

PRO FORMA for pre-application meeting

Planning requirements for racing dog keeping and training

August 2017

Application overview

Application details

Basic application details	
Property address	
Property size (Hectares)	
The intended number of racing dogs on the land	
The number of racing dogs per hectare of land	

[Guidance Note: All applications must be expressed in terms of hectares. 1.0 acres approximately equates to 0.4 hectares]

Purpose of the application

Activities to be undertaken on the property	[Tick as relevant]
Racing dog keeping	
Racing dog training	

[Guidance Note: for the purpose of this application racing dog training is considered to be any activity, other than kennelling and walking, undertaken in a dedicated facility with the intention to improve the fitness of the racing dog. Racing dog keeping is any location at which a racing dog is kennelled]

Zone in which the property is located

Zone in which the property is located	[Tick as relevant]
Rural Living	
Green Wedge	
Green Wedge A	
Rural Conservation	
Farming	
Rural Activity	

[A planning permit is required if more than 2 racing dogs on land in a Green Wedge A Zone, Rural Conservation Zone or Rural Living Zone or 5 racing dogs on land in a Farming Zone, Green Wedge Zone or Rural Activity Zone]

Objectives and approved measures

Number and density of racing dogs

Performance against objective

Objective: To ensure a *racing dog facility* minimises its impact on the amenity of the surrounding area

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures? If no, how many of the approved measures does the application satisfy?	Yes / No ___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Zone in which property is located:		
Total number of dogs to be kept on the property:	<p><i>[The maximum number of racing dogs kept on the land must not exceed:</i></p> <ul style="list-style-type: none"> <i>• 20 in the Rural Living Zone, Green Wedge A Zone and Rural Conservation Zone</i> <i>• 50 in the Farming Zone, Green Wedge Zone and Rural Activity Zone]</i> 	Yes / No
Total area of the property (hectares):		
Number of dogs per hectare of land:	<i>[Must not exceed 10 dogs per hectare]</i>	Yes / No

Setbacks objective

Performance against objective

Objective: To minimise the impact of a *racing dog facility* on the character and amenity of the surrounding area through appropriate setbacks from boundaries and neighbouring dwellings

Does the application satisfy the objective:	Yes / No
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Does the application satisfy all approved measures? If no, how many of the approved measures does the application satisfy?	Yes / No ___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

Performance against approved measures

Facility type (strikeout as relevant)	Facility characteristics (strikeout as relevant)	Distance from the property boundary (measured from the external edge of the facility)	Distance from a dwelling on another property (measured from the external edge of the facility to the external edge of the dwelling)	Meets the approved measure?
Kennel	Total number of racing dogs housed: <ul style="list-style-type: none"> up to 5 6 to 20 more than 20 	<i>[Relevant minimum distance:</i> <ul style="list-style-type: none"> 1.5 metres 10 metres 10 metres] <i>[Enter distance here]</i>	<i>[Relevant minimum distance:</i> <ul style="list-style-type: none"> 10 metres 50 metres 100 metres] <i>[Enter distance here]</i>	Yes / No
Spelling yard	Total number of racing dogs in yard: <ul style="list-style-type: none"> up to 5 more than 5 	<i>[Relevant minimum distance:</i> <ul style="list-style-type: none"> 1.5 metres 10 metres] <i>[Enter distance here]</i>	<i>[Relevant minimum distance:</i> <ul style="list-style-type: none"> 10 metres 50 metres] <i>[Enter distance here]</i>	Yes / No
Rearing/puppy yard		<i>[Minimum distance: 10 metres]</i> <i>[Enter distance here]</i>	<i>[Minimum distance: 50 metres]</i> <i>[Enter distance here]</i>	Yes / No
Exercise yard		<i>[Minimum distance: 25 metres]</i> <i>[Enter distance here]</i>	<i>[Minimum distance: 100 metres]</i> <i>[Enter distance here]</i>	Yes / No
Slipping track		<i>[Minimum distance: 5 metres]</i> <i>[Enter distance here]</i>	<i>[Minimum distance: 50 metres]</i> <i>[Enter distance here]</i>	Yes / No

Straight track	Type of lure intended to be used at facility: <ul style="list-style-type: none"> • non-mechanised • mechanised 	<i>[Relevant minimum distance: • 5 metres • 25 metres]</i>	<i>[Relevant minimum distance: • 100 metres • 100 metres]</i>	Yes / No
Circle or oval track with a steel rail and a mechanised lure		<i>[Minimum distance: 25 metres] [Enter distance here]</i>	<i>[Minimum distance: 100 metres] [Enter distance here]</i>	Yes / No
Circular training facility		<i>[Minimum distance: 25 metres]</i>	<i>[Minimum distance: 100 metres]</i>	Yes / No

Visual amenity objective

Performance against objective

Objective: To ensure the materials and finishes used to construct buildings and works associated with the *racing dog facility* minimise impacts on the visual amenity of the surrounding area

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures?	Yes / No
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Types of building materials used:	<i>[Requirements to be satisfied: Building materials must be non-reflective and finished in natural colours and tones of surrounding vegetation, soil, rocks or other natural features, and kept in good condition] [Enter description of building materials used here]</i>	Yes / No

3.4 Landscaping objective

Performance against objective

Objective: To screen views of the *racing dog facility* from adjoining roads and properties.

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures?	Yes / No
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Are all buildings visible from adjacent roads and dwellings on neighbouring properties appropriately screened?:	<i>[Requirements to be satisfied: Buildings visible from adjacent roads and dwellings on neighbouring properties must be screened by a 1.5 metre wide strip of vegetation]</i> <i>[Enter description of building materials used here]</i>	Yes / No
Species of vegetation intended to be used:	<i>[Enter intended species of vegetation if known]</i>	
Typical height of vegetation at maturity:	<i>[Requirements to be satisfied: Vegetation must be at least 1.2 metres in height when fully mature]</i>	

Fencing and gates objective

Performance against objective

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

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures?	Yes / No
If no, how many of the approved measures does the application satisfy?	___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

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Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Fencing of area used for racing dog keeping:	<p><i>[Requirements to be satisfied: 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]</i></p> <p><i>[Enter description of fencing type and height]</i></p>	Yes / No
Fencing of area used for racing dog keeping:	<p><i>[Requirements to be satisfied: 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]</i></p> <p><i>[Enter description of fencing type and height]</i></p>	Yes / No

Screening objective

Performance against objective

Objective: To ensure *racing dogs*' views outside the area set aside for *Racing dog keeping* are screened to avoid barking as a result of external activity.

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures?	Yes / No
If no, how many of the approved measures does the application satisfy?	___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Height of screening to be attached to fencing:	<p><i>[Requirements to be satisfied: Fencing around the area set aside for Racing dog keeping must be covered in a screening material that obscures racing dogs' outward views and is a minimum height of 1.2 metres]</i></p> <p><i>[Enter description of fencing type and height]</i></p>	Yes / No
Materials of screening to be attached to fencing:	<p><i>[Requirements to be satisfied: Fencing around the area set aside for Racing dog keeping must be covered in a screening material that obscures racing dogs' outward views and is non-reflective and finished in natural colours and tones of surrounding vegetation, soil, rocks or other natural features and kept in good condition]</i></p> <p><i>[Enter description of fencing type and height]</i></p>	Yes / No

Site management objective

Performance against objective

Objective: To ensure the *racine dog facility* is operated in a manner that minimises potential adverse amenity impacts on the surrounding area.

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures?	Yes / No
If no, how many of the approved measures does the application satisfy?	___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
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Location in which racing dogs will be fed :	<i>[Requirements to be satisfied: A racing dog must only be fed outside a secured 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 <u>OR</u> meet the requirement below.]</i> <i>[Enter description of arrangements for feeding racing dogs]</i>	Yes / No
Time of day during which racing dogs will be fed:	<i>[Requirements to be satisfied: A racing dog must only be fed outside a secured building if it is fed between the hours of 7am and 6pm]</i> <i>[Enter description of arrangements for feeding racing dogs]</i>	
Location in which racing dogs will be trained:	<i>[Requirements to be satisfied: A racing dog must only be trained outside of 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 <u>OR</u> meet the requirement below.]</i> <i>[Enter description of arrangements for training racing dogs]</i>	Yes / No
Time of day during which racing dogs will be trained:	<i>[Requirements to be satisfied: A racing dog must only be trained outside of a secure building if it is trained during daylight hours]</i> <i>[Enter description of arrangements for training racing dogs]</i>	

Noise objective

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

Does the application satisfy the objective:	Yes / No
Does the application satisfy all approved measures? If no, how many of the approved measures does the application satisfy?	Yes / No ___ of ___ that are relevant to this application
Describe how the application satisfies the objective:	

Performance against approved measures

Application criteria	Relevant application details	Meets the approved measure?
Location of kennel with respect to neighbouring dwellings:	<p><i>[Requirements to be satisfied: 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 (use Google Maps 'Measure Distance' tool) <u>OR</u> meet one of the alternative requirements below]</i></p> <p><i>[If the application meets this requirement the other requirements below may be ignored]</i></p> <p><i>[Enter estimated distances to all neighbouring dwellings and residential zones]</i></p>	Yes / No
Location of external doors and windows in the kennel block:	<p><i>[Requirements to be satisfied:</i></p> <ul style="list-style-type: none"> <i>• External kennel door must be located in a wall facing away from the nearest dwelling in separate ownership]</i> <i>• Kennel glazing must be located on the roof or in a wall facing away from the nearest dwelling in separate ownership]</i> <p><i>[Enter description of location of doors and windows. Note this should also be shown on a plan and elevations]</i></p>	Yes / No
Type of cavity insulation to be used for kennel building:	<p><i>[Requirement to be satisfied: insulation for any kennel wall or roof must be</i></p> <ul style="list-style-type: none"> <i>• polyester insulation with a minimum density of 10 kilograms per cubic metre; <u>or</u></i> <i>• fibreglass insulation with a minimum density of 14 kilograms per cubic metre; <u>or</u></i> <i>• rockwool with a minimum density of 60 kilograms per cubic metre.]</i> <p><i>[Enter description of type of kennel insulation to be used]</i></p>	Yes / No
Noise insulation (sound reduction) achieved by chosen building materials and design:	<p><i>[Requirements to be satisfied: Kennel must be constructed to achieve a minimum:</i></p> <ul style="list-style-type: none"> <i>• Rw50 for all external walls metres</i> <i>• Rw45 for roof and ceiling</i> <i>• Rw30 for cavity insulation</i> <i>• Rw30 for external doors</i> <i>• Rw36 for glazing]</i> <p><i>[If the application is said to meet these requirement, a technical report by a suitably qualified acoustic consultant will need to be provided to the Council]</i></p> <p><i>[Enter description of noise insulation measures that will be adopted for the kennel]</i></p>	Yes / No / In-part
Noise insulation (sound reduction) constructed in accordance with approved measure:	<p><i>[Requirements to be satisfied: A kennel wall must be constructed of one of the following:</i></p> <ul style="list-style-type: none"> <i>• with a minimum 110 millimetre brickwork; or</i> 	Yes / No / In-part

	<ul style="list-style-type: none"> • with 100 millimetre concrete panels; or • with 140 millimetre hollow concrete blocks; or • with materials comprising: <ul style="list-style-type: none"> ○ 0.6 millimetre steel or 6 millimetre fibre cement sheet; and ○ minimum 90 millimetre timber or steel studs; and ○ minimum 50 millimetre thick insulation in the cavity; and ○ 6 millimetre fibre cement sheet, 13 millimetre thick plasterboard or 18 millimetre thick plywood <p>A kennel roof and ceiling must be constructed:</p> <ul style="list-style-type: none"> • with a minimum 0.6 millimetre thick steel; 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. <p>An external kennel door must be:</p> <ul style="list-style-type: none"> • 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 at least 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. <p>All kennel glazing must be:</p> <ul style="list-style-type: none"> • a minimum 10.38 millimetres thick • comprise less than 20 per cent of the area of the wall or roof that it is located in; and • if operable, 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). <p>Kennel ventilation (including includes intake and exhaust air openings, ductwork, pipes, conduits or the like) must be:</p> <ul style="list-style-type: none"> • located in a wall facing away from the nearest dwelling on another property, or on the roof; and • restricted in size to the minimum required to achieve the necessary air change rate; and 	
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	<ul style="list-style-type: none"> • <i>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</i> • <i>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</i> • <i>be caulked or filled with mortar.]</i> <p><i>[Confirm which of the above construction methods, if any, have been adopted for the kennel design]</i></p>	
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Attached information

Required attachment	Provided?
<p>A layout plan, drawn to scale and fully dimensions showing:</p> <ul style="list-style-type: none"> • The boundaries and dimensions of the property / site • All adjoining roads • The location of surrounding dwellings • The setbacks from the racing dog facilities to the property boundary and any surrounding dwellings • The layout of existing and proposed buildings and works, including, kennels, fences, yards, tracks, and waste treatment areas • Existing and proposed landscape areas 	Yes / No
Elevation drawings to scale showing the height, colour, construction and materials of all proposed buildings and works, including screening	Yes / No

Meaning of terms used in this document

Circular training facility (sometimes known as a bullring) means an enclosed facility designed to train the racing 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 racing dogs adjacent to each other. Each yard is generally 100 to 120 metres in length 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 racing dogs or puppies that may contain a series of pens or whelping pens

Puppy means a racing dog or offspring of a racing dog less than 4 months old.

Racing dog means a dog that is registered with Greyhound Racing Victoria that is 4 months or older.

Racing dog facility means land used for **Racing dog keeping** or **Racing dog training**.

Rearing/puppy yard means an enclosed space used for housing puppies or for rearing of *racing dogs* before they commence race *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 *racing dog* running exercise. Generally 200 to 300 metres in length or more and 4 to 5 metres wide).

Spelling yard means an enclosed space where *racing 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 *racing dog* to jump out of a starting box and chase a lure. Generally 300 to 400 metres in length 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 *racing dog*.