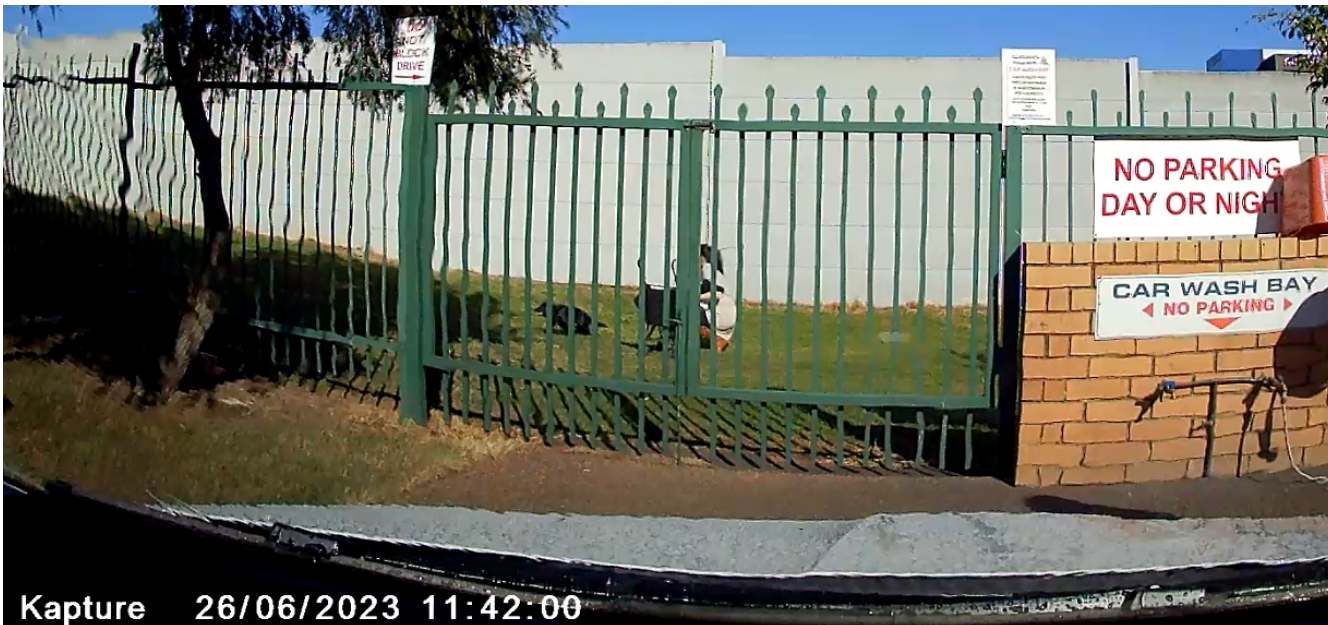
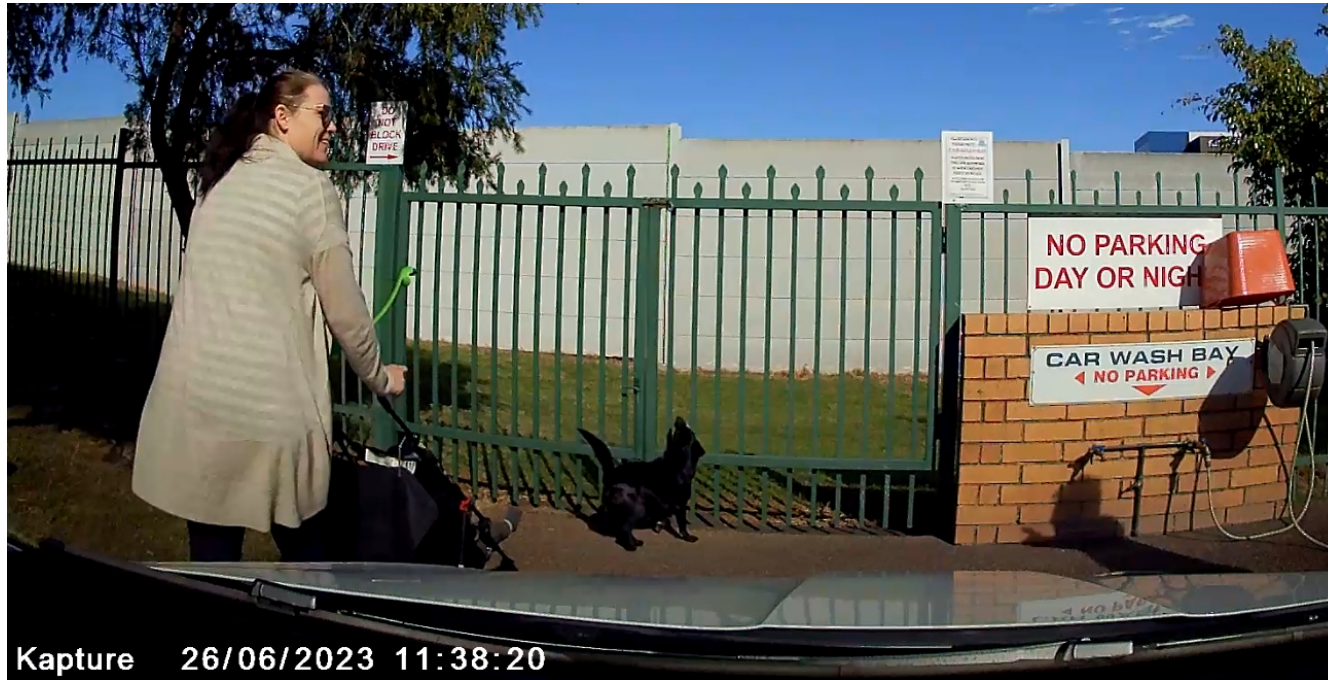
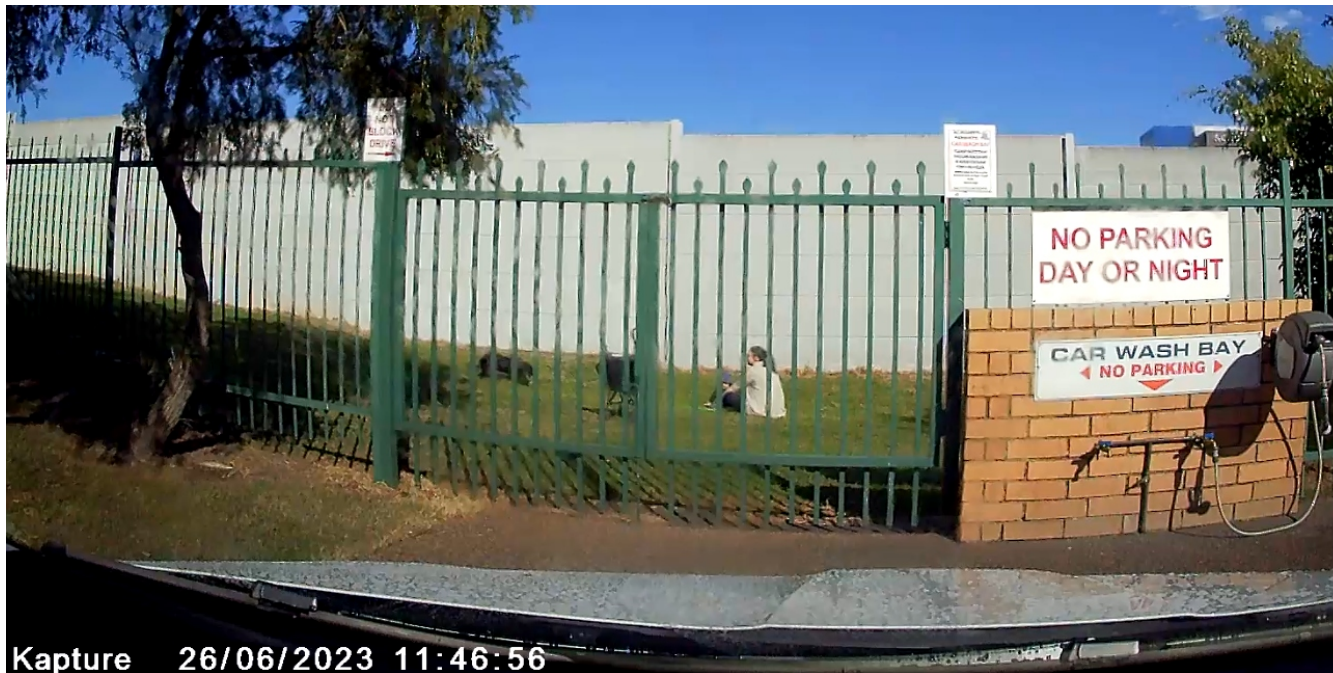
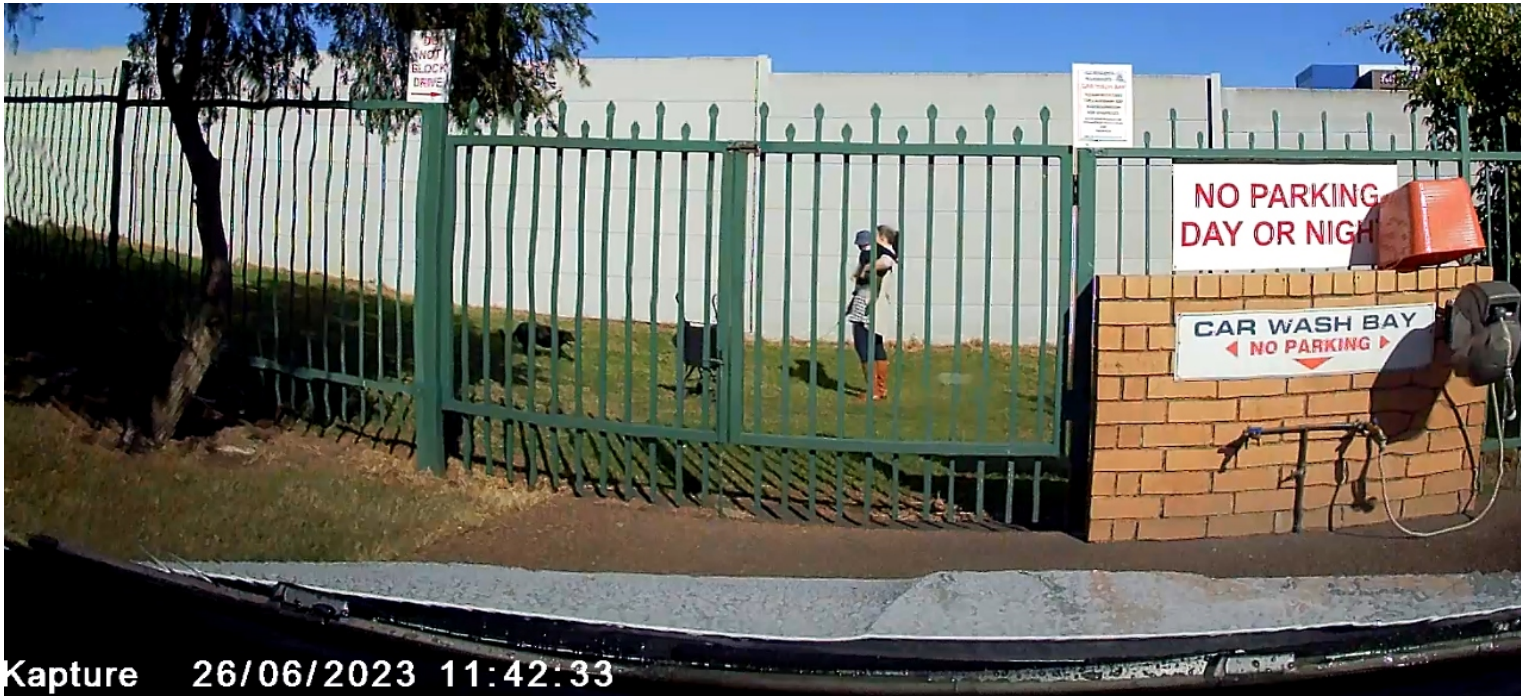


SP52948 tenant ignored polite warnings that her dog was not on leash on common property (recommendation by Special By-Law 14 9(b)) and in Unnamed Park, Lot 202 DP848752, 440 Lane Cove Road, classified as Public Recreation Space on 26 June 2023





<https://www.ryde.nsw.gov.au/Environment-and-Waste/Animals-and-Plants/Cats-and-Dogs/Dogs-in-Public-Places>

<https://www.ryde.nsw.gov.au/Environment-and-Waste/Animals-and-Plants/Cats-and-Dogs/Dog-Off-Leash-Areas>

Special By-Law 14 Keeping of Animals

(Created by Dealing No. AQ793279, special resolution passed on 15 January 2021.)

- (1) Subject to section 139(5) the Strata Schemes Management Act 2015, an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or the common property.
- (2) The Owners Corporation delegates its authority to the Strata Committee to decide whether to approve the keeping of animals as outlined in this by-law.
- (3) Subject to and the provisions of this by-law, an owner or occupier of a lot may keep, with the written approval of the owners' corporation:
 - a. If the owner's lot is a unit, a Small Dog; or
 - b. If the owner's lot is a townhouse, a dog of any size,excluding Dangerous, Menacing or Restricted Dogs within the meaning of the *Companion Animals Act 1998*.
- (4) In this by-law, **Small Dog** means a dog of an adult weight no heavier than 10 kg.
- (5) The Owner must make an application in writing to the Strata Committee and must supply all documents as required under this By-Law.
- (6) If an occupant seeking approval pursuant to clause (3) of this by-law is not the owner of the lot, the occupant must obtain consent in writing from the owner of the lot and provide same to the owners corporation upon request.
- (7) The Strata Committee may require, as a condition of approval, for the Animal to have undertaken a behavioural training course, and a certificate of completion to be furnished to the owners corporation from an accredited learning institution within 3 months of approval.
- (8) If approval to keep the Animal is granted, it is to apply for the remainder of the life of the Animal and would not apply for any replacement Animal in the event the Animal dies or goes missing.
- (9) If an owner or occupier of a lot is authorised to keep an animal on the lot, the owner or occupier must:
 - (a) keep the Animal within the lot (except when entering or leaving the lot);
 - (b) have the animal in a suitable carrier while on common property. (In the case of a dog, a leash may be used when on common property outside buildings.);
 - (c) take any action that is necessary to immediately clean all areas of the lot or the common property that are soiled by the Animal;
 - (d) ensure that all waste matter generated by the Animal is disposed of promptly and hygienically, so as to ensure that no unpleasant odour or other nuisance is caused;
 - (e) ensure that the Animal does not cause a nuisance or hazard to an owner or occupier of another lot, or unreasonably interfere with the use or enjoyment of another lot or of the common property;
 - (f) register that animal with the Owners Corporation by providing details to be able to reasonably identify the animal including breed, age and sex, and a recent photograph of the animal; and
 - (g) comply with the *Companion Animals Act 1998*.
- (10) In approving any applications made under this By-Law, the Strata Committee may impose further conditions or fees as it sees fit.