

Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal, together with the City's response to each comment.

Comments Received in Objection:	Applicants Comments:
<p>Issue: Noise</p> <ul style="list-style-type: none"> - The number of dogs is inappropriate, too many dogs in a small lot will create a lot of noise. - Other neighbourhood dogs will be disturbed and provoked into barking. - What noise mitigation can realistically be expected from the 5m high boundary wall in an open yard? - Behaviour training is to be provided on site, and as prolonged barking is a main reason that owners seek training, excessive barking is likely. - Residents studying and working from home during the day time hours will be impacted by the dog's noise. - Nightshift workers and young children sleeping during the day time hours will be impacted by the dog's noise. - How will 2-4 staff members control all 30 dogs from barking more than 1-2 times. 	<ul style="list-style-type: none"> - Each individual dog will be required to undertake an orientation process. The owners will be required to fill out forms which ask questions in relation to their behaviour. If the dog is known to bark excessively, be aggressive to other dogs or human or is highly anxious, then they will not be accepted. - Dogs coming for day care are not coming for barking reasons, they are coming to be socialised, entertained and stimulated. 90% of dogs' bark because they are bored or suffer with separation anxiety from their owners leaving them at home. - No dogs will be left outside to bark unsupervised. There will always be 2-3 staff and behaviourists on site. - Not all 30 dogs will be in the backyard at one time, 15 dogs will be inside for rest and indoor activities and 15 outside for stimulation and play, this will be on a rotation system. Windows and doors will be closed. - If a dog seems distressed or is not coping with the dog day care environment, the owner will be called and the dog asked to leave, as mentioned previously this is likely to be avoided due to our extensive orientation process - Based on my certification, it is unrealistic that more than 5 dogs will bark at one time and very unlikely that all 30 will bark at once due to the measures taken in our above points - According to the acoustic engineer who has assessed the property and other day cares around Perth, the 5m high brick wall makes a large difference to the noise generated - There are no residential backyards that back onto the outdoor area of the site with the 5m brick wall and another property in between the closest home. - If required we will look into options of raising the fence height on the right side and installing acoustic wall panels on the right side of the property.
<p>Issue: Parking</p> <ul style="list-style-type: none"> - How will 30 dogs being dropped off in a high frequency, high volume traffic area be managed in one and a half hour blocks during peak hour times so this does not impact traffic. - The area is already extremely congested; there are not enough parking on site to prevent further congestion of the street from staff and customer parking. 	<ul style="list-style-type: none"> - A traffic impact report has been prepared which addresses the parking and traffic area. This report was based on 45 dogs, which has now been reduced to 30 dogs - Majority of the dogs will be dropped off prior to the opening of the surrounding businesses - Drop off times will be from 2-5 minutes so unlikely to cause a traffic build up - There are multiple parking bays in surrounding streets, no staff will be parking on site.

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<p>Issue: Odour</p> <ul style="list-style-type: none"> - Odour from 30 dogs in such close proximity to residential homes will be extreme. 	<ul style="list-style-type: none"> - Odour will be managed by a comprehensive waste management plan involving freezing of the dog faeces as soon as it happens and daily disinfectant and deodorisation procedures. - This would be more hygienic than a backyard with one dog and multiple droppings
<p>Issue: Hours of Operation</p> <ul style="list-style-type: none"> - How can the business guarantee they will only run during the proposed hours when they rely on full time workers to pick up and drop off their dogs on time, through peak hour traffic? 	<ul style="list-style-type: none"> - As the same situation as a child care facility, owners are responsible for picking up their dogs on time. - If the case arises that a dog is not picked up on time, they will be kept inside with the manager. - When numbers permit, we are looking at getting a vehicle that assists with drop off of dogs which will ensure all dogs have vacated the premises by 5:30pm.
<p>Issue: Safety concerns</p> <ul style="list-style-type: none"> - What if a dog escapes and becomes aggressive, or runs into the high volume traffic on surrounding streets. - Neighbouring residents are allergic to dogs and concerned that the volume of dogs will cause health issues. 	<ul style="list-style-type: none"> - There will be secure gates on both sides, all gates will be doubled gated with self closing locks. - The entrance will have front door plus another gate behind which is kept shut at all times. - We will not be accepting aggressive dogs so this will not be an issue - All dogs are vaccinated and flea and wormed prior to attending day care which owners must provide evidence of. - Allergies to dogs occur when a person is in close proximity to the animal eg in the same room or when the dog is touched.
<p>Issue: Character and amenity</p> <ul style="list-style-type: none"> - There are residential homes located 3m - 12m from the subject site which will be heavily impacted by odour and noise. - The proposed use is inappropriate for medium to high density inner city living. - The use is not in keeping with the character of the area and is likely to have a negative impact on the amenity of the area. - The use will detract, rather than enhance, the amenity of the area - This site is approved for an office - how will this dog day care only have the same impact on the amenity of the area as an office? - The proposed site is next to a funeral home where people come for bereavement, and shouldn't be disturbed by animals making noise. - Dog day care's belong in industrial areas, not abutting residential areas 	<ul style="list-style-type: none"> - There are no residential homes backyards that back onto the property and a large 5m brick wall and warehouse separates the resident's backyard from Howlett St. - There has been a café open close by that is dog friendly. Society is moving towards more dog friendly areas, as dogs promotes health and well being to the community. We want to allow pet owners to benefit from the opportunity of owning a dog and having the flexibility of knowing their dog is cared for whilst they are at work. - Many apartments and smaller townhouses nearby that have dogs who may bark during the day due to boredom and lack of stimulation - We intend to have a good relationship with the funeral home and we will work with them to eliminate any concerns which will affect their clients - There is currently a homeless man sleeping on the porch whom the funeral home staff have expressed creates odour by urinating all over the property and chronically litters the side area with coffee cups and fast food packaging. Several staff from the home are supportive of our application due to this reason. - Many Dog Day Care centres around Perth which are in close proximity to residential areas and are commercially zoned the same as Howlett street which have had approval. E.g. K9 Collective in Bayswater, Paws n Play in East Perth and Le Petite in South Perth.

Note: Submissions are considered and assessed by issue rather than by individual submitter.