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# **Part 15**

## **Animal Boarding or Training Establishments**

## 15.1 Application

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This Part applies to animal boarding or training establishment in areas zoned IN1, E3 and RU2

**Animal boarding or training establishment** (as defined under the CLEP) 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.

### Zone Acronyms

INI General Industrial : IN1

E3 Environmental Management: E3

RU2 Rural Landscape: RU2

### Note:

Under the CLEP, the minimum qualifying site area for animal boarding or training establishments in E3 and RU2 Zones is 5 hectares.

### Note:

All development applications for animal boarding or training establishments that involves companion animal breeding shall be assessed giving due consideration to the Animal Welfare Code of Practice - Breeding Dogs and Cats available from NSW Industry and Investment website at: <http://www.dpi.nsw.gov.au>

### Objectives:

- Ensure that animal boarding or training establishments do not significantly impact on the amenity of adjoining residents.
- Ensure that land selected for an animal boarding or training establishment is capable of supporting that use.
- Ensure that the location, size and internal layout of animal boarding or training establishments takes into account the surrounding land uses and potential land uses.
- Ensure that animal boarding or training establishments incorporate best practice design and management practices, in order to minimise any potential adverse impacts upon adjoining landholdings and to provide for the satisfactory welfare of animals kept within the establishment.
- Ensure that animal boarding or training establishments are designed to incorporate humane and industry best practice animal accommodation.
- To minimise the potential for land use conflict between animal breeding, boarding and training establishments and other uses in the vicinity.
- To minimise the impact of wastes from the animal boarding or training establishment on water and air quality.
- To prevent contamination of surface and ground waters.

# 15.2

## General Requirements for Animal Boarding or Training Establishments

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#### 15.2.1 Site Requirements

- a) Animal boarding or training establishments shall not be located on land that is a bush fire prone land unless appropriate measures to the satisfaction of Council and Rural Fire services are implemented.

#### 15.2.2 Setbacks

- a) Animal boarding or training establishments on land zoned E3 and RU2 shall be set back a minimum of 250 meters for any dwelling not associated with the facility.
- b) Notwithstanding the requirement under Clause 15.2.2 a) above, animal boarding or training establishments on land zoned E3 and RU2 shall comply with the setback requirements under Part 4 Rural Residential Development and Ancillary Rural Development Structures.
- c) Animal boarding or training establishments on land zoned IN1 shall comply with the setback requirements under Part 7 Industrial development.

#### 15.2.3 Isolation facility

- a) An isolation facility shall be provided on site in order to segregate animals which have an infectious disease.

#### 15.2.4 Noise impacts

- a) An acoustic impact assessment report shall be required to be submitted with a development application for any animal boarding or training establishment.
- b) Buildings shall be designed and constructed to minimise noise transfer to neighbouring properties.

#### 15.2.5 Environmental impacts

- a) A waste water treatment plan shall be included with the development

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## 15.2

### General Requirements for Animal Boarding or Training Establishments

application to ensure that the land is capable of supporting the proposed use.

- b) Stormwater runoff shall be controlled so that it does not pose a risk to any natural water course.
- c) A waste water management plan shall be submitted with the development application.
- d) All animal boarding establishments are to contain all waste water as far as practicable.
- e) Runoff from shed roofs, access tracks and hard stand is to be effectively collected and stored on-site.
- f) Details of any proposed sediment basins or dams are to be submitted to Council with the development application.

#### 15.2.6 landscaping

- a) Appropriate landscaping and vegetative screening shall be employed to minimise visual impact and contribute to the elimination of air and noise pollution

#### 15.2.7 Waste Management

- a) A waste management plan shall be prepared and submitted to Council as part of any development application for an animal boarding or training establishment.
- b) A vermin control plan shall be prepared and submitted to Council as part of any development application for an animal boarding or training establishment.
- c) All solid wastes shall to be disposed of appropriately.
- d) Any deceased animals shall to be removed from the premises and disposed of at a Council approved garbage depot.
- e) No dead animal disposal shall occur on-site, whether it be by burning or burial.