



**Item:** 6.1 **Ref:** WO/2019/01362  
**Title:** Development Application – D Ludwig – Breeding Kennels – 10.2019.45  
**Author:** Contract Town Planner  
**Previous Items:** Not Applicable  
**Attachment:** No. 1 – Development Assessment – WINT/2019/03677  
 No. 2 – Aboriginal Heritage Information Management Search – WINT/2019/03657  
 No. 3 – Statement of Environmental Effects – WI/2019/06518  
 No.4 – Site Plan – WINT/2019/03674  
 No. 5 – Vet Audit – WI/2019/06520  
 No. 6 – Submissions – WINT/2019/03676  
 No. 7 – Petition – WINT/2019/03675  
 No. 8 – Applicant Response to Submissions – WI/2019/07517

**Community Strategic Plan References:**

- Strategy 6.1.2 - Promote sustainable development and protection of our natural resources through the planning system.*
- Strategy 6.6.1 – Maintain the character of the Walcha Local Government Area through orderly development of the natural and built environment.*
- Strategy 6.6.2 – Ensure that sufficient land is available to meet the demand for appropriate land uses.*
- Strategy 6.6.3 – Prevent agricultural land from being developed in ways that reduce its productivity.*
- Strategy 6.6.4 - Enhance the Walcha Local Government Area so that it continues to be an attractive place to live, work and visit.*

**Introduction:**

This report is submitted to determine Development Application 10.2019.45 submitted by D Ludwig for 34 Berman Street, Woolbrook being Lot 19 DP 5142. Neighbour notification was carried out with 7 submissions and 1 petition being received. A full Development Assessment is contained within Attachment A.

**Report:**

The application is for a dog breeding kennel. The kennels will consist of 2 large runs (approximately 1250m<sup>2</sup>), being fenced. The fencing is ringlock with a lower electric fence running along the inside. The fences have a strip of shade cloth running along to prevent the dogs from seeing out. There are three whelping runs, being smaller and are located in a shed away from neighbours and the two dog runs.

The kennels breeding animals currently consist of 3 males and 6 females. There are 2 females that no longer breed but are pets and 1 male pet. All are classified as being of small breed.

Water is provided by way of pipes underground to large water dishes, with self feeders being provided. Waste matter is composted in special composting units.

The development has been assessed against the NSW Industry & Investment *Animal Welfare Code of Practice – Breeding dogs and cats*. All infrastructure and proposed management is compliant with this Code.

Submitted to Council: 26 June 2019

..... General Manager ..... Mayor



There were 7 submissions which raised the issues of noise, supervision, dog waste treatment, fencing, residential nature of the area and impact on the Cas family. Comments have been made about each in the Development Assessment Report.

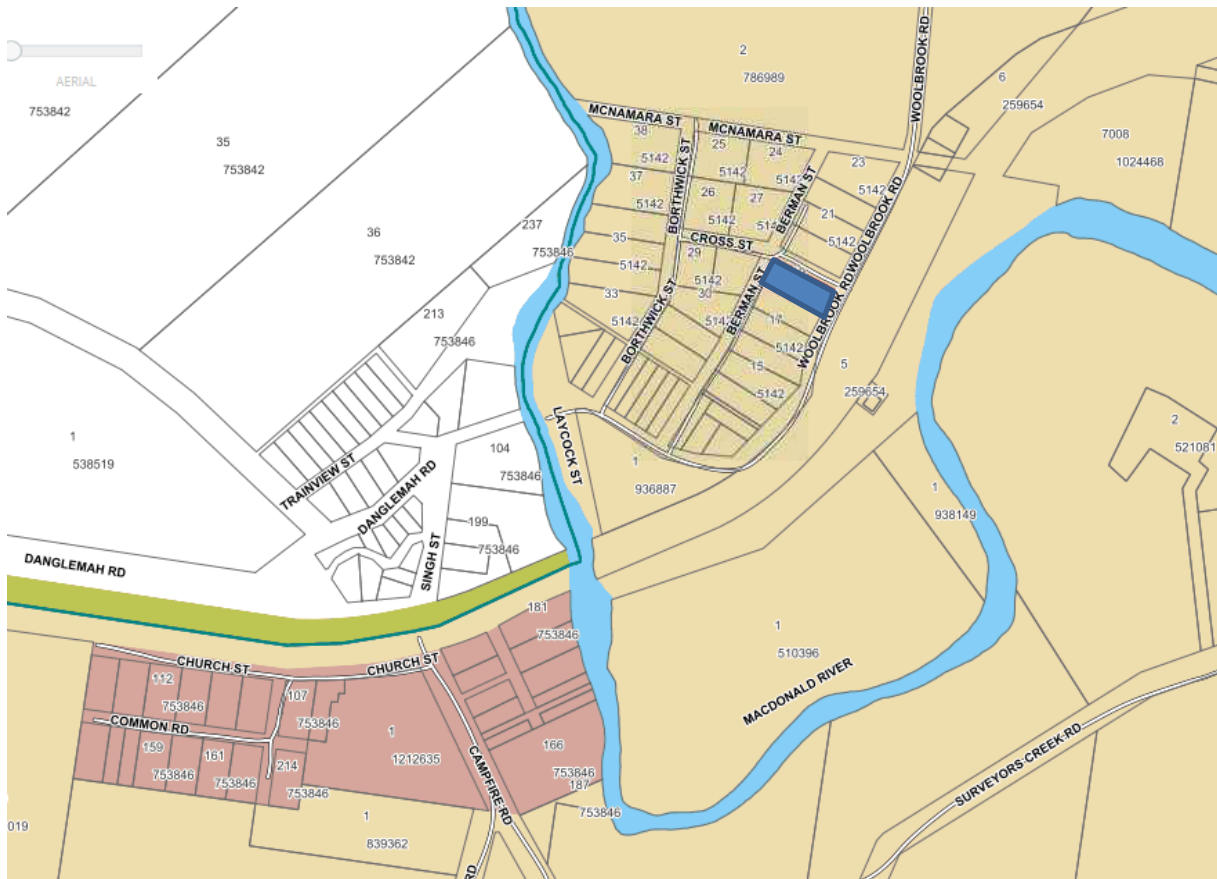
There is already a precedent for dog kennels in the immediate area. In Borthwick Street approximately 240 metres away there are breeding kennels for corgis and substantial number of working dogs (kelpies) approximately 190 metres away.



The land is zoned RU1 Primary Production and Not RU5 Village. Technically it is on the outskirts of the Woolbrook Village and not within it. Breeding kennels is a permissible use under the *Walcha Local Environmental Plan 2012*.

Submitted to Council: 26 June 2019

..... General Manager ..... Mayor



There is no issue that cannot be dealt with by use of appropriate conditioning.

Legal Issues:

Compliance with *Walcha Local Environmental Plan 2012* is to be ensured in accordance to the *Environmental Planning and Assessment Act 1979* and associated Regulations.

Financial Implications:

Nil

Sustainability Implications:

Nil

Policy Implications:

Nil

**RECOMMENDATION:**

**That Council approve Development Application 10.2019.45 for Dog Breeding Kennels on Lot 19 DP 5142 being 34 Berman Street Woolbrook subject to the conditions within the Development Assessment Report.**

---

Submitted to Council: 26 June 2019

..... General Manager ..... Mayor

## Development Assessment Report

**DA Number:** DA 10.2019.45

**Council:** Walcha

**Location:** 34 Berman Street, Woolbrook

**Development Description:** Dog Breeding Kennels

**Title Details:** Lot 19 DP 5142

### Proposal Overview

The application is for a dog breeding kennel. The kennels will consist of 2 large runs (approximately 1250m<sup>2</sup>), being fenced. The fencing is ringlock with a lower electric fence running along the inside. The fences have a strip of shade cloth running along to prevent the dogs from seeing out. There are three whelping runs, being smaller and are located in a shed away from neighbours and the two dog runs.

The kennels breeding animals currently consist of 3 males and 6 females. There are 2 females that no longer breed but are pets and 1 male pet. All are classified as being of small breed.

There is 1 isolation pen for sick animals.

Water is provided by way of pipes underground to large water dishes, with self feeders being provided. Waste matter is composted in special composting units.

The facility has been audited by a vet, as per the provisions of the Australian Association of Pet Dog Breeders, with the facility being compliant and having no issues.

The development has been assessed against the NSW Industry & Investment *Animal Welfare Code of Practice – Breeding dogs and cats*. All infrastructure and proposed management is compliant with this Code.

### Property Details/History

	Checked	Comments
<b>Land History</b>	Yes	No additional relevant property information available.
<b>Title Plan</b>	Yes	
<b>Check Ownership</b>	Yes	

**Is there any other issue that requires notation?**

No

### Application Type

**Is this application an Integrated Development Application?**

No

**Is this application a Designated Development Application?**

No

**Is this application for State Significant Development?**

No

**Is this application submitted by/on behalf of a Local Authority?**

No

**Is this application a section 96 amendment?**

No

### Concurrence/Referral

*Section 4.13 – EP & A Act*

**Does this application require concurrence referral?**

No

**Does this application require courtesy comment?**

No

**Is there any other issue that requires notation?**

No

**Does this application require referral for decision by Council based on the above referral response?**

No

**Local Environmental Plan**

Section 4.15(1)(a)(i) – EP & A Act

This land is zoned: RU1

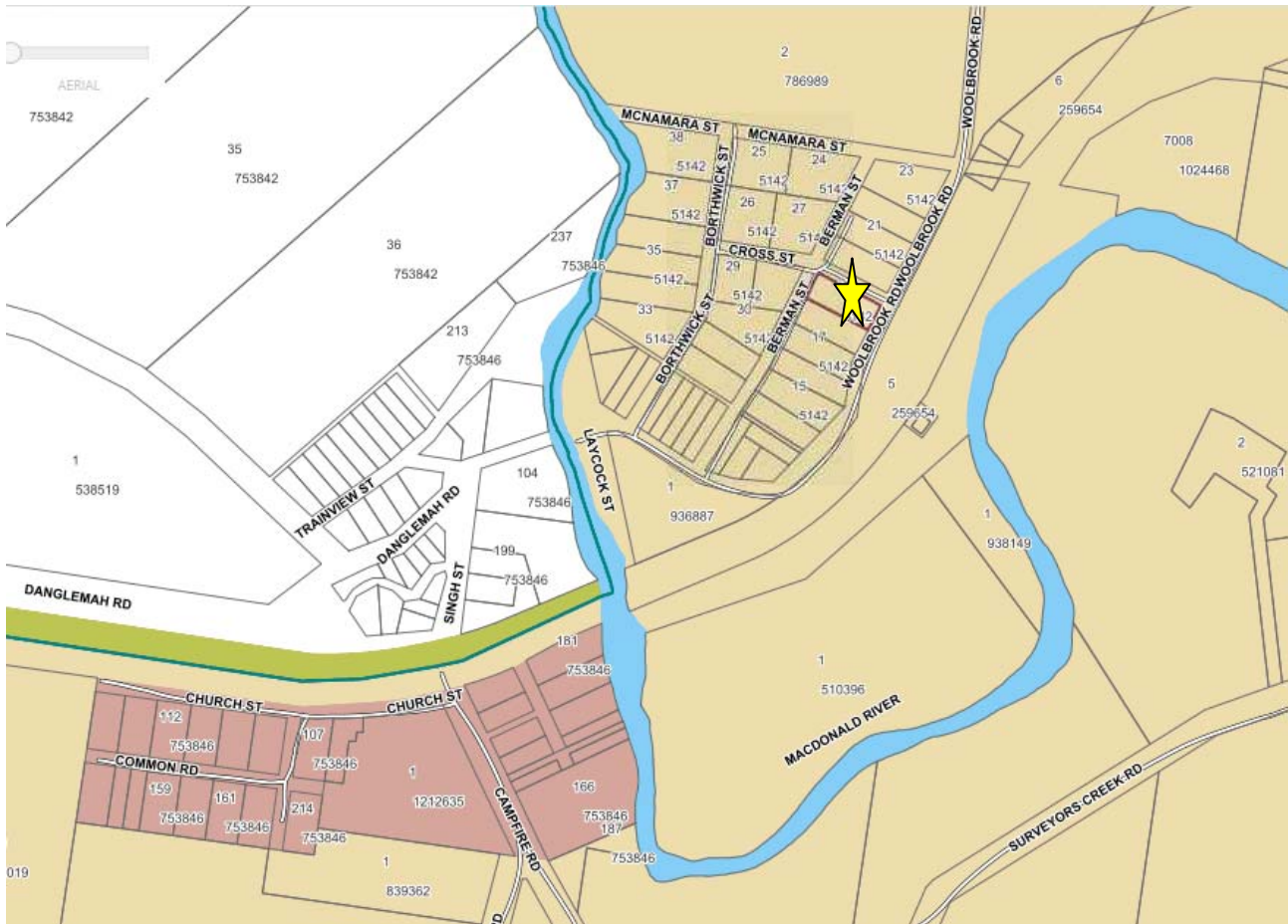
List the relevant clause/clauses applicable under the LEP		
Clause	Compliance	Comment
Landuse Table	Yes	Is a permissible use with consent and complies with the zone objectives.
Dictionary	Yes	Definition - <b>animal boarding or training establishment</b> means a building or place used for the breeding, 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.

Is there a draft LEP or draft LEP amendment which may affect this proposal? No

Is there any other issue/feature that requires notation? No

Do 'existing use' provisions apply to this development? No

Comment:



**Development Control Plan**

Section 4.15(1)(a)(iii) – EP & A Act

Is there a DCP which applies to this land/proposal? No

Is there a draft DCP which may affect this proposal? No

Is there any other issue that requires notation? No

**Regional Environmental Plan**

There is no REP applicable to this area.

**State Environmental Planning Policy**

**Is this proposal affected by a SEPP?** Yes

<u>List all relevant SEPPs</u>		
SEPP	Compliance	Comment
SEPP 55 - Remediation of Land	Yes	The property does not require an assessment for identification of contaminated sites, as the land-use would not significantly alter. The site has no history of use that would have involved chemical application or use. All works would be managed so as to prevent any contamination of the surrounding environment. The excavation area would be rehabilitated on a cell-by-cell basis and should result in minimal impact. Should the future land use of the area alter an assessment for contaminated land may be required.
SEPP Primary Production & Rural Development	Yes	The development would meet the aims of this SEPP particularly (b) in that the site is located where there will be minimal land use conflict or sterilisation of primary production land. The proposed breeding kennel will not reduce the agricultural viability of the land, nor any adjoining land.

**Is there any other issue that requires notation?** No

**Planning Agreement**

*Section 4.15(1)(a)(iii) – EP & A Act*

**Is there a Planning Agreement in force under section 93F of the EP&A Act?** No

**Planning Strategies/Local Policy**

**Is there a Planning Strategy or Local Policy that requires notation?** No

**Has the applicant submitted any supporting planning assessments?** Yes

**Comment:** Statement of Environmental Effects, Site Plan, Vet Audits

**Is there any other issue/feature that requires notation?** No

**Subdivision**

**Is this application for subdivision?** No

**Environmental Impacts**

*Section 4.15(1)(b) – EP & A Act*

**Does this proposal have any potential impact on?**

	Impact	Comment
<b>Social</b>	No	There is no social impact from breeding kennels if managed as per the information provided.
<b>Economical</b>	No	

<b>Siting &amp; Configuration</b>	Yes Minimal	The kennels are adjoining only 1 other property. This property contains a residence and a small engine workshop, and therefore is considered to be residential and commercial in nature.  The whelping pens are located in a shed on the opposite side of the land facing Cross Street.
<b>Privacy</b>	No	There are no neighbouring buildings overlooking the dog yards.
<b>Overshadowing</b>	No	
<b>Visual</b>	Minimal	The external fence for the dog yards are screened using shade cloth.
<b>Significant Views</b>	No	
<b>Amenity</b>	Possibly	The land use itself will have no impact on amenity. Impact will only arise from poor management of the landuse. Appropriate conditioning aids in ensuring appropriate management provisions are put in place.
<b>Water</b>	No	
<b>Air</b>	No	
<b>Noise &amp; Vibration</b>	Minimal	<p>Noise (barking dogs) is the biggest impact from this development. The applicant has taken the following steps to reduce barking:</p> <ul style="list-style-type: none"> <li>• Installing self feeders – therefore reduces the excited barking relating from feeding</li> <li>• Installing shade cloth around the fencing of the dog runs and whelping kennels to reduce the dogs visibility.</li> </ul> <p>During the site inspection, the dogs did bark in greeting when officers approached the dog runs. Officers stood at the dog runs for a period of 10 minutes, during which the dogs only barked in greeting and then were no concerned. It was noted that a dog from the adjoining property barked the entire time the officers were onsite – approximately 15 minutes.</p> <p>During the inspection, officers drove repeatedly up and down Cross Street (adjoining the dogs runs) whereby the dogs in the runs did not bark, yet a dog from the adjoining property barked. It was also noted that the dogs in the Breeding Kennels (approximately 12 dog runs) in Borthwick Street could be heard during the drive past, and the dogs further up in Borthwick Street which were working dogs (kelpies approximately 6-8 dogs in total).</p>



Based on this inspection, the measures listed above are working and barking is considered to be controlled in current management practices.

<b>Land Degradation</b>	No	
<b>Tree Loss</b>	No	
<b>Flora &amp; Fauna</b>	No	

**Environmental Impacts – Threatened Species**

*Section 4.15(1)(b) – EP & A Act*

Has a Threatened Species Impact Assessment been prepared?	No
Are there any species/communities listed under the TSC Act?	No
Does the proposed development require a Biodiversity Development Assessment Report?	No

**Environmental Impacts – Heritage**

*Section 4.15(1)(b) – EP & A Act*

Does this proposal have any potential impact on?

Heritage	Impact	Comment
European	No	No items of European heritage value were identified during this assessment.



<b>Aboriginal</b>	No	An Aboriginal Heritage Information Management System Search was carried out. No Aboriginal sites are recorded on or near the above location, neither have any sites been declared. A copy of the search is attached to this assessment.  It will be conditioned to ensure compliance with the requirements of the <i>National Parks and Wildlife Act, 1974</i> if Aboriginal relics are found.
-------------------	----	--

<b>Is this land classified as containing an item of environmental heritage?</b>	No
<b>Is there an impact on and adjoining or in close vicinity to an item of environmental heritage?</b>	No
<b>Is this proposal in a heritage conservation Zone?</b>	No
<b>Is this proposal in an adjoining or in close vicinity to a conservation zone?</b>	No
<b>Has a Heritage Impact Statement been prepared for this proposal?</b>	No
<b>Has an Archaeological Survey been prepared for this proposal?</b>	No
<b>Is there any other issue/feature/impact that requires notation?</b>	No

**Flooding**  
*Section 4.15(1)(b) – EP & A Act*

<b>Is this property flood affected?</b>	No
---	----

**Bush Fire Prone Land**  
*Section 4.15(1)(b) – EP & A Act*

<b>Is this property bush fire prone as per the Bush Fire Prone Map?</b>	No
---	----

**Contaminated Land**  
*Section 4.15(1)(b) – EP & A Act*

<b>Has this land been identified as being contaminated land by Council?</b>	No
<b>Is it a possibility this land may be contaminated?</b>	No
<b>Has a Contaminated Land Site Investigation been completed?</b>	No
<b>Is this land in the close vicinity or adjoining a known contaminated site?</b>	No

**Infrastructure**

<b>Has an engineering assessment been completed?</b>	No
--	----

**Comment:** An engineering assessment has not been undertaken.

**Construction Assessment**

<b>Is a construction assessment required?</b>	No
---	----

**Section 68 Assessment**  
*Section 68 – LGA Act*

<b>Is a section 68 assessment required?</b>	No
---	----

**Developer Contributions**  
*Section 7.11 & 7.12 – EP & A Act*

<b>Does this proposal require any Developer Contribution?</b>	No
---	----

**Signage**

Has this application included signage?

No

**Notification**

*Section 4.15(1)(d) – EP & A Act*

Is this application an advertised development application?

Yes

Was this application notified as per the provisions of Council’s Notification Policy?

Yes

Were there any written submissions received?

Yes

<b>Submission Maker 1.</b>	<b>Anthony Kennelly - Objection</b>
<b>Issue:</b>	Noise - Barking
<b>Comment:</b>	Site inspection revealed that the dogs did not bark excessively, and neighbour enquiry throughout the adjoining and nearby residents produced very mixed opinions. The majority stated the barking was not excessive and that the barking came from other sources.
<b>Issue:</b>	Kennels are not a reflection of the area
<b>Comment:</b>	There is an existing breeding kennels – corgis – in Borthwick Street approximately 240 metres away and substantial number of working dogs (kelpies) approximately 190 metres away. Therefore the precedent is existing for the keeping of kennels in numbers in the immediate vicinity.
<b>Submission Maker 2.</b>	<b>Timothy &amp; Belinda Laurie - Objection</b>
<b>Issue:</b>	Existing Number of dogs in Woolbrook is a problem
<b>Comment:</b>	Without a full audit of all residents in Woolbrook, the exact number of dogs in the area is not known. The kennels will add to the number of dogs in the area, yet if managed correctly will not add to the problem, as if there are other problems relating to dogs in the area, these will need to be addressed by Ranger Services.
<b>Issue:</b>	Care and Housing of Dogs is questionable
<b>Comment:</b>	The infrastructure of the kennels proposed management meets the NSW Industry & Investment <i>Animal Welfare Code of Practice – Breeding dogs and cats</i> . The annual vet audit revealed that all dogs are healthy and are well cared for.
<b>Issue:</b>	Current Fencing
<b>Comment:</b>	The current fencing arrangement is acceptable, and screens the yards. The fencing arrangement is of a better standard to most is the immediate vicinity.
<b>Issue:</b>	Supervision
<b>Comment:</b>	This is a management practice that the owner needs to address on an as needs basis.
<b>Issue:</b>	Dog Waste Disposal
<b>Comment:</b>	Current practice meets the current NSW Industry & Investment <i>Animal Welfare Code of Practice – Breeding dogs and cats</i> . Specific compost bins are being utilised.
<b>Submission Maker 3.</b>	<b>Gary Olrich - Objection</b>
<b>Issue:</b>	Location is in a residential area

<b>Comment:</b>	The land is classified as being rural by way of zoning, and the landuse of breeding kennels is a permissible use. There is an existing precedent for breeding kennels within 250 metres of the property.
<b>Issue:</b>	Barking
<b>Comment:</b>	Addressed above in number 2.
<b>Issue:</b>	Supervision
<b>Comment:</b>	Addressed above in number 2.
<b>Submission Maker 4.</b>	<b>Kylie Matthews - Objection</b>
<b>Issue:</b>	Noise - Barking
<b>Comment:</b>	Addressed above in number 2.
<b>Issue:</b>	Smell from Dog Waste
<b>Comment:</b>	During the site inspection, no dog faeces smell was noticed and the composting bins were in use. As the dogs are no on concrete the actual smell will be minimal with the use of the composting bins.
<b>Issue:</b>	Supervision
<b>Comment:</b>	Addressed above in number 2.
<b>Issue:</b>	Chain impact of Barking
<b>Comment:</b>	During the site inspection, the adjoining neighbours dogs barked the whole time. There was only one of the dogs within the dogs runs that acknowledged the dog barking, and this was to bark once. The other 10 dogs took no notice of the barking dog.
<b>Submission Maker 5.</b>	<b>Adam Cas &amp; Colleen McKay - Objection</b>
<b>Issue:</b>	Supervision
<b>Comment:</b>	Addressed above in number 2.
<b>Issue:</b>	Dogs Escaping
<b>Comment:</b>	During the site inspection, a hole had been dug from the property owned by the submission maker into the adjoining dog yard. It is concluded that the submission makers dog had burrowed into the dog run and all of the dogs had roamed. Since that occurrence, an electric fence has been installed on the inside of the dog runs to prevent this happening again. The specific dog known as the boxer is now deceased.
<b>Issue:</b>	Shipping Container being used as kennels
<b>Comment:</b>	The shipping container has not been used for whelping kennels since a Council inspection in February 2019. Inspection revealed the shipping container was being used for the storage building material. There is no evidence of the shipping container being used for dog kennels. The whelping kennels have been relocated to the other side of the land to a shed facing Cross Street.
<b>Issue:</b>	Privacy Loss
<b>Comment:</b>	During the site inspection, officers stood a the corner of the dog yards closes to the submission makers dwelling. This was down slope, but could not see into any rooms of the dwelling. There is minimal landscaping but more additional plantings including advanced plantings would assist. A condition of consent will be to place shade cloth screening along the fence which will provide more privacy and prevent the 2 sets of dogs barking at one another.

<b>Issue:</b>	Fencing
<b>Comment:</b>	Under the Dividing Fences Act, the applicant is allowed to put a structure on their side of the fence without reference to the adjoining landowner. This Act is not administered by Local Government and is considered to be a civil matter.
<b>Issue:</b>	Dog Waste Disposal
<b>Comment:</b>	See Comment 2.
<b>Issue:</b>	Whelping Kennel Runs
<b>Comment:</b>	Meets the current NSW Industry & Investment <i>Animal Welfare Code of Practice – Breeding dogs and cats.</i>
<b>Submission Maker 6.</b>	<b>Tony Haling - Objection</b>
<b>Issue:</b>	Location in a residential area
<b>Comment:</b>	See comment 3.
<b>Issue:</b>	Establishment of Breeding kennel without approval
<b>Comment:</b>	The applicant was unaware that this local government area required development consent for a breeding kennel in a rural zone. The previous local government are did not require development consent.
<b>Issue:</b>	Impact on the wider community if the Cas family leave due to the kennels
<b>Comment:</b>	These comments are emotive and supposition. They cannot be taken into account as there is no planning basis.
<b>Submission Maker 7.</b>	<b>Jim Paterson - Objection</b>
<b>Issue:</b>	Out of Character for the village of Woolbrook
<b>Comment:</b>	Technically the land is not within the village of Woolbrook, but rather on its outskirts, on land with a rural zoning.
<b>Issue:</b>	Noise - Barking
<b>Comment:</b>	Addressed above in number 2.
<b>Petition</b>	<b>Adam Cas - Objection</b>
<b>Issue:</b>	Legal Status
<b>Comment:</b>	Petitions have no legal status as they do not outline the actual planning impact on each individual who has signed. The land and Environmental Court has ruled that petitions are considered to be an opinion, and not a substantive reason to make a decision on a proposed development as per the provisions of the <i>Environmental Planning &amp; Assessment Act 1979.</i>

**Is there any other issue/feature that requires notation?**

No

**Section 88b Instrument**

**Does Council require a Section 88b instrument to be prepared?**

No

**Public Interest**

Section 4.15(1)(e) – EP & A Act

Does this proposal have any construction or safety issues? No

Is there any public health issues? No

Are there any other public interest issues? Yes

**Comment:** As shown by the submissions and petitions, there is public interest in this development.

**Site Suitability**

Section 4.15(1)(c) – EP & A Act

Is this a suitable site for this proposal Yes

**Assessing Officer General Comment**

**Comment:** The Development

- is permissible and complies with the relevant provisions of the Walcha LEP 2012, relevant Acts and planning policies.
- will not have any significant negative environmental impact as long as the identified management measures as per the recommended conditions below are implemented and complied with.
- continues to have annual vet audits are carried out to ensure the health of the dogs.
- meets the current NSW Industry & Investment *Animal Welfare Code of Practice – Breeding dogs and cats*

There is already a precedent of a dog breeding kennel with more dogs and more intrusive infrastructure some, 250 metres away. Further there are substantial dog kennels for working dogs some 190 metres away. This has already created a precedent in the area, therefore it is established that this type of development is acceptable in this area.

The land is zoned RU1 Primary Production and not RU5 Village.

There does seem to be neighbourhood issues, and the submissions show this clearly. These are separate to the matter of landuse, which is what this application relates to.

There are no issues that cannot be dealt with by the use of appropriate conditioning.

There is no planning reason to refuse this application.

**Recommendation**

This development application be approved subject to the following conditions, including any necessary engineering or construction conditions that result from the conclusion of the engineering and construction assessment.

***PRESCRIBED CONDITIONS (under Environmental Planning and Assessment Regulation 2000)***

*Nil*

## GENERAL CONDITIONS

1. The proposed development is to be carried out strictly in accordance with the details set out on the application form and any other supporting information submitted with the application.  
**Note:** Any proposal to modify the terms or conditions of this consent, whilst still maintaining substantially the same development to that approved, will require the submission of a formal application under Section 4.55 of the *Environmental Planning and Assessment Act 1979* for Council's consideration. If amendments to the design result in the development not remaining substantially the same as that approved by this consent, a new development Application will have to be submitted to Council.
2. The breeding operation is to comply with the NSW Industry & Investment *Animal Welfare Code of Practice – Breeding dogs and cats* at all time.
3. An annual vet audit as per the Australian Association of Pet Breeders standards is to be carried out, with the results being forwarded to Council.
4. All dog waste is to be collected on a daily basis and composted or disposed of at a licenced landfill on a frequency of 1 per week in summer and 1 per fortnight in winter.
5. Appropriate shelters and automatic water stations are to be provided for all animals and is to be located in all kennels areas.
6. A maximum of 6 breeding bitches, 3 breeding males and 3 litters of puppies are to be located onsite at any one time.
7. Shade cloth screening is to be erected along the dog run fence against the adjoining property.
8. Further landscaping is to be planted, including advanced species along the boundary between the two adjoining properties. This is to screen the neighbouring dwelling from the dog runs.

## REASONS FOR CONDITIONS

1. To confirm and clarify the terms of Council's approval.
2. To comply with all relevant legislation.
3. So that the impacts of any increase in the scale or duration of operations may be assessed and appropriately controlled. Section 19 (1) (b) of the *Environmental Planning and Assessment Regulation 2000*, as amended.
4. To prevent and/or minimise the likelihood of environmental harm and public nuisance.

## Conclusion

I confirm that I am familiar with the relevant heads of consideration under the Environmental Planning & Assessment Act and Local Government Act (if applicable) and have considered them in the assessment of this application.

I certify that I have no pecuniary or non-pecuniary interest in this application.

Additional Notes Attached:

Yes

- Aboriginal Heritage Information System Search – 19 June 2019

Signed: 

Date: 19 June 201

**Item 6.1 Attachment 2**

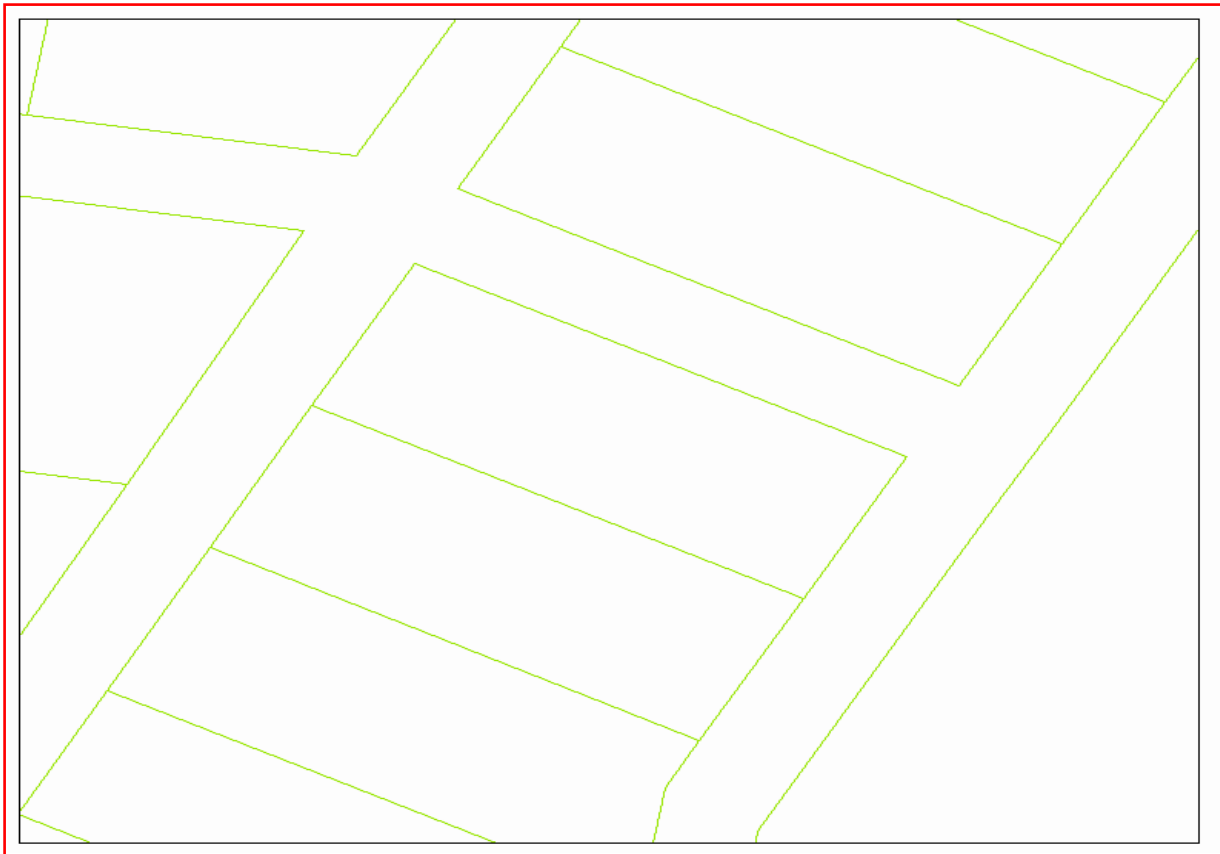
Elizabeth Cumming  
7 Vernon Street  
Inverell New South Wales 2360  
Attention: Elizabeth Cumming  
Email: nenwplanningservices@outlook.com

Date: 19 June 2019

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Lot : 19, DP:DP5142 with a Buffer of 50 meters, conducted by Elizabeth Cumming on 19 June 2019.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<b>0</b>	<b>Aboriginal sites are recorded in or near the above location.</b>
<b>0</b>	<b>Aboriginal places have been declared in or near the above location. *</b>

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(http://www.nsw.gov.au/gazette\)](http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

#### **Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.





Submission for Breeding Kennels  
34 Berman St Woolbrook NSW

2354

REGISTERED BREEDER WITH THE AAPDB NO 49

Dianne Ludwig

23<sup>rd</sup> of May 2019

## BREEDING OF OUR DOGS

At present we have 6 breeding dogs, Cavalier King Charles and Toy Poodles we have 2 Cavaliers that no longer breed and are our pets, we also have a French Bulldog and a Boxer who we adopted from the RSPCA who is neutered, we do not intend to have any more than this amount of dogs on the premises, this is a hobby not a business and it costs far more than we make at the present time, when we came here there was no fencing at all and it is so expensive to fence the acre as well as time consuming but this had to be done before we could do anything else.

The ranger Michael Lisle has done an extensive enquiry into the complaint of excess barking which happened only weeks after we moved the dogs here and they were settling down, he has asked 11 people in the area and it is only the original complainant who has said my dogs bark, there was one other but in the rangers own words **"I noted this person lived a considerable distance from your property and I would find it hard to believe this resident would be affected by your dogs"**

Also we have had a Man standing at our fence at 6.30am in the morning inciting the dogs to bark, this was witnessed by my Neighbor across the road and he has supplied a statement when this person realized he had been seen he ran to his car and sped away, I have sent an email to the Ranger on the day this occurred.

This has all been extremely stressful for us and then I had Mr. Prendergast accuse me of not looking after my dogs because their water was warm on probably the hottest day ever in Woolbrook, unfortunately I was not at home so I don't know what really happened but the water would have been done that afternoon, the dogs did have water, they were not heat stressed and they are all in excellent condition as evidenced by the fact that we passed our Vet Audit with the Vet from the Walcha Vet Clinic only the previous week, I take on board that the water was in the sun and we have since moved **their new water troughs and are in the process of making insulated covers for them**, one of the reasons we moved to this location from Wellington was that the weather was meant to be milder for the dogs so this heat has taken us by surprise but we are Catching up.

I was overly emotional when I spoke to Mr. Prendergast but he simply wouldn't listen to me and unfortunately my Boxer was at the Vet having a cancer removed so I was stressed at the time, I spend a huge amount of money on my dogs and they have the best of care and food **their whelping area is fitted out with heat lamps for puppies in the winter and now we have portable refrigerated air conditioning for the summer.**

I pay \$1000.00 a year to be a member of the **AAPDB which is a Recognized Breeder Body approved under clause 3(1) of the Companion Animals regulation 2008** and we are Vet audited our Vet Audit this year was audited by Jo at the Walcha Vet Clinic but we have had previous Audits done by Vets both in Dubbo and Wellington and we have always passed with flying colours, in fact Duncan McGuinness our Vet in Dubbo recommended our Puppies to his own Family as he always said they were so well bred both in health and

temperament and I'm sure were you to contact him or our Vet Heini in Wellington they would be happy to tell you how well we care for our Dogs. We go to great lengths to make sure **we comply with the AAPDB standards** and in time we will have the very best of quarters for our Dogs but we just need time and money, every cent both my Husband and I earn goes to the dogs.

I will attach copies of the emails from Michael Lisle and the Vet Audit along with pics of the whelping area and where it sits on the block but I also invite you to visit if you wish and see for yourself what we do, just because we do not make our dogs live in cages on concrete but let them have the **run of nearly an acre** so they have a lovely life we should not be punished for this, they have shade trees and they burrow into the earth as dogs in nature would do, they live as a pack and they are very much loved and the only time they bark is when they are excited to see someone or its treat time

We have **screened the fence line** to stop anyone from harassing them again and also so they no longer see stray Cats or any other animal that they could possibly bark at and we will be installing security cameras.

We have installed **composters specially designed for Dog Faeces**, one in the main dog accommodation area and one in the whelping area, I will attach pics and information on how they work can be found on the Bunnings website, so there is no environmental impact at all.

We have Connor or his Sister Sarah come to look after our Dogs twice per day when we cannot be here and when we have to be away for more than a week Carl's Sister Shirley Faulkenhagen from Texas QLD comes to house sit and care for the dogs, however I have now **transferred to Glen Innes Correctional Centre and it is only a 2 hr trip home whereas before I was working at Macquarie Correctional Centre which was 5 hrs from home and I had no choice but to wait until my transfer came through, so I am here most of the time now as we work 12 hr watches, it is only when I am on night watches that I stay at the quarters at work as the Neighbor operates a small machinery workshop from home, Chainsaw, Lawnmower, whippersnapper repair, this is only 15 metres at the most from my bedroom window and when he has them running the noise is so loud it is impossible to sleep through the day so I have no choice but to stay at work, having said that more often than not when I am not here Carl is or Vice Versa.**

We have also had new troughs for water installed and are at present having pipes dug to take water straight to them as they have floats, we also have **put 2 self feeders in each area, so 4 in total which are also covered to stop the birds but at the present these are temporary we will be putting in permanent covers the same as the water troughs in each area to try to cut down on any noise they may make at feeding**

time, their kennels are insulated for warmth but we eventually wanted to build haybale structures for further protection, however we are cautious of how much money to spend as we do not know if we will either have to sell our home and move to an area where we are not constantly being harassed by the next door neighbor who also has her cronies call and complain or we may have to spend money on Solicitors, we live a life in Limbo because of this Woman, our dogs are healthy and happy, I will attach photographs and even though we have more than the six who breed this is because we cannot bear to part with them once their breeding days are done and our rescue Boxer is our watch dog who we love, we will be giving one of our male poodles to our Grandson for a birthday present in June and we have rehomed our Cavalier male with Friends so we will only have the one male breeding dog and the neutered boxer.

We are not commercial Breeders this is our much loved and very expensive hobby, we would be lucky to have 4 to 5 litters of puppies per yr and this covers our expenses sometimes as often the girls will only have 2 or 3 puppies in a litter.

In conclusion, we have tried to comply in every way possible and we do not believe that our Dogs do impact the Neighborhood in a negative way, I am certain if they did the Neighbors on our other side would also be complaining and they tell me they have no problems with our dogs at all and I believe they have also informed Michael Lisle the Ranger the of the same, there is no reason at all for our Dogs to not be able to live happy and healthy lives here with us, 4 of our dogs are 5 yrs old and over, they would not find homes they would be euthanized and for what? Why should they be euthanized when they are not a problem to anyone at all and they are perfectly healthy, We will not part with them, they are part of our Family and the fabric of our life and they love us as much as we love them, imagine the stress they would suffer when knowing no other life but with us they are taken away, how can this possibly be considered the right thing to do?

We believe that compared to most people that may only have 2 dogs ours are living a happier and healthier life, just because you only have 2 dogs does not mean that they have better care, again we welcome anyone who would like to see what we do and I could supply any amount of testimonials from people we have sold puppies to in the past who have visited our premises and become our friends and certainly had no issues with their care or accommodation.

Yours Sincerely

Carl and Dianne Ludwig

At this time, we have 12 Dogs in total, Matilda, Mona and Mavis have had their last litters and will become our Pets, Matilda is in fact about to have her last litter now.

Mabel, Maizie and Maddie are our young Dogs that will start to breed soon, we also have Meagan and Melanie, this is all the Dogs that will be having Puppies so we do not have huge amounts of litters and the money we do make goes to all the Dogs needs so obviously we could not live on the proceeds, hence we have to work.

We have Reacher our Boxer who was a rescue from the RSPCA, and he is our much loved watch dog.

We have Gwen our French Bulldog who is also a pet.

We have Sammy our Toy poodle who is our Stud Dog and Merlin who is also a Stud Dog, however at Easter our Grandson Jensen fell in love with him, well it was obvious they bonded with one another so in June he is going to live my Son and his Family in Brisbane.

So we will then have 11 dogs, we could following the AAPDB code sell our retired Girls and replace them with other Dogs but we love them, they have become our much loved Pets and any money we have made from their Puppies has gone to try and build the infrastructure and feed all of them and cover the Vet expenses.

We did not join the AAPDB to be Commercial Breeders, we joined because we believe in the ethical breeding of Puppies and it costs us \$1000.00 per yr to be a member, this is the link to their website <https://www.aapdb.com.au/membership/> and we do everything we can to abide by their code.

We purchase this property in August of last year because we were told the weather here was much milder in Summer for the Puppies, it was hugely expensive to move everything here and disassemble all the infrastructure we had in Wellington, so we have had to build as we could.

Even though we purchased in August we did not move here straight away as there was no fencing at all on the property so we had to fence the bottom half at least for the Dogs before we could bring them here, this was a huge expense and the other problem was actually being able to get a Fencer to come here, we had to wait for a very long period and then wait again before we could do the house yard which was only completed in March this year.

We would like to build Haybale structures to encompass the Dogs Kennels and we have so many other plans like digging in pipes to go to the troughs for water, but this land is basically granite so we need to hire an excavator which we would do but there is little point if we again have to sell our home and move which would probably be at a loss because of one Woman's callousness.

It has been so disappointing to come here where we thought we would end our days only to have someone like her and her cronies in her words "try to run us out of town" this was repeated to other people in Woolbrook, we would love to have explained to her what we do but she has refused to speak to us at all since we have arrived, she is obviously using Walcha Council to do this and we have had Michael Lisle the Ranger here on numerous occasions but as he has said the accusations of our dogs nuisance barking are vexatious, her 3 dogs bark far more than ours do and Woolbrook is full of Dogs that bark, I would say ours bark the least of all of them, when she could not get her own way with her own complaint she then has her friends make complaints' all of them live too far away to know which dogs

are barking although I believe Michael is waiting on yet another of them to submit a bark diary, I have no clue as to when this will happen.

As far as we are concerned we are doing all that we can to comply and if given time and a bit more money we can only keep improving' it has been stressful in the extreme to try to do this as well as dealing with the harassment and working but we have been blessed with some good Neighbors and Keith and Liz who breed Corgies and run the boarding kennels, they know what we are trying to achieve and they certainly know we are not puppy farmers, we will never cage our Dogs, we came here because we wanted to give them more room to run not less, the only time they are ever in smaller quarters is when they are in the whelping runs and this is for obvious reasons or if one is sick and needs to be quarantined.

Jo from the Walcha Vet Clinic is our Vet and looks after the health of all our Animals and I am sure she would be happy to confirm how we treat our Pets, she also does our annual Audit for the AAPDB, which encompasses our kennels, feed, health care and our records on Dogs and Puppies' I have enclosed a copy and also the Certificates from previous Audits completed by different Vets so that we cannot be accused of any fraudulence.

I know of very few people who would love or take care of their Animals as we do and we will not part with them, we will move first if we have too and then I guess the woman next door will have achieved her aim for no reason other than cruel maliousness, we have also on legal advice been going to try to have them come to mediation to try to put an end to this nonsense but this hardly seems worthwhile until we know what we are doing here.

I hope I have answered all of your concerns, I cannot think of anything else but I assure you we and our Dogs do not impact on this town in a negative way and I hope that I have been able to prove this to you.

Dianne Ludwig



insulated kennels



Maddie one of the 3 younger girls





From the Houseground to the back of the scape-to



You can see we have put ramps at the traps to make it easier for the young ones to access



our Dogs are healthier and loved!



Mavis, she has had her best litter



Shows the screening and the tunnels looking towards the back





*Narjie another of the young dogs not yet breeding*



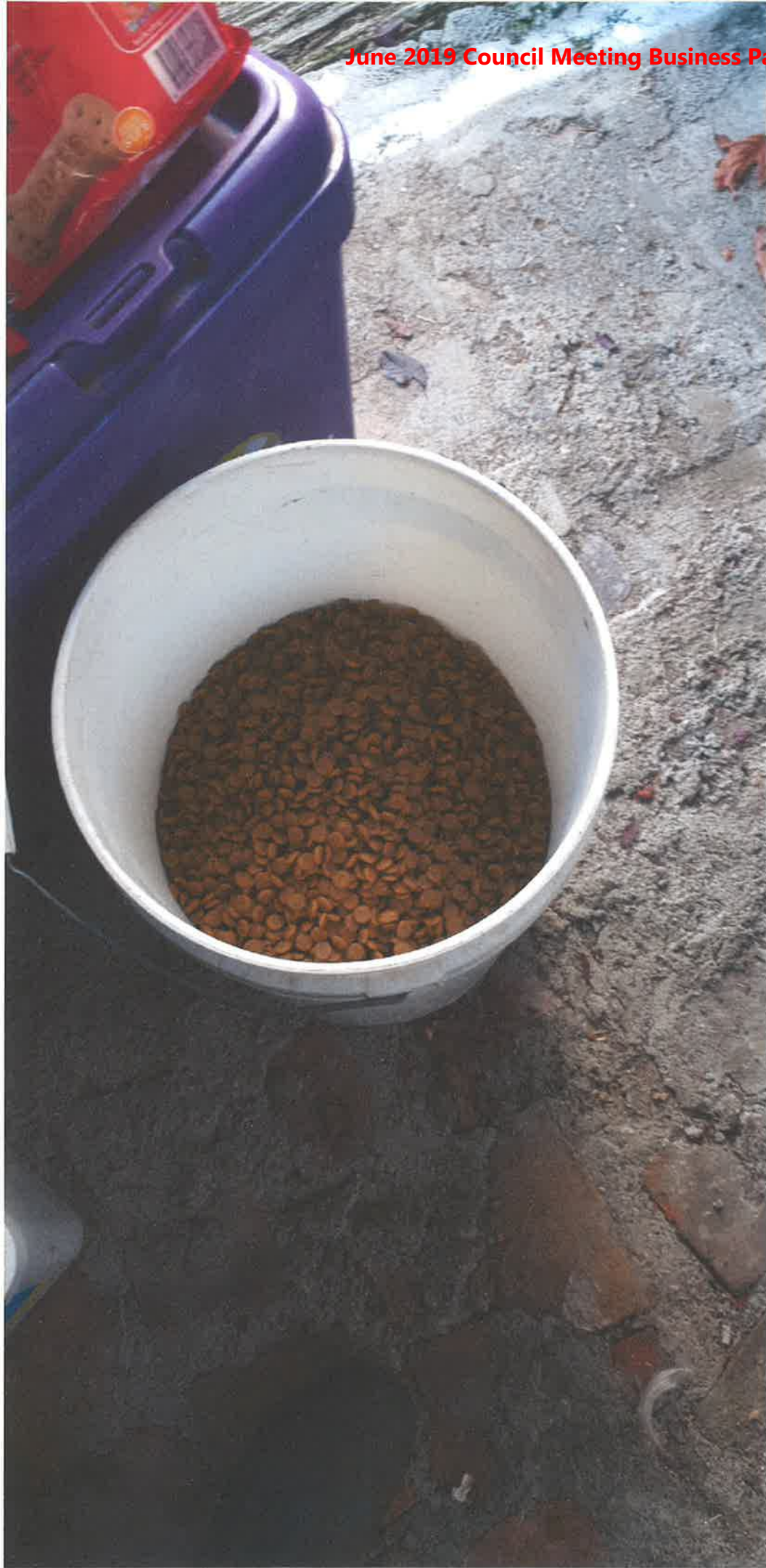
This is Merlin, he will be going to live with my son & family in Brisbane in June



Melanie



Hubble to go in self feeders



The feed shed, we give these organic peanut butter bones as treats, can be purchased from Petbrain



This is the premium kibbled for small breeds.



The Composter for Acres in run 1



This is Melnie and Mona





The insulated kennel in run 1

the screening along the back fence line



This is Bender, he is a natural Boxer, we rescued him from the ASPCA, with the self leaders there is one each side





These are Mona and Maus, they have had their last litters and are now water troughs



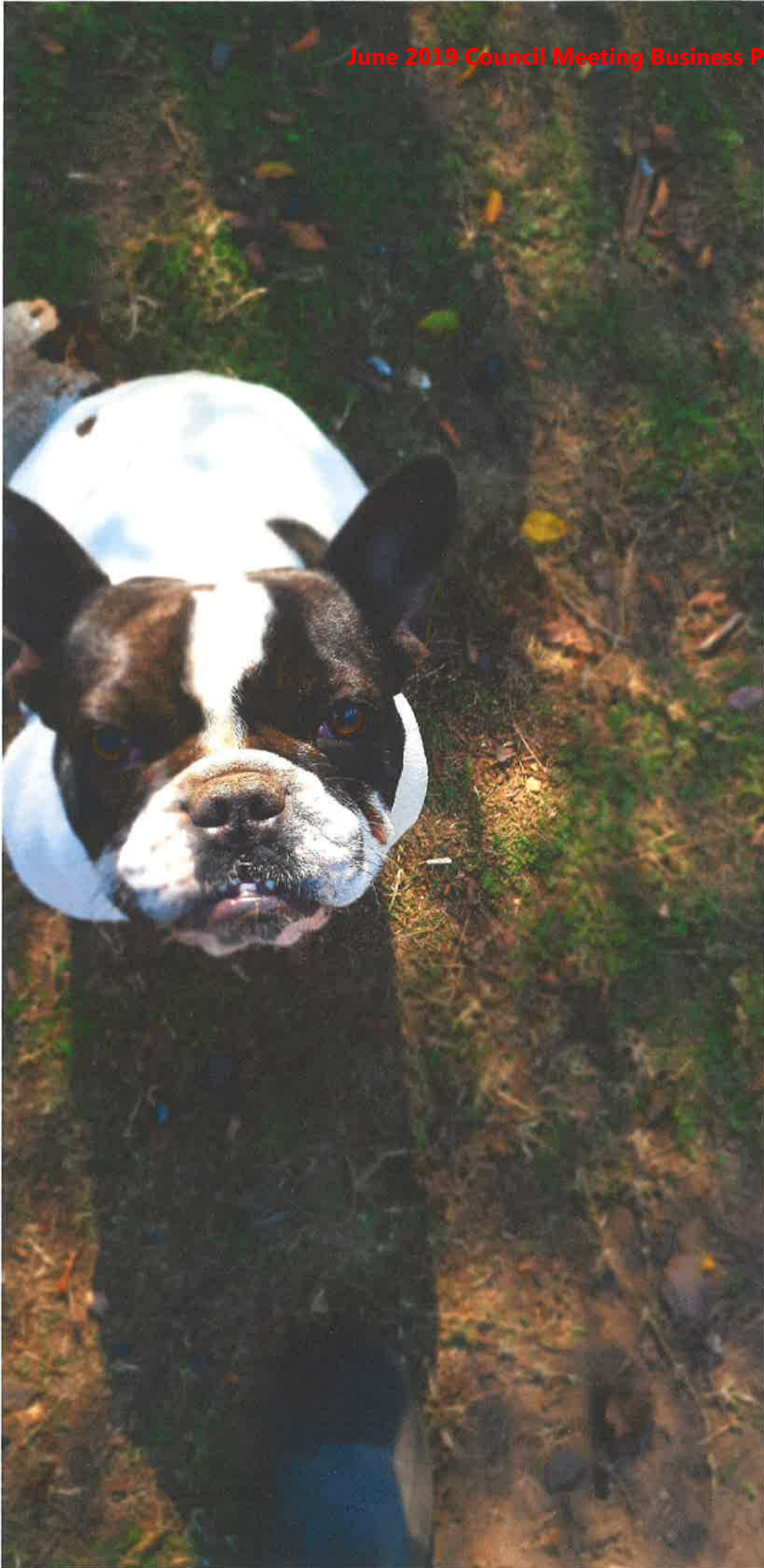
Mabel again but shows the fence between the 2 runs  
the screening and space



This is Mabel, she is one of our younger dogs, not yet breeding she will start when the other 3 dogs we have stop which they have.



This is our French Bulldog Gwen, she is not a breeding dog



This is one of the kennels in the other run, these are insulated with siloboard insulation and fly over the top inside



This photo is taken from the back towards the house to show how much rain they have to run in





**KENNELS**

We have a variety of kennels although the Dogs all like to bunk in together, they are all insulated, some are made by a Company that uses Refrigerators no longer in use because of their insulation, however because they do like to sleep together we wanted bigger Kennels so we purchased kit Kennels that you put together and we have used silver backed insulation and lined the kennels before putting another layer of Plywood over the top and on the floor we have used the very thick rubber matting used in playgrounds in case Children fall, this is also purchased at Bunnings and is very easy to clean, of course we have left the other Kennels in their runs so they have many sleeping options and privacy when they choose to be alone.

We would like to build haybale structures to enclose these Kennels for even more protection but as we are in Limbo as to whether we will have to sell our home and move and whether we would need a DA to build these structures, although I have been informed by others that we can build sheds without a DA due to our zoning but after the debacle with the insulated container we have held off because there was no point applying for a DA to build them if we were going to have to move anyway.





Composter for Dog faeces

1

Composter for Dog faeces near whelping kennels

Dianne Ludwig

AAPDB 49

These Composters are available at Bunnings and use worms to compost all scraps and dog faeces, they are hygienic as they open via a pedal and are approximately 800cms tall v 400cms in diameter and use 2000 worms and an activator so they compost very quickly and are wonderful for plants as well as the environment, the bottom quarter has holes and is buried in the ground to fertilize nearby plants.

We have 2 one near the whelping area and one in the main Dog enclosure.



**Screening around fence line.**

We have screened the complete fence line where our Dogs live, approx.  $\frac{3}{4}$  s of an acre, this does not include the Whelping area, as there are many Cats in the area by screening our Dogs cannot see them and therefore do not bark and also affords them privacy from those wishing to torment them, the only time they will bark now is from excitement at feed or treat time but this is short lived only a few minutes until treats are handed out and now that we have the self feeders and they know the food is there constantly this has even stopped this excitement barking to a large degree, our Dogs are trained to stop any barking with sound, however now that we have screened the area this rarely happens, unfortunately we have had someone trying to torment them and provoke them to bark so the screening was necessary.



### Whelping Area

We have had to convert one of our existing sheds to a Whelping area as we can no longer use the insulated container due to not being able to provide Wheelchair access into what was a large kennel, I cannot imagine a time when anyone in a wheelchair would have needed to access our whelping kennel but in any case this is what we have had to do very quickly and again depending on whether we can stay in our home or not will depend on us improving this area even further, however we have made sure we have converted this area to AAPDB code.

We have screened the exterior pens which then are accessed to the interior pen through Doggie doors cut into the exterior wall of the shed, so the Girls can go in and out at will and then when Puppies are weaned at 6 weeks the puppies can then also have access to interior and exterior areas when Mum goes back to her Friends in the main run and they are not scared as they have always been in this area and all is familiar to them meaning the trauma of Mum leaving them is significantly reduced, we will never house our Mothers or Puppies in cold cement cubes.

Inside on the floor we have used the same thick rubber matting used in the Adult Dogs Kennels and then we have whelping boxes that have specific matting for puppies, it is purchased on the Net and is purpose made to be warm and fluffy on top but all urine goes through to layers of newspaper underneath leaving the top dry and clean and it is changed and washed and newspaper replaced every few days, it is also comforting for Mums and each pen has a heat lamp, these infra red heat lamps can be purchased at Petbarn or similar places and they are also used in reptile enclosures for warmth, I am always amazed how newborn puppies immediately gravitate to the warmth of the lamps.

Mums also have beds they can climb on for alone time, we have screened the doors so that our Mums are not stressed with seeing other animals and therefore do not bark, mostly our Dogs have premium Dog Kibble only along with treats for training, this was on the advice of our Vet and anyone that sees our Dogs would tell you how healthy they look even after giving birth but 2 weeks before giving birth we place them in the pen to get used to it and give them quiet and at this time we also give them supplements like lamb or chicken balls for extra protein and they also start eating high protein puppy kibble, this has never failed us, our Girls do not get diarrhea from tinned food and their coats and eyes are clear and glossy.

If we suspect that one of our Girls is having difficulty in labour we call the Vet immediately and there have been times when a caesarian is needed and has always been successful due to early intervention.

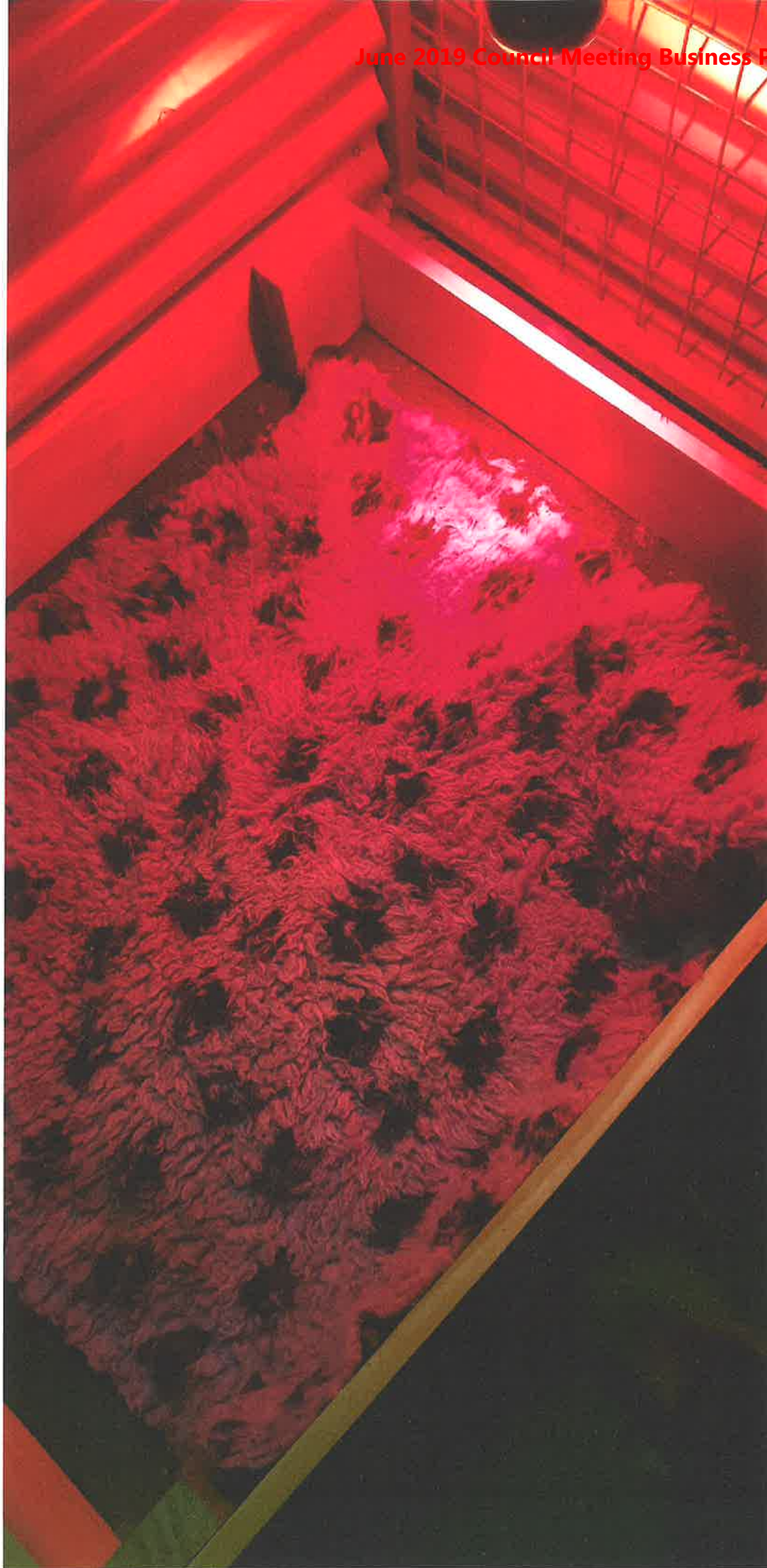
We have a mini fridge in there to keep the lamb and chicken balls fresh and also for any medication that needs refrigeration.

They also have their blankies and toys.





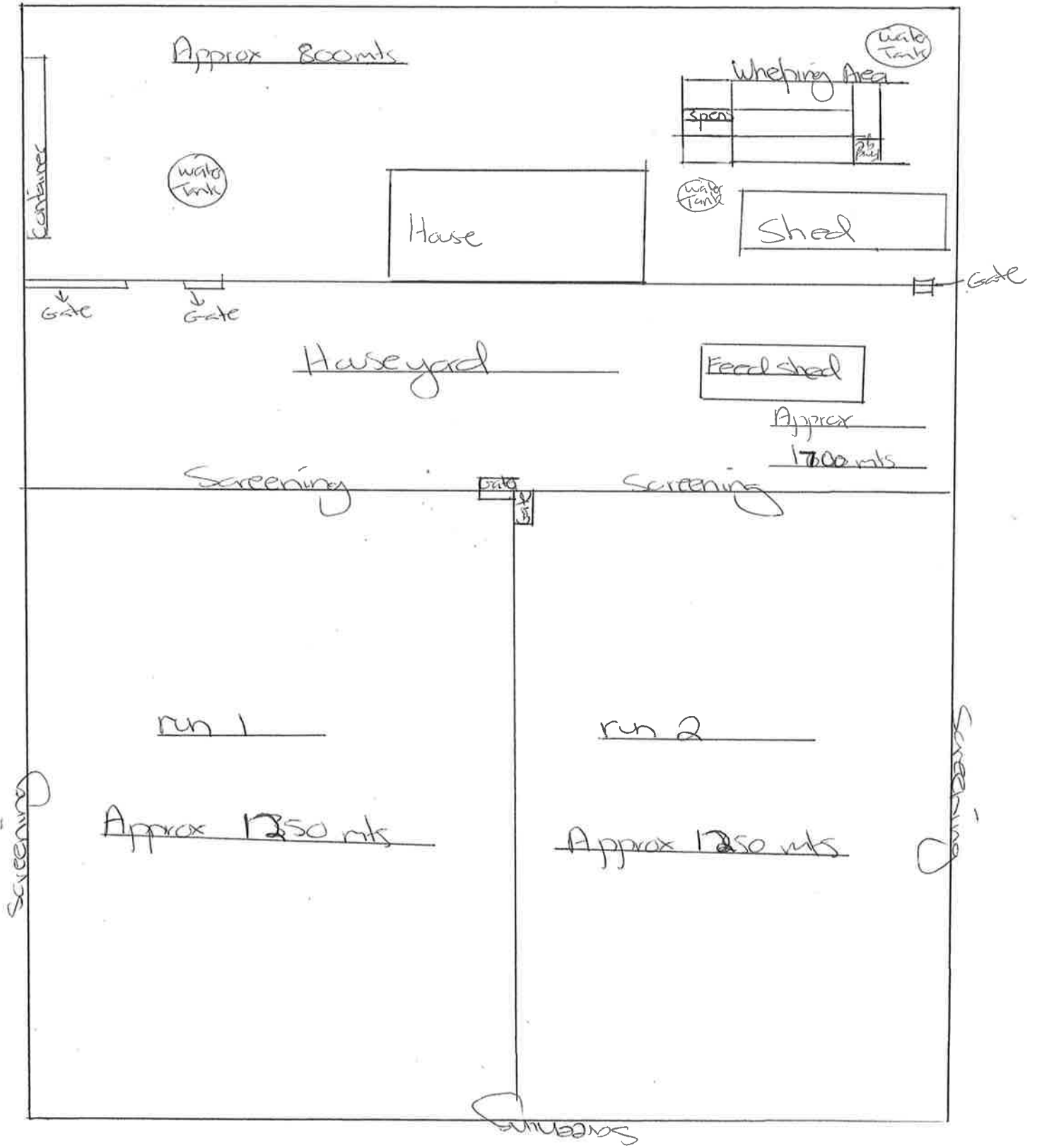








Block of land, Approx 1 acre Plan





ETHICAL, RESPONSIBLE BREEDERS OF HEALTHY FAMILY PETS

**This Certifies that**

**Dianne Ludwig**

**10 Wilga st  
Dubbo**

***A Veterinary  
Audited & Certified  
Breeding Establishment***

(Independent AAPDB Inc. Audit 14.10.14)

**Carried out by Duncan McGuiness Vet Practice Dubbo NSW**

### Veterinarian Audit Certification

I, Dr Audrey Sakalopoulos of Veterinary Practice Duncan McGinness Veterinary Surgery hereby certify that I conducted the following AAPDB Inc. Audit of the breeding establishment operated by Dianne Ludwig located at 10 Wilgus St Dubbo, NSW, 2830 and found it to be compliant on the date of 16/11/16.

The number of dogs present on the property at the time of the Audit was 10 (including 4 pups)

Signed: [Signature] Date: 16/11/16  
N9817

My contact details are: Phone: (02) 6884 9900

Email: vets@dmus.com.au

Address: 34 Burke St, Dubbo, NSW 2830

**Please note that all vets will be contacted to verify audit completion.**

Comment on "Quality of Life" and areas for improvement:

Good quality of life - well socialised dogs, 5 freedoms  
all well looked after.

Progression/improvements from last Audit completed (if applicable):

All dogs fully vaccinated

Goals to be undertaken by breeder within next 12 months:

Slim down Matilda's back to BCS 3 (BCS 4 at the moment)

Signed: [Signature]  
N9817

Date: 16/11/16

### Veterinarian Audit Certification

I, Dr DUNNAN MCGINNESS of Veterinary Practice DUNNAN MCGINNESS VETERINARY SERVICES hereby certify that I conducted the following AAPDB Inc. Audit of the breeding establishment operated by DIANNE LUDWIG located at 10 WILYA STREET DUBBO NSW 2830 and found it to be compliant on the date of 28.10.15.

The number of dogs present on the property at the time of the Audit was 5

Signed: [Signature] Date: 28.10.15

My contact details are: Phone: 02 6884 9900

Email: vetdmcg@bigpond.net.au

Address: 34 BOULDER STREET, DUBBO NSW 2830

**Please note that all vets will be contacted to verify audit completion.**

Additional Comments:

EXCELLENT FACILITIES  
EXCELLENT DOG HEALTH

Progression/improvements from last Audit completed (if applicable):

ENLARGED PUPPY PEN APRIL 2015

Goals to be undertaken by breeder within next 12 months:

RECORDS INTO SINGLE DIARY (CURRENTLY ON COMPUTER)  
INDIVIDUAL RECORDS INTO FOLDERS | DIARY (CURRENTLY ON COMPUTER)

Signed: [Signature]

Date: 28.10.15

<sup>1</sup> Copyright AAPDB Inc. 2011

## **Audit Compliance**

AAPDB Membership requires compliance with this veterinary certified Audit. The Audit draws on information presented in the *Responsible Dog Breeding Standards (RDBS)* <sup>1</sup> manual members receive upon joining the AAPDB. Members are referred to this manual to meet audit compliance.

- Only audits conducted and certified by a veterinarian will be accepted.
- It is the responsibility of Members to organise and pay for this with a veterinarian of their choice.
- It is the responsibility of Members to submit an Audit of their establishment within twelve months of joining the AAPDB. An Audit should only be submitted when compliance is achieved. In some instances it might require more than one vet visit to achieve compliance.
- After achieving compliance, Members will be randomly audited at a frequency of no greater than once per year. Members will be advised by email that they are required to conduct a random Audit and they will have three weeks to arrange this with their veterinarian of choice and submit a compliant Audit result.

## **Compliance with government authorities**

Government regulations and AAPDB Codes Of Practice for dog breeding and rearing overlap in some area and vary from one government jurisdiction to another.

Where COPs are in conflict this audit document defaults to the more stringent of the two codes. In this way, AAPDB Members at all times *meet-or-exceed* the laws governing dog breeding within their jurisdiction.

While it is beyond the scope of this audit, it is presumed that Members are conducting their businesses lawfully by complying with any relevant legislation relating to their dog breeding enterprise.

## **Guidelines for the inspecting Veterinarian**

The aim of the AAPDB is to create a professional dog breeding association, which will set the standard for breeding dogs as family pets in order to promote dog welfare and to introduce self regulation into the pet dog breeding industry.

Our manual of breeding standards is provided to all members however we expect that facilities will vary widely between members, depending on their location and the size and number of dogs they keep. For this reason we are not prepared to specific in this audit with regard to issues such as pen sizes and exercise regimes. We believe that you, as a veterinarian, will be competent to assess the breeder to ensure that they are aware of their dogs needs, and conscientious in ensuring that animal welfare is of paramount importance. Our Code of Ethics, which is attached, is binding on all members and we ask you to keep it in mind while undertaking your assessment.

---



## **PART 1: Facilities and Infrastructure**

### **1.1 Sleeping quarters (indoor & outdoor)**

- 1.1.1 Adequate ventilation and protection from drafts
- 1.1.2 Suitable bedding for size and breed.
- 1.1.3 Protection from bullying. Appropriate and adequate space for each dog to move about/ sleep/ retreat to ensure safety and wellbeing
- 1.1.4 Access to reliable fresh water supply
- 1.1.5 Security from predators and vermin
- 1.1.6 Security from escape

### **1.2 Runs and exercise space (indoor and outdoor)**

- 1.2.1 Adequate size to accommodate number and size of dogs.
- 1.2.2 Appropriate number of dogs per run/area to provide safe social interaction.
- 1.2.3 Security to prevent escape
- 1.2.4 Access for faeces removal and adequate drainage to prevent ground water lying about.
- 1.2.5 Shelter from wind, rain and sun.

### **1.3 Whelping and puppy rearing**

- 1.3.1 Appropriate dedicated quarters for bitches approaching whelping, whelping and post whelping
- 1.3.2 Appropriate quarters for nursing bitches and puppies

### **1.4 Waste disposal**

- 1.4.1 Suitable system/ practices for disposal/treatment of faeces
- 1.4.2 Suitable system/ practices for disposal of bedding, cleaning materials, uneaten food etc

### **1.5 Disease control**

- 1.5.1 Impervious floor surface, such as sealed concrete for whelping and young puppies
- 1.5.2 Dedicated quarantine area for ill or introduced dogs
- 1.5.3 Adequate cleaning infrastructure/system/ practices for indoor and outdoor areas/spaces
- 1.5.4 Adequate water supply
- 1.5.5 Washing machine and drying facility
- 1.5.6 Suitable medicine storage
- 1.5.7 Appropriate signage and/or fencing to exclude public access and outdoor / other dogs

### **1.6 Food storage**

- 1.6.1 Appropriate dedicated vermin-free area for storage of fresh foods
- 1.6.2 Appropriate dedicated vermin-free area for storage of dried foods

## PART 2 Management

### 2.1 Nutrition

- 2.1.1 Feeding an appropriate adult ration for dogs and non pregnant bitches.
- 2.1.2 Feeding an appropriate breeding dog (pregnant or lactating bitch) ration.
- 2.1.3 Feeding an appropriate puppy ration.
- 2.1.4 Dogs in condition score 3 or deemed healthy.

### 2.2 Health

- 2.2.1 Region appropriate, external parasite control regimen for both dogs and puppies
- 2.2.2 Region appropriate, internal parasite control regimen for both dogs and puppies
- 2.2.2 An appropriate vaccination regimen for both dogs and puppies
- 2.2.3 Coat maintenance program as required to according coat-type
- 2.2.4 Claw maintenance program according to dog breed requirements
- 2.2.4 Twenty-four hour access to veterinary services
- 2.2.5 Basic medicines and first aid products in a dedicated location

### 2.3 Dog behaviour

- 2.3.1 Evidence of a culture of considerate and humane treatment of dogs at all times
- 2.3.2 Systems in place to ensure that dogs have individual human interaction on a daily basis
- 2.3.3 Dogs approach visitors and staff in a friendly and confident manner
- 2.3.4 Dogs interacting with conspecifics in a calm and appropriate manner
- 2.3.5 Evidence of efforts to supply behavioural enrichment. eg. Toys, Platforms, Tunnels, View of surroundings.

### 2.3 Disease control

- 2.4.1 Pens and bedding disinfected at appropriate intervals
- 2.4.1 Pens disinfected between litters or more frequently as needed
- 2.4.2 Faeces collected daily and disposed of appropriately
- 2.4.2 Vermin control program for birds, rodents and insects as necessary
- 2.4.3 Restricted access to public and outdoor dogs
- 2.4.4 Plan for infectious disease treatment and control
- 2.4.6 Suitable quarantine period for new dogs entering the business

### 2.4 Dog retirement

- 2.5.1 Lifelong program to prepare dogs for eventual retirement at the end of their breeding life
- 2.5.2 Retirement of dogs at under 6 years of age. An age young enough to enjoy an active, healthy life as a family pet.
- 2.5.5 Desexing program for all retiring dogs

### 2.5 Puppy sales

- 2.6.1 Responsible advertising of puppies and owner selection, or sale to an approved pet store.
- 2.6.2 Program to ensure that puppies handed over in a fit and healthy state
- 2.6.3 Puppies handed over with appropriate information
- 2.6.4 Puppies handed over with appropriate documentation
- 2.6.5 Clearly stated terms of sale or guarantees
- 2.6.5 Access to after sales assistance

## PART 3 Documentation

### 3.1 Health

- 3.1.1 Preventative health treatment program maintained – usually a kennel diary.
- 3.1.2 Individual dog parasite treatment records (external and internal) up to date.
- 3.1.4 Individual dog health records up to date.
- 3.1.5 Individual dog vaccination records up to date.

### 3.2 Breeding

- 3.2.1 Individual dog pedigrees kept.
- 3.2.2 Records of any genetic testing performed kept, with evidence that this is used in guiding joining decisions.
- 3.2.3 Breeding records including joining dates and expected whelping dates
- 3.2.4 Demonstrates understanding of the breed related health issue in the dogs they breed.

### 3.3 Whelping

- 3.3.1 Litter records including parentage, date, litter size, sex, colour and any other relevant information including perinatal mortality and congenital defects.
- 3.3.2 Litter management program including preventative health, weaning and rehoming dates.
- 3.3.3 Individual health records for any puppy requiring medical treatment

### 3.4 Rehoming of puppies and adults

- 3.4.1 Records of new owner contact details, microchip number, name of dog, DOB and parentage.
- 3.4.1 Appropriate Information provided on feeding and care of the puppy including advice on toilet training and socialization to 12 weeks.
- 3.4.3 Microchip transfer forms.
- 3.4.4 Contract of sale.

### 3.5 Mortality records

- 3.5.1 Register of all deceased dogs and puppies, including microchip, date and cause of death.

### 3.6 Foster Carer records

Foster carers are people keeping breeding dogs belonging to the Breeder as pets in their home. The breeder owns and takes full responsibility for the breeding and welfare of these dogs until they are desexed on retirement. They are responsible for the sale of puppies and all post sale responsibilities . Foster caring contracts must be clear and must not be able to be confused with puppy broking. Puppy broking (reselling puppies from un audited and undisclosed third party breeders) is not acceptable for audited AAPDB members

- 3.6.1 Viewed Foster Carer Contract for all animals in foster care - The Breeder will provide the Foster Carer with a Foster Carers contract which sets out the terms and conditions and the rights and responsibilities of each party.
- 3.6.2 Viewed breeding records kept on all breeding dogs in foster care
- 3.6.3 Undertaken Audit of premises of any foster carer with 3 or more breeding females, or viewed a copy of a current veterinary audit of these premises. Foster Carers may have one or two breeding females in their home. More than this will require a complete independent audit of the Foster Carers Premises



*Veterinary Certified*

# **Dog Breeding Audit**

*Breeder and Foster Carer(s)*

*For membership compliance of  
The Australian Association of  
Pet Dog Breeders Incorporated (AAPDB) ©*



## PART 1: Facilities and Infrastructure

### 1.1 Sleeping quarters (indoor & outdoor)

- 1.1.1 Adequate ventilation and protection from drafts
- 1.1.2 Suitable bedding for size and breed.
- 1.1.3 Protection from bullying. Appropriate and adequate space for each dog to move about/ sleep/ retreat to ensure safety and wellbeing
- 1.1.4 Access to reliable fresh water supply
- 1.1.5 Security from predators and vermin
- 1.1.6 Security from escape

### 1.2 Runs and exercise space (indoor and outdoor)

- 1.2.1 Adequate size to accommodate number and size of dogs.
- 1.2.2 Appropriate number of dogs per run/area to provide safe social interaction.
- 1.2.3 Security to prevent escape
- 1.2.4 Access for faeces removal and adequate drainage to prevent ground water lying about.
- 1.2.5 Shelter from wind, rain and sun.

### 1.3 Whelping and puppy rearing

- 1.3.1 Appropriate dedicated quarters for bitches approaching whelping, whelping and post whelping
- 1.3.2 Appropriate quarters for nursing bitches and puppies

### 1.4 Waste disposal

- 1.4.1 Suitable system/ practices for disposal/treatment of faeces
- 1.4.2 Suitable system/ practices for disposal of bedding, cleaning materials, uneaten food etc

### 1.5 Disease control

- 1.5.1 Impervious floor surface, such as sealed concrete for whelping and young puppies
- 1.5.2 Dedicated quarantine area for ill or introduced dogs
- 1.5.3 Adequate cleaning infrastructure/system/ practices for indoor and outdoor areas/spaces
- 1.5.4 Adequate water supply
- 1.5.5 Washing machine and drying facility
- 1.5.6 Suitable medicine storage
- 1.5.7 Appropriate signage and/or fencing to exclude public access and outdoor / other dogs

### 1.6 Food storage

- 1.6.1 Appropriate dedicated vermin-free area for storage of fresh foods
- 1.6.2 Appropriate dedicated vermin-free area for storage of dried foods

## PART 2 Management

### 2.1 Nutrition

- 2.1.1 Feeding an appropriate adult ration for dogs and non pregnant bitches.
- 2.1.2 Feeding an appropriate breeding dog (pregnant or lactating bitch) ration.
- 2.1.3 Feeding an appropriate puppy ration.
- 2.1.4 Dogs in condition score 3 or deemed healthy.

### 2.2 Health

- 2.2.1 Region appropriate, external parasite control regimen for both dogs and puppies
- 2.2.2 Region appropriate, internal parasite control regimen for both dogs and puppies
- 2.2.2 An appropriate vaccination regimen for both dogs and puppies
- 2.2.3 Coat maintenance program as required to according coat-type
- 2.2.4 Claw maintenance program according to dog breed requirements
- 2.2.4 Twenty-four hour access to veterinary services
- 2.2.5 Basic medicines and first aid products in a dedicated location

### 2.3 Dog behaviour

- 2.3.1 Evidence of a culture of considerate and humane treatment of dogs at all times
- 2.3.2 Systems in place to ensure that dogs have individual human interaction on a daily basis
- 2.3.3 Dogs approach visitors and staff in a friendly and confident manner
- 2.3.4 Dogs interacting with conspecifics in a calm and appropriate manner
- 2.3.5 Evidence of efforts to supply behavioural enrichment. eg. Toys, Platforms, Tunnels, View of surroundings.

### 2.3 Disease control

- 2.4.1 Pens and bedding disinfected at appropriate intervals
- 2.4.1 Pens disinfected between litters or more frequently as needed
- 2.4.2 Faeces collected daily and disposed of appropriately
- 2.4.2 Vermin control program for birds, rodents and insects as necessary
- 2.4.3 Restricted access to public and outdoor dogs
- 2.4.4 Plan for infectious disease treatment and control
- 2.4.6 Suitable quarantine period for new dogs entering the business

### 2.4 Dog retirement

- 2.5.1 Lifelong program to prepare dogs for eventual retirement at the end of their breeding life
- 2.5.2 Retirement of dogs at under 6 years of age. An age young enough to enjoy an active, healthy life as a family pet.
- 2.5.5 Desexing program for all retiring dogs

### 2.5 Puppy sales

- 2.6.1 Responsible advertising of puppies and owner selection, or sale to an approved pet store.
- 2.6.2 Program to ensure that puppies handed over in a fit and healthy state
- 2.6.3 Puppies handed over with appropriate information
- 2.6.4 Puppies handed over with appropriate documentation
- 2.6.5 Clearly stated terms of sale or guarantees
- 2.6.5 Access to after sales assistance

### Veterinarian Audit Certification

I, Dr Joanna Bacon of Veterinary Practice WALCHA  
 hereby certify that I conducted the following AAPDB Inc. Audit of the breeding  
 establishment operated by Doree Ludwig located at 34 Baram St  
Woolbrook and found it to be compliant on the date of 3-31-19  
 The number of dogs present on the property at the time of the Audit was 13

Signed: Joanna Bacon BVSC Date: 3/1/19  
 My contact details are: Phone: 0267772302  
 Email: walchavetclinic@gmail.com  
 Address: 62e Fitzroy St WALCHA. 2354.

**Please note that all vets will be contacted to verify audit completion.**

.....  
 Comment on "Quality of Life" and areas for improvement:

---



---



---

Progression/improvements from last Audit completed (if applicable):

---



---



---

Goals to be undertaken by breeder within next 12 months:

Extra fencing

---



---

Signed: Joanna Bacon BVSC Date: 3/1/19

## Submissions

1. Anthony Kennelly
2. Timothy and Belinda Laurie
3. Gary Olrich
4. Kylie Matthews
5. Adam Cas & Colleen McKay
6. Tony Haling – AC Haling Electrical
7. Jim Paterson



3.6.19

3/06/19

S. Rabbitt

DA reference No: 10.2019.45 Date received: 3/6/19 NA Officer: \_\_\_\_\_

Part 2: Person making this disclosure statement

Name: Anthony Kennelly  
 Address: 127 Surveyors Creek Rd Woolbrook  
 Position: Owner Organisation: Loloma Pastoral Co. Pty Ltd  
 Home No: \_\_\_\_\_ Business No: \_\_\_\_\_ Mobile No: 0418240458  
 Email Address: loloma.woolbrook@lwg.past.com

Part 3: Declaration of interest

What is your interest in the application or submission to which this disclosure statement is attached?

I am the applicant OR  I am making a submission in relation to an application

DA No: 10.2019.45 Property address: 32 Berman St Woolbrook

Development description: Dog Breeding Kennels

Part 4: Details of reportable political donations or gifts

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. If you are the applicant of a planning application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application
3. If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or gift? (D/G)	Name of donor (also include ABN for an entity)	Residential / registered address	Party / person to whom the gift / donation was made	Date donation / gift was made	Amount / value of donation or gift
		<u>N/A</u>			

If you require more space, please attach a separate sheet listing all details shown above for each donation / gift.

Tick here if you have attached a separate sheet or sheets

Part 5: Declaration

By signing below, I hereby declare that all information contained within this statement is accurate at the time of signing, and if I become aware of any other donations or gifts that must be declared, I will immediately notify the Council.

Name: Anthony Kennelly

Signature: \_\_\_\_\_ Date: 2/6/19

Part 6: Privacy & personal information protection notice

<b>Purpose of Collection:</b>	To record reportable political donations and their possible bearing on specific applications or submissions before council.
<b>Intended recipients:</b>	Council staff and approved contractors of the Walcha Council.
<b>Supply:</b>	This information is required to be supplied under Section 147(4) and (5) of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Access / Correction:</b>	Council staff and Freedom of Information requests.
<b>Storage:</b>	Document Management Systems and Archives.

**Part 7. Glossary of Terms (under Section 147 of the *Environmental Planning and Assessment Act 1979*)**

**A full glossary of terms is contained in the Act – the most relevant terms are defined below.**

<b>relevant planning application means:</b>	<ul style="list-style-type: none"> <li>a. a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or</li> <li>b. a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or</li> <li>c. an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or</li> <li>d. an application for development consent under Part 4 (or for the modification of a development consent), or</li> <li>e. any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application</li> </ul>
<b>relevant planning application does not include:</b>	<ul style="list-style-type: none"> <li>f. an application for (or for the modification of) a complying development certificate, or</li> <li>g. an application or request made by a public authority on its own behalf or made on behalf of a public authority, or</li> <li>h. any other application or request that is excluded from this definition by the regulations.</li> </ul>
<b>relevant period</b>	is the period commencing 2 years before the application or submission is made and ending when the application is determined.
<b>relevant public submission</b>	means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.
<b>reportable political donation</b>	<p>Is defined under section 86 of <i>the Election Funding and Disclosures Act 1981</i></p> <ul style="list-style-type: none"> <li>1. For the purposes of this Act, a reportable political donation is: <ul style="list-style-type: none"> <li>a. in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or</li> <li>b. in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000: <ul style="list-style-type: none"> <li>(i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or</li> <li>(ii) made to the major political donor.</li> </ul> </li> </ul> </li> <li>2. A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).</li> <li>3. A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.</li> <li>4. For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.</li> </ul>

**gift** Is defined under Section 84(1) of the *Election Funding and Disclosures Act 1981*, for the purposes of this Act, a gift is:

- a. any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

**financial interest** a person has a financial interest in a relevant planning application if:

- a. the person is the applicant or the person on whose behalf the application is made, or
- b. the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c. the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d. the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

**associated persons** persons are associated with each other if:

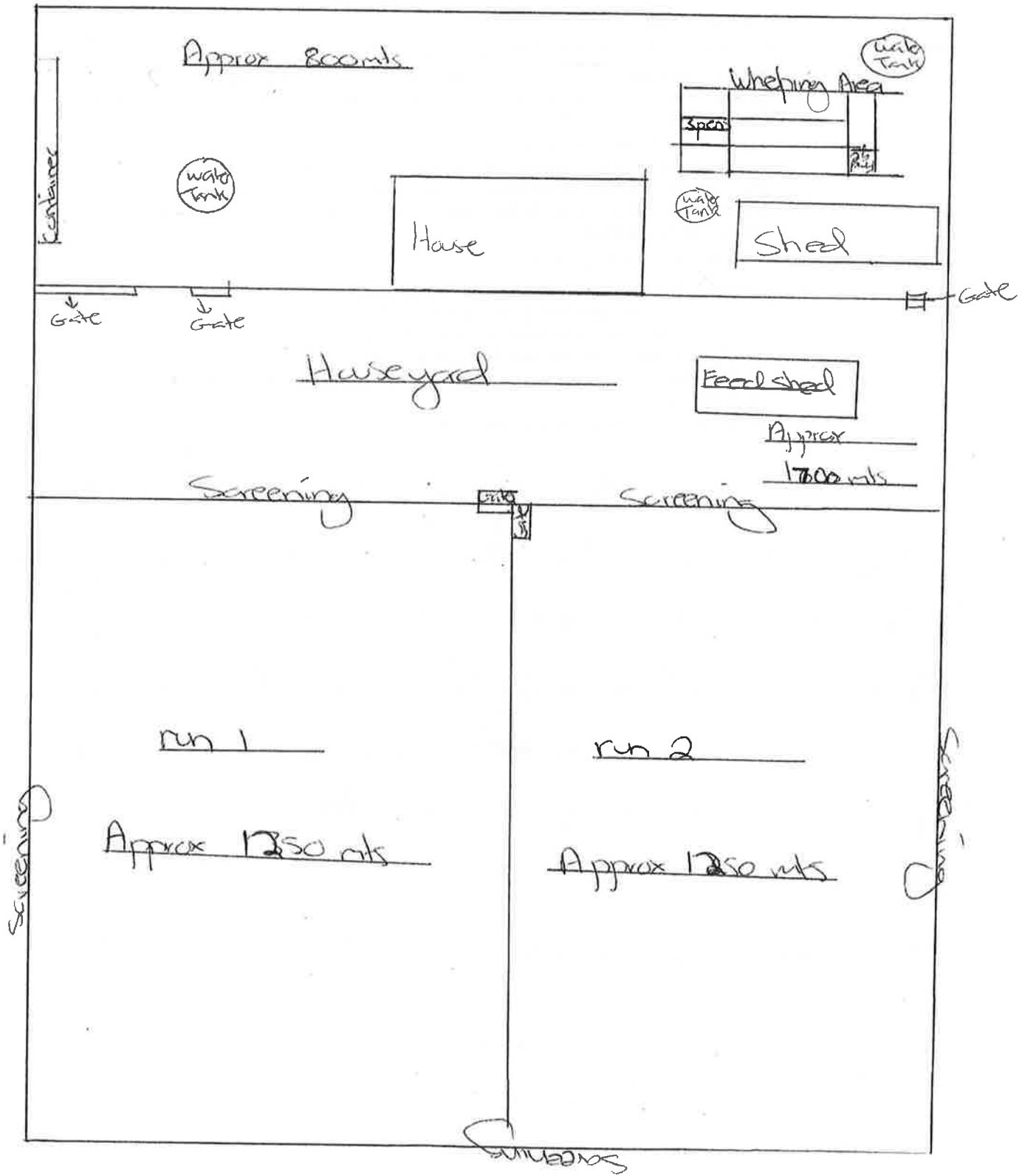
- a. they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b. they are related bodies corporate under the Corporations Act 2001 of the Commonwealth, or
- c. one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d. they have any other relationship prescribed by the regulations.

I A. Kennelly do object to the Proposed Kennels as the Noise That Comes from This Said property is of a nature That is not a reflection of the Area. There is a consistent Barking of Small Dogs on a very regular Basis. That is Driving us to the point of Calling The Ranger. I hope you resolve this situation Soon

Loganob 

PS There barking occurs throughout the valley and village

Block of land, Approx layout Plan



WARRILL COUNCIL  
 12.6.19

DA reference No: 10.2019.45 Date received: \_\_\_\_\_ Officer: \_\_\_\_\_

Part 2: Person making this disclosure statement

Name: TIMOTHY PETER & BELINDA THERESE LAURIE  
 Address: 72 Woolbrook Road Woolbrook  
 Position: \_\_\_\_\_ Organisation: \_\_\_\_\_  
 Home No: 67 775813 Business No: \_\_\_\_\_ Mobile No: 0428 775813  
 Email Address: \_\_\_\_\_

Part 3: Declaration of interest

What is your interest in the application or submission to which this disclosure statement is attached?

I am the applicant OR  I am making a submission in relation to an application

DA No: 10.2019.45 Property address: 32 BERMAN STREET Woolbrook

Development description: Dog Breeding Kennels.

Part 4: Details of reportable political donations or gifts

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. If you are the applicant of a planning application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application
3. If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or gift? (D/G)	Name of donor (also include ABN for an entity)	Residential / registered address	Party / person to whom the gift / donation was made	Date donation / gift was made	Amount / value of donation or gift

If you require more space, please attach a separate sheet listing all details shown above for each donation / gift.

Tick here if you have attached a separate sheet or sheets

Part 5: Declaration

By signing below, I hereby declare that all information contained within this statement is accurate at the time of signing, and if I become aware of any other donations or gifts that must be declared, I will immediately notify the Council.

Name: TIMOTHY PETER LAURIE BELINDA THERESE LAURIE

Signature: [Signature] Date: 11/6/2019.

Part 6: Privacy & personal information protection notice

<b>Purpose of Collection:</b>	To record reportable political donations and their possible bearing on specific applications or submissions before council.
<b>Intended recipients:</b>	Council staff and approved contractors of the Walcha Council.
<b>Supply:</b>	This information is required to be supplied under Section 147(4) and (5) of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Access / Correction:</b>	Council staff and Freedom of Information requests.
<b>Storage:</b>	Document Management Systems and Archives.

**Part 7: Glossary of Terms (under Section 147 of the *Environmental Planning and Assessment Act 1979*)**

**A full glossary of terms is contained in the Act – the most relevant terms are defined below.**

<b>relevant planning application means:</b>	<ul style="list-style-type: none"> <li>a. a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or</li> <li>b. a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or</li> <li>c. an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or</li> <li>d. an application for development consent under Part 4 (or for the modification of a development consent), or</li> <li>e. any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application</li> </ul>
<b>relevant planning application does not include:</b>	<ul style="list-style-type: none"> <li>f. an application for (or for the modification of) a complying development certificate, or</li> <li>g. an application or request made by a public authority on its own behalf or made on behalf of a public authority, or</li> <li>h. any other application or request that is excluded from this definition by the regulations.</li> </ul>
<b>relevant period</b>	is the period commencing 2 years before the application or submission is made and ending when the application is determined.
<b>relevant public submission</b>	means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.
<b>reportable political donation</b>	<p>Is defined under section 86 of <i>the Election Funding and Disclosures Act 1981</i></p> <ul style="list-style-type: none"> <li>1. For the purposes of this Act, a reportable political donation is: <ul style="list-style-type: none"> <li>a. in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or</li> <li>b. in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000: <ul style="list-style-type: none"> <li>(i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or</li> <li>(ii) made to the major political donor.</li> </ul> </li> </ul> </li> <li>2. A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).</li> <li>3. A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.</li> <li>4. For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.</li> </ul>

Tim and Belinda Laurie  
Lot 1 Wilson Street  
Woolbrook. NSW.2354  
11<sup>th</sup> June 2019  
67775813/ 0428775813.

Walcha Council General Manager  
Mr. Jack O'Hara

We, named above wish to make a submission in relation to the DA Application No 10.2119.45 of 32 Berman Street Woolbrook.

We live at 72 Woolbrook Road/Lot1 Wilson Street next to neighbours, Adam and Kim Cas.

We feel that at present the large number of dogs in Woolbrook is excessive and to allowed a breeding centre to begin will only add to this problem.

We, feel that the care and housing of these dogs is questionable. Containment fencing has proved to be inadequate. This week prior the dogs at 32 Berman Street escaped and wandered the streets and highway.

Should this DA be approved we feel that the neighbouring boundary fencing should be Coloured bonding and at maximum height. At the present moment the screening placed on the fence does not in anyway conceal the dog yards.

Full time supervision must be MANDATORY and disposal of dog waste be carried out in a proper and hygiene way

Noise complaints must be addressed as a matter of priority.

We have not made any reportable donations to any councillors or council employees.

Thanks for your time and look forward to your decision on this matter

Yours sincerely

Timothy Peter Laurie



Belinda Therese Laurie



WALCHA COUNCIL	
RECEIVED	
DATE:	13-06-2019
BY:	
FOR:	
TO:	

Mr Jack O'Hara  
General Manager  
Walcha Council

P O Box 2  
WALCHA NSW 2354

**Re: DEVELOPMENT APPLICATION No 10.2019.45**

I would like Council to consider this submission in relation to the above Development Application regarding a Proposed "Dog Breeding Kennels" at 32 Berman Street, Woolbrook.

I am of the opinion that this application is inappropriate for this location as it is a residential area with a lot of close neighbours.

I have visited the next door neighbours, Adam & Kym CASS, on several occasions since the new owners purchased 32 Berman Street in Oct 2018. During many of these visits I have personally witnessed a large number of dogs and pups next door and heard lots of barking as well.

Adam & Kim have also expressed their concerns regarding the noise of the dogs and pups barking, not only during daylight hours, but also at various times during the night. They have also advised that the property is often unattended for hours and sometimes longer than 24 hours, when the homeowners are away at work or other commitments.

I believe that the proposed Dog Breeding Kennels are totally unsuitable for the Woolbrook town area and if permission is approved for this application it could create great stress, anguish, disharmony and potentially disputes with their near neighbours.

I see no benefit to Woolbrook either from a financial, ethical, aesthetic or community wellbeing if this application is approved.

I fully disclose that neither I, or any of my immediate associates, have ever made a "reportable political donation" or gift to any local Councillor or Council employee in the last two (2) year period.

Yours Sincerely



Gary Olrich

"Boxley"

1386 Scrubby Gully Road  
WALCHA NSW 2354

11th June 2019



Woolbrook Council	
K55 11/2019	
13-06-2019	

Karalea  
142 Campfire Rd  
Woolbrook NSW 2354

To whom it may concern,

I am writing in regards to the proposed breeding kennels at 32 Berman Street, Woolbrook, DA No 10.2019.45.

I have concerns about the breeding kennels being developed in the village of Woolbrook as they have already caused much distress to the surrounding residents, the noise from the barking dogs is not acceptable and the smell from their faeces wafting into neighbours houses is putrid. As these dogs are not supervised for several days regularly it is already proven to be badly managed.

I myself have visited surrounding neighbours and have experienced this noise and smell first hand and it is not acceptable. A breeding kennel to this large scale should not be developed where there are close neighbours and as one of these runs is only metres from a neighbour's house this development should have never gone ahead in my opinion, as a person with dogs I would never have my own dogs penned that close to my house.

The barking from these dogs also triggers other family's dogs which creates a chain effect, which on occasions has created a problem with our dogs, it's really not acceptable and as the owners of the breeding kennels are not home their dogs are not stopped from barking.

Looking at the plans submitted to council it appears there is inadequate or no shelter in the 2 large runs that front onto the main road, this is a concern for the welfare of the dogs as Woolbrook does experience very cold winters and hot summers. I am also concerned for the welfare of the dogs that this isn't the beginnings of a puppy farm.

I think council should also inspect the current housing and welfare of the dogs before making a decision on this proposal, the plan that has been submitted is very basic and really doesn't show the kennels or the facilities available for the dogs.

I am strongly against the development of these kennels at 32 Berman Street Woolbrook.

Kind Regards

Kylie Matthews

DA reference No: \_\_\_\_\_ Date received: \_\_\_\_\_ Officer: \_\_\_\_\_

**Part 2: Person making this disclosure statement**

Name: Stephie Matthews  
 Address: Karalea 142 Campfire Rd Woolbrook  
 Position: \_\_\_\_\_ Organisation: \_\_\_\_\_  
 Home No: \_\_\_\_\_ Business No: \_\_\_\_\_ Mobile No: 0428780027  
 Email Address: d.kmatthews@bigpond.com

**Part 3: Declaration of interest**

What is your interest in the application or submission to which this disclosure statement is attached?  
 I am the applicant OR  I am making a submission in relation to an application  
 DA No: 10.2019.45 Property address: 32 Berman St Woolbrook  
 Development description: Dog breeding kennels

**Part 4: Details of reportable political donations or gifts**

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. If you are the applicant of a planning application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application
3. If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or gift? (D/G)	Name of donor (also include ABN for an entity)	Residential / registered address	Party / person to whom the gift / donation was made	Date donation / gift was made	Amount / value of donation or gift
	NA				

If you require more space, please attach a separate sheet listing all details shown above for each donation / gift.  
 Tick here if you have attached a separate sheet or sheets

**Part 5: Declaration**

By signing below, I hereby declare that all information contained within this statement is accurate at the time of signing, and if I become aware of any other donations or gifts that must be declared, I will immediately notify the Council.

Name: Stephie Matthews  
 Signature: [Signature] Date: 11/6/19

**Part 6: Privacy & personal information protection notice**

<b>Purpose of Collection:</b>	To record reportable political donations and their possible bearing on specific applications or submissions before council.
<b>Intended recipients:</b>	Council staff and approved contractors of the Walcha Council.
<b>Supply:</b>	This information is required to be supplied under Section 147(4) and (5) of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Access / Correction:</b>	Council staff and Freedom of Information requests.
<b>Storage:</b>	Document Management Systems and Archives.

Part 7: Glossary of Terms (under Section 147 of the *Environmental Planning and Assessment Act 1979*)

A full glossary of terms is contained in the Act – the most relevant terms are defined below.

<b>relevant planning application means:</b>	<ul style="list-style-type: none"> <li>a. a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or</li> <li>b. a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or</li> <li>c. an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or</li> <li>d. an application for development consent under Part 4 (or for the modification of a development consent), or</li> <li>e. any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application</li> </ul>
<b>relevant planning application does not include:</b>	<ul style="list-style-type: none"> <li>f. an application for (or for the modification of) a complying development certificate, or</li> <li>g. an application or request made by a public authority on its own behalf or made on behalf of a public authority, or</li> <li>h. any other application or request that is excluded from this definition by the regulations.</li> </ul>
<b>relevant period</b>	is the period commencing 2 years before the application or submission is made and ending when the application is determined.
<b>relevant public submission</b>	means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.
<b>reportable political donation</b>	<p>is defined under section 86 of the <i>Election Funding and Disclosures Act 1981</i></p> <ul style="list-style-type: none"> <li>1. For the purposes of this Act, a reportable political donation is: <ul style="list-style-type: none"> <li>a. in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or</li> <li>b. in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000: <ul style="list-style-type: none"> <li>(i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or</li> <li>(ii) made to the major political donor.</li> </ul> </li> </ul> </li> <li>2. A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).</li> <li>3. A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.</li> <li>4. For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.</li> </ul>

**gift**

Is defined under Section 84(1) of *the Election Funding and Disclosures Act 1981*, for the purposes of this Act, a gift is:

- a. any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

**financial interest**

a person has a financial interest in a relevant planning application if:

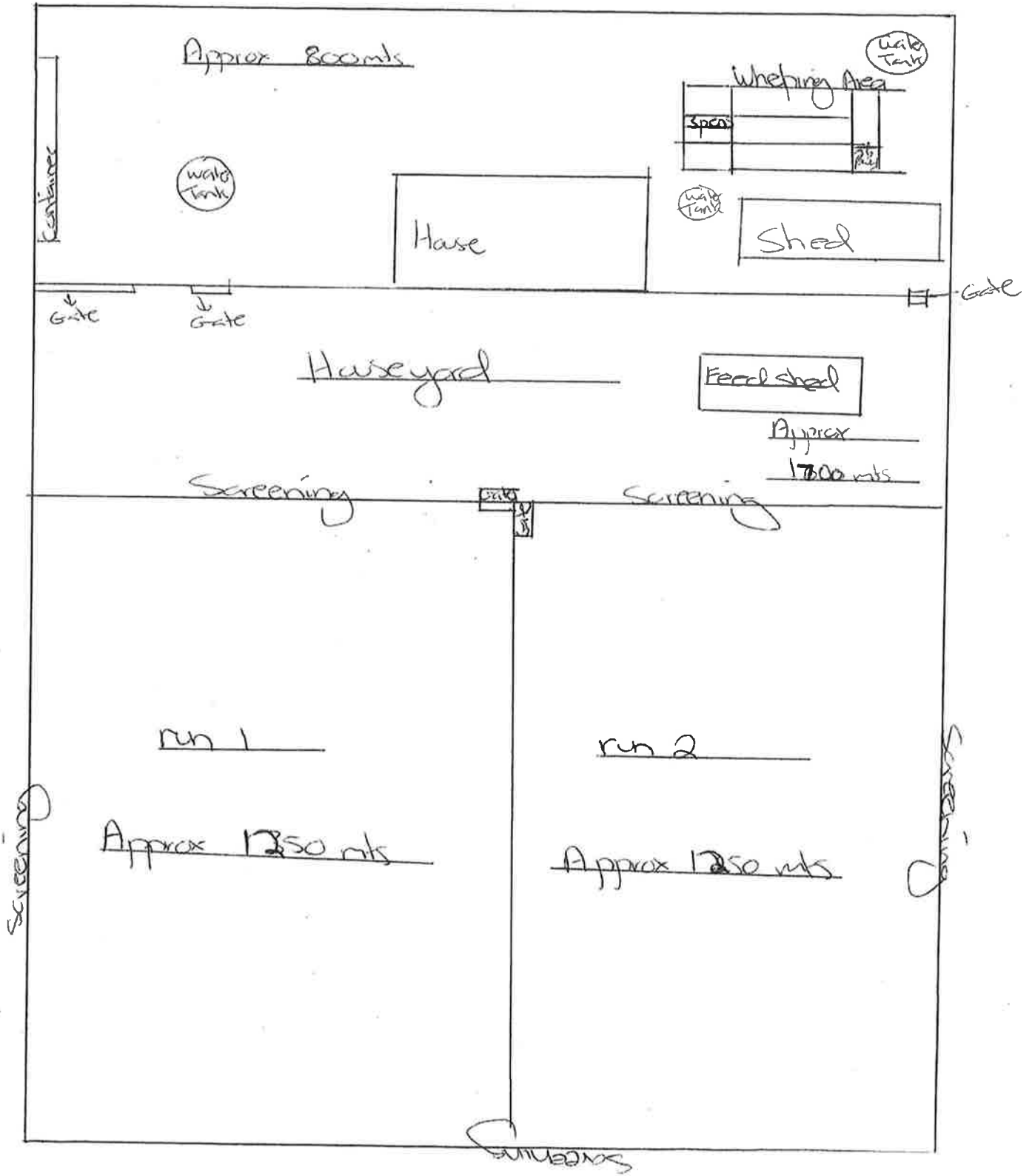
- a. the person is the applicant or the person on whose behalf the application is made, or
- b. the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c. the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d. the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

**associated persons**

persons are associated with each other if:

- a. they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b. they are related bodies corporate under the Corporations Act 2001 of the Commonwealth, or
- c. one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d. they have any other relationship prescribed by the regulations.

Block of land, Approx lace Plan



**gift**

Is defined under Section 84(1) of *the Election Funding and Disclosures Act 1981*, for the purposes of this Act, a gift is:

- a. any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

**financial interest**

a person has a financial interest in a relevant planning application if:

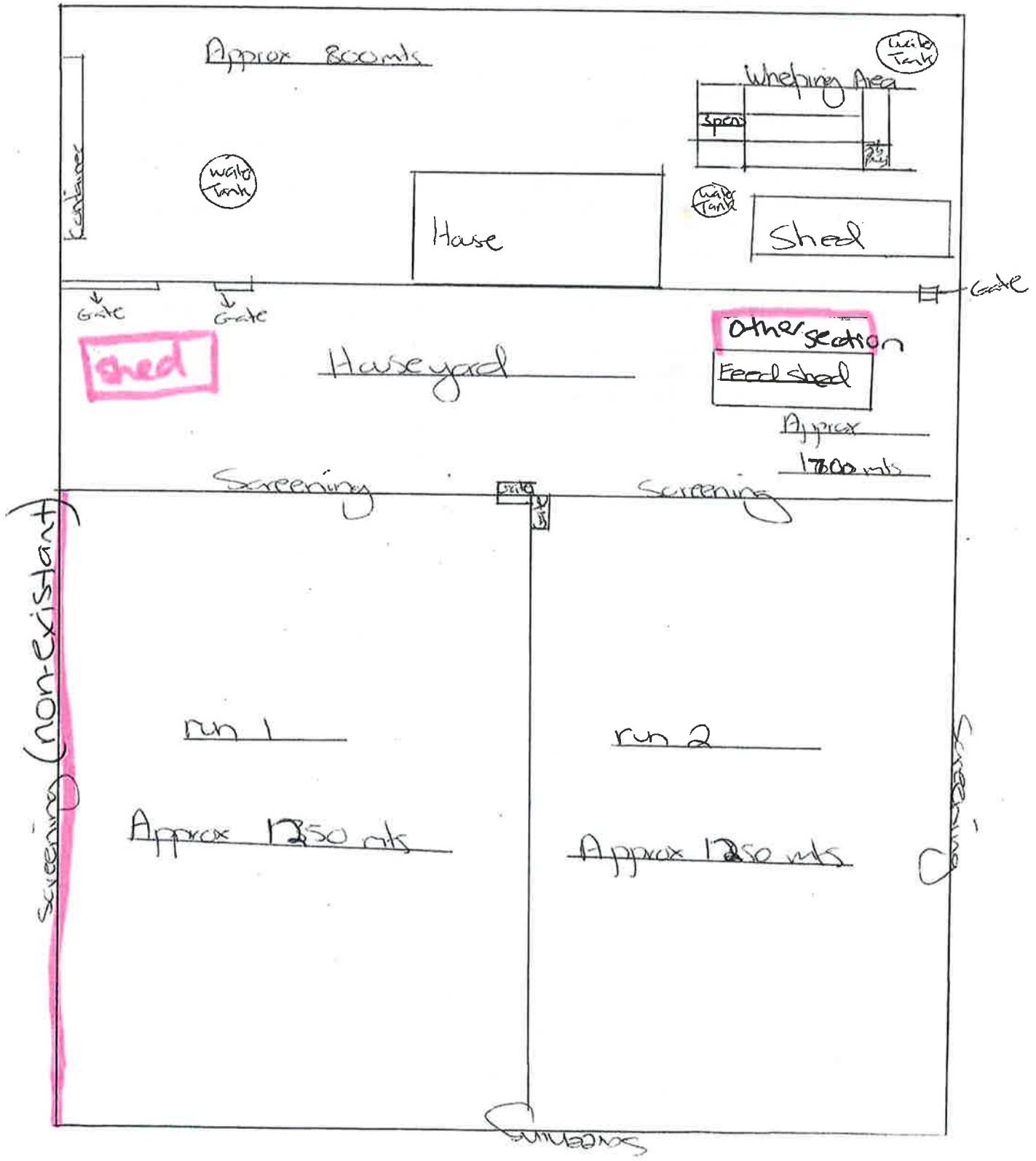
- a. the person is the applicant or the person on whose behalf the application is made, or
- b. the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c. the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d. the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

**associated persons**

persons are associated with each other if:

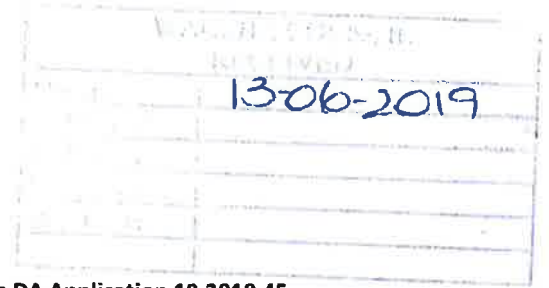
- a. they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b. they are related bodies corporate under the Corporations Act 2001 of the Commonwealth, or
- c. one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d. they have any other relationship prescribed by the regulations.

Block of land, Approx layout Plan



10<sup>th</sup> June 2019

Jack O'Hara  
Walcha Council



**Regarding the Property 32 Berman Street – Dog Breeding Kennels DA Application 10.2019.45**

Dear Jack

This all started in October 2018 when they moved in.

The dogs have been left alone for several days and nights on their own – 24 hours is even too much for so many dogs. Who is monitoring their welfare?

The white boxer can still jump the fences and get out of the yards. This was proven again when six dogs escaped the property on the 29th of May 2019. Three including the boxer got as far as Chimney Swamp Creek and the other three were in two parts of our yard as they had dug a hole under the fence. The ranger Michael Lisle and I got in 4 of them. The boxer jumped the fences to get back in. Once the poodle got into the big yard with the help of the ranger it climbed the fence and got back into the pen. More disappointing was the owners were not immediately contactable and didn't even return until well after 24 hours to see if their animals were alright.

The grey container used as a birthing centre is about 6 metres from our work shed and when those kennels are full the barking from there is intense. The container and the yards are also too close to our bedroom window.

The yards are so close to our kitchen and bedroom that we are unable to avoid them in our everyday life. We cannot even walk our own dogs in our front yard anymore as we are bombarded by barking.

When the owners are there and the dogs are barking at night they don't come out and quiet them and see if they are alright. This was the case last night as well!

During the day one of the owners will only tap on a window at times – this is pointless. The other cracks a whip. This will work at times but considering that no one is there the majority of the time it is not good enough.

Barking is not always for hours on end but has been. Even that many dogs barking for 20 minutes every couple of hours should be unacceptable.

We find it hard to imagine that we are the only people this effects on a constant basis.

The way that the waste is disposed of is questionable as it has been seen that they have thrown it down the bank of Berman Street or simply mown over it - the environmental impact must be questioned.

The lack of attention that these animals receive should be considered neglect.

According to the Department of Primary Industries guidelines for breeding dogs and cats we question that these guidelines are being followed. For example how do the few dog boxes protect them from weather conditions as stated in the DPI's guidelines? Attached is a copy of the guidelines currently on the website.

If a dog needs exercise in a 24 hour period how is this happening for the dogs in the "whelping shed"? Michael confirmed there were two in there when the other six escaped. The RSPCA has confirmed they need exercise in a 24 hour period.



The definition of a screen is to conceal, protect or shelter. The green plastic on three fences is 75cm high and the fence is 120cm high – how is this a screen? The drawing provided in the application indicates there is the “screening” along the fence between our place and theirs this is incorrect. There is electric fencing but nothing else. Also without any consent the owners have attached this “screening” to our fence along Wilson Street – a fence that has nothing to do with them!

There is another shed next to our fence (closest to our house) used for wood. This shed is not on the drawing what are the future plans for it? Are there plans to put dogs in there? The feed shed connects to another shed, are there going to be dogs in there?

We urge you to take all of this into consideration for our sake, our neighbours and the welfare of the animals.

Yours sincerely



Adam Cas  
28 Berman Street  
Woolbrook  
6777 5952 or 0418 490 616



Colleen (Kim) McKay  
28 Berman Street  
Woolbrook  
6777 5952

We have not made any donations or given gifts to councillors or council employees.

DA reference No: 10-2019-45 Date received: 30/05/19 Officer: \_\_\_\_\_

Part 2: Person making this disclosure statement

Name: Adam Cas & Colleen McKay  
 Address: 28 Berman st Woolbrook.  
 Position: Owner Organisation: \_\_\_\_\_  
 Home No: 67775952. Business No: \_\_\_\_\_ Mobile No: 0428490616  
 Email Address: nofool1@live.com.au

Part 3: Declaration of interest

What is your interest in the application or submission to which this disclosure statement is attached?

I am the applicant OR  I am making a submission in relation to an application

DA No: 10-2019-45 Property address: 32 Berman st Woolbrook

Development description: Dog Breeding Kennells

Part 4: Details of reportable political donations or gifts

1. State below any reportable political donations or gifts you have made over the relevant period. If the donation or gift was made by an entity (and not by you as an individual) include the Australian Business Number of that entity (ABN).
2. If you are the applicant of a planning application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application
3. If you are a person making a submission in relation to an application, state below any reportable political donations or gifts that you know, or ought reasonably to know, were made by yourself or an associate.

Donation or gift? (D/G)	Name of donor (also include ABN for an entity)	Residential / registered address	Party / person to whom the gift / donation was made	Date donation / gift was made	Amount / value of donation or gift

If you require more space, please attach a separate sheet listing all details shown above for each donation / gift.

Tick here if you have attached a separate sheet or sheets

Part 5: Declaration

By signing below, I hereby declare that all information contained within this statement is accurate at the time of signing, and if I become aware of any other donations or gifts that must be declared, I will immediately notify the Council.

Name: Adam Cas Colleen McKay

Signature: [Signatures] Date: 11/05/19 11-6/19

Part 6: Privacy & personal information protection notice

<b>Purpose of Collection:</b>	To record reportable political donations and their possible bearing on specific applications or submissions before council.
<b>Intended recipients:</b>	Council staff and approved contractors of the Walcha Council.
<b>Supply:</b>	This information is required to be supplied under Section 147(4) and (5) of the <i>Environmental Planning and Assessment Act 1979</i> .
<b>Access / Correction:</b>	Council staff and Freedom of Information requests.
<b>Storage:</b>	Document Management Systems and Archives.

**Part 7: Glossary of Terms (under Section 147 of the *Environmental Planning and Assessment Act 1979*)**

**A full glossary of terms is contained in the Act – the most relevant terms are defined below.**

<b>relevant planning application means:</b>	<ul style="list-style-type: none"> <li>a. a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or</li> <li>b. a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or</li> <li>c. an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or</li> <li>d. an application for development consent under Part 4 (or for the modification of a development consent), or</li> <li>e. any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application</li> </ul>
<b>relevant planning application does not include:</b>	<ul style="list-style-type: none"> <li>f. an application for (or for the modification of) a complying development certificate, or</li> <li>g. an application or request made by a public authority on its own behalf or made on behalf of a public authority, or</li> <li>h. any other application or request that is excluded from this definition by the regulations.</li> </ul>
<b>relevant period</b>	is the period commencing 2 years before the application or submission is made and ending when the application is determined.
<b>relevant public submission</b>	means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.
<b>reportable political donation</b>	<p>is defined under section 86 of <i>the Election Funding and Disclosures Act 1981</i></p> <ul style="list-style-type: none"> <li>1. For the purposes of this Act, a reportable political donation is: <ul style="list-style-type: none"> <li>a. in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or</li> <li>b. in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000: <ul style="list-style-type: none"> <li>(i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or</li> <li>(ii) made to the major political donor.</li> </ul> </li> </ul> </li> <li>2. A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).</li> <li>3. A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.</li> <li>4. For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.</li> </ul>



"Hillside Park"  
498 Back Woolbrook  
Rd Woolbrook 2354

Phone/Fax: (02) 67 775880  
Mobile: (0428) 997832

Email: [achalingelectrical@bigpond.com](mailto:achalingelectrical@bigpond.com)

ABN No.: 12 208 436 612

Licence No.: EC41447 -  
Essential Energy Authorised - No. AP30194 - Level II

10 June 2019

The General Manager  
Walcha Council  
PO Box 2  
Walcha N.S.W 2354

Dear Sir,

I am writing in objection to the proposed breeding kennels in Cross Street Woolbrook. DA 10.2019.45.

I understand that well run and managed facilities caring for the welfare of the animals are a legal enterprise. My issue is with the location of the enterprise in a residential area within meters of the neighbouring residence. Intensive breeding enterprises including Birds, Chickens, Pigs, Sheep, Cattle and Goats etc are not residential activities. They make noise and smell 24/7 and as such should be located on larger blocks of land outside residential areas. It is bad enough if your neighbours have 2 or 3 pet dogs that yap and bark all the time not a whole enterprise.

I also understand that the proponent went ahead and established the facility at reasonable cost without even bothering to submit a DA. This was only lodged after the neighbours made a formal complaint. As any developer knows you don't spend money before you get your approvals. This is something that the proponents will have to contemplate. The fact that they went ahead and established the business at cost should not have any bearing on the determination. That was their error.

What Council should consider is the Community and the wider effect approval of this DA may have. We as a Community are extremely fortunate to have the Cas Family as contributing members of our community. Mr Cas provides first class mechanical repairs and service to many of the farms and business's in the district. A service that no one else offers. Both Mr and Mrs Cas are invaluable contributors to the Woolbrook School and the Woolbrook Community as a whole. The Cas family is weighing up whether to relocate and

leave the district should the DA be approved. They have been affected emotionally by this whole exercise.

In closing, whilst the loose terminology of the zoning attached to the residential village of Woolbrook may permit such an enterprise the social benefits of lack thereof for the entire district should the DA be approved must weigh heavily in Council's deliberations.

Thankyou for the opportunity to comment

Tony Haling

A handwritten signature in black ink, appearing to read 'Tony Haling', with a stylized flourish at the end.

**Angelique McKenna**

---

**From:** jim paterson <jimpaterson2@yahoo.com.au>  
**Sent:** Friday, 14 June 2019 7:36 AM  
**Subject:** DA No: 10.2019.45

Hi Libby,

I received the above DA in a letter from council dated 30th May on Tuesday 11th June. The letter gave me until 13th of June to respond. I realise that this period contained two weekends one of which was a long weekend. It would be impossible for me to respond in that time frame so I rang council on Wednesday 12th June 2019 and was told that you were in a meeting and would ring me back on 99976745. I waited home the remainder of Wednesday and all day Thursday but received no call. I think council should bear in mind the state of the postal service when deciding these return dates. I am constantly sending and receiving letters from Brisbane where the regular time to arrive is a week.

As I live in Sydney it is impossible for me to drive to Walcha to view documents however I would like to make the following points.

- 1) Are the house, sheds and containers etc existing structures, or are they part of the DA and if so where are the detailed plans for these.
- 2) Are the measurements of 800mts, 1250mts and 1700mts that are shown on the plan, distances and if so from where to where or are they areas? If the latter and if the plan is drawn to scale three house yards would fit into the area of runs 1 and 2 making the combined areas of run 1 and 2 (3X 1700 ) 5100m<sup>2</sup> where the plan shows the combined area of runs 1 and 2 2x1250m<sup>2</sup> equaling 2500m<sup>2</sup>.
- 3)Where is Berman St in relation to the plan?
- 4) What sort of dogs are to be bred farm dogs, greyhounds, American pit bull terries etc?
- 5)While I am not a resident of Woolbrook I feel it is out of character with the village of Woolbrook, not to mention the noise factor.

Regards Jim Paterson.

**Petitions**

Petitions in total 274

WALCHA COUNCIL  
RECEIVED  
13 JUN 2019

Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Irish Ford	Irish Ford	12-6-19
Nathan Brown	NATHAN BROWN	12-6-19
Phill Brown	PHILLIP BROWN	12-6-19





WALCHA COUNCIL  
 RECEIVED  
 13.06.2019

194

Adam Cas  
 13/06/19

**Dog Breeding Kennels at Woolbrook**

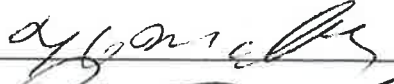

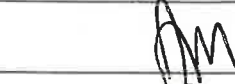


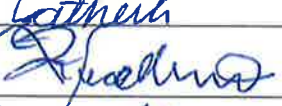
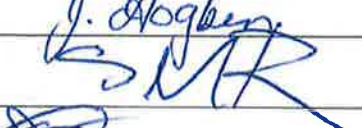
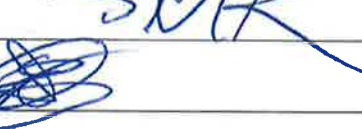
I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Catherine Lordan	C. Lordan	7-6-2019
Calvin Coleman	[Signature]	7/6/19
Will McDonald	[Signature]	7/6/19
Casey Martin	Casey Martin	7/6/19
ALEX BRAZEL	[Signature]	7/6/19
JARRETTE PURTRIDGE	[Signature]	7/6/19
Jen Bowden	J Bowden	7/6-19
EMMA HILLIER	[Signature]	7/6/19
Beris Hoy	B. Hoy	7/6/19
Madeline Lally	[Signature]	7/6/19
Telean Davies	T. Davies	7/6/19
Natasha Foster	[Signature]	7/6/19
Nigel Coombes	N. Coombes	7/6/19
Jason Naylor	J. Naylor	7/6/19
P Lowe	P Lowe	7/6/19
PETER GRIFFITHS	[Signature]	07.06.19
KEVIN HICKEY	Kevin Hickey	7/6/19
SCOTT STRONG	Scott Strong	7/6/19

Adams  
13/06/19

Name	Signature	Date
NEAL O. MALLEU		7/6/2019
Dimitry Keyes		7/6/19.
Tay Carter	Cayla Jade	7/6/19
Patrick LUPICA	P. Lupica	8/6/19.
Petrina Martin		8/6/19
Sam Wickes		8/6/19
Cynthia Cook		8-6-19
Lacie Slater	<u>LaSlater</u>	8/6/19
Amia McDonald	Amia	8/6/19
Lilli Eather Goodwin	Lilli Eather	9-6-19
FLO SMALLMAN		9.6.19
Tim & Belinda Laurie	Belinda Laurie	10.6.19
J. Hogben	J. Hogben	10-6-19
S. REKUNOV		10/6/19
Emma Deaves		10/6/19






Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Di Bazelay	Bazelay	6.6.2019
C. MARCHANT	Ch Marchant	6.6.2019
BARBARA DUNN		6.6.2019
Debra Clare	Debra Clare	13-6-19.
Denis Yarnold	Denis Yarnold	13.6.19
Tracie Yarnold		13.6.19
Sue Veale		13-6-19.



*HPSey Take away*

*Adam Cas*

*13/06/19*

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Kel Meredith	<i>K. Meredith</i>	8-6-19
Kylie Harrison	<i>K Harrison</i>	8-6-19
Audli Dunn	<i>Dunn</i>	8-6-19
Amie Eveleigh	<i>Aveigh</i>	8-6-19
Donna Meredith	<i>Donna Meredith</i>	8-6-19
Chiri Watkins	<i>Chiri</i>	8-6-19
Casey Martin	<i>Casey</i>	7-6-19
Cassie Harley	<i>Cassie</i>	7-6-19
<b>Heather Scott</b>	<b>H.S.</b>	<b>7-6-19</b>
SUZIE HARRISON	<i>S. Harrison</i>	7/6/19
Cath Smyth	<i>C. Smyth</i>	7-6-19
H Broadhurst	<i>HARRI, BROADHURST</i>	8-6-19
IAN SCHAFER	<i>I. Schaffer</i>	7/6/19
Carlie meredith	<i>CMeredith</i>	9/6/19
Lucas Preston	<i>Lucas</i>	9/6/19
Di Green	<i>Di Green</i>	9/6/19
Johanna Jane	<i>Johanna Jane</i>	9/6/19

*Apology taken away*

*D. Santos*  
13/06/19

Name	Signature	Date
PAUL HICKS	<i>Paul Hicks</i>	9-6-19
W. Morley	<i>Wendy Morley</i>	9-6-19
DIANE STACKMAN	<i>D. Stackman</i>	11-6-19
Matt Hamel	<i>M Hamel</i>	9/6/19
Ben Moran	<i>B Moran</i>	9/6/19
Daniel Lombardi	<i>D Lombardi</i>	9/6/19
Molly Kuhn	<i>M Kuhn</i>	9/6/19
MICK SAMUEL	<i>M -</i>	9/6/19
<i>Lisa Swanton</i>	<i>L Swanton</i>	<i>9/6/19</i>
Christie Powell	<i>C Powell</i>	9/6/19
Lacie Slater	<i>L Slater</i>	10/6/19
Laura Kuhn	<i>L Kuhn</i>	11/6/19
Ossie Kuhn	<i>O Kuhn</i>	11/6/19
Amelia Kuhn	<i>A Kuhn</i>	11/6/19
Tara Stackman	<i>T Stackman</i>	11/6/19
Joy Sun	<i>J Sun</i>	11/6/19
Pauline Langley	<i>P Langley</i>	11-6-19
Pat Laurio	<i>P Laurio</i>	11-6-19
<i>Pat Laurio</i>	<i>P Laurio</i>	11-6-19
Shay Langley	<i>S Langley</i>	11-6-19
<i>Lisa Morley</i>	<i>L Morley</i>	11/6/19
Gail McDonald	<i>G. McDonald</i>	11-6-19
MERIDITH THOMAS	<i>M Thomas</i>	11-6-19
STEVE SCHEFF	<i>S Scheff</i>	11-6-19

Joni Porten  
LEANNE PORTEN

*Joni Porten*

13.6.19  
13.6.19








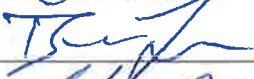



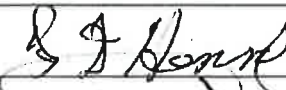
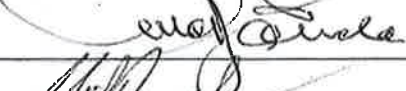

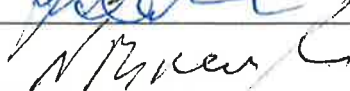



Adam Cas  
 13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Aaren Olsen		6-6-19
 BEAU SMITH		6-6-19
John Busby		6/6/19
Danny Hoy		6.6.19
Debbie Lyon		6.6.19
Judy Barnett nee Lyon	J.M. Barnett	6.6.19
NIKITA WALLACE	N. Wallace	6.19.
CARL SCHMIDT		6.6.19
FRED HENRY		7-6-19
LEO McDONALD		7-6-19
NEIL BREARLEY		7-6-19
Tim Duck		7-6-19
N. Brearley		7.6.19
Grace Iedingham	G. Iedingham	7.6.19
Robert Smith		7-06-19.
TOM CROSS		7-6-19

*Christ*

17

*Adam Cas.  
13/06/19*

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Alison Greenhalgh	<i>Alison Greenhalgh</i>	6/6/19.
D. J. Collier	<i>D. J. Collier</i>	6/6/19
Onide Hoy	<i>Onide Hoy</i>	6/6/19
Danielle Hoy	<i>Danielle Hoy</i>	6/6/19
LIANE ZIELKE	<i>L. Zielke</i>	6-6-2019
J Smolniera	<i>J Smolniera</i>	6-6-2019
K. Carter	<i>K. Carter</i>	11/6/19.
B. JERRY	<i>B. Jerry</i>	12/6/19
A. Ireland	<i>A. Ireland</i>	11/6/19
John Scott	<i>John Scott</i>	11/6/19
Helen Craig	<i>Helen Craig</i>	11/6/19
Emma Warnemunde	<i>Emma Warnemunde</i>	12/6/19.
Lisa Laycock	<i>Lisa Laycock</i>	12/6/19
Doug Noble	<i>Doug Noble</i>	12/6/19
Mannah Howard	<i>Mannah Howard</i>	12/6/19
Sophie Noble	<i>Sophie Noble</i>	12/6/19
David Greenhalgh	<i>David Greenhalgh</i>	12/6/19





Allerton

Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
KERRIE WATSON		10/6/19
KAL CROSSLEY		10/6/19
RUTH SMITH		11-6-19
KEVIN SMITH		11-6-19
R. BEASLEY		11/6/19
PHIL KEVILL		11/6-19
TRUDY CLAY		12-06-19
SHIENA ALLERTON		12-06-19
DAVE SMITH		12-06-19

*Penetration Shop*

*Adam Cas.  
13/06/19*

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
T. Heemskerck .	<i>[Signature]</i>	8-6-19.
J. Dressing	<i>[Signature]</i>	8/6/19.
G. WATSON	<i>[Signature]</i>	8/6/19
J. Whitbread	<i>[Signature]</i>	8-6-19
E. Byrne	<i>[Signature]</i>	8 <sup>Jun</sup> 19
B. Byrnes	<i>[Signature]</i>	9/6/19
D. Jones	<i>[Signature]</i>	
I. SOUTHWELL	<i>[Signature]</i>	11/6/19
MATT Buhler	<i>[Signature]</i>	11/6/19.
Peter Cambill	<i>[Signature]</i>	11/6/19
DARIN WARREN	<i>[Signature]</i>	11/6/19
Deeey NEOGN	<i>[Signature]</i>	11/6/19
Tiffany Rees	<i>[Signature]</i>	11/6/19
ANDY Ayson	<i>[Signature]</i>	11/6/19

*Permittee Service Station*

19  
Adam Cas  
23/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
W. DENHOLM		9/6/19
Donny Fermor		9/6/19
Kerry ADAMS		10/6/19
A Boor		10/6/19
A Langbein		10/6/19
W. Langbein		10.6.19
Jaki Moffat		10/6/19
F. Longford		10/6/19
K. HALEY		10/6/19
D. THIRIFT		11/6/19
B Stassen		11/6/19
D. Lewis		11/6/19
JAN FARRELL		11.6.19
Janelle Skewer		11.6.19
W. DENHOLM		11/6/19
J. M. Kuvow		11/6/19
Jackie Dressing		12/6/19





Walcha Rd Motel

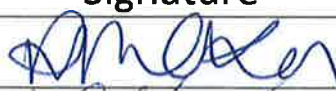








Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Jim McKay		5-6-19
Natalie Clifford		5.6.19
Ben Coman		5-6-19
Suzann Long		5.6.19
Ben Coman		5.6.19
D JACKSON		7-6-19
Kate Williams		7/6/19
Jan Corb		8/6/19
Peter Boyd.		8/6/19



National Parks



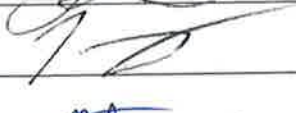

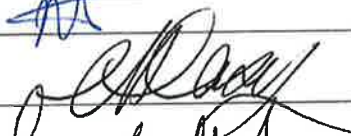
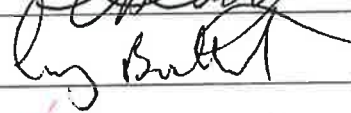


Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
JASON LATHAM		7/6/19
Jarryd Bird		7/6/19
Jack McAlister		7/6/19
Amonda Scott		7/6/19
Cecilia Casey		7/6/19
Greg Buckland		9/6/19
Jack Phillips		11/6/19
Jazmine Hobbs		12/6/19

NRMA

7

Adam Cas.  
13/06/19.

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
So were	J Webb (irresponsible owners)	6.6.19
Miles Lawrence	ML	6.6.19
Dew Partridge	DWR	6/6/19
CRAIG BARRATT	C Barratt	7.6.19
<del>SA</del>		



Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Jean Holden	Jean Holden	11.6.19
CIENE SWINDLELL	C Swindell	12.6.19
John Dickson	J Dickson	12/6/19
Noelene Dickson	Noelene Dickson	12/6/19
Tahira Warrk	Tahira Warrk	12/6/19
TIM BULL	Tim Bull	12/6/19















Adam Cas  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Sam Harrison	Alf Harrison	11/6/19
Jess Williams	Jess Williams	11/6/19
Vade Cummings	V. Cummings	12/6/19
C Dorrington	C Dorrington	13/6/19
Peter Barnes	Peter Barnes	12/6/19
Colleen Barnes	Colleen Barnes	12/6/19
R. M. M. M.	30 Estobles Street	12 6 19
Bonnie Kelly	Bonnie Kelly	12/6/19
Sharon Naylor	Sharon Naylor	12/6/19
Holly Kelly	Holly Kelly	12/6/19



Adam Cas 18  
13/06/19.

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Chelsea Coulter		7/6/19
Lesanne Presnell		7-6-19
Andrew Hillier		7/6/19
Harry Wick		7/6/19
Jean Kelly		7/6/19
Di Woodbury		7-6-19.
Bernard Ernest		7-6-19
Jayden Rossiter		7-6-19
Holly Kerry		7-6-19
Karen Coulter		7.6.19
Ronnie Kelly		7.6.19.
Brailee Langman		7.6.19
Paul CHEETHAM		7-6-19.
Rick Gill		8-6-19
Guy Smith		8.6.19
STAN MERCHANT		8.6.19
L. A. Busch		8.6.2019







Adam Cas.  
13/06/19

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Cindy Swanton	C.S.	6/6/19
Sandra Ryan	Ryan	6/6/19.
Jeannette Salks	Salks	7/6/19.
D Hoer	Hoer	11-6-19.
Jennifer Bird	Bird	11-6-19
Jane McLaren	McLaren	12/6/19
P WEST	P WEST	12/6/19

Woolbrook

6




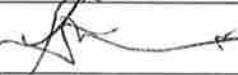
Adam Cas.  
13/06/19.

### Dog Breeding Kennels at Woolbrook

I Adam Cas the Small Engine Mechanic of Woolbrook would like to bring to your attention there is a DA application in at the Walcha Council for approval of a Dog Breeding Facility on the corner of Cross and Berman Street, Woolbrook.

I would like you to be aware that the owners/operators are often not at the location to provide adequate levels of care in my opinion according to the Department of Primary Industries guidelines. The website is: Department of Primary Industries: Breeding of Dogs and Cats Code of Practice

This should be of great concern to all. If you wish to sign this petition to voice your opinion AGAINST this please sign below. Any objections need to be forwarded to Walcha Council by Thursday the 13th of June 2019.

Name	Signature	Date
Dylan Matthews		11/6/19
Howard Greenwood		11-6-19
Marlene Cotten	Marlene Cotten	11-6-19
BARRY COTTEN	Barry cotten	11-6-19
Tommy Kennedy		12-6-19
Antie Kennedy		12-6-19

Hi Libby,

I have a 12 hr shift tomorrow and cannot have access to my mobile phone until 6.30 PM so I hope this form of response has been adequate.

I hope you realize that these submissions are falsehoods, one of them alludes to large numbers of dogs and puppies running around, the Ranger could tell you we do not have large numbers of puppies running around they have their own area.

Another man tells me the terrible smell the Ranger has been there on multiple occasions and could tell you there is no smell.

As to the dogs escaping in all the time we have been there it was once and it is questionable as to how they got out.

One is talking about calling the Ranger well that ship has sailed.

Also yesterday Carl heard the dogs and went out to investigate to find Mr and Mrs Cass's house standing right at our fence, Mr Cass was holding up one of his small dogs in front of my dogs enticing them to bark while Mrs Cass filmed them, a part from how morally wrong this is, it is illegal to film in someone else's property, we didn't want to have to spend money on security until we knew what was happening but it looks like we have no choice now, it was unfortunate that as soon as they saw Carl they scampered away before he could get his camera as proof but it goes to show they have no idea when we are home as we park our cars on the other side of the house as they obviously thought we were not home.

Also one of the submissions felt vaguely threatening in that they say there could be trouble if you approve this, is this meant to intimidate Council or us?

You must realize that with boarding kennels, we working dogs, heaps of and other dogs in the neighborhood ours are about the only ones that don't bark, how do people at the other side of Woolbrook know it is our dogs, the Casses dogs bark far more than ours, I just cannot bear to be judged on so many lies and I can prove it so I hope all of these people can afford good legal representation because I know they cannot prove what they say and we will not be threatened or intimidated by people that would cause others so much stress because they want to help the Guy that fixes their small motors and regardless of whether we have to sell for our dogs sales we will still take this all the way legally, we will prove that for a start Mr Cass has built right up to our fence with no retaining wall and we will question why he is allowed to operate and make so much noise so close to our home, we believe others have also made complaints about this, they have made this personal, they have tried to turn as many people as they can against us, they have used Council to get their own way, they have tried to ruin our reputation in Walcha where we shop, go to Drs etc and they are all lies, from the evidence we have provided to you you must see that, this Woman has not ever spoken one word to me to ask what we do but that doesn't stop her or her friends and these are people who would probably put the dogs down accusing us who will never give ours up of not caring for them.

Regards

Dianne.

Get [Outlook for Android](#)

---

**From:** Dianne Ludwig <[mckaycc60@gmail.com](mailto:mckaycc60@gmail.com)>

**Sent:** Saturday, June 15, 2019 9:18:46 AM

**To:** Libby Cumming

**Subject:** Re: DA 10.2019.45 - Submissions

At the end of the day we have no choice but to put this in the hands of our Solicitors for the defamation, lies and harassment and for the almost unbearable stress we have suffered since moving to Woolbrook.

Regards

Dianne Ludwig

Get [Outlook for Android](#)

---

**From:** Dianne Ludwig <[mckaycc60@gmail.com](mailto:mckaycc60@gmail.com)>

**Sent:** Saturday, June 15, 2019 8:49:35 AM

**To:** Libby Cumming

**Subject:** Re: DA 10.2019.45 - Submissions

Also as you know from my previous submission all of our kennels are insulated and we do want to build enclosures around them but we are waiting to see the outcome of our DA, we have however had Ricky Brazil excavate pipes to the Dogs yards to attach to our troughs for water as I am sure he would confirm, we did this because he is very busy and we needed to be able to do it when he could fit us in.

All this Mr and Mrs Cass would know if they had only asked and frankly I find it hard to believe they dont see the work we are doing, as to the screening only being 750cms they are only little dogs, they cannot see 1.2 mts.

The road I believe they are complaining we screened is a public rd and was done for their benefit.

We have much more noise from them than they do from us and as for Woolbrook not being an area for dogs, there is at least one boarding kennels and another property has many working dogs, so there is a precedent.

Again as to how many dogs we have or are having they had only to ask.

At the end of June we will have 9 and that is all we will have I have it on good authority that the Cass's have in previous times had 7 and at least 3 were menaces, I believe they still have 4 and the digging that allowed my dogs to escape, the dirt was on their side.

Regards Dianne

Get [Outlook for Android](#)

---

**From:** Dianne Ludwig <[mckaycc60@gmail.com](mailto:mckaycc60@gmail.com)>  
**Sent:** Friday, June 14, 2019 5:06:58 PM  
**To:** Libby Cumming  
**Subject:** Re: DA 10.2019.45 - Submissions

I have just read about the waste, another lie as to smell because as you know we have special composters, the 2 girls in the whelping kennels have outside yards as well and when we are home we let them into the house yard as does Sarah on the odd day we are not, these people are so ignorant they dony even realize the container is not in use so much for the barking near their kitchen window.

Get [Outlook for Android](#)

---

**From:** Dianne Ludwig <[mckaycc60@gmail.com](mailto:mckaycc60@gmail.com)>  
**Sent:** Friday, June 14, 2019 5:01:45 PM  
**To:** Libby Cumming  
**Subject:** Re: DA 10.2019.45 – Submissions



It has come to our attention that there is a petition going around Walcha this is in regards to our application to Walcha Council for breeding kennels at Woolbrook. It states on the petition that we are rarely home to look after these animals this is an absolute untruth. On the rare occasions we are not home they are well cared for. At times I have to work nights and have to stay at work as I cannot get any rest at home because of continuous noise of chainsaws, mowers and whipper snippers from the mechanical workshop which is situated nearby, on those occasions we contract locals to look after our animals. We breed our dogs as a hobby and are not a commercial business. We are full members of the Australian Pet Breeders Association and are vet audited on a continuous basis. We reiterate that there is never a time our dogs are not cared for. A copy of this petition has been sent to out solicitors. We are more than happy to talk to anyone who may have concerns for our dogs.

Regards Carl & Dianne Ludwig - Woolbrook.

---

**From:** Dianne Ludwig <[mckaycc60@gmail.com](mailto:mckaycc60@gmail.com)>  
**Sent:** Friday, June 14, 2019 5:00:23 PM  
**To:** Libby Cumming  
**Subject:** Re: DA 10.2019.45 - Submissions

Well Libby,

I am not sure how you want me to respond to this formally or will this email be sufficient?

I have read as much of these as I can on my mobile phone and frankly I'm shocked and slightly amused at the lies.

The Cass's speak of my Boxer, as Michael Lisle will attest Reacher the Boxer has been deceased for over 2 weeks due to these people so he can hardly be there bothering them. They speak of the barking from the container as you know and Michael Lisle can also attest because he has inspected it the container has not been in use for any dog or puppy since March? They speak of what our plans are for the woodshed , it is used for wood and since we need wood for the cold weather it always will be. The other submissions you have received are from their Friends and please also consider Mr Cass fixes their chainsaws, lawn mowers and whippersnipers so of course they dont want to get on his bad side.

As you would also be aware they have had petitions all over Walcha basically claiming we are not home and do not look after the dogs this is blatantly untrue and defamatory, I have placed an advertisement in the Walcha news that I will send to you and this is now in the hands of our Solicitors for defamation and harassment, our dogs are always looked after and the only time one of us is not there is when I work night watches because I cannot sleep through the noise of whippersnippers and chainsaws 15 mts if that from my bedroom window, so they create the problem they complain of and as you know I pay to have the dogs cared for when I am not there and at the most between Carl and I this would be one day a week Apparently Mrs Cass has told neighbors before we even moved in that she was going to run us out of town and she is trying to use Council and her cronies in Woolbrook to do so.

As for the petitions in Walcha, how would anyone in Walcha know how we treat our Dogs in Woolbrook, people simply sign because they believe they are doing the right thing.

When I get home to my computer I will have a closer look to see if I have missed and more untruths from the Cass's, please let me know if this email is adequate or if there is something else I need to do.

How heartless to still keep blaming a dog that through no fault of his own has passed away, I would ask that you contact Michael Lisle to confirm what I am saying is true.

Regards Dianne Ludwig

Get [Outlook for Android](#)

---

**From:** Libby Cumming <[planning@walcha.nsw.gov.au](mailto:planning@walcha.nsw.gov.au)>  
**Sent:** Friday, June 14, 2019 2:46:50 PM  
**To:** 'mckaycc60@gmail.com'  
**Subject:** FW: DA 10.2019.45 - Submissions

Hi Dianne

The submission period has now closed for your development application. I am currently writing a report to Council which I will need to finish on Tuesday to make the 26 June Ordinary Meeting. I have attached a copy of the submissions, and request that if you wish to make a response, I will require it by close of Business on Monday. I will then put it into my report for Councillor consideration.

Regards

Libby Cumming  
Contract Planning Officer  
Walcha Council  
PO Box 2  
Walcha NSW 2354

Council [www.walcha.nsw.gov.au](http://www.walcha.nsw.gov.au) | Tourism [www.walchansw.com.au](http://www.walchansw.com.au)



This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Council. You should scan any attached files for viruses.

 Please consider the environment before printing this e-mail.