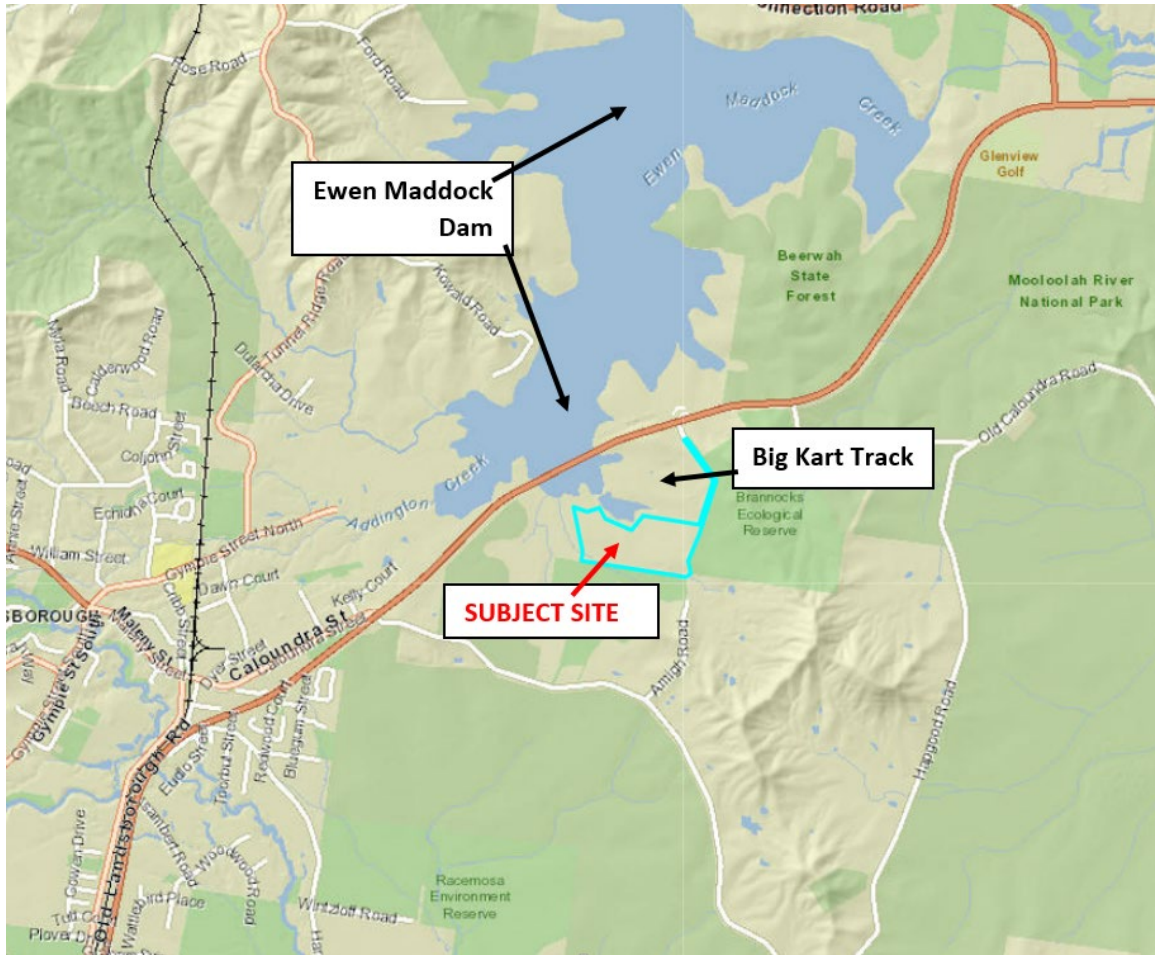


# Ordinary Meeting October 2021

## Item 8.1

2312 Steve Irwin Way LANDSBOROUGH  
Development Permit for Material Change of Use of  
Premises to Establish Animal Keeping

# Locality Plan

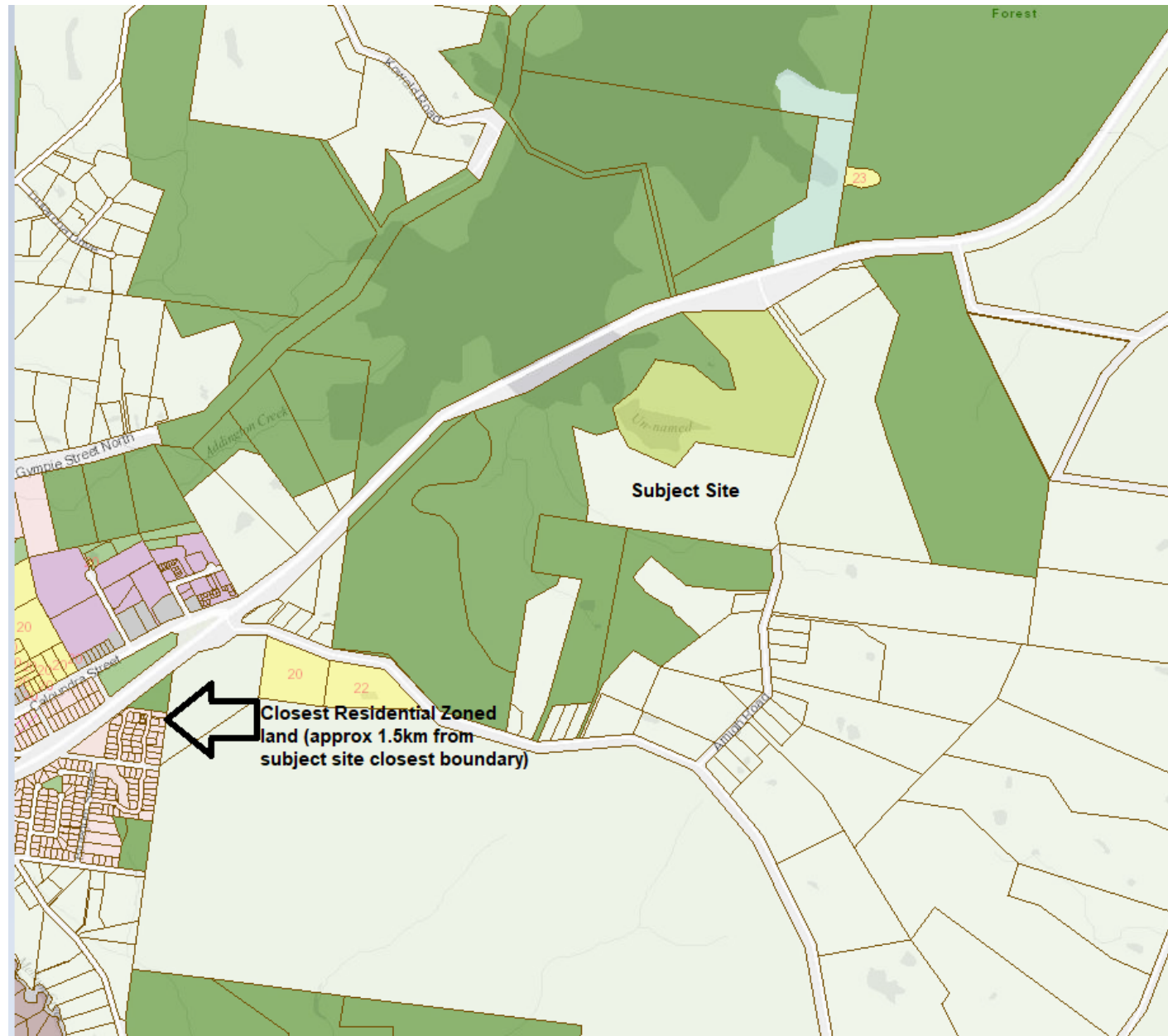




# Zone Map

Subject Site is Rural Zone

Surrounding Area is predominantly Rural Zone and Environmental Management and Conservation Zone



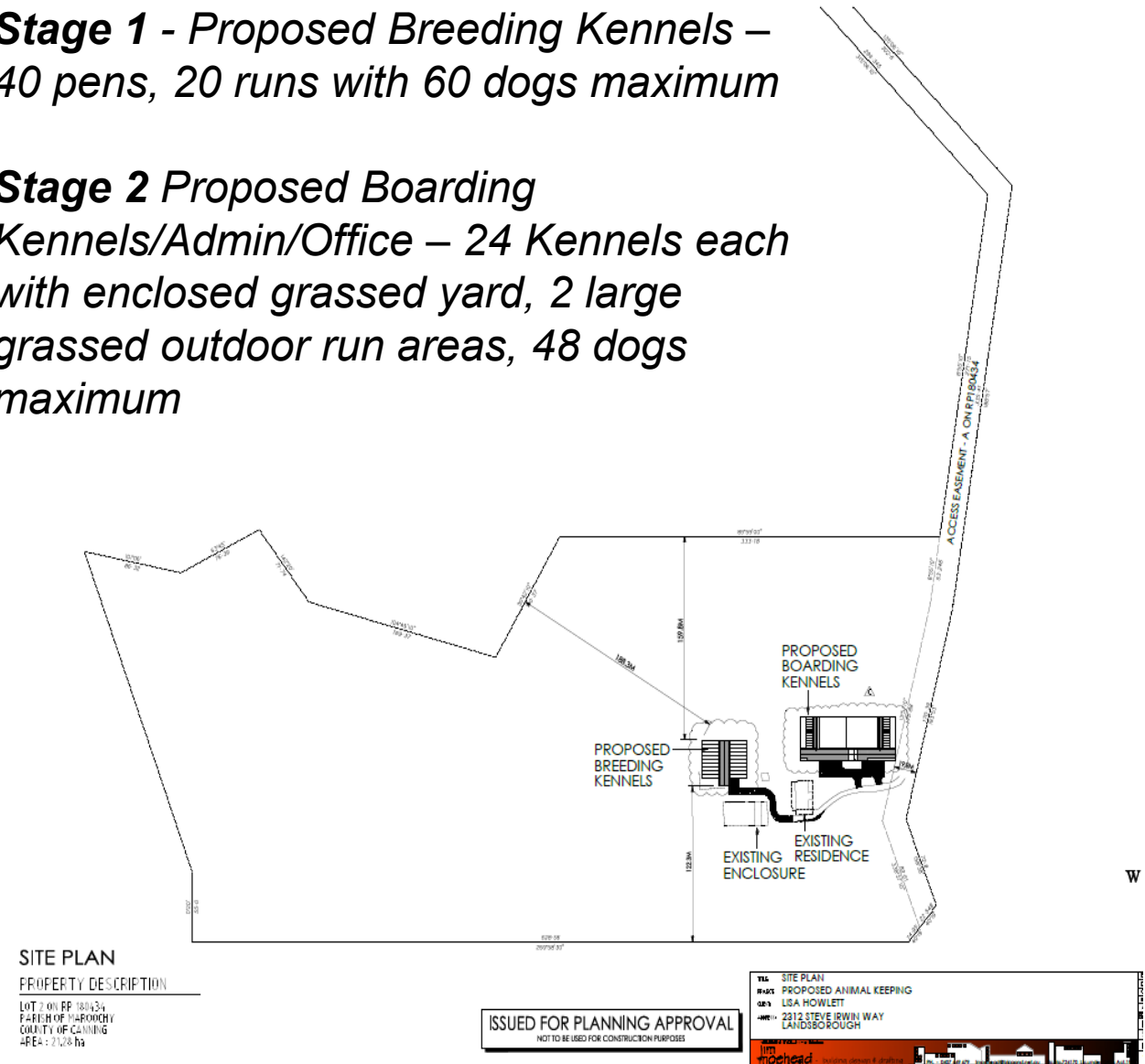
- Low Density Residential Zone Precinct
    - Precinct LDR1 (Protected Housing Area)
  - Rural Zone Precinct
    - Precinct RUR (Meridan Plains Extractive Resource Area)
  - Tourism Zone Precincts
    - Precinct TOU1 (Australia Zoo)
    - Precinct TOU2 (Aussie World)
    - Precinct TOU3 (Big Pineapple)
  - Community Facilities Zone Annotations
- 
- Zones
    - Low Density Residential Zone
    - Medium Density Residential Zone
    - High Density Residential Zone
    - Tourist Accommodation Zone
    - Principal Centre Zone
    - Major Centre Zone
    - District Centre Zone
    - Local Centre Zone
    - Sport and Recreation Zone
    - Open Space Zone
    - Environmental Management and Conserv Zone
    - Low Impact Industry Zone
    - Medium Impact Industry Zone
    - High Impact Industry Zone
    - Waterfront and Marine Industry Zone
    - Community Facilities Zone
    - Emerging Community Zone
    - Limited Development (Landscape Reside Zone)
    - Rural Zone
    - Rural Residential Zone
    - Specialised Centre Zone
    - Tourism Zone

# Proposal

- Dog Breeding and Boarding - the combined total of breeding and boarding dogs is 108 dogs (excluding puppies):
  - Dog breeding – up to 60 adult dogs (excluding puppies)
  - Dog boarding – up to 48 dogs
- Cattery – up to 20 cats (boarding only)

**Stage 1 - Proposed Breeding Kennels – 40 pens, 20 runs with 60 dogs maximum**

**Stage 2 Proposed Boarding Kennels/Admin/Office – 24 Kennels each with enclosed grassed yard, 2 large grassed outdoor run areas, 48 dogs maximum**



# Changes to Proposal

Revised Proposal	Original Proposal
Combined total of <u>breeding and boarding dogs</u> was <b>108</b> dogs (excluding puppies)	Combined total of <u>breeding and boarding dogs</u> was <b>260</b> dogs (excluding puppies)
<ul style="list-style-type: none"><li>• Dog breeding – up to <b>60</b> adult dogs (excluding puppies)</li></ul>	<ul style="list-style-type: none"><li>• Dog breeding – up to <b>60</b> adult dogs (excluding puppies)</li></ul>
<ul style="list-style-type: none"><li>• Dog boarding – up to <b>48</b> dogs</li></ul>	<ul style="list-style-type: none"><li>• Dog boarding – up to <b>200</b> adult dogs</li></ul>
<u>Cattery</u> – up to <b>20</b> cats (boarding only)	<u>Cattery</u> – up to <b>20</b> cats (boarding only)

# Public Notification

- Publicly notified for 15 business days between 3 June and 24 June 2020
- The application received a high level of public interest
- Estimated up to 400,000 submissions were received however many of the submissions were blocked by Council's system
- Due to the volume of submissions (properly and not properly made) Council requested relief from the Planning and Environment Court
- As a result of the Court judgement, it was agreed that there were 104 properly made submissions and 3,988 not properly made submissions
- Additional judgement requirement to notify Oscar's Law once a decision had been made for this application

# Key Assessment Considerations

## Land Use and Planning Scheme

- “Animal Keeping” is a “potentially consistent use” within the Rural zone
- Animal Keeping is described in the planning scheme as a “rural activity”
- The development application complies with the requirements of the *Sunshine Coast Planning Scheme 2014*

## Animal Welfare

- Animal welfare concerns are not a planning consideration relevant to the assessment of the application
- Matters relating to animal welfare are regulated by the Queensland Government through other legislation

# Key Assessment Considerations

## Acoustics

- An external acoustic specialist (MWA Environmental) was engaged to review application material
- MWA Environmental have recommended support for the application subject to conditions such as but not limited to:
  - Operating hours for drop off and pick up – 7am to 6pm (unless otherwise by appointment for out of hours)
  - Hours of use of outdoor run areas – 7am to 6pm
  - Dogs to be housed within kennel buildings with external façade elements closed (6pm to 7am)
  - Limit the number of dogs in each common dog run to 5 animals per play area at the one time and to be supervised by staff at all times
  - 2.5 m high acoustic barriers as shown on the plans
  - Kennel buildings to be designed and constructed to specific acoustic requirements



# Referral Agencies

Department of State Development, Infrastructure, Local Government and Planning (SARA) - Concurrency Agency approved the development subject to conditions for:

- Stormwater management
- Steve Irwin Way upgrade including right and left turn treatments

Seqwater - Third Party Advice Agency recommended approval subject to conditions including:

- setback a minimum of 400m to the Full Supply Level of Ewen Maddock Dam
- setback a minimum of 50m to any Stream Order 1-3 watercourses on or near the subject site

RSPCA - Third Party Advice Agency identified no objection to the proposed development

# Recommendation

That Council APPROVE this application for a Development Permit for Material Change of Use of Premises to Establish Animal Keeping, subject to reasonable and relevant conditions provided in Appendix A

Thank you.



See council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)