

PP47/2019-1

795 Colac Ballarat Road ONDIT

Lot: 1 TP: 376102 V/F: 8619/665

Use of the Land for Animal Keeping (Dog Boarding Kennels), Ancillary Works, Display of Business Identification Signage and Alteration to Access onto RDZ1

A M Kent

Officer - Ian Williams

EXHIBITION FILE

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

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Planning Enquiries
 Phone: (03) 5232 9400
 Email: inq@colacotway.vic.gov.au
 Web: www.colacotway.vic.gov.au

Office Use Only

VicSmart?

YES NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

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.

i 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 **i**

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

Street Address *

Unit No.: St. No.: 795 St. Name: Colac-Ballararat Road
 Suburb/Locality: Ondit Postcode: 3249

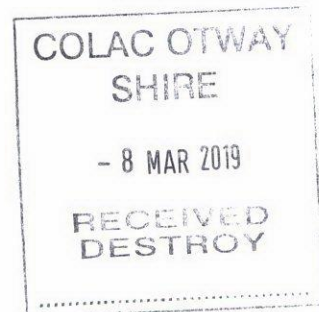
Formal Land Description *

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.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 376102E
 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.

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

The use of the land for animal (dog) boarding.
 Remodelling of existing 40X9 meter shed in order to accommodate a dog boarding facility.
 Construction of a boundary fence for out door exercise areas.
 Installation of septic and collection tank

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.

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

Cost \$20,000

⚠ 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 **i**

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.

Occupied 4 bedroom house and 3 large shed's set on a 13.77 acer

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

Title Information **i**

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 i

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

Applicant *

The person who wants the permit.

Name:		
Title: Miss	First Name: Amy	Surname: Kent
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 795	St. Name: Colac-Ballararat Road
Suburb/Locality: Ondit	State: Vic	Postcode: 3249

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: amykent@
Mobile phone: 0406598636	Fax: amykent205@yahoo.com.au

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 checked="" 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.

Owner *		Same as applicant <input checked="" 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's Signature (Optional):	Date: day / month / year	

Information requirements

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

Is the required information provided?

Yes No

Declaration i



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: <i>AJ Kent</i>	Date: 07/03/2019 day / month / year

Checklist

Have you:

- Filled in the form completely?
- 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?
 - A full, current copy of title information for each individual parcel of land forming the subject site.
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal.
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)
 - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void
- Completed the relevant council planning permit checklist?
- 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 www.planning.vic.gov.au

General information about the planning process is available at www.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:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

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

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

VOLUME 08619 FOLIO 665

Security no : 02407594845 RP
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Page 1 of 1

LAND DESCRIPTION

Lot 1 on Title Plan 376102E.
PARENT TITLE Volume 08459 Folio 112
Created by instrument C339967 20/10/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AMY MAREE KENT of 795 COLAC-BALLARAT ROAD ONDIT VIC 3249
AR527580V 08/10/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR527581T 08/10/2018
CLARKE & BARWOOD LAWYERS COLAC LTD

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 TP376102E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AR522024F (E)	CONV PCT & NOM ECT TO LC	Completed	05/10/2018
AR527580V (E)	TRANSFER	Registered	08/10/2018
AR527581T (E)	MORTGAGE	Registered	08/10/2018

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

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

Street Address: 795 COLAC-BALLARAT ROAD ONDIT VIC 3249

DOCUMENT END



Imaged Document Cover Sheet

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TITLE PLAN		EDITION 1	TP 376102E
Location of Land Parish: ONDIT Township: Section: Crown Allotment: 15B(PT) Crown Portion: Last Plan Reference: Derived From: VOL 8619 FOL 665 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land / Easement Information	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 30/03/2000 VERIFIED: G B
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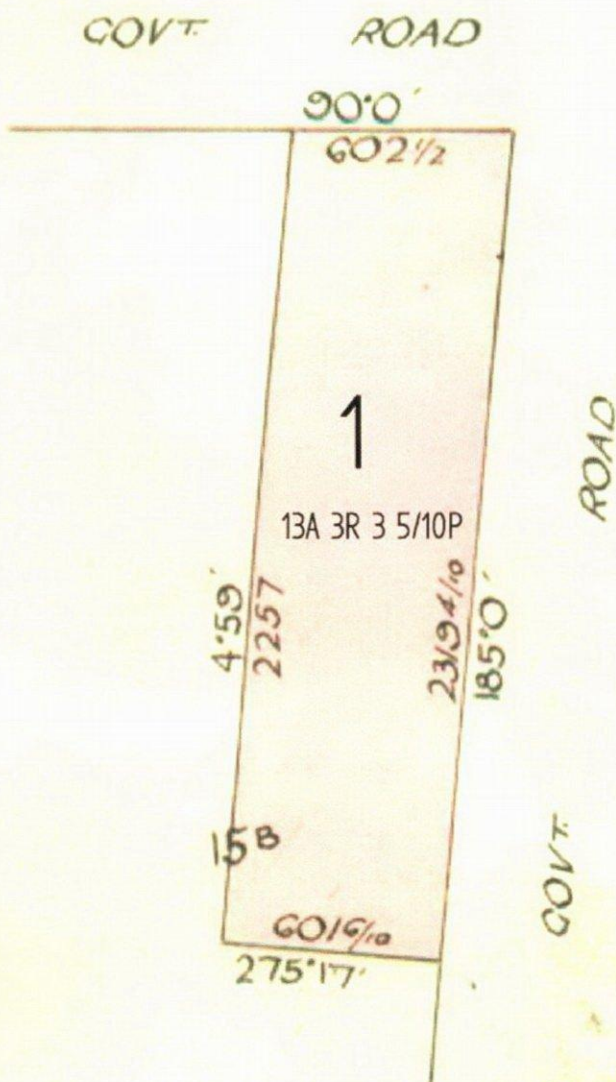


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 15B (PT)	

WASTE MANAGEMENT PLAN

- A commercial steam cleaner will be the preferred method of cleaning in order to reduce the use of water and harsh chemicals being used. Steam cleaning is 99.9% effective in eliminating bacteria and viruses. This form of cleaning is environmentally friendly and a sustainable method while ensuring Hygiene requirements are at the highest standard.
- All kennels will be thoroughly cleaned daily using a steam cleaner. Play and exercise areas will be hosed down/out regularly. Spot cleaning will be done as necessary throughout the business hours (7am till 6pm) and after meal times (8am and 4pm). Any contaminated bedding will be washed and replaced with clean bedding.
- Management of wastes such as uneaten foods and faecal matter will be recycled through worm farming and used as fertilizer for garden beds and trees. This form of waste management will minimize the businesses impact on landfills and is a sustainable way in controlling wastes.
- The use of chemicals will be minimal as steam cleaning will be the cleaning method. Environmentally friendly Detergents (for washing bedding and dishes) and shampoos will be the only real chemical use.
- A septic system will need to be installed. I've spoken with Civil & Precast about a suitable system to support the business's needs. They've suggested I also put in a collection tank which will avoid dog hair from entering the septic and potentially blocking the septic. Waste water from drainage with in the facility will run into the collection tank that will lead into the septic system. Any waste water entering the drain's will mainly be old drinking water that needs refreshing. There will be a number of retractable hose's located throughout the establishment for ready access to a clean and fresh water supply.
- A Pest control company will be regularly engaged to ensure rodent activity is absent and hygiene standard are meet. Clients will be asked on arrival if they are experiencing any parasite problems with their dog's, if so we will have treatments on site to resolve the problem before admission. Any dog suspected of having parasites will be treated accordingly.

BUSINESS OPERATION & DETAILS

Operating Hours

Business opening hours will begin at 7am till 6pm. Pick up and drop off time for animals will be between the hours 9am till 11am and 3pm till 5.30pm Monday to Friday and drop off or pick up before midday on Saturdays and Sundays.

Employment

The business will require a minimum of 1 full time staff member and 2 casual staff members in order to maintain an animal capacity of 40 dogs. Staff members employed will be required to have animal qualifications and experience in the animal care industry. All staff employed at the kennel will go through an induction process to ensure all codes and practices are followed and individuals are aware of their role and responsibilities. PPE equipment will be available to staff in the store room.

Vaccinations and Health Care

Owners boarding their dogs will be required to produce vaccination certificates to ensure each dog admitted has been vaccinated with in that year for all common dog viruses. Dogs must have been wormed and fled in the appropriate time frames before they're admitted, if not the facility has the right to administer treatment. Owners will also be required to complete all necessary paper work before admission. All client and doggie information will be securely stored with in a filing system kept in the reception area.

Animal Care

Animals will be cared for by ensuring all behavioural needs of the dog are met through enrichment activities, health care, exercise or grooming needs are catered for. Each kennel in the facility will have a clip board attached to the door identifying the dog as well as having important information on the dog's health, behavioural or grooming needs etc. Dogs will be feed twice a day (8am and 4pm) with adequate fresh water available. They will be exercised morning, lunch and at dinner times unless more is required by owners. Extra enrichment and agility sessions will be made available daily.

Transport of Animals

The business will have a van fitted out with about 4 crates in the case a dog needs transport as well as the business will acquire a written agreement with a local vet clinic to be on 24hr call to the facility.

Fire Prevention

A fire extinguisher expert will be engaged to fit the facility out with an appropriate number of extinguishers, fire equipment and signage. There will be human and animal first aid kits located in the PPE and store room in the case of an incident.

Signage

Ideally I would like signage for the business located at the drive way of the facility so clients can locate the property with easy, possible look into applying to the council to have a sign on the Princes Highway and Colac Ballarat road turn off and having a sign with the business name at the entrance

of the building. Car parking signs for clients entering the property. Inside the building all exit points will be clearly marked, staff only and toilet signage.

Security

The business will be kept secure by each door being securely locked, having a camera system installed and security sensor light located around the fascinate of the establishment. I live within a 50meter proximity of the facility and will be on call for the business 24/7.

HOUSING, FACILITIES, RUNS & EXERCISE

Kennels Dimensions

All 20 kennel's in the facility will be 3.5meters long by 2meters wide. There will be 3 quarantine kennels available for any sick or unwell dogs. The quarantine kennels will be 2.5meters long by 2meters wide and will be completely enclosed from all other kennels with access to the kennels from their own outside entrance.

Construction Materials

Concrete flooring will be throughout the entire facility. Kennels will be constructed from galvanized steel tube framing and stainless steel panels with foam in-between the panels to help with insulation and reduce noise. The stainless steel panels will be 2meters high on all sides of kennels with 4mm wire above the panels to ensure there is still good air flow through all kennels. All fronts of kennels will be constructed from quality glass doors to ensure visibility to all animals at all times as well as fitting each individual kennel with a secure lock that cannot be opened by the animal.

Heating and Ventilation

There will be several air conditioners located throughout the facility and will be well ventilated according to the requirements from the code.

Facility Fit Out

Dogs and their owners will enter the facility into the reception area where clients will have access to the staff toilet and wash room on arrival. There will be a store room directly across from reception which will contain stock, an area for employees to store their personal belongings, dog/owners belongings and where staff will have access to any personal protective equipment (PPE) that's needed. There will be access to a laundry/grooming room for any dog grooming when required.

Perimeter Fencing

Perimeter fencing will be made from steel framing and iron, constructing a 3meter high perimeter fence with a 1meter wide concrete floor to avoid animals digging out.

Runs and Outside Play Areas

All run frames will be constructed from galvanized steel tubing, iron will run 1.5meters high and 4mm wire another 1meters high totalling 2.5meters high fencing. The fences will have a 1meter wide concrete bottom to avoid animals digging into the next run or out. There will be 4 large outdoor runs for exercise, play, enrichment activities and agility. The largest run (12X24m) will contain a sand pit, jumps, rope activities ect. There will be another 3 runs (17X10m and 2 at 10X10m) for exercise and play times. There will also be an indoor play area (3.5X14m) for those extreme weather days to ensure the dogs still get some play time. All dogs boarding will receive a minimum of 3 X 30minute exercise and play times throughout the day.

FARMING ZONE - DECISION GUIDELINES

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General Issues

- The land is located in a water catchment area in which I am seeking advice from the Corangamite Catchment Management Authority. The facility will be sustainably managed so the use of chemicals will be absent from entering soil quality.
- There is a 40x9 meter shed located on the property which is the area I plan to remodel into a dog boarding kennel. There will be a need to construct dog runs and exercise areas. There will be 4 dog runs of various sizes within 658 square meters located in the middle of a 13.7 acre block.
- Liquid waste will be minimal as the preferred cleaning method will be the use of a commercial chemical free steam cleaner. There will be a septic and collection tank installed. The collection tank is to ensure the septic doesn't get blocked from dog hair. Drainage throughout the facility will lead to the septic. Most water entering the drains will be old water that needs refreshing for drinking.
- The management of the business will be focused on sustainability. Steam cleaning will be used which is 99.9% effective in eliminating bacteria and viruses and will eliminate the use of chemicals for cleaning as well as using less water. Worm farming will be the preferred way of disposing of all solid wastes such as dog faecal matter and uneaten food. By using worm farming it will only increase the quality of the surrounding land and soil quality. Worm juice is a great natural fertiliser as well as being chemical free to avoid any chemicals seeping into the soil.

GENERAL ISSUES

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- The boarding establishment will be required to obtain a written agreement with a local Vet in Colac to be on 24/7 hour call outs to the facility. The business will also benefit, promote and make recommendations on dog training organizations and doggie day care services in Colac as well as making recommendations on enrichment, dietary needs ect, which will benefit a number of business in the Colac area.

AGRICULTURAL ISSUES & IMPACTS FROM NON AGRICULTURAL USES

- With Such a big and expanding agricultural back ground in Colac, I believe a boarding kennel is essential. The kennels will be conveniently for cattle dogs, as well as dogs working in transportation of live stock. The health and welfare of dog's is increasingly noticed and their use as working animals is essential to many farm's, business's, truck drivers ect and the boarding establishment will provide a safe area for their much loved working animal when needed. Working dogs are preferred to be entire through their working careers and the kennel may serve as a retreat for female dogs in heat, while keeping the male dog's focused on the job.
- The dog kennel will not have a major impact on any surrounding land use as the kennel will be located within the middle of the 13.7 acer property. The property is on a corner block with no Dairy farm's in close proximity. There are some Beef cattle in neighbouring property's located around 50 meters away from where the kennels will be. All neighbouring dwellings are also around 50 meters away from the site location. I don't believe that the kennel will have any negative affects on neighbouring property's.

DWELLING ISSUES

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- The boarding kennel will run at a capacity of 40 dogs. So noise may be a factor at times which will be reduced by having all the kennels/shed well insulated. Animals will be exercised regularly throughout the day. A minimum of 3 x 30 minute exercise sessions will be provided to each dog daily, there will also be extra agility sessions available when required as well as enrichment activities to help stimulate the animals. The boundary fencing will be 3 meters high which will help any noise from the animals escaping the vicinity of the establishment.

- Odour will not be an issue as all uneaten food and or faecal matter will be removed and cleaned twice daily as well as the establishment being spot cleaned as necessary throughout the day.

- The boarding facility will have the capacity to board 40 dogs. I have know intension of ever expanding the business as I want the business to be focused on the health, wellbeing, exercise and enrichment needs of the dogs and the bigger the establishment is the less likely animals will get that bit extra time spent with them. I will be employing a minimum of 3 staff members but I will oversee all matters in the business 7 days a week to ensure more effort is put into quality care of the animals.

ENVIRONMENTAL ISSUES

- Any impact on the natural physical features of the establishment will be minimal as the only building works (other than inside the shed) will be the construction of 4 run and exercise areas. The runs will be constructed in between the boarding shed, car shed and hay shed so not much of the construction will be visible by surrounding property's or the road. Soil quality will be improved through worm farming and water quality will remain good as the use of harsh chemicals will not be used as the cleaning

method. Steam cleaning will be the used cleaning method which is a sustainable cleaning method.

- The location of the septic and collection tank will be ideally in the front paddock next to the boarding shed but advice will be sought from a plumber, the installation company and the Colac Otway Shire as to the best area for it in order to not negatively impact any waterways or native vegetations.

DESIGN & SITING ISSUES

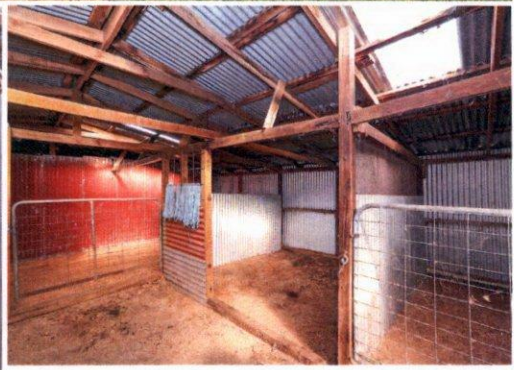
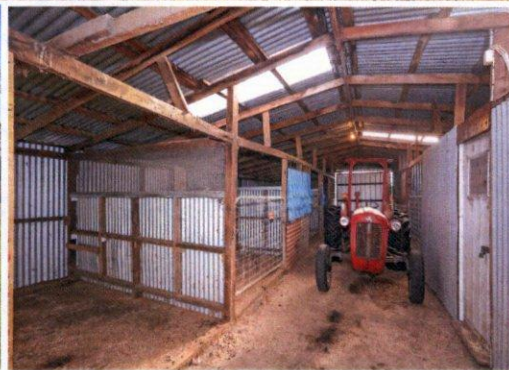
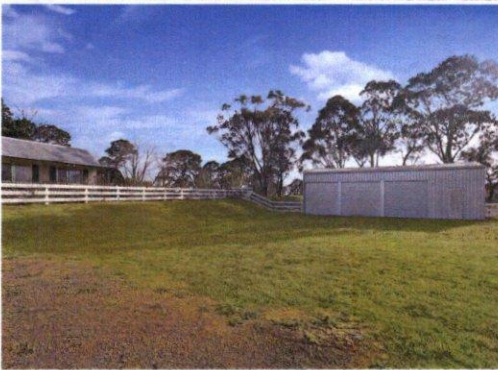
- The facility will only require the inside layout and design of the shed to be altered.
- The siting design and materials used should have a minimal impact on neighbours and road users as it will be barely visible from outside the property.

SERVICE

- I believe there is a real need for this service in Colac and the surrounding areas of the Colac Otway Shire. Colac is an expanding area and I believe a boarding facility opening near by will benefit the residents in the Colac Otway area. The location of the boarding site is in a convenient location and easily accessible for people to find.

Property Location - 795 Colac Ballarat Road, Ondit 3249

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For Sale **795 Colac-Ballararat Road, Ondit**

**Auction Sat 8th
Sept at 1.30pm**

Ondit Acres "Misty Vale"

13.77 Acres – 5.6 Hectares

	4
	1
	3
	13.77 ac

- Ideal for the horse lover or those wanting land to run some livestock or space for the family to grow up.
- The 4BR residence dates back to 1886 as the original Ondit railway station
- Three car garage, 9x13m hay-shed and huge 40x9m shed that incorporates 6 stables
- Well fenced into 4 paddocks and has town water and power connected

AUCTION: Saturday 8th September at 1.30pm onsite
Terms: 10% deposit, settlement 30 days

Anthony McDonald
0418 593 597
amcdonald@charlesstewart.com.au

Daryl Osborne
0419 388 341
doborne@charlesstewart.com.au



Colac Rural – (03) 5231 5400

56-60 Bromfield Street, Colac Vic 3250

www.charlesstewart.com.au

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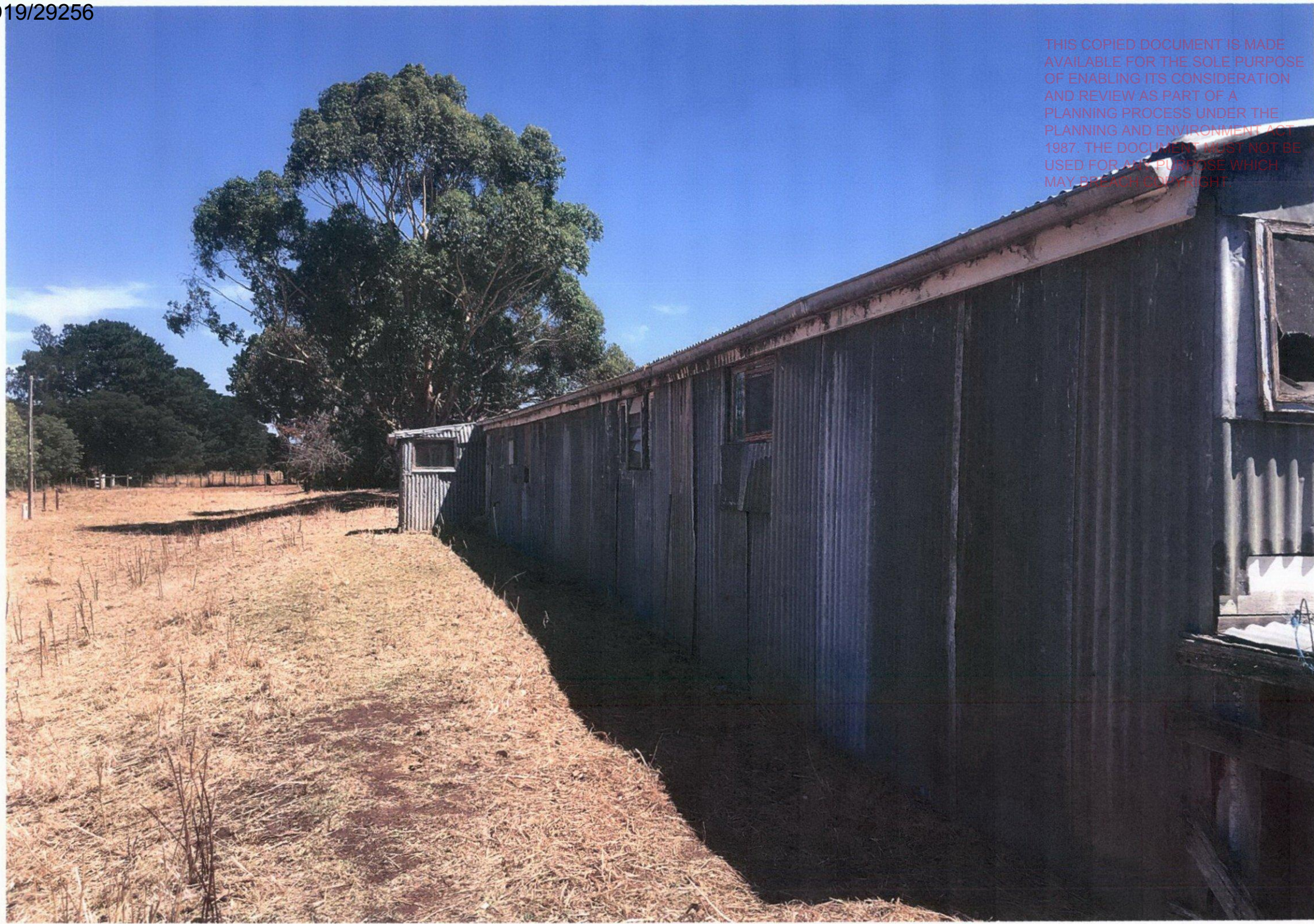
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APPROVED TRANSMISSIONS
BREMEN
CROSS REFERENCE

AND THE BEST PART:
"IT PAYS TO CHANGE TO BREMEN"

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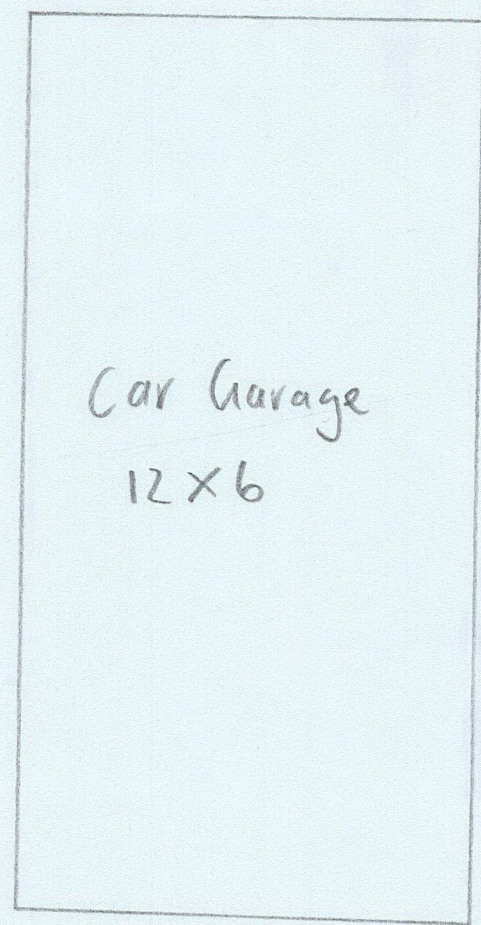
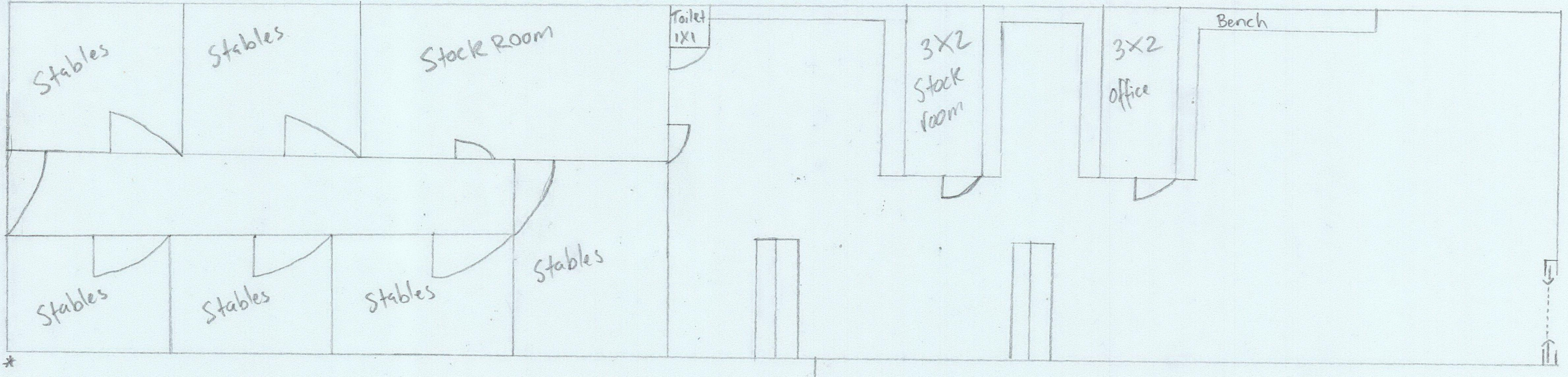



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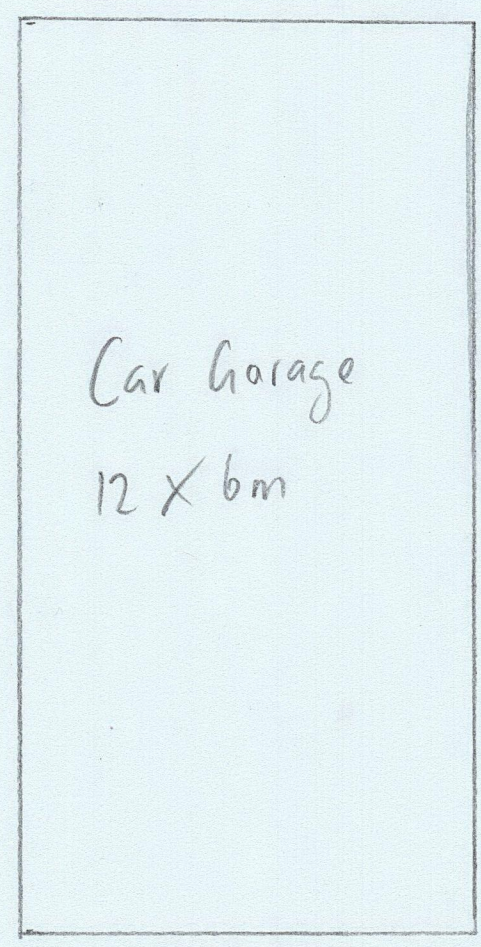
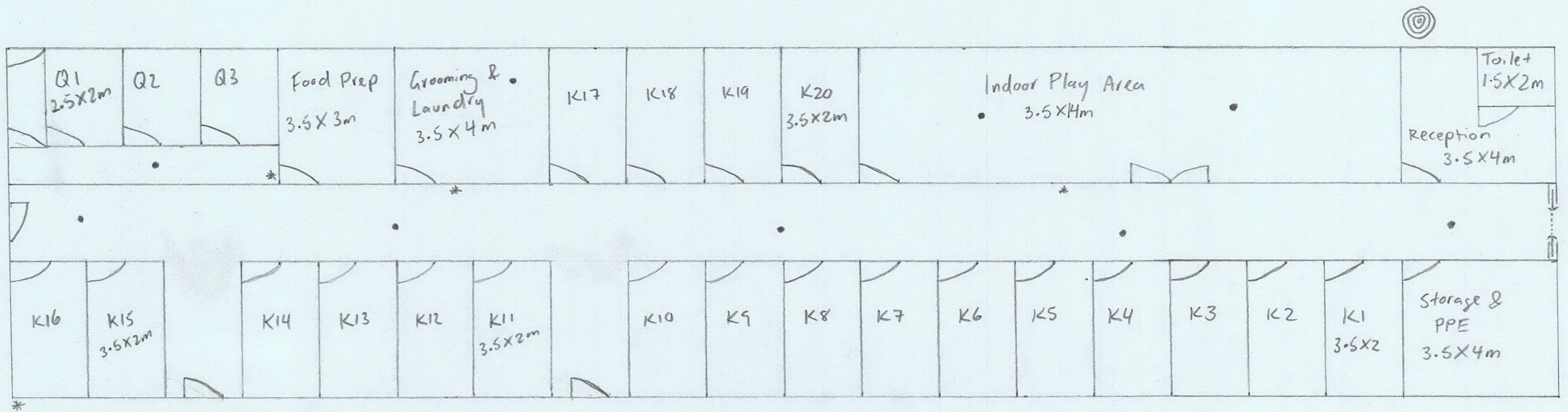
CURRENT SHED

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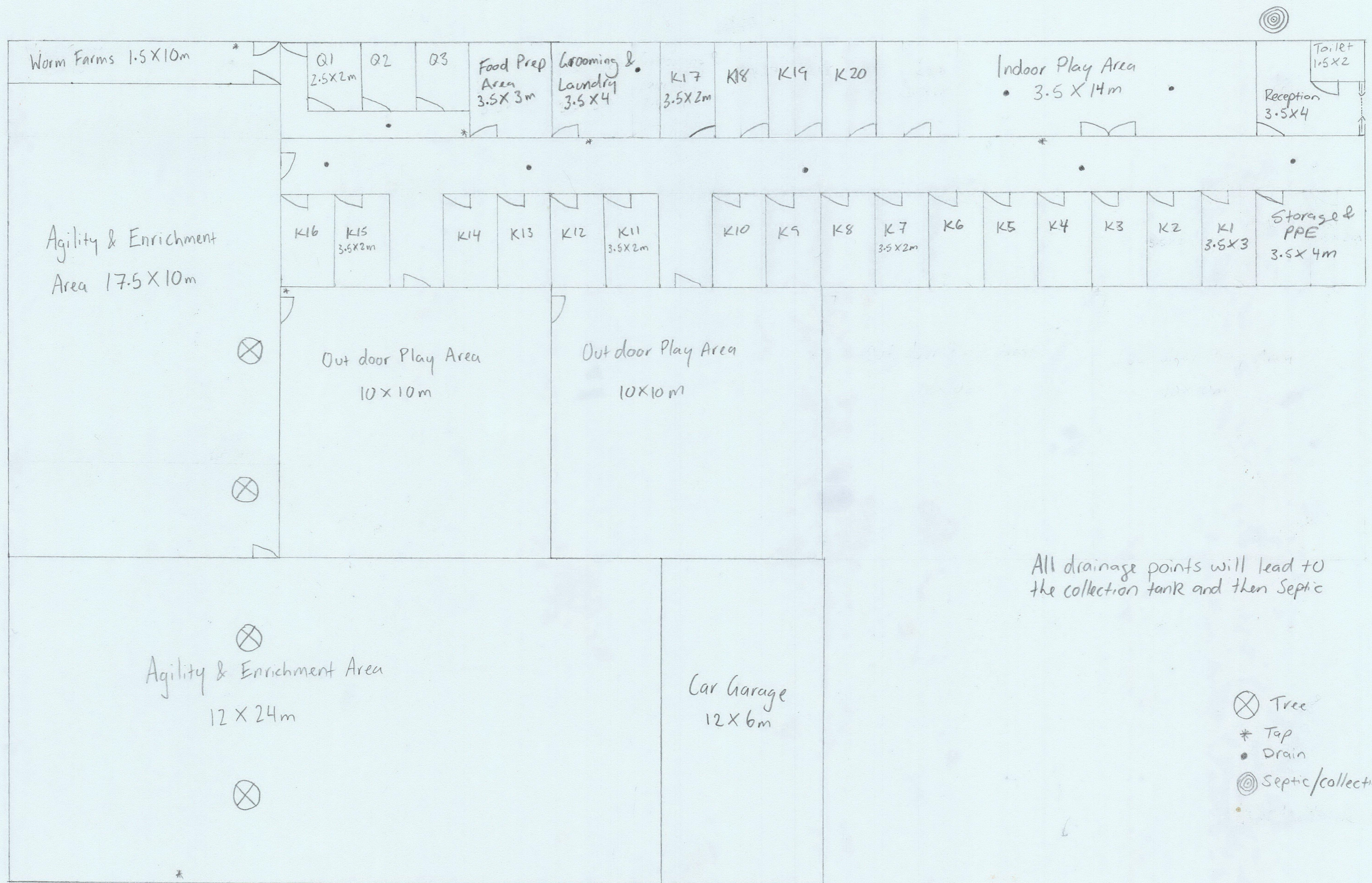

 Trees
 *
 Tap's

*



All drainage points will lead to the collection tank and the septic

- ⊗ Tree
- * Tap
- Drain
- ⊙ Septic/collecti on tank



Boundary Fencing Will Be 3 Meters High

- ⊗ Tree
- * Tap
- Drain
- ⊙ Septic/collection tank

EPA Noise Control Guidelines

COLAC OTWAY

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RECEIVED
3 MAY 2019
DESTROY 7/9/20

Kennel Location

The Kennel in which I propose to build is on Ballarat road Ondit is zoned farming. There are two occupied dwellings located 400 meters away from the site location of the Kennel. In order to better control the noise emission to the neighbours I plan to install Fibretex panels as advised by Stephen Nolan at Soundproof Warehouse. These panels hang from the roof and they are effective in stopping the echoes from barking dogs bouncing off hard surfaces around the establishment. The echoes will collapse and breakdown creating a more comfortable environment. I plan on also installing Bradford insulation Batts sound screen acoustic through out all walls and roof which will have a dramatic effect on the reduction of noise emissions. I also got a quote from Soundproof Warehouse on strato cell whisper panels which is a closed cell polyethylene foam providing excellent acoustic properties. If required I can use the whisper panels rather than the Fibretex panels and the Batts sound screen although I was advised over the phone that both products (whisper & Fibretex panels) are very similar, the main difference being the Fibretex doesn't look as good. I decided to build each individual kennel out of Besser bricks to 1.5 meters tall with 4mm weld mesh another 1 meter tall on top of the Besser bricks. There will be a roof over each kennel constructed from 4mm weld mesh also. Dogs barking won't be able to penetrate the bricks as easily and all echoes will then be forced to go up into the sound proof panels and be broken down. I've also decided to use the Besser bricks as the 3 meter high boundary/perimeter fence. By using the bricks as the boundary fencing it will significantly stop noise emissions to the neighbouring properties and will stop traffic noise from disturbing the dogs.

Electronic Noise Device

In order to create distraction and familiarity to the animals I will be playing music from the radio throughout the day in the attempt to distract the dogs from other sounds such as other dogs whining, barking, cleaning equipment noise, traffic ect. At night I will leave a television on low sound playing

Electronic Noise Device

doggie friendly program's. This will help to draw out any sound at night. Thunder storm's can be terrifying to dogs but by having some sound can aid in keeping the dog calmer and more relaxed. Dogs are not nocturnal and tend to sleep well through the night with some exceptions of course.

Visually Screen

Animals kept within the facility will not be able to visually see any other animal (unless penned together). The dogs will be kennelled within the building so they will not be able to see any vehicles or the road at any time. Outside of the shed the boundary fencing (which will be 3 meters high) will stop the dogs from being able to see anything outside of that area.

Kennel Access

Staff will be the only persons with access into the establishment. The general public or customers will not have access into the kennelled area as this could potentially upset and or stress the dogs unnecessarily. There will be a restroom conveniently located at the front of the building in the case a customer requires its use, this way there is no need for customer to enter the kennelled area. There may be the occasion where customers would like to see where their pet is going to stay and I would like to give people the opportunity to see where their dog will stay. If people would like to do this there will be specific days and times when I will allow this such as a Tuesday and Wednesday between 1pm and 3pm when the dogs have been exercised and when the facility is quieter. No kennels will be able to be viewed over any holiday times, only in quiet periods this will be allowed.

Feeding Times

Feeding of dogs will be done twice daily once in the morning (7.30-8am) and once in the afternoon (4.30-5pm). Dogs will be feed a top of the range premium dry kibble (Black Hawk) which is a natural Australian made product with no preservatives or artificial colours. There will be a range of meals for customers to choose from and special diets can be feed to the dogs when supplied if its not on the menu provided at the facility.

Exercise of the Dogs.

Dogs will be exercised throughout the hours of 9am and 5pm. Every dog being boarded will receive a minimum of 2 X 30 minute outside exercise times. There will be the option to customers for their pet to have extra group enrichment sessions or one on one agility or enrichment sessions as required. Any dogs that do seem more distressed or vocal will receive some extra enrichment time in order to try tire the dog and calm them down through playtime.

24 Hours on Site

I live on the property and my house is located only 30 meters away from where the dogs will be Kenneled. I will be available on site 24 hours daily. If and when I cant be on site a responsible trained staff member will be left in charge of the facility until I return.

Kennel Construction

The construction of each Kennel will have Besser brick walls 1.5 meters tall with 4mm weld mesh another 1 meter high on top of the bricks and the same 4mm weld mesh roof over the top of each Kennel. The building walls will be constructed of iron (outside) then insulation then cement sheeting (inside). Using Besser bricks and cement sheeting will help in reducing noise from the dogs escaping the establishment and disturbing neighbourin properties as well as using noise reduction/acoustic panels throughout the facility and having a outside boundry fence built from Besser bricks.

Kennel Positioning

The Kennel is positioned in an area that has natural and artificial physical features surrounding it. There are trees all along the nature strip along the road and trees all the way up and along the driveway of the property. This helps in sheltering the facility from noise from the road. There are also another 2 sheds and my house on the other side of the Kennel which will help shelter the Kennel from noise outside of the property. The location of the Kennel will also help in avoiding any noise from the dogs escaping the vicinity

Kennel Positioning

of the kennel because of the other structures and vegetation will act as a barrier that the noise will bounce off and the noise will diminish and in turn will stop the noise from travelling as far in distance as well as designing the establishment to stop noise emission from inside and or outside the environment.

Code of Practice For Operation of Boarding Establishment

I have studied the code of practice and can assure you that my business will be ran in accordance with the code of practice for the operation of boarding establishment. The kennel size's I have chosen exceed the requirement within the code as do the exercise yards and exercise time length's I've set out. All the animals records will be kept on file including copies of up to date vaccination cards, special diet, medical need ect. I plan to have the facility under CCTV security to ensure there is no unauthorised entry to the facility and the facility will be securely locked each night. The facility will be kept hygienically cleaned several times daily using a commercial steam cleaning machine. Steam cleaners are 99.9% effective in eliminating viruses and bacteria. All staff members will be given a copy at their induction to the business so they can also study the codes of practice and better understand the requirements of working in a dog boarding facility.

Ventilation System

The SolarVenti Ventilation System pushes fresh, dry, filtered natural air into the space and forces out air that contains animal fur/hair, humidity and other airborne impurities to leave you with a clean smelling kennel. Parts of the system include the SV Pro is used for large scale commercial projects and comes in 20 row panels. I've been advised from Kate at SolarVenti that I'd need two sets of the 20 SV Pro air collector panels to be suitable for the size of the establishment. The shed size in m^2 is $360m^2$ so I've chosen to get 8 of the SV 7 Air which will cover $400m^2$ with all 8 as each unit covers 50

Ventilation System

I will instal a SV3 Air, which covers 25 m² of the quarantine area. These units achieve complete replacement of air in the establishment in less than 2 hours. The unit has a 15 degree above outside temperature, ranging from 10°C to 25°C. The codes of practice States the temperature must maintain a range of 15°C - 27°C so I plan on having a couple of Split Systems in the facility which can be incorporated to work with the Solar Venti Ventilation System. The unit has a humidity Stop which prevents condensation, water, and back drafts. I will instal a SControl Set 5 also. This system will control the temperature, moisture and time management. When it's Connected to the power grid, it will provide regular humidified ventilation even when the sun isnt shining. By using this device it can back up the ventilation system. The SControl has a backup battery and a built in temperature and humidity sensor.

Road Zone Category 1 - Vic Roads

I spoke with the team leader of statutory planning and external works Greg Hayes at Vic Roads, he informed me that a traffic engineer inspected the roadway near my property and made the following suggestions - upon referral the site will most likely require the installation of a double crossover. Sight lines are good for the site and any significant growth in the business may trigger the requirement for a turn lane to be constructed however currently there is no requirement. I've attached my email correspondence with Greg Hayes where you can find his email address and mobile number in case you need further verification on this.

Public Liability Insurance Cover

I already have public liability insurance for my property but realise it will need to be altered for a business. So I've got a quote for the cover from Western Insurance Brokers in Colac. I've attached the quote to this paper work.

Number Of Dogs To Be Boarded

I am looking to obtain a licence to board 40 dogs at the facility so I've added an extra 8 kennels to my design. If customers are not happy to have their dog boarded with another the facility will only run at a capacity of 28 dogs. I will recommend to customers that it is best for dogs to be housed together as dogs are pack animals and do best having company. Having two dogs to a kennel will help relieve any anxiety that the dog may have, in return keeping the animal calmer and more relaxed. This will aid in dogs behaving better and being less vocal. The only time dogs will be housed together in the same pen will be if consent has been given in writing from each animal's owner. The dogs will only be housed together if they are compatible and have been paired appropriately. There will only ever be 2 dogs penned together from different homes with written permission from their owners however 3 dogs may be penned together if the 3 dogs come from the same home, are housed together at their home and the owner of the 3 dogs has given permission in writing for them to stay together within the facility. The kennels I've added are 3.5x1 and 3.6x1.2 in sizes. The smaller size of the two will be designated to small breed dogs and the 3.6x1.2 meter kennels are large enough to house either a large breed or a medium breed dog in these kennels. The maximum number of dogs being boarded at the facility will be 28 to 40 dogs.

Noise Reduction

Outside runs will be set up to reduce noise by having the runs in between 3 sheds and my house as well as having a 3 meter high wall built from Besser bricks. By having the boundary fence 3 meters high and built from Besser bricks this will stop a substantial amount of noise disturbing neighbouring property's or any traffic noise from the road disturbing the dogs being boarded. Inside the facility all kennels will be built of Besser bricks to 1.5 meters high with 4mm weld mesh another 1 meter high on top and a weld mesh roof also. The shed will be well insulated with Bradford Batts Sound Screen Acoustic - R3.1 which has great sound absorption properties as well as having a choice of

Noise Reduction

either Fibretex Rock panels or Stratocell Whisper Panels which is a closed cell polyethylene foam providing excellent acoustic properties. These panels hang from the roof and capture loud sounds and echoes and break them down and diminish the impact of those loud sounds. I've got quotes on both these products to suit a 40x9 meter shed. The whisper panels are 1.2m x 2.4m and I'd need 57 of them to suit the shed size. The Fibretex panels are 1.2m x 0.6m x 0.05m and I'd need 225 of these to suit the shed size.

Business Signage

I hope to have signage at either end of my property, both these signs will be approximately 80cm long by 60cm wide and will read - Misty Vale Kennels - Turn Left/Right 150 meters. I would also like to have a sign at the front of the driveway approximately 40cm long by 30cm wide and would read - Misty Vale Kennels - Entrance. On the bigger size signs I would like to have the business logo on them which would be a picture of several dogs and a bone at the bottom with the writing in the bone. The colours on the bigger sign will include Black, white, Brown, Blue, Green and red. On the smaller sign located at the driveway entrance will only have the writing as mentioned above and the colours green and red. All 3 signs will be made from aluminium comp panels with a wooden stand. I will be getting CPS Design Print Signs to make the signs up for me.

Shaded Areas

No shaded areas are proposed to be constructed. The outdoor exercise pens will already be shaded enough as there are 3 large eucalyptus trees and 1 large Oak tree. These 4 trees in total provide enough shade in all the outdoor exercise pens. I plan to engage a tree surgeon to get a tree report done on all 4 trees as often as recommended to ensure the safety of staff and the dogs. Where I have planned to construct the exercise runs, there will be sufficient all day shade for the animals with some sun shine able to shine in.

Western Insurance Brokers

ABN 22 548 418 303 ACN 005 729 831 AFS Licence No: 239911

77 Gellibrand Street

P.O. Box 123
COLAC VIC 3250

COLAC VIC 3250

Tel: 03 5231 3088
Fax: 03 5231 3137
Email: office@westernib.com.au

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CERTIFICATE OF INSURANCE

From: MICHAEL WILLIAMSON

We hereby confirm that we have arranged the insurance cover mentioned below:

Amy Kent
795 Colac Ballarat Road
ONDIT VIC 3249

Date: 2/05/2019

Our Reference: KENTAMY

ENDORSEMENT

Class of Policy:	Sunrise - Country Classic Insurance
Insurer:	Insurance Australia Limited (T/as CGU) GPO BOX 390D MELBOURNE VIC 3001 ABN: 11 000 016 722
The Insured:	Amy Kent

Policy No:	35U0475230
Invoice No:	28199
Period of Cover:	From 4/10/2018 to 10/09/2019 at 4:00 pm

Details:

See attached schedule for a description of the risk insured

IMPORTANT INFORMATION

The Proposal/Declaration:

- is to be received and accepted by the Insurer
- has been received and accepted by the Insurer

The total premium as at the above date is:

- to be paid by the Insured
- part paid by the Insured
- paid in full by the Insured
- paid by monthly direct debit

Premium Funding

- This policy is premium funded

Please note that the policy defined above is subject to the receipt of the Proposal Declaration and acceptance by the Insurer (if not already completed and accepted) and subject to the full receipt and clearance of the total premium payable by the insured.

Schedule of Insurance

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Class of Policy: Sunrise - Country Classic Insurance	Policy No: 35U0475230
The Insured: Amy Kent	Invoice No: 28199
	Our Ref: KENTAMY

COUNTRYPAK INSURANCE

Insured Name(s) Amy Kent

Situation 795 COLAC BALLARAT ROAD
ONDIT VIC 3249
Property Size 6 hectares

SECTION 7 - BUSINESS LIABILITY Sum Insured
This cover extends to all situations listed in the Situation
Limit of Indemnity \$10,000,000
Property Damage Excess \$250

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_filtered #yiv5733496858 {font-family:Wingdings;}
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#yiv5733496858 ol
 {margin-bottom:0cm;}
#yiv5733496858 ul
 {margin-bottom:0cm;}
#yiv5733496858

Thank you Amy for your patience.

Last week one of my traffic engineers went and inspected the roadway near your property and we make the following comment:

Any referral will most likely require the installation of a double crossover. Sight lines are good for the site and Any significant growth in the business may trigger the requirement for a turn lane to be constructed however currently there is no requirement

Hope that helps.
Thank you,
Greg

Greg Hayes
Team Leader Statutory
Planning and External Works

180 Fyans Street South
Geelong
M 0407 928 054
E
greg.hayes@roads.vic.gov.au
regionalroads.vic.gov.au

I acknowledge the Traditional Aboriginal Owners of Country throughout Victoria and pay my respect to Elders past and present and to the ongoing living culture of Aboriginal people.
Facebook | VicTraffic | LinkedIn

-----Original Message-----

From: amy kent <amykent205@yahoo.com.au>

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Sent: Tuesday, 16 April 2019 3:28 PM

To: Greg Hayes <greg.hayes@roads.vic.gov.au>

Subject: RE: 795 colac ballarat rd

Hi Greg,

Just wondering if

you'd had a chance to look into the access of my driveway from the Colac Ballarat road for a commercial business with roughly 6-10 cars entering/exiting per day?

I am currently trying

to get this through the planning stage with the Colac Otway shire and they've requested more information (with a time frame) on whether any alteration to the driveway/road need to be done.

If you could please let

me know if anything needs to be done.

Kind Regards, Amy

Kent

Sent from Yahoo Mail.

Get the app

On Fri, 4/5/19, Greg

Hayes <greg.hayes@roads.vic.gov.au>

wrote:

Subject: RE: 795 colac

ballarat rd

To: "amy

kent" <amykent205@yahoo.com.au>

Date: Friday, April 5,
2019, 7:08 AM

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Measure distance
Total distance: 401.91 m (1,318.60 ft)

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Google

Imagery ©2019 CNES / Airbus, Map data ©2019 Google 200 m

Measure distance
Total distance: 759.10 m (2,490.50 ft)

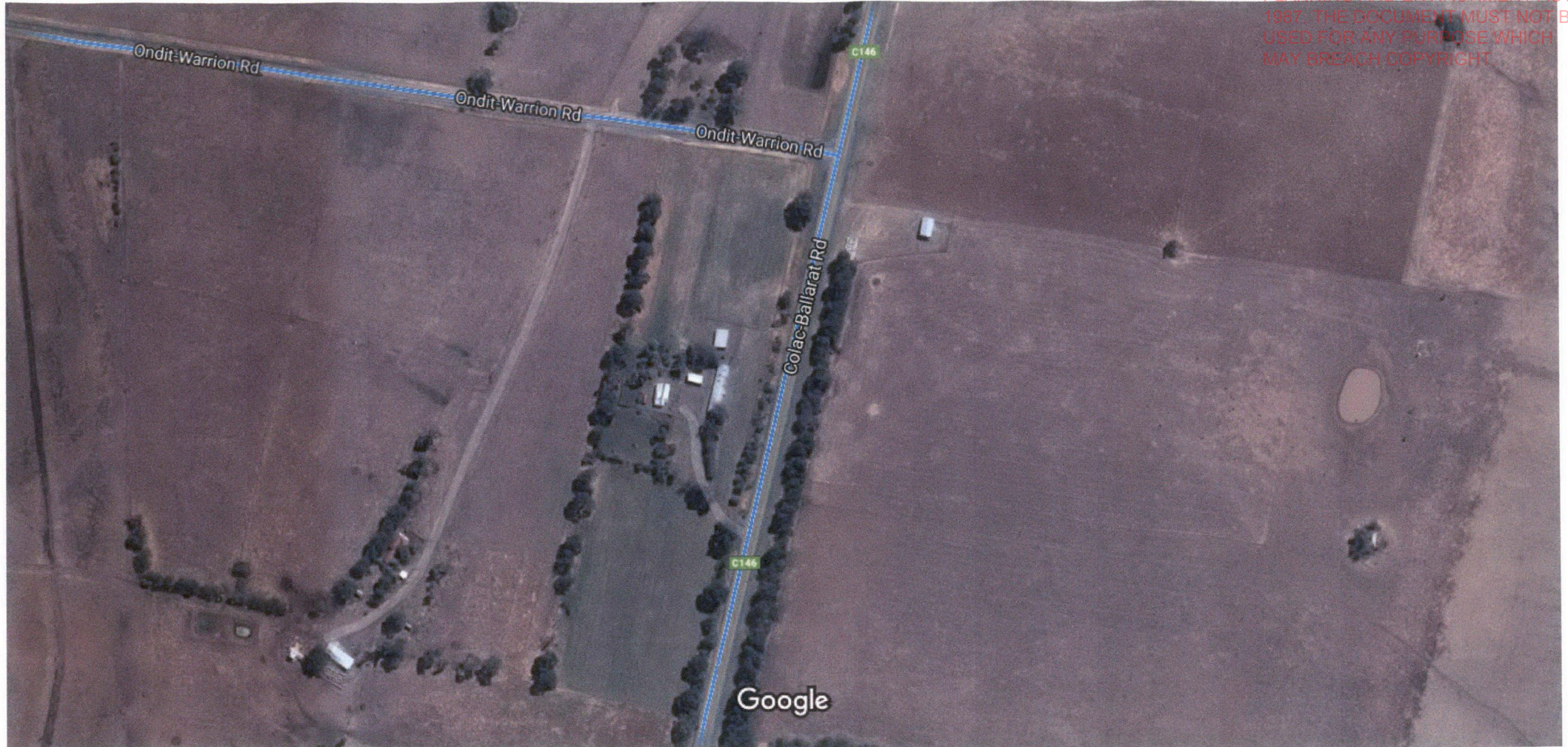


- The Site & Shed to be converted
- Surrounding dwellings
- Beef cattle on surrounding land
- Sheep on surrounding land

- Vacant/run down house
- Business signage

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Google Maps



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9
10
12

31

19
12



- Vehicle access
- Car Parking areas
- loading area
- outdoor dog runs
- 3 metre Boundary Fence

- Shed to be converted to Kennel
- On Site Water Supply
- Pet Donkey / chooks.
- Business Signage

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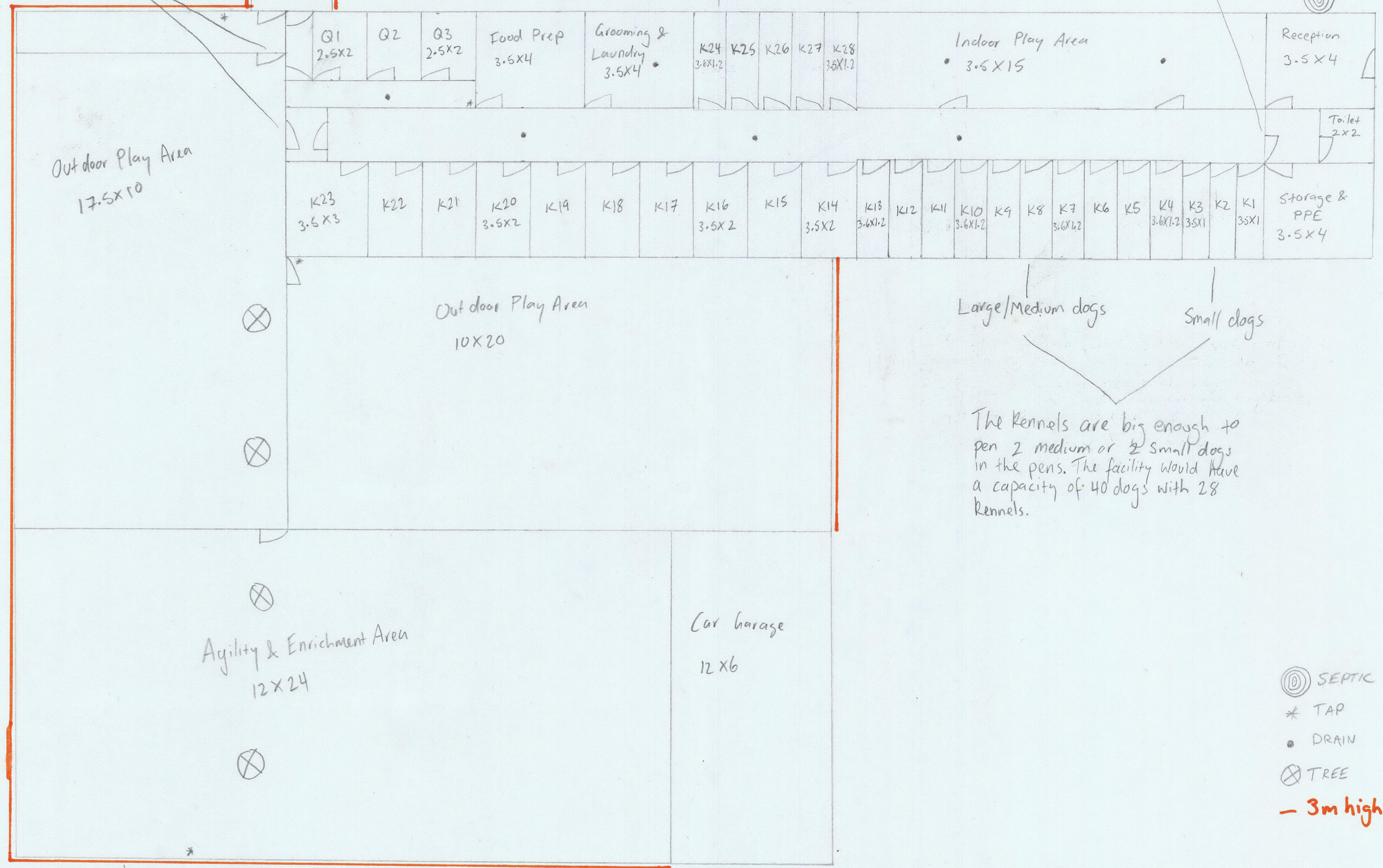
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3x Quarantine/Isolation Kennels built from bricks to form an impervious barrier from other dogs boarding. Access to this area will be from its own door on the outside of the building. The roof will be constructed from cement sheeting and there will be ventilation connected.

I've added 8 extra Kennels to accommodate pets boarded 1 to a pen.

Self locking Gates

Self locking Gate



Large/Medium dogs Small dogs

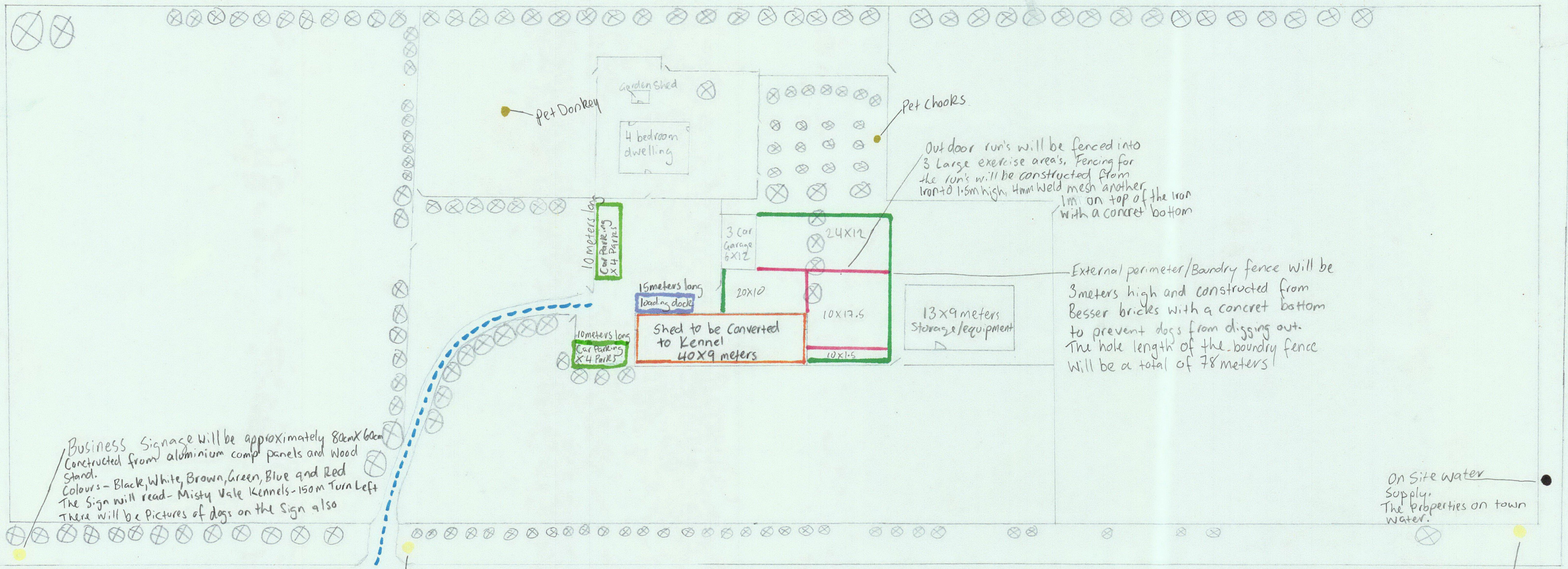
The Kennels are big enough to pen 2 medium or 2 small dogs in the pens. The facility would have a capacity of 40 dogs with 28 Kennels.

- ⊙ SEPTIC
- * TAP
- DRAIN
- ⊗ TREE

- 3m high fence

The boundary/perimeter fence will be constructed from better bricks, to form a 3 meter high soundproof fence.

- Vehicle access
- Car Parking areas
- loading area
- outdoor dog run's.
- 3 metre Boundary Fence
- Shed to be converted to Kennel
- On Site Water Supply
- Pet Donkey/chooks
- Business Signage



Outdoor run's will be fenced into 3 large exercise areas, fencing for the run's will be constructed from iron to 1.5m high, 4mm Weld mesh another 1m on top of the iron with a concrete bottom

External perimeter/Boundary fence will be 3meters high and constructed from Besser bricks with a concrete bottom to prevent dogs from digging out. The hole length of the boundary fence will be a total of 78 meters

Business Signage will be approximately 80cm x 60cm Constructed from aluminium comp panels and wood stand. Colours - Black, White, Brown, Green, Blue and Red The Sign will read - Misty Vale Kennels - 150m Turn Left There will be Pictures of dogs on the Sign also

On Site water supply. The properties on town water.

COLAC - BALLARAT ROAD

WARRION OUDIT ROAD

This business Sign will be approximately 40cm x 30cm Constructed from aluminium comp paneling and wood stand Colours - Green and Red The Sign will read - Kennel Entrance This Sign will be double Sided.

Business Signage will be approximately 80cm x 60cm. Constructed from aluminium comp paneling and wood stand. Colours - Black, White, Brown, Green, Blue and Red The Sign will have pictures of dogs. The Sign will read - Misty Vale Kennels 300 meters Turn Right.

- The Site & Shed to be converted
- Surrounding Dwellings
- Beef cattle on Surrounding Land
- Sheep on Surrounding Land
- Trees/Bush's
- Vacant/run down house
- On Site Water Supply
- Business Signage

