
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 12/08/2022 12:29:20 PM
To: DA Submission Mailbox
Subject: Online Submission

12/08/2022

MR Stephen Peam
12 - 12 Killawarra RD
DUFFYS FOREST NSW 2084
[REDACTED]

RE: DA2022/0805 - 1 / 0 Weemala Road DUFFYS FOREST NSW 2084

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
Stephen Peam