

# Pollution Solutions

## COMMERCIAL BOARDING KENNELS

JULY 2000



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# EXPLANATORY NOTES FOR OPERATOR'S ENVIRONMENTAL GUIDE (OEG)

## Purpose of the OEG

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The *Environmental Protection Act 1994* states 'A person must not carry out an activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the "general environmental duty")'. This clause applies to all persons in Queensland.

Under the *Environmental Protection Act 1994 and Integrated Planning Act 1997* Local Government licenses and approves businesses that have the potential to cause environmental harm – Environmentally Relevant Activities (ERAs). Commercial Boarding Kennels are listed in the *Environmental Protection Regulation 1998* as level 2 ERAs.

All ERAs must have a development permit and/or an environmental authority (approval) which lists the conditions of operation to prevent pollution. However, setting these conditions is only part of the story. Businesses should know how to meet these conditions (compliance) and to go beyond them (best practice).

This Operator's Environmental Guide (OEG) – *Pollution Solutions for Commercial Boarding Kennels* - has been developed to assist kennel operators achieve their general environmental duty as above. That is, to achieve compliance with the *Environmental Protection Act 1994* and progress towards best practice environmental management.

The OEG was developed jointly by the Brisbane City Council and representatives of the commercial boarding kennel industry.

## Limitations of the OEG

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Council has written this OEG as a guide only. It does not form part of the approval conditions. Complying with this document does not necessarily exempt the operator from prosecution or ensure compliance with the *Environmental Protection Act 1994*, Regulation and Policies (Air, Water, Noise and Interim Waste).

Approvals may contain conditions which vary from the requirements in the OEG. These are often included because of the site specific requirements or because of the nature of the activity. Whether your operational performance meets the conditions of your development permit and/or environmental authority (approval) will be the main determinant of compliance.

The control measures in the OEG are recommendations only. **It remains the responsibility of each operator and employee of the business to satisfy the general environmental duty applicable to that business.** You should carefully consider the information in this OEG and put in place measures that may help to achieve this objective.

This OEG represents accepted commercial boarding kennel industry practice at the time of issue and is therefore subject to change. Please note the date recorded on the front.



## How to use the OEG

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This OEG is based on three central concepts. These are explained below and each operational process is defined according to these concepts.

### Environmental Outcomes

are outcomes or goals that Council considers important to achieve if the environment is to be protected.

**The Environmental Outcomes are highlighted in bold text.** You should try to satisfy the general environmental duty. The environmental outcomes in the OEG, however, do not ensure that this duty is achieved and should be considered in conjunction with your development permit and/or approval conditions.

### Compliance

means the control measures that Council recommends as the minimum required to meet the environmental outcome for the commercial boarding kennel industry.

In some cases, a number of compliance control measures may be listed for one process. In these cases, you are advised to aim for the control measure or combination of control measures that is most likely to achieve the environmental outcome for that process.

Alternatively, you may be able to meet an environmental outcome in a manner that is not listed in this OEG. It is recommended that in these instances the alternatives be discussed with a Council Officer before being implemented.

Although this guide lists some solutions, Council encourages operators to develop alternative ideas or innovations that are consistent with environmental outcomes and other relevant requirements.

### Best practice

means the control measures that are considered to be above the minimum requirements. They are not compulsory. Best practice incorporates concepts such as cleaner production, waste minimisation, recycling and reuse. Use of best practice control measures may help to improve industry standards and progress towards best practice in the industry. Best practice measures are marked with a  in the text.

In some cases, a business may be required to use a best practice control measure, rather than compliance, if an authorised officer believes that it is necessary to achieve an environmental outcome.

The best practice options listed are not fully inclusive; they only indicate what options may be available. Other best practice options not listed in this OEG may be used.

Importantly, this OEG takes into account changing industry standards, technology improvements, and scientific knowledge and community expectations.



# ENVIRONMENTAL DUTY

## Develop environmental commitment and sound environmental performance

- Develop a commitment to being good neighbours and to preventing or minimising pollution.
- Ensure all staff are aware of the development permit and/or licence conditions and the relevant methods and procedures contained in this OEG.



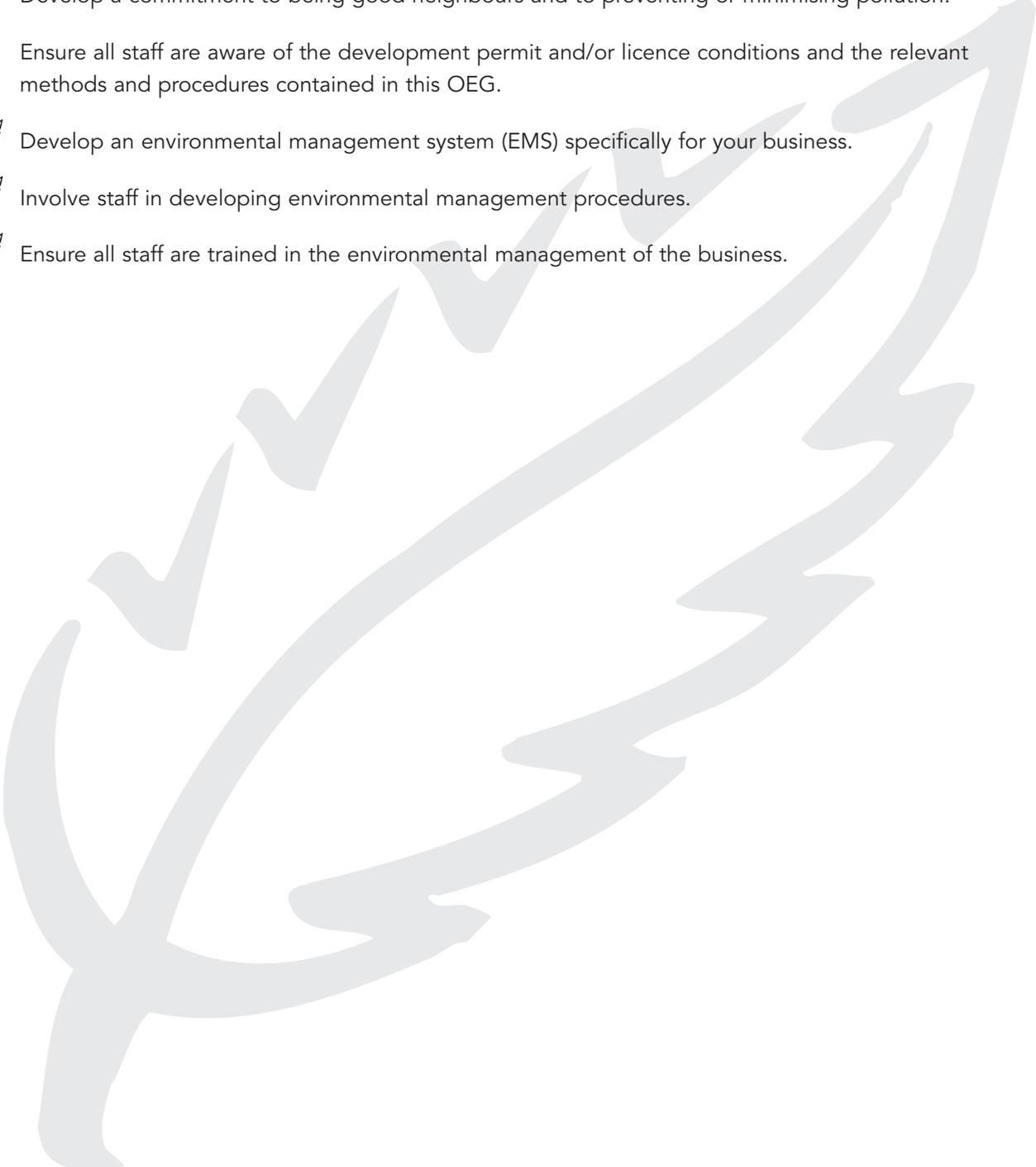
Develop an environmental management system (EMS) specifically for your business.



Involve staff in developing environmental management procedures.



Ensure all staff are trained in the environmental management of the business.



# ENVIRONMENTAL MANAGEMENT

## Implement environmental policies and practices

- The object of the *Environmental Protection Act 1994* is to protect Queensland's environment while allowing for development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends (ecologically sustainable development).

## Environmental Management Program (EMP)

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### Achieve compliance for non-conforming activities

- Operators who are currently unable to comply with the requirements of approval conditions and the OEG may be required to submit an EMP for approval.
- An EMP is a binding agreement between your business and Council that sets out the areas where your business needs to improve to achieve compliance, and the time frame to achieve them. This allows you to operate your business although you may not fully comply, as long as Council has a firm arrangement with you to rectify problem areas in a mutually agreed time.

## Environmental Management System (EMS)

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### Maintain compliance with approval conditions and implement best practices



Develop an EMS to ensure environmental performance and compliance with approval conditions and the OEG. An EMS provides a systematic method for meeting environmental outcomes, approval conditions and the ways or procedures for meeting and exceeding compliance. It allows for:

- better practices
- monitoring of, and reporting on, performance
- training of staff
- keeping of relevant records
- complaint response
- emergency and incident response.



## Plan to protect your environment and reduce your business risks.



An EMS addresses noise, air quality, waste and any other relevant environmental issues associated with processes that could reasonably pose a significant risk to the environment, if not appropriately controlled, monitored and/or managed.

- For low risk activities, the EMS should be kept concise with control measures, checklists and records (e.g. development permit, waste disposal) maintained.
- In higher risk activities, approval conditions and procedures generally require more detail in an EMS. In some cases, preparation by an environmental consultant is recommended.
- The basic objectives are to increase business performance and reduce environmental risks through good management practices. Key components in the EMS include:
  - monitoring and reporting
  - records
  - training of employees
  - complaint response
  - emergency and incident responses.



# ANIMAL HOUSING PROCESSES AND MANAGEMENT

## Housing Cleaning and Maintenance

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### Protect animal welfare and community amenity

- Keep kennels well maintained and well ventilated to reduce odour and to prevent the spread of respiratory infections (e.g. canine cough).
- Clean kennels regularly to prevent odour generation.

### Protect soil, water quality and minimise the potential for odour generation

- Remove solid dog wastes (stools) prior to washing the kennel floors unless appropriate plumbing has been installed. Store the solid waste undercover to protect stormwater quality. Dispose of by an approved waste removalist.
- Discharge solid wastes to the sewerage system only where a Flushing Rim Floor Waste system, or equivalent, has been installed, to allow uninterrupted discharge. This **system may require approval** from the Council and must be listed under the conditions of a Trade Waste Permit.
- Wastewater used for hosing out the kennels must be directed to the sewer, where sewer connection is available. This water may contain detergents and disinfectants and requires a Trade Waste Permit.
- Where there is no sewer connection, collect kennel-cleaning waste via a drainage system and contain in a holding tank. A licensed waste removalist must dispose of the waste.
- If the kennels are cleaned with water only, and no hazardous chemicals (e.g. pesticides), cleaning waste may be applied to land via infiltration trenches where approval has been obtained from Council. A buffer zone of 30 m must be maintained between discharge points and any waterways, creeks or wetlands.
- A licensed waste removalist must dispose of hazardous regulated wastes (e.g. pesticides and other chemicals such as those listed in Appendix 2).
- Remove excess food scraps from the kennel area to avoid flies or vermin.
-  Minimise the volume of disinfectants used so that there is no discharge from the kennel areas. Low volume liquid sprays are the most suitable.
- Chemicals (e.g. dog wash, disinfectants and veterinary products) must be stored securely to prevent spills or release to the environment.
-  Choose disinfectants and detergents that are biodegradable and phosphate free.



## Animal Cleaning, Feeding and Exercise

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### Protect soil and water quality



Choose biodegradable and low phosphate dog-wash products. Avoid using persistent pesticides such as organophosphorus compounds (e.g. malathion or chlorpyrifos). Synthetic pyrethroids are less persistent (e.g. permethrin).

- Dog wash (e.g. hydrobaths) must not be discharged to stormwater (i.e. do not drain to gutter). Either collect wastewater for appropriate disposal or discharge directly to the sewer under the conditions of a Trade Waste Permit. Wastewater should not be applied to land unless treated (e.g. biological treatment ponds) and approved by Council.
- Store dog feed in vermin proof containers.

### Prevent nuisance and unreasonable noise

- Restrict dog feeding, cleaning, grooming and exercising to between **7am and 6pm**. This will minimise noise disturbance.
- Never hold or keep dogs outside the kennel building, including the kennel complex. Construct kennel runs or the communal yard of dog proof wire mesh fencing to at least 2 metres high.
- Site exercise runs or pens away from other kennel areas, neighbouring boundaries and visual stimuli, and supervise any activity.
- Never exercise dogs off-site.

## Animal Housing

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### Prevent nuisance and unreasonable noise

- Construct kennels of brick, masonry or other similar sound suppressant materials. Provide a fenced enclosure. Kennel accommodation and run areas must have concrete floors with a smooth finish to facilitate cleaning. Design the drainage to control stormwater.
- House dogs within the kennel accommodation between 6pm to 7am of every day.
- Disconnect outdoor bells and signalling devices when dogs are bedded down. This will avoid barking episodes.



Kennels should visually screen stimuli such as other animals, traffic, passers-by and adjoining properties. This may also assist in providing noise barriers for noise sensitive areas.



## Site Management

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### Prevent nuisance and unreasonable noise

- Access to kennels must be restricted to staff only, at the discretion of the kennel proprietor.



A viewing platform should be constructed, or photographs of the kennel kept in the reception area as an alternative to allowing customers into the kennel buildings. This minimises disturbance to animals.

### Protect community and visitor amenity



Limit vehicle movement to normal work hours. Have reception areas screened and separated from kennels.



Locate car parking as close to the reception area as possible. Do not use reception areas for any other purposes (e.g. exercising of dogs).

### Prevent contamination of soil, stormwater and waterways

- Control stormwater entering and leaving kennels or animal accommodation or other areas where it may become contaminated with animal faecal matter, food or cleaning products (detergents, disinfectants, and pesticides) so that it does not contaminate the surrounding soil, stormwater or waterways.