

Information to Submit with a Development Application for Dog Kennels or Dog Keeping

A dog kennel(s) or dog keeping are types of uses that can be established successfully if it is sited, designed and operated properly, but has the potential to cause environmental harm if not sited, designed and operated properly.

Development Applications are assessed against the relevant zone and policies contained within Council's Development Plan. The purpose of assessment is to ensure that the proposed development conforms with the Development Plan and the zoning relevant to the subject land.

The information that you provide with your application is the basis upon which your application is assessed. If the information is inadequate, you run the risk of delaying the assessment or creating confusion about the nature of your application. For this reason the information that you provide should aim to ensure that the assessing officers clearly understand what currently exists and what you are proposing.

Information that must be submitted with a Development Application

1. A completed and signed application form.
2. Payment of all relevant fees.
3. Declaration of Applicant (in relation to power lines).
4. A copy of the Certificate of Title for the relevant property.
5. Copy of Breeder Registration details from appropriate body. (DCMB 2018)

Plans and Documentation (3 copies with at least one copy being A3 or smaller)

1. A detailed written description of the proposal, including details on the maximum number of dogs to be kept.
2. Details of how mortalities will be dealt with.
3. Details of where food will be stored.
4. An acoustic report may also be required. Planning staff will advise if this is the case.
5. Details of the dogs (breed).
6. Outline how potential impacts will be managed, including noise and waste management (i.e. frequency of disposal, how and where waste will be stored).
7. Elevations of any buildings to be constructed.
8. Site plan:- A site plan must clearly show the location and size of the subject land and should:
 - a. Have a minimum scale of 1:200 and a north point;
 - b. Show all property site boundaries (include dimensions in metres);
 - c. Show the location, size and nature of existing and proposed structures (including fences and retaining walls), activities and easements; and
 - d. The location and distance from any sensitive uses which may potentially be affected by the development (e.g. houses, watercourses, tourist accommodation, schools, hospitals).

If an application includes construction or alteration of any built structures then it may require Building Rules Consent, the minimum information requirements for Building Rules are:

1. A roof, wall and floor layout of the building/structure including dimensions and calculations;
2. Wall and roof bracing details;
3. Details of construction materials (internal and external) and design (including heights and ceiling levels); and
4. Method(s) of stormwater disposal.

Once an initial assessment of an application and site inspection has been undertaken Council may request further information.

An application may be subject to public notification and/or referral to a state agency, Council will advise of this in writing after an initial assessment of the application.