

**22.07**

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**ANIMAL KEEPING AND ANIMAL TRAINING POLICY**

This policy applies to the use and development of land for animal keeping and animal training.

**Policy basis**

There is a growing number of animal keeping and animal training facilities (including stables) located in the City of Greater Bendigo. Appropriate siting and design of these developments is needed to ensure the amenity and environmental qualities of the surrounding areas are protected.

**Objectives**

To ensure the use and development of land for animal keeping and animal training does not impact negatively on the environment.

To protect the amenity of residents in residential and rural zones from the use of land for animal keeping and animal training establishments.

To ensure good design and appropriate siting of animal keeping and animal training establishments.

**Policy**

It is policy that:

The responsible authority will apply the following criteria in its assessment of applications for animal keeping and animal training:

- The site should be located 500 metres from a dwelling on another lot, or from a residential zone.
- The site should have an area capable of containing the development and an adequate area for storage and screening.
- The maximum number of animals kept on the site (not including animals less than 6 months old) shall be assessed on the basis of:
  - The manner in which they shall be contained,
  - Size of the parcel of land,
  - Treatment/disposal of waste,
  - Noise and odour attenuation,
  - Proximity of watercourses, and
  - Land capability.
- A management program and report assessing all environmental and amenity issues must be compiled by a qualified person and lodged as supporting information for any permit application.
- Animal keeping facilities (kennels, associated buildings, dog runs and the like) should be setback a minimum of 30 metres from any road (whether or not such road forms the frontage) and setback a minimum distance of 10 metres from any dwelling on the land.
- Landscaping and screening of the site should be undertaken to the satisfaction of the responsible authority.
- All animal keeping facilities should be constructed of materials and/or components that prevent noise disturbance to adjoining or nearby properties by animals kept therein.

- Noise originating from animal keeping establishments should comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1.
- All animal keeping facilities should be regularly washed down and maintained in a clean and hygienic manner to the satisfaction of the Responsible Authority.
- All animal waste, manure and wash down water should be treated and disposed of either within the boundaries of the site or in an alternative manner that has no negative impact on the catchment and is approved by the Responsible Authority.
- All feed rooms and treatment rooms should be constructed to have impervious walls and floors.
- All animal feed should be stored in vermin proof containers.
- An area should be set aside for visitor parking (where required) and such an area should be drained, treated and maintained to the satisfaction of the responsible authority to minimise the emission of dust from the site.
- The use, including the times and methods of exercising and feeding should be at all times be conducted to the satisfaction of the responsible authority so as to prevent nuisance or disturbance to nearby properties by reason of noise, smell or otherwise.
- The land should not be used for displays or exhibitions attended by members of the public or for meetings or exhibition organised by a bona fide organisation or the like without the further approval of the responsible authority.

An application must be accompanied by the following information: -

- A site analysis plan showing: -
  - Contours and existing vegetation.
  - The location of all existing buildings.
  - Fences boundaries and easements.
  - Any other notable features.
  - Water source.
- A locality plan showing: -
  - The location and use of all buildings within 500 metres of the site.
  - Differences in levels between the subject land and adjacent properties.
  - Prevailing wind direction.
  - Any natural watercourse.
  - Construction standards of local roads.
- Development plans showing: -
  - Location, layout and design of buildings and works.
  - The maximum number of animals to be kept on site.
  - Additional landscaping/buffer planting.
- An environmental management plan which examines: -
  - Noise abatement.
  - Land capability.
  - Topography, soil type and vegetation.
  - Proclaimed water supply catchments (where applicable).
  - Fire risk.
  - Flooding and drainage.
  - Availability of services to site.
  - Impact on adjoining land and watercourses.

A report undertaken by a recognised acoustic consultant shall be submitted (where appropriate) and where all development is within 500 metres of an adjoining dwelling which demonstrates compliance with State Environment Protection Policy No. N-1.

Once operational, the animal keeping/animal training establishment should comply with the relevant Code of Practice issued by Agriculture Victoria.

**Reference documents**

Bluml, M et al., *Land Capability Study of the City of Greater Bendigo, Huntly District*, November 1995

Bryant, E & Lorimer, M, *Land Capability Study of the Rural City of Marong*, April 1993

Bluml, M, Boyle, G & Jones, E, *Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District*, 1995

Carr Marshall & Day, *Animal Keeping Noise Control Study*, October 1998