



Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Planning Enquiries
Phone: (03) 5220 7111
Email: enquiries@gplains.vic.gov.au
Web: www.goldenplains.vic.gov.au

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

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 as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:


OR


B Crown Allotment No.: Section No.:


Parish/Township Name:

The Proposal


 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 **Estimated cost of any development for which the permit is required ***

Cost \$


 You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

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

Title Information


Encumbrances on title *

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 (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email:
Mobile phone:	Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	day / month / year

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration



This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature:	Date:
	day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at planning.vic.gov.au

General information about the planning process is available at planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Golden Plains Shire Council
PO Box 111
Bannockburn VIC 3331
2 Pope Street
Bannockburn VIC 3331

Contact information:

Email: enquiries@gplains.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

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

VOLUME 10283 FOLIO 547

Security no : 124084345465A
Produced 15/07/2020 05:23 PM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 400002S.
PARENT TITLE Volume 06874 Folio 709
Created by instrument PS400002S 28/05/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROSEMARY KATHLEEN EVANS
JOHN HARVEY EVANS both of 89 BARKER STREET TEESDALE VIC 3328
LEE ROSEMARY EVANS of 81 BARKER STREET TEESDALE VIC 3328
AL285500T 12/08/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL285501R 12/08/2014
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AS405603J 02/08/2019
Caveator
VICTORIA LEGAL AID
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
LEE ROSEMARY EVANS
Date
24/07/2019
Estate or Interest
INTEREST AS CHARGE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
VICTORIA LEGAL AID
Notices to
ASSIGNMENTS of LEVEL 9 570 BOURKE STREET MELBOURNE VIC 3000

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS400002S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

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

Page 2 of 2

Street Address: 1376 BANNOCKBURN-SHELFORD ROAD TEESDALE VIC 3328

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

DOCUMENT END





Application for change of purpose of land use
1376 Bannockburn Shelford Road Teesdale 3328
Lee Evans 0418 319 955

- A completed application form - **Attached**
- A recent copy of title – **Attached**
- A plan
 - Showing where dogs are kept
 - Runs
 - Any associated buildings with the dog breeding
- Written description of how the operation runs
 - Number of dogs
 - Number of litters per year
 - Feeding times
 - Exercise times
 - Basic way the business operator
- The prescribed fee \$ 1318.10 please be aware that this fee may increase in the new financial year

Sandra Tomic

Operational Running - Current

Senior dogs

Exercise

The adult dogs whilst not in season or breeding are a part of my family and are free to roam the property, without restriction. They spend some time most days inside with the family. At night they are secured inside.

When the bitches are in season, the dogs are all separated either in the secure back yard area or within pens (located in the backyard area) which are approx.. 2m x 2.4m for short periods of approx. 3 hours. I rotate all the dogs so they have some time, free to engage with me and to exercise on the property.

Pens are made to the regulations of the Greyhound Code of Practice.

Feeding

They are fed a specialised raw diet each night at approx.. 5 pm and had 24 hour access to a premium brand of kibble. Water is replenished daily, with container thoroughly cleaned, so too their feed bowls. Each dog, has its own feed bowl and is supervised to ensure they all receive adequate food.

Kibble is kept within vermin proof bins, and raw food diet is kept in a dedicated fridge and freezer.

Mating

During the times the bitches are cycling they are kept separated from the male stud, until I am ready to mate them. During this period I stay with them to ensure the safety of both the bitch and the male, in an area where the other dogs do not have access to. This continues until I am sure that the male has no further interest in the bitches, so they do not get snappy at him.

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Health and health records

Genetic Testing

All breeding stock is full panel genetically tested using Orivet, to ensure that they do not have heritable genetic defects. If the dog is a carrier of a defect, I ensure that it is mated with a clear dog, to ensure that the heritable defect is not transmitted to the pup. All future breeding stock will be chosen on the proviso that they are completely clear and not carriers of any known heritable defects.

No closely related breeding will take place.

Veterinary Services

Golden Plains Veterinary Hospital have given me a written notice that they will be available to me 24 hours a day, 7 days a week.

All dogs receive a yearly health check from our Veterinarian, regardless of whether or not they are breeding stock.

All breeding dogs are examined prior to each breeding to ensure they are well enough to be bred with. – Bitches are checked within 8 weeks of whelping to ensure they have recovered well.

All dogs are given immediate veterinary assistance should they require it.

Any dogs requiring euthanasia are seen by the Vet and humanely euthanised as per law.

All dogs are vaccinated yearly as prescribed by the Veterinarian.

Health

All senior dogs are on a monthly course of Millbemax wormer which covers all internal parasites.

All dogs are treated for external parasites, as needed. We do not have a flea or tick problem here, however each dog is fully checked over during their weekly grooming sessions. During this session, they are also checked for seeds in their coats, and ears are checked for infections. Should the dog display any symptoms or signs of external parasites, all dogs are then treated for a period of 3 months or until the infestation has been eliminated.

Grooming sessions are daily during the summer months when grasses are seeding to ensure that the dogs, have not picked up a seed during the day.

All dogs are treated by Vets at the first sign of need. A detailed medical plan for that dog is drawn up and discussed with the vet, to ensure all care is attended to.

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Breeding / Whelping

Up to 20 litters may be born on the property between current bitches and guardian programme bitches. Currently there are only 2 litters born per year on the property. The Breeding protocol from the Code of Practice is adhered to with no bitch being bred prior to 12 months old, veterinary check prior to breeding and post partem (with 8 weeks). No bitch will have over 5 litters.

All whelping takes place within the house. I stay present with the bitch right through early labour, and through the birthing process. Each pup has its umbilicus clamped, is cleaned, weighed and identified prior to going back into the whelping box with its mother. I then stay with the bitch and litter until the bitch recovers enough that she is not likely to accidentally smother one of her puppies. This can be up to 72 hours.

After approx. 4 days the bitch and litter are moved in a purpose built room off our lounge which has been thoroughly sterilised prior to the arrival of the puppies. They then stay within this room for the approx. the next 3 weeks. (It is my plan once I have my purpose built whelping rooms that they will then be moved to this area) Heating and cooling is provided as required. And they are regularly checked and the bitch taken outside to toilet and exercise etc.. The pens are large enough for the mother to remove herself from the whelping box away from the puppies if she so chooses.

Bedding is changed multiple times a day, as needed and washed in a dedicated washing machine located within the room. Human quality soap products are used along with an anti-bacterial rinse. All bedding is then air dried on a line located outside of the room.

At no time during this stage are other dogs allowed access to the bitch and her litter.

Once the puppies have opened their eyes and are more mobile, they graduate to supplementary feeding. They start with warm soaked premium kibble and move on to vitamised raw food with vegetables. As they progress they are given a variety of different foods to prepare them for life with their new families. They are fed in their pack to discourage them from developing possessiveness over food. Should there be a pup that requires extra supplementary feeding etc that is separated to ensure it receives enough. They pups work up to being fed 4 times a day. Generally breakfast, late morning, middle of the afternoon and then early evening approx.. one hour before they go to bed for the night.

At this stage the pups are also moved outside (weather permitting) to specialised puppy pens to explore the environment around them accompanied by their mother. As they grow older they are carefully introduced to the other senior dogs for socialisation. The pups at this stage are getting daily handling of up to 2 hours.

They are wormed fortnightly from 2 weeks old, their nails are clipped weekly, and vaccinated, vet checked and microchipped at 6 weeks old and do not leave the litter until they are at least 8 weeks of age.

Prospective buyers do not view the puppies until they have had their first vaccinations at approximately 6 weeks. Buyers are given hand sanitiser and asked to walk their shoes through a disinfection bath.

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Bio Security Measures

All sleeping quarters for seniors dogs are swept daily and steam cleaned on a weekly basis. Should the room require disinfecting also, this is done. Bedding is washed on a weekly basis, and air dried on the dedicated clothes line.

Whelping areas are disinfected multiple times a day. This is done, more on a needs basis than a set timetable, but generally every couple of hours. At the same time, if bedding requires changing from soiling this is also attended to.

Faeces are picked up on a weekly basis around the property, however when dogs are penned it is done daily. Any puppy pens, are cleaned up multiple times a day, to ensure the pups are not walking through the mess. All faeces are bagged and disposed of in the general rubbish bin.

Any dogs that may visit the property are all up to date with their vaccinations, although this is a rare occurrence. No outside dogs are permitted on site, whilst we have pregnant bitches or pups in situ.

Any visitors to see the puppies are required to wash their hands with sanitiser and walk their shoes through a disinfection bath.

Noise Pollution Control

All dogs are housed in doors within an hour or two of it becoming dark, to prevent noise pollution. Although the dogs do bark occasionally during the day, it is not ongoing or excessive.

The dogs get excited as people walk past our property and will bark then. This routinely happens twice a day as neighbours walk past, in the morning. Given the location of our property it is not a common occurrence otherwise.

Request for a permit to build dedicated whelping quarters.

I would also like to submit a request to build a demountable building of 6 x 4.8m. This would then be set up inside with two caged areas for bitches to stay with their litter. There would be a run of each external run, or approx. 4.8 x 3m for the bitch to toilet in, and for the pups to safely explore. While I do not have pups, the dogs that are not sleeping in the house would also be housed in this complex.

The complex will be big enough for me to store bedding, and grooming gear, and fridge and freezer for food requirements.

It will be made from insulated sandwich panel, which has a smooth colour bond interior, that will ensure easy disinfection, with a fully waterproof floor, that will be sealed. The cost of the purchase of the demountable building is attached, and I expect approx.. another \$10,000 at least to be spent to erect it, and connect the electricity and pen yards.

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Record Keeping

Extensive records are kept on each dog and litter. Each breeding dog, has extensive genetic testing completed to ensure it is suitable for breeding, as well as yearly veterinary checks.

Records are kept of worming dates, vet visits, immunisation records, and breeding records of each tie, between bitches and the stud.

Whelping records, include temperature drops of bitches, to date, time, weight, sex, colouring of each puppy, and ongoing weight, worming and observation records for each pup.

When the time comes to sell the pups, each prospective buyer is interviewed extensively on the phone, and a group of puppies is matched by temperament and the families situation. Picking a pup based on colour or looks alone does not take place, although we do try and accommodate peoples wishes where possible.

Detailed records of the buyers are kept, along with the pup they are allocated, microchip numbers and address details etc. Residential councils of the buyers are notified when the pup goes to its new home.

Each pup leaves the property with a detailed educational puppy pack, to support the new family, as well as contact with me at any time required. A health guarantee for each puppy is supplied allowing the purchaser to take the pup to their vet for an independent health check. There is also a rehoming clause in my contract requesting that any dogs that require rehoming comeback through the business rather than through the pound system.

A 6 week free trial of pet insurance is given with Pet Plan, as well as a weeks supply of kibble that the puppy has been eating.

The property and dogs are independently audited each year through the governing society I belong to the Australian Association of Pet Dog Breeders.