

SUMMARY OF SUBMISSIONS

PA20/1036 - Leipold Road, Oldbury 302 (L2) 156605 - Proposed Dog Kennels / Dog Daycare

Submitter	No	Submitter Comments	Applicant Comment
A155600 Panizza	1	<p>Opposed</p> <p>Is this going to impact on property values?</p> <p>If one dog escapes from the compound it will create havoc among livestock in the area as this is a rural sector of the Shire.</p>	<p>There is no evidence to suggest the proposal will impact property values. Concerns of property values is not a planning consideration.</p> <p>The subject property is also used for breeding beef cattle and horses, and as such, the safety of livestock is of utmost importance. The proposed fencing within the dog exercise and yarded areas will be 1.8 metres high with 50mm gapped wire. The silt barrier will be underground 200mm in an L shaped pattern. The snake fencing will keep the Quendas from getting in, however, due to the fact they primarily move at night, no dogs will be left within the exercise area overnight negating the impact to the Quendas. All day care dogs will be left throughout the day and they are supervised at all times. The dogs who stay overnight will be within the back yard and house area, the business model ensures that all dogs are treated as per the subject property owners own dogs would, with free access to the house.</p> 

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A110901 Egorova	2	My concerns about the dog kennels proposal at Lot 2 Leipold Road is the barking of dogs at all hours so I object to this proposal at this site.	<p>From our investigations, the neighbours who are concerned with dogs barking come from two properties, being 331 Leipold Rd which is 1.1km away, and 4 Bird Rd which is 2.3 kms away. None of the immediate abutting neighbours have raised concerns about dogs barking. For clarity, the dogs will be out in the exercise paddocks for dedicated times during the day only and will be supervised at all times. Structured active outdoor experiences such as treibball, lure coursing and agility will help keep them occupied and active. The structured play will minimise nuisance barking.</p> <p>The boarding dogs will not be left outside during after-hours and locked in external kennels, but instead be kept inside the owner's house with their own dog, and will be treated as part of their own family. All overnight dogs will be familiar with the property and grounds, as they must be a day care to attend the boarding facility, limiting the stress of boarding at an unfamiliar place and within a kennel environment.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Treibball</p> </div> <div style="text-align: center;">  <p>Lure coursing</p> </div> </div>

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A398499 Gerryts	3	<p>Until Leipold Road is a proper two way sealed road, I would not support any business development on this road that will increase the movement of vehicles on this road, even if it is “only” 34 light vehicles / day. That will be an increase of 8840 vehicles in a year plus increased movements from the deliveries etc.</p> <p>The road is half seal / half gravel and not made for this kind of traffic.</p> <p>As we have seen over the last couple of weeks while Mundijong Road was closed, the increased traffic on Leipold Road has been chaotic and most people do not respect the speed limit, despite the 80 kph signs.</p> <p>Once Leipold Road is a proper, sealed two way road I'll be more than happy to support any business on this road.</p>	<p>We believe the current infrastructure is more than sufficient to cater for the small increase in traffic proposed. To accommodate the neighbour's concerns, future clients of the proposed dog care facility will be instructed to approach the property via Kargotich Road. This will mitigate the traffic accessing the entire length of Leipold Road and reduce the perceived pressure this will place on the road. As the subject site is the second driveway entrance from Kargotich Road, the clients will only need to access approximately 721 metres of Leipold Rd to from Kargotich Rd to the subject site driveway.</p>
A156500 Des Bouvrie	4	<p>Further to your request for our feedback and comments on the proposed dog day care at Lot 2, 302 Leipold Road, Oldbury we do object strongly to this development and have listed some of our questions and objections below:</p> <ol style="list-style-type: none"> <li data-bbox="421 1177 1070 1353">1 Leipold Road itself is already a dangerous and poor quality road and would need a great deal of upgrading to be able to handle the increased traffic flow. Whose responsibility would this be? <li data-bbox="421 1362 1070 1426">2 The area around this proposed business is land dedicated to livestock – that 	<ol style="list-style-type: none"> <li data-bbox="1093 1011 1532 1043">1 – see response in item 3 above; <li data-bbox="1093 1075 2130 1347">2 - The subject property is also used for breeding beef cattle and horses, and as such, the safety of livestock is of utmost importance. This has been the primary use of the subject lot since the current owners bought it. The proposed fencing within the dog exercise and yarded areas with be 1.8 metres high with 50mm gapped wire so escaping dogs is highly unlikely. The silt barrier will be underground 200mm in an L shaped pattern. Furthermore, the dogs will be supervised at all times so ensure and the fences inspected daily to ensure no digging or weakening of the fence has occurred. <li data-bbox="1093 1378 2107 1410">3 – As the owner of the subject property have horses and cattle, any dogs that

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		<p>livestock being herbivores. The natural enemy of a herbivore is the carnivore of which the dog is one. What threat could this pose to livestock should there be an occasion when a dog jumps or climbs the fence or is able to burrow under it.</p> <p>3 Further, should a day care dog(s) escape and cause harm or injury to livestock – in our business that could cost many thousands of dollars per animal – who is liable to pay compensation. Is it the business owner, the dog owner or even the Shire for possibly approving a development that was unsuited to the area.</p> <p>4 Noise – Many dogs bark and yap – particularly in group situations. How will this noise effect be mitigated.</p> <p>5 There are native species such as Quendas (as an example) in the area. They are often victim to motor vehicles. Now there will be more vehicles and also there will be dogs.</p> <p>6 It is proposed that there will be snake proof fencing over one of the areas. This snake proof fencing MAY stop adult snakes however it will not stop juveniles which are prevalent from late February to the end of April. Could it please be explained what relevance the snake proof fencing has to do with the other land</p>	<p>might escape will go for the nearest animals and remain on the property. Absolutely every effort will be made to ensure this is not even a possibility.</p> <p>4 – The dog barking will be mitigated by full time supervision by 2 or more people at any one time. They will also be occupied with exercise games and puzzles throughout each day. Dogs are also very social animals, so are better suited in groups. The primary cause of nuisance barking are dogs left on their own, or left without stimulation. Neither of these causes will be present at the proposed premises.</p> <p>5 - The proposed fencing within the dog exercise and yarded areas will be 1.8 metres high with 50mm gapped wire. The silt barrier will be underground 200mm in an L shaped pattern. This will prevent any native animals like Quendas, or smaller animals from entering the fenced exercise areas. As most of the native animals, like Quendas, move primarily at night, no dogs will be left within the exercise area overnight negating the impact to the Quendas. The dogs that stay during the day service will be monitored and supervised at all times, and those who stay overnight will be within the back yard and house area only.</p> <p>6 – The protection of the dogs is a very important part of the proposed business model and was therefore included. Additional to snakes are bobtails and other reptiles that might try to access the exercise yard during the day. The snake barrier will also be a barrier to protect them from entering.</p> <p>7- We understand some neighbours will have concerns, but we are very confident that the management systems that have been put in place, as well as the infrastructure upgrade to be done to the subject property, will not only mitigate neighbour concerns, but eliminate them.</p>

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		<p>holders in the area.</p> <p>We appreciate being given the opportunity to raise our objections to this proposal. Normally we would support the Serpentine Jarrahdale Shire in their efforts to expand the amenities and businesses in our Shire however in this case we just cannot agree with the proposed Dog Day Care.</p>	
A398410 Cala	5	I have no objection to the proposed dog day care provided overnight boarders do not exceed numbers indicated.	
A155502 Honey	6	<p>We write our letter of rejection for the development application on lot 2, 302 Leipold Rd, Oldbury. - Re-Dog Day care; Ref PA20/1036.</p> <p>We own, farm and our residence are on Lot 3 (272 Leipold Road), we own and farm Lot 102 Kargotich rd. These two lots surround the proposed dog care lot 2, 302 on both the South and Eastern sides. We also own and farm Lot 259 Leipold Rd, which is Just one lot to the West. Therefore, we strongly object to this application for a dog day care facility for the reasons listed below.</p> <p>1. Dust; The existing battle axe driveway is a single lane gravel surface drive currently shared with two other residents. The gravel surface already distributes considerable dust over our house when a westerly wind is blowing. Therefore, there should be some commentary/documentation by the applicant as to how they will deal with any dust generation from additional cars utilizing the battle-</p>	<p>1 – Dust – During the hotter and dustier months of each year, the existing water cart on site will be used as required to suppress dust from the driveway. This will optimally be at the start of the day before clients arrive to drop off, and late afternoon prior to clients arriving to pick up.</p> <p>2 – Traffic – A traffic impact statement has already been provided. Upon further review of the proposal, pick and drop off times for the dogs will not be restricted to 1 hour in the morning and 2 hours in the afternoon. Dogs can be dropped off and picked up at anytime during the day between the hours of 7am and 6pm. This is expected to reduce the peak hour traffic.</p> <p>3 – Noise – as addressed in previous comments above. Additionally, dogs that are identified as 'nuisance barking' which can be loosely defined as constant rather than intermittent, will be reviewed by a dog trainer to address the barking. If the barking persists after training, to mitigate impact on neighbours, services for that client will be regretfully withdrawn.</p> <p>From our assessment, the house of the objecting neighbour is approximately 570m away. Their house is also only 440m from Kargotich Rd. We would expect they would have more impact from the traffic generated noise of Kargotich Rd</p>

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		<p>axe drive. We believe it would have to be asphalted to avoid this situation.</p> <p>2. Traffic; The letter says there will be an increase of up to 34 vehicles each day. If you assume that's 50% trips in the morning drop-off and 50% pick up that would seem to put them over the 10 vehicle movements in peak hour threshold of the WAPC Transport Impact Assessment Guidelines - Vol. 4. Once the proposal exceeds this threshold, a Transport Impact Statement needs to accompany the application. It looks like this hasn't been done as there is only passing commentary from the applicant about traffic.</p> <p>3. Noise; Although the shire might simplistically say that the outdoor dog/kennel boarding areas are far away enough from neighbours' boundaries, ideally there should still be an acoustic assessment submitted by the applicant. This would do modelling to show that the proposal complies with the relevant Noise Regulations and help inform whether barking dogs, car doors closing from visitors etc. might create an amenity issue. The letter doesn't say precisely how dogs will be "managed" if they are Barking/Howling and carrying on. I'm sure there will be a bit of yelling of commands to the dogs during exercise/activity sessions.</p> <p>Although the letter says there will be no day care on weekends, there still could be noise from dogs in kennels and I presume they still get walked outside during the day.</p>	<p>rather than this proposal.</p> <p>4 - We believe the current infrastructure is more than sufficient to cater for the small increase in traffic proposed. To accommodate the neighbour's concerns, future clients of the proposed dog care facility will be instructed to approach the property via Kargotich Road. This will mitigate the traffic accessing the entire length of Leipold Road and reduce the perceived pressure this will place on the road. As the subject site is the second driveway entrance from Kargotich Road, the clients will only need to access approximately 721 metres of Leipold Rd to from Kargotich Rd to the subject site driveway.</p> <p>5 – We refer to previous comments addressing impact on nearby livestock. As per the Shire's local law regarding dog kennels, the proposed fencing will be 1.8m high, as well as sub-surface barrier fencing.</p> <p>6 – As advised in the initial application, all hard waste from the dogs will be collected throughout each day to ensure minimal waste filters into the soil or ground water. Given the size of the available exercise yards for the number of dogs proposed, the impact and concentration of liquid waste is considered to be negligible.</p> <p>7 – A Bushfire Management Plan has been provided. With regards to the specific concern of removing the dogs from site in the event of a bushfire, the owner of the property will remove the dogs from the site and to safety for the owners to collect at the appropriate time. A greyhound trailer will allow all dogs to be safely removed from site in 1 trip. As part of the conditions accepted by each client, they will acknowledge the bushfire management plan instructions, including not to attend site in the event of a fire.</p> <p>8 – All measures will be taken to ensure dogs do not escape the confined yards, and we are confident the proposed management plan ensures they will not. All dogs will be assessed prior to being accepted by the dog daycare facility, and if are considered to be a high risk they will be regrettably declined.</p>

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		<p>4. Leipold Rd; To accommodate additional traffic a major upgrade is required. Leipold Rd already has had in large increase in traffic due to the King Rd Brewery. The single lane sealed section with poorly maintained gravel shoulders already struggles to cope with local traffic. Further addition vehicles will become dangerous in its current condition. Is that a risk the Shire is prepared to take?</p> <p>5. The local farming community surrounding Lot 2, 302 application have been farming Beef cattle, Horses and Sheep for many years. The site plan attached to letter of application shows dog exercise yards bordering two sides of our property. We feel the security of our livestock would be at considerable risk if a dog escaped. The current fencing on Lot 302 is of poor condition for retaining dogs. We believe a requirement would be to fence total boundary of Lot 302 with a 2m high dog mesh fence buried 600mm in ground to avoid dog escapes. We have been advised that if a dog escapes and mauls or kills any livestock the Shire can also be held accountable if they were seen to approve application.</p> <p>6. Our Beef cattle and indeed us as owners are required to adhere to strong Bio- security measures with the MLA. We point out that a winter run-off drain travels through and adjacent to proposed dog exercise yards and flows Southwards through our property and into Shire/Watercorp drainage systems.</p> <p>7. Fire Management Plan; The application letter</p>	<p>9 – There is opportunity for 2 – 3 overtaking bays to be provided along the access leg driveway if required to ensure safe passing and maintain a low flow of traffic.</p>

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		<p>has no mention of how the applicant would manage dog owners at drop-off /pick-up times if a fire was to start. With the current battleaxe driveway, being a single lane gravel track and no other way out the possibility of a very dangerous situation occurs. The application SHOULD accompany a fire management plan and have approved by relevant departments to avoid disaster.</p> <p>Summary; Our Rural local network is some of the primary producing families in the Shire that solely rely on our livestock for primary income. We strongly feel that introducing a Dog Day care / kennel facility would put our livestock and income at a security risk.</p> <p>The poor condition of Leipold Rd and the single lane already shared GRAVEL battle-axe driveway jointly form a traffic hazard and an extreme Bush Fire Risk. Based upon dot points 1- 7 we strongly object to the application.</p> <p>Our community enjoys the rural lifestyle that it currently provides. A farming area is not the location to house dogs that have no interaction with farming livestock in general terms. Dogs not familiar with livestock will naturally chase if given the opportunity, this eventually could lead to killing of livestock.</p>	
A398475 Gangemi	7	<p>1 – TRAFFIC: 34 Vehicles each day will be a minimum. Where is the transport impact statement for the application</p> <p>2 – NOISE: Where is the noise assessment. How</p>	

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		<p>do they deal with the barking and howling.</p> <p>3. LEIPOLD ROAD: Leipold Rd already has had a large increase in traffic due to the King Road Brewery. The single lane sealed section with poorly maintained gravel shoulders already struggles to cope with local traffic. Further additional vehicles will become dangerous in its current condition.</p>	
A398471 Ransom	8	<p>I would like to lodge an objection to the proposed development application. This application does not fit within the general usage of the area and presents increased risks to adjacent land holders.</p> <p>WE own two properties across the road from the proposed development. WE can hear dogs (1 to 3) barking from as far away as Cabassi's place (on Leipold Road approx. 800m further on) and from the new industrial sites at night (presumed guard dogs).</p> <p>We feel that the barking of a <u>large number</u> of dogs who are away from their homes for the day will be significantly disruptive and also disadvantageous to us that it will not only impact our quality of life but adversely affect our business of running a horse stud.</p> <p>Our horses have been recurrently subjected to the neighbours dogs running on our property, chasing them and hunting the foals. They are <u>already</u> sensitized to the presence of barking dogs. Please discuss this with your ranger <u>Brian</u> who will confirm this fact. We have had a mare who refused to foal in our front paddocks and paced the fencelines in</p>	(Late submission)

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		<p>labour all night distressed by the prospect of foaling near the dogs, and visibly relaxed and foaled when moved to a back paddock. We feel that the constant barking of dogs will unsettle our stock and have a significant negative impact on them. There has been no effort to address this risk in the applicants proposal. We also feel their effort to address the snake risk is ill informed.</p> <p>The prospect of increased traffic on the road has also not been sufficiently addressed. The extra cars on the road due to Mundijong Rd closure has <u>already</u> degraded the edges and the dog drop off and pick up times are exactly when the school bus & trucks are on the road. PLEASE REJECT THEIR APPLICATION.</p>	