
From: Angela Beale
Sent: 12/08/2022 9:54:28 AM
To: Council Northernbeaches Mailbox
Subject: Submission relating to DA DA2022/0805
Attachments: Submission1weemala.pdf;

Dear Council.
Please find attached my submission regarding DA2022/0805
Thank you



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12 August 2022

Warringah Council
Civic Centre,
725 Pittwater Road
DEE WHY NSW 2099

Re DA2022/0805

Use of part of the site for a dog training facility (animal boarding or training establishment)
1/0 Weemala Road DUFFYS FOREST NSW 2084

Attention: Thomas Prosser, Planning & Development, NBC Louise Kerr, Director Planning & Place, NBC.

We reply to the recent letter received regarding the above DA application as follows

We are not adverse to businesses running in the local area. We feel anyone running a business on their property must ensure proper care of animals and be able to meet the animal welfare needs and ensure it does not impact others in the community. Dogs can be loud especially when they are playing or being trained, can be destructive to native wildlife and require adequate facilities to be safe and also to dispose of waste. We note that compared to other dog boarding kennels in the area, there is much less information provided in this DA to that of others who have submitted audio reports, have buildings with facilities for the animals and amenities for staff and animals.

SUMMARY:

1. Wider notification
2. Noise
3. No infrastructure has been included in the DA
4. Conflicting information provided
5. Traffic

1. Wider Notification

There has been very minimal notification for residents in the surrounding areas that may be affected by noise and odour of a dog training and boarding facility. Any noise from barking dogs will affect the overall amenity of the surrounding areas. We feel a wider notification area is required.

2. Noise management plan

Noise is a main concern and we feel **an acoustic engineers report** is essential to understand the noise impact and state mitigation measures that are required to ensure the amenity of the area. We understand there are at least two other approved dog boarding sites in the immediate area and another 3 in the wider area of Duffys Forest. To comply, they have been required to provide noise reports and

specialised buildings to mitigate noise related issues. 12 dogs in one open area with 1 (or 2) handlers is a large number of dogs to be able to train, handle and manage. As previously mentioned, how can this be done when there are no facilities provided?

We feel a detailed noise management and an independent acoustic expert to assess should be required.

3. No infrastructure has been included in the DA,

We are concerned that there are no building works required for this DA,

- What is the fencing to ensure that the dogs are in a safe environment?
- What are the options for the dogs or handler to be out of the weather in the event of rain or severe weather events?
- How are any loud and persistent dogs barking going to be trained while ensuring they are not affecting the amenity of the area?

Sound proofing

Other dog boarding kennels in the area have had to ensure adequate building designs to ensure noise is limited from dogs and many residents just down the road from this site living next to two large dog training and boarding operations have stated the main cause of noise has been mainly been from outdoor exercise runs. These businesses have had to include a large infrastructure to comply with noise, kennels, sound proof areas for noisy dogs, specific exercise runs and separation areas between runs minimising stimulation to the animals

Off-street parking

There is no mention of parking, traffic flow and whether staff are dropping dogs or owners are dropping the dogs off.

Fencing

The proposed area for the dog boarding and training section backs onto, and is too close to the local horse trail and bushland, with no set back. It is essential that the dogs have fencing high/ low enough to ensure no dogs escape and spook horses or injure wildlife.

Waste Management

There is no plan of management for a commercial contractor to collect dog waste which is required.

Other

We make reference to the Animal management policy listed on the northern beaches council website which provides the information for keeping animals, ensuring residents amenity is not impacted adversely, safeguarding wildlife and environment and ensuring the manner that animals are kept with shelters.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/animal-management/animal-management-policy/final-february-2016-animal-management-policy-pl-370.pdf>

We refer to previous submissions on the council file opposing extensions to another dog boarding facility on the same road.

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=pPx8Aq2hXA0%253d>

4. Conflicting information provided

There is conflicting information provided regarding hours of operation. The management plan stating 9am to 3pm and the Statement of environmental effects stating 9am to 5pm.

The management plan says seven days per week and also Monday to Friday.

The Management plan has listed 2 staff plus admin, maintenance, cleaners and gardeners required for the running of the facility however the statement of environmental effects has listed only one staff member per 12 dogs.

5. Traffic

We note there are no parking facilities and with Weemala road being a dead end for cars and a thoroughfare for many horses, where is the parking to ensure safety of horse riders as well as allowing cars to turn around in the cul de sac? There needs to be adequate parking provided for staff and owners.

We feel that there is further information required by council to ensure there are no environmental impacts by dogs barking as well as adequate facilities required to ensure animal welfare both of the dogs and safe conditions of work for staff.

Yours Faithfully ,

Angela Beale

129 Booralie Road, Duffys Forest NSW 2084

(adjoining property)

