

refer to attached Flow Plan.

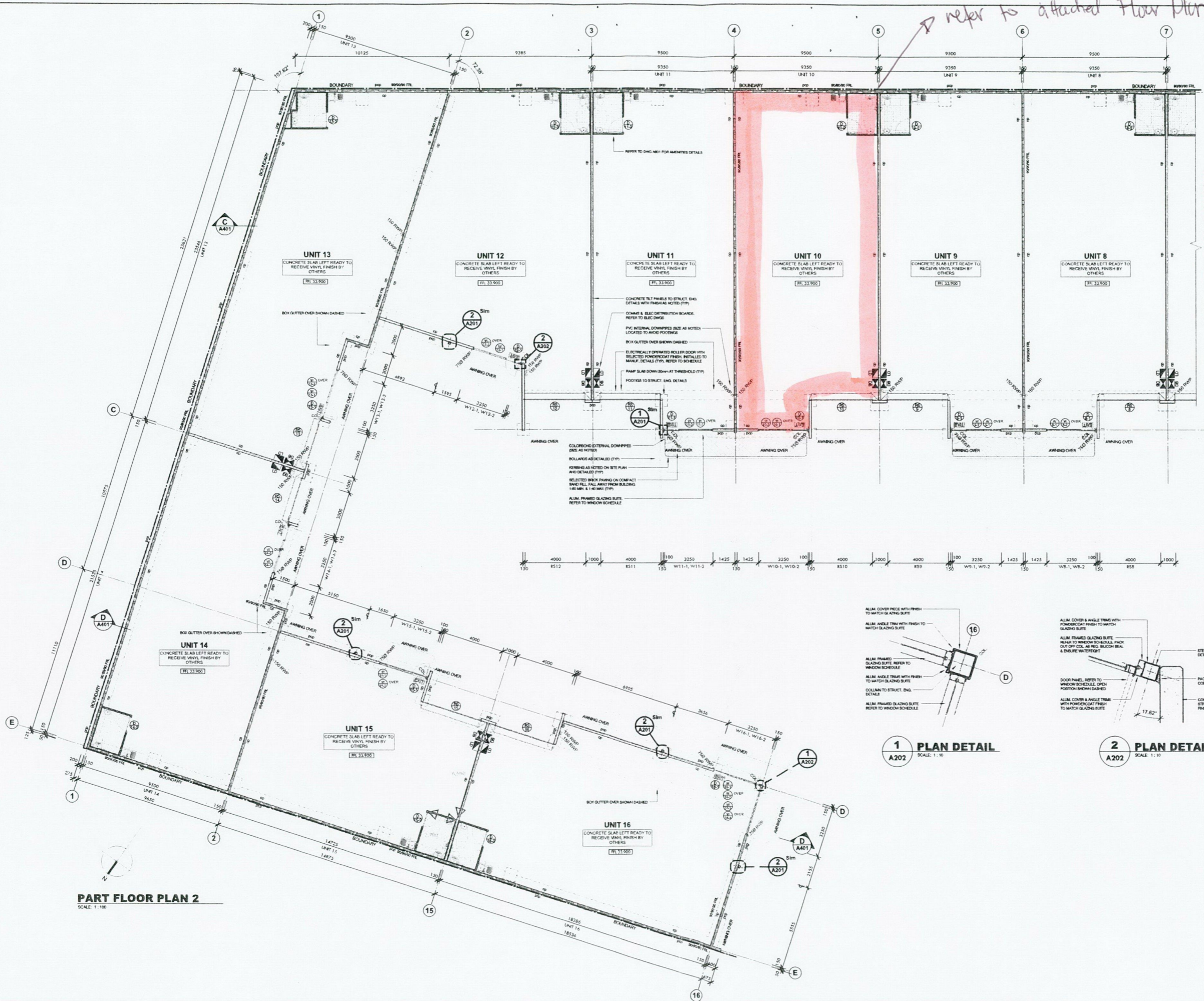
LEGEND

[Symbol]	PROPOSED NEW LEVEL
[Symbol]	SELECTED FLOOR TILES
[Symbol]	ELEC. BOARD AS NOTED
[Symbol]	FIRE RATED WALL AS NOTED
[Symbol]	BOLLARD AS DETAILED
[Symbol]	STUD FRAMED WALL AS NOTED
[Symbol]	BRICK WALL AS NOTED
[Symbol]	CONCRETE TLT PANEL WALL AS NOTED
[Symbol]	COLLIAM AS NOTED
[Symbol]	CONCRETE WALL PANEL, NO FINISH
[Symbol]	PAINTED CONCRETE WALL PANEL
[Symbol]	PAINTED PLASTERBOARD LINING (AQUACHECK TO WET AREAS)
[Symbol]	EMERGENCY EXIT SIGN, REFER TO ELEC DWGS

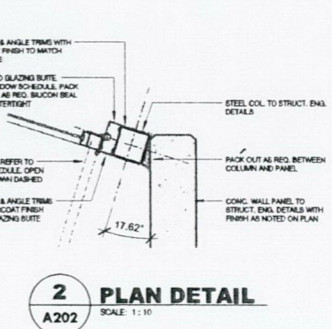
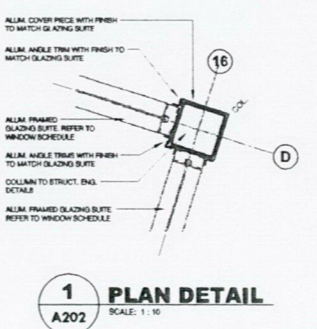
NCC COMPLIANCE NOTES

- ALL ELECTRICAL WORK IS TO COMPLY WITH AS 3000 AND THE REQUIREMENTS OF THE NCC.
- SECTION JR
- PART 84 EMERGENCY LIGHTING EXIT SIGNS AND WARNING SYSTEMS SHALL COMPLY WITH AS 2290.1
- ALL EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS SHALL COMPLY WITH AS 2290.1
- ALL AIR CONDITIONING AND VENTILATION SYSTEMS SHALL COMPLY WITH AS 1596.2 AND THE REQUIREMENTS OF JR OF THE NCC
- DISABLED ACCESS, CIRCULATION ZONES, CLEARANCES, FOOTPATHS, FINISHES, AND SIGNAGE SHALL COMPLY WITH AS 1428.1-2009.
- FULL ACCESS CARPARK SHALL COMPLY WITH AS 2890.8-2008
- INSULATION SHALL BE IN ACCORDANCE WITH AS 4869.3
- DOORS SHALL BE OPERABLE WITHOUT A KEY ON THE SIDE FROM WHICH EGRESS IS SOUGHT. DOOR LATCHES SHALL BE IN ACCORDANCE WITH NCC CLAUSE D6.2.1.
- GLAZING SHALL BE IN ACCORDANCE WITH AS 1288.2006, AS 2208 AND HAVE MANIPULATION WHERE REQUIRED IN ACCORDANCE WITH AS 1428.1 CLAUSE 8.8
- WINDOWS SHALL BE IN ACCORDANCE WITH AS 2207.
- MACHINICAL SERVICES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 1966.1, AS 1966.2, AS 2202.2006, AS 4254 AND AS 4255.1
- ARTIFICIAL LIGHTING AND POWER SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH NCC PART JR.
- HEAT WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AS 3306.4

REFER TO DWG A201 FOR CONTINUATION



PART FLOOR PLAN 2
SCALE: 1:100



PROPOSED WAREHOUSE DEVELOPMENT
LOT 691 (HN 166), LANDBEACH BOULEVARD, BUTLER WA
FOR: QUIPU PROPERTIES PTY LTD

Scale: 2: Ground Floor
407 Riverside Road, Subiaco WA 6008
1 DE 9241 8111
OR 9244 1716
info@meyer-shircore.com.au
www.meyer-shircore.com.au
ACN 115 181 216
ABN 21 872 749 842

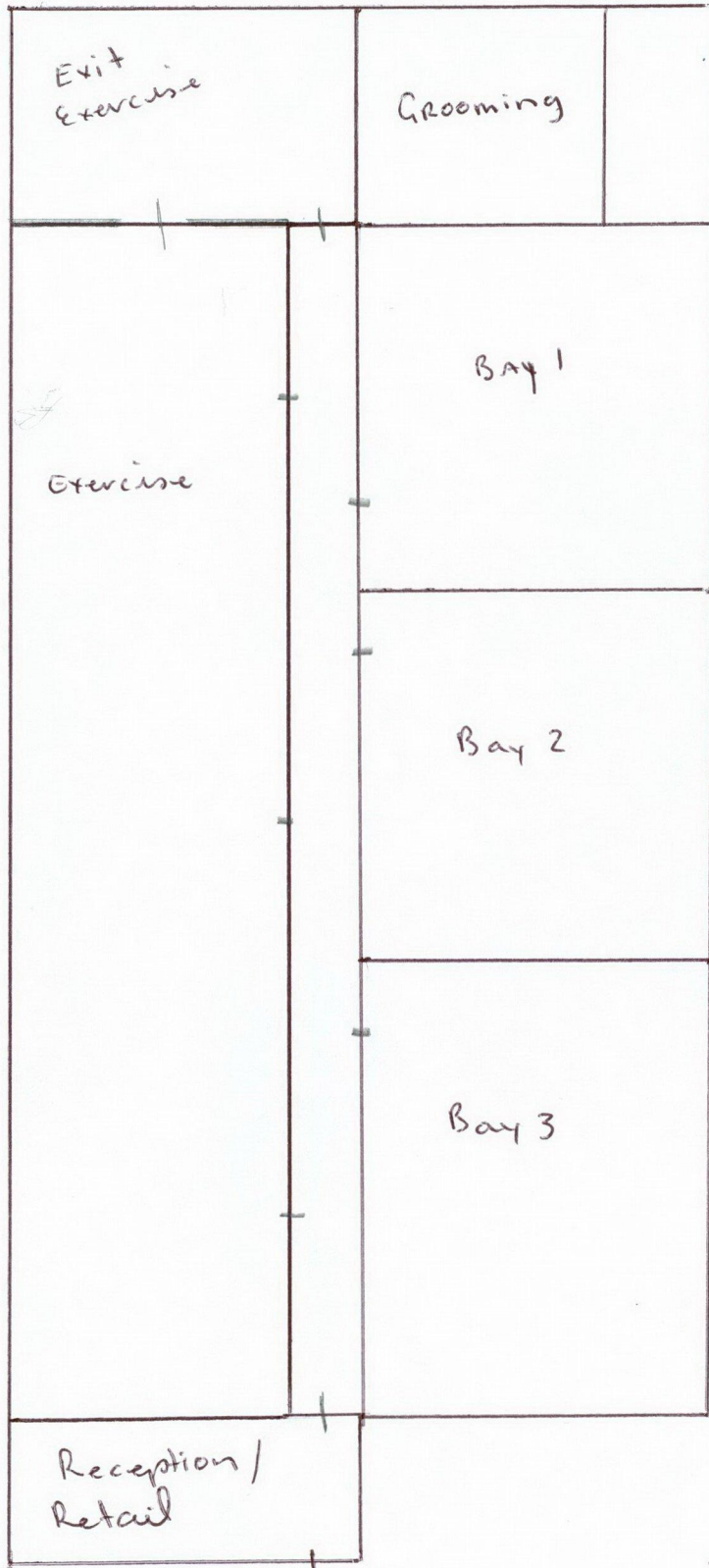
meyer shircore
and associates
1963|2013

Date: 2015
Scale: As indicated @ B1
Drawn by: Author
Checked: Checker
7778
DWG No: **A202** Rev No: **A**

Floor Plan.

9.5m

21 mtrs.



Noise Management Plan - Fresh Fur Dog Playcare & Grooming

- 1 All dogs who are not existing clients of Fresh Fur Studio will be required to attend a temperament test meet and greet/orientation to reduce Fresh Fur Dog Playcare and Grooming accepting clients that are not suitable for dog daycare.
- 2 All clients will be required to accept and sign the Fresh Fur Dog Playcare & Grooming Terms and Conditions attesting to their dog's temperament.
- 3 All clients will be required to adhere to the Fresh Fur Dog Playcare & Grooming Terms and Conditions contract whereby if during their dog's attendance they exhibit nuisance behaviour (barking, disturbing other dogs) their dog may be segregated to address behaviour and if behaviour cannot be further managed the client will be required to collect their dog within a reasonable time.
- 4 Pre-payment on bookings will be required to fast track drop off and pick up and reduce interaction amongst multiple clients prior to being admitted to designated areas beyond reception.
- 5 The reception area of the building is to be fitted out with fully enclosed ceiling and walls to not allow dogs already checked in behind reception being triggered by dogs arriving.
- 6 Within the building, the dogs will be rotated between various areas that will have different purposes, stimulating versus quiet areas. The separate areas will also enable us to sort the dogs into size and temperament.
- 7 The Fresh Fur Dog Playcare & Grooming will run on a daily schedule to create a well-balanced environment aiming to stimulate, burn energy and provide rest options.
- 8 We have proposed a 40 dog limit with the majority being small to medium breeds and a limit on large breed dogs.
- 9 The premises does not have windows, however there is a roller door to the front. The use of the roller door has not yet been determined, however, the acoustic report will address the use of this opening.
- 10 The premises will initially employ 2 staff for drop off and pick up with the intention to increase staff levels as clients increase with a ratio of 1:15.
- 11 The premises is DPS2 zoned Urban Development in the City of Wanneroo. The premises is located 150m away from the nearest residential house. According to documents available to the public there are two approved dog day cares located in the COW that are substantially closer to residential housing.

Waste Management Plan

Fresh Fur Dog Playcare & Grooming is a dog care and grooming facility proposed to be at Unit 10/2 Amesbury Loop, Butler. During the day, the dogs will be socialising, learning behavioural skills and playing in a safe, engaging environment.

Unit 10/2 Amesbury Loop is located in the City of Wanneroo and the use of it is classified as a general urban zone. The nature of the business is to care for up to 40 dogs with grooming.

The development is total of 225sqm. The grooming area is approximately 20sqm. The reception is approximately 20sqm and the remainder of the space, approximately 185sqm will be where the dogs will be spaced out.

We have investigated effective ways to eliminate/control odour through other dog day care centres. This is mainly done through organised waste collection on a once/twice weekly basis.

Waste Generation

Waste Generation has been calculated 50L/100m²/day according to waste generation rates available through waste.net.au. This is calculated on a shopping space. If 40 dogs were defecating twice per day approximate waste produced would be 12L leaving approximately 38L of general and recyclable waste per day.

Waste Management Process

1. There will be 1 x 80L Wheelie Bin per area. With 1x 240L wheelie bin in the grooming area. Each bin will have a large scented plastic garbage bag on the inside.
2. When a dog defecates the excrement will be picked up with a small, biodegradable "poo bag", tied off and placed in the 80L bin.
3. These bins are emptied at the end of the day into one of two large freezers.
4. The freezers are located at the rear of the premises away from view of customers.
5. On the morning of waste collection. The faeces will be moved from the freezer into a large 240L bin to remove the waste.
6. Each of the bins will be disinfected at the end of the day and a new scented bag replaced in each one.
7. Odour neutralizing product (Sani fresh sanitary bin and deodorising granules) will be used in the bottom of the bins (under liner) to control odour.
8. Staff will have appropriate training in waste management. They will be required to wear gloves when handling waste and bins.

The proposed number of bins on the premises will be 8. 5 x 80L bins for collection of dog faeces and degradable waste. 2x 240L for collection of fur from grooming. As fur is odourless it will be collected in the bin and stored until waste collection. 1 x 240L bin will be used for any recyclables that is being used in the running of the business or from packaging consumed by staff.

All bins will be wheelie bins so that they can be moved about and cleaning of the space directly below them can be done in order to disinfect areas and keep clean.

Collection

All general waste, including but not limited to, food, dog faeces and fur will be collected by waste management contractors Veolia twice weekly on a day that doesn't conflict with council bin collection. Waste Collection will occur during the middle of the day when many of the surrounding business are closed and therefore won't impact on their operations.

Training and Education

Each employee will be educated and trained on the waste management process when they are employed by "Fresh Fur Dog Play Care & Grooming". One staff member will be responsible for emptying the waste bins into the freezer at the end of the night, cleaning and putting a new bag into the bin.

Monitoring

Manager, Mr Andrew Shepherd, will be responsible for monitoring the waste at "Fresh Fur Dog Playcare & Grooming" and ensuring that the bins are cleaned at the end of the day and waste gotten rid of on assigned days.

Floor Cleaning

The indoor play areas will be surfaced and sealed with non-porous material. The flooring will be mopped down with medical grade disinfectant at the end of each day and after a dog urinates and defecates. Sewer drains are located at the rear of the property. All water used for mopping will be emptied into the sewer system via the drains.

Hygiene, Cleaning and Disinfection Standard for Fresh Fur Playcare & Dog Grooming

1. Inside dog areas will be cleaned once daily.
2. All areas will be disinfected daily. Disinfectant used will be based on suitability for dogs and not toxic.
3. All couches/bedding and rugs will be cleaned, disinfected and washed daily.
4. Exercise areas and all common areas will be disinfected and washed daily.
5. Faeces and general waste to be disposed of as outlined.
6. Toys used for enrichment, socialisation and training are to be disinfected when necessary.
7. MSDS sheets for all chemical product used will be promptly displayed in all areas where products are located and used.

Pests

1. Regular cleaning, disinfecting and disposal of waste will alleviate the issues associated with common pests, flies and rodents.
2. In the event of flies and rodents becoming an issue, contracting of a pest control company will be done with the safety of patrons, staff and animals in mind.

Guidelines

1. All animal and general waste will be disposed of promptly and hygienically in accordance with the requirements of the City of Wanneroo.
2. Contracting of waste service will be used to get rid of all waste.
3. Advice will be sought before the use of pest control in order to protect the health and safety of the staff, patrons and dogs.

Staff Protection

1. Induction upon commencement of employment.
2. Access to adequate hot water, hand washing facilities.
3. Hand disinfectant easily accessible to employees without being accessible to the dogs under care.
4. Use of Personal Protective Equipment (PPE). Masks, gloves

Management of Car Spaces

There are two car parking bays at the front of the premises for the drop off and pick up of dogs. There is a further 2 spaces available immediately in front of the roller doors to the premises that can be utilised by patrons to drop off and pick up their dogs. The space is 2.5m deep and will not interrupt anyone trying to access the business' directly next to ours. There are 25 additional parking spots on the opposite side of the carpark that is used for clients using the business' in the area.

Furthermore, the verge out the front of the commercial area can be used for clients to park in order to access the business as there is no signage saying otherwise.

We predict that some of our clients will be accessing our business from the houses in the surrounding suburbs and will walk their pets to the business. The use of Butler Train Station and Bus infrastructure located near the business will have some of our clients accessing the business from the public transport available and walking home with their dog.



Staff Parking

Initially there will be two staff members, who reside in the same household, at the centre. The use of one vehicle will be used to transport both staff members. This car will be parked in the overflow communal parking accessible to every business. The remainder of the staff will be encouraged to not drive to work, with car spaces out the front of the business being for the priority use of clients. Staff will be expected to park in excess parking available or out on the roadside if they do choose to drive to work.

Not all dogs will be dropped off at the same time in the morning. Dogs can be dropped off from 7am. For pick up clients will be picking up dogs from 4-6pm. Drop offs and pick ups will take from 2-5 minutes with an option of paws to door (pick up from car) available to clients. This will more than likely not result in a build-up of clients at the front of the premises. The utilisation of an online booking system will stop the need of clients needing to speak to staff to book their dog in for the next day.

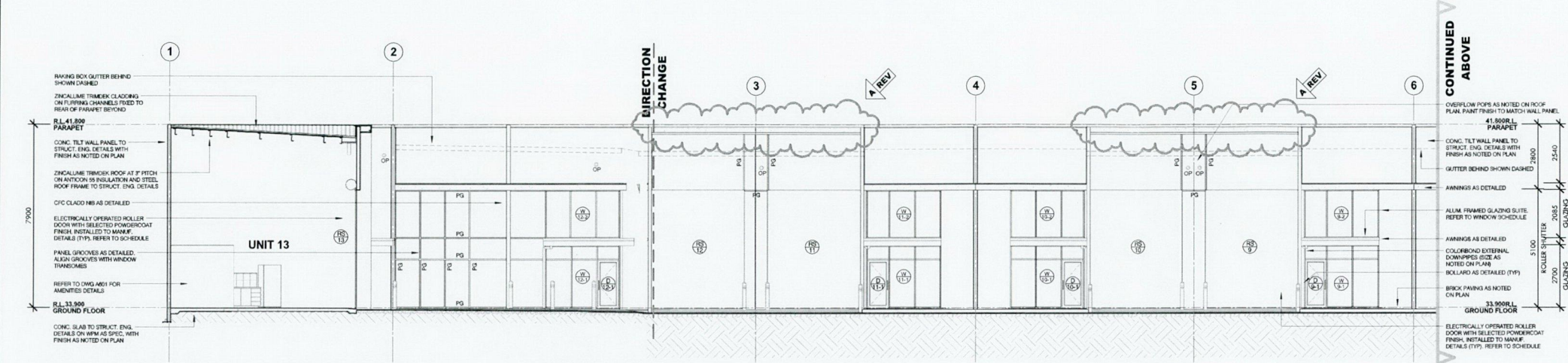
Mr Andrew Shepherd will be responsible for the management, operation and maintenance of parking. He will be responsible for organising staff parking to increase available parking spaces at the front of "Fresh Fur Dog Playcare & Grooming".

Mr Andrew Shepherd is an active person and promotes a healthy lifestyle and will regularly use a bicycle to travel to and from work. An increase of remuneration to encourage staff to use public transport will also be offered.

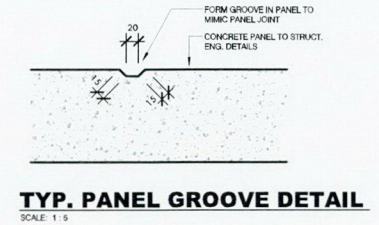
refer to attached signage information



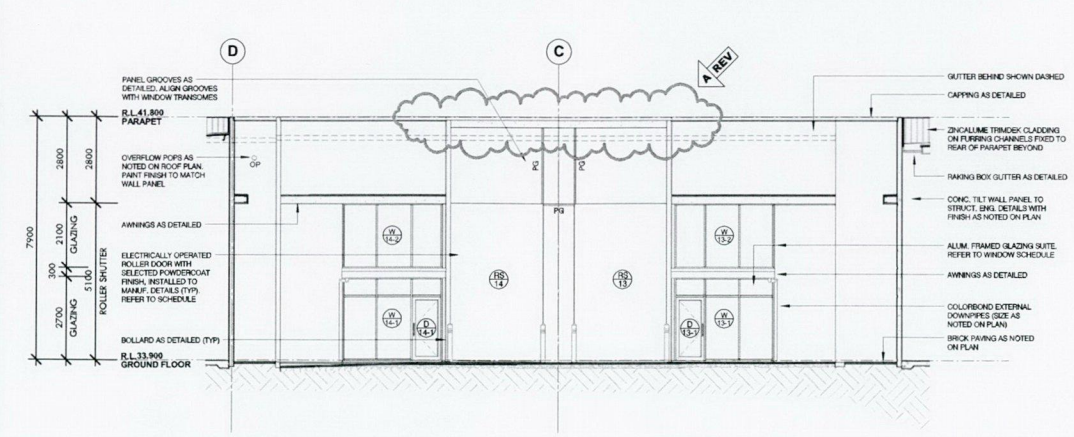
FACADE ELEVATION UNITS 1 - 8
SCALE: 1:100



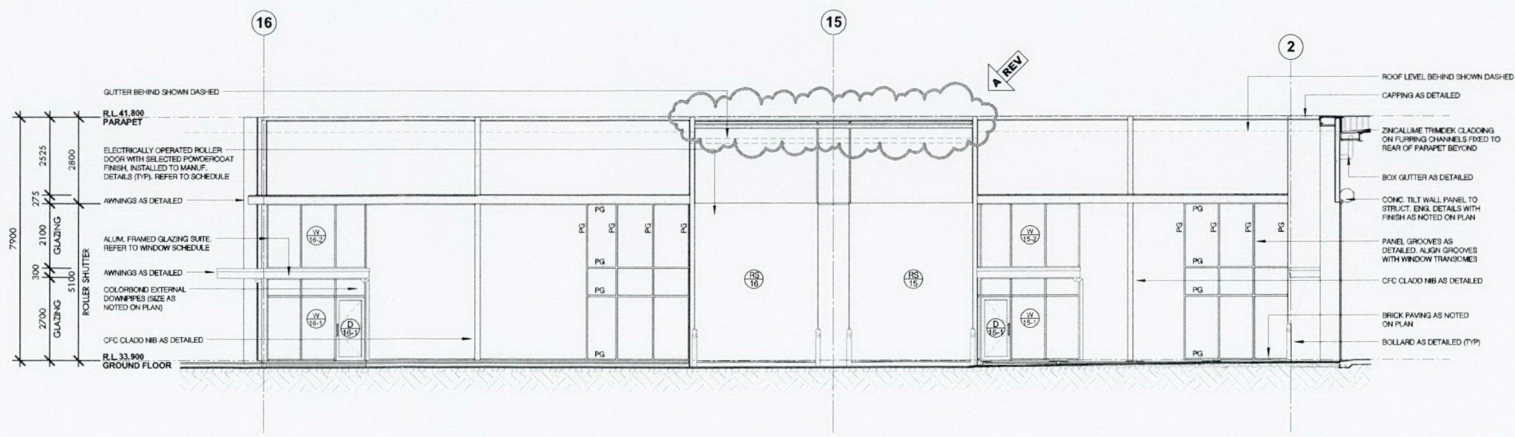
FACADE ELEVATION UNITS 9 - 12
SCALE: 1:100



TYP. PANEL GROOVE DETAIL
SCALE: 1:5



FACADE ELEVATION UNITS 13 - 14
SCALE: 1:100



FACADE ELEVATION UNITS 15 - 16
SCALE: 1:100

REV	DATE	DESCRIPTION
A	2016.10.11	AWNING DEPTH INCREASED. ISSUED FOR CONSTRUCTION.
1	13-02-2016	ISSUED FOR BUILDING PERMIT
P2	29-01-2016	ISSUED FOR INFO COMMENT
P1	14-01-2016	ISSUED FOR INFO COMMENT

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ISSUED FOR CONSTRUCTION

FACADE ELEVATIONS

Date: 2015
Scale: As indicated @ B1
Drawn by: Author
Checked: Checker

7778

DWG No: **A301** Rev No: **A**



PROPOSED WAREHOUSE DEVELOPMENT
LOT 691 (HN 166), LANDBEACH BOULEVARD, BUTLER WA
FOR: QUIPU PROPERTIES PTY LTD

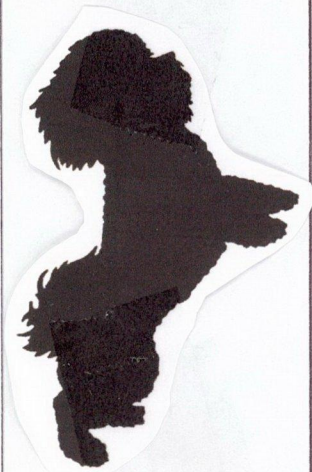
Suite 2, Ground Floor
637 Roberts Road, Subiaco
WA 6008
Ph: 9381 8511
F: 93 9388 3339
E: msa@meysarchitects.com.au
W: www.meysarchitects.com.au
ACN: 115 189 216
ABN: 52 972 749 643



Proposal
Signage

FRESH FUR STUDIO

~Dog Playcare & Grooming~



clean

clean

clean

Frosted

Frosted



phone No.

PO Box 2124, Malaga WA 6944
E: ndengine@bigpond.net.au
T: (08) 9249 9619
M: 0412 679 431

ND Engineering
Consulting Engineers

nde

Ms Rebecca Shepard
Fresh Fur Studio
37 Topsail Loop ALKIMOS WA

0450 692 858
fresh.fur.studio@gmail.com

**ACOUSTIC ASSESSMENT 2105057 REVISION 1
DOG DAYCARE & GROOMING SERVICE
10/2 AMESBURY LOOP, BUTLER WA 6036**

References:

- A. Environmental Protection (Noise) Regulations 1997 as amended.

Summary

- 0.1 *ND Engineering's opinion is that the proposed Dog Day Care and Grooming Service (DDC&GS) at Unit 10, 2 Amesbury Loop Butler WA will comply with Reference A between 7am to 7pm Monday to Saturday subject to implementation of the recommendations.*

Introduction

- 1.1 ND Engineering was commissioned to provide an acoustic assessment with regards to the Environmental Protection (Noise) Regulations 1997 (aka EPNR) for a Dog Day Care & Grooming Service (DDC&GS).
- 1.2 The acoustic assessment is confined to noise emissions by dogs barking as noise emissions by client vehicles and electrical appliances during business hours 7am to 7pm Monday to Saturday would not be significant nor different to noise emissions from the surrounding industrial units.

Assessment

- 2.1.1 The Assigned Noise Levels (ANL), see Annex A, of interest are:
- a. Residential LA10 49 dB(A) 7am to 7pm Monday to Saturday; and
- b. Industrial LA10 65 dB(A).
- 2.1.2 The ANL for the residences between 153 to 169 Landbeach Road is expected to increase by 2 dB(A) once the Mitchel Freeway is extended past the DDC&GS.
- 2.1.3 The other ANL for LMax & LA1 are not required to be assessed as they are significantly higher than the LA10 values. When dogs bark they generally bark at the highest level which if carried on, assumed continuously, for a minimum of 15 minutes the measured LA10 levels will be no different to the LMax or LA1 levels. The assessment using the ANL of LA10 is considered to be conservative as it provides for a lower level of noise for compliance purposes.



- 2.2.1 The noise produced by dogs barking varies considerably and a review of data on the internet and ND Engineering's (NDE) work with dog kennels indicated that Sound Power Levels (SWL or Lw) of several medium/large dogs barking ranged from 95 to 99 dB(A). NDE utilised Lw 97 dB(A) as the basis for noise modelling assuming that the DDC&GS operated with the roller door closed.
- 2.3 The assessment was conducted using SoundPlan V8 software utilising the CONCAWE daytime conditions with the results of the noise modelling contained in Annex N.

Conclusion

3. NDE's opinion is that the proposed Dog Day Care and Grooming Service (DDC&GS) at Unit 10, 2 Amesbury Loop Butler WA will comply with Reference A between 7am to 7pm Monday to Saturday subject to implementation of the recommendations.

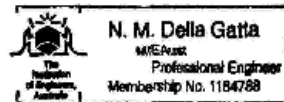
Recommendations

4. The following recommendations are made:
- a. Roller door is kept closed; and
 - b. Business hours including client drop off and pick ups are confined to 7am to 7pm Monday to Saturday excluding Sundays and Public Holidays;
 - c. There is no limit on the number of dogs however until the Mitchell Freeway extension is completed large dog breeds are not permitted.
 - d. Nuisance barking to be controlled by:
 - (1) Removal of nuisance dogs having clients return to pick them up; and
 - (2) Providing line of sight disruption to dogs entering/leaving the DDC&GS, and between various areas within the DDC&GS;
 - (3) Restricting clients to the reception area for pick ups / drop offs; and

End of report

5. If you have any queries please call me.

Yours Sincerely



21 June 2021

- Annexes:**
- | | |
|----|------------------------|
| A. | ASSIGNED NOISE LEVELS. |
| N. | NOISE MODELLING. |
| S. | SITE PLANS & PHOTOS |



ANNEX A – ASSIGNED NOISE LEVELS

A.1 The following table shows the derivation of the Influencing Factor.

INFLUENCING FACTOR CRITERIA			ASSESSMENT		
Item	Criteria	Value	Criteria	Value	Totals
Major Road within the					0 (Transport Factor ≤ 6)
- 100 m radius inner circle	veh/day > 15000	6 dB	-	0	
- 450 m radius outer circle		2 dB	-	0	
Minor Road within the					4.2 (≤ 30)
- 100 m radius inner circle	15k > veh/day > 6k	2 dB	-	0	
Type A 'Industrial and Utility premises' within the (see Figures A3)					4.2 (≤ 30)
- 100 m radius inner circle	1/10 x Area%	≤ 10	26 %	2.6	
- 450 m radius outer circle	1/10 x Area%	≤ 10	14 %	1.4	
Type B 'Commercial premises' within the (see Figures A3)					4.2 (≤ 30)
- 100 m radius inner circle	1/20 x Area%	≤ 5	0 %	0	
- 450 m radius outer circle	1/20 x Area%	≤ 5	4 %	0.2	
INFLUENCING FACTOR = 4 dB(A)					

A.2 The Assigned Noise Levels, including the Influence Factor, at the receiving residences along Landbeach Boulevard in the vicinity of the Amesbury Loop T junction as allowed under Reference A are shown in the following table.

Noise sensitive premises at locations within 15 m of a building directly associated with a noise sensitive use.	Time of day		Assigned Noise Levels dB(A)		
			LA10	LA1	LAmx
	Day	0700-1900 hrs Monday to Saturday	49	59	69
		0900-1900 hrs Sunday, Public holidays	44	54	
	Evenings	1900-2200 hrs all days			59
	Night	2200-0700 hrs Monday to Saturday	39	49	
		2200-0900 hrs Sunday, Public Hol.			
Commercial	All hours		60	75	80
Industrial	All hours		65	80	90

A.3 The criteria LAmx, LA01 and LA10 represent the maximum, 1 percentile and 10 percentile highest A weighted sound pressure levels respectively over a required measurement period of not less than 15 minutes and not more than 4 hours.



Figure A3.1: INNER CIRCLE RADIUS = 100mm

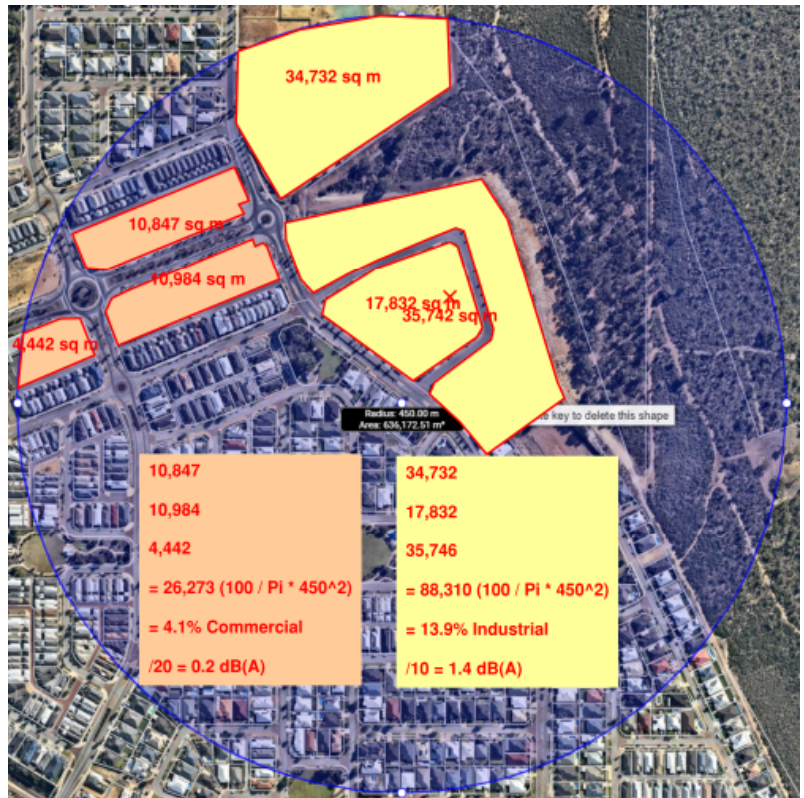


Figure A3.2: OUTER CIRCLE RADIUS = 450m

End of Annex A



ANNEX N – NOISE MODELS

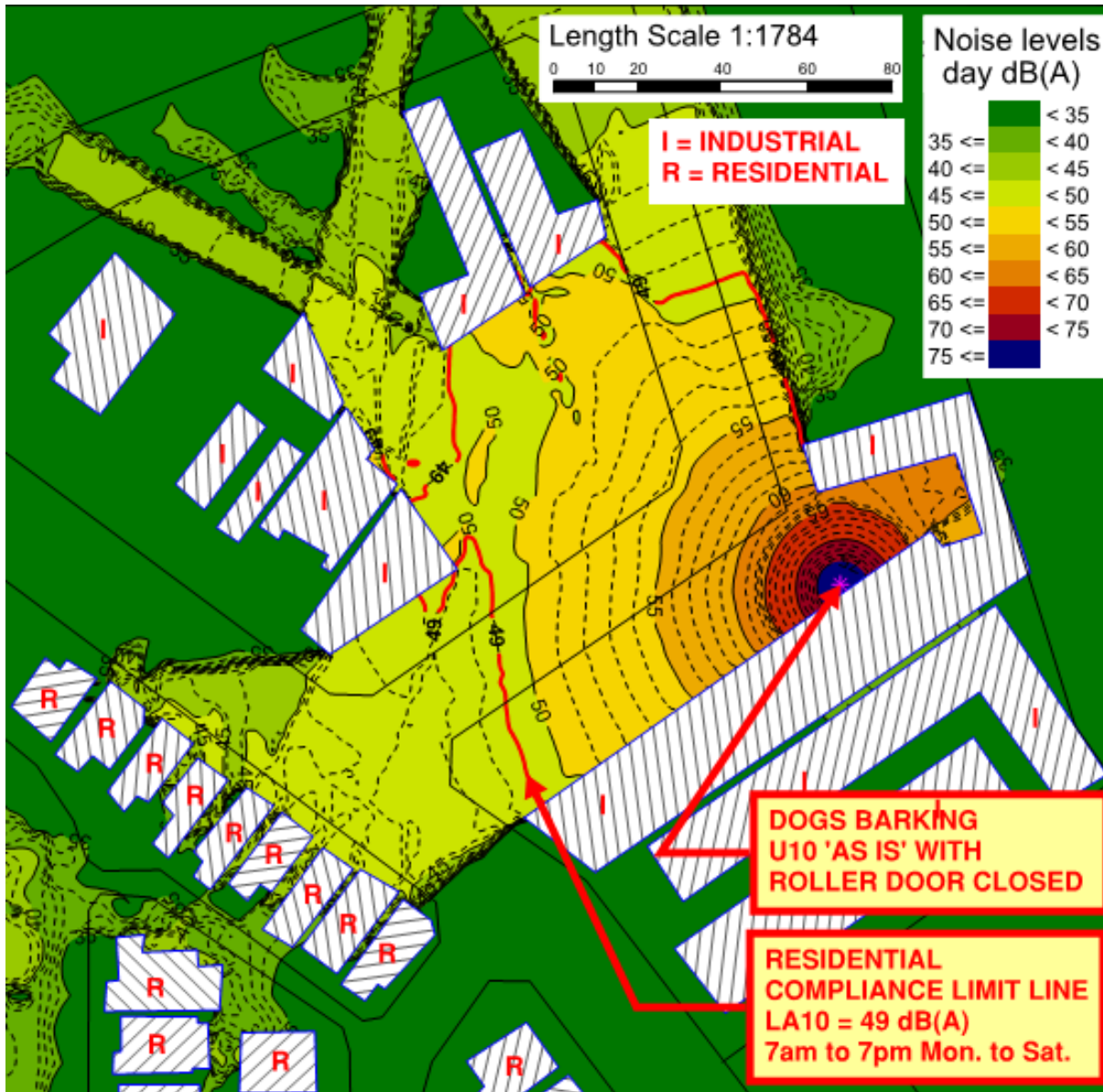


Figure N1: RESIDENTIAL NOISE MODEL
With Unit 10 'as is'
Monday to Saturday 7am to 7pm
LA10 dB(A)
Software SoundPlan V8 with CONCAWE conditions

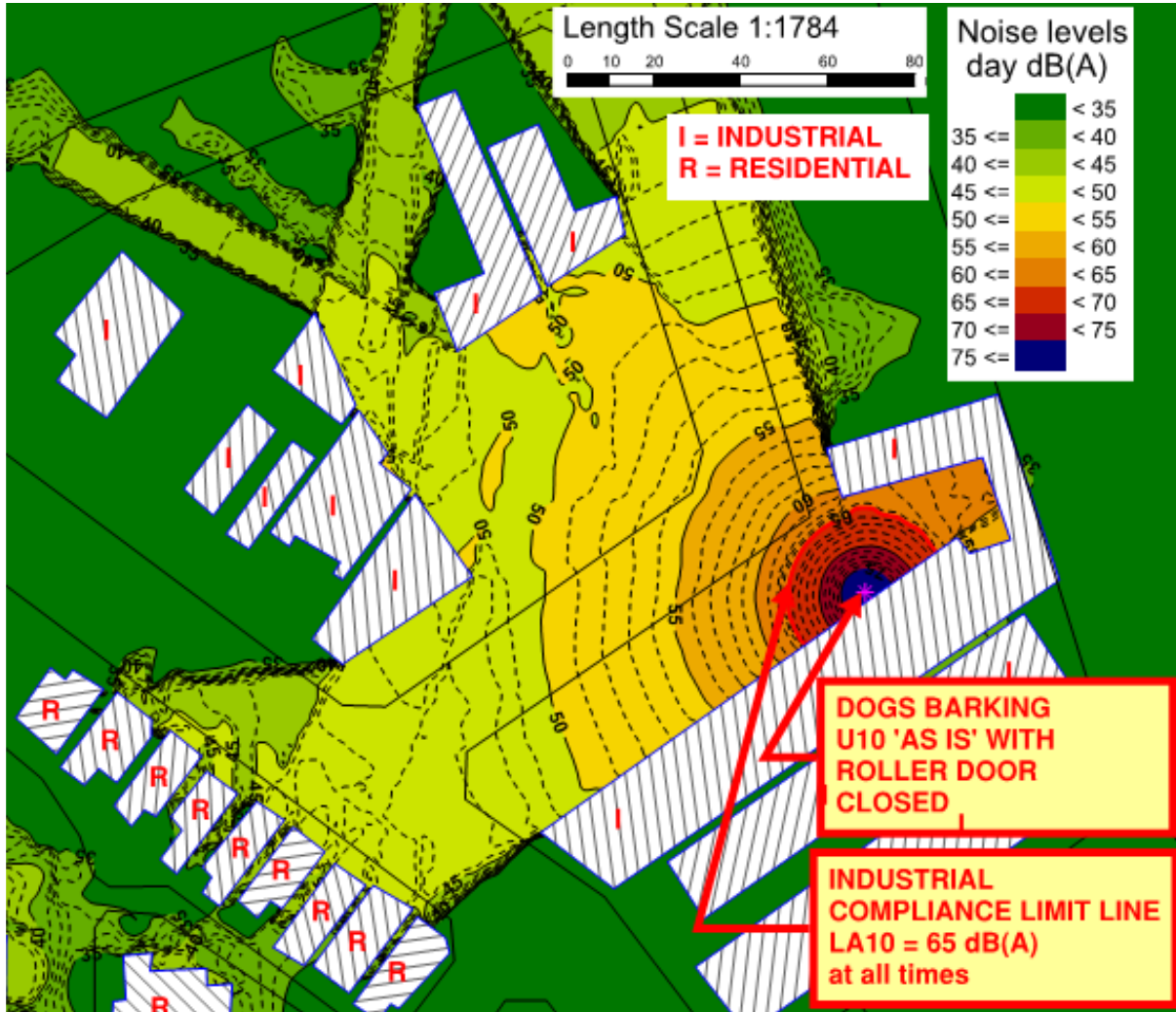


Figure N2: INDUSTRIAL NOISE MODEL

With Unit 10 'as is'
All hours (at all times)
LA10 dB(A)
Software SoundPlan V8 with CONCAWE conditions

End of Annex N



ANNEX S – SITE PLANS & PHOTOS



Figure S0: AERIAL PHOTOS



Figure S1: ELEVATION PHOTO

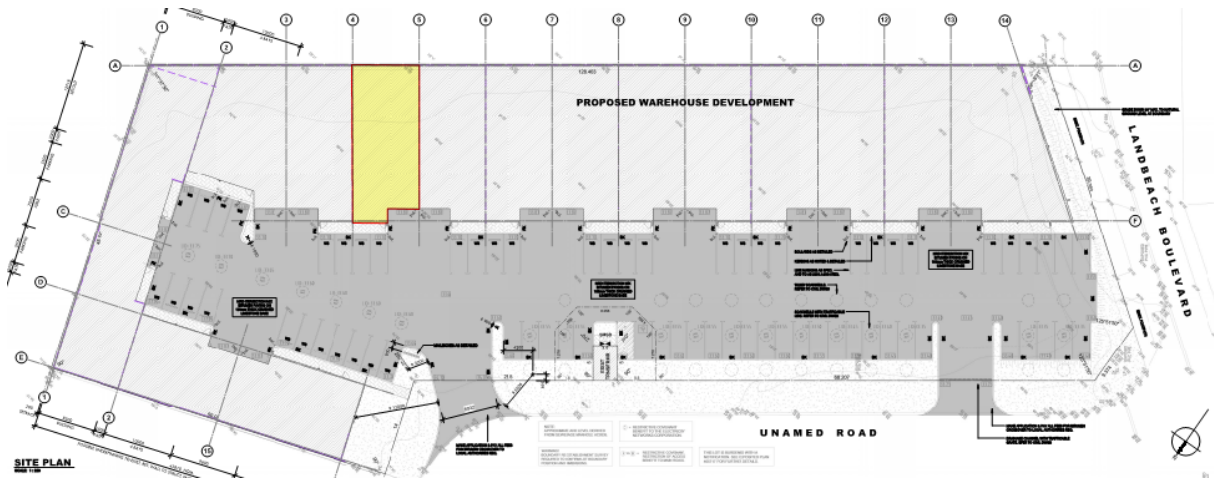


Figure S2: PLAN SITE EXTRACT

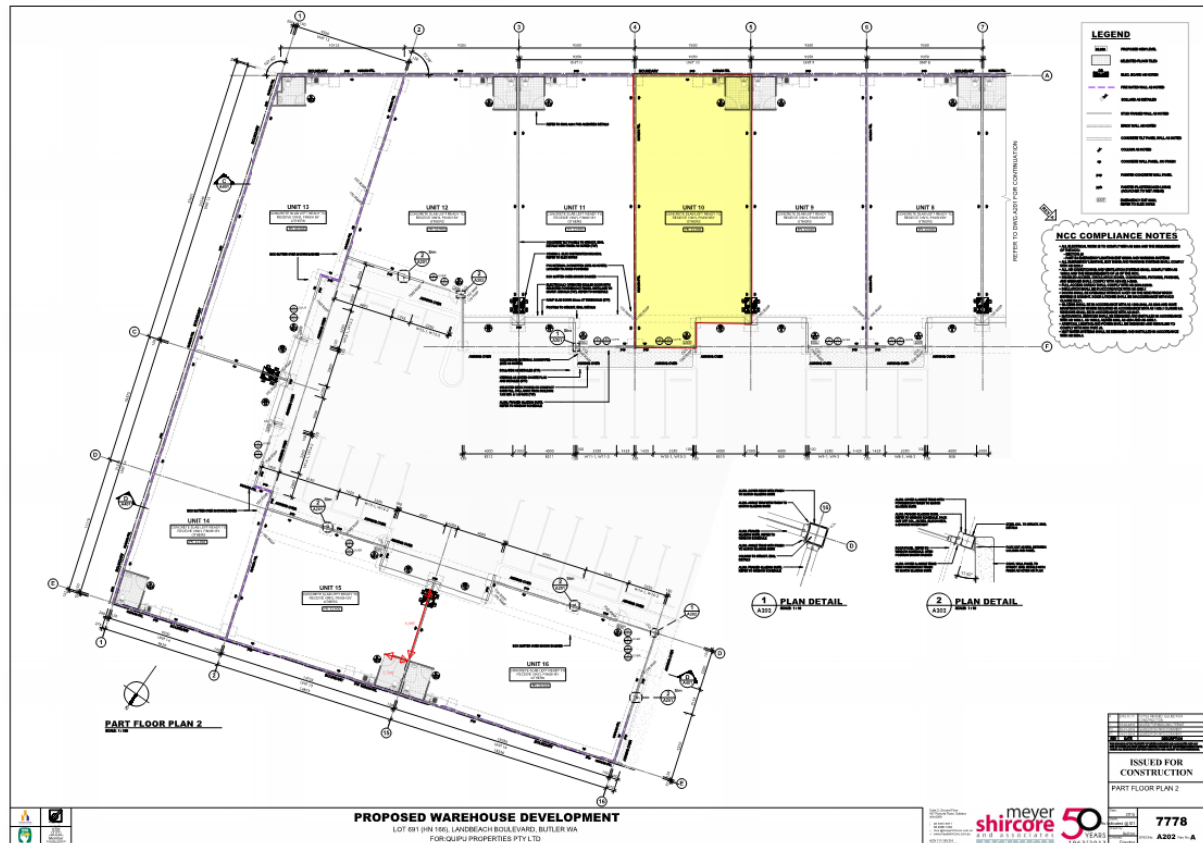
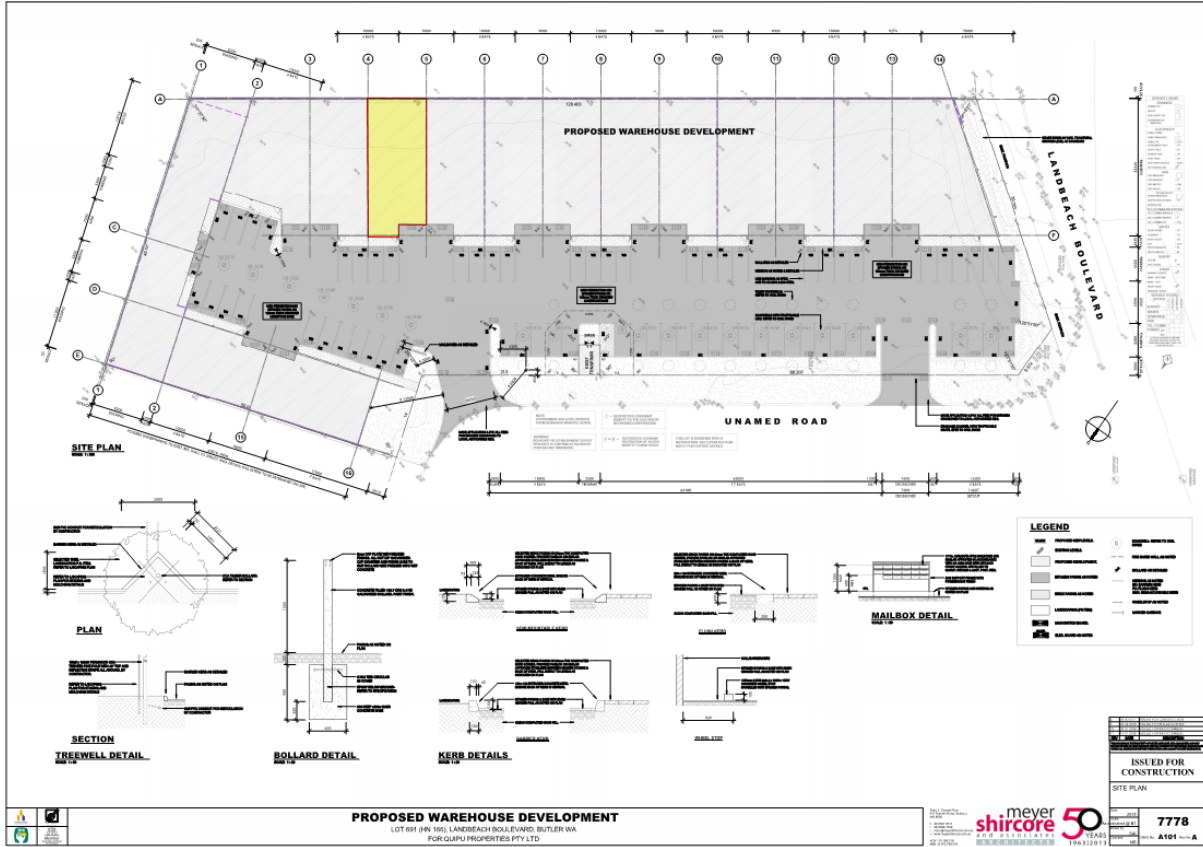




Figure S3: PLANS – SITE & PART FLOOR

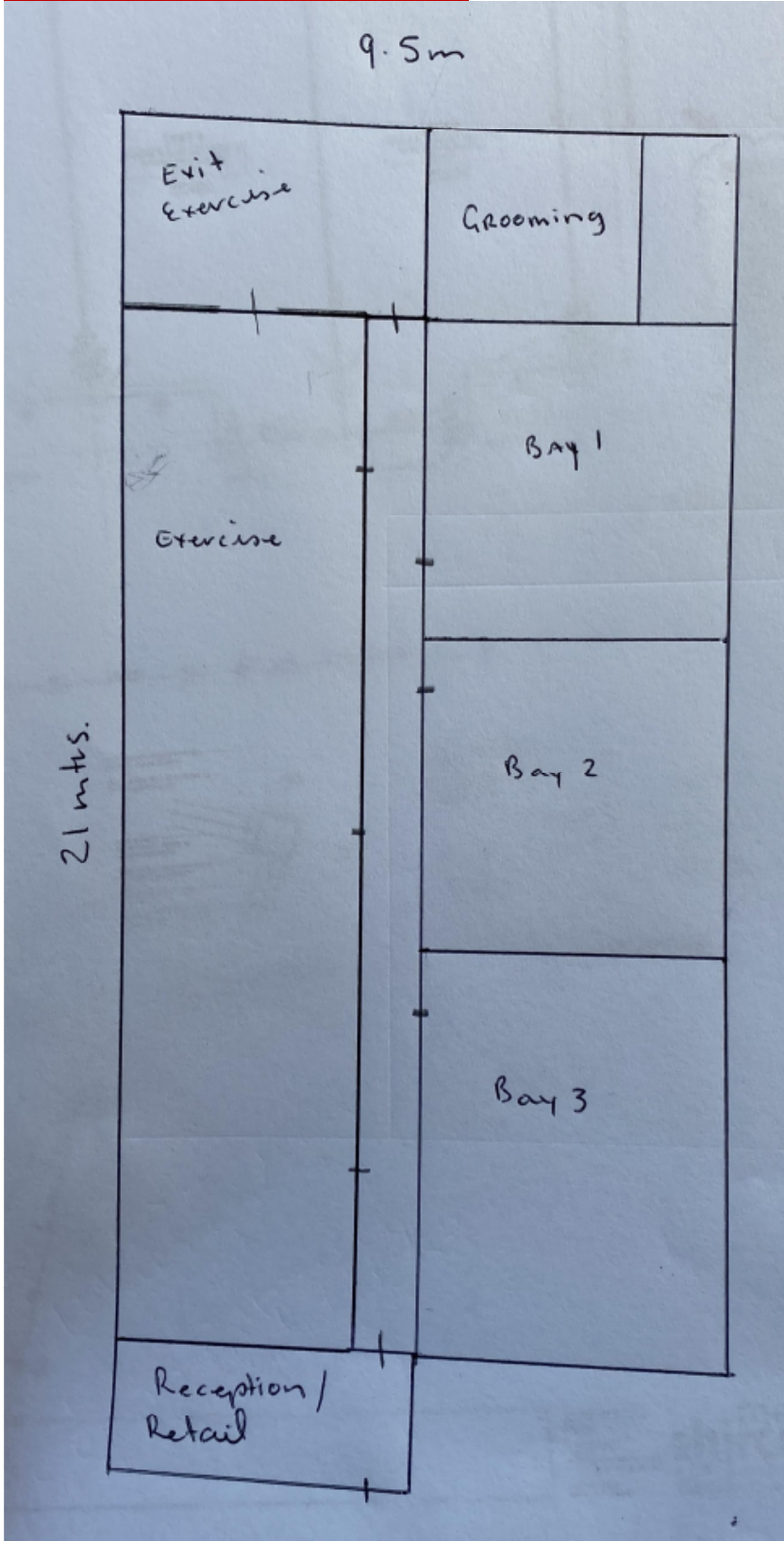


Figure S4: PLAN FLOOR PROPOSED