

5.1 NO. 11 (LOT: 4, S/P: 7727) DOUGLAS STREET, WEST PERTH - PROPOSED CHANGE OF USE TO UNLISTED USE (DOG DAY CARE) (AMENDMENT TO APPROVED)

Ward: South

Attachments:

1. Consultation and Location Map
2. Development Plans
3. Daily Operations and Procedures Plan
4. Portion of Minutes of Council Meeting 25 June 2019
5. Waste Management Plan
6. Acoustic Report

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **APPROVES** the application for Unlisted Use (Dog Day Care) (Amendment to Approved) at No. 11 (Lot: 4; STR: 7727) Douglas Street, West Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions:

1. All other conditions, requirements and advice notes detailed on the development approval 5.2018.466.1 granted on 25 June 2019 continue to apply to this approval except as follows:
 - 1.1 Condition 1.1 is amended to read as follows:
 - 1.1 The premises shall be used for the purposes of the care of dogs as detailed in the Daily Operations and Procedures date stamped 30 September 2022;
 - 1.2 Condition 2 is deleted; and
 - 1.3 Condition 3 is amended to read as follows:
 3. Use of the premises shall be carried out in accordance with the Daily Operations and Procedures date stamped 30 September 2022 or any revised Procedure approved by the City. Any change to the Operations or Procedures shall be included in an updated Daily Operations and Procedures to be submitted for review and approval by the City.

PURPOSE OF REPORT:

To consider an application for an amendment to a previous development approval for a change of use to Unlisted Use (Dog Day Care) at No. 11 Douglas Street, West Perth (the subject site).

PROPOSAL:

The application proposes to amend the previous development approval by deleting Condition 2. In accordance with Condition 2, the development approval was valid for three years from the date that the use commenced, after which time the use shall cease unless further approval is obtained. The use commenced on 2 September 2019.

Details of the proposed business operations are listed below:

- Operation between 6:45am and 6pm Monday to Friday;
- Care for a maximum of 35 dogs at any one time;
- A maximum of five staff at any one time; and
- Provision of grooming, behavioural training, and general care of dogs over two floors; and
- Provision of a total of five parking bays. Of these three would be used for staff car parking bays and two would be used for pick-up/drop-off bays for use by customers.

A location plan is included as **Attachment 1** and the proposed development and management plans are included as **Attachment 2** and **Attachment 3**.

BACKGROUND:

Landowner:	Brunswick Holdings Pty Ltd
Applicant:	Amanda Deurloo and Richard Elkington
Date of Application:	27 June 2022
Zoning:	MRS: Industrial LPS2: Zone: Commercial R Code: N/A
Built Form Area:	Mixed Use
Existing Land Use:	Unlisted Use – Dog Day Care
Proposed Use Class:	Unlisted Use – Dog Day Care
Lot Area:	446m ²
Right of Way (ROW):	N/A
Heritage List:	N/A

Site Context and Zoning

The subject site is bound by Douglas Street to the southeast, Loftus Street to the northwest and commercial properties to the northeast and southwest. The subject site and all adjoining properties are zoned Commercial under the City's Local Planning Scheme No. 2 (LPS2) and are within the Mixed Use Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site is located within the City's Pickle District precinct. The surrounding commercial area contains a variety of commercial and industrial activities, including art galleries, offices, shops and automotive uses.

Development Approval History

An application for development approval for a change of use to Unlisted Use (Dog Day Care) was refused under delegated authority on 18 March 2019. The application had proposed 45 dogs to be accommodated on site at any one time. The application was refused because the development was not considered compatible with the adjoining commercial uses due to the proposed scale and intensity of the use.

The applicant sought a review of this decision by the State Administrative Tribunal (SAT). Following the SAT mediation process, the applicant modified the proposal to address the reasons for refusal and the City was invited to reconsider its decision.

The reconsideration was required to be determined by Council because more than five objections to the revised proposal were received during community consultation.

Council approved the development application at its Ordinary Meeting on 25 June 2019, subject to conditions. Details of the approved application included:

- Operation between 6:30am and 6pm Monday to Friday;
- Care for a maximum of 35 dogs at any one time;
- A maximum of four staff at any one time;
- Provision of grooming, behavioural training and general care of dogs over two floors;
- Provision of four car parking bays; and
- Signage for the business.

In consideration of the community concerns, Administration recommended that development approval be granted subject to a condition that time-limited the approval for a period of 12 months. The purpose of this time frame was for the applicant to demonstrate that the use could be appropriately managed to not adversely impact on the adjoining properties. Council resolved to approve the proposal for a three-year operating period.

A copy of the minutes of the Council Meeting are included in **Attachment 4**. The proposed plans are consistent with the previous approval, with some proposed modifications to the operation and management of the use as detailed in the Comment section.

DETAILS:**Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the City of Vincent Local Planning Scheme No. 2 (LPS2) and relevant local planning policies. In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Use Permissibility/ Deemed-to-Comply	Previously approved	Requires further Discretion
Land Use			✓
Car Parking	✓		
Signage		✓	

Detailed Assessment

The deemed-to-comply assessment of the element that requires the discretion of Council is as follows:

Land Use	
Deemed-to-Comply Standard	Proposal
Local Planning Scheme No. 2 "P" Use	Unlisted Use (Dog Day Care)

The above element of the proposal does not meet the specified deemed-to-comply standards and is discussed in the comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 1 September 2022 and 14 September 2022. The method of consultation included a notice on the City's website and 19 letters being sent to all owners and occupiers of adjoining properties, as shown in **Attachment 1**, in accordance with the City's Community and Stakeholder Engagement Policy. This included written notification being sent to other owners within the strata complex.

One submission was received at the conclusion of the consultation period which objected to the proposal. The objection related to the provision of on-site car parking bays for pick-up and drop-off and noted that issues had been experienced with customers of the business parking in no-stopping zones, across driveways and on private property.

Administration's comments in relation to this submission are addressed in the Car Parking section of this report. In response to the submission the applicant provided an updated Daily Operations and Procedures plan was provided to address customer pick up and drop off.

Design Review Panel (DRP):

Referred to DRP: No

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy; and
- *Perth Parking Management Act 1999*.

Local Planning Scheme No. 2

The proposed land use is not identified in the land use table in LPS2 and could not reasonably be determined as falling within the interpretation of one of the listed uses in LPS2. The proposal is considered as an Unlisted Use. In accordance with Clause 18(4) of LPS2, where a use class is not specifically referred to in the zoning table, the City is to:

- (a) *Determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- (b) *Determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- (c) *Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

Council is required to consider if the use is consistent with the objectives of the Commercial zone. LPS2 includes the following objectives for the Commercial zone:

- *To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.*
- *To ensure development design incorporates sustainability principles, with particular regard to waste management and recycling and including but not limited to solar passive design, energy efficiency and water conservation.*
- *To maintain compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

Perth Parking Management Act 1999

The subject site is located within the Perth Parking Management Plan area (PPMP area) under the *Perth Parking Management Act 1999*. This provides for a maximum number of car parking bays which are permitted to be provided on a site and does not provide any minimum car parking requirements. The City's Policy No. 7.7.1 – Non-Residential Development Parking Requirements does not apply within the PPMP Area.

Delegation to Determine Applications:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because delegation does not extend to applications to amend a development approval that was determined by Council, unless the amendments proposed would not change the impact of any condition imposed.

The application proposes the deletion of a condition of approval that limits the term of operation of the use.

RISK MANAGEMENT IMPLICATIONS:

There are minimal risks to Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2018-2028:

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

The application does not propose modifications to the operation of the business which would have sustainability implications.

PUBLIC HEALTH IMPLICATIONS:

This report has no implication on the priority health outcomes of the City's Public Health Plan 2020 – 2025.

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:Land Use

The application proposes the permanent approval for a dog day care premises for up to 35 dogs, with a maximum of five staff on site at any one time. The activities on site include grooming, behavioural training and general day-to-day care of dogs including playing, resting and feeding. The dogs are accommodated within rooms over two levels within the subject site.

Conditions 1.1 and 3 of the previous determination requires the use to operate in accordance with the Daily Operations and Procedures. The applicant has proposed changes to the previously approved Daily Operations and Procedures as follows:

- An increase in the provision for four on-site parking bays for use by the premises to five bays. This would comprise of four bays being dedicated for customer pick-up and drop off between 6:45am to 9:00am and 4:30pm to 6:00pm. Customer pick up and drop off would be managed through prearranged times with a maximum of four customers permitted within each 10-15 minute collection interval. The previous Daily Operations and Procedures plan did not specify how these four bays would be allocated; and
- An increase in number of staff on-site at any one time from four to five. The purpose of this is to account for work shift crossover periods.

The permanent approval of the use would be consistent with the objectives of the Commercial zone for the following reasons:

- Site context: The site is located within an established Commercial area that accommodates a wide range of non-residential land uses. These existing uses are of varying scales and intensities and includes offices, art galleries, and photography and art studios. An Unlisted Use (Dog Training Facility) was approved by Administration on 22 December 2021 and operates from the adjoining property to the south at No. 30 Drummond Place. There are two other tenancies which operate from within the existing premises on the subject site, which includes an interior design studio and coffee roasters. The permanent approval of the dog day care premises use would be consistent and compatible with the prevailing non-residential land uses in the area.
- Compatibility and Amenity: A Daily Operations and Procedures plan was prepared by the applicant to ensure that the use is managed to minimise off-site amenity impacts to adjoining properties. This has been implemented since the use commenced operating in September 2019. The proposed modifications to the Daily Operations and Procedures plan do not result in an increased intensity of the use, with the maximum number of dogs, operating hours, pick-up/drop-off times and procedures and management practices remaining as previously approved.

In relation to the management of off-site amenity impacts the following is noted:

- **Noise:** The applicant previously provided an acoustic report prepared by an acoustic consultant and included as **Attachment 6** to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*. The nearest residential property to the subject site is approximately 50 metres to the north across Newcastle Street and the acoustic report concluded use would not have adverse impacts on these residents or the surrounding non-residential development properties. As the intensity of the use is not proposed to increase the conclusions of this previous acoustic report remain applicable;
- **Nuisance/Safety:** The Daily Operations and Procedures plan, included as **Attachment 2**, provides details of how dogs would be managed, particularly in relation to antisocial dogs or behaviour which may be considered to cause a nuisance. Since the use has been operating the City does not have any record of any complaints being received regarding nuisance caused by antisocial behaviour from dogs. This indicates that the implementation of the Daily Operations and Procedures is adequate to manage the use without causing nuisance to the surrounding properties;
- **Waste:** The applicant previously provided a Waste Management Plan (WMP) and included as **Attachment 5** to outline how waste from the site including from dog faeces would be managed and removed from the site. This also included general hygiene and cleaning requirements to ensure that odour and pests would be controlled and managed. Condition 4.1 of the previous approval required the premises to operate in accordance with this WMP. Since the use has been operating the City does not have any record of any complaints being received regarding odour from the premises. This indicates that the implementation of the WMP is adequate to manage odours from the use. The existing condition would remain in effect for any subsequent approval.
- **Existing Operations:** In previously approving the application for a time limited period Council has previously considered that the use would be acceptable on the subject site if it was appropriately operated to manage the intensity and impact on the surrounding area. As outlined above the business has been in operation since September 2019, during which time the City has not received any complaints about the operations of the business. This indicates that the business has been able to operate at the proposed scale and intensity without adversely affecting the amenity of the local area. During the community consultation one submission was received in relation to the adequacy of parking. The proposed parking arrangements are discussed further below, and Administration is satisfied that the management measures would be adequate to minimise the impact of the use on the surrounding properties.
- **Built Form/Streetscape:** The application does not propose any modifications to the built form of the existing building and would not impact on the streetscape or the sustainability performance of the building.

Car Parking

The subject site is located within the PPMP area and the City's Policy No. 7.7.1 – Non-Residential Parking Requirements does not apply to the proposal. The *Perth Parking Management Act 1999* provides that a maximum of 32 bays would be permitted on the site.

Nine bays are provided for on the subject site, which includes one accessible bay and one loading bay. These have been licensed with the Department of Transport in accordance with the *Perth Parking Management Act 1999*.

The area accommodating on-site car parking is shown as common property on the strata plan. The allocation of bays is not specified on the strata plan and is to be determined by the strata owners. The applicant has advised that No. 11 Douglas Street is entitled to 54 percent of the parking bays, with Nos. 7 and 9 Douglas Street entitled to 23 percent each. This would equate to five bays being allocated to No. 11 Douglas Street and two bays each to Nos. 7 and 9.

During the community consultation the City received an objection related to the impact of pick-up and drop-off of dogs on surrounding properties due to vehicles parking illegally or on other properties.

The provision of car parking is acceptable for the following reasons:

- **Management of On-Site Parking:** As outlined above the premises has access to five on-site parking bays. The applicant's previous Daily Operations and Procedures plan did not indicate how many of these bays would be provided for pick-up and drop-off. The applicant proposed for three of the available parking bays to be dedicated for staff and two bays to be dedicated for pick-up and drop-off by customers.

This arrangement is supported by an updated Daily Operations and Procedures plan which outlines that pick-up and drop-off associated with the dog day care would be limited to between 6:45am and 9am and 4.30pm to 6pm respectively. Pick-up and drop-off would be pre-booked for ten-minute intervals, with a maximum of four dogs being picked up or dropped off at any one time. Pick-up associated with the dog grooming would occur by 2pm to provide for a staggering of collection.

The objection received during the community consultation related to concerns with the adequacy of on-site parking resulting in illegal parking by customers. Following the conclusion of consultation, the applicant submitted an amended Daily Operations and Procedures plan which provided that four pick-up/ drop-off bays would be provided during the morning and afternoon pick-up and drop-off periods as detailed above.

As outlined above the use would provide for four customer parking bays and be managed through a staggering of 10-15 minute intervals with a maximum of four pick-up or drop-offs happening at any one time. This would ensure that the parking demand generated by the use would be contained to the subject site and would not rely on on-street parking. Instances of illegal parking would be investigated by the City's Rangers, and if it were to occur, would be due to customer behaviour, rather than the inadequacy of on-site parking.

The applicant has also introduced a 'dog taxi' service which provides a pick-up and drop-off service for three to six dogs daily. This would assist to further reduce the demand for customer parking on the subject site.

The implementation of these measures would ensure that the subject site provides for adequate on-site parking to accommodate the demands of the use.

- **Availability of On-street Parking:** While adequate on-site parking is provided as outlined above, it is also noted that customers dropping-off and picking-up their dogs would also be able to utilise on-street parking which is available in the surrounding area, including:
 - Eight half-hour parking bays available on Douglas Street;
 - Two quarter-of-an-hour, and seven two-hour parking bays on Newcastle Street between Douglas and Tandy Streets;
 - 12 two-hour parking bays on Drummond Place, between Loftus Street and MacVean Lane; and
 - Time-limited car parking bays on Drummond Place and Simpson Street.

The City's survey data on the street parking on Douglas Street collected for three separate days in November 2018 indicates that the peak occupancy rate was approximately 89 percent.

- **Proximity to Public Transport:** It is acknowledged that public transport would not be a viable transport option for the pick-up and drop-off of dogs. However, the site is close to high frequency bus routes and approximately 500 metres from Leederville Train Station which would enable staff to utilise alternative means of transport.
- **Bicycle Facilities:** Bicycle racks for staff use have been installed at the rear of the property which assists in facilitating employee use of alternative means of transport.
- **Compliance with Parking Requirements:** The premises is compliant with the maximum requirements of the PPMP area. The subject site is an existing commercial development, and the provision of additional bays on the subject site would not be possible with the existing building footprint.

Time-Limited Approval

At the time of the original development application the community expressed concern about the potential impact on amenity resulting from noise, waste (odour), safety impacts and car parking. The time-limited approval was imposed to allow the applicant to demonstrate that the use could be managed successfully without negatively affecting the amenity of surrounding properties.

One objection was received during consultation for this development application, relating to car parking which has been addressed above. The City is satisfied that adequate parking is available on site to support the use. A review of the City's records confirms that no complaints have been received regarding the operation of the business since it commenced operating in September 2019.

This indicates that the continued implementation of the detailed Operational Management Plan provided by the applicant would be ensure that any offsite impacts resulting from the use would be appropriately managed. These impacts would also be managed through the existing conditions of approval which are not proposed to be modified. Administration recommends that Condition 2 be deleted to allow for the use to be permanently approved on the subject site.

**CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE**

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION**
- R Restricted Public Access
- PRIMARY REGIONAL ROADS RESERVATION**
- OTHER REGIONAL ROADS RESERVATION**
- RAILWAYS**
- PUBLIC PURPOSES**
Particular use denoted as follows:
- H Hospital
- HS High School
- TS Technical School
- CP Car Park
- U University
- CG Commonwealth Government
- SU Special Use
- WSD Water Authority of Western Australia
- P Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE**
- R Restricted
- PUBLIC PURPOSES**
Particular use denoted as follows:
- PS Primary School
- CP Car Park
- CU Civic Uses
- HS High School
- I Institute for the Deaf
- W Water Supply Sewerage and Drainage
- TS Technical School

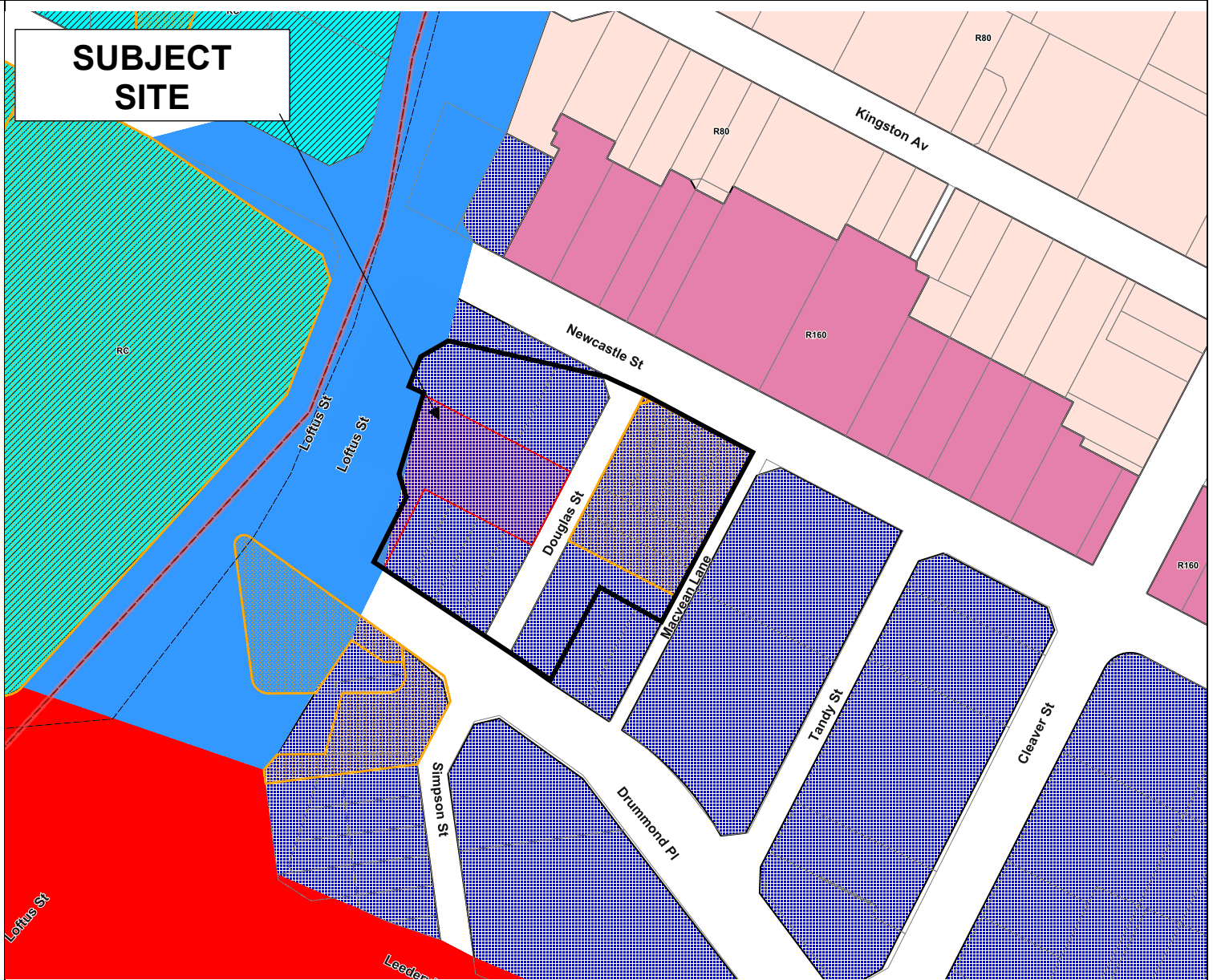
CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL**
- MIXED USE**
- COMMERCIAL**
- LOCAL CENTRE**
- DISTRICT CENTRE**
- REGIONAL CENTRE**
- SPECIAL USE**
Particular use denoted as follows:
- CP Car Park
- CU Community Use
- FC Function Centre
- HC Hall and Non Residential Club
- H Hotel
- PW Place of Worship
- S Service Station

A **ADDITIONAL USE**

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY**
- SCHEME AREA BOUNDARY**
- DENSITY CODE**



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Consultation and Location Map
No. 11 Douglas Street, West Perth

Extent of Consultation



**SUBJECT
SITE**



CITY OF VINCENT

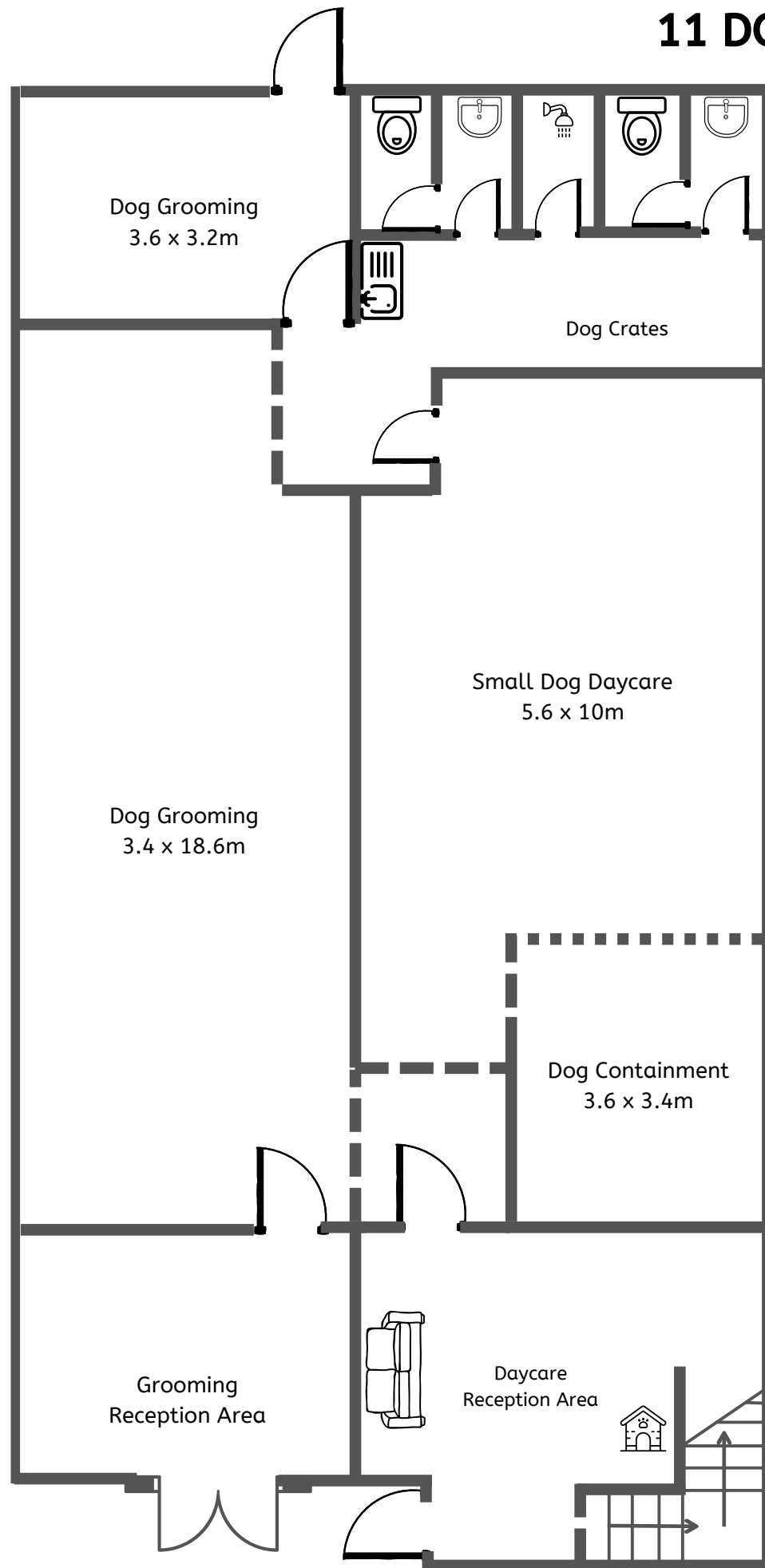
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No. 11 Douglas Street, West Perth

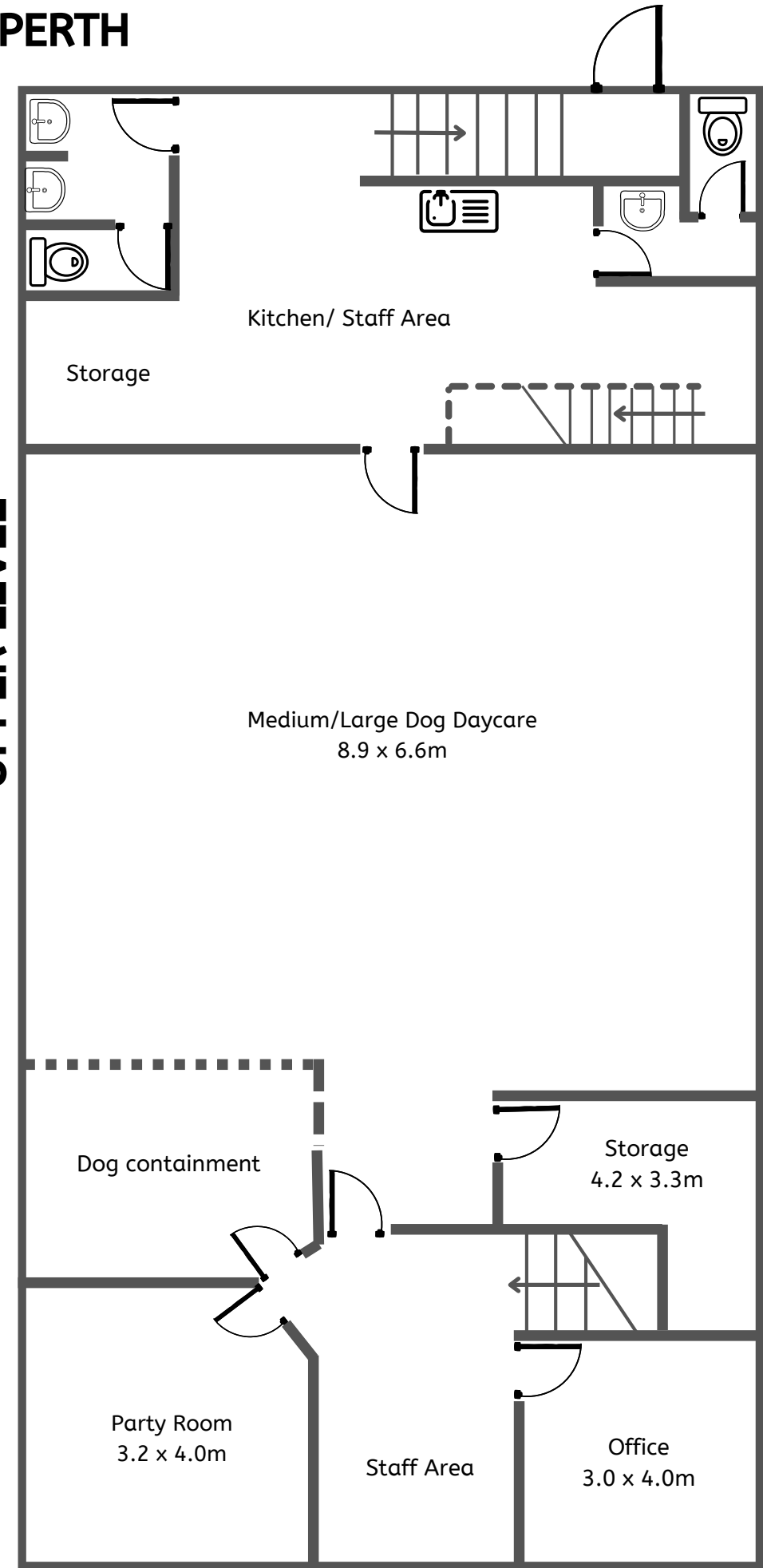


11 DOUGLAS STREET, WEST PERTH

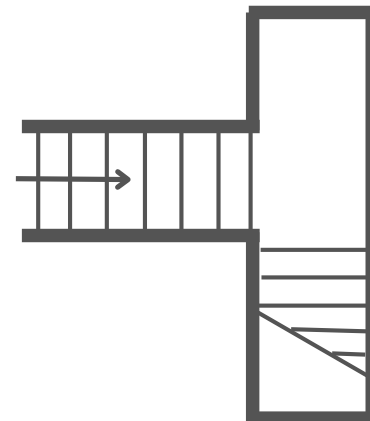
LOWER LEVEL



UPPER LEVEL

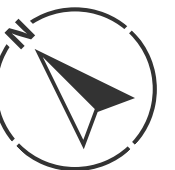


- — — — — gate
- · · · · fencing
- walls



CITY OF VINCENT
RECEIVED
27 June 2022

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries





CITY OF VINCENT
RECEIVED
30 September 2022

e Dawg Pty Ltd
PO Box 1351,
Morley WA 6943
0401 677 104 | (08) 9227 6074
admin@happytailsdogs.com.au

DAILY OPERATIONS AND PROCEDURES PLAN

SEPTEMBER 2022

ONLINE BOOKINGS AND APPOINTMENTS

- Clients submit forms through Happy Tails Website
- All forms to be checked over by Amanda Deurloo/Manager
- All client and Pet details entered into the system.
- Time slots are allocated at the time of online booking and a Calendar date is confirmed to the client for their first orientation and also for ongoing bookings.
- Online payments and cash payments can be made prior to day care attendance.

PARKING ALLOCATED TIMES FOR ARRIVAL

- All online bookings are scheduled at the start of each week, and are allocated a 10-15 minute window gap for Drop off.
- Drop off is from 6.45am and all dogs must have arrived by 9am.
- Late arrivals are only accepted if notice and prior approval has been given.

Parking and parking bays are allocated/ controlled as below:

- 5 total parking bays
- 1 bay solely dedicated for full time staff members
- During peak drop off / pick up times, 4 bays allocated
(On-peak times: 6.45am to 9am & 4.30pm to 6pm)
During on-peak time the Pet Taxi will be on the road performing drop-off/pick-ups, and during off-peak time, the vehicle will utilise one of our 5 bays
- Off-peak times: 2 drop off/ pick up bays allocated for grooming clients
- (Off-peak times: 9am to 4.30pm)

Bay 1	Bay 2	Bay 3	Bay 4	Bay 5
Staff Parking	6.45 am to 9am: Drop off Bay	6.45 am to 9am: Drop off Bay	Pick up/ Drop off	Pick Up/ Drop off
	9am to 4.30pm Staff Parking	9am to 4.30pm Staff Parking		
	4.30pm to 6pm: Pick up Bay	4.30pm to 6pm: Pick up Bay		

Other short term parking options for clients dropping and collecting dogs:

- Street parking on Douglas Street
- Street parking on Drummond Place
- We have communicated parking expectations and had personal conversation with each one of our clients, as well as sent information via flyer and text message to ensure every client is aware of parking restrictions/expectations.
- We have between two and four allocated bays for our clients to use. This reduces the chances of congesting street parking, parking in no standing zones or making use of our neighbouring allocated zones.
- We have a staggered pick up and drop off times between 6.45am to 9am and then again from 4.30pm to 6pm to reduce congesting traffic in the area.

- Since July 2022, we have been able to offer a pet taxi to transport dogs to and from our facility. This program has also assisted with decreasing numbers in our staggered pick up/ drop off times.

DURING DAY CARE HOURS

- 1 staff member is allocated to every 10-12 dogs a maximum of 35.
- Dogs will have areas to promote stimulation including behaviour training, obstacles, rest area, play area and Dog Party room.
- **Aggressive Play, Dominant Behaviour and excessive Barking rules**
 1. Dog will be removed from the situation
 2. Dog is taken to the vacant playroom by the supervisor until calm
 3. They are then encouraged back to the play area
 4. Positive Reinforcement given when back to the play area
 5. If the situation persists the owner is contacted.
 6. The dog will be secluded and away from other dogs until owner has arrived
 7. Conduct Report is given to the owner upon pick up.
 8. Referral to trusted pet trainer is provided if behaviour persists.
 9. Cancellation of registration if behaviour does not improve.
- Grooming is located at the rear of the Day care. All grooming bookings must be picked up by 2pm for Traffic and parking rules.

WASTE MANAGEMENT

- All Dog Waste is bagged and placed in a freezer located on each floor.
- Area is immediately disinfected
- Urine is soaked up and disinfected so that odour is non-existent.
- If a dog has diarrhoea the owner is contacted and a vet is recommended to rule out any possible bugs.
- Bagged dog waste is transferred to a larger sealed bag from the freezer to the waste bin on the morning of bin day, to avoid any possibility of smell in the bin or street.

ILLNESS OR INJURY OCCURRED AT DAY CARE

- Monthly Flea control is monitored and proof requested from each dog owner.
- If a dog shows any signs of illness the owner is contacted immediately.
- We provide an emergency vet call or can transport the dog to the vet if the owner wishes. Waivers must be signed.
- The dog health and safety is of the utmost importance.
- Emergency contact numbers for each dog is kept on file.

PICK UP PROCEDURE

- Customer will arrive to collect their dog and the dog is called to the internal gate.
- Dogs lead is re-attached prior to exiting internal door from daycare to reception.
- One dog at a time is permitted through to reception for pick up.
- All dogs must be on a lead when they leave Happy Tails Reception.
- Any minor concerns the day care supervisors have for the dog will be informed to the owner once dog is collected.
- Pick up for the full day is between 4.30pm and 6pm again allocated time slots for convenience and easier access.
- Any late pickups will incur a \$20 fee if notice isn't given.
- If someone other than the owner is coming to collect the dog the name of who was given prior must be ticked off.

POLICIES AND PROCEDURES

Hours of Operation

Day care Weekday hours: Monday-Friday 6.45 a.m. – 6.00 p.m.

Weekends Closed.

NEW CLIENT INFORMATION

A New Client Form will be required to be completed with information including your dog's behaviour, vaccination records and owner's information before you submit to Happy Tails. We will then make an appointment suitable to you for your dog's first day.

On your first day, please bring your dog to Happy Tails for 6.30 am. This early arrival time gives your dog a chance to explore the day care environment before the rest of the dogs arrive. Our Key is for your dog to have a good experience on his or her first day, and meeting the pack a few dogs at a time will give your dog a chance to acclimatise to our facility.

On your first day, our staff will escort your dog into the day care so that they can observe your dog for an hour with a dog Behaviourist/Day care supervisor. Please note that clients are not permitted in the day care unless escorted by a staff member. This will enable the behaviourist to assess the dog's ability to interact with other dogs gradually as they come in.

All dogs must wear a collar with Pets name and contact number and also be on a lead when they come through the entrance to day care and also when they depart Happy Tails for the day.

If a dog becomes aggressive, barks excessively or seems distressed these steps are taken:

- They are removed from the situation
- Taken to the vacant playroom by the supervisor until calm
- They are then encouraged back to the play area
- If the situation persists the owner is contacted
- Dog will be secluded until owner has arrived.
- Conduct report given to the owner upon pick up.

Our Facility is 2 storeys with 4 areas including play areas, comfy couches for rest time, grooming room, behavioural training and dog party room. We provide a safe, fun and loving environment for your pooch and we provide a supervisor per 10-12 dogs.

CLIENT PICK UP AND DROP OFF:

Once your dog has been accepted into Happy Tails and has had their orientation and first day clients are able to book online the day/s they would like to bring their dog.

You will be required to select a time to drop off your dog for day care with 10-15 minute max blocks so that we can manage parking and make it convenient to you.

We provide 4 car bays at the front of the building and there are also various parking spots on Newcastle and Douglas streets.

Please enter through the front door to the Reception and a Day Care supervisor will take your dog to their appropriate area for the day.

Those who are dropping off for Grooming all dogs must be picked up by 2pm to avoid any parking issues as the lot will be vacant until 4pm.

IMPORTANT HEALTH & SAFETY NOTICE

Dogs with contagious diseases or parasites are not accepted into Happy Tails Dog Day Care.

Common diseases or parasites include, but are not limited to: kennel cough, conjunctivitis, and intestinal parasites/worms. Symptoms of disease include: coughing, vomiting, diarrhoea, discharge from the eyes, nose, mouth, and/or visible parasites in the stool.

If a dog shows signs of disease or parasites while in our care, we will isolate them from the other dogs and the owner will be contacted to collect for a vet check-up. The dog is welcome to come back to Happy Tails after it has been cleared by a vet and is declared healthy and free of disease.

If a dog arrives at the Happy Tails showing signs of disease or parasites, or if a dog is actively being treated for disease or parasites, the dog is not accepted for the day. This is for the comfort, health, and safety of your dog and the other dogs at the Happy Tails.

Please let us know if your dog has any health issues that would impact their time in our day care. Examples include: injuries, recent surgery/stitches, skin conditions, illness, history of seizures, allergies, etc. We will do our best to accommodate any special health needs your dog may have.

RULES AND REQUIREMENTS FOR EACH DOG

- Least 5 months of age
- Completely up to date with all immunisations
- Non-Aggressive and non-protective over food or toys
- Sterilised/DE sexed
- Effective Flea control
- Dog and People Friendly
- In good general health, no limping or lameness

BEHAVIOUR REQUIREMENTS

Happy Tails are made up of many different types of dogs. The majority of dogs that come to day care are playful, happy, and friendly, and we also welcome shy or nervous dogs, as long as they are able to acclimate to the pack during their introductory period. Every dog is given a chance to adjust to the pack, and our trained staff will be able to determine if your dog will be a happy member of our pack.

We do not allow aggressive or dangerous dogs. We do not allow aggressive play, barking, or dominant behaviour, and our staff uses positive reinforcement techniques to maintain a calm energy within the day care. We understand that many dogs may be over-excited on their first day, and we will work with your dog to teach him or her the rules.

Most People will note that their dog's behavioural problems at home are eased or even erased after experiencing the calm energy at Happy Tails.

ADDITIONAL INFORMATION

If your dog requires feeding during the day, please bring the food in a container labelled with your dog's name and feeding instructions. We are also able to administer most medications throughout the day. Please call us for details.



If your dog excretes before they enter Happy Tails we request all owners clean up after your dog. Waste bags will be provided at reception and also, we are able to dispose of this. Please do not walk your dog to neighbouring businesses and allow them to excrete on their property.

Thank you for helping to keep our neighbourhood clean!

9.4 NO. 11 (LOT: 4; S/P: 7727) DOUGLAS STREET, PERTH - SAT S.31 RECONSIDERATION - PROPOSED CHANGE OF USE TO UNLISTED USE (DOG DAY CARE)**TRIM Ref:** D19/78781**Author:** Fiona Atkins, Urban Planner**Authoriser:** Jay Naidoo, Manager Development & Design**Ward:** South

- Attachments:**
1. Consultation and Location Map 
 2. Daily Operations and Procedures 
 3. Waste Management Plan 
 4. Site Plan 
 5. Traffic Impact Report 
 6. Strata Plan 
 7. Signage Plans 
 8. Acoustic Report 
 9. Administration Response to Summary of Submissions 
 10. Applicant's Response to Summary of Submissions 
 11. Determination Advice Notes 

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **SETS ASIDE** the City's decision of 18 March 2019 and **APPROVES** the application for the Change of Use to an Unlisted Use (Dog Day Care) at No. 11 (Lot: 4; S/P:7727) Douglas Street, Perth, in accordance with plans provided in Attachment 4, subject to the following conditions, with the associated determination advice notes in Attachment 11:

1. Use of Premises

- 1.1 The premises shall be used for the purposes of the care of dogs as detailed in the Daily Operations and Procedures date stamped 28 April 2019;
- 1.2 A maximum of 35 dogs per day shall be cared for at any one time;
- 1.3 The hours of operation shall be limited to between 6:30am and 5:30pm Monday to Friday;
- 1.4 The overnight boarding of dogs shall not permitted on the premises;
- 1.5 Dogs shall not be permitted in common areas on the site other than for access to and from the premises, and must be on a leash; and
- 1.6 The pick up and drop off of dogs shall be scheduled, being no less than 10 minutes apart, and for no more than four dogs being scheduled to be picked up or dropped off at any time;

2. Time Limited Approval

This approval is granted for a term of 12 months from the date the use commences, after which time the use shall cease to operate unless a further approval is sought;

3. Operational Management

Use of the premises shall be carried out in accordance with the Daily Operations and Procedures date stamped 28 April 2019 or any revised Procedure approved by the City. The Procedure shall be reviewed in within the first six months of the use commencing, with any changes identified during this review or by the City, being incorporated into an updated Procedure approved by the City as part of the review;

4. Waste Management

- 4.1 Waste shall be managed in accordance with the Waste Management Plan date stamped 3 December 2018; and
- 4.2 A plan indicating the location of a bin store of sufficient size and suitably accessible to accommodate the City's bin requirement shall be lodged with and approved by the City prior to the commencement of the use. The bin store shall be provided in accordance with the plan approved by the City prior to the occupation or use of the development and to the satisfaction of the City; and

5. Bicycle Parking

A minimum of four bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient for staff to access. The bicycle facility shall be designed in accordance with AS2890.3.

Moved: Cr Harley, Seconded: Cr Gontaszewski

That the recommendation be adopted.

PROPOSED AMENDMENT 1

Moved: Cr Harley, Seconded: Cr Gontaszewski

That Condition 2 be deleted and replaced with the following:

2. Time Limited Approval

This approval is granted for a term of three years from the date the use commences, after which time the use shall cease to operate unless further approval is sought;

AMENDMENT 1 CARRIED (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Hallett was on approved leave of absence for the Meeting.)

PROPOSED AMENDMENT 2

Moved: Cr Harley

That Condition 2 be deleted and replaced with the following:

2. Time Limited Approval

This approval is granted for a term of ~~three~~ five years from the date the use commences, after which time the use shall cease to operate unless further approval is sought;

AMENDMENT LAPSED FOR WANT OF A SECONDER

PROPOSED AMENDMENT 3

Moved: Cr Harley, Seconded: Cr Gontaszewski

That Condition 1.3 be deleted and replaced with the following:

- 1.3 The hours of operation shall be limited to between 6:30am and 6:00pm Monday to Friday;

AMENDMENT 3 CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Hallett was on approved leave of absence for the Meeting.)

PROPOSED AMENDMENT 4

Moved: Cr Harley, **Seconded:** Cr Gontaszewski

That the recommendation be amended as follows:

That Condition 1.6 be deleted.

AMENDMENT 4 CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Hallett was on approved leave of absence for the Meeting.)

PROPSOED AMENDMENT 5

Moved: Cr Harley

That Condition 2 be deleted and replaced with the following:

2. Time Limited Approval

This approval is granted for a term of ~~three~~ four years from the date the use commences, after which time the use shall cease to operate unless further approval is sought;

AMENDMENT LAPSED FOR WANT OF A SECONDER**PROPOSED AMENDMENT 6**

Moved: Cr Harley

That the recommendation be amended as follows:

That Condition 2 be deleted.

AMENDMENT LAPSED FOR WANT OF A SECONDER**PROPOSED AMENDMENT 7**

Moved: Cr Castle, **Seconded:** Cr Loden

That the recommendation be amended as follows:

3. Operational Management

Use of the premises shall be carried out in accordance with the Daily Operations and Procedures date stamped 28 April 2019 or any revised Procedure approved by the City. The Procedure shall be reviewed ~~in~~ within the first six months of the use commencing, and every 12 months thereafter. ~~with a~~ Any changes identified during this review or by the City, shall be ~~being~~ incorporated into an updated Procedure approved by the City as part of the review;

At 7:39 pm, Cr Dan Loden left the meeting.

At 7:41 pm, Cr Dan Loden returned to the meeting.

AMENDMENT 7 CARRIED UNANIMOUSLY (6-2)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Loden, Cr Murphy and Cr Topelberg

Against: Cr Fotakis and Cr Harley

(Cr Hallett was on approved leave of absence for the Meeting.)

COUNCIL DECISION ITEM 9.4

Moved: Cr Harley, **Seconded:** Cr Gontaszewski

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, **SETS ASIDE** the City's decision of 18 March 2019 and **APPROVES** the application for the Change of Use to an Unlisted Use (Dog Day Care) at No. 11 (Lot: 4; S/P:7727) Douglas Street, Perth, in accordance with plans provided in Attachment 4, subject to the following conditions, with the associated determination advice notes in Attachment 11:

1. Use of Premises

- 1.1 The premises shall be used for the purposes of the care of dogs as detailed in the Daily Operations and Procedures date stamped 28 April 2019;
- 1.2 A maximum of 35 dogs per day shall be cared for at any one time;
- 1.3 The hours of operation shall be limited to between 6:30am and 6:00pm Monday to Friday;
- 1.4 The overnight boarding of dogs shall not be permitted on the premises; and
- 1.5 Dogs shall not be permitted in common areas on the site other than for access to and from the premises, and must be on a leash;

2. Time Limited Approval

This approval is granted for a term of three years from the date the use commences, after which time the use shall cease to operate unless further approval is sought;

3. Operational Management

Use of the premises shall be carried out in accordance with the Daily Operations and Procedures date stamped 28 April 2019 or any revised Procedure approved by the City. The Procedure shall be reviewed within the first six months of the use commencing, and every 12 months thereafter. Any changes identified during this review or by the City, shall be incorporated into an updated Procedure approved by the City as part of the review;

4. Waste Management

- 4.1 Waste shall be managed in accordance with the Waste Management Plan date stamped 3 December 2018; and
- 4.2 A plan indicating the location of a bin store of sufficient size and suitably accessible to accommodate the City's bin requirement shall be lodged with and approved by the City prior to the commencement of the use. The bin store shall be provided in accordance with the plan approved by the City prior to the occupation or use of the development and to the satisfaction of the City; and

5. Bicycle Parking

A minimum of four bicycle bays are to be provided onsite. Bicycle bays must be provided at a location convenient for staff to access. The bicycle facility shall be designed in accordance with AS2890.3.

CARRIED UNANIMOUSLY (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Castle, Cr Fotakis, Cr Harley, Cr Loden, Cr Murphy and Cr Topelberg

Against: Nil

(Cr Hallett was on approved leave of absence for the Meeting.)

WASTE MANAGEMENT PLAN
11 Douglas St, West Perth
HAPPY TAILS DOG DAY CARE

Introduction

Happy Tails Dog Day Care is a Dog Day Care facility proposed to be based at 11 Douglas St, West Perth where dogs will have the opportunity to socialise, learn behavioural skills and play in a safe and supported environment.

11 Douglas St, West Perth resides in the City of Vincent and is zoned a mixed commercial zone. The premises will be used for a private single use dwelling. The nature of the business is to care and entertain up to 45 dogs per day with grooming as an option in the future.

The development is a total of 446 sqm with an office space of 80sqm and warehouse of approx. 366sqm. The large space is spread across two levels.

Happy Tails Dog Day Care PTY LTD is owned by Miss Amanda Deurloo and Mrs Lucinda Cunningham. It will be managed five days per week by Miss A. Deurloo. One-two more animal assistants will be onsite. Ms Lucinda Cunningham will be involved in the management and administrative component of the business.

We have contacted several other Dog Day Care facilities in the City of Stirling/Bayswater and they have informed us that they hire a special waste bin for the Dog waste which is collected twice a week to eliminate odour build up.

Waste Generation

Waste Generation has been formulated based on an office building, as there are no other suitable comparisons (Appendix 1 from the WALGA guidelines.) Using the total land size (including Front Car park area) the calculation is 10L/100SqM/Day which equates to 46.6L per day for general waste and recycle bins.

There will not be this much waste generated as there will be a maximum of four employees and the rest dogs. We will have an extra bin supplied especially for the dog waste.

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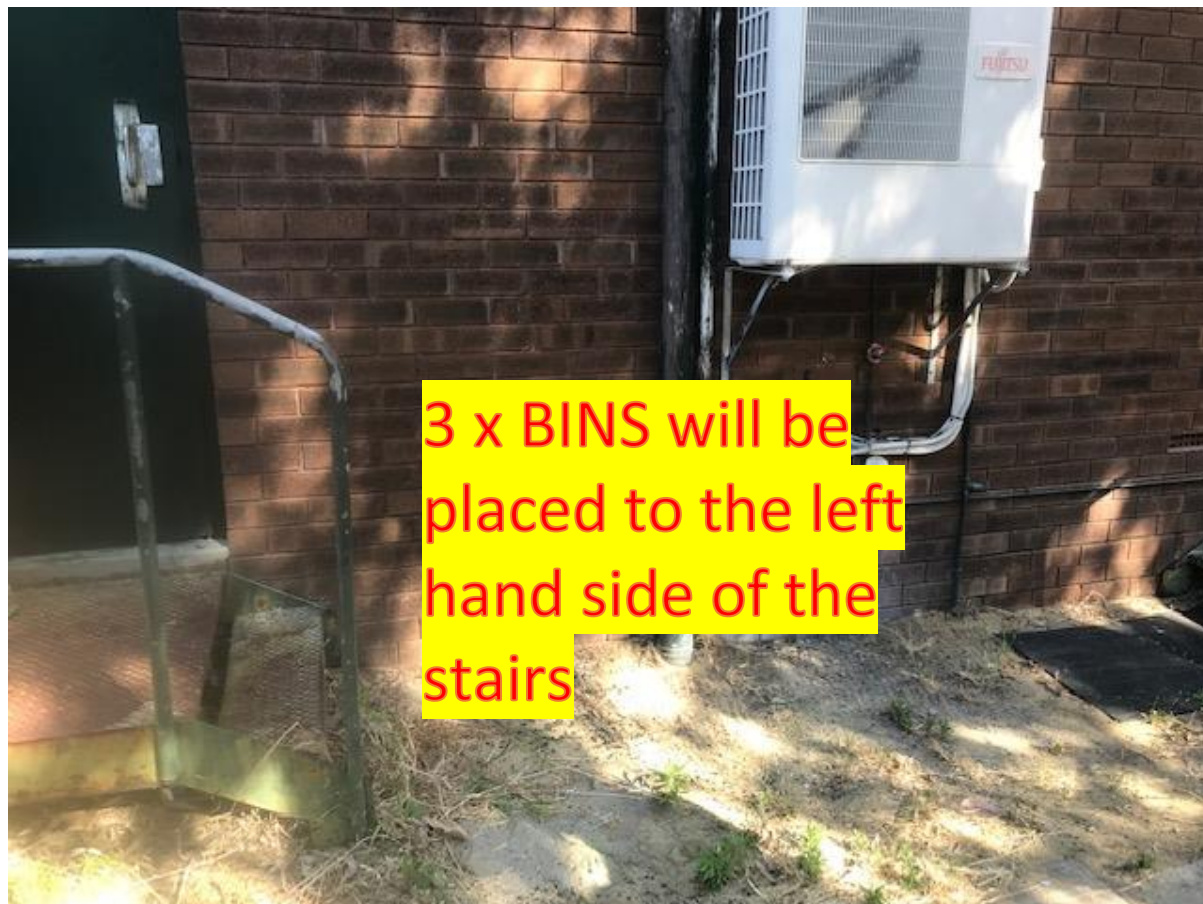
Waste Management Process:

1. 4 x two litre bins with lids will be placed on both levels at the rear of the premises near the bathrooms for dog faeces disposal. These bins will have large plastic bags inside.
2. When a dog defecates, this is picked up by a staff member in a bag and placed in any of these four bins.
3. These bins are emptied at the end of the day in a large freezer located at the back of the premises in a room that can be sealed and away from view of customers. (see picture below of freezer and location picture).
4. On the morning of rubbish removal from the front of the premises, the frozen faeces will be placed in the "special" dog bin which is collected twice weekly.
5. The four bins on each level will be disinfected at the end of each day and new rubbish bags placed inside.
6. Staff will maintain hand hygiene and wear gloves when handling bags and bins.



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Waste Management System – Bin Storage Area



This Picture shows the rear of the premises for access to the waste storage area outside the rear back door.

Bins will be located out the back until the specific collection day where they will be wheeled to the front of the property the night before pickup.

The size of this area is approximately 10 sqm.

The proposed number of bins will be three - one green general waste bin, one yellow recycling bin and one dog waste bin which the frozen faeces will be placed for pick up from the front of the premises.

The bins will be stored here as they are hidden from customer's vision, they are against a 5m high brick wall and they can be easily accessed by staff from the back of the premises via a rear door.

To ensure better practice waste management, the freezer with the dog waste will be emptied twice weekly. Each faeces will be individually bagged to prevent odour and to maintain hygiene and health safety. Staff will be educated on maintaining proper hand

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hygiene after handling the faeces. There will be minimal general waste and recycling as there is only likely to be that created by food from staff and some recycling from everyday supplies such as milk cartons etc.

Access

The bins can be accessed from the back of the property through the rear door shown in the picture below. This door will be locked at all other times except for when the bins are taken to the front of the premises for collection.



Collection

According to the City of Vincent's waste management, Douglas St is in Area 3, therefore the rubbish bin collection day will be on a Wednesday weekly. The Recycling bins will be collected fortnightly. The dog waste bin will be collected by ClearTech twice weekly on a Tuesday and Friday as to not coincide with the council collection days.

The bins will be collected from the front of the premises on the right side of the premises, away from the entrance (Please see diagram below).

The dog waste bin will be picked up from the same location twice weekly.

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Education

Each individual staff member will be educated on the waste management system upon commencement of their employment at “Happy Tails”. One staff member will be responsible to putting the bins out at the end of the day and bringing them in the following day. A copy of the City of Vincent’s waste management will be kept onsite for employees to familiarise themselves with.

Auditing and Monitoring

Manager, Ms Amanda Deurloo will be responsible for monitoring the waste at Happy Tails and ensuring bins are put out on the required days.

Floor washing/drainage

The indoor play areas are equip with medical grade flooring which will be mopped down with medical grade disinfectant (used at Veterinary practices) at the end of each day and after a dog urinates. Sewer drains are located at the back of the property servicing both upper and lower toilets.

All water/mopped waste will be emptied into this sewerage system and flushed away. Below is a picture of the current sewer pipe system visible from the rear of the property which backs onto Loftus St.

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Hygiene, Cleaning and Disinfection Standards for Happy Tails

- Inside dog areas must be cleaned at least once daily.
- All areas must be disinfected at least once weekly, noting that some disinfectants are dangerous and toxic to dogs and therefore we will use one that does not contain any coal or wool products.
- All couches/rugs/and bedding must be cleaned or changed at least once daily and disinfected at least once a week.
- Paths and exercise areas must be pressure washed and cleaned daily
- Faeces and waste materials must be disposed of in accordance with the requirements of the appropriate authority and placed in the freezer provided. Faeces must not be disposed of in sewer or septic systems.
- Disposable bedding, food containers and general waste from the facility/establishment/centre must be placed in a waste disposal device.
- Collection drains must be cleaned daily.
- Toys used in socialization and environmental enrichment must be washed in hot soapy water and disinfected at the end of every week.
- MSDS sheets for all chemical and industrial products used in the facility/establishment/centre must be prominently displayed throughout the facility/establishment/centre including feeding and storage areas.

Pest Control:

- Efforts must be made to effectively control pests including flies and rodents.
- Chemicals used for pest control must be registered with Australian Pesticides and Veterinary Medicines Authority for purpose and use only in accordance with the manufacturer's instructions.

Guidelines

- All animal waste products such as faeces, bedding and food waste should be disposed of promptly and hygienically and in accordance with the requirements of the City of Vincent.
- A trade waste service will be used for collection and disposal of wastes.
- Specialist advice will be sought before pest control operations are conducted in order to protect the health and safety of the staff and the animals kept.

Staff's health must be protected by the provision of or access to:

- induction upon commencing work in the facility/establishment/centre
- adequate hot and cold hand washing facilities
- hand disinfectant placed at various locations around the facility/establishment/centre
- immunization against tetanus
- provision of personal protective equipment e.g. disposable gloves.

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3 December 2018



Acoustics & Audio Production
ABN: 42 797 265 577
Phone: 0466 660 629
acoustics.ap@gmail.com
www.acoustics-ap.com.au

Ref: CUNN0001.2018
12th June 2019

ACOUSTIC ASSESSMENT

DOG CARE FACILITY

11 DOUGLAS STREET, WEST PERTH WA 6005

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INTRODUCTION

Acoustics & Audio Production has been engaged to undertake an acoustic assessment of the proposed dog care facility, located at 11 Douglas Street, WEST PERTH.

It is understood approval is being sought from the City of Vincent to operate the dog care facility with a maximum of 45 dogs at any one time. Dog sizes range from small to larger dogs by which will be housed in separate levels of the facility and are intended to be split evenly between sizes (maximum 22 at each level), with each staff member responsible for 8 to 10 dogs at any given time.

The proposed hours of operation are Monday to Friday, 6:45am – 5:30pm, with any early arriving dogs kept inside with the doors and windows shut until 7am and all dogs required to be picked up by 5:30pm.

Whilst comparable to a dog day-care operation, the proposed facility in this application offers a broader range of services which potentially impact on the noise assessment. Traditional dog day-cares are generally the housing of dogs, whereas this facility offers one on one training, grooming, bathing, playtime, social interaction between dogs and rest time. Given the nature of the service, expectations are that behavioural issues such as continual barking will be negated. Equipment such as internal treadmills will be utilized to exercise dogs, which will also elevate boredom and misbehaviour.

This report contains the results of noise levels calculated at neighbouring locations for a 45-dog scenario housed inside the purpose fitted facility. Background noise level measurements of the exiting environment have also been measured at the proposed site.

Results from this assessment have been assessed for compliance against the *Environmental Protection (Noise) Regulations 1997*.

SUMMARY

The objective of this assessment was to establish noise levels attributable to the dog care facility, particularly dogs barking and assess against the regulatory criteria.

Well managed kennels that have adequate practices in place will limit noise emissions from dogs barking. This being the case, dog barking is restricted and is present for less than 10% of the time. Assessment of the L_{A1} criteria has been used for the purpose of this study as it represents the most practical situations.

Noise levels for periods of dogs barking at the nearest premises has been calculated to be 41 dB(A) for a scenario of 10 dogs barking at one time, inside the facility and 63 dB(A) for one dog outside. This can be compared to the regulatory criteria where noise emissions are not to exceed 65 dB(A) at the nearest residence and 75 dB(A) at the neighbouring commercial premises. Hence compliance with the Environmental Protection (Noise) Regulations 1997.

CRITERIA

The acoustic criteria required, is stipulated in the *Environmental Protection (Noise) Regulations 1997*. These regulations stipulate the maximum allowable external noise levels determined by the calculation of an Influencing Factor, which is then added to the base levels shown in Table 1.1 below. The Influencing Factor is calculated for the usage of land thin the two circles, having radii of 100m and 450m from the premises of concern.

TABLE 1.1 – BASELINE ASSIGNED OUTDOOR LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Residential	0700 – 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 – 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 – 2200 hours all days	40 + IF	50 + IF	65 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF
Commercial	All hours	60	75	80
Industrial	All hours	65	80	90

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that noise from the site, when received from other premises, be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and L_{Amax (Slow)} is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- is more than 3 dB L_{A Fast} or is more than 3 dB L_{A Fast} in any one-third octave band;
- is present for more than at least 10% of the representative assessment period; and
- is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- the A-weighted sound pressure level in any one-third octave band; and
- the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels re determined as L_{Aeq,T} levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{A slow} levels.

If the above characteristics exist and cannot be practically removed, then any measured level is adjusted according to Table 1.2 below.

TABLE 1.2 – ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

The influencing factor for the various receivers in the surrounding area has been assessed based on the following calculations.



FIGURE 1 – Receivers Locations and Layout Map

- R1 = 9 Douglas Street (Commercial)**
- R2 = 7 Douglas Street (Commercial)**
- R3 = Lot 18 (575 - 585) Newcastle Street (Commercial)**
- R4 = Lot 15 (575 - 585) Newcastle Street (Commercial)**
- R5 = 580 Newcastle Street (Unit Accommodation – Noise Sensitive)**

MAJOR ROADS (Loftus street and Newcastle street) within inner circle

R5 +6dB

Commercial zoning in inner circle

R5 45%

Commercial Zoning in outer circle

R5 30%

Total IF for R5 = 10

The application criterion for the neighbouring commercial premises to the proposed site is “commercial to commercial”. Confirmation of the zoning was confirmed through the City of Vincent Intra-maps, Public Planning Scheme.

The Assigned Noise Level at various times of the day are listed in Table 1.3 below.

TABLE 1.3 – ASSIGNED OUTDOOR LEVEL

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{A1max}
Noise sensitive premises within 15 metres of a dwelling	0700 – 1900 hours Monday to Saturday	55	65	75
Neighbouring a Commercial Premises	All hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

From previous experience, well-managed dog centres such as this facility, have adequate practices in place which will limit noise emissions associated with dogs barking. This being the case, dog barking is restricted and is present for less than 10% of the time. Therefore, assessment against the L_{A1} criteria has been used for the purpose of this study, as it represents the most realistic situation.

METHODOLOGY

As part of the study, noise level measurements of the existing acoustical environment were conducted during the site visit on 26 November 2018. Measurements were carried out at the boundary locations of the proposed facility. Results of the measured noise levels are shown in the *RESULTS* section.

Noise imissions¹ at the nearest neighbouring premises, due to noise associated with the proposed dog day care facility, were modelled with the computer program *SoundPLAN*. Sound Power levels used for the calculations are based on measured sound level of a medium/large sized dog (Labrador/Collie).

The modelling of the noise levels has been based on noise sources and sound power levels shown in Table 2.1.

TABLE 2.1 – SOUND POWER LEVEL – NOISE SOURCES

Element Name	Unit	31.5Hz	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz	Sum dB(A)
Medium/Large sized dog barking	dB	-	-	66	71	83	99	86	71	60	-	101
		-	-	68	70	96	88	83	73	60	-	
		-	-	72	80	92	81	81	72	59	-	

Based on noise emissions² from the above dog barking, two operating scenarios have been developed.

SCENARIO 1 (S1) INSIDE

This scenario represents a period of ‘worst-case’ noise emissions for the facility operations. The scenario contains the dogs to be housed at the site contained within the purpose fitted facility. It allows for 10 dogs barking at the same time. It should be noted that this is an unlikely event s the dogs will be in constant supervision of a handler, which will limit any barking, particularly for prolonged periods.

Information provided, is that the dogs are to be kept inside the facility, only being let outside for toileting which occurs for a short duration. The above noise sources have been located inside the proposed site. Internal to external calculations have been conducted, based on the transmission of each component of the building i.e. roof, walls etc. The resultant external noise emissions were then used to calculate the noise level at the nearest noise sensitive receivers.

SCENARIO 2 (S2) OUTSIDE

This scenario represents one dog barking out in the open while out in the toileting area. This also is a conservative scenario, as the dogs are to be kept inside the facility.

The following input data as used in the calculations:

- Locality site plan, as shown on page 5 of this report; and
- Sound Power Levels, listed in Table 2.1.

Weather conditions for the modelling were as stipulated in the Environmental Protection Authority’s “Draft Guidance for Assessment of Environmental Factors No.8 – Environmental Noise” and for the day periods are as listed in Table 2.2 below.

TABLE 2.2 – Weather Conditions

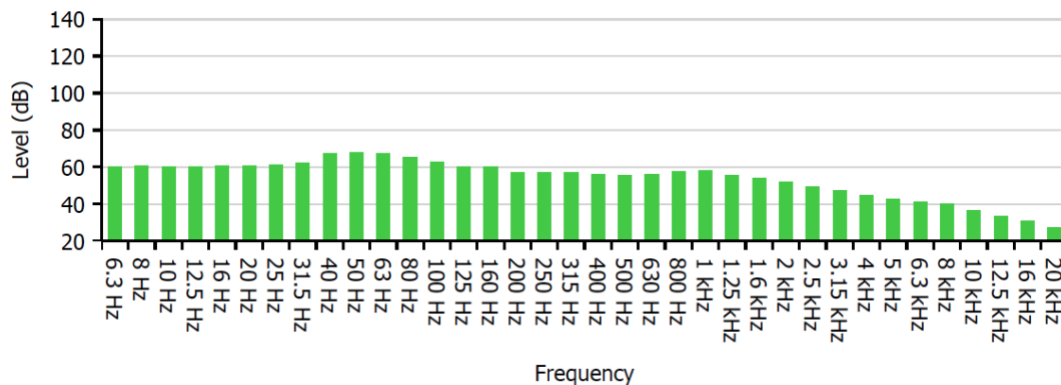
Condition	Day
Temperature	20°C
Relative Humidity	50%
Pasquil Stability Class	E
Wind Speed	4m/s*

* From sources, towards receivers.

RESULTS

Resultant background measurements conducted to establish the existing acoustical environment are shown below.

Figure 2 - Measured Background noise level (L_{Aeq})



Calculated results have been summarised for ease of reporting, with the single receiver locations shown in Table 3.1 below. The L_{A1} parameter has been used due to the intermittent nature of dogs barking.

TABLE 3.1 – CALCULATED NOISE LEVEL RESULTS

Scenario	Description	Location	Calculated Noise Level, dB(A)
S1	10 Dogs Barking Inside	R1 – Commercial	41
		R2 – Commercial	41
		R3 – Commercial	39
		R4 – Commercial	38
		R5 – Residential	35
S2	1 Dog Barking Outside	R1 – Commercial	62
		R2 – Commercial	63
		R3 – Commercial	60
		R4 – Commercial	59
		R5 – Residential	50

ASSESSMENT

The applicable adjustments to the calculated noise levels, in accordance with the *Environmental Protection (Noise) Regulations 1997*, are listed in Table 4.1. Based on calculated noise levels relative to the measured background noise levels, at the nearest premises, noise levels are not likely to contain “annoying” characteristics in accordance with the *Environmental Protection (Noise) Regulations 1997* for Scenario 1 (10 dogs barking inside). For Scenario 2 (one dog barking outside) noise emissions have been considered tonal, however, as the dogs are managed, the duration of barking will not be sufficient to contain other annoying characteristics in accordance with the Regulations.

TABLE 4.1 – APPLICABLE ADJUSTMENTS AND ASSESSABLE LEVEL OF NOISE EMISSIONS, dB(A)

Scenario	Receiver	Calculated Noise Level, dB(A)	Applicable Adjustments to Measured Noise Levels, dB(A)			Assessable Noise Level, dB(A)
			Where Noise Emission is Not Music			
			Tonality	Modulation	Impulsiveness	
S1	R1	41	-	-	-	41
	R2	41	-	-	-	41
	R3	39	-	-	-	39
	R4	38	-	-	-	38
	R5	35	-	-	-	35
S2	R1	62	+5	-	-	67
	R2	63	+5	-	-	68
	R3	60	+5	-	-	65
	R4	59	+5	-	-	64
	R5	50	+5	-	-	55

TABLE 4.2 – ASSESSMENT OF NOISE LEVELS

Scenario	Receiver	Assessable Noise Level, dB(A)	Applicable Time of Day	Applicable L _{A1} Assigned Noise Level	Exceedance to Assigned Noise Level (dB)
S1	R1	41	Day	75	Complies
	R2	41			Complies
	R3	39			Complies
	R4	38			Complies
	R5	35			Complies
S2	R1	67		75	Complies
	R2	68			Complies
	R3	65			Complies
	R4	64			Complies
	R5	55			65

Well managed kennels that have adequate practices in place will limit noise emissions from dogs barking. This being the case, dog barking is restricted and is present for less than 10% of the time. Assessment against the L_{A1} criteria has been used for the purpose of this study as it represents the most practical situation.

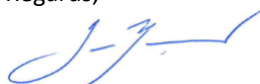
CONCLUSION

The objective of this assessment was to establish noise levels attributable to the proposed dog care facility, particularly dogs barking and assess against the regulatory criteria.

Noise levels for periods of dogs barking at the nearest premises have been calculated to be 41 dB(A) for a scenario of 10 dogs barking at the same time, inside the facility and 63 dB(A) for one dog barking outside. This can be compared to the regulatory criteria where noise emissions are not to exceed 65 dB(A) at the nearest residence and 75 dB(A) at the neighbouring commercial premises. Hence compliance to the *Environmental Protection (Noise) Regulations 1997* is expected at all times during its operation.

I trust the above meets your requirements on the matter. Should you have any queries do not hesitate to contact our office.

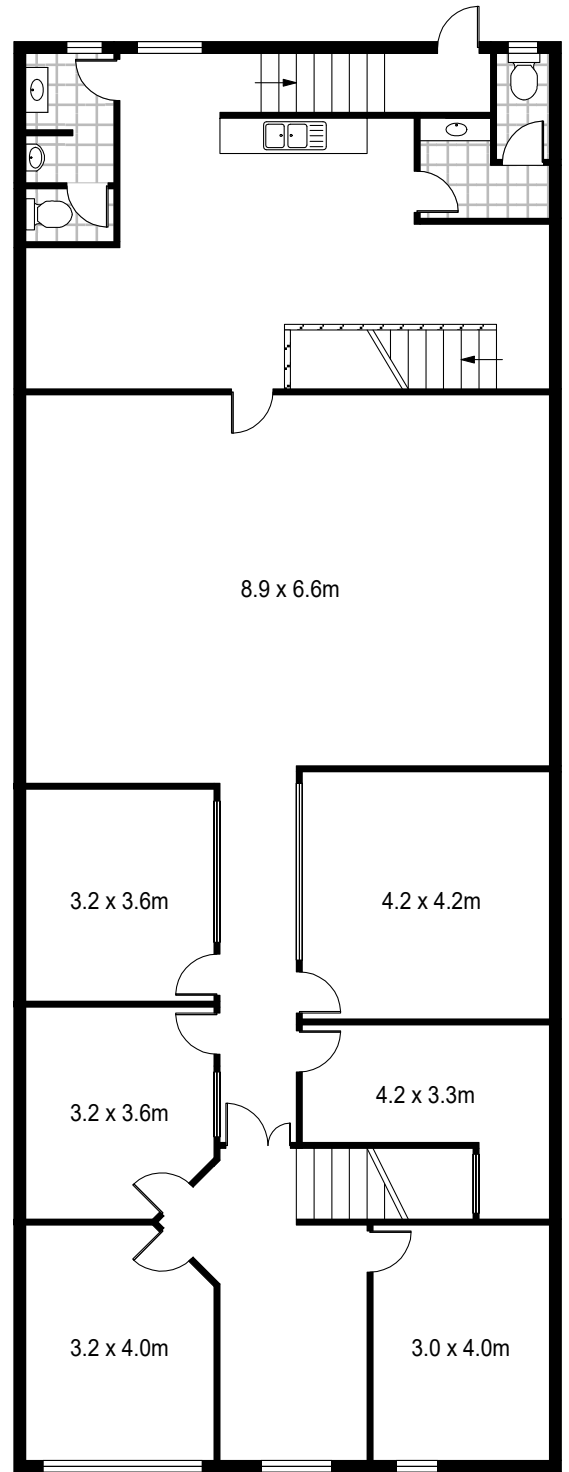
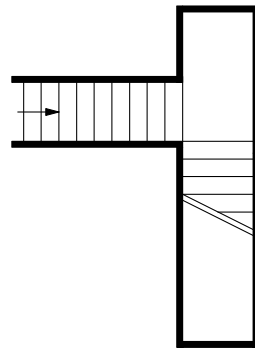
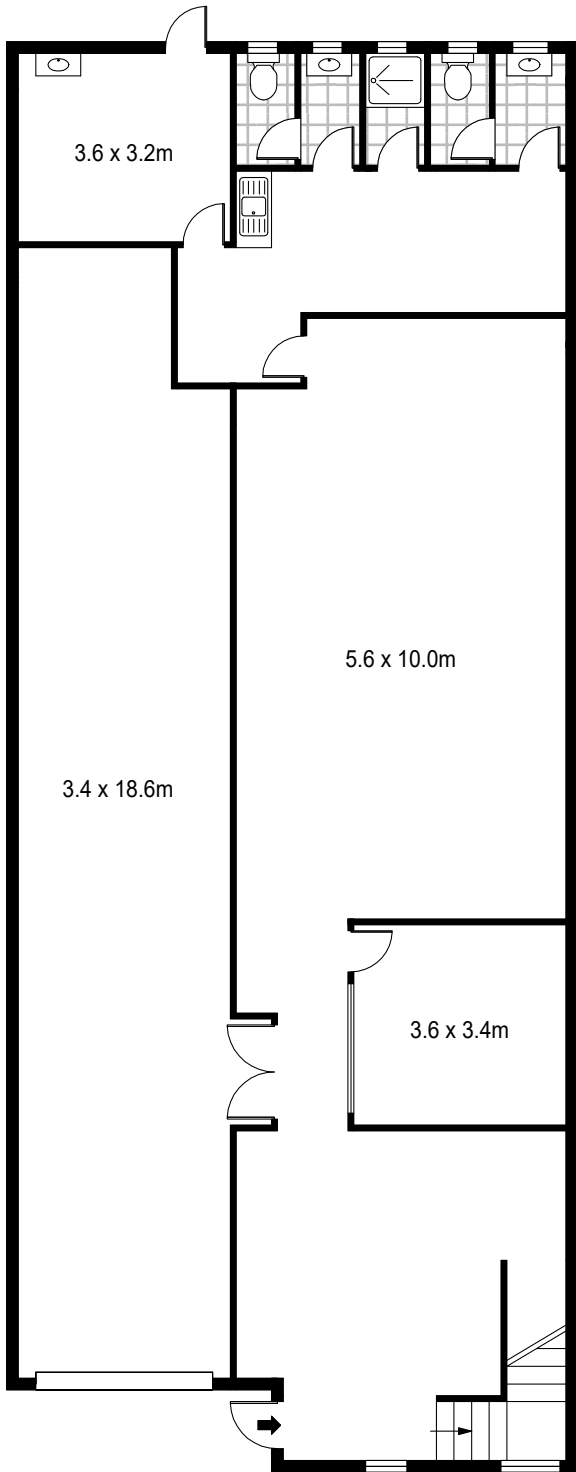
Regards,



Ian Burman

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



11 Douglas Street, West Perth