

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:	Officer's Comments:
<p><u>Noise</u></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. 	<p>The applicant submitted an acoustic report as part of the development application which indicated the use is unable to achieve compliance with the Noise Regulations unless the local background noise is closer in volume to the predicted dog barking noise. The report suggests a noise management plan could implement strategies to prevent group dog barking scenarios which may assist in aligning the levels more closely. Administration considers the impact of dogs barking will be detrimental the amenity of the surrounding area and therefore the proposal does not satisfy the objectives of the 'Commercial'</p>
<p><u>Parking</u></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. 	<p>The applicant's parking management plans proposes to provide four on-site parking bays. Measures such as staggering drop off and pick up times for the dog owners, could be implemented to decrease potential parking and traffic congestion. However in its current form the parking management plan provides no certainty that the nature of the business will not result in traffic congestion or illegal parking resulting from the increased intensity of traffic due to a limited number of designated parking spaces available for a business that experiences high volumes of traffic within short time periods.</p> <p>A revised parking management plan should be provided to include staggered drop off and pick up times to ensure the development does not result in parking or traffic congestion during peak periods.</p>
<p><u>Odour</u></p> <p>Odour from 30 dogs in such close proximity to residential homes will be extreme.</p>	<p>The applicant has provided a Waste Management Plan to demonstrate how they propose to manage the dog faeces produced by up to thirty dogs per day, and also how they will manage the cleanliness of the site. The City's is satisfied that the Waste Management Plan will effectively manage the odour on site.</p>

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Comments Received in Objection:	Officer's Comments:
<p><u>Hours of Operation</u></p> <p>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?</p>	<p>The proposed dog day care will have standard business hours. If a dog has not been picked up by 5:30pm, the applicant has confirmed that the dog will be kept inside the property and a staff member will wait with the dog until its owner has collected it from the premises.</p> <p>In any event, if the proposal is approved, it would be subject to a condition limiting the hours of operation.</p>
<p><u>Safety concerns</u></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. 	<p>There are dogs kept throughout residential areas that could escape or cause allergic reactions at any point in time. The Dog Day Care has multiple safety doors and gates to ensure that dogs Will not escape.</p>
<p><u>Character and amenity</u></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. 	<p>The subject site is located within a Commercial zone, and in close proximity to Residential properties. LPS2 requires that the Commercial zone 'facilitates a wide range of compatible commercial uses'. The Dog Day Care is not considered to be compatible with the surrounding Commercial uses, which include a Funeral Parlour, Offices, Warehouses and Eating Houses. The business involves the keeping of 30 dogs there from Monday to Friday, and there are no other animal establishment style businesses in the surrounding areas.</p> <p>Further to this, the definition of Commercial zone also requires that development in the zone should be controlled to 'ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality'. The proposed use is considered to have an impact on the adjoining properties, particularly in regards to levels of noise and odour.</p> <p>In light of this, the proposed use is not considered to be in keeping with the existing character and amenity of the area.</p>

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