

RECEIVED BY.....

Advertised

DATE 12/3/24 TIME 4:29pm

Application for a Planning Permit

planning.
E-MAILED
12/3/24.

Section 1: LAND DETAILS

| | | |
|----------------------------|---------------------------|----------------------------------|
| Unit Number: | Street Number: 320 | Street Name: Lardner Road |
| Town: Warragul West | Postcode: 3821 | |

FORMAL LAND DESCRIPTION (Please complete either A or B – this information can be found on the Certificate of Title)

Option A:

| | |
|-----------------------------|--|
| Lot No: | |
| Type of Plan: Please tick ✓ | Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/> |
| Plan Number: | |

Option B:

| | |
|-------------------------|---------------------------------|
| Crown Allotment Number: | 94 |
| Section Number: | Volume: 09074 Folio: 910 |
| Parish/Township Name: | Parish of Drouin West |

Section 2: PERMIT APPLICANT

| | |
|-------------------|--|
| Name: | |
| Business: | |
| Postal Address: | |
| Telephone No. (H) | |
| Email Address: | |

Section 3: OWNER DETAILS (If different to the Applicant)

| | |
|-------------------|--|
| Name(s): | |
| Postal Address: | |
| Telephone No. (H) | |
| Email Address: | |

Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

| |
|------------|
| \$0 |
|------------|

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Section 5: PROPOSAL You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?

Development:

| | |
|--|---|
| <input type="checkbox"/> Advertising Signage | <input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/> |
| <input type="checkbox"/> Agricultural Outbuildings | <input type="checkbox"/> Mixed Use Development and Reduction of Carparking |
| <input type="checkbox"/> Buildings and Works and Reduction in Carparking | <input type="checkbox"/> Residential Outbuildings |
| <input type="checkbox"/> Commercial or Industrial Buildings and Works | <input type="checkbox"/> Single Dwelling |
| <input type="checkbox"/> Extension / Alteration to Dwelling | <input type="checkbox"/> Telecommunications |

Use:

| | |
|--|---|
| <input type="checkbox"/> Buildings and Works and Change of Use | <input type="checkbox"/> Home Based Business |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Sale and Consumption of Liquor |
| <input type="checkbox"/> Change of Use and Single Dwelling | |

Subdivision:

| | |
|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/> |
| <input type="checkbox"/> Variation/ Removal of Restriction | <input type="checkbox"/> Create an easement |
| <input type="checkbox"/> 2 Lot Subdivision | <input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/> |

Subdivision / Vegetation Removal:

| | |
|--|--|
| <input type="checkbox"/> Native Vegetation Removal or Lopping | <input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4) |
| <input type="checkbox"/> Subdivision Qty: <input type="text"/> | <input type="checkbox"/> Alteration of access RDZI |

Other:

Use of land for keeping and occasional breeding of purebred Dalmatian dogs, in excess of ~~current allowed 5 dogs~~. Asking to allow up to 10 adult dogs on the property at any one time (excluding puppies when raising a litter).

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

Yes No Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

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FURTHER DETAILS OF PROPOSAL (optional)

Please see attachment.

Section 6: EXISTING CONDITIONS Describe how the land is used and developed now.

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Provide a plan of the existing conditions. Photos are also helpful.

Currently I have 5 of my own dogs here on the property. Otherwise a farmer runs dry cows on the majority of the land, cutting silage and hay.

Section 7: PRE-APPLICATION MEETING Has there been a Pre-Application meeting with a Council Planning Officer?

| | | |
|---|----------------------|-------------------------|
| No <input type="checkbox"/> | | |
| Yes <input checked="" type="checkbox"/> | If yes, with whom? | (Unsure) |
| | Date of this meeting | ~06/09/2023 (via phone) |

Section 8: DECLARATION This form must be signed. Complete box A or B

| | | |
|--|-----------------------------|--|
| A. I declare that I am the Applicant and owner of this land and that all information given is true and correct. | Owner/ Applicant signature: | Date: |
| B. I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct. | Applicant Signature: | Date: 09/03/2024 |

CHECK LIST Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

A fully completed and signed copy of this form.

Most applications require a fee to be paid. *Please make payment at time of lodgement if submitting at Councils Customer Service Centre or submitting through our on-line portal. If emailing your application, a payment link will be sent to your nominated email once registered on the system.*

Contact Council to determine the appropriate fee.

Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).

Provided plans showing the layout and details of the proposal

Provided any information required by the planning scheme, requested by Council

Provided a description of the likely effect of the proposal (if required)

Completed the declaration in Section 8

Provided a contact phone number and e-mail address

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Please call/email with amount so can pay.
The fee is \$2000

PLEASE FORWARD THIS APPLICATION TO

Advertised

E-mail: planning@bawbawshire.vic.gov.au **Mail:** Planning Department, Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

Phone: 5624 2411

In Person: Customer Service Centre: 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

Transport Infrastructure Agencies such as VicRoads and VLine

Energy/Utilities Providers

Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09074 FOLIO 910

Security no : 124110417052T
Produced 30/01/2024 12:57 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 096955.
PARENT TITLE Volume 09060 Folio 608
Created by instrument LP096955 12/03/1975

REGISTERED PROPRIETOR

Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP096955 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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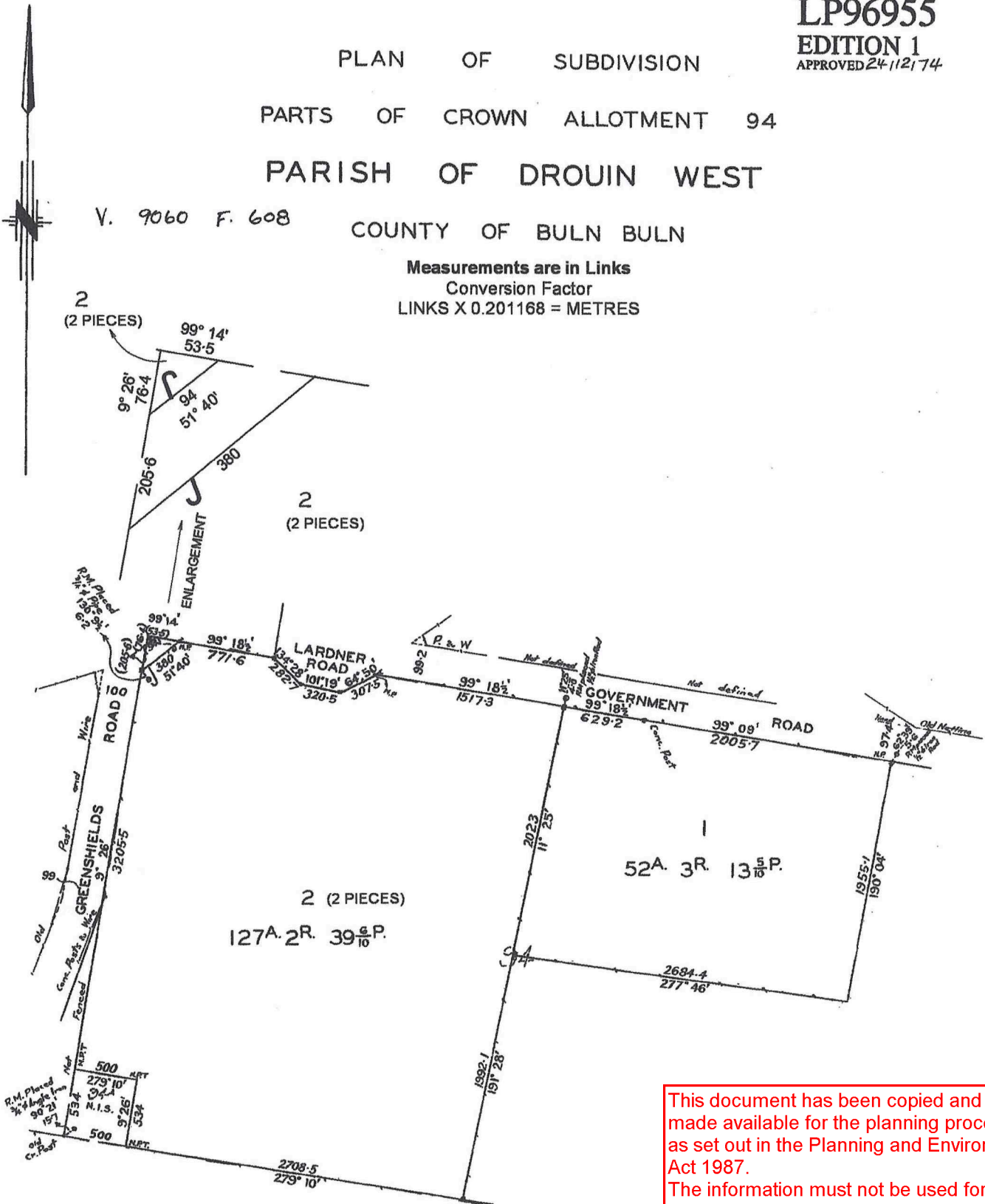
LP96955
EDITION 1
APPROVED 24/12/74

PLAN OF SUBDIVISION
PARTS OF CROWN ALLOTMENT 94
PARISH OF DROUIN WEST

V. 9060 F. 608

COUNTY OF BULN BULN

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES



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Dimensions shown enclosed in brackets are NOT the result of this survey.
 Road widths are NOT shown in solid.
 I certify that the external boundaries of this plan do NOT accord with those of the original plan.

95A

Baw Baw Shire
33 Young Street
Drouin VIC 3818

9th March 2024

**RE: Application for Planning Permit
at 320 Lardner Road, Warragul West VIC 3821**

Dear planning team,

Please accept this letter as part of my submission to you for a planning permit, along with my application and other supporting documents. I wish to detail to you my life and proposal of this permit application.

I am an owner, competitor and hobby breeder of Dalmatian dogs. They are one of my great passions in life, where I spend most of my weekends and holidays out competing with my dogs across a variety of disciplines. To date, my dogs have earned titles in conformation, endurance, rally obedience and lure coursing. We have also trained for tracking and agility, however have not progressed due to how time intensive these disciplines are.

I do breed with my dogs on occasion (on average twice a year), only after completing extensive health testing for my own dogs (hearing, eyes, hips, elbows, heart, thyroid and DNA testing for known diseases in the breed). These are of course only registered dogs with the ANKC (Dogs Australia).

We have a separate room set up for the whelping and rearing of puppies, which is climate controlled and sterilised. We have extensive equipment to do the best job in raising our puppies, both health wise and psychologically. Our aim is to produce puppies that are healthy, happy and ready to thrive with their new families.

We only breed for the purpose of taking the next step forward for the preservation, health and well being of this beautiful breed of dog. It is a labour of love, where I pour so much money and time into my dogs. (I vehemently disagree with breeding animals for the purpose of making money, as such aims mean that people operating in such a way cut corners, only to the detriment of the dogs, puppies and purchasing families.)

On occasion, we do also look after friend's or family's dogs whilst they go away on holidays. This is not professional boarding, nor is it paid, it is just helping out a mate. I have sometimes also placed puppies off another breeder/owner to have a litter from her in my home, and also at times had dogs that I have bred stay with me for short stints, whilst I have competed with them. The other occasion that I have had extra dogs has been if a puppy family of mine has had a sad change of circumstances, where these dog has come back to me so that I can find them a new home and family to love.

As per conversations with ranger [redacted], I did think that this was allowed as the dogs weren't staying here permanently, but [redacted] checked the regulations and confirmed that I am currently only allowed five dogs on this property at a time.

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I would like to describe to you our home, routine and setup, to help you understand us and what we do. Advertised

I feed my dogs a diet based on raw and natural ingredients. My recipes are those developed over the past ten years, which have been continually tweaked and improved upon to ensure that my dogs are getting the correct nutrition required. As part of my knowledge to develop this, I have completed minor courses in canine nutrition and attended seminars. I have also recently sent off my recipes for analysis of their base components, to see if there is anything that I need to adjust further.

The ingredients are purchased and prepared in bulk, where I have three chest freezers in the garage for storage, plus an extra chest freezer at our storage shed in Warragul, which is there as back up in case of power outages or overflow from making up my batches of food.

Within the freezers, most of the food is stored in freezer safe plastic containers, which are washed and dried. Any items not suitable for containers are frozen in plastic bags, which are disposed of after use, however we try to keep this at a minimum to reduce plastic waste.

I also keep on site dehydrated raw food (eg Ziwi Peak and Providor) and/or quality kibble brands (eg Life Wise and Meals for Mutts) as backup food incase of an emergency (plus I use it in treat toys and during training).

The dogs are each fed portions suitable to their needs to keep them all at a healthy weight. (They are fed and maintained better than I look after myself!)

For the other end of this consumption, any stools from the dogs on the property are regularly collected, where we compost them on property. If the composts are full, we bag the stools and put them in the rubbish bin. Any stools out in the paddock are left to naturally be eaten by the dung beetles, along with the horse and cow stools.

The exercise regime for the dogs consists of the following;

- Morning 5km walk along Greenshields road, taking two or three dogs with me each morning and rotating between who depending on individual physical needs (eg age or injury),
- Free running and play in suitable groups whenever they desire in the sizable yards around the house,
- Free runs in the ~4 acre paddock above the house (up the hill) where these are supervised as only farm fencing, plus only for dogs with suitable level of training. This includes playing fetch and swims in the paddock trough,
- Inside I have a treadmill for dogs, where we can do targeted training at set speeds, time or distances, for their conditioning,
- We also have a host of exercise equipment (Fitpaws and Blue 9) for strength and conditioning,
- (Less frequently at present) we also sporadically take the dogs out with us when we trail ride on the horses,
- Hydrotherapy (swimming or underwater treadmill),
- Competitions on weekends, or simply going out for random hikes/life activities.

Although we do all of this, this breed really just wants to spend their time with you, no matter what the activity!

Back in 2013, I undertook the National Dog Trainers Federation course for Certification III in Dog Behaviour and Training. Despite this official training, for many years I have been involved in the dog world, where I have also taught many other people with their dogs, both on a volunteer basis at the Warragul & District Kennel & Obedience Club Inc. and on a professional basis (during covid).

With my own dogs, I exceed basic home obedience to be able to compete with my dogs, who have earned many titles, as well as placings along the way, including twice taking out highest in distribution of a (with two different dogs). As I say to my puppy families, 'what you put into them is what you get out of them'. I want my dogs to be enjoyable to live with, and hence I put the time into training them, plus they are a showcase for the breed and we do many things with the public.

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The fencing around our home yards (as mapped) is predominantly chicken wire or dog wire fencing. Some parts of the fence have also been reinforced with pool fencing, other parts with timber boards. The internal fence of the yard coming off the whelping room is arc-mesh welded fence panels. As the fence is only 1.2-1.4m tall, all of the fences have been topped with a plain wire electric fence, and fences where there is not a solid base have also been lined with plain wire electric fencing along the bottom. As my dogs are content, enriched and trained (plus they have each felt the electric fence, usually by error sniffing too close to it) my dogs do not try to escape this. I have only twice had dogs jump out (before I had electric fencing along the top), both times to follow me when I left.

All of the yards have at least one kennel, plus sack beds and other comfortable resting areas in each yard. All yards have at least one source of water for the dogs, that are regularly washed and changed to ensure that they always have access to fresh drinking water.

I have numerous yards (as per the attached sketch) around the house so that I can separate dogs into smaller groups, matching up energy/age level for play, plus being able to separate for when a bitch is in season or injury/illness (eg if they have picked up kennel cough from a show, I isolate the infected/exposed dogs to try to prevent everyone catching it). They are a very happy-go-lucky breed of dog that love life, so they all get along, but I also monitor and respect their natural hierarchy to avoid ever having fights.

At night, the dogs usually sleep inside, the mature adults loose in the house, either on the couch, selection of dog beds, open crates, or my own bed with me (they can be quite the bed hogs!). When raising younger puppies, or I have bitches in season, or (previously) a guest, I have a few crates permanently set up in the living room for use. I also divide the house with baby gates as needed.

If they need to sleep outside (rarely happens, but if), as mentioned, all yards have kennels for the dogs to shelter in. We also have a large collection of indoor and outdoor coats for the dogs, as this breed feel the cold weather during winter months.

As I work from home, it is very easy for me to also bring the dogs inside with me on extreme weather days.

In case of an emergency, if we ever had to vacate the property in a rush (incredibly unlikely with our location, geographic and surrounding features, but if;) we have sets of leads and collars for all dogs kept in each the house, garage and car (as most of our dogs don't wear collars for safety when playing together and our competitions). As mentioned above, we also have dehydrated food stocks on site that can easily be transported. The car is set up with barriers to segregate dogs, overhead air conditioning and we always carry crates in there.

For both the breeding of my dogs and the ongoing maintenance/well being of my dogs, we have a written agreement (Dogs Victoria template) with two veterinary clinics to ensure that they always have access to help if needed. We also take the dogs to qualified canine physiotherapists of varying skill sets to keep them physically sound.

I do apologise that this has become quite long winded, but I wanted to detail to you the life that my dogs have here with me. As you can tell, I am not your average pet owner, but a very enthusiastic hobbyist. The visit from ranger last year can attest to what we have here, as they came right through our property and house. I am also happy for another inspection if you wish.

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To further explain my request to you for the planning permit;

We simply want to be able to continue as we have been, but legally (now that I understand that looking after extra dogs was in breach of regulations). We want to be able to help out a mate to look after their dog whilst they go away on holidays, and maybe in the future we might look at leasing in a bitch again (I only have two entire bitches myself). And if the unfortunate case arises again, accept back a dog that I have bred for rehoming.

Hence our request is to have a planning permit that allows us to have up to **10** adult dogs on the property at one time, opposed to the current **5** allowed dogs.

We are happy to implement any changes that you feel are necessary to help us provide the best life and care for the dogs in our charge at this property.

It is also worth noting, as we are renting here, we do intend to buy our own property elsewhere. The aim was for late 2025, but it more realistically won't be until 2026.

This planning permit application does not have any affect on the land or surrounds.

There are no changes to buildings, land or facilities. We are only using the existing space and facilities that we have to allow extra dogs on occasion. (I do not permanently want ten dogs here, as I don't have enough time to give that many dogs what they need on an ongoing basis.)

The only affect that could be argued is that more dogs equals more barking, however I do not tolerate unnecessary barking. We have one neighbour across the lane, a family of four, including two kids who moved here last year. All other neighbours are quite some distance away.

As I work from home, I am here most of the time to monitor the dogs and stop them if they do bark, which is usually only when unknown cars come up the lane (although the young girl now living across the lane does set the dogs off when she squeals).

When I leave the property, I know that my dogs bark more than when I'm home, thus if I'm not taking them with me for an appointment or competition, I reduce this by either leaving the dogs in the backyards, or if a short time away, I may leave the older dogs in the house, or I also employ the use of vibration bark collars if anyone is being particularly noisy (ie during teenage months). Hence as part of my normal dog ownership, I already naturally reduce this potential issue, thus I do not believe that it will have any impact if you approve our request.

I hope that all of this information has helped to paint a picture to you of our home and life with the dogs. If you have any questions in regards to any of these points, please do not hesitate to ask.

We look forward to hearing back from you in due course.







Best wishes,

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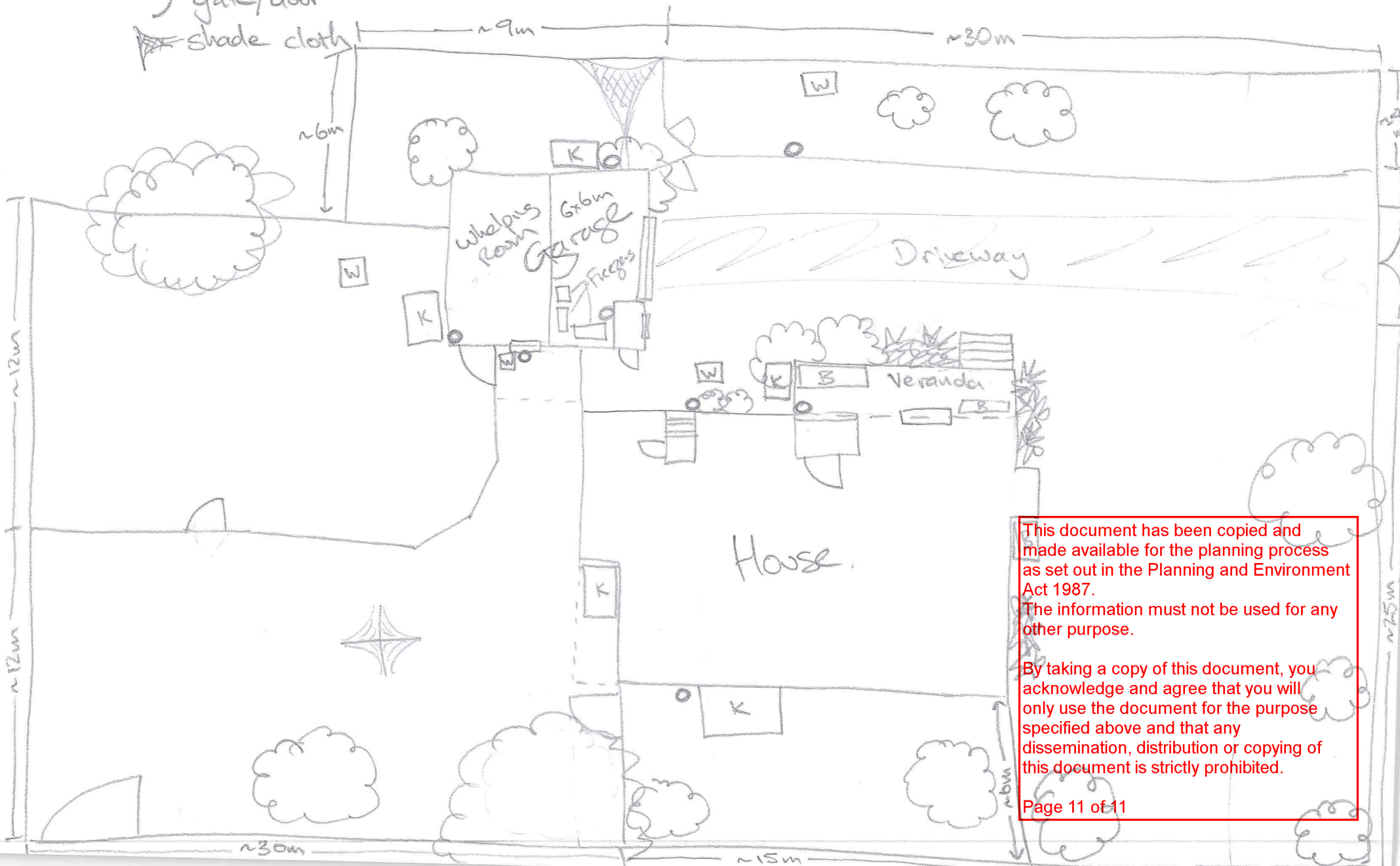
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Legend:

-  tree
-  shrub
-  water bucket
-  water splash pool
-  gate/door
-  shade cloth

N
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← 3/4 acre paddock up hill from house.



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