
Sent: 31/08/2022 9:20:51 AM
Subject: DA2022/0805 - Lot 1/Weemala Road, Duffys Forest
Attachments: Letter - NBC re DA2022-0805 Duffys Forest 31 August 2022.pdf;

Attention: Thomas Prosser

Please find attached a letter of objection to the above Development Application.

Happy to discuss any matter with you, should you require further clarification on the content of the submission.

Regards
Denis

Denis Smith

Director, Planning and Property



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Please think before you print

31 August 2022

Manager, Planning and Assessment
Northern Beaches Council
725 Pittwater Road
Dee Why, NSW 2099

Attention: Thomas Prosser, Planner

Dear Thomas

**DA2022/0805 - Lot1 DP 394351 - Lot 1/Weemala Road, Duffys Forest
Use of part of the site for a dog training facility (animal boarding or training
establishment)**

Tomasy Planning has been engaged by Santo Severino and Alba Severino, who reside at 10 Kinka Road, Duffys Forest, to review the above Development Application and supporting documentation, as listed on Council's website. Our clients' property is directly across the valley from the property the subject of the application.

We have reviewed the Development Application and, in particular, the Statement of Environmental Effects and Plan of Management. In our opinion, the SoEE is totally inadequate for a development of this nature, having due regard to the likely detrimental impacts the proposal could have on the immediate and wider neighbourhood. The SoEE fails to adequately address the highly possible adverse impacts associated with this type of activity on the amenity of the Duffys Forest community.

Our practice has been involved with other similar developments within land zoned RU4 under Warringah LEP 2011. Council has consistently required a comprehensive acoustic study to accompany the Development Application for a dog training facility (animal boarding or training establishment). There is no acoustic study listed on Council's website and therefore it would appear that Council has not required such document to be prepared. It is indeed interesting that the application has even been accepted by Council without such an important report forming part of the DA documentation.

The SoEE states there will be 12 dogs on the premises between 9:00 am and 3:00 pm Monday to Friday. To have 12 dogs on the premises for the majority of daylight hours is excessive and the applicants cannot deny that there will be adverse noise impacts directly associated with this activity. There has been no evidence submitted by the applicant that this will not be the case. Words mean nothing without an expert opinion that could justify the claims made by the applicant that there will be no impact.

The topography of the Duffys Forest precinct is such that it is located on the fringe of a valley and noise inevitably travels across the valley to many of the properties located directly opposite the subject site. Our clients, and many other residents who have chosen Duffys Forest for its semi-rural environment and the peace and quiet that prevails, should not be subjected to the noise and barking of 12 dogs at any one time between 9:00 am and 3:00 pm five days/week.

This scenario is totally unacceptable, and Council has a duty of care to protect the amenity of the residents who could be adversely impacted upon by a land use such as that proposed.

We respectfully submit that the documentation submitted with the application is totally inadequate to enable a proper assessment of the proposal to be undertaken and that the application should be refused forthwith.

Yours faithfully



Principal
Tomasy Planning Pty Ltd