

From: noreply@feedback.planningportal.nsw.gov.au on behalf of [Planning Portal - Department of Planning and Environment](#)
To: [DPIE PA SS Employment Zones Mailbox](#)
Cc: [DPIE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Employment Zones Reform
Date: Saturday, 29 May 2021 4:35:13 PM

Submitted on Sat, 29/05/2021 - 16:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Louise

Last name

Bentley

I would like my submission to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

[REDACTED]

Submission

29 May 2021

[REDACTED]

This submission is a request to State Planning to grant the inclusion of "Dog day care" with its own use name identified and permit facilities within the Industrial Zones (so that I may open my business in the Northern Beaches LGA). I am aware that Northern Beaches Council LGA is currently covered by three different LEPs and after speaking with Andrew Pigott a Strategic Planner at Northern Beaches Council he suggested and agreed that Dog Day Care (is not Animal Boarding and Training) and needs its own term and should be permitted in Business and or in Light Industrial and that Council is in the process of amalgamating the LEPs into one LEP to cover the entire LGA but this will not happen realistically till late 2023 and that it would be more beneficial and faster if State Planning insert "Dog Day Care & Grooming" potentially in zones where Vet Clinics are permitted.

I am a homeowner in North Balgowlah, and I am currently seeking to open a Dog Day Care business in the Manly Vale /Brookvale/Balgowlah area. I am seeking planning advice on the permissibility of operating a day care facility within the Warringah Local Government Area. Dog Day Care facilities are currently permitted in RU4 zone under the Warringah LEP 2011 and permitted in the Light Industrial zone in the Pittwater LEP 2013, but are not permitted in Manly LEP. Industrial areas are better suited for dog day care facilities because buildings usually contain large floor plates, onsite parking and loading areas. Additionally, potential land use conflicts are minimised.

I aim to operate a similar facility to Scruffys Doggy Day Care in Brookvale, 1000sm2 with 50 Dogs(which opened in 2011 prior to changes to Warringah 2011 LEP). I bring to Governments attention the urgent need to offer an additional all-weather dog day care facility in Brookvale/Manly Vale/Balgowlah area to accommodate the increased dog population. This increase is due to the growing number of apartments, high and medium density residential development in the area and the changes in strata laws allowing owners/tenants to keep pets on the premises. The effects of COVID have significantly increased the number of dog owners and the amount of residents working at home due to lockdown and related restrictions. The council data should support this with the number of registered dogs in Warringah growing significantly from 2011 to 2021. (I have made a request to Northern Beaches Council for this data but have not yet received a reply) Trends show that people are steadily returning to their places of work and, as a result, an increasing number of dog owners are utilising dog day care centres while they are away from their homes. I have visited a number of dog day care facilities which are operating outside the RU4 zone (Duffys Forrest) current zoning for Warringah and in business zones where such enterprises should not be operating. Some of these businesses are at private residential homes, B1-B6 Zones. Additionally, some dog walking businesses are keeping dogs in vans for several hours under the guise of dog day care.

My proposed new facility will be the gold standard in Dog Day Care. I have teamed with a local vet - Manly Vet Clinic, to provide professional support in the planning phase for innovative facilities to keep the dogs fit, healthy, safe, keep noise minimised and to respond to emergency needs. I intend to initially employ 3 local, full time qualified staff members and I will provide extensive training and certification in Companion Animal Services or equivalent. As this business expands, and if the size of the facility permits, I will offer grooming and dog training. I have a Town Planning Degree, so I am very cognisant of the need to use noise minimisation materials and uphold the highest standards of hygiene and safety at the facility.

I am seeking Governments advice on the planning mechanism to allow for a dog day care facility within the industrial zones in Warringah LGA. To assist me in my business quest and to provide relief to the burgeoning increase in providing suitable care facilities for dog owners in our local area, I recommend the removal of animal boarding or training establishments from the list of prohibited land use in Light Industrial across the three LGAs. Current arrangements are confusing and inconsistent: I have noted there are facilities operating outside the zoning and my recommended change will bring consistency to zoning across Warringah, Pittwater and Manly into the future.

It is requested that Council advise their position regarding an amendment within the new LEP, the process for the amendment and timing. Further, if this new inclusion on Dog Day Care and Grooming could determine an alternative interim mechanism to allow dog day care facilities in the industrial zone, I shall appreciate State Planning's feedback and advice, so that I can proceed immediately with establishing my business in Manly Vale. I have a site in mind: 1 Campbell Parade, Manly Vale, 2093. This is zoned IN2, and offers me options to adapt the facility and expand to meet the envisaged demand for dog day care facilities. It also offers good access to parking and minimisation of noise to neighbouring properties. I intend to operate Monday through Friday 7.30am to 6.30pm.

In summary I have discussed this with Northern Beaches Council and they have suggested I make this submission to you. I am flexible to all solutions

within Brookvale/Manly Vale and Balgowlah B6 or IN1/2 zoning. In this regard, please contact me on [REDACTED]

Regards

Louise Bentley

I agree to the above statement

Yes