

GENERAL NOTES

IT IS NOTED THE STRATA AREAS HERE IN REPRESENT THE OUTSIDERS OF ALL WALLS TO ALL STOREY LEVELS EXCEPT COMMON SHARED WALLS BETWEEN UNITS WHERE THE AREAS TAKEN TO THE CENTER OF THIS WALL.

ALL WALL LOCATIONS AND AREAS SUBJECT TO FINAL SITE STRATA SURVEY.

FLOOR AREAS FOR COUNCIL PER SITE PLAN ARE CALCULATED ON 10% DEPARTURE USAGE AND EXCLUDES WALL FOOTPRINTS, AMENITIES AND STAIRS.

BASED ON COUNCIL AREAS, CURRENT CASE PARKING PROVISIONS ARE MAXIMISED FOR THIS LOT.

UNIT ADDITIONS WILL BE SUBJECT TO A SEPARATE COUNCIL APPLICATION TO BE MADE BY OTHERS.

NOTE: DIFFERENT USES MAY HAVE DIFFERENT CAR PARKING RATIO REQUIREMENTS.

STRATA PLAN
SCALE 1:100

E	APPROVED TO BUILDERS DETAILS	NO	20/04/08
D	BUILDING ENGINEER SIGNATURE	NO	20/04/08
C	APPROVED TO BUILDERS DETAILS	NO	20/04/08
I	STRUCTURAL ENGINEER SIGNATURE	NO	20/04/08
A	PLANNING APPROVAL	NO	20/04/08
...
...
Maple Building			
2871 4708 056 311			
17 Thirsk Way, Fremantle WA 6155			
E-MAIL: andrew@maple.com.au			
EVELYN ROBINSON			
LOT 168 BUCKINGHAM DRIVE WANGARA, WA 6065			
STRATA PLAN PROPOSED WAREHOUSE UNITS			
DATE	28/05/2008	SCALE	AS SHOWN
DATE	08/05/2010	SCALE	E

MIKASA DESIGNS
BUILDING DESIGN CONSULTANTS

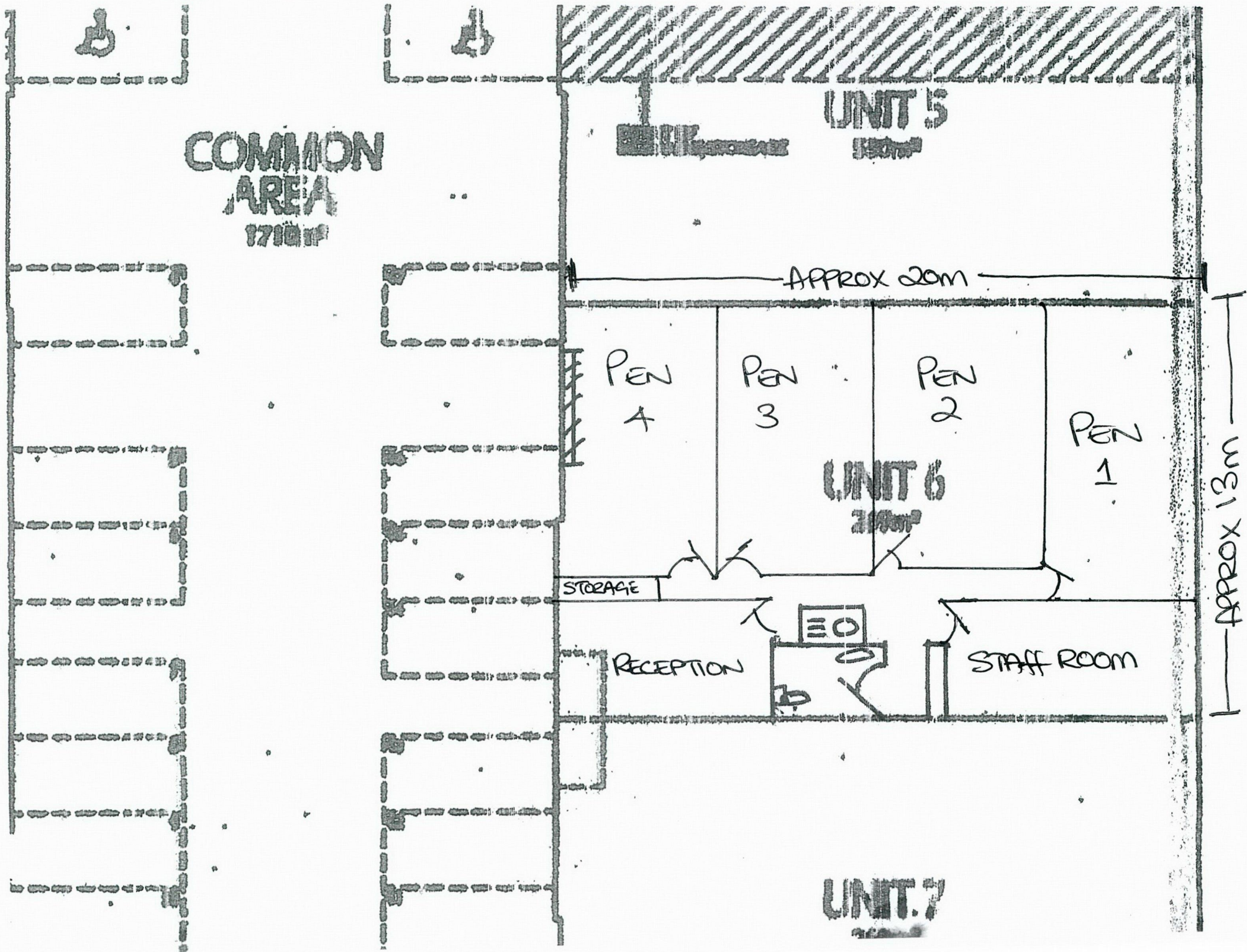
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P.05/08

TO GOM RECEIVALS
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FROM GOM REAL ESTATE
CAD Group P/L
Mar 02 2010 13:48



DAP – Cover Letter – Proposed Dog Daycare at U6/54 Buckingham Drive, Wangara

in support of the above application to request change of use for the existing business located at the above address.

The Applicant, Ms Julie Anne Allen, is the current owner of an existing dog daycare facility located at U8/54 Buckingham Drive in Wangara. The company, Puppy Playgroup Pty Ltd T/A Central Bark Dog Daycare, was formed by her in 2012 and the business has run successfully since then and is now looking to expand. Ms Allen has a Certificate III in Companion Animal Services and Certified in Canine Nutrition and has a successful pet sitting business in the Northern Suburbs which has been trading since 2008. Ms Allen has met and exceeded all the challenges of owning a small business and is confident that this can be achieved again with the expansion.

The following factors have been addressed:

The application is for dog daycare facility only. We will not be offering additional services such as grooming. The business will continue to provide a community service to the pet owners of City of Wanneroo ensuring dogs are provided an outlet for their natural behaviours and kept occupied while their owners are at work which reduces nuisance behaviours such as excessive barking and escaping to roam the streets and creating more strain on the Ranger Service.

In addition, only dogs that have been fully vaccinated, desexed (if over 6 months) and flea/worm treated are allowed to enrol which encourages and promotes responsible pet ownership in the community. Dog daycare provides both mental and physical stimulation for pets creating happier and healthier dogs.

Numbers

This application is for 40 dog places per day. This will require up to 4 staff members to be in attendance when at capacity and during shift changes.

Hours of Operation

Permission is sought to open five days per week between 6am and 9pm week days for dog daycare and then weekends for dog training, although initially only 5 days a week would be required until the business becomes established.

Noise

The listed premises is located in an industrial area and adjacent to a busy road with the Ocean Reef Road and Hartman Drive the nearest major junction. The noise from the traffic and from the light industrial businesses that surround the property would have more impact than the sporadic barking of the dogs. The unit is at the middle of the strata buildings and does not have any opening windows, reducing the chance of dogs being triggered to bark by passers by or delivery vehicles. In addition, the warehouse that will be occupied by the dog daycare will be further enhanced to assist with noise reduction with insulated panelling and hung with materials that will help to absorb any ambient acoustic disturbance. The dogs will be constantly supervised by staff to maintain a calm environment and reduce noise levels to a minimum.

The dogs will be leashed at all times upon entry and exit of the premises to further reduce nuisance barking.

Also, please see attached Noise Impact Assessment report as requested.

Odour and Waste

The odour from accumulating dog faeces will be almost nil. As per our current Standard Operating Procedure at the original Wangara branch, the faeces is collected immediately in a bio-degradable poop bag then tied and placed into a sealed receptacle lined with a bin liner. The bins also contain odour absorbing material. The bins are then emptied at the end of every day and the faeces is then stored in a freezer, which dramatically reduces the smell due to decay plus insect infestation, until refuse collection day when the frozen faeces is placed in the outside bins and collected by the regular general waste contractor. This system has worked very well for us in the last 9 years and we have had no issues with the refuse contractors or complaints about smell from the neighbouring businesses. The pens are mopped every evening at close of business with disinfectant, further reducing any odour. In addition to this, there is one industrial roller door that can be opened to increase ventilation if required.

The main bins for the premises are stored at the front of the warehouse on private property and are emptied weekly.

Water usage at the facility, and therefore waste water, would be minimal. The pens are supplied with mop buckets to clean up urine and faeces as they appear and replenished as needed, fresh drinking water is always provided in the pens and, again, refreshed as required. During a regular operating day these buckets may be replaced half a dozen times so the impact on the wastage system would be very minimal.

Dog Capacity

The application is for 40 dogs. The premises can certainly support this number of dogs and clients using the facility as the current daycare , in a similar sized building, is approved for 30 dogs and the proposed unit will be for small dogs only (under 15kg) which means that the dog to meterage ratio can be increased.

The flooring area for our use is approximately 260 sqm equating to 5.7 sqm per dog which is close to the ratio recommended by the Pet Industry Association of Australia which is 6 sqm per dog. The ratio of staff will be 1 to 10 dogs (under the current application sought). The floor plan will consist of open plan pens so that the dogs are visible to the staff at all times to ensure the safety of dogs and staff members.

Staff are experienced and/or qualified in dog behaviours and handling and are trained to identify and stop unwanted behaviours that may lead to dog aggression before they start. Any dog that displays aggressive behaviour will be suspended and refused entry.

Increased Traffic

The premises is located directly on Buckingham Drive and is easily accessible from the road with a separate entry to the grounds. Our current clients and adjacent business owners have not been impacted in the last 9 years of trading.

Car Parking

There is plenty of parking for staff and clients at the front of the unit with 3 allocated spaces plus additional parking outside the strata boundary at the front of the buildings. The average drop off and pick up time is approximately 10 minutes so client parking should not present any issues for staff or visitors.