



CURRAJONG

PLANNING, PROPERTY + PROJECT MANAGEMENT

DOCUMENT TITLE

Statement of Environmental Effects

CLIENT

Kylie Slattery

PROJECT

Proposed animal boarding establishment on Lots 1 and 2 DP 847658, 549 Stanyer Road, Illabo

REVISION

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01. INTRODUCTION

1.1. Project Overview

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of Kylie Slattery for a proposed animal boarding establishment on Lots 1 and 2 DP 847658, 549 Stanyer Road, Illabo. [REDACTED]

The proposal is to operate a dog boarding kennel in a new purpose-built shed on the site for up to 15 dogs as well as use an existing stable for the keeping of up to 10 cats to cater for local residents seeking care for their companion animals when they are away or on holidays. Horse agistment at the property will also continue at the existing stable and horse yards.

The existing rural-residential activities being carried on at the property are ideal to support the proposed small-scale animal boarding establishment, including an existing dwelling-house, sheds, convenient parking and safe access onto Illabo Road.

Animal security and welfare are primary design objectives for the proposed development, along with compliance with the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments and Junee Shire Council requirements.

The subject land is zoned RU1 Primary Production under the Junee Local Environmental Plan (LEP) 2012, which permits animal boarding or training establishments with consent. The proposed development has been assessed against the provisions of the Junee LEP 2012 and the Junee Development Control Plan (DCP) 2021 and complies with all relevant provisions / standards.

This SEE aims to provide all relevant information to Junee Shire Council for the proper assessment of the proposal.

1.2. Approvals Required

The proposal requires development consent under Part 4 of the Environmental Planning and Assessment Act (EP&A Act) 1979.

The proposal is local development, as it does not trigger any of the provisions listed below:

- The proposal is not 'designated development' pursuant to Part 1 of Schedule 3 of the EP&A Regulation 2021 and an Environmental Impact Statement is not required.
- The proposal is not classified as 'State significant development' or 'regionally significant development' pursuant to the State Environment Planning Policy (Planning Systems) 2021 because it is not designated development and is general development less than \$30 million.
- The proposal is not 'integrated development' as it does not require any other approval listed under Section 4.46 of the EP&A Act 1979.

A Development Application (DA) is to be lodged with Junee Shire Council for the proposed development along with an SEE (this report) and plans of the proposed development in support of the proposed development.

1.3. Application Details

The key details of the application are presented in Table 1.

Table 1 - Application Details

Detail	Description
Applicant	Kylie Slattery
Landowner	
Proposed Site	Lots 1 and 2 DP 847658, 549 Stanyer Road, Illabo
Proposal	Animal boarding or training establishment
Zoning	RUI Primary Production
Consent Authority	Junee Shire Council

1.4. Format of this Report

The information presented in this SEE covers all aspects of the proposal as specified under the EP&A Regulation 2021. The SEE has been prepared as a single document of several sections as described in Table 2.

Table 2 - Report Format

Detail	Description
Section 1	Introduces the proposal and the main project drivers
Section 2	Describes the main features of the site and surrounds
Section 3	Provides a description of the proposal
Section 4	Reviews the proposal against the relevant legislative requirements
Section 5	Assesses the potential environmental impacts of the proposal and documents the mitigation and management strategies to minimise impacts
Section 6	Reviews the proposal against the environmental, economic and social considerations
Section 7	Provides the conclusion for the SEE

1.5. Schedule of Plans and Drawings

The information presented in this SEE is supported by a number of plans, drawings and reports which are included as separate attachments to the SEE. A brief description of these documents is presented in Table 3 below:

Table 3 - Schedule of Plans and Drawings

Description	Date
Currajong Site Plan	20/10/2025
Best Sheds Plans and Floor Plans	20/10/2025
Impact Park Boarding and Agistment Business Management Plan	20/10/2025

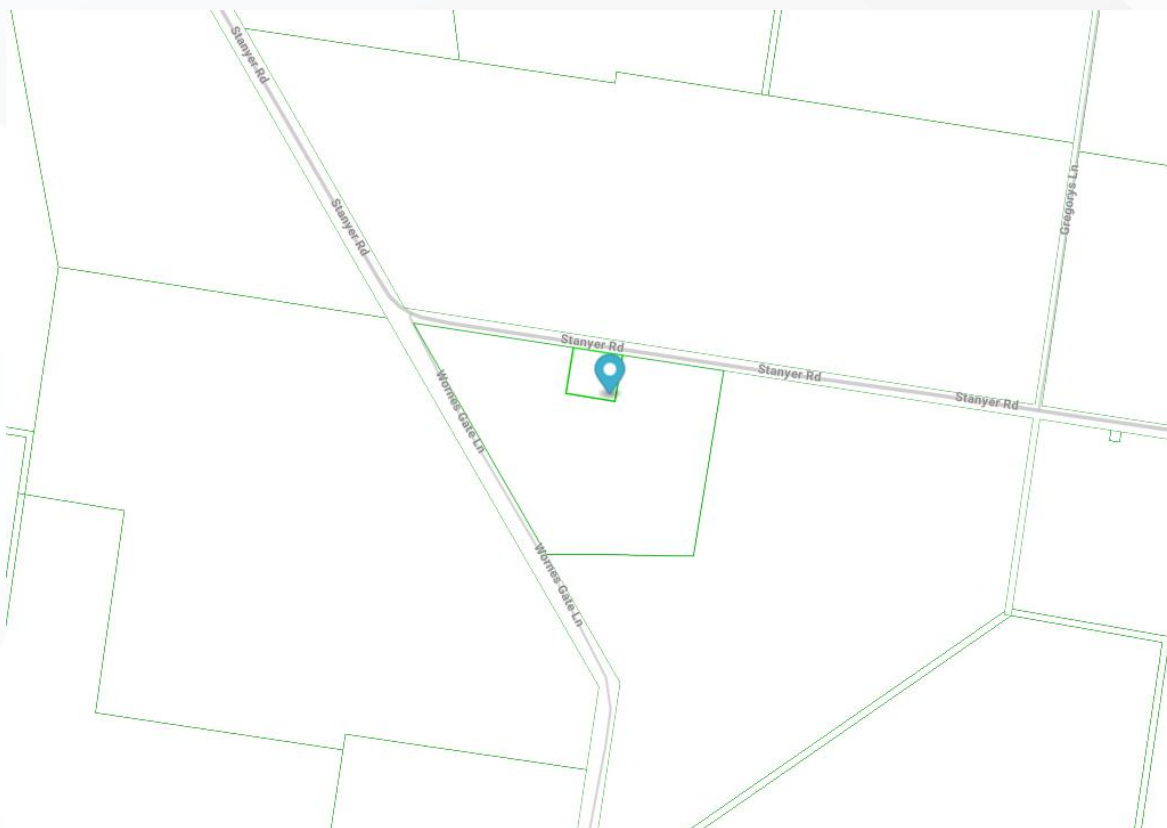
02. DESCRIPTION OF THE SITE

2.1. Site Description

The subject site is formally described as Lots 1 and 2 DP 847658, 549 Stanyer Road, Illabo. Figure 1 shows the location of the site in relation to the immediate and wider locality. Key features of the site are as follows:

- The total area of Lots [REDACTED] B is approximately 40ha.
- The site is majorly cleared of native vegetation, except for isolated paddock trees scattered throughout the site and along Stanyer Road.
- The site is generally flat, with drainage to Turveys Fall Creek, approximately 8km to the north-east.
- The site has frontage to Stanyer Road, which is constructed to bitumen sealed standard with formed table drains.
- The village of Illabo is located approximately 5km to the east via Stanyer Road. The Olympic Highway runs along the southern boundary of Illabo.
- The site is not prone to natural hazards, including flooding or bushfire.
- The site is serviced by reticulated water supply, rainwater collection tanks, on-site wastewater management system, grid electricity and NBN telecommunications.
- The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west.

Figure 1 - 549 Stanyer Road Locality Map



Photographs 1 - 6 show key aspects of the site.

Photo 1 - Existing access onto Stanyer Road



Photo 2 - Existing dwelling / manager residence



Photo 3 - View of existing carport / garage



Photo 4 - View of stables / proposed cattery



Photo 5 - View of existing horse shelters



Photo 6 - View of proposed kennel shed site



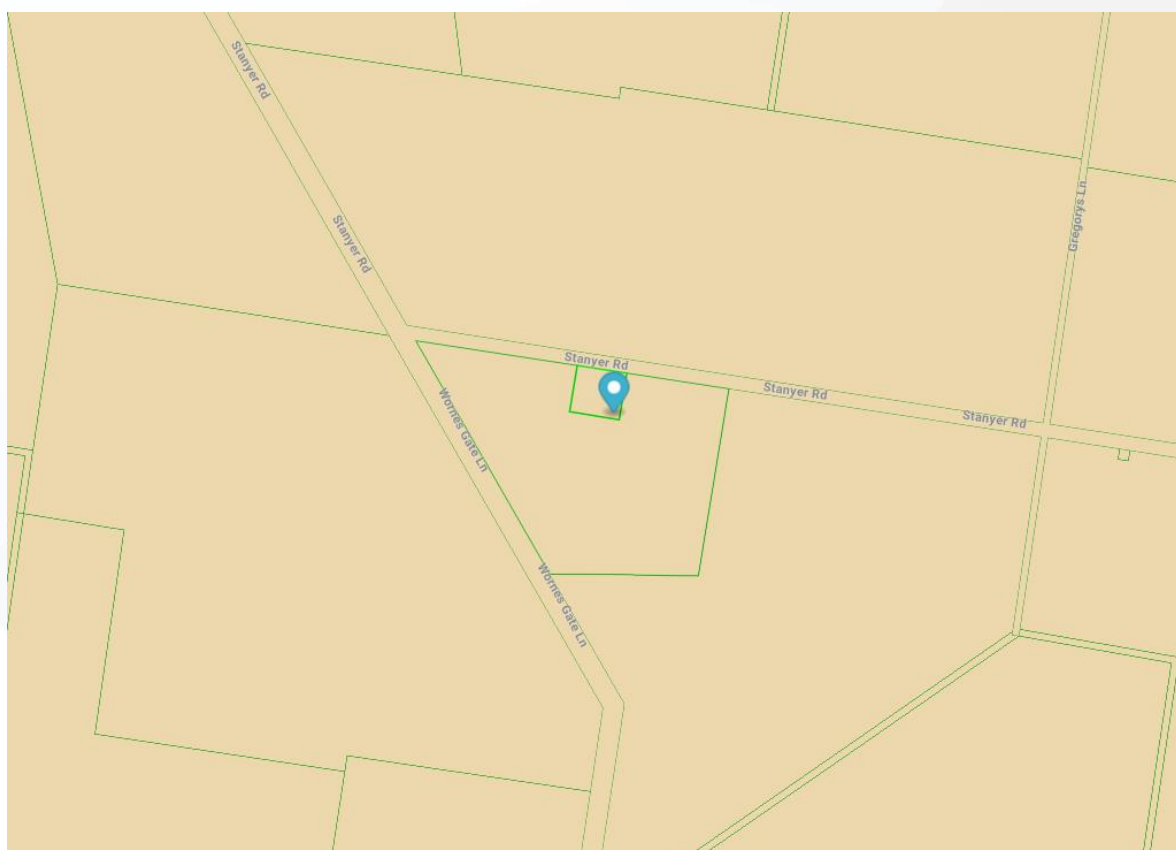
2.2. Land Zoning

The site is zoned RU1 Primary Production under the June LEP 2012.

The proposed development is permissible in the RU1 Primary Production zone with the consent of Council. Special provisions are included in the June LEP 2012 that have applicability to the proposed development, and these are assessed in Section 4.4.2 of this SEE.

Figure 2 shows the zoning framework for the site and surrounding areas.

Figure 2 - 549 Stanyer Road



LEGEND - LAND USE ZONES

E1	E1 Local Centre	RE1	Public Recreation
E3	E3 Productivity Support	RE2	Private Recreation
C1	C1 National Parks and Nature Reserves	RU1	Primary Production
C2	C2 Environmental Conservation	RU3	Forestry
C3	C3 Environmental Management	RU4	Primary Production Small Lots
E4	E4 General Industrial	RU5	Village
R1	R1 General Residential	SP2	Infrastructure
R2	R2 Low Density Residential	SP3	Tourist
R5	R5 Large Lot Residential	W2	Recreational Waterways

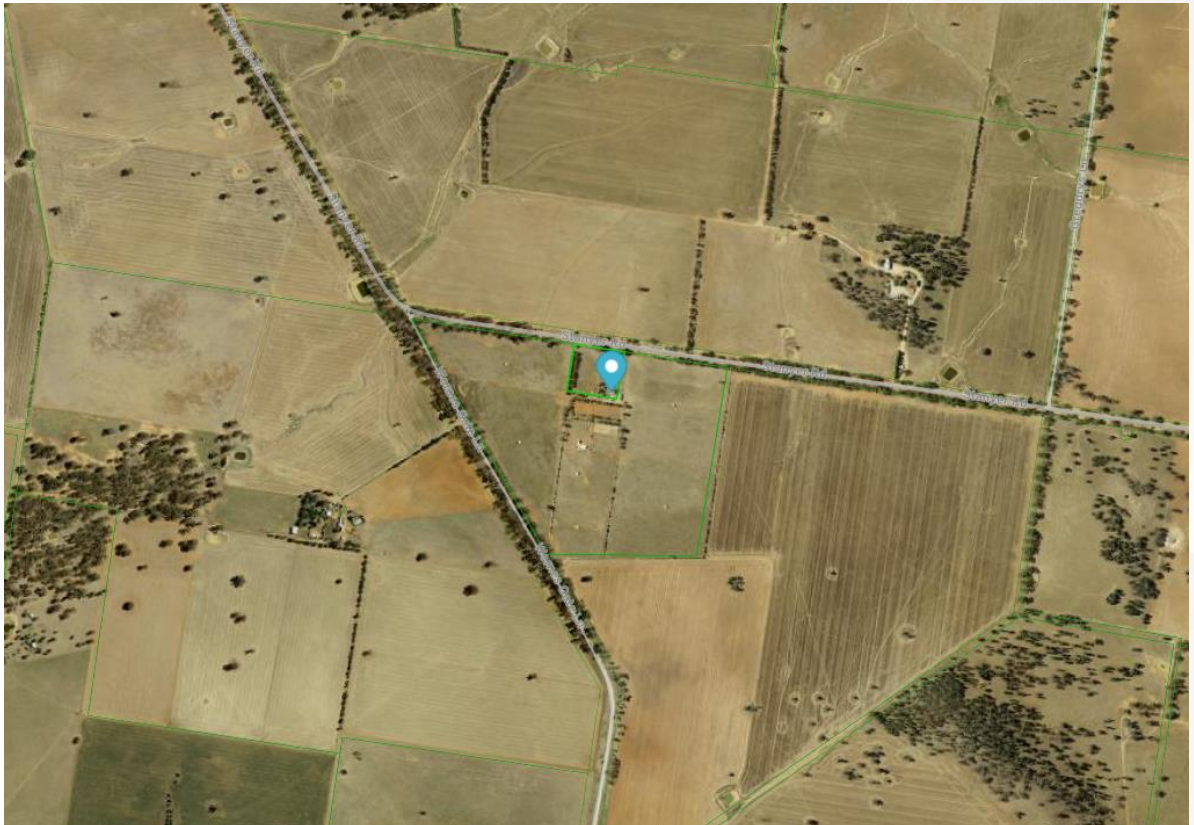
2.3. Surrounding Land-use

The site is located approximately 5km east of Illabo, via Stanyer Road.

The site is surrounded by farms and ancillary dwellings and sheds. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west.

Figure 3 shows the general rural land-use activities being carried out in the locality, and the locations of nearby dwelling-houses.

Figure 3 - 549 Stanyer Road [redacted] Land-use Map



03. DESCRIPTION OF THE PROPOSAL

3.1. Objectives of the Project

The objective of the project is to obtain approval from Junee Shire Council for a proposed animal boarding establishment on Lots 1 and 2 DP 847658, 549 Stanyer Road, Illabo.

3.2. The Proposal

The proposal is to operate an animal boarding establishment on the site for up to 15 dogs and 10 cats at any one time. Horse agistment at the property will also continue at the existing stable and horse yards. The proposal involves the construction of a new purpose-built shed on the site to serve as the dog kennel as well as the use of an existing stable for the enclosure of up to 10 cats in cages and horses in stables. The proposed animal boarding establishment would cater to local residents seeking care for their animals when they are away or on holidays. Customers would generally be from nearby Illabo, Junee and Cootamundra. A breakdown of the proposed dog and cat facilities is as follows:

- **Dog Boarding Kennel** – The proposed dog kennel building is to be located on Lot 1 DP 847658, approximately 118m south of the front boundary adjoining Stanyer Road, 31m east of nearest side boundary and 5m north of the rear boundary.

A prefabricated Best Shed is to be constructed on a concrete slab at the proposed site location, for use as the dog kennel. The Best Shed Floor Plans and Elevations show the extent of building works. Building dimensions are 9m x 9m with an overall height of 3.6m. The building will be constructed of Mist Green Colorbond sheeting over a steel frame. A matching colour roller door, PA door, sliding windows and Aircell thermal insulation forms part of the building kit.

A Floor Plan shows the internal layout of the kennel. A kitchen / customer service area will be established at the main entrance to the kennel, with a wall separating this area from dog enclosures. Dogs will generally be kept in separate enclosures (dimensions 1.5m wide by 3m long) that will be separated by a combination of solid walls and chain mesh with sufficient room for each animal to feed, sleep and move around. The floors of kennels will be concreted, with a raised sleeping area. The concrete slab floor of the kennel will be graded to allow for easy cleaning of kennels, with run-off directed to a screened sump to allow dog hair and other matter to be collected before released of water onto nearby grassed yards. The kennel will be installed with artificial lighting and naturally ventilated, with all internal surfaces to be of impervious, solid and washable materials. Dog doors are also proposed to provide access to chain mesh fenced dog runs (dimensions 1.5m wide by 5m long) directly adjoining kennels. Dog runs will be maintained as cool / dry grassed surfaces. There will be a containment fence around the whole kennel facility.

All building and fit-out works are to comply with the National Construction Code (NCC) and NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments.

Cat Enclosure – The proposed cattery is to be located in an existing stable located on Lot 2 DP 847658. The existing stable is a Colorbond sheet metal structure, located approximately 50m south of the existing dwelling. Ceiling heights are minimum 2.4m and permit easy cleaning of all spaces. The stable has artificial lighting and is already suitably insulated / ventilated. Cat cages will be located on an existing paved area for easy cleaning of impervious surfaces to provide impervious, solid and washable surfaces. Wall / floor junctions will be sealed to facilitate cleaning and disinfection. Cats will be kept in separate cages with sufficient room for each animal to feed, sleep and exercise. Litter trays will also be provided in each cage to allow easy cleaning of enclosures.

All fit-out works are to comply with the National Construction Code (NCC) and the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments.

- **Access and Parking** – Access to the animal boarding establishment will be via the existing access onto Stanyer Road. This access is constructed to an all-weather standard with good sight distance and alignment to the public road. An existing all-weather internal driveway will link to a new customer carpark to be established next to the proposed dog kennel. The carpark will provide for five (5) cars. Regular

maintenance of internal driveways, carpark and footpath surfaces will be conducted to ensure safe thoroughfares to public areas.

- **Signage** – A single sign will be displayed on the site near the existing access to Stanyer Road providing details of the animal boarding establishment, including opening hours and manager contact details. Directional signage will also be displayed at the internal driveway and customer carpark. A 10km/hr speed limit along the internal driveway will be signposted.
- **Utilities and Services** – The site is already serviced by an on-site waste management system, rainwater collection tanks, elect [REDACTED] telecommunications. Electricity will be extended to the new kennel, and a water 22,500 litre water tank will be installed to collect rainwater for drinking and cleaning purposes.
- **Security** – Kennel and cattery buildings will be fitted with locks, gates, movement activated lighting and other security measures. Each individual kennel / cat cage will be fitted with a secure closing device that cannot be opened by the animals held.
- **Management Operations** – The proposed animal boarding facility will be managed so as to comply with the National Construction Code (NCC) and the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments. A Business and Management Plan has been prepared and is separately attached. Key management features are as follows:
 - A daily cleaning regime will be implemented to maintain the hygiene of the premises and health of the companion animals held.
 - Feeding of companion animals will occur 7.00am and 6.30pm.
 - Provision of sufficient quantities of appropriate food and water to maintain good health of companion animals.
 - Provision of a customer counter at the main entrance of the kennel to allow the recording of relevant information / records.
 - Provision of separated enclosures to ensure companion animals have sufficient space to stand, move around freely, stretch fully and rest.
 - Protection of animals as far as possible from disease, distress and injury, with access to veterinary services in cases of illness or injury.
 - Collection of waste by Smallmon Brothers Waste and Recycling Management.
- **Hours of Operation** – The animal boarding facility will be open to customers from 8.00am to 11.00am and 3.00pm to 6.00pm.

04. PLANNING AND LEGISLATIVE CONTEXT

The following section of the report describes the applicable local planning policies, State and Federal legislation and guidelines. The applicable documents are summarised in this section, followed by a statement outlining how the development will address and / or comply with the legislation or policy.

4.1. Commonwealth and State Legislation

Table 4 provides an assessment of the proposal against applicable Federal and State legislation.

Table 4 - Commonwealth and State Legislation Assessment

Name	Assessment
Commonwealth Legislation	
Environment Protection and Biodiversity Conservation (EPBC) Act 1999	The proposal will not impact on Matters of National Environmental Significance and does not warrant referral under the EPBC Act 1999.
New South Wales Legislation	
Environmental Planning and Assessment (EP&A) Act 1979	Consent is sought for the proposal, which is permissible under the planning framework established under the EP&A Act 1979.
Local Government (LG) Act 1993	The proposal will comply with the LG Act 1993 in respect of plumbing and drainage.
National Parks and Wildlife (NPW) Act 1974	A search of the Aboriginal Heritage Information Management System (AHIMS) has been completed and there are no Aboriginal Sites or Places identified to be located within a close proximity to the site. No heritage issues have been identified and no approvals under the NPW Act 1974 are required to be obtained.
Biodiversity Conservation (BC) Act 2016	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values, and a Biodiversity Assessment Report is not required.
Water Management (WM) Act 2000	The proposal does not interact with riparian land and / or vulnerable groundwater, and no approvals are required under the WM Act 2000.
Heritage Act 1977	No built heritage issues / impacts have been identified and no approvals under the Heritage Act 1977 are required to be obtained.
Protection of the Environment Operations (POEO) Act 1997	The proposal does not result in the need for an approval under the POEO Act 1997.
Roads Act 1993	The proposal does not require changes to roads / accesses and a permit under Section 138 of the Roads Act 1993 is not required to be obtained.
Contaminated Land Management Act 1997	Site inspection has not identified any historic / current uses or physical evidence that might give rise to concerns about potential land contamination.
Rural Fires Act 1997	The site is not shown as bush fire prone land. The proposed animal boarding establishment is not a use prescribed as a special fire protection purpose.

4.2. State Environmental Planning Policies (SEPPs)

Table 5 provides an assessment of the proposal against NSW SEPPs.

Table 5 - SEPP Assessment

SEPP Reference	Assessment
SEPP (Exempt and Complying Development Codes) 2008	The proposal is not exempt or complying development and consent is sought from Junee Shire Council for the proposal.
SEPP (Planning Systems) 2021	The proposal is not classified as 'State significant development' or 'regionally significant development' and will be assessed and determined by Junee Shire Council as 'local development'.
SEPP (Biodiversity and Conservation) 2021	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values.
SEPP (Sustainable Buildings) 2022	N/A
SEPP (Housing) 2021	The proposal is permissible under the Junee LEP 2012.
SEPP (Industry and Employment) 2021	N/A
SEPP (Primary Production) 2021	N/A
SEPP (Precincts - Central River City) 2021	N/A
SEPP (Precincts - Eastern Harbour City) 2021	N/A
SEPP (Precincts - Western Parkland City) 2021	N/A
SEPP (Precincts - Regional) 2021	N/A
SEPP (Resilience and Hazards) 2021	The following background information has been established in order to determine the level of assessment required in relation to the issue of potential land contamination at the subject land: ▪ The land is not declared to be a significantly contaminated site within the meaning of the Contaminated Land Management Act 1997. ▪ The land is not and has not been regulated by the EPA or other regulatory authority in relation to land contamination. ▪ The land is not identified as a potentially contaminated site under any published document / contaminated land register as a result of historical land-use activities that have been undertaken on the site. ▪ Site inspection did not identify any earthworks or built improvements which indicate the undertaking of historic land-use activities that could have led to the potential contamination of the land. In the circumstances a Preliminary Site Investigation is not considered warranted.
SEPP (Resources and Energy) 2021	N/A
SEPP (Transport and Infrastructure) 2021	The proposal does not trigger the need for referral to other government agencies as per Clause 1.22 and Clause 2.48 of the Transport and Infrastructure SEPP 2021.

4.3. Junee Local Environmental Plan 2012

Table 6 provides an assessment of the proposal against the Junee LEP 2012.

Table 6 - Junee LEP 2012 Assessment

Clause Reference	Assessment
1.9A Suspension of Covenants, Agreements and Instruments	N/A
2.3 Zone Objectives	The objectives of the RUI Primary Production zone are: ▪ To encourage sustainable primary industry production by maintaining and enhancing the natural resource base. ▪ To encourage diversity in primary industry enterprises and systems appropriate for the area. ▪ To minimise the fragmentation and alienation of resource lands. ▪ To minimise conflict between land uses within this zone and land uses within adjoining zones. ▪ To enable function centres, restaurants or cafes and appropriate forms of tourist and visitor accommodation to be developed in conjunction with agricultural uses. The proposal involves an animal boarding or training establishment that is permitted with consent. The proposed development is assessed to be well-located and designed and consistent with the objectives for the zone.
2.5 Additional Permitted Uses for Particular Land	N/A
2.6 Subdivision - Consent Requirements	N/A
2.7 Demolition Requires Development Consent	N/A
2.8 Temporary Use of Land	N/A
2.9 Canal estate development prohibited	N/A
Land-use Table	The proposal is permissible in the RUI Primary Production zone.
4.1 Minimum Lot Size Standards	N/A
4.1AA Minimum Subdivision Lot Size for Community Title Schemes	N/A
4.1A Minimum Subdivision Lot Size for Strata Plan Schemes in Certain Rural Zones	N/A
4.2 Rural Subdivision	N/A
4.2A Erection of Dual Occupancies and Dwelling-houses on Land in Certain Rural Zones	N/A
4.2B Boundary Adjustments in Certain Rural Zones	N/A
4.3 Height of Buildings	N/A
4.4 Floor Space Ratio	N/A
4.5 Calculating Floor Space Ratio and Site Area	N/A

Clause Reference	Assessment
4.6 Exceptions to Development Standards	N/A
5.1 Relevant Acquisition Authority	N/A
5.2 Classification and Reclassification of Public Land	N/A
5.3 Development Near Zone Boundaries	
5.4 Controls relating to Miscellaneous Permissible Uses	N/A
5.5 Controls relating to Secondary Dwellings on Land in a Rural Zone	N/A
5.6 Architectural Roof Features	N/A
5.7 Development Below High-Water Mark	N/A
5.8 Conversion of Fire Alarms	N/A
5.9 Dwelling-house or Secondary Dwelling Affected by Natural Disaster	N/A
5.10 Heritage Conservation	N/A
5.11 Bushfire Hazard Reduction	N/A
5.12 Infrastructure Development and use of Existing Buildings of the Crown	N/A
5.13 Eco-tourist Facilities	N/A
5.14 Siding Spring Observatory	N/A
5.15 Defence Communications Facility	N/A.
5.16 Subdivision of, or Dwellings on, Land in Certain Rural, Residential and Conservation Zones	N/A
5.17 Artificial Water Bodies in Environmentally Sensitive Areas	N/A
5.18 Intensive Livestock Agriculture	N/A
5.19 Pond-based, Tank-based and Oyster Aquaculture	N/A
5.20 Standards that cannot be used to Refuse Consent - Playing Music	N/A
5.21 Flood Planning	No flood issues are assessed to apply.
5.22 Special Flood Considerations	N/A
5.23 Public Bushland	N/A
5.24 Farm Stay Accommodation	N/A
5.25 Farm Gate Premises	N/A
6.2 Stormwater Management	N/A
6.3 Terrestrial Biodiversity	No biodiversity issues are assessed to apply.
6.4 Groundwater Vulnerability	No groundwater issues are assessed to apply.

Clause Reference	Assessment
6.5 Drinking Water Catchments	N/A
6.6 Riparian Lands and Watercourses	The proposed development will unlikely impact on surface water resources as no direct impacts on watercourses will result.
6.7 Land Affected by Karst	N/A
6.8 Essential Services	The site is connected to a public road, grid electricity and [REDACTED] communications. An on-site wastewater management system is already established at the site. Existing / proposed rainwater tanks provide potable water to the existing dwelling-house and proposed animal boarding establishment. Stormwater from buildings is to be directed the rainwater tanks, with overflow a minimum 3m from buildings / structures.
6.9 Local of Sex Premises	N/A

4.4. Development Control Plans

The Junee Development Control Plan (DCP) 2021 comprises of eight (8) Parts, with each part applying standards and controls depending on the type of development being proposed. An assessment has been completed to determine the potential applicability of each Part of the Junee DCP 2021 to the proposed development. This work is presented in Table 7.

Table 7 - Junee DCP 2021 Assessment

Part	Assessment
A Introduction	Considered. The proposal complies.
B Notification	Considered. The proposal is capable of being neighbour notified / advertised as required by Council.
C Residential and Rural Development	Considered. The proposal complies with all relevant standards, including earthworks, setbacks, fencing and utility service provision.
D Commercial, Community and Industrial Development	N/A
E Other Land-uses	Part E4 applies to Boarding and Training Establishments. The objectives of Part E4 are as follows: - Consider site selection to minimise potential conflict with adjoining land uses. - Implement best practice with regards to design and management. - Avoid and/or minimise the impacts on the natural environment and rural landscape. The proposed animal boarding establishment is designed to comply with the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments. The facility has also been designed to minimise noise and water quality impacts (see Section 5 of this SEE). A Business Management Plan has been prepared and is separately attached. The proposal complies.
F Subdivision	N/A
G Environmental and Natural Hazard Management	Part G2 applies to development that has potential to impact on environmentally sensitive land-uses. The objectives of Part G2 are as follows: To incorporate appropriate buffers or setbacks between sensitive land uses (or zones that may support those sensitive land uses) and

	higher impact land uses (or zones that may support those uses) to avoid or mitigate against that impact. ▪ To promote economic certainty by ensuring that higher impact land uses are located so as to allow their ongoing operation and future expansion with minimal risk of constraints due to impacts on neighbouring sensitive land uses. The proposed animal boarding establishment is well-located away from sensitive land-use. The nearest dwellings not associated with the [REDACTED] development are located approximately 800m to north-east and south-west. The proposal complies with the minimum 500m land separation distance prescribed in Part G2.6. The facility has also been designed to minimise noise, vibration, odour, dust and water quality impacts (see Section 5 of this SEE).
H Heritage Conservation	N/A

05. ASSESSMENT OF ENVIRONMENTAL ISSUES

The main environmental issues that have been raised and investigated as part of the design process for the proposed development have been documented in this section.

5.1. Site Design [REDACTED]

5.1.1. Assessment of Existing Conditions

The site sits within a context of rural land-use. The site has established buildings (dwelling-house, stable, carport / garage and horse shelters) and landscaped areas. The site is surrounded by farms with ancillary dwellings and sheds. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west. Utility services are already connected to the site, including grid electricity and telecommunications.

5.1.2. Assessment of Potential Impact

The site and building design for the project has been influenced by the planning standards contained in the Junee Shire LEP 2012, Junee DCP 2021 and NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments. The site design is considered acceptable given:

- The site is not affected by biodiversity, flooding or bushfire hazards.
- The site is not located within proximity of any items of local or State heritage significance.
- The proposed animal boarding establishment will be well-setback from adjoining land-uses and sensitive receivers.
- Internal manoeuvring areas have been designed to enable a sufficient amount of car parking spaces for the proposed development and internal driveways that allow for vehicles to enter and exit the site in a forward direction.
- The proposed development complies with the Junee LEP 2012, Junee DCP 2021 and the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments.

A Business Management Plan has been prepared and is separately attached.

5.1.3. Management and Mitigation

No additional mitigation measures are proposed other than undertaking the development in accordance with the submitted plans.

5.2. Visual Impacts and Amenity

5.2.1. Assessment of Existing Conditions

The site and immediate surrounds comprise farms and public roads. The site has established buildings (dwelling-house, stable, carport / garage and horse shelters) and landscaped areas. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west. The site is not heritage listed and does not form part of a heritage streetscape or conservation area.

5.2.2. Assessment of Potential Impact

An assessment of the potential impacts of the proposed development on visual amenity has been undertaken, including an assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain.

The site and the broader locality are relatively level with no significant undulations or slope. Proposed new building works are designed to fit-into the surrounding rural area and will not be readily visible from nearby farms, public roads or views afforded from elevated positions.

Visual impacts will be largely associated with the movement of vehicles, which are temporary in nature. The setback distances of the existing / proposed buildings to surrounding public roads, railways, farms and dwelling-house will help to minimise any visual impacts as viewed off-site.

It is assessed that the physical changes to the landscape will not create significant impacts on the context and setting of the area given the animal boarding facility will be well-setback from Stanyer Road and away from sensitive receivers. The proposal is unlikely to create any significant visual or amenity impacts.

5.2.3. Management and Mitigation

No additional mitigation measures are proposed, other than undertaking the proposed animal boarding facility in accordance with the submitted plans.

5.3. Access and Traffic

5.3.1. Assessment of Existing Conditions

The site has access from Stanyer Road, which is a bitumen sealed road owned and managed by Juneee Shire Council.

5.3.2. Assessment of Potential Impacts

The proposed development has been designed to utilise the existing access to Stanyer Road, with an internal road allowing all vehicles to enter and leave the site in a forward direction.

Conservative estimates for traffic identify up to 14 daily trips peak times, with customers to be directed toward the on-site carpark next to the proposed kennel. A maximum of 30 movements per day (coming and going) is estimated at peak times, resulting in five (5) movements on average per hour.

Assessment of the traffic implications of the proposed animal boarding facility has been undertaken against the general functioning of the existing / approved local road network, intersections and level crossings in the area. The general assessment findings are as follows:

- The development will place no significant additional traffic volumes on access intersections, level crossings and the like and there is no warrant for public road upgrades.
- A total of five (5) parking spaces are proposed to be provided on-site.
- Internal driveways and parking areas are to be maintained as all-weather gravel surfaces.

5.3.3. Management and Mitigation

No additional mitigation measures are proposed, other than:

- Using existing road access onto Stanyer Road
- Implementation of a 10km/hr site speed limit.

5.4. Soil and Water Quality

5.4.1. Assessment of Existing Conditions

The site is relatively flat and not subject to flooding from watercourses. The subject land is not mapped on the Watercourse Map. The site is mapped as groundwater vulnerable.

5.4.2. Assessment of Potential Impacts

The proposal is unlikely to impact on surface water or ground water due to separation from groundwater and nearby waterways, the limited area of disturbance, small scale of the activity and implementation of management measures. The proposal does not include extraction or interception of groundwater. Roof water from the new kennel building will be drained into a new 22,500 litre water tank. The concrete slab floor of the kennel will be graded to allow for easy cleaning of kennels, with run-off directed to a screened sump to allow dog hair and other matter to be collected before released of water onto nearby grassed yards.

5.4.3. Management and Mitigation

The proposed management measures to reduce impacts on water resources are as follows:

- No groundwater will be taken.
- Wastewater from the cleaning of kennels will be directed to a screened sump to allow dog hair and other matter to be collected before released of water onto nearby grassed yards.
- An Erosion and Sediment Control Plan would be implemented at the construction site of new kennels in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1 (Landcom, 2004).

5.5. Air Quality

5.5.1. Assessment of Existing Conditions

The site sits within a context of rural land-use. The site has established buildings (dwelling-house, stable, carport / garage and horse shelters) and landscaped areas. The site is surrounded by farms and ancillary dwellings and sheds. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west.

5.5.2. Assessment of Potential Impact

The POEO Act 1997 sets the statutory framework for managing air quality in NSW, including establishing the licensing scheme for higher intensity industrial premises and a range of air pollution offences and penalties. The POEO (Clean Air) Regulation 2022 sets standards of concentration for emissions to air from both scheduled and non-scheduled activities. For the proposal activities, the POEO (Clean Air) Regulation 2022 provides general standards of concentration for scheduled premises which are Solid particles (total) – Any activity or plan (except listed below) – 100mg m⁻³. Further to these requirements, Clause 20 of the POEO (Clean Air) Regulation 2022 requires that motor vehicles do not emit excessive air impurities which may be visible for a period of more than 10-seconds when determined in accordance with the relevant standard.

The assessment of air quality impacts identifies potential for emissions to air from the following sources:

- Odour from kennels, cattery and horse stables.
- Dust from existing farm operations.
- Dust from vehicle movements along internal roads.
- Dust from wind erosion from driveways and disturbed areas.
- Emissions from vehicle and generator exhaust.

Odour emissions will be managed by regular cleaning of facilities so as to avoid any build-up of odour-generating substances. All water used in the cleaning of kennels will be screened of solid waste, with residual water spread over surrounding grassed areas. Solid waste will be collected in sealed bags and stored in bins until collection by a commercial waste contractor. Odour is unlikely to have a significant impact on air quality due to the separation from nearby sensitive receptors, limited area of disturbance, small scale of the activity and implementation of management measures.

Uncontrolled dust during the construction phase has been identified as the main potential issue, especially during hot and windy conditions. The specific pollutants of interest associated with the above activities are:

- Total suspended particulate (TSP).
- Particulate matter with an aerodynamic diameter of 10 microns (PM10).
- Particulate matter with an aerodynamic diameter of 2.5 microns (PM2.5).

Dust is unlikely to have a significant impact on air quality due to the separation from nearby sensitive receptors, limited area of disturbance, small scale of the activity and implementation of management measures.

Emissions of noxious carbon monoxide (CO) and sulphur dioxide (SO₂) related to engine combustion systems are unlikely to have a significant impact on air quality (in addition to particulates considered above) given the distances between the proposal and nearest sensitive receptors and the quantity of equipment operating on site.

5.5.3. Management and Mitigation

Regular cleaning of facilities, with all solid waste collected in bins and removed to a licenced waste management facility.

Procedures will be developed for the proposed development linking visible dust generation to a range of actions to reduce dust generation, until such time as the adopted trigger levels have reduced. The proposed emissions controls to be employed at the site are as follows:

- Application of water on disturbed construction surfaces to control dust (if required).
- Minimising travel speeds to 10km/hr.
- Covering loads with a tarpaulin.

5.6. Noise and Vibration

5.6.1. Assessment of Existing Conditions

The site sits within a context of rural land-use. The site has established buildings (dwelling-house, stable, carport / garage and horse shelters) and landscaped areas. The site is surrounded by farms and ancillary dwellings and sheds. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west.

5.6.2. Assessment of Potential Impact

The POEO Act 1997 sets the statutory framework for managing noise and vibration in NSW. The EPA Noise Policy for Industry (NPI) dated October 2017 is the primary tool used to determine compliance with the POEO Act 1997 in relation to noise and vibration in urban areas. The objectives of the NPI are to:

- Provide noise criteria that is used to assess the change in both short term and long-term noise levels.
- Provide a clear and consistent framework for assessing environmental noise impacts from industrial premises and industrial development proposals.
- Promote the use of best-practice noise mitigation measures that are feasible and reasonable where potential impacts have been identified.
- Support a process to guide the determination of achievable noise limits for planning approvals and/or licences, considering the matters that must be considered under the relevant legislation (such as the economic and social benefits and impacts of industrial development).

The policy sets out a process for noise management involving the following key steps:

- Determine the Project Noise Trigger Levels (PNTLs) (i.e. criteria) for a development. These are the levels (criteria), above which noise management measures are required to be considered. They are derived by considering two factors: shorter-term intrusiveness due to changes in the noise environment; and maintaining the noise amenity of an area.
- Predict or measure the noise levels produced by the development with regard to the presence of annoying noise characteristics and meteorological effects such as temperature inversions and wind.
- Compare the predicted or measured noise level with the PNTL, assessing impacts and the need for noise mitigation and management measures.
- Consider residual noise impacts - that is, where noise levels exceed the PNTLs after the application of feasible and reasonable noise mitigation measures. This may involve balancing economic, social and environmental costs and benefits from the proposed development against the noise impacts, including consultation with the affected community where impacts are expected to be significant.

- Set statutory compliance levels that reflect the best achievable and agreed noise limits for the development.
- Monitor and report environmental noise levels from the development.

All animals will generally be kept in animal enclosures to ensure noise is confined within buildings at night. Dogs will have access to fenced dog runs during the daytime; however, these runs will be closed during the evenings. All facilities will be managed as quiet areas during the evenings. The operation of the animal boarding facility is unlikely to exceed noise criteria due to the separation from nearby sensitive receivers, the keeping of animals within buildings at night and implementation of management measures.

5.6.3. Management and Mitigation

The proposed noise emissions controls to be employed at the site are as follows:

- Manage operations predominantly during daylight hours.
- Limit customer access to daylight hours only.
- Maintain the animal boarding establishment as a quiet zone in the evenings, with all animals enclosed inside buildings.
- Maintain equipment in accordance with manufacturer's specifications.
- Reduce vehicle speed on internal access roads.
- Maintain internal roads to repair uneven surfaces and potholes.

5.7. Heritage

5.7.1. Assessment of Existing Conditions

A search of the Aboriginal Heritage Information System (AHIMS) has been completed for the subject land. The search was completed to determine whether there are any items of cultural heritage significance either on the subject land or within close proximity of the site. The search result found that:

- There are 0 Aboriginal sites recorded in or near the subject land.
- There are 0 Aboriginal places that have been declared in or near the above location.

The site is not listed as a heritage item under the Leeton LEP 2014 or State Heritage Register. There are no features of the site that are particular rare or have significant heritage value. The proposed development site is relatively well-separated from identified heritage sites.

5.7.2. Assessment of Potential Impact

Aboriginal Cultural Heritage

Whilst a search of the AHIMS has not identified the presence of any recorded sites or places, there is a need to consider whether the proposal will impact on potential items of Aboriginal cultural heritage significance. Based on the framework in the Due Diligence Code of Practice (DDCP) for the Protection of Aboriginal Objects in NSW, the following assessment statements are true:

- The proposal does not represent an activity that is a declared project under Part 3A of the EP&A Act 1979.
- The proposal is not an activity that is an exempt activity listed in the NPW Act 1974 or other legislation.
- The proposal will not involve harm to an Aboriginal object that is trivial or negligible under Section 86 of the NPW Act 1974.
- The proposal is not on land that is known to be in an Aboriginal Place declared by the Minister under Section 84 of the NPW Act 1974.
- The proposal is not a low impact activity for which there is a defence in the NPW Regulation 2019.

Having regard to the above, the correct procedure is to follow the generic due diligence process as per Section 8 of the DDCP.

An assessment of the due diligence process is included in Table 8.

Table 8 - The Generic Due Diligence Process

Step	Question	Response
1	Will the activity disturb the ground surface or any culturally modified trees?	Yes. Proceed to Step 2.
2	Are there any: [REDACTED] a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or b) any other sources of information of which a person is already aware? and/or c) landscape features that are likely to indicate presence of Aboriginal objects?	No. According to the DDCP, an AHIP application not necessary and it is possible to proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW. Consideration of Steps 3, 4 and 5 (below) not necessary.
3	Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	N/A
4	Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	N/A
5.	Further investigation and impact assessment	N/A

Built Heritage

Assessment of historic and built heritage is open for assessment, based on the matters for consideration under Section 4.15 of the EP&A Act 1979. This assessment reveals no impacts on heritage items. No heritage items / issues are particularly relevant due to the site separation from heritage sites / areas. Consequently, a Heritage Impact Assessment is not required.

5.7.3. Management and Mitigation

No additional mitigation measures are proposed, other than implementation of the unexpected finds procedure under the DDCP for the Protection of Aboriginal Objects in NSW.

5.8. Hazards

5.8.1. Assessment of Existing Conditions

The site is not mapped in the Junee LEP 2012 as being located within a flood prone area. According to the mapping prepared by the NSW RFS, the subject land is not identified as being within a bushfire prone area. A site inspection of the land has not identified any activities that are being carried out on the land which are likely to be direct sources of potential land contamination.

5.8.2. Assessment of Potential Impact

No natural hazards have been assessed to apply. In relation to potential contamination risks there is no evidence of contamination on the site. A review of the land-use history does not identify any previous land-use activities on the site that may have led to contamination.

5.8.3. Management and Mitigation

A Business and Management Plan has been prepared and is separately attached. The proposal will implement the following risk management measures to minimise the potential for worker and public safety, waste and hazard related impacts:

Fire

- Ensure that the site remains fenced and the entrance is locked when the site is not occupied.
- Ensure all buildings as [REDACTED] animal boarding establishment are fitted with appropriate fire suppression equipment.
- In the event that the site is threatened by a bushfire / fire, site personnel and companion animals would be evacuated to the nearest safest place.

Unauthorised Access

- The proposal would ensure that the site remains fenced, and the entrance is locked when the site is not occupied. Appropriate signage alerting the public to the customer carpark and kennel office would be placed at the entrance to the access to the proposal.

Waste

- Appropriate waste receptacles will be provided for the segregation and storage for waste.
- All wastes will be disposed of by a licensed waste contractor to a lawful point of disposal.
- Bins and storage areas to be maintained so they are free of vermin (mice, rats, cockroaches, flies).
- Littering is not to be permitted.
- No waste materials will be burnt on site.
- Hazardous materials to be handled in accordance with the relevant Australian Standard, including AS1940 – The Storage and Handling of Flammable and Combustible Liquids.

5.9. Biodiversity

5.9.1. Assessment of Existing Conditions

The site is not mapped in the Junee LEP 2012 as containing Terrestrial Biodiversity. The site is majorly cleared of native vegetation.

5.9.2. Assessment of Potential Impact

The proposed animal boarding facility does not involve clearing of native vegetation. A significance assessment under Section 1.7 of the EP&A Act 1979 which takes into consideration Part 7 of the BC Act 2016 has been undertaken to determine whether the proposal is likely to significantly affect threatened species and / triggers the BOS. This assessment is provided in Table 9.

Table 9 - BC Significance Assessment

Test	Assessment
Section 7.3(1)(a) - likely adverse effect on the life cycle of threatened species	The potential for the site to significantly affect threatened species is assessed to be low, due to the absence of required habitat and no clearing of vegetation proposed. The proposal is therefore unlikely to have an adverse effect on the life cycle of these species such that a viable local population of the species is likely to be placed at risk of extinction.
Section 7.3(1)(b) - likely adverse effect on the extent or composition of an endangered ecological community	The potential for the site to significantly affect an endangered ecological community is assessed to be low. The site is not observed to contain the necessary habitat for endangered ecological communities.

Section 7.3(l)(c) - likely adverse affects on habitat of threatened species or ecological community	As above.
Section 7.3(l)(d) - likely adverse affect on declared area of outstanding biodiversity value	The site is not a declared area of outstanding biodiversity value.
Section 7.3(l)(e) - potential for the development to be part of a threatening / impact process	The proposal would not significantly increase the prevalence or risk of key threatening process. The site is not observed to contain the necessary habitat for endangered ecological communities. The potential for foraging over the site is already severely restricted given the context and setting of the site.

The potential impacts on the condition, ecological value and significance of the fauna and flora on the site are considered to be low and will not change as a result of the proposed development.

5.9.3. Mitigation and Management

No additional mitigation measures are proposed.

5.10. Services and Utilities

5.10.1. Assessment of Existing Conditions

The land has existing connection to Stanyer Road, grid electricity and telecommunications.

5.10.2. Assessment of Potential Impact

All essential services and utilities are connected to the site. The proposed development includes the connection of the kennel to electricity supply.

5.10.3. Mitigation and Management

No additional mitigation measures are proposed, other than undertaking the proposed animal boarding facility in accordance with the submitted plans.

5.11. Social and Economic Impacts

5.11.1. Assessment of Existing Conditions

The site and surrounding land are zoned RU1 Primary Production. The site is surrounded by farms and ancillary dwellings and sheds. The nearest dwelling-houses not associated with the site are located approximately 800m to the north-east and south-west.

5.11.2. Assessment of Potential Impact

An assessment of potential impacts of the proposed development has been undertaken with regards to scoping methodology outlined in the Social Impact Assessment (SIA) Guideline 2017 published by the Department of Planning and Environment. Table 10 provides an assessment of the proposed development against the criteria in the SIA Guideline.

Table 10 - Social Impact Assessment

Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings
Amenity				
Acoustic	Way of life;	Likely	Negative	The operation of the animal boarding facility is unlikely to exceed noise criteria due to the separation

Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings
				from nearby sensitive receivers and the implementation of management measures.
Visual	Surroundings	Likely	Negative	The site is likely to have an acceptable impact in terms of visual amenity.
Odour	Surroundings	Unlikely	Negative	The proposal will not produce significant odours.
Micro-climate	Surroundings	N/A	Nil	The proposal will not significantly impact micro-climate.
Access				
Access to property	Way of life;	N/A	Nil	The proposal will utilise an existing access onto Stanyer Road. The proposal will not impact on access to neighbouring properties.
Utilities and public transport	Access to infrastructure, services and facilities;	Unlikely	Negative	Connection to available services and utilities will be completed to requirements of relevant authorities.
Road and rail	Personal and property rights.	Unlikely	Negative	The proposed development is within the capacity of local road conditions.
Built Environment				
Public domain	Community;	Unlikely	Nil.	The proposal will not impact the public domain as it will be located on private land.
Public infrastructure	Access to infrastructure, services and facilities;	Unlikely	Negative	Connection to available service and utilities will be completed to requirements of relevant authorities.
Other built assets	Surroundings; Personal and property rights	Unlikely	Nil.	The proposal will not preclude public access to built assets.
Heritage				
Natural	Way of life;	N/A	Nil	Natural heritage of the site is not compromised by the proposed development.
Cultural	Community;	Unlikely	Negative	The proposal will not impact on cultural values in the public domain.
Aboriginal culture	Culture;	Unlikely	Negative	The proposal has considered the likelihood that the proposal will impact on items of known Aboriginal cultural significance.
Built	Surroundings.	Unlikely	Negative	There are no built heritage items registered on the site.
Community				
Health	Health and wellbeing;	Unlikely	Negative	The proposal does not create any health risks.

Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings
Safety	Surroundings	Unlikely	Negative	The proposal has been assessed as not increasing a known safety risk.
Services and facilities	Way of life, Access to infrastructure, services and facilities; [REDACTED]	Unlikely	Nil	The proposal does not impact access to public services or facilities.
Cohesion, capital and resilience	Way of life; Community; Culture	Unlikely	Nil	The proposal is unlikely to generate impacts.
Housing	Way of life, Personal and property rights.	Unlikely	Nil	The proposal does not involve residential land-use.
Economic				
Natural resource area	Way of life;	Unlikely	Negative	The proposal will utilise available natural resources in a sustainable manner.
Livelihood	Surroundings;	N/A	Nil	The proposal is unlikely to generate impacts.
Opportunity cost	Personal and property rights	N/A	Nil	The proposal is unlikely to generate impacts.
Air				
Air emissions	Surroundings	Likely	Negative	No impacts are assessed to occur.
Biodiversity				
Native vegetation and fauna	Surroundings	Unlikely	Negative	Vegetation clearing is not proposed.
Land				
Structural stability, land capability, topography	Surroundings	Unlikely	Negative	The proposal will not result in significant disturbance to the receiving environment.
Water				
Quality, availability, hydrological flows	Surroundings	Unlikely	Negative	The proposal is unlikely to generate impacts.

Considering the proposal in the context of surrounding land-use as well as the previously addressed issues related to water, soil and air quality, noise, traffic, hazards, servicing and utilities, the proposal would be unlikely to have an unacceptable impact on the environment within or surrounding the site. The social and economic impacts of the proposal are expected to be neutral / positive in the majority.

5.11.3. Management and Mitigation

No additional mitigation measures are proposed.

06. EVALUATION AND JUSTIFICATION FOR THE PROPOSAL

6.1. Objectives of the EP&A Act 1979

Development Consent is be [REDACTED] Section 4.16 of the EP&A Act 1979 and must therefore satisfy the objectives of the Act. The objectives of the Act are listed below:

- To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources.
- To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.
- To promote the orderly and economic use and development of land.
- To promote the delivery and maintenance of affordable housing.
- To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats.
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).
- To promote good design and amenity of the built environment.
- To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.
- To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State.
- To provide increased opportunity for community participation in environmental planning and assessment.

The proposal is considered to be consistent with the above objectives.

6.2. Other Relevant Considerations

6.2.1. Safety, Security and Crime Prevention

An assessment of the proposal against the principles of Crime Prevention Through Environmental Design has been completed. No serious risks have been identified.

6.2.2. Cumulative Impacts

The potential environmental impacts of the proposal have been detailed in the relevant sections of the SEE. The proposal will not generate unacceptable environmental impacts. Overall, the proposal makes a neutral / positive contribution to the environment.

6.2.3. Suitability of the Site for the Development

The environmental assessment work completed and detailed in this SEE demonstrates that the subject land is suitable for the proposed development and consistent with relevant planning standards.

6.2.4. Public Interest

Due to the nature and scale of the proposed development, the public interest in the matter is assessed to be low. Relevant planning policies and guidelines have been assessed in this SEE, with no areas of non-compliance being identified. The land is not affected by any existing easements that present an impediment to the use of the proposed buildings. The proposal is assessed to pose no significant detrimental impacts on the public interest.

07. CONCLUSION

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd on behalf of Kylie Slattery for a proposed animal boarding establishment on Lot 1 DP 847658, 549 Stanyer Road, Illabo.

The proposal is to operate a dog boarding kennel in a new purpose-built shed on the site for up to 15 dogs as well as use an existing shed for the keeping of up to 10 cats to cater for local residents seeking care for their companion animals when the owner is away on holidays. Horse agistment at the property will also continue at the existing stable and horse yards.

The existing rural-residential activities being carried on at the property are ideal to support the small-scale boarding kennel proposed, including an existing dwelling-house, sheds, convenient parking and safe access onto Illabo Road.

Animal security and welfare are primary design objectives for the proposed development, along with compliance with the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments and Junee Shire Council requirements.

The assessment of the proposed development has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021. The assessment concludes the proposed development is permissible in the RU1 Primary Production zone and is consistent with the special provisions in Junee Local Environmental Plan 2012 and standards included in the Junee Development Control Plan 2021.

It is recommended that sufficient information has been submitted with the Development Application to allow the Junee Shire Council to make an informed decision on the proposal. It is the findings of this Statement of Environmental Effects that the proposal should be supported.