

Planning requirements for racing dog keeping and training

AUGUST 2017

1.0 Introduction

Planning requirements for racing dog keeping and training is an incorporated document in all planning schemes in Victoria. It sets out requirements for applications to use and develop land for a *racing dog facility* in a rural zone.

2.0 What applications do the planning requirements apply to?

Under Clause 52.40 of all planning schemes, an application to use and develop land for a *racing dog facility* in a rural zone must comply with the planning requirements.

The following table sets out when a permit is required to use and develop land for racing dog keeping and training in the rural zones:

| Zone | Is a permit required for racing dog keeping? | Is a permit required for racing dog training? |
|-----------------------------------|--|---|
| Rural Living (35.03) | If more than 2 animals. | Yes. |
| Green Wedge (35.04) | If more than 5 animals. | If more than 5 animals. |
| Green Wedge A (35.05) | If more than 2 animals. | If more than 2 animals. |
| Rural Conservation (35.06) | If more than 2 animals. | Yes |
| Farming (35.07) | If more than 5 animals. | If more than 5 animals. |
| Rural Activity (35.08) | If more than 5 animals. | If more than 5 animals. |

The requirements in this incorporated document do not apply to an application to develop land for racing dog keeping and training with less than the applicable number of animals specified in the table above.

3.0 Application requirements

An application must be accompanied by the following information, as appropriate:

- A layout plan, drawn to scale and fully dimensioned showing:
 - the boundaries and dimensions of the site
 - adjoining roads
 - the applicable setbacks specified in Table 1 to approved measure 4.2.1
 - the layout of existing and proposed buildings and works, including, kennels, fences, yards, tracks and waste treatment areas
 - existing and proposed landscape areas.
- Elevation drawings to scale showing the height, colour, construction and materials of all proposed buildings and works, including screening.
- A written statement describing how the objectives specified in Clause 4.0 of the planning requirements are met.

4.0 Objectives and approved measures

This clause contains:

Objectives: An objective describes the outcome to be achieved by the proposed *racetrack facility*.

Approved measures: An approved measure is an approach, action, practice or method that meets the objective.

An application:

- **must meet** all of the **objectives** of this clause; and
- **should meet** all of the **approved measures** of this clause.

An application that meets all the approved measures for an objective is deemed to comply with the objective.

The responsible authority may consider an alternative measure if the applicant can demonstrate that the relevant objective can still be met.

Under objective 4.8 (Noise objective) the approved measure specifies an R_w rating that meets the objective. A number of *kennel* construction methods and materials can be used instead of the R_w rating to meet the objective. An R_w rating is a measure of the acoustic separation (as determined in a laboratory) provided by a single building element. Where an approved measure specifies an R_w rating, one of the following is required to demonstrate compliance:

- a laboratory acoustic test report for the proposed construction; or
- an acoustic opinion provided by a suitably qualified acoustic consultant.

4.1 Facility scale objective

To ensure the scale of a *racing dog facility* does not adversely impact the amenity of the surrounding area.

Approved measure

4.1.1 The number of *racing dogs* on the land must not exceed:

- 20 in the Rural Living Zone, Green Wedge A Zone or Rural Conservation Zone; or
- 50 in the Farming Zone, Green Wedge Zone or Rural Activity Zone; and
- 10 *racing dogs* per hectare.

4.2 Setback objective

To ensure the *racing dog facility* is appropriately set back from boundaries and neighbouring dwellings to minimise its impact on the character and amenity of the surrounding area.

Approved measure

4.2.1 The setback distances specified in Table 1 must be met.

Table 1: Setback distances

| Type of <i>racing dog facility</i> | Minimum distance from the property boundary <i>(measured from the external edge of the racing dog facility)</i> | Minimum distance from a dwelling in separate ownership <i>(measured from the external edge of the racing dog facility to the external edge of the dwelling)</i> |
|---|--|--|
| <i>Kenel</i> , where the total number of <i>racing dogs</i> housed in one or more <i>kennels</i> is: <ul style="list-style-type: none"> • up to 5 • 6 to 20 • more than 20 | 1.5 metres 10 metres 10 metres | 10 metres 50 metres 100 metres |
| <i>Spelling yard</i> for: <ul style="list-style-type: none"> • up to 5 <i>racing dogs</i> • more than 5 <i>racing dogs</i> | 1.5 metres 10 metres | 10 metres 50 metres |
| <i>Rearing/puppy yard</i> | 10 metres | 50 metres |
| <i>Exercise yard</i> | 25 metres | 100 metres |
| <i>Slipping track</i> | 5 metres | 50 metres |
| <i>Straight track</i> with: <ul style="list-style-type: none"> • a non-mechanised lure • a mechanised lure | 5 metres 25 metres | 100 metres 100 metres |
| <i>Circle or oval track</i> with a steel rail and a mechanised lure | 25 metres | 100 metres |
| <i>Circular training facility</i> | 25 metres | 100 metres |

4.3 Visual amenity objective

To ensure that buildings are constructed of materials and finishes that minimise their impact on the visual amenity of the surrounding area.

Approved measure

4.3.1 Building materials must be non-reflective and finished in natural colours and tones of surrounding vegetation, soil and rocks.

4.4 Landscaping objective

To ensure that views of buildings from adjacent roads and dwellings on neighbouring properties are screened to minimise their impact on the visual amenity of the surrounding area.

Approved measure

4.4.1 Buildings visible from adjacent roads and dwellings on neighbouring properties must be screened by a 1.5 metre wide strip of vegetation with a height of at least 1.2 metres when fully mature.

4.5 Fencing and gates objective

To ensure that adequate fencing and gates are provided to prevent escape of *racing dogs*.

Approved measures

4.5.1 Any area where a *racing dog* is kept must be enclosed by secure fencing and gates with a height of at least 1.5 metres above ground level.

4.5.2 Any area where a *racing dog* is trained must be enclosed by secure fencing and gates with a height of at least 1.2 metres above ground level.

4.6 Screening objective

To ensure that any area where a *racing dog* is kept is appropriately screened to minimise barking as a result of external activity.

Approved measure

4.6.1 Fencing around the area where a *racing dog* is kept must be covered in a material that screens the animal's outward view. The screening must be:

- to a height of at least 1.2 metres above ground level; and
- non-reflective and finished in natural colours and tones of surrounding vegetation, soil, rocks or other natural features finished in natural, muted colour tones and kept in good condition.

4.7 Site management objective

To ensure the management of the *racing dog facility* minimises its impact on the amenity of the surrounding area.

Approved measures

4.7.1 A *racing dog* must only be fed outside a secure building if:

- it is fed at least 500 metres from any dwelling in separate ownership and the boundary of any land in a residential zone; or
- it is fed between the hours of 7am and 6pm.

4.7.2 A *racing dog* must only be trained outside a secure building if:

- it is trained at least 500 metres from any dwelling in separate ownership and the boundary of any land in a residential zone; or
- it is trained during daylight hours.

4.8 Noise objective

To ensure the design, construction and use of a *kennel* minimises noise impacts on adjoining properties.

Approved measure

4.8.1 The kennel must be:

- located more than 500 metres from any dwelling in separate ownership and the boundary of any land in a residential zone; or
- constructed in accordance with the following requirements:

Wall construction

A *kennel* wall must be:

- constructed to achieve a minimum R_w 50 rating; or
- constructed of one of the following:
 - a. minimum 110 millimetre brickwork
 - b. minimum 100 millimetre concrete panels
 - c. minimum 140 millimetre hollow concrete blocks
 - d. materials comprising a minimum:
 - 0.6 millimetre steel or 6 millimetre fibre cement sheet; and
 - 90 millimetre timber or steel studs; and
 - 50 millimetre thick insulation in the cavity; and
 - 6 millimetre fibre cement sheet, 13 millimetre thick plasterboard or 18 millimetre thick plywood.

Roof and ceiling construction

A *kennel* roof and ceiling must be:

- constructed to achieve a minimum R_w 45 rating; or
- constructed with:
 - minimum 0.6 millimetre thick steel roof; and
 - minimum 6 millimetre thick fibre cement or 13 millimetre thick plasterboard ceiling; and
 - a minimum cavity of 100 millimetres between the ceiling and the roof; and
 - minimum 50 millimetre thick insulation in the cavity.

Cavity insulation

Insulation for a *kennel* wall or roof cavity must be:

- polyester insulation with a minimum density of 10 kilograms per cubic metre; or
- fibreglass insulation with a minimum density of 14 kilograms per cubic metre; or
- rockwool with a minimum density of 60 kilograms per cubic metre.

External doors

An external *kennel* door must be located in a wall facing away from the nearest dwelling in separate ownership and must be:

- constructed to achieve a minimum R_w 30 rating; or
- constructed to meet the following:
 - the door must be hinged and constructed of a minimum 40 millimetre thick solid core; and
 - compressible seals positioned around the door perimeter consisting of a polyurethane foam core or rubber compressible strip (not a brush, open cell foam or felt type seal); and
 - an airtight drop seal for the door bottom (not a brush type seal); and
 - if the door contains a vision panel, the panel must be a minimum 10.38 millimetres thick laminated single glazing; and
 - if the door contains glass, the glass must be set and sealed in an airtight non-hardening sealant or a soft elastomer gasket.

Glazing

Kennel glazing must be located on the roof or in a wall facing away from the nearest dwelling in separate ownership and must be:

- constructed to achieve a minimum R_w36 rating; or
- constructed to meet the following:
 - be a minimum 10.38 millimetres thick; and
 - comprise less than 20 per cent of the area of the wall or roof that it is located in; and
 - if operable, be hinged (awning-style) and fitted with compressible acoustic seals around the perimeter, consisting of a polyurethane foam core or rubber compressible strip (not a brush, open cell foam or felt type seal).

Ventilation

Kennel ventilation, including intake and exhaust air openings, ductwork, pipes, conduits or the like, must be:

- constructed to achieve a minimum R_w40 rating; or
- constructed to meet the following:
 - be located in a wall facing away from the nearest dwelling on another property, or on the roof; and
 - be restricted in size to the minimum required to achieve the necessary air change rate; and
 - be ducted from the opening in the kennel wall or roof with rigid ductwork for a minimum length of 2 metres incorporating at least two 90-degree bends; and
 - be internally lined with minimum 50 millimetre thick, 32 kilogram per cubic metre insulation, with a perforated foil facing with an open area of at least 10%; and
 - be caulked or filled with mortar.

5.0 Meaning of terms used in this document

In this document:

Circular training facility (sometimes known as a bullring) means an enclosed facility designed to train the *racine dog* to run. The specifications of a *circular training facility* vary in diameter, but it is usually surrounded by a fence and uses the natural surface of the ground. The facility may have a pole in the centre to which a rotating arm is attached which in turn may be used to trail a lure. The rotating arm may be mechanically powered.

Circle or oval track means a facility that is similar in form and equipment to a *straight track* except for the shape. Generally 300 to 400 metres in circumference.

Exercise yard means a series of two or more fenced enclosures used to exercise *racine dogs* adjacent to each other. Each yard is generally 100 to 120 metres long and 3 to 4 metres wide but may vary in shape dependent on site characteristics.

Kennel means a building designed to house, spell or whelp *racine dogs* or puppies that may contain a series of pens or whelping pens.

Puppy means a *racine dog* or offspring of a *racine dog* less than 6 months old.

Racine dog means a dog that is registered with Greyhound Racing Victoria that is 6 months or older.

Racine dog facility means land used and developed for **Racine dog keeping** or **Racine dog training**.

Rearing/puppy yard means an enclosed space used for housing puppies or for rearing of *racine dogs* before they commence *racine training*.

Secure building means a fully enclosed building with lockable entrances and exits.

Slipping track means a long, narrow fenced running surface designed to allow a *racine dog* running exercise (generally 200 to 300 metres long and 4 to 5 metres wide).

Spelling yard means an enclosed space where *racine dogs* may spend short periods of time recuperating outdoors.

Straight track means long, narrow fenced running surface with a steel lure support rail on one side used to encourage a *racine dog* to jump out of a starting box and chase a lure. Generally 300 to 400 metres long and 4 to 5 metres wide. The facility may include a raised viewing tower. The lure may be mechanically powered.

Training means any activity, other than kennelling and walking, undertaken in a dedicated facility with the intention to improve the fitness of the *racine dog*.

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