

The General Manager
MidCoast Council
PO Box 482
Taree NSW 2430

Dear Sir,

SUBJECT: STATEMENT OF ENVIRONMENTAL EFFECTS
PROJECT: PROPOSED ANIMAL BREEDING PREMISES
12 MYALL FOREST ROAD BULAHDELAH 2423 (LOT 202 DP1028684)

1. Introduction

This Statement of Environmental Effects (SEE) has been prepared to accompany a Development Application for the proposed development of Animal Breeding Premises at 12 Myall Forest Road, Bulahdelah, (Lot 202 DP1028684). The site of the proposed development is shown in **Figure 1**.

Figure 1 – Site Location

Source: MidCoast Council Online Mapping
North ^



This SEE provides an assessment of the impacts of the proposed development. The land is zoned R5 Large Lot Residential under the provisions of Great Lakes Local Environmental Plan 2014 (LEP 2014). The proposed use includes the breeding of dogs for show purposes therefore it is defined as an animal boarding or training establishment being:

a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

The proposed use is permissible in the zone.

The decision-making process for the proposed development falls under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Council, in deciding whether consent should be granted, must examine and consider relevant matters for consideration. This report is intended to assist in this decision-making process and to provide information that satisfies the requirements of Section 4.15 of the EP&A Act.

The proposed use of the shed for dog kennels is not an integrated development.

2. The Proposed Development

The proposed development is the use of an existing steel frame shed for the keeping of dogs owned by the site occupants. The proposal includes the breeding and caring of dogs, being 10 Schnauzers dogs, largely for companion and show purposes.

All dogs are microchipped and registered with council. All dogs are up to date with vaccinations and parasite prevention. All dogs are DNA tested, and hip and elbow x-rayed and scored to screen for genetically inheritable diseases.

Every individual dog has a manufactured plastic dog kennel, bed and bedding provided in their housing area.

There are black rubbish bins located near all dog runs where faecal matter and any food waste is disposed of which are emptied weekly. There are 2 red lid bins and use 1 for general household waste and the other for animal waste which is removed from the runs daily.

The premises will be as compliant with the Animal Welfare Code of Practice for Breeding Dogs (4th October 2023).

The proposed development is depicted on the plans that are attached to the Development Application.

3. Development Controls

Great Lakes Development Control Plan 2014 (DCP 2014) does not contain any specific development controls for this type of development.

Chapter 4 of DCP 2014 outlines specific environmental considerations for development. These matters are addressed further in Section 4 below.

4. Environmental Assessment

Vegetation

There will be no trees removed for the proposed development.

Acid Sulfate Soils

The site is not classified as potentially containing Acid Sulfate Soils under the provisions of GL DCP 2014. There will be no disturbance of ASS soils necessary for the proposed development

Contamination

The subject land is identified as not potentially contaminated on Council's mapping.

Aboriginal Heritage

There are no known Aboriginal heritage items on the land.

Bushfire

The proposed development is not subject to the provisions of Planning for Bushfire 2019.

Traffic

The proposed development will have no adverse traffic impact. There is no selling of gogs and hence no additional traffic to the premises.

Flooding

The subject land is not classified as flood affected as identified on Council's mapping.

Noise

An Acoustic Report for the proposed development has been undertaken and is included with the Development Application. The Report concludes:

Noise from the existing shed for animal training and breeding purposes at 12 Myall Forest Road, Bulahdelah was assessed.

We predict that noise from the shed will generally comply with requirements of the NPfl as long as barking does not continue for more than a few minutes.

We recommend that the animals must be managed to avoid barking as much as possible. Extra sound absorption inside the kennel is recommended to reduce noise impacts.

5. Conclusion

Information presented in this Statement of Environmental Effects indicates that the proposed development of Animal Breeding Premises at 12 Myall Forest Road, Bulahdelah, (Lot 202 DP1028684) is consistent with the relevant Local and State planning instruments. The potential impact of the proposed use has been examined in detail and the environmental impacts have been found to be acceptable or able to be managed so that there are no detrimental impacts. The proposed use will not adversely impact upon the surrounding environment.

Yours faithfully

Midcoast Town Planning

A signed copy can be provided upon request.

TONY FISH

Town Planner