

Assessment of dog keeping and dog kennels

Updated September 2017

EPA 676/17: This guideline will assist a relevant authority (as defined by the Development Act 1993) to undertake an environmental assessment of proposals for dog keeping and dog kennels.

Introduction

The information contained in this guideline is in lieu of the advice given by the Environment Protection Authority (EPA) in responses to referred development applications prior to removal of the activity from Schedule 21 of the *Development Regulations 2008*.

For the purposes of this guide, dog keeping or dog kennels is defined as:

- the keeping of a significant numbers of dogs (more than 10)
- dog keeping in confined accommodation (in a kennel, shelter or pound)
- involving a boarding, racing or training establishment
- dog breeding for commercial, show or private purposes.

Assessing environmental issues

Noise

The potential for noise may be increased where animals are kept in close proximity to other animals or to sites where additional animals are kept (eg one dog barking may lead to other dogs barking in the same or nearby kennels). The more dogs kept on the premises the greater the potential for noise impact and complaint.

Boarding kennels in particular may give rise to noise problems because of the large numbers of dogs, the range of different breeds and the stress experienced by the dogs in unfamiliar conditions.

The EPA guideline, [Evaluation distances for effective air quality and noise management](#) recommends evaluation distances between developments that may result in noise, odour, or polluting air emissions, sensitive land uses¹ and activities that may result in noise, odour, or polluting air emissions. An evaluation distance of 500 m is recommended for dog kennels.

¹ Sensitive land uses include, but are not limited to, residential housing, child care centres, educational establishments, hospitals, nursing homes, parklands and recreation areas. Industrial and commercial premises can also be affected by noise and air emissions.

If the proposed development is located within the recommended evaluation distance the applicant should demonstrate that a lesser distance would be appropriate. The Evaluation distances guideline explains the type of information to be provided to facilitate smooth processing and assessment of applications/submissions, avoiding unnecessary delays and costs to proponents.

The applicant will also need to demonstrate that relevant indicative noise levels specified in clause 5 of the *Environment Protection (Noise) Policy 2007* (Noise Policy) would not be exceeded at the nearest sensitive receiver, both during the day and at night. This may require a report from an acoustic engineer stating that noise from all fixed and transient noise sources on site will meet the Noise Policy at the nearest sensitive receivers; otherwise the acoustic report should recommend measures to achieve this.

Landfill sites

When considering a site for a dog keeping facility or dog kennel, consideration needs to be given to the presence of any closed or operational landfills.

There are a range of inherent risks associated with landfills including adverse impact on the environment and human health due to landfill gas, odour, litter, vermin, dust, and leachate.

The EPA guideline, [Environmental management of landfill facilities \(municipal solid waste and commercial and industrial general waste\)](#), recommends a minimum separation distance of 500 m between development and a landfill boundary, historic, currently operational and future designated landfill areas, and active tipping face. The buffer should be maintained for the life of the landfill². Maintaining a 500-m separation distance will reduce the likelihood of impacts from the landfill, including the accumulation of landfill gas in structures.

A dog keeping or dog kennel facility that proposes development in which landfill gas could accumulate and that is within 500 m of a landfill should proceed only on the basis of a landfill risk assessment undertaken by a site contamination consultant or a site contamination auditor. Any development within the buffer should be assessed and determined as suitable and compatible. The [Landfill gas and development near landfills – advice for planning authorities and developers](#) guideline contains further information.

Waste management

Attention to the cleanliness of the kennels and effective waste management will minimise the potential for odour nuisance. Kennels should be cleaned daily. All faecal matter, old bones and uneaten food should be collected from the kennels and yards and temporarily stored in lined and sealed containers prior to removal from the site by an appropriate waste disposal service.

Liquid wastes from kennels and yards should be drained to a septic tank and subsurface soakage type system designed and constructed to meet the [On-site wastewater systems code](#) under the *Public and Environmental Health (Waste Control) Regulations 1995*. Compliance with these standards would avoid potential unsanitary conditions and water pollution.

Mortalities should be dealt with on the day they occur. They can be taken to a vet for disposal, buried on site in an approved mortality pit or taken to a waste depot licensed by the EPA to take such wastes. A mortality pit should:

- be greater than 100 m from the pool of the River Murray and above the 1956 flood level
- be greater than 50 m away from any other watercourse
- not exceed 1.2 m in depth

² The life of the landfill includes the period after closure and capping, and continues for as long as the landfill has the potential to create offsite impacts to the environment (particularly due to landfill gas emissions or leaching to groundwater), which may be decades after the landfill has closed.

- be backfilled with a minimum of 600 mm of earth, slightly mounded and compacted to control odour, vermin and fly breeding, and lime should be added at the time of deposition to assist decomposition.

Water quality

Pollutants from dog kennels have the potential to contaminate water resources unless the facilities are properly designed and managed. Pollutants may include dog faeces, veterinary products, food additives, disinfectants and other chemicals. The long-term impact of intensive animal dog keeping can be detrimental to the soil and may lead to groundwater pollution and odour issues if waste is not managed properly.

Rain falling outside the kennel area should be directed away from yard areas and the kennel effluent system.

Stormwater – Water sensitive urban design

Water sensitive urban design is an approach to urban planning and design that seeks to integrate the management of the total water cycle to minimise the impacts of development, protect water quality, make more efficient use of water, reduce the cost of water infrastructure, and address flooding.

Further information on water sensitive urban design can be found at:

- [Planning professionals and developers](#)
- [Water Sensitive SA](#)
- [Creating more liveable and water sensitive cities in South Australia.](#)

Construction management

Construction activities undertaken as part of a development can detrimentally affect the environment and community health. Air emissions, noise, site contamination, stormwater and waste need to be managed to prevent impacts on nearby land uses and the natural environment.

The relevant authority may require a construction environmental management plan (CEMP) from the proponent. The plan describes how activities undertaken during the construction phase of development will be managed to avoid or mitigate negative environmental impacts on site and how the environmental management requirements will be implemented.

For further information on the impacts of construction activities and preparing a CEMP refer to the EPA's guideline, [Construction environmental management plans](#).

Disclaimer

This publication is a guide only and does not necessarily provide adequate information in relation to every situation. This publication seeks to explain your possible obligations in a helpful and accessible way. In doing so, however, some detail may not be captured. It is important, therefore, that you seek information from the EPA itself regarding your possible obligations and, where appropriate, that you seek your own legal advice.

Further information

Legislation

[Online legislation](#) is freely available. Copies of legislation are available for purchase from:

Service SA Government Legislation Outlet
Adelaide Service SA Centre
108 North Terrace
Adelaide SA 5000

Telephone: 13 23 24
Facsimile: (08) 8204 1909
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General information

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