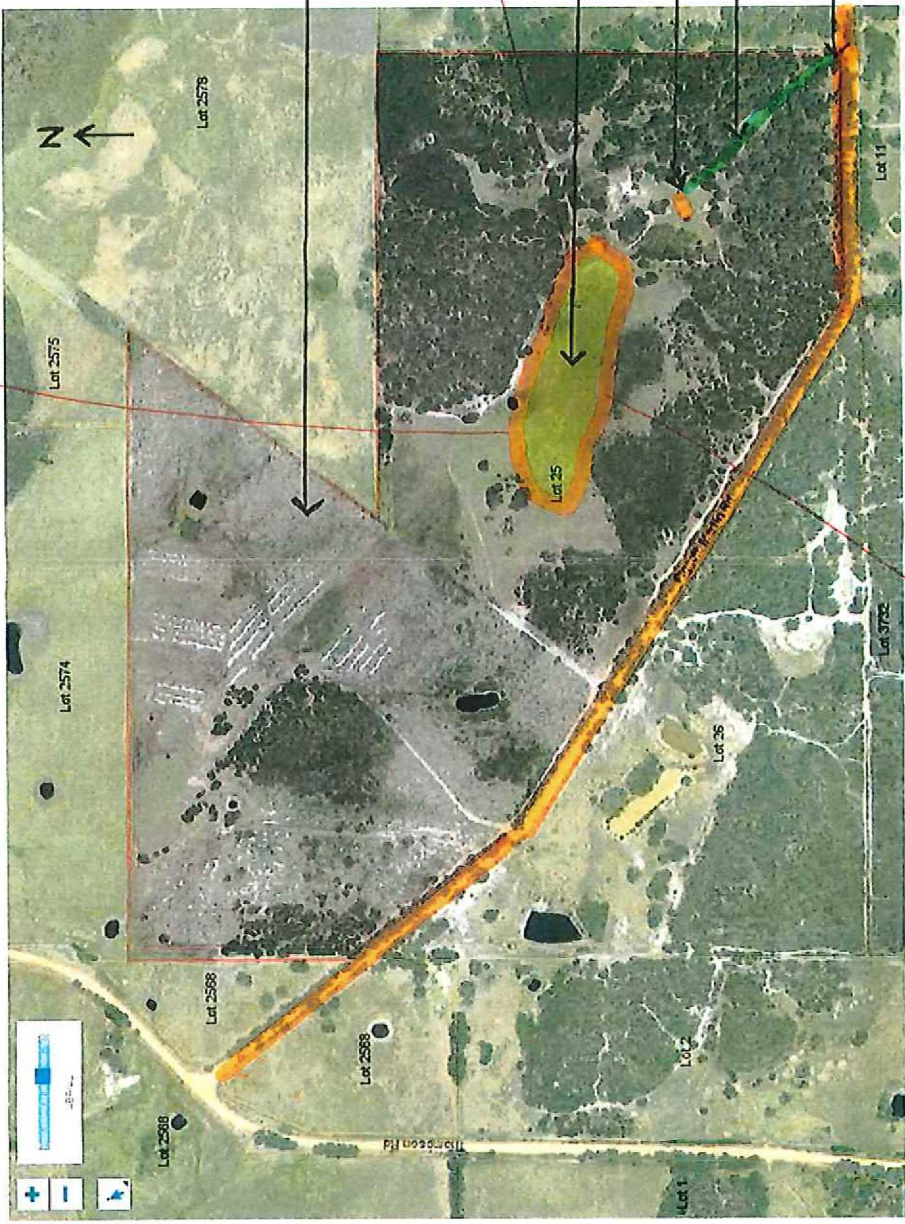
In the unlikely event that someone wishes to register a complaint, they are encouraged to phone or text me personally on 0428 877 071 or email me at [philmorg@wn.com.au](mailto:philmorg@wn.com.au) , and every effort will be made to resolve any issue as soon as possible.

It is my opinion that my proposed facility will benefit the local area by giving young people with an interest in motorcycles and ATVs an opportunity to learn to operate and ride these machines safely.

I hope that you find this information helpful. If you have any enquiries, I am happy to respond.  
yours faithfully

Philip Morgan

North Setback  
Approx 170m to boundary;



BURKHAM PAVIMENTATION

East Setback  
Approx 205m to boundary

RIDING AREA

RESIDENCE + PARKING  
ACCESS ROAD

ACCESS HERE

South Setback  
Approx 180m to boundary;