

SUMMARY OF SUBMISSIONS
PA21/752 - Karnup Road, Serpentine 1282 (L600) 18701 - Greyhound Kennel

Submitter	No	Submitter Comments	Applicant Comments	Officer comments
Water Corporation	1	The Corporation advises the Shire that the subject site is remote from water and wastewater services and no concerns are raised regarding the application.	Noted	Noted
A19202	2	<p>I totally oppose this application on the grounds of noise and animal welfare.</p> <p>The rough sketch plan does not comply to RWA standards for housing greyhounds.</p> <p>Please inform when this comes to meeting.</p> <p>Surely this comes under kennel zone not semi / rural.</p>	<p>The welfare of the greyhounds is at the absolute forefront of what I do every day. As a licenced Racing and Wagering WA (RWWA) greyhounds trainer, there is a very comprehensive guide of rules and regulations that must be followed in order to retain our licence along with spot checks and random inspections from RWWA stewards. I can confirm that the design of the kennels and toileting areas meet the relevant guidelines to house the dogs adequately.</p> <p>Also, I wish to note that the greyhound kennels are a hobby not a commercial business or a boarding kennel. We</p>	<p>Officers note that the applicants are licensed racing and wagering trainers under Racing and Wagering Western Australia (RAWWA). While the proposal has some elements of consistency with the planning framework,</p> <p>Officers consider there to be insufficient information in order to conclude on the amenity impact associated with potential noise from the use.</p>

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			<p>only house our racing greyhounds. It is managed by my family, not staffed externally. Both my husband, myself and my daughter have relevant RWWA licences and have held them for over 15 years combined. We are committed to providing a kennel for happy and healthy greyhounds.</p> <p>After further consideration, and looking at the precedence set by other nearby kennel properties along with a new approval for a Doggy Day-care centre within the Shire I am happy to work with the council and reduce the licence from 18 greyhound kennels to 14 greyhound kennels should need be required thus reducing any potential impacts to the</p>	

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			community by over23%. Please feel free to contact me for any questions or further information.	
A9202 Second Submission		<p>The acoustic report was drafted on 20 October 2020. The property was not purchased until August 2021 so how could they possibly have a noise assessment of the greyhounds.</p> <p>I would also like to ask the question of the Shire why someone would pay in excess of a million dollars for this property knowing full well that the Shire could refuse this application.</p> <p>Have the participants been given prior indication from someone within the Shire that their application could be passed. It was only about 5 days from the time the sold sign was out on the gate that I received the notice of application from the Shire.</p> <p>If this application has not been passed yet, why is it that the owners have already started construction of the holding yards and dogs have already been heard barking from the premises. As far as the noise goes it will not matter how many staff they have and how many doors they close the dogs will bark because if the amount of kangaroos and rabbits in the area and no six foot fence is going to stop them from jumping if they see one.</p> <p>I do not think their plan for the removal of waste is adequate for summer and some of their other plans do not come close to the regulations put aside by the racing & gaming WA, the controlling body for greyhound racing in WA.</p> <p>Regardless how much the shed is insulated the heat in summer could cause considerable distress for that many dogs and become an Animal Welfare issue.</p>	<p>Please see revised Acoustic Report prepared by Dr Roy Ming which has been amended to include noise reduction measures along with adjusted noise contour levels. Dr Ming is a highly qualified acoustic engineer who has been providing noise remediation and reports for over 24 years and is highly regarded by his peers in the acoustic industry.</p> <p>To further clarify the following noise amelioration measures have been put in place: High quality insulation on the walls and ceiling of the kennel housing. The outdoor area is designed to the east of</p>	<p>As discussed in the main report Officers consider that there is insufficient information to assess the impacts of noise and the appropriateness of the development.</p> <p>As discussed in the main report, Officers are satisfied that the proper implementation of the Waste Management Plan would ensure that odour can be adequately managed.</p>

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		<p>There is a designated dog kennel area in Lakes Road, Nambeelup which is only 3 to 4 kms from the Mandurah greyhound track. Why do we have to have kennels in Serpentine in the middle of basically an equine area which has been promoted by this Shire with the likelihood of more greyhound owners from the Jandakot and Forrestdale areas coming to Serpentine because of the housing influx there and noise problems that the greyhounds have created if this application is passed.</p> <p>I would ask Councillors if they would like 18 greyhound kennels positioned alongside their place and the impact it would have on them. I am not against progress but in this case, I think it is something we can do without and urge common sense will prevail,</p>	<p>the shed thus with the shed and house reducing noise propagation to the neighbours. 1.8m Colourbond fencing surrounding the toileting areas which will not only reduce noise it will act as a barrier to stop the dog from seeing something which may make them excited and bark.</p> <p>Surrounding vegetation and trees to reduce noise Indoor and outdoor speakers playing music to reduce stimulus.</p> <p>Offsite training of greyhounds to reduce barking which will encourage them to rest when they are at home.</p> <p>Feeding and toileting greyhounds after 7am and before 5.30pm to reduce noise at night time.</p> <p>The kennels will be shut down securely via doors</p>	<p>Noted and discussed in the main report.</p> <p>Noted</p>

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			<p>and windows whilst the dogs are inside to reduce any noise. There is also always someone present whilst greyhounds are out in the toileting areas so any noise issues can be mitigated promptly.</p> <p>As per the noise level report I can confirm any noise will remain below the legal requirements.</p>	
A17900	3	<p>I am not in favour of the proposed kennels.</p> <p>I am concerned that the noise of the dogs will be too much.</p>	<p>As per the noise level report I can confirm any noise will remain below the legal requirements.</p>	<p>As discussed in the main report Officers consider that there is insufficient information to assess the impacts of noise and the appropriateness of the development.</p>
A52601	4	<p>Lot 600, 1282 Karnup Road, Serpentine - Proposed Greyhound Kennel</p> <p>I am writing to object to the above proposed Greyhound Kennel development.</p> <p>The lots in this area are 40-50 acre blocks, & are hobby farms, whereas the above development of 18 kennels is a commercial enterprise, and is not in keeping within the current activities carried out in this area.</p>	<p>ODOUR MANAGEMENT</p> <p>The kennel building has been designed for ease of cleaning with appropriate ventilation to reduce any odour build up.</p>	<p>Officers are satisfied that the proper implementation of the Waste Management Plan would ensure that odour can be adequately managed.</p>

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		<p>I am extremely concerned about the noise factor. Given the open area, there are no acoustics to lessen the noise, and sound travels widely. Because its such a quiet area, I'm also concerned barking dogs will spook livestock eg Horses & foals.</p> <p>Despite efforts to neutralise the smell, there are going to be at least 18 greyhounds, and some odours will surely circulate in the air, & travel with the wind.</p> <p>I also have major concerns for the resale value of homes & properties in the area. I feel this will greatly devalue our property.</p> <p>This could also impact on future development in the area. If we were new property owners, we would not be wanting to buy anywhere near kennels.</p> <p>We do not know if the new property owners in Serpentine Grange have been made aware of this proposal, as a lot are in various building stages, so wonder how they will feel when informed, if this proposal was to proceed.</p> <p>From someone who has lived in this area for 28 years, I trust you will seriously consider my concerns.</p>	<p>Whirly birds x4 have been installed on the roof to ensure good ventilation.</p> <p>The outside toileting areas have been lined with 50-100mm of crushed limestone to neutralise any urine odour. Any excreta will be picked up promptly and placed into a general waste bin with a lid to reduce odour.</p> <p>The kennel building has been designed for use of cleaning with a sealed concrete epoxy floor and a septic system. Food waste will be disposed of promptly and food bowls washed immediately after use.</p> <p>Kennels will remain clean and hygienic at all times. The interior of the kennel building and all equipment will be cleaned daily with odour neutralizing pet safe disinfectant.</p>	<p>As discussed in the main report Officers consider that there is insufficient information to assess the impacts of noise and the appropriateness of the development.</p> <p>Devaluation of properties is not a valid planning consideration.</p> <p>Noted. The application has been advertised on the Shire's website. Properties within the Serpentine Grange are outside the recommended buffer zone.</p>

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			All required health and safety guidelines will be followed to ensure that odour is not an issue.	
Altus Planning on behalf of A17200	5	<p>Upon initial review of the application, it was quickly apparent that there are important and fundamental details for a proposal of this kind that have not been provided. The missing information that we believe to be necessary for this development application to be properly assessed is itemised in the following sections.</p> <p>The incomplete nature of the proposal forms part of our objection to the proposal. In its current form, this development application should be refused.</p> <p>Consistency with the Rural Zone</p> <p>It is understood that Kennels are an 'SA' Use in the Rural zone in Town Planning Scheme No 2 ('TPS 2') and Council can, at its discretion, permit the use after public consultation has been undertaken.</p> <p>Under TPS 2, the purpose and intent for the 'Rural Zone' is as follows:</p> <p>5.10 Rural Zone</p> <p>5.10.1 The purpose and intent of the Rural Zone is to allocate land to accommodate the full range of rural pursuits and associated activities conducted in the Scheme Area.</p> <p>While it is acknowledged that it can be considered that the use 'Dog Kennel' is consistent with the purpose and intent of the 'Rural' zone, it is submitted that the scale of the proposed operations and the context of the site could have a significant impact on the amenity of the surrounding properties. Specifically, there are a number of dwellings that are located within close proximity to the site.</p>		<p>The subject site is zoned Rural under TPS2, within the 'Rural' zone the land use 'Dog Kennels' is an 'SA' use, meaning that the use is not permitted unless the Local Government has exercised its discretion by granting development approval after the application has been advertised.</p> <p>As discussed in the report, Officers note that four sensitive receptors are located within 500m of the proposed development footprint, with the closest being 310m. The application includes an acoustic</p>

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		<p>These sensitivities associated with Kennels, together the skill and expertise of the applicant required to operate the kennel, are then reflected in a further provision under clause 5.10 of TPS 2:</p> <p>5.10.2 Kennels</p> <p>Where the Council grants approval to a Kennels use, the following provisions shall apply:</p> <p>(a) the approval shall be personal to the applicant and shall not be transferred to or assigned to any other person;</p> <p>(b) the approval shall not run with the land in respect of which it was granted;</p> <p>(c) the person to whom approval is given by the Council to carry on a Kennels use shall not carry on that use at any premises other than the land in respect of which the Council's approval is granted; and</p> <p>(d) if a Kennel use has been carried on with the approval of the Council and if in the opinion of the Council such use is causing a nuisance or annoyance to owners or occupiers of land in the neighbourhood, the Council may withdraw its approval and after such withdrawal, no person shall upon the subject land carry on a kennel use unless a further approval to do so is granted by the Council.</p> <p>The above provisions, particularly sub-clause (d), would suggest that from the broad suite of discretionary land uses possible within the Rural zone, Kennels are potentially the greatest source of nuisance or annoyance. Therefore, potential amenity impacts should be given the highest regard in the assessment and decision-making for proposed kennels.</p>		<p>assessment, which while establishing an element of compliance with the Noise Regulations that sit outside of the Planning Framework, does not establish current noise levels and therefore the broader amenity impact question which is important to the planning assessment is uncertain.</p>

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		<p>Environmental Protection Authority Guidelines</p> <p>Kennels are listed under the Environmental Protection Authority's ('EPA') Separation Distances between Industrial and Sensitive Land Uses Guidelines (2005) as a land use that may potentially affect nearby sensitive land uses (including residential dwellings).</p> <p>The Guidelines recommend a 500m separation buffer between kennels in rural areas due to the potential for noise and odour impacts. Site specific data and assessments, with supporting technical information and testing (as necessary) may justify a reduced separation distance, provided these are completed in accordance with the expectations of the DWER and local government. Specifically, when considering reduced setbacks, the Guidelines state the following:</p> <p>Proponents and responsible authorities are encouraged to consider their proposals and schemes in the light of the guidance given. A proponent or responsible authority wishing to deviate from the advice in this Guidance Statement would be expected to put a well-researched, robust and clear justification arguing the need for that deviation.</p> <p>In the absence of this site specific data, the generic buffer distances should apply.</p> <p>As illustrated in the aerial/cadastre image at Annexure A, there are some 18 allotments within a 500m radius of the site.</p> <p>Furthermore, Annexure B provides details from our own desktop analysis as to the nearest sensitive land uses (dwellings) from the proposed kennels themselves. Specifically, this image illustrates that:</p> <p>i) the nearest dwelling to the proposal is just over 300m away to the north west at Lot 1293 Karnup Road;</p>	<p>Noise amelioration measures have been put in place: High quality insulation on the walls and ceiling of the kennel housing. The outdoor area is designed to the east of the shed thus with the shed and house reducing noise propagation to the neighbours. 1.8m colourbond fencing surrounding the toileting areas which will not only reduce noise it will act as a barrier to stop the dog from seeing something which may make them excited and bark. Surrounding vegetation and trees to reduce noise Indoor and outdoor speakers playing music to reduce stimulus. Offsite training of greyhounds to reduce barking which will</p>	<p>Discussed in the main report.</p> <p>Noted. The applicant submitted an acoustic report.</p>

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		<p>ii) the proposed kennel will be less than 350m from the dwelling owned by owners of Lot 598 Karnup Road; and,</p> <p>iii) If a future dwelling was constructed on Lot 599, it would likely be less than 250m from the kennels.</p> <p>Given the above, in the absence of site specific data and testing, the proposed application should be refused.</p> <p>Incomplete Information</p> <p><i>Detailed Management Plan</i></p> <p>It is submitted that the proposed development should require a detailed management plan to be provided prior to any determination, as the specific management practices that are proposed to be undertaken would likely inform if the proposal is suitable to be approved in its current form and scale, and in this location.</p> <p>Whilst there appears to be some attempt to address various matters in the information provided by the applicant, it is submitted that this information is deficient. Specifically, it is submitted that the management information should contain the following as a minimum:</p> <ul style="list-style-type: none"> • Details as to who is managing the kennels, and what expertise, if any, they have; • Information as to the number of additional staff on site at any one time; • Further information as to how noise is to be managed when the dogs are not inside the enclosures, as well as specific information regarding the noise amelioration fit out; • Further information on waste management as there no details as to the amount of waste that the kennel will generate; 	<p>encourage them to rest when they are at home. Feeding and toileting greyhounds after 7am and before 5.30pm to reduce noise at night time.</p> <p>The kennels will be shut down securely via doors and windows whilst the dogs are inside to reduce any noise. There is also always someone present whilst greyhounds are out in the toileting areas so any noise issues can be mitigated promptly.</p>	<p>Discussed in the main report.</p> <p>Discussed in the main report.</p>

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		<ul style="list-style-type: none"> • Further information around how odour is to be managed, separate to the management of waste specifically; and • Specific details as to how complaints (for noise or odour) are to be managed. <p>It is submitted that it is critical for the above information to be provided to the Shire and the surrounding community as part of a revised application, prior to any determination.</p> <p>It is emphasised that such management regimes are integral to proposals of this nature and are routinely required and enforced by decision-makers who determine similar applications.</p> <p>Acoustic Report</p> <p>As per the reference to the EPA Guidelines above, the proposal is inconsistent with the default buffer and no site specific data has been provided.</p> <p>Given the scale of the proposed development and its context in the locality, it is submitted that an acoustic report is conducted to ensure that the surrounding dwellings (of which the closest is just over 300 away) are not affected by any noise generated from the site, as well as verifying that the noise amelioration procedures listed in the management regime are adequate in ameliorating any noise impacts.</p> <p>Conclusion</p> <p>It is submitted that because of the concerns detailed above, in its current form, this application should be refused. For clarity, the specific reasons for refusal should consider the following:</p> <ol style="list-style-type: none"> 1. The development lacks sufficient detail as to how the proposed kennel will be appropriately managed and by whom. 		

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		<p>2. The development is ill-suited to the locality given there are a number of residential dwellings located in close proximity to the proposed Kennel and it does not meet the recommended 500m separation buffer between it and 'sensitive land uses' (dwellings).</p> <p>3. In absence of further information and technical, site specific justification to support the Kennel, it will have an adverse impact on the amenity of the area by way of nuisance and annoyance to owners and occupiers of land in the locality from potential noise and odour.</p> <p>Should the applicant provide a revised application, it is contemplated that the proposal will be further advertised so that landowners in the locality will have an opportunity to provide further comment.</p>		

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Annexure A – Surrounding landholdings within 500m from the site

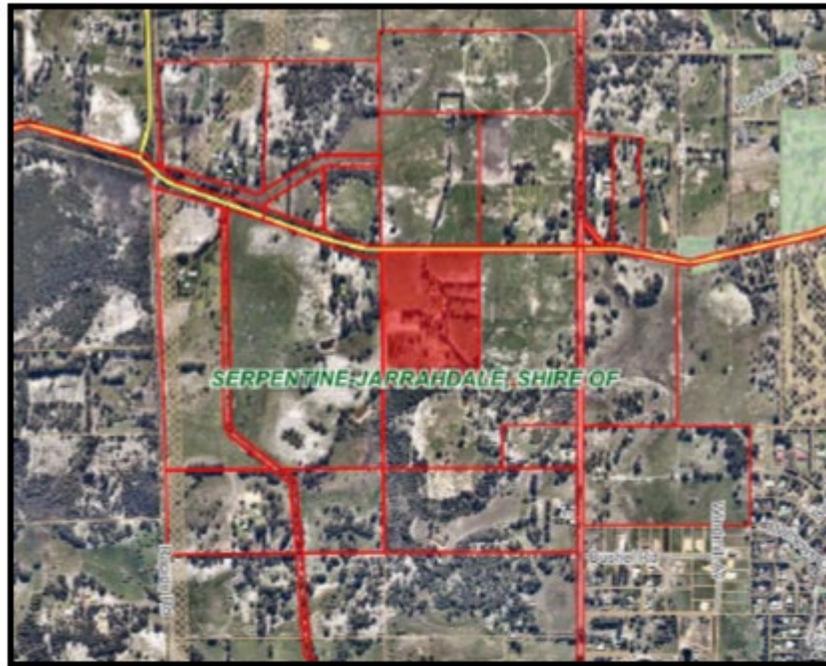


Image taken from Landgate mapping with the Perth Metropolitan Area South aerial overlay from 23 February 2021.

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Annexure B – Dwellings in close proximity to the proposed kennel



Image taken from Landgate mapping with the Perth Metropolitan Area South aerial overlay from 23 February 2021. Distances were calculated in Objective Trapeze.

Altus Planning on behalf of A17200
 Second Submission

On behalf of our client, the landowners of Lot 597 Walker Road, Lots 598 & 599 Karnup Road and Lot 601 Walker Road, Serpentine, we have been instructed to prepare an addendum to our earlier 2 September 2021 submission for the proposed greyhound kennel at Lot 600 (No. 1282) Karnup Road ('subject site' or 'site').

As mentioned earlier, Officers consider that there is insufficient information to assess the impacts of noise and the

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		<p>This addendum is principally a response to the Applicant's Acoustic Report, prepared by Acoustic Engineering Solutions and dated 8 October 2020, Rev. 1 ('AES Report'), and which the Shire subsequently provided to submitters.</p> <p>As stated in our earlier submission, our client is understandably concerned about noise emissions from the kennel. A preliminary review of the AES Report quickly identified deficiencies in a number of key areas which has only heightened our client's concern and necessitated them having to engage their own acoustic consultant to conduct a "peer review" of the AES Report.</p> <p>Peer Review of Acoustic Report</p> <p>The abovementioned review, undertaken by EcoAcoustics and dated 28 October 2021 ('Peer Review'), forms part of our Addendum and is included in its entirety at Attachment 1.</p> <p>The Peer Review advises that the assumptions and calculations used for the modelling in the AES Report are incorrect. When using the levels presented in the Peer Review, the proposed kennel in its current form will not comply with the Environmental Protection (Noise) Regulations 1997 ('Noise Regulations').</p> <p>Numerous other deficiencies were identified during the peer review process, with the main ones summarised as follows:</p> <ol style="list-style-type: none"> 1. Insufficient information relating to the acoustic design and absence of insulation details to be retrofitted within the shed. 2. The "worst case" assumption of 'Scenario 1' within the AES Report that only one-third of the dogs within the outdoor yard area may bark at any one time is flawed. Rather, the correct worst case would be all 18 dogs barking at once. 	<p>As discussed in section 3.4 of the acoustic report, when Staff are present, they can stop barking quickly (my experience during visiting several dog care centres). I never saw that half or all of the dogs bark simultaneously at one time.</p> <p>The assumption is reasonable to reflect the facts. Some published reports even assumed the worst-case operation of 25% of dogs barking at one time.</p>	<p>appropriateness of the development.</p> <p>In the absence of understanding background noise levels, it is not possible for Officers to be satisfied that noise levels will be managed at a level that would not adversely impact on the local amenity.</p> <p>Noted and discussed in the main report.</p>

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		<p>3. The representative assessment period has been incorrectly applied and should be 15 minutes.</p> <p>4. The noise modelling did not include a penalty adjustment for impulsiveness as noise from multiple dogs barking is different to ambient noise.</p> <p>5. The noise management plan is insufficient. It mentions barking dogs will be “stopped” but does not specify how this could realistically be achieved, particularly given staff numbers are unknown. It is also unclear what impact this would have on the dogs’ welfare.</p> <p>6. The AES Report neglects to mention the outdoor exercise area (i.e., a “dog run”), which has recently been constructed on-site, adjacent to the subject site’s eastern boundary. It does not provide any detailed noise modelling of barking emissions from this area which would represent a third worst case scenario, with all dogs barking at once from within this area.</p> <p>Further to the above, we note Section 3.1 of the AES Report states that the modelling was developed using SoundPlan v8.0 software in lieu of the latest edition, v8.2 which may have further contributed to the unreliable modelling results.</p> <p>Accuracy of Development Plans and Construction of Yard Area Commenced</p> <p>Our client advises that the submitted plans do not accurately reflect the layout of the development. Whilst the plans do show the outdoor yard/toileting area abutting the existing shed, they do not reference an additional outdoor area for exercise, located approximately 20m from the communal boundary to Lot 601 Walker Road. Based on photographs supplied by our client, construction of this outdoor area has already commenced (refer Attachment 2, video footage can also be supplied upon request). Apart from the adverse visual impact of this undocumented</p>	<p>Please note that the predicted noise levels will be increased by less than 1.8dB if 50% (9) of dogs are assumed to bark simultaneously for scenario 1</p>	<p>Discussed in the main report.</p> <p>The applicant has provided information that this area is for horses.</p> <p>Noted .</p> <p>The applicant has provided information that this area is for horses.</p>

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		<p>outdoor area, our client advises that noise from barking dogs already utilising this area can clearly be heard on his property.</p> <p>Furthermore, given construction of the outdoor exercise area has commenced, our client suggests the Shire investigates whether a supplementary “retrospective” application penalty fee would now be required from the applicant.</p> <p>Future Dwelling Location on Lot 601</p> <p>Although our client owns a number of properties surrounding the subject site, their main residence is located on Lot 601. They have advised that in the future, their intention is to construct a new home on Lot 601. This will likely be based around the minimum side setback requirement to the communal lot boundary. This would result in the outdoor exercise area being approximately 40m from this future dwelling. Our client is concerned that this has not been accounted for in the AES Report and may prejudice their future amenity once this dwelling is constructed.</p> <p>Animal welfare and staff/animal management</p> <p>With respect to our prior submission, we reiterate our concerns that insufficient information has been provided regarding the management of the kennel. Specifically, the following has still not been adequately addressed:</p> <ul style="list-style-type: none"> • Who is managing the kennels, and what expertise they have, if any; • The number of additional staff on-site at any one time; • Animal welfare, particularly as the application is premised on the dogs being contained within the existing shed for large periods of time (and which requires closed doors and windows to attenuate noise); • Information regarding the amount of waste that the kennel will generate; 	<p>The yards are not "dog runs" as stated in the review. The fencing and shelters were built for my impending arrival of miniature ponies which my children both under the age of 16 will be hoping to show and take to the local Serpentine Pony Club. And should be arriving very soon.</p> <p>We only house our racing greyhounds.</p>	<p>Noted</p> <p>Discussed in the main report. Officers note that the applicants are licensed racing and wagering trainers under Racing and Wagering Western Australia (RAWWA).</p>

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		<ul style="list-style-type: none"> • How odour is to be managed, separate to the management of waste specifically; and • Details as to how complaints (for noise or odour) are to be managed. <p>Conclusion</p> <p>Due to the numerous deficiencies of the AES Report, the Applicant has not demonstrated that noise impacts from the kennel have been properly modelled or considered. When using the correct information and levels, as identified in the Peer Review, the proposal would not comply with the Noise Regulations.</p> <p>Furthermore, the concerns raised in our previous submission regarding animal welfare, lack of staffing details and waste and odour management remain unaddressed by the Applicant, and we therefore reiterate our objection to the proposal.</p> <p>Based on the above, in its current form, the development application for the proposed kennel should be refused.</p> <p>Should any matters raised above require clarification, I can be contacted on Ph. 9474 1449 or via email at joe@altusplan.com.au .</p>	<p>It is managed by my family, not staffed externally. Both my husband, myself and my daughter have relevant RWWA licences and have held them for over 15 years combined. We are committed to providing a kennel for happy and healthy greyhounds.</p>	<p>Noted.</p>
A52702	6	<p>We would be extremely concerned housing 18 greyhounds.</p> <p>We breed sheep and have witnessed attacks on our stock.</p> <p>18 noisy caged dogs would be not what we would like to hear each day.</p> <ul style="list-style-type: none"> • Noise cancelling has not been effective in kennel areas in Forrestdale • Once you allow one greyhound kennel complex many others will follow turning Serpentine from the equine to the canine. 		<p>Noted and discussed in the main report.</p>

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Submitter	No	Submitter Comments	Applicant Comments	Officer comments
		<ul style="list-style-type: none"> • We strongly oppose this application and would like to continue living in peace and quiet without 18 dogs barking. • We do hope you take this submission seriously. 		Noted.
A52702 Second Submission		<p>In regard to proposed greyhound kennel Lot 600, 1282 Karnup Road Serpentine. W.A. 6125</p> <p>As the closest neighbour to the proposed greyhound kennels, we strongly oppose.</p> <p>At the present time, we are already hearing annoying barking from dogs enclosed at the above property, 18 would not be pleasant.</p> <p>We bought in Serpentine for the peace and quiet as well as enjoying the rural and equestrian theme.</p> <p>Most of my comments were included in the last submission some weeks ago, have these been taken into account?</p> <p>The said kennels, exercise area, and outdoor area stated in the proposal have already been erected over the past weekend 23 & 24th October 2021. The machines used started around 6.45 am Sunday morning.</p> <p>All Shires have the same ruling. NO machine noise on a Sunday or Public holiday are to commence before 9am. Rule broken.</p> <p>Perhaps they need to remove fences that have been erected and should have run from the western side of the said property. Therefore, the owner would hear the dogs barking and not the neighbour.</p> <p>Our entertaining areas face North/West and South/West, so we are to hear the brunt of 18 barking dogs whilst entertaining.</p> <p>The acoustic report was is dated 8 October 2020, from a previous address.</p>		<p>Noted Officers consider there to be insufficient information in order to conclude on the amenity impact associated with potential noise from the use.</p> <p>As mentioned above the applicant has provided information that this area is for horses.</p> <p>Noted.</p> <p>Noted and discussed in the main report.</p>

SUMMARY OF SUBMISSIONS
PA21/752 - Karnup Road, Serpentine 1282 (L600) 18701 - Greyhound Kennel

Submitter	No	Submitter Comments	Applicant Comments	Officer comments
		<p>Clearly not aware of the shifting winds through Serpentine, will not muffle the barking dogs, not 18 barking dogs!</p> <p>6.2.1 Staff will be well trained? Clearly owner has no staff at the moment. How many greyhounds does owner have under her training licence at the moment?</p> <p>6.2.2 Staff should ensure that no doors are left open when they leave?? This is NOT suitable, should, would and could, is when dogs escape and attack. I have first hand knowledge on dog attacks to animals.</p> <p>The 2 dogs attacked and mauled 9 of my breeder ewes and 11 day old lamb. They were instructed by Serpentine Jarrahdale Shire council Rangers to be kept behind pool fencing, clearly they escaped. Greyhounds, 18 if proposal if passed, will do so much damage to properties who farm animals. Graphic photos can be supplied of the carnage dogs can do, and can be forwarded to concerned councillors.</p> <p>If council allow more greyhound kennels in Serpentine Jarrahdale Shire, we will be over run with kennels. These kennels are being pushed out from the K9 residences.</p>		<p>Noted.</p> <p>Noted</p>
A61406	7	<p>I wish to lodge an Objection of the Proposed Greyhound Kennels at Lot 600 (1282) Karnup Road, Serpentine.</p> <p>My wife and I reside at 38 Walker Road, Serpentine and have been there for the past 23 years. I wish to object as follows:</p> <p>I only recently became aware of this proposal from a neighbour across the road. I TOTALLY object to the proposal of having a</p> <p>Greyhound Kennel anywhere in this area especially so close to my residential property for the following reasons:</p>		<p>Noted and concerns raised have been discussed in the main report.</p> <p>Officers note that the submitter is located more than 1 km away from the subject site.</p>

SUMMARY OF SUBMISSIONS
PA21/752 - Karnup Road, Serpentine 1282 (L600) 18701 - Greyhound Kennel

Submitter	No	Submitter Comments	Applicant Comments	Officer comments
		<p>1). The area is rural and is for livestock such as Cattle, Sheep and Horses.</p> <p>2). I estimate that as the crow flies, my property is less than two kilometres from the proposed kennels. As such, I am concerned that over time, the smell of dog faeces and urine will emanate from those premises, no matter how often they are cleaned and washed down. The smell will drift all around the premises depending on the direction of the wind. Apart from trees, there are no buildings or structures to prevent the smells reaching my premises.</p> <p>3). I am concerned that 18 Greyhounds kept in a kennel are going to BARK at various times of the day and Night and that Noise will be transmitted in all directions by the wind. Once again, there are no buildings or structures to prevent that sound.</p> <p>4). Greyhounds are trained to chase after a small animal. I am concerned that if one or more Greyhounds escape from their enclosure, the fauna in this area could be in danger. Many of the animals such as Rabbits, Bandicoots and lambs are small and would be easy prey for an escaped Greyhound.</p> <p>5). I am worried that if this proposal was to succeed, it may devalue my property and make it difficult to sell in the future. Many people, like me would not like to be living so close to any type of kennels.</p> <p>6). I am concerned that if this proposal is granted, it will set a precedence and other kennels will be permitted to be built in the area.</p> <p>I strongly urge that this proposal be denied.</p>		<p>As discussed in the report, Officers consider there to be insufficient information in order to conclude on the amenity impact associated with potential noise from the use.</p>