**Variation to Buffer zone**

I provide the following information in support of a variation to buffer zone requirements of Junee Shire Council Development Control Plan (DCP)for a greyhound training facility.

My Development Application (DA) for Greyhound training facility is at Lot 10 of Section 22, DP758100, known as 9 Boundary Street, Bethungra, NSW 2590

**General background description of works**

My facility will be for my personal use as a hobby greyhound owner, trainer, breeder with a maximum of nine (9) racing greyhounds in the rural shed training kennel, and a maximum of one (1) litter of pups at any one time in an outside kennel yard. It is not a commercial operation.

I am renovating the existing cottage to then live on site and have included in the DA to:

* upgrade the onsite septic system for the house and kennels;
* add a two (2) car carport; and
* add a relocateable rural shed for the racing greyhounds housing.

I am proceeding with cottage renovations including the septic system and car port as a priority. I have provided an updated septic management system plan. There is no more than 15 % variation to cost in proceeding with these two (2) infrastructure components ahead of approval of my variation to the buffer zone requirements for the greyhound training establishment by adding and using the rural shed once approved. This is because I already have the fitted out, relocatable rural shed which will be relocated to the lot after approval of buffer zone variation and approval of DA.

My lot is approximately 65 m x 45 m in dimensions, and has neighbouring blocks to the North West that have dwellings within 500 m (see Google earth map and site enclosed). I am physically unable to comply with the greyhound facility to be:

* 200m to the property boundary; and
* 500m to another offsite dwelling.

# However, I am able to demonstrate that I have controls in place that will mitigate factors such as noise, odour and security in an urban setting, and in turn satisfy the intent of a buffer zone. These controls were described in my Business Management Plan in meeting and exceeding the requirements of:

# DPI - N[SW Animal Welfare Code of Practice No 5 - Dogs and cats in animal boarding establishments](https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/animal-care-and-welfare/other/companion-animal-files/nsw-animal-welfare-code-of-practice-no-5-dogs-and-cats-in-animal-boarding-establishments); and

# [NSW Greyhound Welfare and Integrity Commission – Code of Practice](https://www.gwic.nsw.gov.au/__data/assets/pdf_file/0011/893225/Code_of_Practice_A4_24pp_FNL.pdf)

I outline the control measures below.

**Controls**

The three (3) main areas that I believe justify controls relate to Noise, Odour and Security. Under these areas, I now outline the controls I have in place that meet or exceed the intent of a physical buffer zone as per the DCP.

**Noise**

Noise levels are controlled in accordance with Industry best practice as outlined in the **Business Management Plan**

**Noise Factors**

**Location** - The kennels are located away from any sources of excessive noise or pollution that could cause injury or stress to animals. The lot has a secure 1.8 m solid colour bond boundary fence so there is no disturbance to the greyhounds from external stimulus.

The lot has rural farmland for sheep and cereal land use to the south and west; a vacant block to the east; and half acre occupied blocks to the north (see Google earth map and site map).

I have consulted the neighbour owner of the lots to the north of my lot in regard to positioning of the rural shed and transpiration bed on my lot. Owner is satisfied if the shed and transpiration bed is not in close proximity to his boundary principally for any noise and odour factors. I have therefore located the rural shed closest to the existing cottage on my lot, and closest to the best location on the lot as identified by McMahon Earth Science for location of the septic and transpiration bed.

**Construction** of the rural shed kennel block – the kennel is insulated with 75 mm insulation panel to ceiling and walls which provides noise buffering.

The nine (9) Individual kennels in the kennel block have solid partition walls and dogs face way from each other which reduces incidence of barking or aggression between dogs.

Kennel is air conditioned and exceeds standards for size, materials , bedding etc which in turn leads to happy, healthy, contented dogs that are less prone to bark

**Exercise and feeding** - Happy, contented dog do not bark excessively

All greyhounds are exercised and play twice daily. All greyhounds are fed twice daily. All animals are handled and exercised so as not to injure or distress. All greyhounds are exercised in fenced and gated yards each morning and night. All greyhounds are let out into day yards to urinate and defecate. Human contact is with myself and dog contact is with all greyhounds at the kennels. Dogs are observed and checked over after exercise and being re kennelled. Exercise includes free gallop exercise running in the fenced gated yards. Exercise includes free gallop and play time for approximately 15 minutes x twice daily in fenced, gated exercise yards and varied and supplemented with walking on the lead. Most exercise is confined to the premises within the 1.8m high perimeter fence. Well fed and exercised dogs are happy and contented and less prone to bark.

**Radio** – a radio is on play within the kennel which entertains the greyhounds and, reduces incidences of being disturbed by external stimuli thus reducing incidence of barking.

**Odour**

Greyhounds are renowned for having a low body odour and low level of malting.

**Kennel Odour Factors**

**Cleaning**

* Kennel housing and yards cleaned daily
* faeces removed daily
* kennel and exercise areas cleaned daily and disinfected weekly
* greyhound cleaning and disinfecting agents are used
* kennels are left to dry and mop and squeegee

The **location of the septic and transpiration bed** is in the suitable area identified in the McMahon Earth science report, 6 +m from the perimeter fence – see Report and site plan and not within a distance of neighbours to cause offence or concern

**Solid waste** will be disposed of in accordance with Industry Code 0f Practice and Junee Shire Council requirements e.g. collect solid waste daily into bags and dispose of weekly either to land waste management location, or above ground on site canine specific compost bins. Solid waste will therefore not cause offence or concern to neighbours, community or Council.

**Food and feeding** - Dry kibble and supplements are kept in rodent free containers within a metal cabinet. Meat is kept in fridges and freezers.

Food containers are metal dishes attached to kennel doors and cleaned twice daily. Uneaten food is removed and disposed of.

This will mean no negative impact from food to adjacent properties or watercourses/ ground water systems.

**Security**

**Security Factors**

**Boundary fence** Entire lot is fenced with 1.8 m high solid colour bond fence with locked gated entries. Property will have motion, vision and audio security detection cameras and alarms fitted. This will prevent or detect persons or animal entry, and detect any potential greyhound escape.

**Kennels** are all individually locked, and the kennel block is double gated.

**Wireless security cameras** are in operation to detect animal or person movement, with alerts reporting back to my base mobile phone. This will ensure detection of any intruder, as well as monitor and control any noise from greyhounds. The security camera system has capability that I use to talk remotely via microphone to greyhounds in the kennels and give them voice commands when I am either away or remote from the kennels.

I will be **living on site** in close proximity to the kennels to monitor and control security and noise .

Regards- Ashley Dwyer