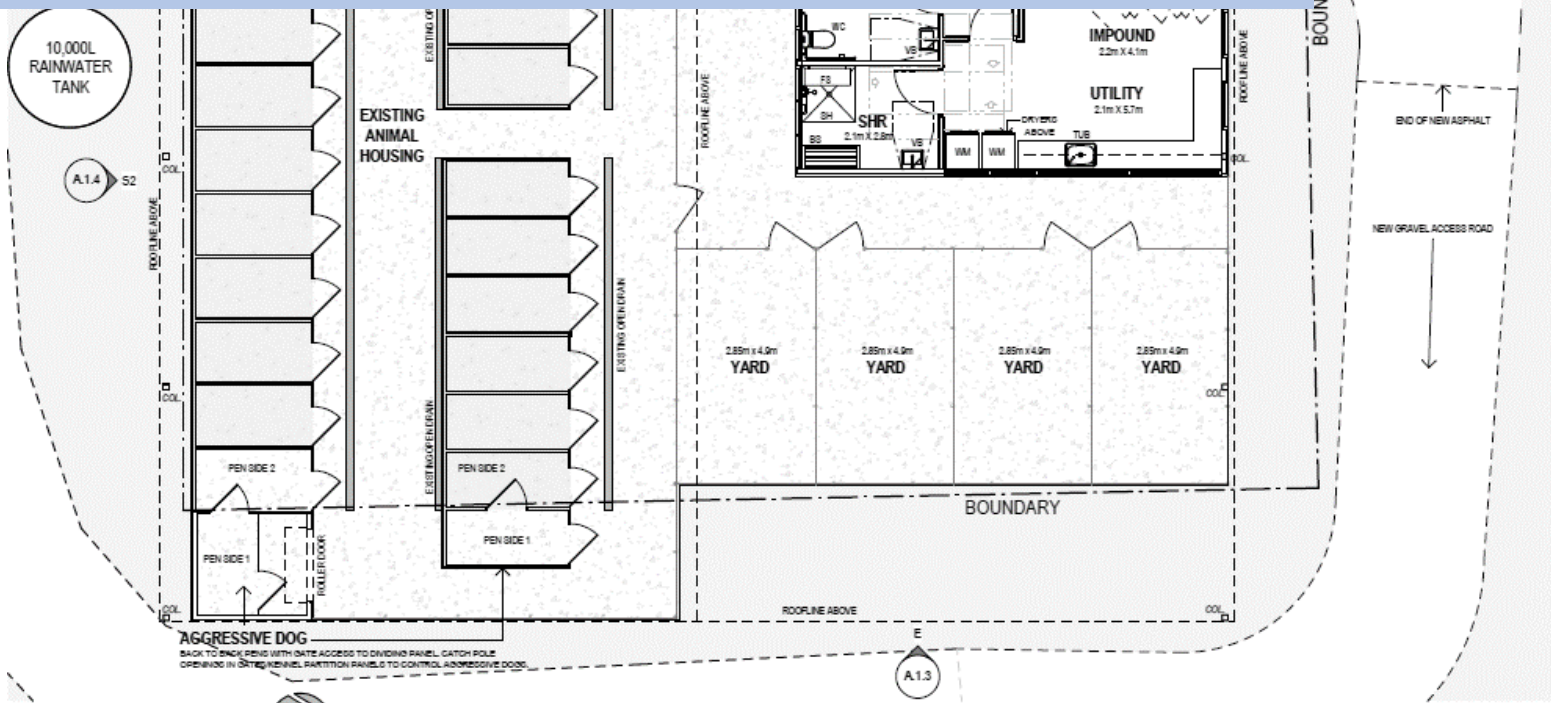


# STATEMENT OF ENVIRONMENTAL EFFECTS

## ANIMAL BOARDING AND TRAINING ESTABLISHMENT

**11 METFORD ROAD, EAST MAITLAND, NSW,  
2323 (LOT 382, DP755237, LOT 409,  
DP257374)**



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## EXECUTIVE SUMMARY

Perception Planning Pty Ltd has been engaged by Maitland City Council (the client) to prepare a Statement of Environmental Effects (SoEE) for a proposed animal boarding and training establishment (boarding only) (the development) at 11 Metford Road, East Maitland, NSW, 2323 (the site).

The proposed development seeks to utilise several existing animal kennels and approved facilities under DA/2021/353 for the boarding of dogs, cats, and other impounded animals prior to commercial adoption. This use will be in addition to the existing public administration facility (Council Pound) as approved. This use aims to ensure the animals are appropriately housed in the short-term, noting that the RSPCA is in the process of closing. New 'emergency kennels' are proposed to be located to the rear of the existing exercise yards. These works are minor in scale and are wholly located within the extent of existing shelter approved under DA/2021/353.

The proposed development is considered suitable as;

- The use is permissible with consent;
- The Council Pound will continue to be used for its designated purpose and will enable increased functionality for the current and future operators of the site;
- No adverse impact on the existing environment or amenity of the area will result; and
- The proposed development will directly benefit the community by providing a valuable service to meet the community needs.

The proposal has been analysed in terms of all relevant planning framework to identify and address the key planning requirements and site constraints. These issues have been addressed throughout the SoEE to ensure optimal consideration has been afforded to the development of the site to allow the proposed alterations and additions.

## TERMS AND ABBREVIATIONS

AHIMS	Aboriginal Heritage Information Management System
EPA	Environment Protection Authority
EP&A Act	Environmental Planning & Assessment Act 1979
EPI	Environmental Planning Instrument
DA	Development Application
DCP	Development Control Plan
LEP	Local Environmental Plan
LGA	Local Government Area
MCC	Maitland City Council
SEPP	State Environmental Planning Policy
SEE	Statement of Environmental Effects

## LIST OF FIGURES

<b>Figure 1:</b> Locality Plan (NearMaps, 2022) .....	10
<b>Figure 2:</b> Approved development floor plan (Source: Therian, 2021).....	16
<b>Photo 1:</b> Existing gravel driveway from Metford Road .....	11
<b>Photo 2:</b> Existing line-marked Car Parking Areas.....	12
<b>Photo 3:</b> Existing non-formal parking areas .....	12
<b>Photo 4:</b> Side of existing Pound building on-site comprising kennels .....	13
<b>Photo 5:</b> Rear of existing Pound building on-site comprising kennels.....	13
<b>Table 1:</b> Operational details of development.....	17
<b>Table 2:</b> Assessment against NSW Animal Welfare Code of Practice No. 5 .....	18
<b>Table 3:</b> Integrated development .....	22

## PLANS AND SUPPORTING DOCUMENTATION

This SEE is supported by the following plans and documentation:

<b>Appendix</b>	<b>Document</b>	<b>Prepared by</b>
1	Deposited Plan	N/A
2	AHIMs Search Results	Perception Planning
3	DBYD Search Results	Perception Planning
4	Notice of Determination DA/2021/353	Maitland Council
5	Site Plan (emergency kennels)	Client Mark-up

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	3
TERMS AND ABBREVIATIONS .....	4
LIST OF FIGURES .....	4
PLANS AND SUPPORTING DOCUMENTATION .....	5
TABLE OF CONTENTS .....	6
1 BACKGROUND .....	8
1.1 PURPOSE .....	8
1.2 SITE DETAILS.....	9
1.3 SITE DESCRIPTION .....	9
1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS.....	14
2 DESCRIPTION OF THE DEVELOPMENT.....	16
2.1 PROPOSED DEVELOPMENT .....	16
2.2 DPI ANIMAL WELFARE CODE OF PRACTICE ASSESSMENT .....	18
3 PLANNING CONTROLS.....	22
3.1 ACTS.....	22
3.1.1 Environmental Planning and Assessment Act 1979 .....	22
3.1.2 Hunter Water Act 1991 (HW Act) .....	23
3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS) .....	23
3.2.1 SEPP (Resilience and Hazards) 2021.....	23
3.3 LOCAL ENVIRONMENTAL PLAN (LEP) .....	23
3.4 DEVELOPMENT CONTROL PLAN (DCP).....	25
4 LIKELY IMPACTS OF THE DEVELOPMENT .....	26
4.1 BUILT ENVIRONMENT .....	26
4.1.1 CONTEXT, SETTING AND VISUAL IMPACT .....	26
4.1.2 ACCESS, TRANSPORT AND TRAFFIC.....	26
4.1.3 PUBLIC DOMAIN .....	26
4.1.4 SERVICES .....	26
4.1.5 NOISE AND VIBRATION.....	26
4.2 NATURAL ENVIRONMENT.....	26
4.2.1 ECOLOGICAL .....	26
4.2.2 LANDSCAPING.....	27
4.2.3 ARCHAEOLOGY .....	27
4.3 SOCIAL AND ECONOMIC.....	27
4.3.1 SAFETY, SECURITY AND CRIME PREVENTION .....	27

5	SUITABILITY OF THE SITE.....	27
6	ANY SUBMISSIONS AND CONSULTATION.....	27
7	PUBLIC INTEREST .....	27
8	CONCLUSION.....	28

# 1 BACKGROUND

## 1.1 PURPOSE

The purpose of this Statement of Environmental Effects (SEE) is to assist Council in their assessment and determination and to assist the community in understanding the proposed development.

This SEE has been prepared in coordination with Maitland City Council (**‘the client’**) and other sub-consultants to demonstrate the relevant matters associated with in the proposed development. The SEE examines the existing development and site location, how the proposed development relates to the location and the environment, as well as the planning merits of the development with respect to the relevant legislation, regulation and other requirements. The SEE examines the applicable site attributes and the specifics of the development proposal that are appropriate to the development application stage. The SEE seeks to provide all the relevant data to give a suitable level of certainty to the consent authority that the proposal has a positive impact on the immediate area and the wider surrounds.

This SEE has been prepared in accordance with best practice principles, applicable aspects of the Development Assessment Framework and the Department of Planning and Infrastructure’s (now the Department of Planning, Infrastructure and Environment) guide to the *Environmental Planning and Assessment Act* (EP&A Act) 1979 (s4.15).

The objectives of this SEE are as follows:

- To provide a description of the site, existing development and the surrounding locality;
- To provide a description of the proposal and the key issues;
- To provide a discussion of the relevant Environmental Planning Instruments (EPI)s; and
- To provide an assessment of the potential environmental impacts, having regard to the matters for consideration pursuant to the EP&A Act (s4.15) and other State, Regional and Local environmental planning policies and guidelines.



## 1.2 SITE DETAILS

<b>Property Address</b>	11 Metford Road, East Maitland, NSW, 2323
<b>Lot and DP</b>	LOT: 382 DP: 755237 LOT: 409 DP: 257374
<b>Current Use</b>	Public Administration Building (Council Pound)
<b>Zoning</b>	RE1 – Public Recreation
<b>Size</b>	5,696m <sup>2</sup>
<b>Site Constraints</b>	Bushfire Prone Land – Vegetation Buffer Flood Planning Area Acid Sulfate Soils – Class 5
<b>Owner</b>	Owner’s consent from Crown Land has been provided on the Application Form for the DA.
<b>DP and 88B Instrument</b>	Nothing on the DP or 88B instrument prohibits the proposed development.

## 1.3 SITE DESCRIPTION

The site particulars are contained in the table above, with site constraints obtained from NSW Spatial Viewer. The site is located at 11 Metford Road, East Maitland, NSW, 2323 (**‘the site’**) and has a total area of 5,696m<sup>2</sup> (**FIGURE 1**). The site is located within the township of East Maitland, within the Maitland Local Government Area (LGA). The site of the proposed development is zoned RE1: Public Recreation. The site is bound to the north, south and east by undeveloped land with Metford Road to the west and Maitland Golf Course situated on the opposing side of Metford Road.

The surrounding area is predominately used for recreational purposes, with the subject site located away from residential properties. Established development within proximity of the site comprises Maitland War Cemetery which is located to south on Raymond Terrace Road and Maitland City Pistol Club and Sports Complex to the north.

The site has been used and operated since the early 1960’s for the purposes of Council Pound, which can be seen on the Deposited Plan, provided at **Appendix 1**. In 2003 Council commenced a contract with the RSCPA to manage animals from a new facility in Rutherford, however, the Council Rangers have continued to operate from this site and animals have still been brought to the subject site by Rangers on an ongoing basis prior to being claimed by the owner or taken to the RSPCA if not claimed within 14 days.

A site inspection was undertaken on Wednesday 18 May 2022, with photos provided below within **Photo 1 – 5**. Site inspection revealed that access to the site exists from Metford Road via Lot 409, DP257374 and an associated gravel loop driveway. The site comprises the Rangers Cottage and all built works approved under DA/2021/353, as further detailed in Section 1.4 below. 24 existing kennels, fenced yard areas, admin / reception building, gravel parking areas and Rangers Cottage. A shipping container is located adjoining the parking area.

**Figure 1:** Locality Plan (NearMaps, 2022)





**Photo 1:** Existing gravel driveway from Metford Road



**Photo 2:** Existing line-marked Car Parking Areas



**Photo 3:** Existing non-formal parking areas



**Photo 4:** Side of existing Pound building on-site comprising kennels



**Photo 5:** Rear of existing Pound building on-site comprising kennels

## **1.4 CURRENT USE AND EXISTING DEVELOPMENT DETERMINATIONS**

The site has been historically used by Council's Rangers for administration purposes since the 1960's, within the existing cottage located on-site. No commercial activity such as the paid boarding or training of animals has historically occurred from the site.

Development approval for 'alterations and additions to existing public administration facility (Council Pound)' was approved by Council on 27 April 2021 under DA/2021/353 (**FIGURE 2**). As part of this application, the following was approved:

1. Construction of a weather shelter shed (no walls) measuring approx. 19.39m x 22.12m (428.9m<sup>2</sup>) over the existing 24 kennels on site;
2. Construction of an enclosed area below the weather shelter measuring 10.15m x 9m (91.35m<sup>2</sup>) to accommodate:
  - Storage areas (food, blankets, washing machines and the like)
  - Amenities (WC and shower) separate from the existing cottage on the site used by the rangers;
  - Sally port drop-off area
  - Impound area separate from the existing kennels and associated utilities. This impound area is not increasing animals, rather is simply to provide for airconditioned indoor space for animals to protect them from the weather.
3. Fencing (as noted on the plans);
4. Upgrade of two existing kennels to allow for use for 'dangerous dogs'. The application does not propose an increase in kennel numbers. It is simply to seek to make the site more user friendly and compliant with the *Companion Animals Act 1998*;
5. Water tanks and solar panels; and
6. On-site wastewater treatment system pursuant to Section 68 of the *Local Government Act 1993*.

The works were approved to be implemented in stages to ensure the practical and economic provision of facilities and services on-site, as follows:

- **Stage 1** – Upgrade of two existing kennels to dangerous dog kennels.
- **Stage 2** – Weather shelter, fencing and on-site sewage management system.
- **Stage 3** – Enclosed area below weather shelter for increased amenity.
- **Stage 4** – Solar panels and water tanks.

The works were located on LOT: 382 DP: 755237 and access continued to be via LOT: 409 DP: 257374.

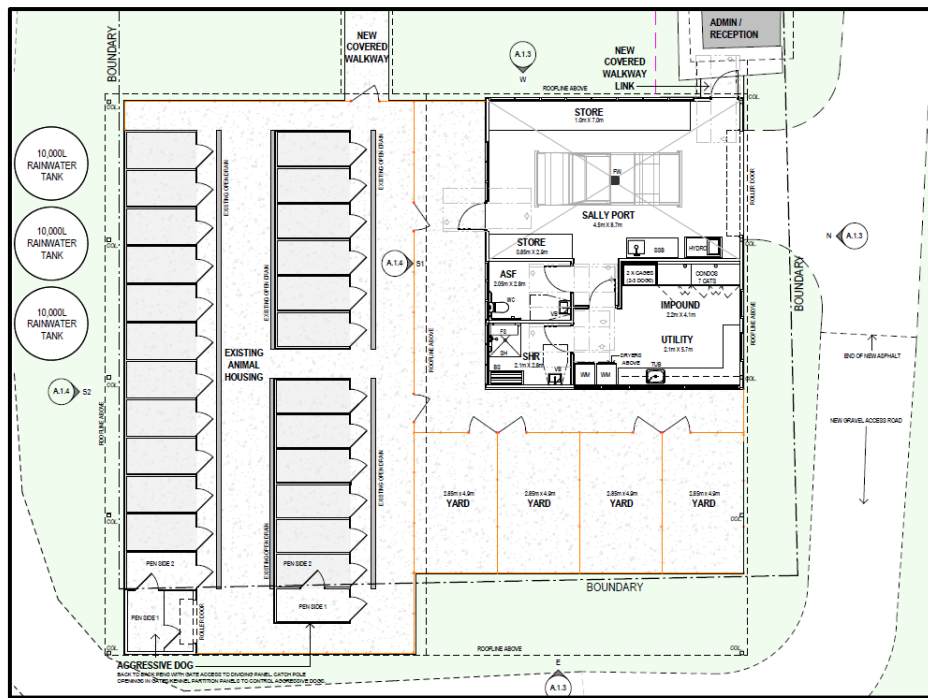


Figure 2: Approved development floor plan (Source: Therian, 2021)

## 2 DESCRIPTION OF THE DEVELOPMENT

### 2.1 PROPOSED DEVELOPMENT

The objective of the proposed development is to obtain development consent for a proposed animal boarding and training establishment (boarding only) (the development), enabled through the Maitland LEP 2011.

The proposed development seeks to utilise several existing animal kennels and approved facilities under DA/2021/353 for the boarding of dogs, cats, and other impounded animals prior to commercial adoption. This use will be in addition to the existing public administration facility (Council Pound) as approved. This use aims to ensure the animals are appropriately housed in the short-term, noting that the RSPCA is in the process of closing.

New 'emergency kennels' are proposed to be located to the rear of the existing exercise yards, as shown in **Appendix 5**. These works are minor in scale and are wholly located within the extent of existing shelter approved under DA/2021/353. The operational details are presented **Table 1** below.



**Table 1:** Operational details of development

<b>Element</b>	<b>Proposal</b>
Number of animals	Consistent with the existing, under DA/2021/353.
Hours of operation	Consistent with the existing, under DA/2021/353. Walk-in's will be accepted by the operations.
Hours that dogs will be kept housed in kennels	Between 8pm and 7am daily.
Hours that kennel doors will be kept closed	Between 8pm and 7am daily.
Animal waste management	Liquid waste is hoses into approved onsite sewage management system. Solid waste is removed by kennel attendants and appropriately disposed of.
Traffic and customer numbers	The number of customers varies from week to week; however, it is not expected that more than 50 customers would attend the site per week. The highest volume of customers would mainly be on weekends. Existing vehicular and parking arrangements are considered suitable.
Staff numbers	Up to five full time employees.
Ancillary services	No ancillary services are offered from the site (i.e., grooming or otherwise).
Built works	No building works are proposed. The use will be carried out within the existing structures on-site.
Security	Existing 24/7 security cameras, existing security contract with Chubb in conjunction with Rangers Office, secure fencing surrounding the site.

## 2.2 DPI ANIMAL WELFARE CODE OF PRACTICE ASSESSMENT

The following assessment is provided against the NSW Animal Welfare Code of Practice No 5 - Dogs and cats in animal boarding establishments.

**Table 2:** Assessment against NSW Animal Welfare Code of Practice No. 5

<b><u>Responsibilities of the Manager</u></b>	
<p>The Manager of an animal boarding establishment is responsible for:</p> <ul style="list-style-type: none"> <li>(a) provision of accommodation and equipment which suits the physical and behavioural requirements of the animals held</li> <li>(b) the protection of animals from people, other animals, or adverse environmental conditions</li> <li>(c) provision of sufficient space for animals to stand, move around freely, stretch fully and rest</li> <li>(d) provision of sufficient quantities of appropriate food and water to maintain good health</li> <li>(e) protection of animals as far as possible from disease, distress, and injury</li> <li>(f) provision of prompt veterinary or other appropriate treatment in cases of illness or injury.</li> <li>(g) maintenance of hygiene of the premises and health of the animals held.</li> <li>(h) supervision of daily feeding, watering and inspection of animals held to ensure their well-being.</li> <li>(i) supervision of staff, whether working full or part-time and whether or not working for fee or reward.</li> <li>(j) collation and maintenance of relevant records.</li> </ul> <p>A condition requiring enforcement of the abovementioned requirements is accepted on any consent issued.</p>	
<b><u>Animal Housing</u></b>	
Location	<ul style="list-style-type: none"> <li>• The animal boarding establishment is located away from sources of excessive noise or pollution that could cause injury or stress to animals.</li> <li>• Adequate water supply is provided via reticulated water to the site. A septic system services the site.</li> </ul>
Construction	<ul style="list-style-type: none"> <li>• All kennels are sheltered via a large shed like structure, however, remain open to the sides to enable adequate sunlight and ventilation.</li> <li>• The kennels are separated by either solid partitions or galvanised mesh dependant on the location on-site.</li> </ul>

	<ul style="list-style-type: none"> <li>The internal surfaces of kennels and cat housing are constructed of impervious, solid, washable materials. Wall/floor junctions should be sealed to facilitate cleaning and disinfection.</li> </ul>
Size	<ul style="list-style-type: none"> <li>Animal housing areas, whether for single or group housing, provide enough space for each animal to feed, sleep, sit, stand, lie with limbs extended, stretch and move about, and sufficient additional space for bedding.</li> <li>Dog kennels and housing are of sufficient height to permit easy cleaning.</li> </ul>
Drainage	Floors of kennel and cat housing are slightly sloped to enable wastes and water to run off (but methods of cleaning cat housing must be such that, at completion all surfaces are dry). A collection drain will be provided and fitted with fine mesh wire baskets to trap hair and waste. The baskets will be cleaned daily.
Temperature	Animals will be protected from extremes of temperature and the environmental temperature controlled to minimise distress to animals.
Noise	<p>Noise from barking dogs must be managed to comply with noise regulations and may be reduced using these methods:</p> <ul style="list-style-type: none"> <li>siting kennels so that they do not face each other</li> <li>limiting external stimulation, e.g., by partitioning between kennels or using blinds</li> <li>holding dogs singly or in compatible pairs</li> <li>turning lights off after feeding.</li> </ul> <p>Cats will be housed away from dogs as they may be disturbed by barking.</p>
Lighting	The kennel areas obtain sunlight via the opened shed like structure, thus is natural in form.
Ventilation	<p>Ventilation will be adequate to keep animal housing areas free of dampness and noxious odours without draughts.</p> <ul style="list-style-type: none"> <li>All kennels will be provided with a raised sleeping area and sufficient bedding, appropriate to the breed, or trampoline-style beds.</li> <li>Bedding provided for animals will be changed frequently and kept clean and dry.</li> <li>Cats will be provided with bedding.</li> </ul>
Bedding	<ul style="list-style-type: none"> <li>All kennels will be provided with a raised sleeping area and sufficient bedding, appropriate to the breed, or trampoline-style beds.</li> </ul>

	<ul style="list-style-type: none"> <li>• Bedding provided for animals will be changed frequently and kept clean and dry.</li> <li>• Cats will be provided with bedding.</li> </ul>
Security	<p>Existing 24/7 security cameras, existing security contract with Chubb in conjunction with Rangers Office, secure fencing surrounding the site.</p> <p>Firefighting equipment will be readily available.</p>
<b><u>Hygiene</u></b>	
Cleaning and disinfection	<ul style="list-style-type: none"> <li>• Housing and exercise areas will be kept clean so that the comfort of animals can be maintained, and disease controlled.</li> <li>• Faeces will be removed at least once daily.</li> <li>• Kennels and associated housing or exercise areas will be cleaned daily, and disinfected at least once each week, before new dogs or puppies are introduced and after an outbreak of infectious disease.</li> <li>• Cat housing will be cleaned daily and working surfaces disinfected weekly, before new cats are introduced and after an outbreak of infectious disease.</li> <li>• Cleaning and disinfecting agents will be chosen based on their suitability, safety and effectiveness. Some common disinfectants, particularly those derived from or containing coal or wood tar products, are toxic to cats. Pine oil, phenol, cresol and chloroxylenols are such products, and must be avoided where cats are kept.</li> <li>• Manufacturer's instructions for the use of cleaning and disinfecting agents must be followed, since to dilute a solution may be ineffective and too concentrated a solution may be toxic.</li> <li>• After cleaning, animal housing areas will be left dry. Kennels and cat runs will be dried with a mop or squeegee.</li> </ul>
Pest Control	<ul style="list-style-type: none"> <li>• Pests, including fleas, ticks, flies, lice, mosquitoes and wild rodents, will be controlled.</li> <li>• Chemicals used for pest control will be registered where required under the Pesticides Act and used only in accordance with manufacturer's instructions.</li> <li>• Because dogs and humans may be adversely affected by pest control agents, expert advice will be sought before pest control operations are carried out.</li> </ul>
Waste Disposal	All waste will be disposed of promptly and hygienically in accordance with Council's requirements.

Litter Trays	Cats will be provided with litter trays.
<b><u>Management</u></b>	
Care of Animals	<ul style="list-style-type: none"> <li>• All animals will be protected from distress or injury caused by other animals.</li> <li>• All animals will be identified in accordance with the Code requirements.</li> <li>• Dogs and cats will be housed in accordance with the Code requirements.</li> </ul>
Staff	All staff will be appropriately trained and maintain the technical qualifications.
<b><u>Health Care</u></b>	
Disease Prevention	Vaccinations and worming will be provided where required.
Health Checks	All animals will be checked at least once daily to monitor its health and comfort.
Veterinary Care	Veterinary care is available where required.
Isolation	Isolation areas are available on-site.
Euthanasia	Euthanasia options are available where an animal becomes seriously ill or injured.
<b><u>Diet</u></b>	
Food	Food will be provided in accordance with the requirements for the species, breed and age. Fresh water will be available at all times.
Water	
<b><u>Exercise</u></b>	
Exercise for Dogs	Dogs will be walked or provided an exercise area for at least 10 minutes twice daily.
Exercise for Cats	Cats will have sufficient room to enable them to stretch and to move about freely.
<b><u>Transport</u></b>	
Animals will be transported in the shortest practicable time. They will not be kept in parked vehicles in the sun or in hot weather unless adequate ventilation and shade is provided	

## 3 PLANNING CONTROLS

### 3.1 ACTS

The following Acts are considered relevant to the proposed development:

#### 3.1.1 Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) is the principal planning and development legislation in NSW and is applicable to the proposed development. Section 4.15 of the EP&A Act specifies the matters which a consent authority must consider when determining a DA. The relevant matters for consideration under Section 4.15 are addressed in further detail in separate sections of this SEE below.

- **Section 4.46 – What is integrated development?**

Integrated development is development (not being State significant development or complying development) that, in order for it to be carried out, requires development consent and one or more of the approvals listed within **Table 3** below.

**Table 3:** Integrated development

Integrated development	Proposed Development	
<b>Fisheries Management Act 1994</b>	<ul style="list-style-type: none"> <li>▪ s 144</li> <li>▪ s 201</li> <li>▪ s 205</li> <li>▪ s 219</li> </ul>	N/A
<b>Heritage Act 1977</b>	<ul style="list-style-type: none"> <li>▪ s 58</li> </ul>	N/A
<b>Coal Mine Subsidence Compensation Act 2017</b>	<ul style="list-style-type: none"> <li>▪ s 22</li> </ul>	N/A – The site is not located within a Mine Subsidence Area.
<b>Mining Act 1992</b>	<ul style="list-style-type: none"> <li>▪ s 63, 64</li> </ul>	N/A
<b>National Parks &amp; Wildlife Act 1974 (as amended)</b>	<ul style="list-style-type: none"> <li>▪ s 90</li> </ul>	N/A
<b>Protection of the Environment Operations Act 1997</b>	<ul style="list-style-type: none"> <li>▪ ss 43(a), 47, 55</li> <li>▪ ss 43(b), 48, 55</li> </ul>	N/A

	<ul style="list-style-type: none"> <li>▪ ss 43(d), 55, 122</li> </ul>	
<b>Roads Act 1993</b>	<ul style="list-style-type: none"> <li>▪ s 138</li> </ul>	N/A
<b>Rural Fires Act 1997</b>	<ul style="list-style-type: none"> <li>▪ s 100B</li> </ul>	No - A portion of Lot 409, DP257374 is identified as bushfire prone land, however no works are proposed which trigger an assessment against Planning for Bushfire Protection 2019. To this extent, referral is not required to the RFS.
<b>Water Management Act 2000</b>	<ul style="list-style-type: none"> <li>▪ ss 89, 90, 91</li> </ul>	No – The development will occur in excess of 40m of the mapped watercourse, therefore referral to the Natural Resource Access Regulator as integrated development is not required as part of this application.

### 3.1.2 Hunter Water Act 1991 (HW Act)

The subject site is not located within a Drinking Water Catchment. To this effect, a referral to HW is not required under Section 51 of the HW Act.

## 3.2 STATE ENVIRONMENTAL PLANNING POLICIES (SEPPS)

The following SEPPs are considered relevant to the proposed development:

### 3.2.1 SEPP (Resilience and Hazards) 2021

#### Chapter 4

In accordance with this Chapter, the consent authority must not grant consent to the carrying out of any development unless they have considered whether the land is contaminated.

The site is currently zoned for public recreation purposes. It is not expected or known that the site or immediate area has the potential to be contaminated, therefore, the land is considered suitable for the proposed development.

## 3.3 LOCAL ENVIRONMENTAL PLAN (LEP)

- **Clause 2.3 – Zone Objectives and Land Use Table**

The land is zoned RE1 – Primary Recreation under the Maitland LEP 2011 (MLEP). The proposed development seeks consent for an animal boarding and training establishment which is permissible with consent in the zone in accordance with Schedule 5 (Item 10) of the MLEP, as an ‘additional permitted use’ on-site. An Animal Boarding and Training Establishment Public Administration Building is defined under the MLEP as:

***animal boarding or training establishment** means 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 site has been historically used by Council's Rangers for administration purposes since the 1960's, within the existing cottage located on-site. Development approval for 'alterations and additions to existing public administration facility (Council Pound)' was approved by Council on 27 April 2021 under DA/2021/353. The proposed development seeks to utilise several existing animal kennels and approved facilities under DA/2021/353 for the boarding / keeping of dogs, cats, and other impounded animals prior to commercial adoption. This use will be in addition to the existing public administration facility (Council Pound) as approved.

The objectives of the RE1 zone include:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

The proposed development will provide an additional use on the site without hindering the function of surrounding facilities and services. The proposed development will not adversely affect any surrounding land uses and is designed to minimise impact on the surrounding built and natural environment. To this extent the proposed development is considered compatible with the objectives of the RE1 land use zone.

- **Clause 5.10 – Heritage conservation**

A search of the Aboriginal Heritage Information Services (AHIMS) database (18 March 2021) did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 2**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

Should any Aboriginal objects be uncovered during works, all works will cease in that location and contact shall be made with the appropriate person. In this regard, no further assessment against the requirements of clause 5.10 is required.

- **Clause 7.1 Acid Sulfate Soils**

The site is identified as affected by Class 5 Acid Sulphate soils, the proposal does not require the disturbance of more than 1 tonne of soil nor are the works proposed likely to lower the water table. Accordingly, neither an investigation into the presence of Acid Sulfate soils or an Acid Sulfate Soils Management Plan is required. The proposal does not disturb, expose or drain Acid Sulfate soils.

- **Clause 7.2 – Earthworks**

No building works are proposed as part of this application; thus, the requirements of this clause do not apply.

- **Clause 7.3 Flood Planning**



The objective of this clause is to minimise flood risk to life and property, allow suitable and compatible development of flood affected land and avoid significant impact on flood behaviour.

The site is identified as Flood Prone land on the fringe, however given no building works are proposed as part of this application, the requirements of this clause do not apply. A flood evacuation plan can be prepared at Construction Certificate stage if deemed necessary by Council.

### **3.4 DEVELOPMENT CONTROL PLAN (DCP)**

The following sections of the MDCP 2011 apply to the proposed development.

#### **Part B – Environmental Guidelines**

##### ***B.3 – Hunter River Floodplain***

Please refer to assessment under Clause 7.3 of the MMLEP. The site is located on the fringe of the 1:100 year flood area, with low risk depth and velocities during an event. Under Table 1 of this Section, a flood evacuation plan can be prepared for the site prior to issue of an occupation certificate if required.

##### ***B.4 – On-site sewage management systems***

An appropriate area on the site was identified for a new on-site sewage management system under DA/2021/353 and approved pursuant to Section 68 of the *Local Government Act 1993*. This system will support the proposed development.

##### ***B.6 – Waste – site waste minimisation and management***

No new major works are proposed thus consideration of this section is not required. Operational waste will continue to be managed as per the established Waste Management Plan provided to the Council in accordance with Condition 16 of DA/2021/353.

#### **Part C – Design Guidelines**

No new works are proposed thus consideration of this section is not required.

##### ***C.11 – Vehicular Access and Car Parking***

The number of customers varies from week to week; however, it is not expected that more than 50 customers would attend the site per week. The highest volume of customers would mainly be on weekends.

The existing parking area formalised under DA/2021/353 will support the proposed development. No additional spaces are considered necessary given the infrequent use of these parking spaces. Collection and /or delivery of animals is sporadic or organised by the site managers. The existing access is sufficient to support the site activities.

##### ***C.12 – Crime prevention through environmental design***

Existing 24/7 security cameras, existing security contract with Chubb in conjunction with Rangers Office and secure fencing surrounding the site enables efficient site security in accordance with CPTED principles.

## **4 LIKELY IMPACTS OF THE DEVELOPMENT**

The likely impacts of the proposed development and constraints affecting the subject site have been explored throughout this SEE. The following sections detail the major potential impacts and constraints in greater detail, in accordance with Section 4.15(1) of the EP&A Act 1979.

### **4.1 BUILT ENVIRONMENT**

#### **4.1.1 CONTEXT, SETTING AND VISUAL IMPACT**

The development has demonstrated consistency with the surrounding locality through the environmental planning regulations and site features informing the proposed development. The proposed development will provide employment opportunity, whilst ensuring compatibility with the character of the site and immediate locality. There are no anticipated adverse impacts on the built environment as a result of the proposed development.

#### **4.1.2 ACCESS, TRANSPORT AND TRAFFIC**

Access to the site will remain onto Metford Road. There is ample parking on-site, noting that four line marked, and sealed customer car parking spaces will be provided, and other existing ranger carparking areas exist on-site.

#### **4.1.3 PUBLIC DOMAIN**

The proposed development will not have an impact on any public domain.

#### **4.1.4 SERVICES**

The subject site is serviced by reticulated water, electricity and will be extended to service the proposed development without burdening the public supply. The existing on-site waste management system will continue to support the development proposed.

#### **4.1.5 NOISE AND VIBRATION**

No additional significant noise or vibration impacts have been identified as part of this SoEE. Given the existing kennel numbers will not increase as a result of the proposed development, no adverse impact in relation to animal noise is anticipated. The large proximity of the site from residential properties aids in ensuring noise impacts are completely mitigated.

## **4.2 NATURAL ENVIRONMENT**

### **4.2.1 ECOLOGICAL**

The proposed development includes a stormwater water system that manages stormwater in accordance with Council's quantity and quality requirements. In addition, the installation and

maintenance of erosion and sedimentation controls will occur during construction. It is noted that no vegetation removal is required to facilitate the development.

#### **4.2.2 LANDSCAPING**

No vegetation removal is proposed as part of this application. Accordingly, no additional landscaping has been provided.

#### **4.2.3 ARCHAEOLOGY**

A search of the Aboriginal Heritage Information Services (AHIMS) database (18 March 2021) did not identify the subject site as containing any Aboriginal sites or places as shown in **Appendix 2**. The site is also not identified within Schedule 5 of the LEP as containing any items or places of heritage significance.

No works are proposed that may impact or disturb any site or artifacts.

### **4.3 SOCIAL AND ECONOMIC**

The proposed development is considered to have a positive social and economic impact on the locality. The proposed development will have a positive impact through long-term operation of the facility in Maitland.

A ramp is available on-site to enable access to the administration building for persons with a disability.

#### **4.3.1 SAFETY, SECURITY AND CRIME PREVENTION**

Existing 24/7 security cameras, existing security contract with Chubb in conjunction with Rangers Office and secure fencing surrounding the site enables efficient site security in accordance with CPTED principles.

## **5 SUITABILITY OF THE SITE**

The proposal is consistent with the zone objectives and permissibility and considered to be in accordance with the MLEP legislative requirements and MDCP controls for the site. The alteration to the development site is considered suitable in the locality, particularly due to the location of the site being isolated, ensuring impacts on sensitive receivers such as residential properties is avoided.

To this extent, the site is suitable for development.

## **6 ANY SUBMISSIONS AND CONSULTATION**

As part of the DA consideration process, it is envisaged Council may place the proposal on public exhibition and send neighbor notification letters to adjoining or adjacent properties.

## **7 PUBLIC INTEREST**

The proposed development is not anticipated to have any significant adverse impacts on surrounding properties or the amenity of the locality. The proposed development reinforces the use and nature of the land and is in keeping with the character of surrounding developments. The proposed use will support the care and rehoming of animals in lieu of the RSPCA, which represents a positive impact on the community. The proposed development is in the public interest.

## **8 CONCLUSION**

This SEE has shown that the development is within the public interest, from a social, economic and environmental perspective. The proposed development is the most suitable option for the development of the site. Any relevant matters have been addressed through this SEE. The key reasons why the proposed development is appropriate are as follows;

- The use is permissible with consent;
- The Council facility will continue to be used for its designated purpose and will enable increased functionality for the current and future operators of the site;
- No adverse impact on the existing environment or amenity of the area will result; and
- The proposed development will directly benefit the community by providing a valuable service to meet the community needs.

It is considered that the proposal will have no significant impacts on the surrounding properties to that it is likely to adversely affect their enjoyment or amenity. We look forward to Councils determination of this matter.

If we can provide any further information or clarity, please don't hesitate to contact us.



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