



**DEVELOPMENT CONTROL PLAN NO 10**

**DOG BOARDING, BREEDING,  
KEEPING & TRAINING**

*This Development Control Plan was approved by Council at its meeting held on 1<sup>st</sup> June 1992 and came in force on 2<sup>nd</sup> June 1992*

*It amended a Development Control Plan which had been adopted on 5<sup>th</sup> May 1986*

*\$6.85 inc GST*



### ADVISORY NOTES

The main complaints that Council receives about dogs are in order of priority:-

1. NOISE from barking, howling and whimpering.
2. ESCAPED animals going into neighbouring properties, bailing up or terrifying passers-by and fouling footpaths.
3. ODOURS from droppings, urine and discarded food not being collected and properly disposed of each day.
4. UNSIGHTLY appearance of poorly designed, constructed and located kennels.

When you are preparing your application ask yourself **THE QUESTION**; have I honestly considered how my neighbours would feel about my project and can I do a better job?

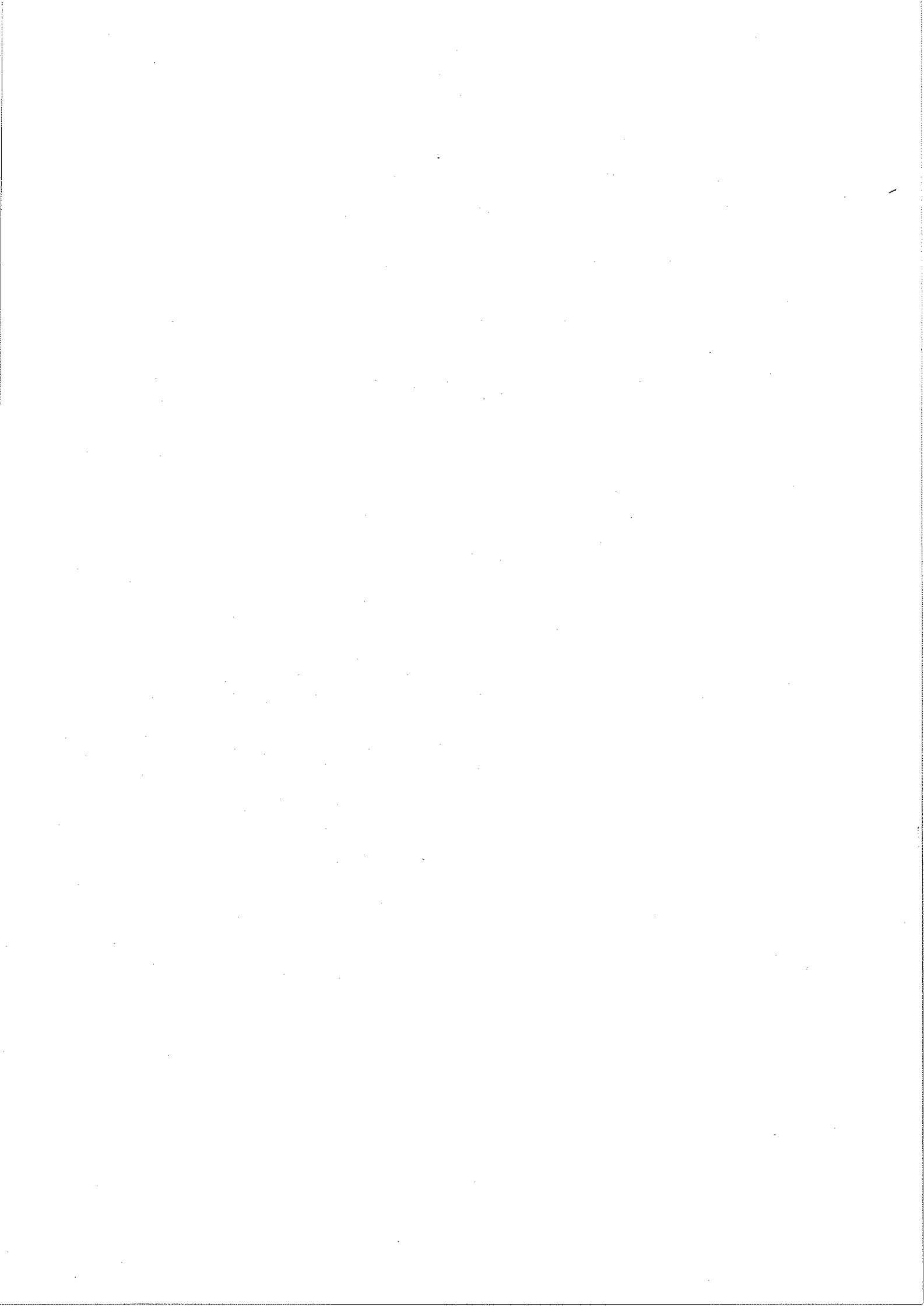
Asking yourself this one question may save you a lot of headaches in the future.

**IMPORTANT!** because Council is required to consider each application on its merits Council may in any case:-

1. Require **HIGHER STANDARDS** than those set down in the attached Development Control Plan.
2. Accept **LOWER STANDARDS** than those set down in the attached Development Control Plan.
3. May decide in the public interest to **REFUSE** its consent even though the proposed development complies with or exceeds the requirements of the attached Development Control Plan.

**MORE INFORMATION** can be obtained by going in to talk over your ideas with our people in the Health and Building Department.

The best time is **BETWEEN 8.30 AM AND 10.00 AM** Monday to Friday.



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Drawing Number 1 Kennel and Pen Design

Drawing Number 2 Hose Taps and Stormwater Drainage

1. Application

This Plan was prepared pursuant to "Wingecarribee Local Environmental Plan - 1989" and applies to the whole of the Shire.

2. Aims and Objectives

The aims of this Plan are:-

- (a) to set out the minimum standards required for the design, construction, siting and maintenance of establishments for the boarding, breeding, keeping and/or training of dogs (whether or not in association with a veterinary surgery or hospital);
- (b) to ensure as far as practicable that the areas of sites where dogs are boarded, bred, kept and/or trained, are screened from view from adjoining or adjacent, land, public roads, public reserves and rivers;
- (c) to ensure as far as practicable that establishments for the boarding, breeding, keeping and/or training of dogs (whether or not in association with a veterinary surgery or hospital) are unlikely -
  - (1) to be against the public interest,
  - (2) to have an unacceptable impact on the environment, and
  - (3) to have an unacceptable impact on the amenity of the neighbourhood; and
- (d) to provide information to applicants seeking development consent for dog boarding, breeding, keeping and/or training establishments (whether or not in association with a veterinary surgery or hospital).

3. Definitions

For the purposes of this Plan:-

"Allotment" means the whole of the adjoining land held in the same ownership.

"Allotment Size" means the area of the allotment measured exclusive of any access strip, commonly known as a "battle-axe handle".

"Approved" means approved by Council.

"Council" means the Council of the Shire of Wingecarribee.

"Commercial Activity" includes the boarding, breeding and/or training of more than two (2) dogs on any allotment at any one time, where such boarding, breeding and/or training, is carried out for hire or reward. This definition also includes veterinary practices and surgeries where animals may be kennelled overnight.

"Dog" means any animal (whether desexed or not) of a canine species and includes any dog, mongrel, bitch or puppy, EXCEPT that in determining the maximum number of dogs which may be kenneled on any allotment at any one time a dog shall not include any animal which is part of the litter of a bitch kept on that allotment under the age of:-

- (a) 8 weeks for a non-commercial activity;
- (b) 8 weeks for a dog keeping activity; or
- (c) 12 weeks for a commercial activity.

"Keeping" means the boarding, breeding and/or training of more than 2 dogs on any allotment at any one time;

where such boarding, breeding and/or training, is NOT it is carried out for hire or reward

BUT does not include, the keeping of dogs engaged in agricultural activities carried out on that allotment provided such dogs are kept in approved kennels located further than 500 metres to any dwelling on adjoining or adjacent land.

"Kennel" means the structure required as shelter and sleeping quarters for any dog including any area where a dog would normally be confined.

"Non-Commercial Activity" means the keeping of up to 2 dogs on an allotment at any one time.

"Pen" means an area adjoining the kennel; separately enclosed from the remainder of the allotment; and in which a dog or dogs can freely exercise.

"Required" means required by this plan.

"Turf" includes native grasses.

"Yard" - an area in which dogs can freely exercise during the day.

#### 4. Development Application

A development application SHALL be made to and approved by Council BEFORE more than two (2) dogs are boarded, bred, kept and/or trained on any allotment.

NOTE: BEFORE you make your development application it is best to talk it over with Council's Environmental Health and Building Surveyors.

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5. Siting, Operating, and Design Criteria

- 5.0 The keeping of dogs (whether for commercial or non-commercial activities) in a residential flat building will not be permitted.

Council will only permit a single companion dog to be kept within a flat occupancy, subject to the authorities of the owner or body corporate by-laws being observed.

5.1 Guard Dog

Industrial areas for allotments in excess of 1,000 m<sup>2</sup> in size a single guard dog may be kennelled within the premises in a location approved by the Chief Health and Building Surveyor, provided the yard enclosure is contained behind the building alignment with landscaped barriers.

5.2 Dog Density

The number of dogs to be kept on the premises where a development consent has been granted shall not exceed the ratio of 10 dogs per hectare or part thereof. An absolute maximum number of dogs permitted to be kept on the premises shall not exceed 100 dogs.

5.3 Siting

Kennels and yards must be sited and screened to allow minimum impact on the use of adjoining properties. The owners of kennels should be in a position to note any problems before any adjoining owner should. It could be expected that the residence of the owner should be at a closer distance to the kennels than dwellings on adjoining premises.

Council considers that long, narrow blocks do not permit substantial setbacks on side boundaries and may be unsuitable for this type of development. In rural and environmental protection zones where the keeping of dogs is proposed for commercial activity, a clearance of 800 metres from any existing kennel upon adjoining allotments shall be observed. This clearance may only be varied if Council is satisfied upon the report of the acoustic consultant that the kennels including yards has sufficient acoustic safeguards to contain noise levels in accordance with this plan.

5.4 Cats

Any part of the premises that is to be utilised by or for the receiving of cats shall be effectively screened from site and acoustically separated from any area used for dogs including kennels, yards, runs and pens. This provision does not apply to veterinary treatment rooms or other treatment rooms that are enclosed within a building structure constructed with sufficient acoustic measures.

5.5 Car Parking

The location of the car park shall be designed and sited to reduce impact of vehicle intrusion onto adjoining properties. Access of animals from the car park to the kennels shall be out of sight of dog's housed upon the premises.

5.6 Visitor's Access

Access of visitors for delivery or collection of animals shall not occur overnight after the hours of 6.00 pm to the following 6.00 am.

6. Noise Control (GENERAL)

- 6.0 Every application for approval to board, breed, keep and/or train more than two (2) dogs on an allotment for any purpose SHALL be accompanied by a detailed noise evaluation and assessment report for the locality.
- 6.1 The report required by the previous clause SHALL be prepared by an approved acoustic consultant.
- 6.2 The report referred to in the previous clause SHALL include:-
- (a) details of the qualifications and experience of the acoustic consultant who prepared it;
  - (b) the times, days of the week and dates, when the noise sampling on which the report is based was carried out;
  - (c) details of the location, equipment and methods used to carry out the noise sampling;
  - (d) details of any consultants carried out with members of the local neighbourhood and/or with government authorities;
  - (e) detailed conclusions and the reasoning, which led to those conclusions; and
  - (f) detailed recommendations for the control of noise likely to be caused by the dog boarding, breeding, keeping or training activity.
- 6.3 In addition to any noise control measures recommended by the required noise evaluation and assessment report Council MAY ALSO require the following:-
- (a) visual screening of kennels, runs, exercise yards, pens and the like from every public place adjoining or near the allotment;  
[NOTE: dogs are territorial and are often disturbed by activities occurring outside the boundaries of the allotment.]
  - (b) construction of fully enclosed kennels, yards, runs and pens designed and constructed to control noise caused by dog boarding, breeding, keeping and/or training activities;  
[NOTE: concrete or masonry floors, walls and roofs may be required along with special airlock entrances and a ventilation system with built in noise control measures]
  - (c) construction of earth mounds or lap and cap timber fences as noise barriers; and
  - (d) screening off of areas on the allotment which are used for the keeping of cats from the area(s) used for dog boarding, breeding, keeping and/or training.

Cont'd

7. Noise Control (Allotments less than 40 Hectares)

7.0 Kennels and pens for the boarding, breeding, keeping and/or training of dogs on any allotment having an area of less than 40 hectares SHALL be built inside a fully enclosed building designed, constructed and used, in accordance with a noise evaluation and assessment report.

7.1 The required noise evaluation and assessment report SHALL:-

- (a) be prepared by an approved acoustic consultant;
- (b) contain details of measures required to ensure that noise generated by dog boarding, breeding, keeping and/or training, is NOT MORE than five (5) decibels (scale A) above the background noise level measured at the boundaries of the allotment; and
- (c) be submitted with a development application required to be made to and approved by Council.

8. Neighbourhood Plan

Every application to board, breed, keep and/or train more than two (2) dogs on any allotment SHALL be accompanied by a detailed neighbourhood plan [3 COPIES] which is drawn to an approved metric scale and which clearly shows:-

- (a) the allotment and the existing and proposed buildings, kennels, pens and yards;
- (b) the boundaries of all adjoining and nearby allotments;
- (c) the outline of all nearby residential buildings (including dwelling - houses, flats, units, townhouses, villa homes, motels, boarding houses and the like.); and
- (d) the distance of all nearby residential buildings from the allotment by way of distance circles for each 10 metres up to 50 metres from kennels and then by concentric circles drawn at 50 metre intervals.

9. Visual Amenity & Screening

Every application to board, breed, keep and/or train more than two (2) dogs on any allotment SHALL be accompanied by detailed landscape plans [3 COPIES] which are drawn to an approved metric scale and which clearly show:-

- (a) the location of all (existing and proposed) buildings on the allotment;
- (b) the location, height and materials of all proposed screen fences, mounds or other proposed visual barriers;

(c) the location, name (common and scientific), number of specimens and mature height of trees and shrubs to be planted on the allotment to screen the dog boarding, breeding, keeping or training activities.

Kennels and yards shall be screened from public roads, parks, adjoining properties or other features that may provoke barking. Screens may be of vegetation or landscaping including conventional type fencing.

Consideration should be given to screening of percentage of individual kennels from each other. This allows separation of aggressive animals. The screen should also be provided to prevent to dogs becoming over excited during meal times or by residential activity, by providing a visual barrier to the approach or adjoining residences or vehicles entering, or leaving the property or adjoining properties.

The following is the screen and hedge plants that may be suitable for use:-

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Name	Height
Melaleuca Armibris	3m - 4.5m
Hakea Salignas	2.4m - 3m
Photinia Glabra Rubens	3m
Pyracantha Augustifolia	2.4m - 3m
Pyracantha Junnanensis	2.4m - 3m
Viburnum Tinus	2.4m
Cotoneaster Serotina	3m

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Earthen banks or bunds constructed with landscaping may also be suitable.

Cont'd

10. Kennels and Pens

- 10.0 Kennels with adjoining pens, SHALL be built and maintained on any allotment used for the boarding, breeding, keeping and/or training of dogs.
- 10.1 All dogs boarded, bred, kept and/or trained on any allotment SHALL be accommodated in approved kennels except when being trained or exercised under supervision.
- 10.2 The number of dogs which MAY be boarded, bred or kept in a kennel SHALL NOT exceed more than two (2) at any one time.
- 10.3 The number of kennels which MAY be built on any allotment SHALL NOT exceed the number set down in APPENDIX 2.

11. Design of Kennels and Pens

- 11.0 Kennels SHALL be designed and constructed to comply with the standards set down in this section and as shown in DRAWING NUMBER 1.
- 11.1 The required kennel SHALL be NOT LESS than 2.0 metres deep and SHALL:-
- (a) have a 1.0 metre internal width for the accommodation of up to one (1) dog; or
  - (b) have a 2.0 metre internal width for the accommodation of up to two (2) dogs.

11.2 Floor

The floor of any kennel SHALL:-

- (a) be concrete with a wood float finish;
- (b) have a 500 millimetre deep concrete apron across the front of the kennel;
- (c) be graded to an approved drainage inlet set in the apron and designed to help with hosing out of the kennel;
- (d) have a portable duck-board of timber or other approved material and big enough for each dog held in that kennel;
- (e) have a 25 millimetre coving at its intersection with required walls [for example see Drawing Number 1]; and
- (f) have a finished level not less than 50 millimetres above the surrounding ground level.

Cont'd

11.3 Walls

The walls of any kennel SHALL:-

- (a) be brick or concrete block;
- (b) be high enough to give a clearance inside of NOT less than 1.2 metres; and
- (c) be finished inside with flush mortar joints or 10 millimetre thick cement render.

11.4 Roof

The roof of any kennel SHALL:-

- (a) be either reinforced concrete or pre-coloured metal sheeting fixed to a timber frame; and
- (b) be graded to the rear of the kennel for direction of rain water to an approved stormwater drainage system.

11.5 Pen

(a) An attached pen SHALL be built with each kennel;

(b) The required pen SHALL:-

- (i) be NOT less than 2.5 metres deep;
- (ii) have a bitumen or concrete sealed surface throughout;
- (iii) be well drained;
- (iv) be enclosed by chain wire fencing NOT less than 2.0 metres high and supported by approved steel framework;
- (v) be designed to prevent the escape of dogs.

11.6 Water Supply

(a) A water supply SHALL be provided and maintained to give enough water for:-

- (i) drinking water for all dogs;
- (ii) hosing out all kennels at least one each week; and
- (iii) washing dogs regularly.

Cont'd

- (b) IF town water is NOT available to the allotment THEN the required water supply SHALL be pressurized by means of an approved system which gives a water pressure at the tap of NOT less than 500 kilo pascals; and
- (c) A hose tap SHALL be provided for every line of 5 kennels or part of 5 kennels as shown in DRAWING NUMBER 2

11.7 Stormwater Drainage

The stormwater from the roof of every kennel SHALL be directed to Council's street gutter or easement to drain water as shown in DRAWING NUMBER 2.

Every effort is to be made to avoid unnecessary stormwater entering the waste drainage system. Stormwater from kennel roofs or other buildings where there is no other street or drainage system can be disposed to rainwater collection tanks or absorption trenches.

11.8 Washdown Water

- (a) The water from kennel washing and dog washing is likely to be contaminated (bacteria and nutrients) by urine and droppings;
- (b) All kennel and pens floors are to be graded and drained to a complete drainage system. The drainage system shall be a series of open drains. Drains shall connect to Council's sewer (if available) or absorption trench (in unsewered areas) after passing through a disconnecter trap. It is essential that faeces, lint and hair are trapped inside arrestor pits to prevent blockages to the drains, as these wastes are not biodegradable.

NOTE:- an hydraulics consultant can design a proper drainage system for you to submit to Council.

12. Exercise Yard

Any exercise yard provided in conjunction with dog boarding, breeding, keeping and/or training SHALL:-

- (a) be fenced off from the remainder of the allotment;
- (b) be turfed and kept short mown;
- (c) be raked clear of droppings and other debris at least once each day;
- (d) be connected directly with all pens by way of chain mesh fenced walkways or races;
- (e) have a size of NOT LESS THAN 10 metres by 10 metres;

Cont'd

- (f) be located NOT CLOSER THAN 4 metres to any boundary of the allotment; and
- (g) NOT be used before 8.00 am or after 5.00 pm on any day.

13. Sound-Proofed Room or Kennel

- 13.0 A sound-proofed room or kennel SHALL be provided in conjunction with dog boarding, breeding, keeping and/or training.
- 13.1 The required sound-proofed room or kennel SHALL be provided for the purpose of:-
  - (a) whelping;
  - (b) accommodating distressed animals; and
  - (c) accommodating aggressive animals.

14. Cleaning and Maintenance

- 14.0 Kennels, pens and exercise yards SHALL be kept clean and in good condition at all times.
- 14.1 Food scraps, bones and droppings SHALL be removed from kennels, pens and exercise yards each day.
- 14.2 Duck-boards SHALL be removed and cleansed at least once each week.
- 14.3 Kennels SHALL be swept and hosed out at least once each week.
- 14.4 Droppings SHALL be buried on site or taken to the Council garbage tip.

NOTE:- Burning off of droppings causes odour and smoke nuisances which will bring an on the spot fine of \$200.00.

15. Hot Weather Precautions

To prevent heat exhaustion during summer, dog boarding, breeding and training establishments which are NOT fully enclosed in a building SHALL install a sprinkler system for cooling dogs in accordance with Animal Welfare League guidelines.

NOTE: Every sprinkler system connected to a town water supply SHALL incorporate a backflow prevention device installed in accordance with the National Plumbing and Drainage Code.

16. Disposal of Dead Animals

Dead animals SHALL be disposed of by:-

- (a) burial on site (except in water catchment areas or within 150 metres of a river or stream), or
- (b) removal to the special trench at the Council garbage tip at Welby.

NOTE:- ask at the tip gate for direction to the special trench for disposal of dead animals. Dumping dead animals on the main tip face may cause distress to others.

17. Trialling and Trial Tracks

- 17.0 A trial track SHALL NOT be built or used without the PRIOR development approval of Council.
- 17.1 A trial track SHALL NOT be located closer than 30 metres to the boundary of an allotment.
- 17.2 The blooding of greyhounds or the use of live lures SHALL NOT be permitted under any circumstances.
- 17.3 Overhead lighting SHALL NOT be installed at any trial track.
- 17.4 A trial track SHALL NOT be used between the hours of 5.00 pm to 8.00 am at night.
- 17.5 All motors and equipment used to drive the mechanical lure SHALL be enclosed in an approved drive tower designed to reduce noise to a level NOT MORE than 5 decibels (A Scale) above background level measured at the boundary of the allotment.

17.6 Gambling

Under no circumstances will Council permit the use of the premises or trial track for any form of gambling including the rewarding of prize bunnies.

18. External Lighting

All external lighting SHALL be positioned and shielded to prevent any glare nuisance to neighbours.

19. Security

To prevent accidental escape of dogs, all yards and kennel enclosures shall be provided to the perimeter with sufficient security measures, ie 2 sets of doors or gates, self-closing doors/gates self-latching, or other approved devices acceptable to the Council.

20. Exempted Activities

The provisions of this plan SHALL NOT apply to greyhound race meetings, dog trials, dog shows, exhibitions and the like, or, dog obedience schools, conducted on public parks, public reserves or other land controlled and managed by an approved community organisation.

APPENDIX I - ZONING RESTRICTIONS

ZONE	NON-COMMERCIAL DOG KEEPING	DOG BOARDING	DOG BREEDING	DOG TRAINING	VETERINARY SURGERY/HOSPITAL
1(a)	/	Y	Y	Y	N
1(b)	/	N	Y	Y	N
1(c)	/	Y	Y	Y	N
1(f)	/	N	N	N	N
2(a)	/	N	Y	N	N
2(a1)	/	N	Y	N	N
2(b)	/	N	N	N	N
2(c)	/	Y	Y	Y	Y
3(a)	/	Y	Y	Y	Y
4(a)	/	N	N	N	Y
5(a)	/	N	N	N	N
5(b)	/	N	N	N	N
5(c)	/	N	N	N	N
6(a)	/	N	N	Y	N
6(b)	/	N	N	Y	N
6(c)	/	N	N	N	N
6(d)	/	N	N	N	N

Cont'd

PAGE 2 OF APPENDIX I

ZONE	NON-COMMERCIAL DOG KEEPING	DOG BOARDING	DOG BREEDING	DOG TRAINING	VETERINARY SURGERY/HOSPITAL
7(a)	/	N	N	N	N
8(a)	N	N	N	N	N
9(a)	/	N	N	N	N
9(b)	/	N	N	N	N
9(c)	/	N	N	N	N

/ - Up to two (2) dogs may be kept without Council's approval.

Y - Development Application required.

N - Type of development NOT allowed.

APPENDIX II - NUMBER OF KENNELS ON ANY ALLOTMENT

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AREA OF THE ALLOTMENT	MAXIMUM NUMBER OF KENNELS	MAXIMUM NUMBER OF DOGS
Less than 1,000 sq m	1	2 dogs
More than 1,000 sq m	1 + 1 per 2,000 sq m or part thereof	2 + 1 per 1,000 sq m for an additional allotment size

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NOTE:-

The number of kennels and hence the number of dogs which may be boarded, bred, kept and/or trained on any allotment is determined not only by the above table BUT also by all the requirements of this Plan considered in combination.

APPENDIX III - APPLICANT CHECKLIST

[ ] My allotment is located in zone:

.....

[ ] My allotment size is:

.....

[NOTE: See Part 3 for meaning of "allotment" and "allotment size".]

[ ] The dog keeping activities which may be carried out on my allotment subject to the approval of Council are (See Appendix I).

.....  
.....

[ ] The maximum number of dogs which may be kept on my allotment subject to the approval of Council is (See Appendix II).

.....  
.....

# DRAWING No 1

## KENNEL AND PEN DESIGN

SEE TABLE 1 FOR THIS SIZE

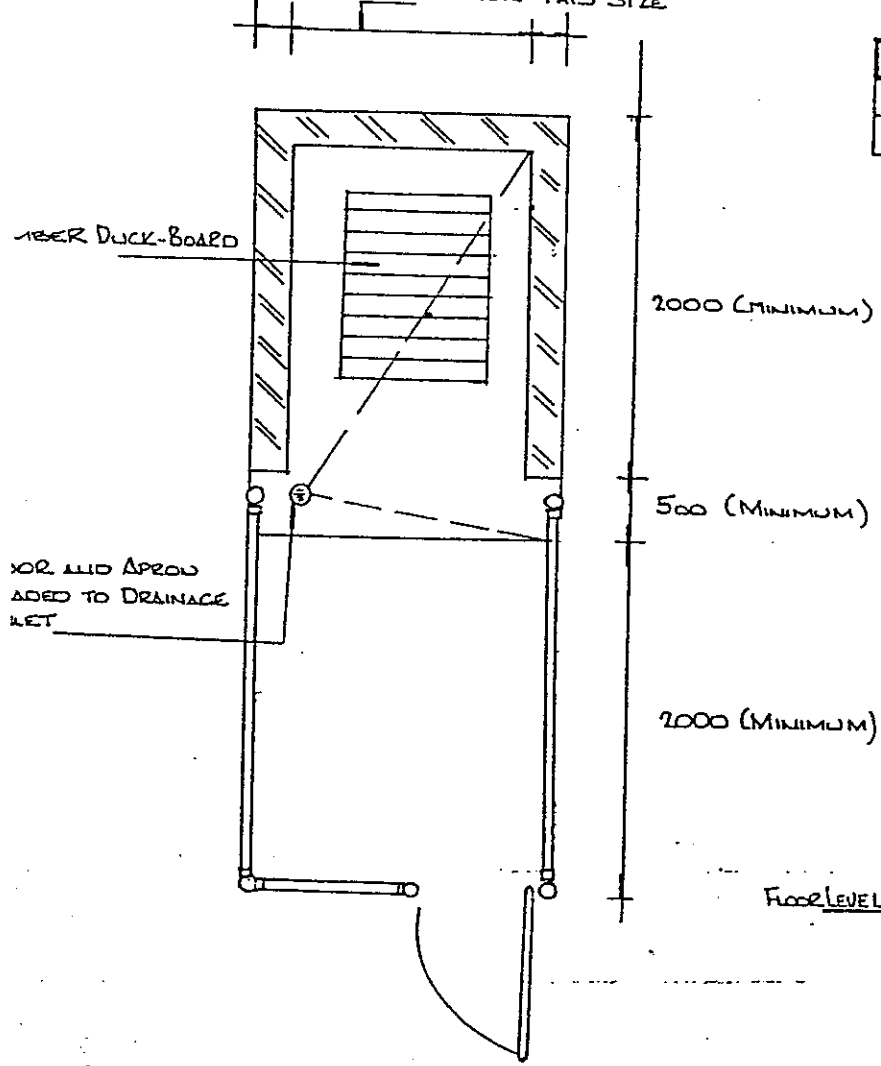
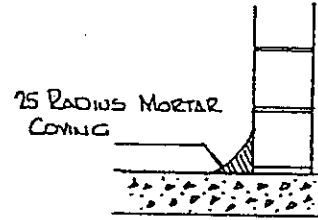
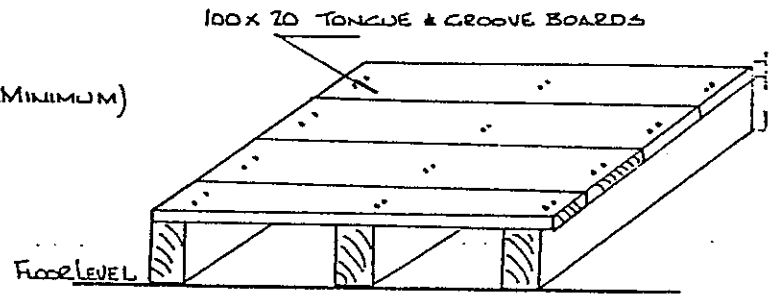


TABLE 1

NUMBER OF DOGS	WIDTH OF KENNEL
1	1.0 METRES
2	2.0 METRES

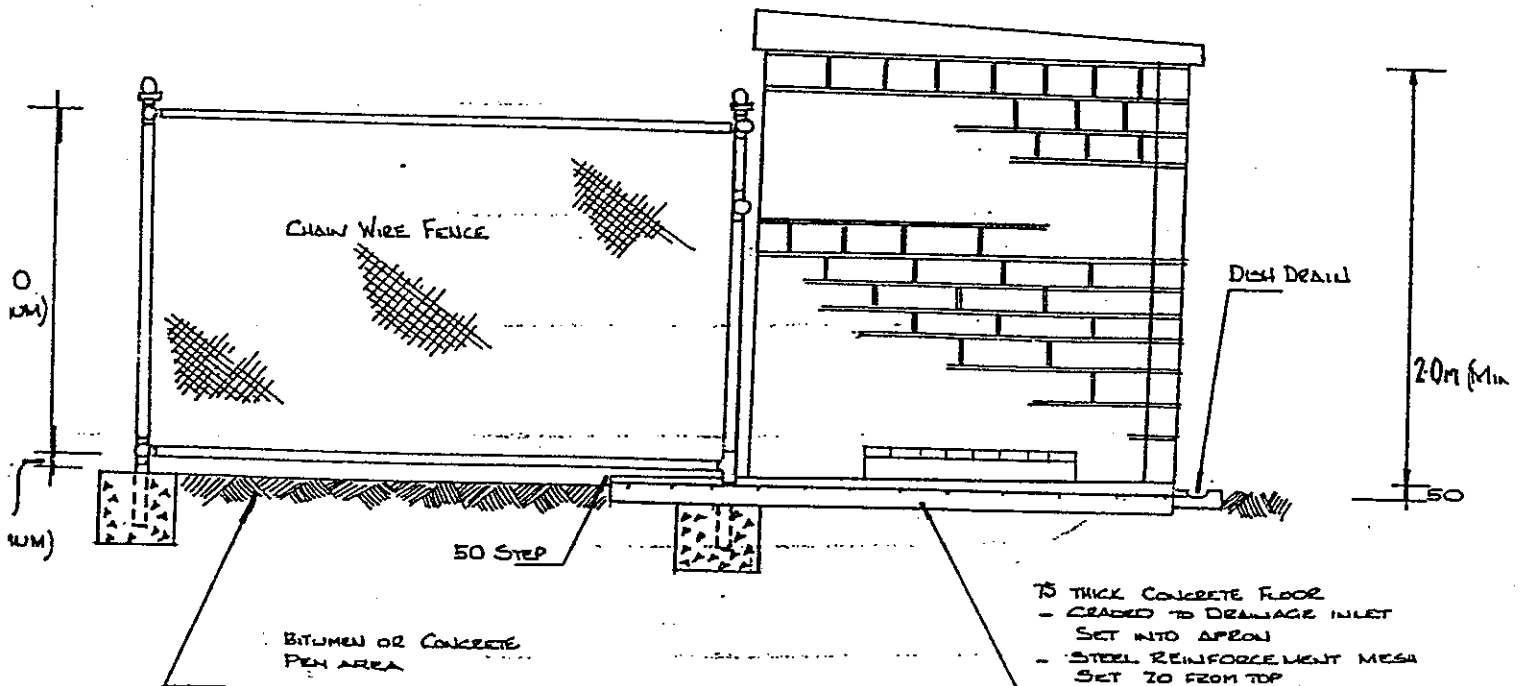


WALL AND FLOOR COVING DETAIL



DUCK-BOARD DETAILS

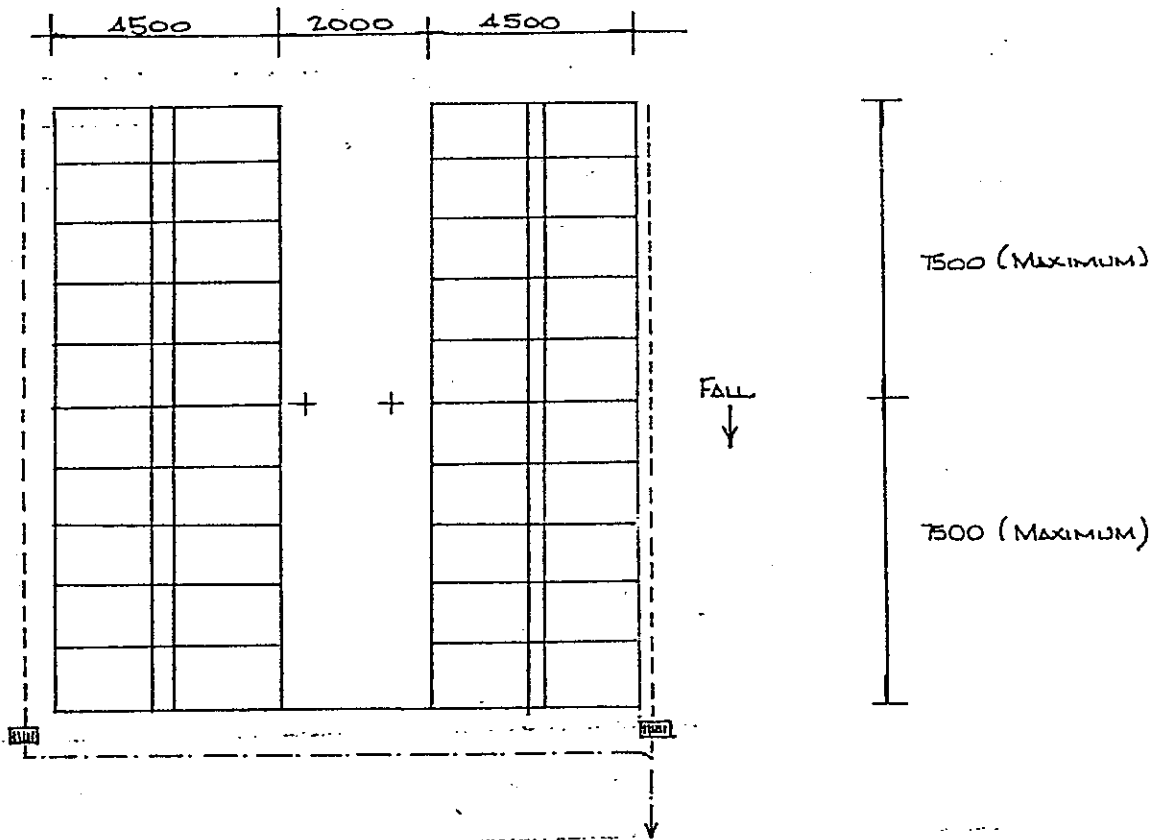
PLAN VIEW - KENNEL AND PEN



SECTIONAL VIEW - KENNEL & PEN

# DRAWING No-2.

## HOSE TAPS AND STORMWATER DRAINAGE




TO COUNCIL STREET GUTTER  
EASEMENT TO DRAIN WATER OR  
ABSORPTION TRENCHES

+ HOSE TAP WITH 12 METRE HOSE CONNECTED

--- DISH DRAIN

--- PIPED DRAIN

 INLET GRATE ARRESTOR AND SUMP

