

## SCHEDULE 1

### GATTON SHIRE COUNCIL MINIMUM GUIDELINES FOR THE CONSTRUCTION OF KENNELS



This guideline is to be read in conjunction with the Council's Keeping and Control of Animals Law and Policies and the Planning Scheme for the Shire of Gatton and is intended to clarify various requirements in relation to the establishment or expansion of Dog Kennels.

## **1.0 General Requirements**

- 1.1 The ratio of dogs per site shall not exceed ten (10) per hectare or a maximum of one hundred (100) dogs. This ratio is expressed as the maximum ratio possible under the most ideal conditions and is considered unlikely to be frequently approved.
- 1.2 All sites shall first contain an owner's or manager's residence which shall be sited as close as practicable to the kennels. Within ten (10) metres is considered ideal.
- 1.3 All animals on site shall be supervised by an adult on a full basis.

## **2.0 Land Zonings**

- 2.1 In certain areas of the Shire, Council's planning approval or planning consent may be required in accordance with the Planning Scheme. Generally no planning approval or consent is required in the rural zone.
- 2.2 All planning approval or consent applications shall be accompanied by plans prepared by a qualified draftsman clearly representing the proposal and containing elevation drawings and details of siting of existing and proposed buildings and of construction and works detail to Council Policy requirements standard.
- 2.3 Application forms may be obtained from the Council office on request.

## **3.0 Approval from Other Authorities**

- 3.1 Greyhound Kennels and Trialing Tracks require a permit from the Greyhound Racing Control Board.

## **4.0 Setbacks**

Kennels shall be constructed with the following setbacks unless the Council otherwise determines due to exceptional circumstances in a particular case:

- 4.1
  - Kennels and day runs – Two hundred (200) metres from road boundary and one hundred (100) metres from other boundaries.
  - Exercise Yards – Two hundred (200) metres from road boundary and fifteen (15) metres from other boundaries.

- 4.2 It is considered undesirable that kennels or day runs shall be located within one hundred and fifty (150) metres of any dwelling in existence at the date of application, other than on the same land.
- 4.3 Exceptional circumstances which may justify the issue of an approval despite non-compliance with the abovementioned criteria or which may justify non-imposition of conditions include, merely as examples –
- (a) the shape and physical features of the property; and
  - (b) the location of the property.
- 4.4 An approval to construct a kennel under exceptional circumstances will only be granted where the premises and the applicant comply with the following criteria/requirements –
- (a) the property must be appropriately sized so as to be capable of effectively and comfortably housing the dogs;
  - (b) occupiers of premises adjoining the boundaries must state in writing that they have no objection.
  - (c) sound attenuation measures must be provided to the satisfaction of Council and shall include but not be limited to:
    - 1. screen walls;
    - 2. landscaping;
    - 3. judicious siting and positioning of the kennels; and
    - 4. additional use of sound absorbent material in the kennel construction.
- 5.0 Construction Detail**
- 5.1 Building approval must be obtained before any building work commences. Application forms may be obtained from the Council office upon request.
- 5.2 A drawing is attached hereto which serves as a guide to the general principles of construction and design requirements.
- 5.3 Construction standards and materials used shall be to the satisfaction of the Council's Manager Community Services.
- 5.4 The kennels shall be erected upon a sloped and drained reinforced concrete slab constructed with footings and ratwalls in accordance with the requirements of the Building code of Australia.
- 5.5 External walls should be constructed of material that will absorb noise. Acceptable materials are clay or concrete masonry or solid concrete or

any other similar sound absorbing material. A structural design for these aspects is required to be submitted with a building application.

- 5.6 Kennels shall have ceilings, internal walls and partitions treated to be acoustically absorptive.
- 5.7 Internal walls are to be constructed and maintained or lined with suitable impermeable materials to facilitate regular cleansing such as a suitable paint on water repellent product.

## **6.0 Fencing**

- 6.1 The minimum security fencing immediately surrounding and containing the kennels, pens and runs shall be a minimum 1.80 metres high of mesh, chain or hinge-joint stock-proof wire, erected so that dogs are not able to enter or escape. The area enclosed shall be sufficient to provide exercise and security for the number and type of dog concerned to the satisfaction of the Council.
- 6.2 In Boarding Kennel installations it shall be further required that security fences be erected to provide tops which slope inwards, under-fence concrete dig strips and wire canopies over all kennels and day runs designed and erected to prevent the escape of dogs by climbing, jumping or digging. Such features may also be required in other kennel categories at the discretion of the Council.
- 6.3 All gates and posts shall be galvanised steel fitted where necessary with dog proof catches and bolts.

## **7.0 Effluent Disposal**

- 7.1 The kennels and pens are to be constructed with impervious reinforced concrete floors drained by gravity to a deep spoon drain and thence to a grease trap or similar approval grit arrestor. Liquid waste from the grease trap shall discharge into Council approved absorption trenches.
- 7.2 Where effluent from a kennel septic system is discharged into the same trench system care must be taken to connect the waste from the grit arrestor to the outlet side of the septic tank.
- 7.3 Faeces (stools) shall be collected daily from kennels, pens and runs and disposed of by means of waste disposal approved by the Council.

## **8.0 Water Supply**

- 8.1 An adequate supply of water for drinking as well as general cleaning shall be provided to the satisfaction of Council's Manager Community Services.
- 8.2 Where town water is not available, a minimum of 20,000 litres of water and a pressure pump for hosing shall be provided.

## **9.0 Noise Emission and Control**

- 9.1 Kennel operators must be able to demonstrate the ability to quickly quieten the dogs when necessary. Evening feeding, rather than morning is preferred by the Council so that the animals are in a more contented state when secured for the evening.
- 9.2 Between the hours of 6:00pm and 7:00am (April to September) and 8:00pm and 6:00am (October to March) all dogs, unless being exercised shall be locked in kennels so constructed as to ensure darkness inside.
- 9.3 Operators shall take reasonable precautions to ensure the dogs do not bark after 8:00pm.
- 9.4 Where required by the Manager Community Services amplified music shall be piped to each enclosed kennel block through a suitable speaker system.
- 9.5 The Kennels Operator shall switch on the equipment from 8:00pm until 7:00am, tuned to a station broadcasting predominantly music.
- 9.6 In addition the application of further noise mitigation measures may be required in the Kennels at the discretion of the Council.
- 9.7 Sound Pressure Levels emanating from this premises, shall not be at a level that will cause nuisance or annoyance to any adjacent or nearby property. When assessing nuisance or annoyance regard shall be had to the requirements of Australian Standards 1055. When sound pressures levels emanating from the premises are proved to be a source of nuisance or annoyance to adjacent or nearby premises following subjective and objective analysis, then noise abatement measures shall be taken to the satisfaction of the Manager Community Services.

## **10.0 Landscaping and Screening**

- 10.1 Dense plantings of fast-growing trees, shrubs or vines shall be made and maintained in a healthy state to reduce the acoustic and visual impact of

the kennels, runs and dogs upon surrounding properties to the satisfaction of Council's Manager Community Services.

- 10.2 A landscaping plan shall be submitted with plans accompanying application for consent, planning approval or building approval.
- 10.3 No existing trees shall be removed from the land except in the area required for construction and works associated with the erection of the kennels and runs.
- 10.4 Kennels are to be positioned in such a way as to ensure that they face away from all residential buildings. Alternatively, screens are to be erected in front of the kennels to provide a visual barrier to the dogs.

### **11.0 General**

- 11.1 All animals shall be housed within the kennels at all times.
- 11.2 All animals shall be exercised only within the property boundaries.
- 11.3 All animals on site shall be properly supervised on a full time basis.
- 11.4 An application for registration of the premises as a Kennel shall be accompanied by a plan properly prepared, clearly representing the proposal and containing elevation drawings and details of siting of existing and proposed buildings and of construction of works and details.
- 11.5 The Manager Community Services may at any time require the owner or occupier of any premises registered as a kennel to clean, disinfect, paint, repair or alter such premises or any part thereof, including any enclosures, if in his opinion the condition of such premises or enclosures is such as to be a nuisance, or to cause or likely to cause disease.
- 11.6 All foodstuffs are to be refrigerated or kept in vermin proof containers.

### **12.0 Permit**

- 12.1 An annual permit is required to operate a Dog Kennel. An application form may be obtained from the Council office upon request.