



Part 7 Codes

Division 2 Specific Development Codes

Chapter 20 Kennels

1.0 Purpose

This code seeks to facilitate safekeeping, boarding, breeding or training of dogs and/or cats, whilst ensuring that the amenity of the surrounding area and adjoining premises are maintained.

This code also seeks to ensure that the location, scale and intensity of the Kennel contribute to the efficient function of the use.

2.0 Application

2.1 This code applies to development for the purposes of Kennels indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Kennel is proposed.

2.2 Performance Criteria PC1-PC10 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Siting	
<p>PC1 The Kennel and ancillary activities must be sited to effectively use the land for its intended purpose, and not adversely affect visual amenity by the unsightly appearance of Kennel buildings, structures, equipment, storage areas or waste materials having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis.</p>	<p>AS1 No acceptable solution provided.</p>
Setback	
<p>PC2 The Kennel and associated structures must provide for setbacks from the street frontage and the side and rear boundaries, having regard to: a) the efficient use of the site; b) the streetscape character of the domain; c) amenity of the adjacent premises.</p>	<p>AS2 The Kennel and associated structures are set back a minimum of ten metres from any site boundary.</p>
Building Appearance	
<p>PC3 The building bulk and external appearance of the Kennel building and associated structures must be designed to complement the style, materials, colours and finishes of the character of the local area.</p>	<p>AS3 No acceptable solution provided.</p>
Site Area	
<p>PC4 The Kennel and associated facilities must have an appropriate area to accommodate the keeping of dogs and/or cats, having regard to the amenity of the surrounding area and adjoining uses.</p>	<p>AS4.1.1 The Kennel is for the keeping of cats, and the site area is not less than 2,400m². OR AS4.1.2 The Kennel is for the keeping of dogs, or dogs and cats, and the site area is not less than two hectares. AS4.2 The minimum site area increases by 100m² for every animal in excess of four, accommodated on the site.</p>



Performance Criteria	Acceptable Solutions
Location	
<p>PC5 The Kennel must be located away from existing or future urban areas so there is no nuisance to the surrounding area and adjoining properties.</p>	<p>AS5.1 The site is located 100 metres away from any properties in the Detached Dwelling and/or Residential Choice Domains.</p> <p>AS5.2 The minimum site area increases by 100m² for every animal, in excess of four, accommodated on the site.</p>
Operation of Use	
<p>PC6 The Kennel must have regard to neighbourhood amenity.</p>	<p>AS6.1 Buildings are provided to house the dogs and/or cats between the hours of 6pm and 7am.</p>
<p>PC7 The Kennel must ensure the safekeeping of dogs and/or cats.</p>	<p>AS7.1 The facilities allow the hygienic keeping, breeding, training and care of dogs and/or cats.</p> <p>AS7.2 A fence is provided to confine the dogs and/or cats within the property.</p>
<p>PC8 The Kennel must be adequately supervised at all times.</p>	<p>AS8.1.1 A Caretaker's Residence is located on the site.</p> <p>OR</p> <p>AS8.1.2 An existing dwelling on the site is used as a Caretaker's Residence.</p> <p>AS8.2 A caretaker is on the property at all times.</p>
Waste Management	
<p>PC9 Disposal of liquid waste generated by the Kennel must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS9 A liquid waste disposal report, undertaken by a competent person, has determined the most appropriate form of liquid waste disposal to be implemented on-site, prior to the commencement of use.</p>
<p>PC10 Disposal of solid waste generated by the Kennel must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS10 All solid waste is disposed off-site.</p>