

Mr S Peam & Dr R Morrison

**412 Killawarra Road
Duffys Forest
NSW 2084**

12th August 2022

Thomas Prosser

Planner Northern Beaches Council

725 Pittwater Road, DEE WHY NSW 2099

Dear Mr. Prosser

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

There are a number of significant flaws with this DA in its current form.

Inadequate fencing – dog yards are not permitted on the boundary (because the fencing needs to be higher than standard permitted height). Hence yards for dogs need to conform to setbacks.

Barking – if there is a visual line of sight between dogs and passers-by there will be significant barking. This will not be a couple of horses peering over a rustic fence, it will be a gang of dogs charging along a fence-line barking at anyone who passes by. It is also necessary to be able to separate incompatible dogs – typically this involves a number of dog yards and a purpose-designed building for housing.

Fire Risk – Duffys Forest is a high fire risk area and there needs to be adequate systems in place for evacuation (often this is not an option) or adequate protection – ie fire proof buildings, sprinkler systems etc

Waste Disposal – It's OK for on site composting of poo from vegetarian animals (eg horses) but dog poo is significantly different and raises issues re smell and health risk. All other dog boarding establishments use skips and services such as URM or Remondis to take away the waste. There is also insufficient space to reverse a large waste truck on to the site.

Parking during drop-off and collection – there needs to be sufficient on and off-street parking to handle vehicle traffic associated with the business. Currently this is not the case.

In summary, this DA needs considerably more scrutiny than it appears to have received so far.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Peam', with a stylized flourish at the end.

Stephen Peam