
From: Jo Gunn
Sent: 4/08/2022 10:41:05 AM
To: Council Northernbeaches Mailbox
Subject: DA 2022/0805 Submission - 1 Weemala Road Duffys Forest NSW 2084
Attachments: DA2022-0805 Response.pdf;

Dear Mr Prosser

Attached please find our submission regarding the DA above.

Regards

Joanna Gunn

Thomas Prosser
Planner
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

3 August 2022

Dear Mr. Prosser

**RE: DA 2022/0805 - Use of part of site for dog training facility
1 Weemala Road Duffys Forest NSW 2084**

We write to you regarding the above development application.

Our property at 5 Killawarra Road Duffys Forest is constantly affected by noise from dog boarding and day-care facilities at the southern end of Killawarra Road and from the north-west on Thuddungra Road. We are also affected by the applicant's current business which is operating without approval.

One of our major concerns with DA 2022/0805 is the noise emanating from the outdoor recreation area for the development. There is no detail regarding noise mitigation and would ask that council request a thorough acoustic report prior to any determination.

We also note that there does not appear to be appropriate fencing or other containment structures at the site and as there are apparently no building works (as specified in the application) there is no ability to enclose the dogs and reduce the noise. We also have an abundance of wildlife in the bushland areas surrounding the properties at the northern end of Killawarra Road including wallabies and kangaroos. Without solid and high fencing this wildlife is potentially threatened.

The 'External Waste Management' plan states "Do not place rubbish outside unless it will fit in a bin". We have photographic evidence (taken after leaving the currently unapproved facility) showing a member of Barc for Pets placing two large dog mats ON our bin in Killawarra Road when it is clear they will not fit. We also have photographic evidence of them placing a large quantity of rubbish in a neighbor's bin. We would request that a trade waste contract at the development address should form part of any approval process.

The Statement of Environmental Effects states that only one staff member will be on site at a time whereas the Plan of Management states a maximum of two staff. The Plan of Management also states the facility has a dedicated WH&S officer and maintenance is undertaken by a handyman, builders and other tradesman. It is somewhat confusing that a training center with supposedly one staff member would require this much support, particularly for a facility that is not undertaking any building works. The applicant states that a maximum of twelve dogs will be on site at any one time. It does not seem plausible that a single person could run effective training for twelve dogs simultaneously.

We question the basis of the DA as a 'training facility'. The applicant's own website describes the currently running and unapproved facility as 'The Farm' and states: *'The farm is an immersive outdoor doggie day care experience located in the exclusive farmland of Terrey Hills in Sydney's Northern Beaches. The Farm is a 6+ hour experience with a combination of structured mental and physical stimulation, resulting in the return of a very happy and content fur family member.'* Further details are available on the applicant's website at <https://www.barcforpets.com.au/the-farm>.

It is clear the site will be primarily operating as a boarding kennel day-care facility. The development proposal does not provide sufficient detail to warrant support from council.

Yours sincerely

Joanna Gunn
5-7 Killawarra Road, Duffys Forest NSW 2084