

22.0819/01/2006
VC37**ANIMAL BOARDING AND DOG BREEDING LOCAL POLICY**

This policy applies to animal boarding and dog breeding proposals.

Policy Basis

Protecting the amenity of the City's rural areas and rural community is important and a key objective of the MSS. Animal boarding and dog breeding establishments are examples of uses which are typically located in rural areas. While these establishments fulfil an important community need, they also have the potential to cause detriment to surrounding uses through noise, odour and visual impact. It is important, therefore, that animal boarding and similar activities are sited and designed to avoid potential conflicts with surrounding uses.

Objectives

To ensure that animal boarding and dog breeding establishments are sited and designed:

to prevent the discharge of pollution and waste beyond the buildings or areas in which the animals are kept;

to prevent the amenity of surrounding areas from being adversely affected by the emission of any noise or odour; and

to avoid causing detriment to the visual amenity of the surrounding area.

Policy

It is policy that:

- Proposals to use or develop land for animal boarding, dog breeding or similar purposes be accompanied by a written report describing:
 - method of waste and stormwater management control;
 - curfew hours during which animals are securely locked in the kennels or catteries;
 - times and methods of exercising animals;
 - storage and preparation of food;
 - provision of access ways and car parking areas; and
 - maintenance methods.
- Proposals to use or develop land for animal boarding, dog breeding or similar purposes be accompanied by three copies of a site layout plan showing:
 - property title boundaries;
 - size and location of all existing and proposed buildings and works;
 - drainage lines for run-off water through or originating in the site along which water may be discharged from the site;
 - location of any existing dwellings on the site and adjacent properties and the existing use of land within 800 metres of the site;
 - areas being or proposed to be used for intensive raising, manure disposal and drainage disposal;
 - method of waste disposal; and

- source and capacity of water supply to the site.
- Sites used to keep or breed dogs be at least 2 hectares in area.
- The ratio of dogs to site area should not exceed a maximum of ten dogs over the age of six months per hectare.
- Sites used to keep or breed cats are at least 1 hectare in area.
- The ratio of cats to site area should not exceed a maximum of 15 cats over the age of 3 months per hectare.
- The total area of the site occupied by kennels and catteries and associated buildings, but excluding runs and open paved areas, should not exceed five percent of the total area of the site.
- Kennels, catteries and runs should be setback at least 50 metres from a front boundary to a road except a road included in a Road Zone in which case the setback is 60 metres.
- Kennels, catteries and runs should be setback at least 10 metres from any dwelling on the site.
- The buildings and areas where animals are being kept, such as catteries, kennels and pens, are screened from view using plant species that are compatible with the character of the surrounding area.
- Exercise yards and training areas are appropriately screened from view.
- Noise emissions from the site, kennel construction, fencing and ventilation are in accordance with the requirements of Clause 3.6-3.9 of Hume City Council Planning Guidelines for the Development of Animal Boarding and Dog Breeding.

Policy Reference:

Hume City Council Planning Guidelines for the Development of Animal Boarding and Dog Breeding (Amended April 1995).