

Notice of Application for a Planning Permit



The land affected by the application is located at:	L2 LP112951 455 Westernport Road, Lang Lang VIC 3984
The application is for a permit to:	Use of Land for Domestic Animal Husbandry (Dog Breeding)
A permit is required under the following clauses of the planning scheme:	
35.04-1	Use of the land for Domestic animal husbandry
APPLICATION DETAILS	
The applicant for the permit is:	
Application number:	T240050



You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

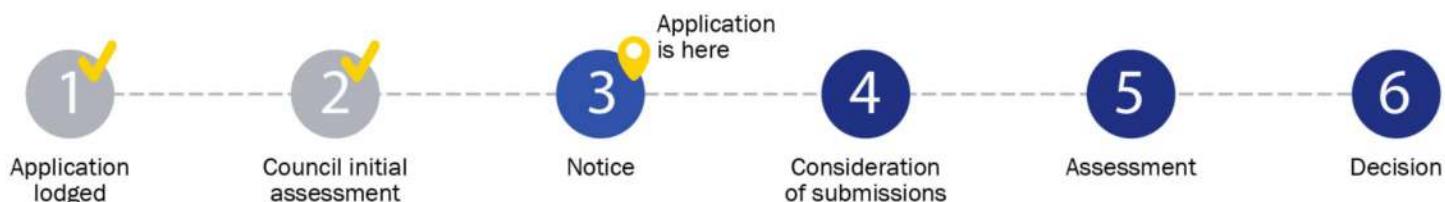
This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:	24 February 2026
WHAT ARE MY OPTIONS? Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority. If you object, the Responsible Authority will notify you of the decision when it is issued.	An objection must: <ul style="list-style-type: none">• be made to the Responsible Authority in writing;• include the reasons for the objection; and• state how the objector would be affected. The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Application Summary

Portal Reference	D42542Q8
Reference No	T240050

Basic Information

Cost of Works	\$0
Site Address	455 Westernport Road Lang Lang VIC 3984

Covenant Disclaimer

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

No such encumbrances are breached

Note: During the application process you may be required to provide more information in relation to any encumbrances.



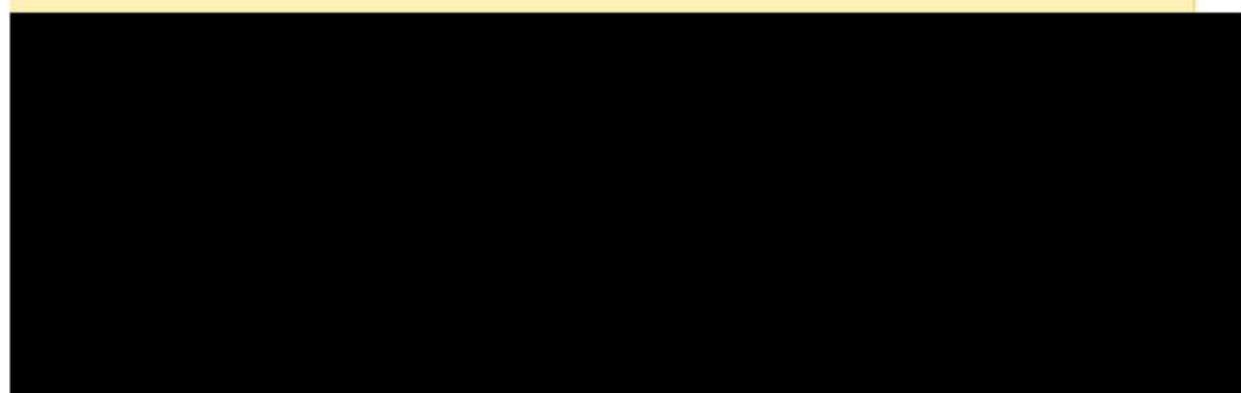
Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Documents Uploaded

Date	Type	Filename
06-10-2025	Additional Document	RFI COVER LETTER OCTOBER 8.pdf
06-10-2025	Additional Document	RESIVED ACOUSTIC REPORT AUGUST 31.pdf
06-10-2025	Additional Document	Planning Report Domestic Dog Husbandry.pdf
06-10-2025	Additional Document	Grossek Site Plan 1.pdf
06-10-2025	Additional Document	OUR CLIENTS WRITTEN STATEMENT TO RFI.docx

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



Civic Centre

Postal Address

Monday to Friday



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address

Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–

5pm

Phone: 1300 787 624

After Hours: 1300 787 624

Fax: 03 5941 3784



20 Siding Avenue, Officer, Victoria
**Council's Operations Centre
(Depot)**
Purton Road, Pakenham, Victoria

Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au

8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784



Civic Centre
20 Siding Avenue, Officer, Victoria
Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria



Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810
Email: mail@cardinia.vic.gov.au



Monday to Friday 8.30am–
5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	TP240058PA
Address of the Land:	445 Westernport Road, Lang Lang VIC 3984

Under which section of the Act is this amendment being made? (select one)

Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A - Amendment to application at request of responsible authority before notice:	<input type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input checked="" type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	

Describe the changes. If you need more space, please attach a separate page.

Changes as requested by Council

	 ADVERTISED MATERIAL Planning Application: T240050 Date Prepared: 06 February 2026	
	<small>This copied document is made available for the purpose of the planning process as set out in the <i>Planning and Environment Act 1987</i>. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</small>	

Specify the estimated cost of any development for which the permit is required:

Not applicable

Unchanged

New amount \$

DECLARATION

I declare that:

Name:

Signature:

Date:

LODGE

Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au

You can also make amendments to your application via the Cardinia ePlanning Portal at
<https://eplanning.cardinia.vic.gov.au/>

If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.

Cardinia

ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you agree to use and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

IMPORTANT INFORMATION

It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.

Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.

No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the *Planning and Environment (Fees) Regulations 2016* for more information.

The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.

Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.

Any material submitted with this request, 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*.

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

Page 1 of 2

VOLUME 09201 FOLIO 668

Security no : 124112553575L
Produced 11/02/2024 10:09 AM**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 112951.
PARENT TITLE Volume 08582 Folio 809
Created by instrument G527704 24/02/1977

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX290707L 25/09/2023

SEE LP112951 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER

AX616953J (E)

CAVEAT

 Cardinia**ADVERTISED MATERIAL**

Planning Application: T240050

Date Prepared: 06 February 2024

STATUS

Registered

DATE

05/01/2024

This copied document is made available for the purpose specified above. It must not be sold or used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

-----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: 455 WESTERNPORT ROAD LANG LANG VIC 3984

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 25/09/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP112951
Number of Pages (excluding this cover sheet)	3
Document Assembled	11/02/2024 10:09

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



1295

K

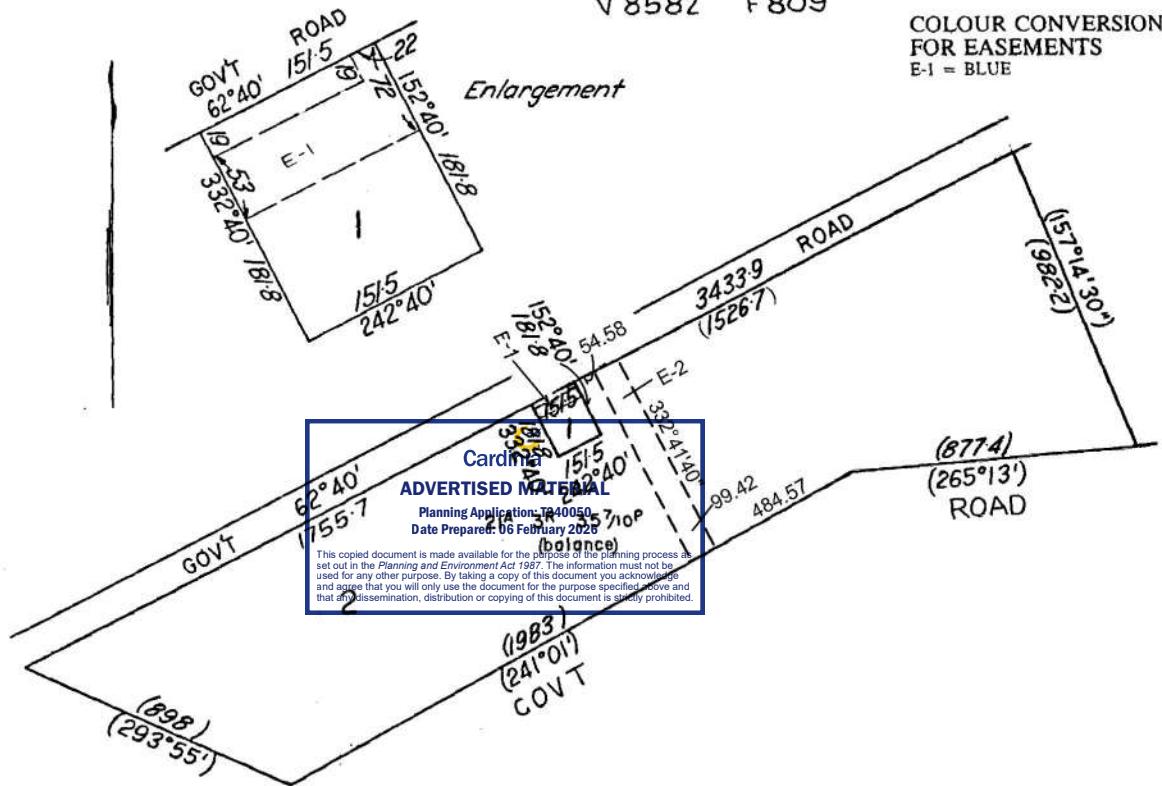
LP112951
EDITION 2
APPROVED 11/10/74.

APPROVED 11/10/74

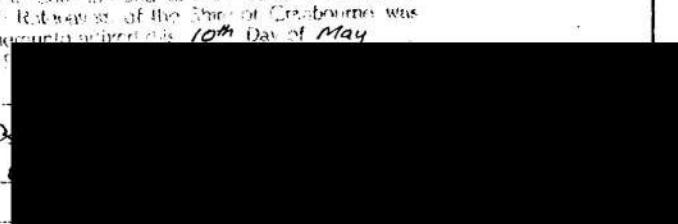
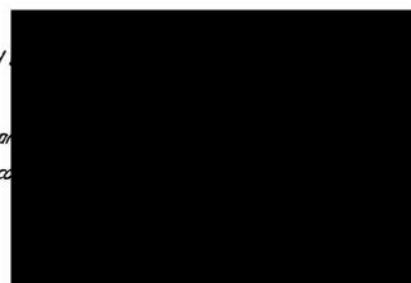
<p>PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 46 PARISH OF LANG LANG COUNTY OF MORNINGTON</p> <p>Scale :</p>  <table border="1" style="margin-top: 10px;"> <tr> <td>LINKS</td> <td>400</td> <td>200</td> <td>0</td> <td>400</td> <td>800</td> </tr> <tr> <td>METRES</td> <td>100</td> <td>50</td> <td>0</td> <td>100</td> <td>200</td> </tr> </table>	LINKS	400	200	0	400	800	METRES	100	50	0	100	200	<p>APPROPRIATIONS</p> <p>Blue— Supply of Electricity</p> <p>E-2 - GAS SUPPLY EASEMENT TO ORIGIN ENERGY RESOURCES LTD (V.10705 F.448) CREATED BY AC618737M.</p>
LINKS	400	200	0	400	800								
METRES	100	50	0	100	200								

V 8582 F 809

**COLOUR CONVERSION
FOR EASEMENTS**
E-1 = BLUE



MEASUREMENTS IN BRACKETS ARE NOT
THE RESULT OF THIS SURVEY.
MEASUREMENTS ARE IN LINKS.

CONSENT OF COUNCIL	SURVEYOR'S CERTIFICATION
<p>The Lastion Seal of the President's Council & Trustees of the State of Graubunden was mounted before this 10th Day of May 19</p> <p>O</p> 	<p>1</p> <p>0</p> <p>0</p> 

FOR APPROPRIATIONS, ETC.
SEE BACK HEREOF

SUBDIVISIONAL
CERTIFICATE OF TITLE V.8582..... F.809.....

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LP 112951

BACK OF SHEET /

Cardinia

ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purposes of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE..... DATE.....

COLOURED a.e..... CHECKED *L.Smith*

POSTED *C.Jolley*..... CHECKED *L.Smith*

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.**

PLAN NUMBER

LP112951

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 2	E-2	CREATION OF EASEMENT	AC618737M	22/1/2004		2	R.J.S



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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.

Produced 11/02/2024 10:09:05 AM

Status	Registered	Dealing Number	AX616953J
Date and Time Lodged	05/01/2024 01:51:36 PM		

Lodger Details

Lodger Code	18776H
Name	HARWOOD ANDREWS
Address	
Lodger Box	
Phone	
Email	
Reference	22305852:CA41428588

Cardinia
ADVISED OF MATERIAL
Planning Application T240050
Date Prepared: 06 February 2026

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9201/668

Caveator

Name	
ACN	

Grounds of claim

Claimant is entitled to the following Provisions and Date.

18/07/2023

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely

Name and Address for Service of Notice



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Harwood Andrews

Address

Street Number	70
Street Name	GHERINGHAP
Street Type	STREET
Locality	GEELONG
State	VIC
Postcode	3220

The caveat claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveat or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of
Signer Name
Signer Organisation
Signer Role
Execution Date

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.





October 6, 2025



 **Cardinia**
ADVERTISED MATERIAL

Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**Planning Permit Application T240050PA
Use of the Land for Domestic Animal Husbandry
455 Westernport Road, Lang Lang, VIC 3984**

Thank you for your letter of June 17, 2025, seeking further and better particulars to the above application. We also thank Council for the multiple extensions they have provided to respond to the RFI.

We respond as follows:

1. A revised written statement (planning report) prepared by a suitably qualified professional, outlining:
 - a. A description of the proposed use of the land, including:
 - i. Maximum number, breed, desexing and gender of dogs kept or proposed to be kept on the land;
 - ii. The maximum number of fertile female dogs proposed to reside/be kept on the land at any one time;
 - iii. A description of where the dogs are to be kept, including access to outdoor areas;
 - iv. Details of supervision of dogs;
 - v. Proposed hours of the day at which dogs are to be afforded outdoor access (to outdoor play areas and the like);
 - vi. Whether any buildings and/or works are proposed to be constructed and/or carried out in association with the use; &
 - vii. A description of the extent of any breeding/sale operations conducted on the land.

Our client has provided us with the attached statement addressing the above issues.

- b. How the proposal responds to the relevant provisions of the Cardinia Planning Scheme, including (but not limited to) Clauses 11.01-1R, 12.05, 13.05, 13.07-1S, 14.01, 21.01, 21.03, 21.04, 22.02, 22.05, 35.04 and 65.

Please see the updated planning report that addresses the above. Our response is based on the Statement provided to us by our client, the updated Acoustic Report and

Site Plan. For completeness, we have provided our clients statement to the planning report as an appendix.

c. Details of waste management, including

- i. How, where and when any solid or liquid effluent will be managed, treated and/or disposed of, including details of:
 1. On site collection and/or treatment, including appropriate measures to

Please see the attached statement provided to us by our client addressing the above issues.

2. A revised Acoustic Report, prepared by a suitably qualified Acoustic Engineer, outlining:

- a. All relevant aspects of the proposal – consistent with the written statement (above).
- b. Detailed analysis of the proposed land use and associated noise generation;
- c. Detailed analysis of any proposed noise mitigation measures; and
- d. Specific recommendations to minimise any acoustic impacts to adjoining properties.

Please see revised Acoustic Report, prepared by O'Callaghan Consulting Engineers, revision 2, dated August 26, 2025 addressing the above

Information Required in Relation to the Site Plan

3. Fully dimensioned plans drawn by a suitably qualified professional, to a stated scale and a minimum of A3 in size, clearly showing the following:
 - a. The boundaries and dimensions of the site as certified on the Plan of Subdivision.
 - b. The location and dimensions of all buildings on the site.
 - c. The location and dimensions of all existing accessways and car parking areas, including materiality.
 - d. The proposed internal layout (including dimensions) of the existing building in which dogs are to be kept (with use of rooms labelled).
 - e. The location waste storage/disposal areas, compost piles – or similar, including setbacks from property boundaries.
 - f. The location, dimensions and all other relevant details (such as fencing) of any proposed outdoor play areas, of dogs are proposed to be provided outdoor access.
 - g. Details of any proposed buildings and/or works associated with the proposed use, including the following:
 - i. Setbacks from all property boundaries;
 - ii. All relevant dimensions;
 - iii. Location and detail (including Tree Protection Zones, Species and distance from development) of any vegetation within 15 metres of proposed buildings and/or works;
 - iv. Proposed internal layout (dimensioned);
 - v. Details of proposed materials and finishes (colours);
 - vi. Elevation drawings (drawn to a stated scale) showing all four sides of proposed buildings (including cardinal directions); &
 - vii. Any proposed accessways and/or car parking areas, including materiality.
 - h. Details of any buildings and/or works proposed/recommended within the required Acoustic Report.

Please see the attached site plan prepared by our client's draftsman, Garry Kearton, dated September 2025.


Cardinia
ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Preliminary Concerns

As previously discussed, the plans and documents that currently accompany the application are inconsistent in various ways, including details of dog numbers, outdoor access, waste disposal and other matters. To allow Council to fully consider and ultimately decide the application, the various plans and documents all require some level of revision

After various conversations between yourself and our client of what is required (including Councils RFI) a written statement has been provided by our client. What Council are seeking in terms of information is best addressed by our (via the written statement) who has the expertise and skill sets to articulate and address the issues.

Acoustic Report

If outdoor play is proposed for dogs, this **must** be discussed in the acoustic report. Any required measures **must** be shown on the site plan.

If the acoustic report does not discuss outdoor play, a condition will be placed on permit (should one issue) requiring dogs to be kept indoors at all times.

In light of our clients providing the required information addressing the RFI, the statement was provided to the Acoustic Consultant who updated his report and is attached as part of our RFI.

Site Plan Required

It is noted a number of photographs have been provided showing the dwelling and surrounding area, however a site plan is required for a complete assessment. This plan **must** show the indoor areas to be used for dog breeding, as well as other relevant outdoor features (as listed above).

It is **strongly** encouraged to engage the services of a suitably qualified professional (such as a draftsperson) to prepare this plan, so as to give the application the best chance of success.

The site plan should be prepared **after** the acoustic report is finalised, so any acoustic measures/recommendations can be shown on the site plan.

Our client engaged a drafting person to provide a site plan and to address the RFI. It is our understanding that the RFI was provided to the consultant from our client to provide the required response.

Re-Advertising of Application

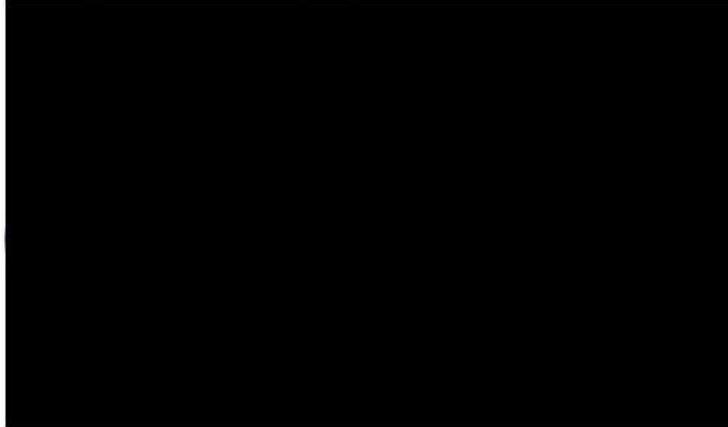
Following receipt of the above, notice of the amended application will be given in accordance with Section 57B of the *Planning and Environment Act 1987* (i.e. re-advertising). A fee will apply for this, and it will be required to be paid before notice is given.

Following receipt of the above requested information, further advice will be provided regarding this.

Universal Planning and our client acknowledge the above.



We are hopeful the above and attached information, along with that previously supplied, is sufficient for Council to now determine the application. Should, for whatever reason, Council conclude that the provided information is not sufficient we request a **30 day extension** to the application's existing lapse date, for any such



PLANNING PERMIT T240050PA

Introduction:

This planning application is for the small scale, in-house breeding of only Miniature Dachshunds. We are fully vet audited members of RPBA, MDBA and also now a member of Right Paw. This required all of our dogs to be DNA tested and video audits of our facilities to be approved as members of the above.

Our dogs are all housed inside the home (main dwelling). We have a dedicated "Animal Room" which used to be our second Living room. This room is setup with several Whelping boxes and a play area, sleeping area and a veterinary cabinet. These dogs give birth inside our home and the puppies are also raised indoors.

There are no plans to build any outside kennels or dog runs as our dogs are part of the family and live and sleep inside.

We have a fully secure fenced front yard and also a secure and fenced deck area, which has a doggy door for the dogs to be able to access the deck to go to the toilet. This is also undercover. I have attached photos of these areas and also a floorplan drawing of our home. We also now have a doggy door with access to the large secure front yard, so the dogs can go in and outside under supervision. I lock this doggy door when I am not home and at night so the dogs can't go outside at night.

Waste Management:

Our waste management plan is simple and effective. We use reusable puppy pads that get washed daily. We have a washing machine and dryer in our barn which is dedicated for our animal bedding.

The dog faeces are placed into a separate rubbish bin each day, and this bin is emptied onto our poo/compost pile (photos are attached). This manure pile is a combination of horse manure, bedding such as hay from our stables, sawdust and bedding from our chicken coop. The dog faeces are deposited onto this pile which is fully biodegradable.

Our manure/compost pile is well away from any public roads and is in the centre of our farm. Due to using reusable puppy pee pads, we do not waste the typical plastic puppy pads that most people use. They are washed, dried and re-used in our home and animal room.

Whelping Area:

We have a dedicated whelping room as per the summary above. There are two large fully enclosed whelping boxes and also have several smaller whelping boxes for our Miniature Dachshunds that we can easily dismantle, although we tend to leave them in place. These whelping boxes are secure and easy to clean, whilst also allowing a play area for the puppies when they are older.

We also have a Humidicrib ICU which we have setup for any puppies that may need special care, hand feeding etc. It is always used whilst whelping to keep the puppies warm and when we clean the whelping boxes the puppies can go in there. All whelping areas have heat lamps, heat mats and heaters in the room as well to ensure that the puppies are warm. We also use proper Vet Bedding in these boxes (the same product vets use and recommend). Photos of all of whelping boxes and Humidicrib are attached.

Food Storage:

Our dry kibble for our dogs is stored in two separate sealed bins, as we have two different types of kibble that we feed. Our chilled wet food is stored in a dedicated fridge in our kitchen, where we store the mince, chicken necks, bones, dog rolls etc. Any dog treats or canned foods are stored in our pantry in a dedicated area.

Medical Storage:

We have a dedicated medical fridge in our barn where we store any medications or supplements that require refrigeration. This includes prescription medications such as Penicillin and pain relief that are prescribed to us by our veterinarian.

Play Areas for Enrichment:

Our dachshunds that live inside our house, have a dedicated play area in the animal room, with many toys that are washed, rotated around and provided on a daily basis. There is also a secondary area for them to play which is in our main living room. This area has a doggy door that lets the dogs onto our fully enclosed deck area. The dogs have access to this area at all times to go outside, go to the toilet and also play. We also take them for regular walks around our farm. Our dogs are always provided treats such as pigs ears, goat horns, dental bones, marrow bones and treats that go into their Kong toys.

Our dachshunds also have a fully enclosed front yard, which is also a large enough area for them to exercise (on grass). They have many toys and the same treats as per above provided on a daily basis. We can lock this doggy door so access for outside play is controlled and is generally between the hours of 9am and 5pm when we lock the door to outside. The dogs are all kept inside at night to sleep and are never outdoors at this time.

Sleeping Quarters:

Our dachshunds live inside and have access to several sleeping areas. We divide them into two groups. Any dogs on heat that we don't wish to breed, and all younger dogs sleep in the dedicated animal room. They have their own couch in there to sleep on, as well as other bedding.

The older dachshunds and our stud male sleep on the couches in our living area or on a dog bed. They have lots of choices as to where to sleep.

We have heating, cooling and fans in both areas of the house at all times. We also have a camera setup in the whelping area to monitor the pregnant females and puppies.

Sick or Injured Animals:

We have several crates, a veterinary cabinet and the large fully enclosed whelping boxes that we can use to quarantine or confine any sick or injured animals. Photos of these are also attached. If we ever have an outside dog here for stud services we can also use these dedicated areas for those.

Parasite Management:

Our dogs are wormed monthly with a treatment that covers for all worms and fleas. We use Nexguard chews for the adult dogs. Our puppies are wormed every two weeks with Drontal Puppy worming syrup. They are also given a flea treatment at 8 weeks of age, and we currently use Selapro.



ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information may not be used for any other purpose without the express written consent of the applicant and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Numbers of Proposed Breeding Dogs and Details:

Miniature Dachshunds (not including puppies under 10 weeks):

Entire Females = 9 (please note this is the number of females we would like in the future)

Entire Males = 1

We plan to have the maximum number possible without needing a DAB (Domestic Animal Business) permit.

Further Notes:

Please also note that will soon only have the one Livestock Guardian as the female one that is near Pioneer Road has been sold and is leaving shortly. One of the objections was in relation to those dogs escaping and their barking. We had 3 of them and will be down to 1 within the next month. He has not left the property since the other one has passed away, and he will be getting de-sexed and is a sole working dog protecting our stock.





1.0 Introduction and Overview

Universal Planning has been engaged by the Registered Proprietor to prepare a Planning Assessment Report for a change of use (Domestic Animal Husbandry) at 455 Westernport Road, Lang Lang, VIC 3984. The site ('subject site') is formally described as Lot 2 LP112951. The subject site has an area of approximately 8.88 hectares.

The application for this Planning Permit is made under the provisions of Section 47 of the *Planning and Environment Act (1987)*.

The applied permit 'triggers' are:

Clause 35.04-1	A permit is required to use the land for Animal Husbandry in the Green Wedge Zone.
----------------	--

Table 1: Permit Triggers (Source: Shire of Cardinia Planning Scheme)

This matter relates to a compliance issue that has been raised by Council.

Our report has been updated as a result of Councils RFI letter dated June 17, 2025.

2.0 Location and Surrounds

The subject site is located on the northern side of Westernport Road, approximately 3km east of the Lang Lang township. The subject property enjoys the following interfaces:

North	to Pioneer Road	3,282.40 metres
South	to Western Port Road	2,860.40 metres
East	to #485 Western Port Road	982.20 metres
West	to #10 Pioneer Road	898 metres

Table 2: Permit Triggers (Source: LP112951)

A gas easement transverses through the middle of the property, reference on the LP as "E-2" (in favour of Origin Energy).

The subject site contains an existing dwelling, and various out-sheds. The wider area is characterised by rural based activities, dwellings and sheds. Directly north of the subject site is a sand quarry belonging to South East Sands. Pasture and trees dominate on some properties with buildings visible but not frequent incursions.

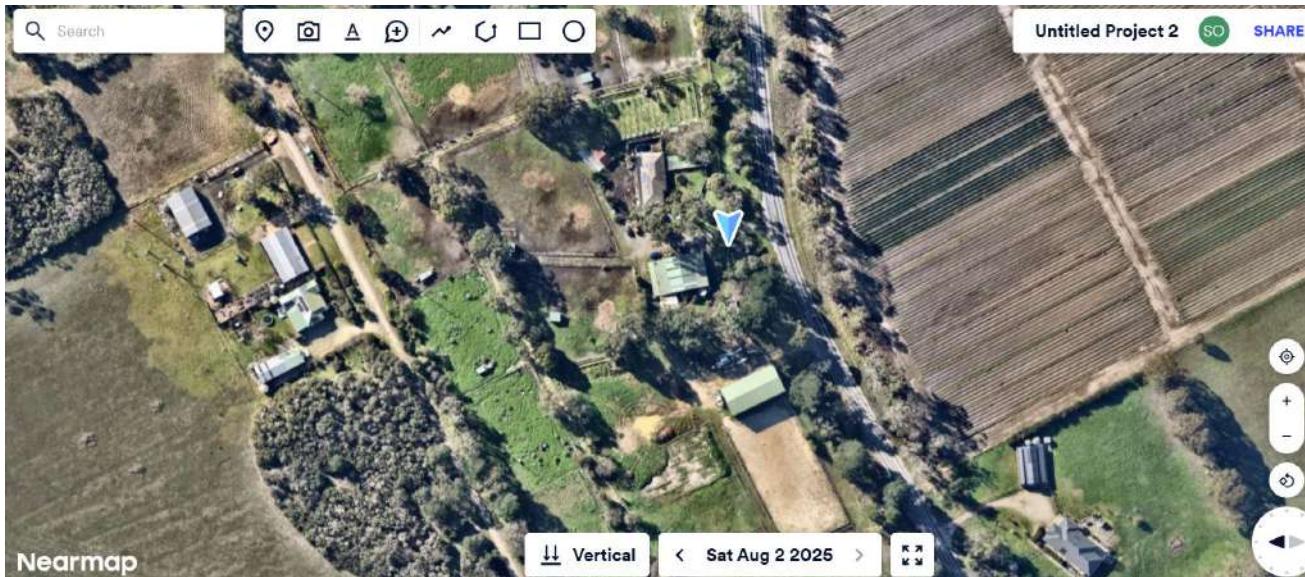
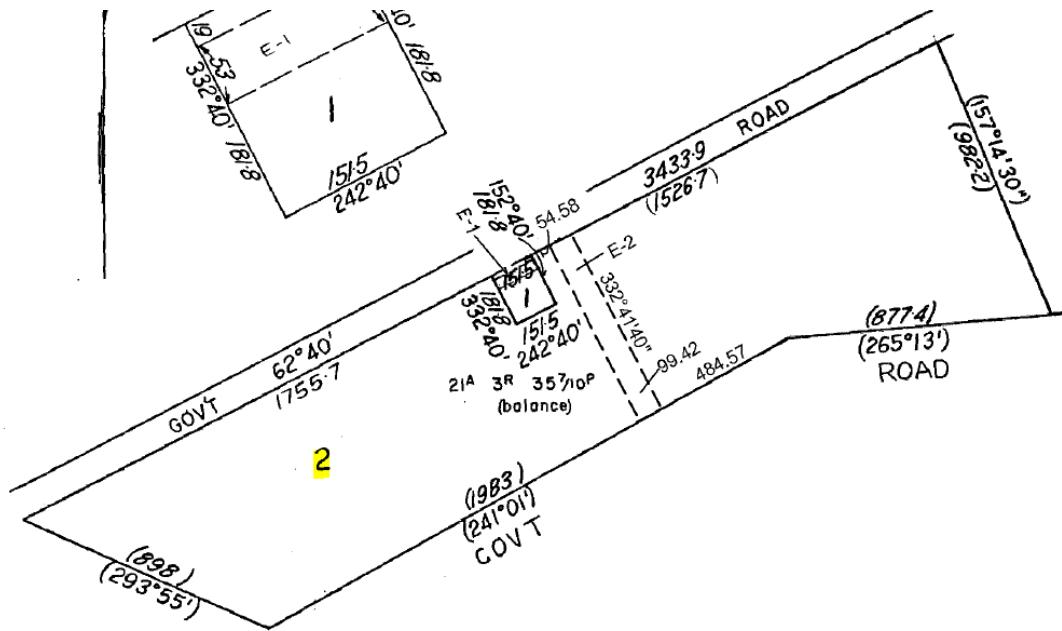


Figure 1: Aerial view of subject site (Source: August 2025)



MEASUREMENTS IN BRACKETS ARE NOT

Figure 2: Existing Plan of Subdivision of Subject Site (Source: Land Data)

The subject site is well located outside of the water supply catchment of Western Port Bay (approximately 8.5km to the west of the subject site).



3.0 Proposed Use & Definitions

The proposal is for a small scale family run husbandry purposes, comprising of 10 dogs (9 female, 1 male). There is a whelping room where the puppies will spend the majority of their time which is incorporated into the main residence (a converted room which will be a permanent space for this use).

South of the dwelling it is proposed that there is an outdoor play area adjacent to Western Port Road. Dog kennels are not proposed in any of the yards or paddocks.

Access to the site is via Western Port Road, to the south of the property. Prospective purchaser will also enter the site via this entrance.

The operational site activities is best described in the updated Acoustic Report, prepared by O'Callaghan Engineers, dated August 26, 2025, v.2.

O'Callaghan Consulting
Engineers

3.1 Description of Operational Site Activities

The animal husbandry will occur regularly all year round. No additional employees are proposed for the dog animal husbandry and therefore only one staff member will manage the dog breeding program.

The main operational and maintenance tasks are summarised in Table 1 and are a summary of discussions with the client regarding typical noise generating activities of the breeding program.

Table 1: Operation and maintenance tasks

Task	Description
Animal husbandry	The program will breed miniature dachshunds. There are 9 females and 1 male in the breeding program. This does not include the puppies which can have litters up to approximately 10-12. A dog kennel outside the primary residence is not proposed.
Whelping Room	For the first 6 weeks after birth, the puppies are kept in the whelping room to grow to a minimum size before being allowed out into the yard. The room is located within the primary residence in a converted room. Fresh air supply is provided by an external window or the internal evaporative air-conditioning system. The dwelling construction is brick veneer (approx. Rw50) with the window approximated as 4mm thick float glass (approx. Rw24).
Outdoor play pen	Once the puppies reach a minimum age they are required for health and wellbeing to receive 20 minutes outdoor play time once they are older than 8 weeks ¹ . Prior to this age, there is no mandatory welfare requirement for outdoor play. Limiting the risk of noise impacts. Access is restricted to the day time period only. To reduce the risk of being triggered, visual and acoustic-rated screening will be installed around the perimeter. This will assist in attenuating noise from barking when it occurs and reduce the number of times a dog will start barking from external influences. It was observed during site visits on the 1 st and 7 th August 2024, that the active puppies (a different breed) in the play pen were very quiet and had not developed a significant bark as we commonly expect from an older dog.
Sleeping Area	The miniature dachshunds live and sleep inside in various parts of the house. The puppies will sleep in the whelping room only, while the adults will sleep primarily in the lounge room.
Waste Management	All putrescible waste is collected on-site and composted with other animal waste. No additional collection services are required for this waste stream.
Equipment	No specific mechanical equipment is required for the breeding program.


ADVERTISED MATERIAL
Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This application is brought about by a compliance investigation by Council. The fact the use has commenced on the land must neither reward nor penalise the applicants nor should it support the grant or refusal of a permit. This approach is consistent with previous Supreme Court rulings, namely *Knox City Council v Tulcany Pty Ltd* [2004] VSC 375 citing *Van Egmond v City of Knox, Bassett & Ors* (1985) 3 PABR 249 and 250.

The proposed use correctly falls under the land use term “domestic animal husbandry” which under clause 73.03 has the following land use term:

Table to Clause 73.03			
Land use term	Definition	Includes	Included in
Domestic animal husbandry	Land used to keep, breed, board or train domestic animals.	Dog breeding Domestic animal boarding	Animal husbandry

Figure 3: Land Use Definitions (Source: Cl. 73.03 Shire of Cardinia Planning Scheme)

The animals will be supervised by the occupants of the dwelling. Nosie has been considered and addressed by a professional prepared acoustic report, dated August 26, 2025.

The Executive Summary of the report is at page 2 and states:-

O’Callaghan Consulting Engineers Pty Ltd conducted a noise assessment for the proposed animal husbandry business located at 455 Westernport Road, Lang Lang for Eloura Stud. The proposal is now for nine (9) breeding females and 1 breeding male.

The report was prepared as part of the response to a Request for Further Information (Ref: T240050PA) dated 17th June 2025, specifically to address Item 2 for consideration by the Cardinia Shire Council.

Noise monitoring of the existing ambient noise environment including source noise was conducted and acoustic impact levels of typical activities associated with the animal husbandry business were predicted.





- The assessment has predicted that compliance with the criteria can be achieved during all time periods without additional physical controls.
- Operational noise controls detailed in Section 7 are recommended.

Provided the recommendations presented in Section 7 are implemented, the development is predicted to comply with the Environmental Protection Regulation 2021 and EPA Victoria Publication 1826.4 noise assessment protocol.

Note that compliance with the criteria does not mean the site activities will be inaudible at the nearest sensitive receivers.

4.0 Zoning, Overlays and Permit Triggers

The subject site is zoned Green Wedge (Schedule 1) and contains a Significant Landscape Overlay (Schedule 3). The Schedule to the Zone does not prohibit or restrict such a use occurring on the land.

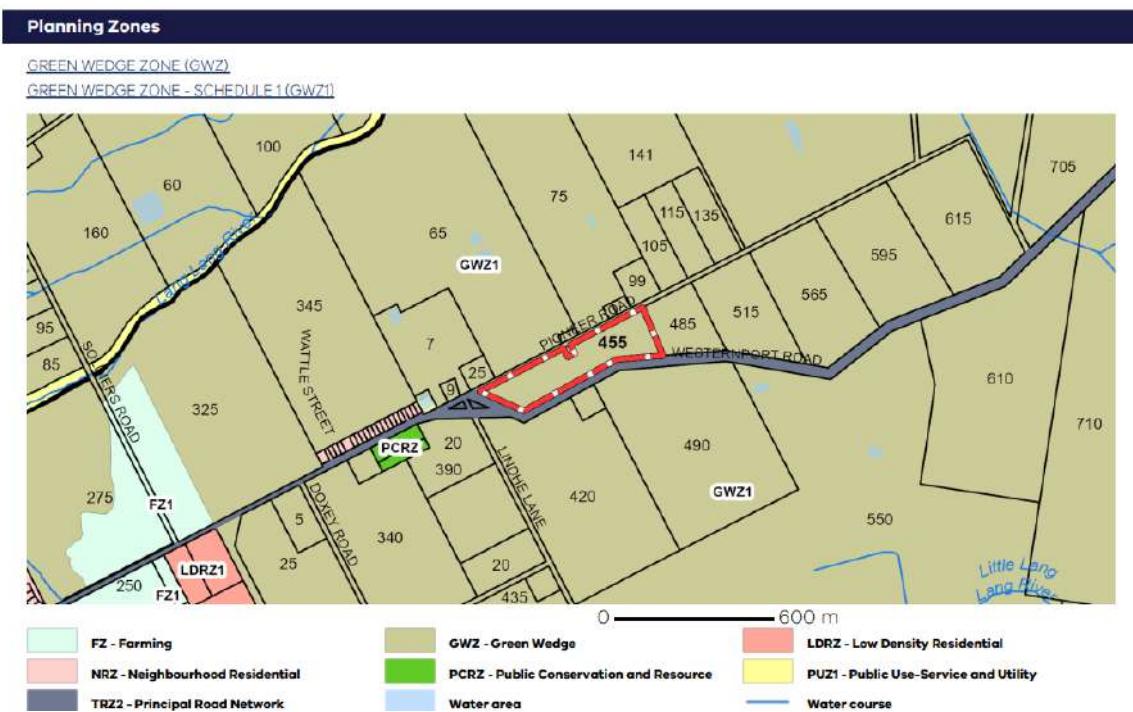


Figure 4: Zoning Map (Source: VicPlan).





This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Figure 5: Overlay Map (Source: VicPlan)

The site sits within an Area of Aboriginal Cultural Heritage Sensitivity:-

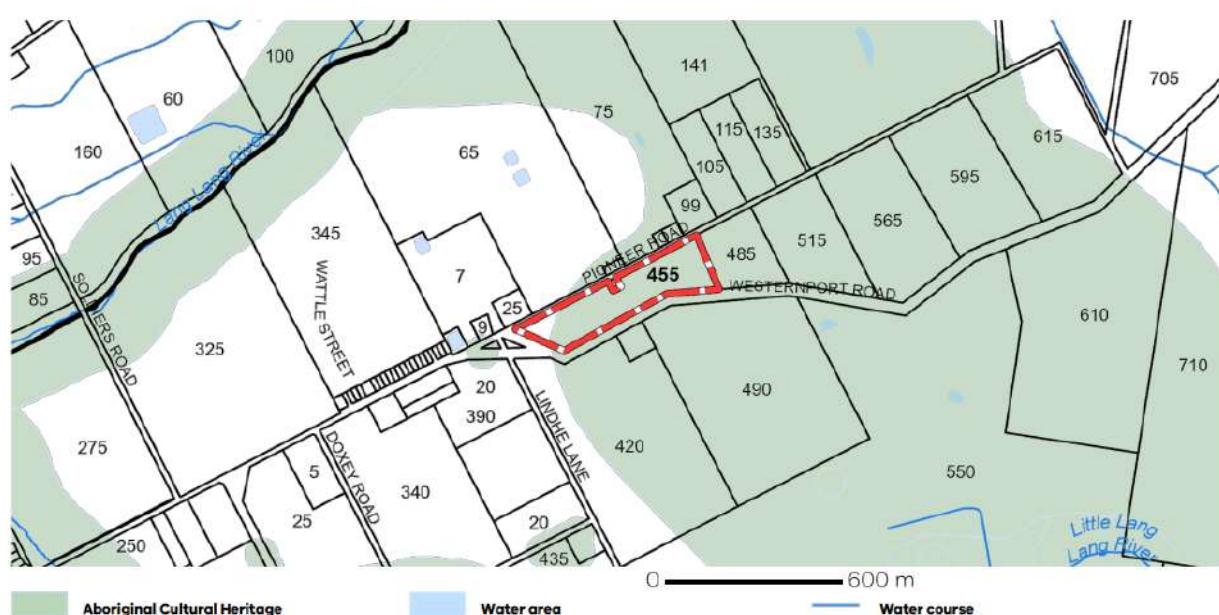


Figure 6: Mapping of subject site within Aboriginal Cultural Heritage Sensitivity (Source: VicPlan).

The relevant planning permit trigger is Clause 35.04-1 of the Cardinia Shire Planning Scheme, wherein the keeping of more than 5 domestic animals is Section 2 use in the Green Wedge Zone.



This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purposes specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

5.0 Response to RFI

Councils letter of June 17, 2025, requests: -

- b. How the proposal responds to the relevant provisions of the Cardinia Planning Scheme, including (but not limited to) Clauses 11.01-1R, 12.05, 13.05, 13.07-1S, 14.01, 21.01, 21.03, 21.04, 22.02, 22.05, 35.04 and 65.

Clause 11.01-1R (Settlement Metropolitan Melbourne)

This is a regional planning policy that ensures a permanent urban growth boundary around Melbourne is created and to ensure a more consolidated, sustainable city is endeared. It also seeks to protect the values of non-urban land.

The proposed use at this location is suitable to the zone and does not conflict with any of the strategies of this policy.

Clause 12.05 (Significant Environments and Landscapes)

There are a number of objectives to this policy namely:

- *To protect and conserve environmentally sensitive areas.*
- *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*

While this particular area of Lang Lang is not mapped as a significant landscape area, the proposed use and its operation does not distract from the rural landscape setting. No buildings or works are proposed and the breeding of dogs is not an unusual land use in the Green Wedge Zone.

Clause 13.05 (Noise Management)

The objective of this Policy is:-

To assist the management of noise effects on sensitive land uses

An Acoustic report forms part of this application. The report concludes at page 17:-



A noise assessment was conducted of the proposed animal husbandry business located at 455 Westernport Road, Lang Lang. The report was prepared to address the Request for Further Information (Ref: T240050PA) dated 17th June 2025, specifically to address Item 2 for consideration by the Cardinia Shire Council.

Provided the recommendations presented in Section 7 are implemented, the development is predicted to comply with Cardinia Shire Council's noise criteria outlined in Section 5.

Note, these recommendations do not mean that dogs barking will be inaudible at the nearest sensitive receivers.

We trust the information provided in this report is sufficient. If you have any further questions, please do not hesitate to contact us.

Clause 13.07-1S (Land Use Compatibility)

The objective to this policy is:

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

It is our position that there is no adverse impact to the amenity and environment of surrounding land and waters. Noise is appropriately managed (as assessed by the acoustic report).

It is our clients position that the breeding dog activities rather than a boarding kennel or other animal keeping, where for the latter activities, dogs may be stressed by unusual surrounds or other stimuli that they are not used to. Given the lower stress environment of the breeding dogs our clients says they are less stimulated into barking. The breeding dogs being well managed with limited unusual stimuli, adequate pen areas and regularly scheduled activities and feeding times point to a low stress environment for the dogs.

Our client distinguishes the behaviour of dogs at breeding facility from boarding kennels predominantly due to the fact that at a breeding facility the dogs are in a familiar environment, are less stressed and less likely to bark.

Furthermore, it is our clients professional observation that pups up to the age of 10 weeks would not generate noise at sufficient power levels to be audible to neighbours. This would be consistent with common experience of young pups.

It is noted in this location that there is a significant number of dwellings in close proximity to the use and is not adjacent to significant wildlife habitats. It is our view that there is no significant land use conflict that arises from the proposed use. The breeding program will be professional managed and the number of dogs proposed is low.

Clause 14.01 (Agriculture)

Whilst it might be regarded that Dog breeding is not a conventional form of agriculture, it remains nested within the land use term “Agriculture” for the purposes of the Scheme. As such, the proposed use of the Land in the GWZ for a form of agriculture is consistent with the purposes of the GWZ that include to provide for the use of land for agriculture.

The proposed use does not run foul of the strategies or objectives of this policy.

Clause 21.01 (Cardinia Key Issues and Strategic Vision)

We have reviewed the policies and with the information provided to us, we can only say that the proposed use is not at odds with what this policy seeks to achieve.

Clause 21.03 (Settlement and Housing)

It is unclear the relevance of this this policy to proposed use being sought.

Clause 21.04 (Economic Development)

The proposed use works as a home based business, it is by no means a significant operation requiring a skilled work force. A registered dog breeders, the puppies are sold to those seeking this particular breed. Prospective buyers travel all across Victoria (some from across Australia) to collect their ordered puppies. Business along the way such as bakeries in the township or local service stations benefit for such visitations.

Clause 22.02 (Sand Extraction)

Its unclear to us which an assessment against this policy is required.

Clause 22.05 (Western Port Green Wedge Policy)

The proposed use will be mainly indoors and no further buildings and works are proposed. There is no zero impact onto the agriculture production of this land or adjoining. If the use ceased to operate it will have no impact onto the policy principles.

Clause 35.04 (Green Wedge Zone)

The purpose of the GWZ is (our emphasis added):-

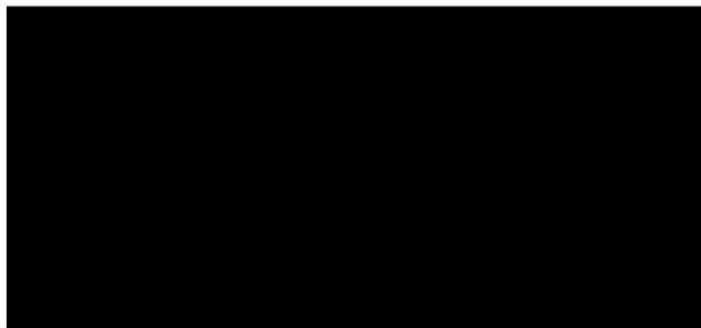
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.*



- *To encourage use and development that is consistent with sustainable land management practices.*
- *To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.*
- *To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.*
- *To protect and enhance the biodiversity of the area.*

Animal Husbandry is included in Agriculture and as such meets the objectives of the zone. Noise will be carefully managed and waste is used as garden compost.

We are hopeful the above and attached information, along with that previously supplied, is sufficient for Council to now determine the application. Should, for whatever reason, Council conclude that the provided information is not sufficient we request a **30 day extension** to the application's existing lapse date, for any such matters to be resolved.



O'Callaghan Consulting Engineers

Acoustic Assessment Report

Proposed Animal Husbandry

455 Westernport Road, Lang Lang

For: Eloura Stud

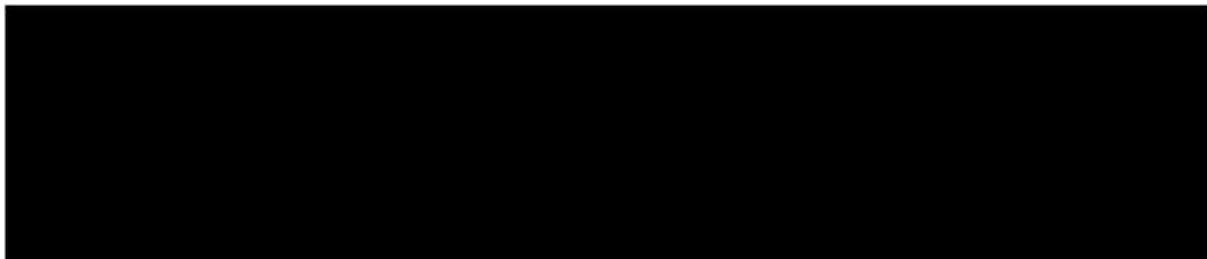
Cardinia
ADVERTISED MATERIAL

Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The document must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



Revision Record



Disclaimer:

This report was prepared on behalf of and for the exclusive use of the Client and is subject to and issued in accordance with the agreement between the Client and O'Callaghan Consulting Engineers Pty Ltd. O'Callaghan Consulting Engineers Pty Ltd accepts no liability or responsibility whatsoever for this report in respect of any use of or reliance upon this report by any third party.

O'Callaghan Consulting Engineers Pty Ltd prepared this report with care and due diligence expected of the consulting profession, and by reference to applicable standards, guidelines, procedures and practices current at the date of issue of this report. The passage of time and impacts of future events may require further examination and revaluation of findings to confirm observations and conclusions expressed in this report.

This report should be read in full and no excerpts taken as representative of findings. O'Callaghan Consulting Engineers Pty Ltd accepts no responsibility for use of any part of this report in any other context.

Executive Summary

O'Callaghan Consulting Engineers Pty Ltd conducted a noise assessment for the proposed animal husbandry business located at 455 Westernport Road, Lang Lang for Eloura Stud. The proposal is now for nine (9) breeding females and 1 breeding male.

The report was prepared as part of the response to a Request for Further Information (Ref: T240050PA) dated 17th June 2025, specifically to address Item 2 for consideration by the Cardinia Shire Council.

Noise monitoring of the existing ambient noise environment including source noise was conducted and acoustic impact levels of typical activities associated with the animal husbandry business were predicted.

- The assessment has predicted that compliance with the criteria can be achieved during all time periods without additional physical controls.
- Operational noise controls detailed in Section 7 are recommended.

Provided the recommendations presented in Section 7 are implemented, the development is predicted to comply with the Environmental Protection Regulation 2021 and EPA Victoria Publication 1826.4 noise assessment protocol.

Note that compliance with the criteria does not mean the site activities will be inaudible at the nearest sensitive receivers.



Contents

1	Introduction	5
2	Site Description	5
2.1	Site Location.....	5
2.2	Description of Acoustic Environment.....	6
3	Description of Development.....	7
3.1	Description of Operational Site Activities.....	8
4	Noise Measurements	9
4.1	Equipment	9
4.2	Unattended Noise Monitoring	9
4.3	Typical Onsite Noise Source Measurements	10
4.4	Ambient Noise Measurements	10
5	Noise Criteria	11
5.1	Onsite Noise - EPR2021 Part 5.3 Division 3	11
5.2	Noise Criteria.....	12
6	Noise Assessment.....	13
6.1	Nearest Noise Sensitive Receivers.....	13
6.2	Outdoor Play Area Noise Assessment.....	14
6.2.1	Modelling Assumptions.....	14
6.2.2	Noise Analysis.....	15
6.3	Indoor Whelping Area Noise Assessment	15
7	Discussion & Recommendations	16
7.1	Management Controls	16
8	Conclusion	17
Appendix A	Glossary.....	18
Appendix B	Unattended Noise Monitoring Graphs	22



Table Index

Table 1: Operation and maintenance tasks	8
Table 2: Measured Ambient Noise Levels	10
Table 3: EPR2021 Part 5.3 Clause 116 – CIT Time Periods.....	11
Table 4: EPAPub1826.4 Part 1 – Rural Noise Criteria	12
Table 5: Receiver Locations	13
Table 6: Predicted Noise Impacts – Dogs Barking	15

Figure Index

Figure 1: Site Locality	5
Figure 2: Site Plan	7
Figure 3: Noise Monitoring Location	9
Figure 4: Noise Sensitive Receivers.....	13



1 Introduction

O'Callaghan Consulting Engineers were requested by Eloura Stud to perform a revised acoustic assessment of a proposed animal husbandry business located at 455 Westernport Road, Lang Lang. The report was prepared as part of the response to a request for further information (Ref: T240050PA) dated 17th June 2025, specifically to address Item 2 for consideration by the Cardinia Shire Council. Additionally, this revised assessment considers an increase in the number of breeding animals.

The purpose of this report is to review the potential for noise impacts from the site on to nearby sensitive receivers including predict noise levels, discuss the results in relation to the relevant noise criteria and provide recommendations for noise attenuation where required.

A glossary of acoustic terminology is provided in Appendix A.

2 Site Description

2.1 Site Location

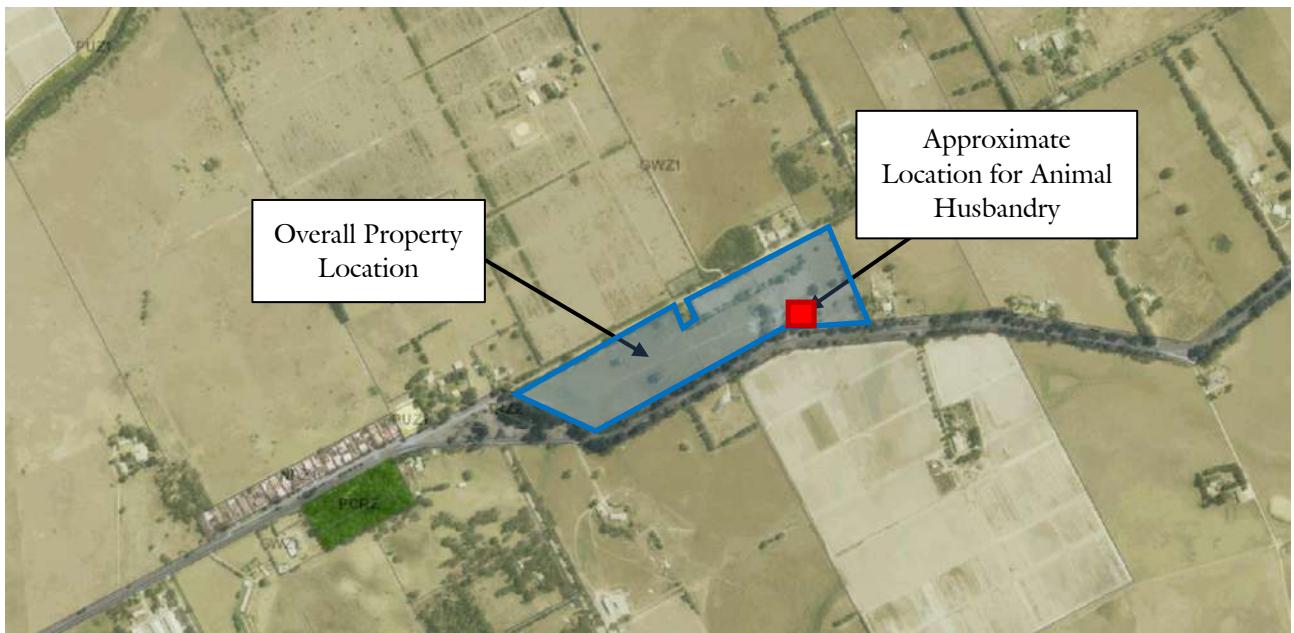
The site is located in the Cardinia Shire local government area is described as the following:

455 Westernport Road, Lang Lang
Lot 2 on LP112951



Refer to Figure 1 for the site location.

Figure 1: Site Locality



2.2 Description of Acoustic Environment

A site survey performed on the 7th August 2024 identified the following:

- The existing property contains a primary residence and out-buildings for storage of stock feed and machinery.
 - There are existing paddocks which are used for agistment of horses and includes various small game birds and some goats.
 - Some animal noise was intermittently observed, including from the adult Dachshunds on arrival and when intentionally triggered for a noise measurement.
- East of the site is a rural residential property, the nearest sensitive receiver.
- To the west at significant distance are residential dwellings.
- Directly north of the property is Pioneers Lane, which separates the business from a rural residential property and quarry.
 - The quarry was intermittently clearly audible from the northern boundary regularly by on-site vehicles.
- South of the site is Westernport Road which carries approximately 1,200 vehicles per day a single lane dual carriageway.
 - Further south is a farm growing fresh produce.

There was no dominant noise observed during the site visits with exception of background hum from the quarry to the north. Intermittent noise from vehicles passing on Westernport Road traffic north of the site was observed. It is also expected that farm machinery from the site and adjacent property will also form part of the ambient environment.



3 Description of Development

The development will comprise a small-scale family run animal husbandry business. The proposal is now for nine (9) breeding females and 1 breeding male.

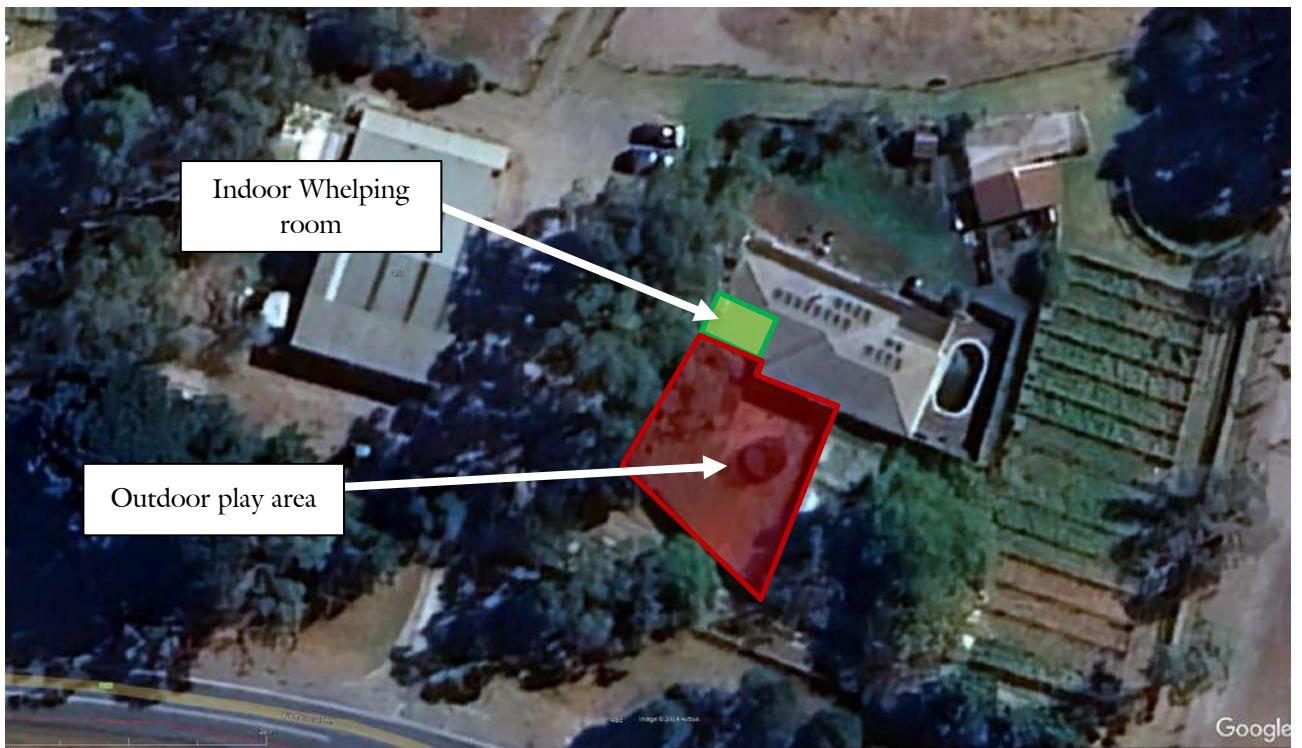
The whelping room, where the puppies will spend the majority of their time, is incorporated into the primary residence, a converted room in the dwelling a permanent space for this use.

South of the primary residence is the outdoor play area adjacent to Westernport Road. Dog kennels are not proposed in any of the yards or paddocks.

Access to the development is via Westernport Road to the south of the property. Prospective purchasers will also enter the site via this entrance.

There are no development plans however animal husbandry areas are shown in Figure 2.

Figure 2: Site Plan



It was observed during the site inspection that there is one livestock guardian dog, a Maremma. This animal is not subject of this application.



3.1 Description of Operational Site Activities

The animal husbandry will occur regularly all year round. No additional employees are proposed for the dog animal husbandry and therefore only one staff member will manage the dog breeding program.

The main operational and maintenance tasks are summarised in Table 1 and are a summary of discussions with the client regarding typical noise generating activities of the breeding program.

Table 1: Operation and maintenance tasks

Task	Description
Animal husbandry	The program will breed miniature dachshunds. There are 9 females and 1 male in the breeding program. This does not include the puppies which can have litters up to approximately 10-12. A dog kennel outside the primary residence is not proposed.
Whelping Room	For the first 6 weeks after birth, the puppies are kept in the whelping room to grow to a minimum size before being allowed out into the yard. The room is located within the primary residence in a converted room. Fresh air supply is provided by an external window or the internal evaporative air-conditioning system. The dwelling construction is brick veneer (approx. Rw50) with the window approximated as 4mm thick float glass (approx. Rw24).
Outdoor play pen	Once the puppies reach a minimum age they are required for health and wellbeing to receive 20 minutes outdoor play time once they are older than 8 weeks ¹ . Prior to this age, there is no mandatory welfare requirement for outdoor play. Limiting the risk of noise impacts. Access is restricted to the day time period only. To reduce the risk of being triggered, visual and acoustic-rated screening will be installed around the perimeter. This will assist in attenuating noise from barking when it occurs and reduce the number of times a dog will start barking from external influences. It was observed during site visits on the 1 st and 7 th August 2024, that the active puppies (a different breed) in the play pen were very quiet and had not developed a significant bark as we commonly expect from an older dog.
Sleeping Area	The miniature dachshunds live and sleep inside in various parts of the house. The puppies, will sleep in the whelping room only, while the adults will sleep primarily in the lounge room.
Waste Management	All putrescible waste is collected on-site and composted with other animal waste. No additional collection services are required for this waste stream.
Equipment	No specific mechanical equipment is required for the breeding program.


ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

¹ Animal Welfare Victoria, Code of Practice for the Operation of Breeding and Rearing Businesses 2014, June 2018 version

4 Noise Measurements

4.1 Equipment

The following equipment was used to measure noise levels at the site:

- Norsonic Nor139 environmental noise monitor (SN#1393000)
- RION NL-42 Environmental noise monitor (SN# 00510463)
- SVAN SV-36 sound level calibrator (SN# 123930).

All equipment was calibrated by a National Association of Testing Authorities (NATA) accredited laboratory. The equipment was calibrated before and after the measurement session. No significant drift from the reference signal was recorded.

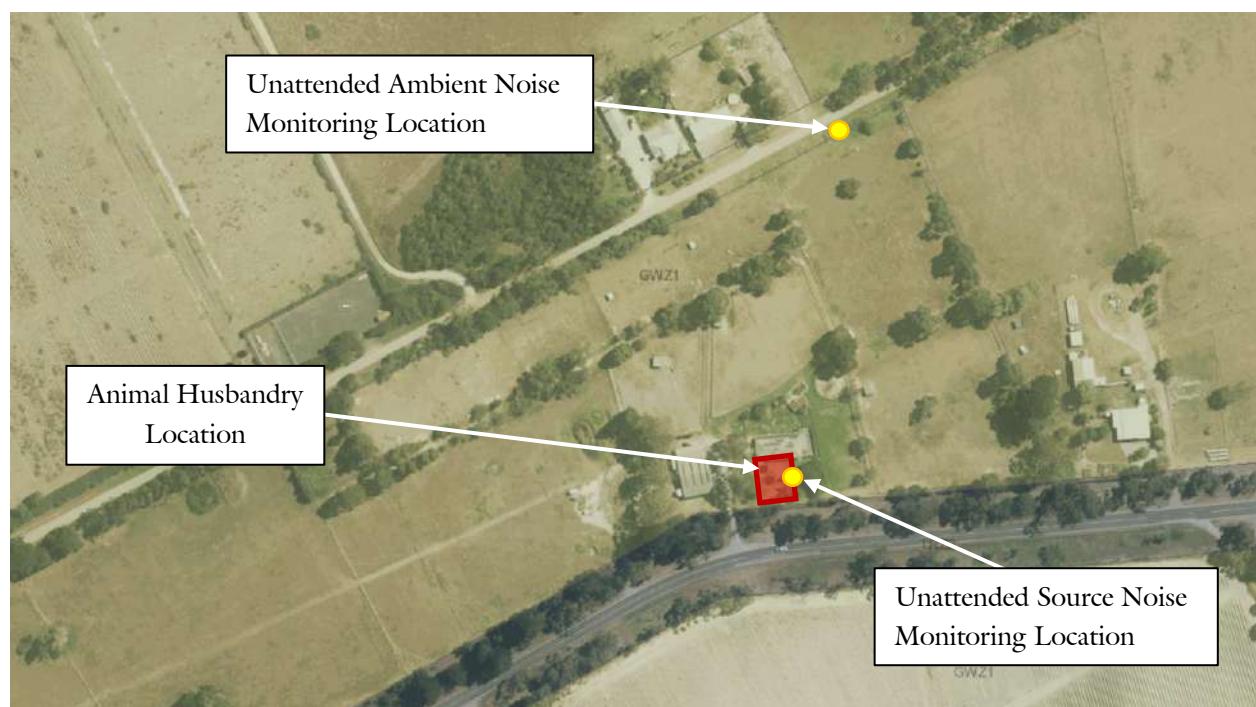
4.2 Unattended Noise Monitoring

Unattended noise monitoring was conducted to establish the existing ambient noise levels between the 1st and 7th August 2024. The noise monitor was placed at the northern property boundary of the site, 150 metres from the primary residence. The microphone was in a free-field position, approximately 1.5 metres above ground level. The location selected was considered representative of a conservative ambient environment (low noise scenario) of the noise sensitive receivers surrounding the site.

Noise levels were measured generally in accordance with AS1055² and the EPA Publication 1826.4 Noise Assessment Protocol. The noise monitor was set to measure noise levels in all frequency weightings, 'Fast' response over 15-minute intervals. Refer to Figure 3 for the noise monitoring location.



Figure 3: Noise Monitoring Location



² Australian Standard AS1055:1997 Acoustics – Description and Measurement of Environmental Noise

The noise monitoring period was generally fine with temperatures during the monitoring period recorded between 3 and 22°C with light winds (source: Bureau of Meteorology, Nilma North (Warragul) weather station). Some minor rainfall was experienced but insufficient to be removed from the analysis.

4.3 Typical Onsite Noise Source Measurements

Noise levels associated with typical on-site activities were taken from similar investigations conducted by O'Callaghan Consulting Engineers. All measurements were conducted generally in accordance with AS1055.

Additional source noise data was collected with on-site unattended noise measurements between the 1st and 7th August, 2024. A Norsonic Nor139 was installed adjacent to the outdoor play area to capture typical noise levels of the dogs playtime approximately:

- 7.5 metres to the centre of the play area; and
- 15metres to the nearest window of the whelping room.

Audio recording were setup for the unattended measurements for noise identification. Typically, it was observed that when the dogs were triggered and started barking noise levels were between $L_{Aeq,15min}$ 50-57dB.

It was often observed that vehicle noise (passenger car and trucks) from Westernport Road was louder than dog barking typically by 7-10dB. Also noticeably louder was the bird noise from the tree near the logging location, often measuring higher $L_{Aeq,15min}$ 65dB. This is considered to be expected as puppies, especially small breeds do not typically have the fully developed bark of the adults until they are much older.

A graphical summary of the noise levels with annotations are presented in Appendix B.

4.4 Ambient Noise Measurements

Table 2 presents the measured ambient noise levels at the location described in Section 4.2. The measurements are based on the unattended noise monitoring data shown graphically in Appendix B. The rating background level (RBL) is a 10th percentile average of all non-weather affected periods.

Table 2: Measured Ambient Noise Levels

Time Period	Measured Noise Levels, dB(A)		
	RBL L ₉₀	L _{eq}	L ₁₀
Day	38	45	47
Evening	29	36	39
Night	24	30	32



5 Noise Criteria

The proposed development is creating a potential noise generating use in proximity to noise sensitive receivers and requires further assessment. The following noise criteria is relevant for the site and is described in the sections below. The assessment is based on the following:

- Victorian Environmental Protection Authority – *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues*, Publication 1826.4, July 2021 (EPAPub1826.4).
- Environmental Protection Regulation 2021, May 2021.
- Environmental Protection Act 2017
- Cardinia Shire Planning Scheme Clause 13.05-1S Noise Management, which contains the relevant policy documents.
- Victorian Environmental Protection Authority – *Noise Control Guidelines*, Publication 1254.2, May 2021.

Dog kennels in any of the yards or paddocks are not proposed in this application. Therefore, the Victorian Environmental Protection Authorities Publication 1254.2 Noise Control Guidelines are not considered applicable, due to there being no kennels proposed and the small scale of the business.

5.1 Onsite Noise - EPR2021 Part 5.3 Division 3

The purpose of Part 5.3 Division 3 is to protect noise sensitive areas from noise generating activities in the Melbourne metropolitan region from commercial, industrial and trade (CIT) premises. The site is located in rural Victoria and the development of the criteria is adjusted as per the requirements of EPAPub1826.4.

Noise emissions from typical onsite activities including mechanical plant from these types of premises are assessed against EPR2021. Details of the criteria and established noise limits as per EPAPub1826.4 Part 1 are described below.

The time periods for assessment as stated in EPR2021 are presented in Table 3.

Table 3: EPR2021 Part 5.3 Clause 116 – CIT Time Periods

Period	Day of the week	Time Period
Day	Monday – Saturday (Except Public Holidays)	7am to 6pm 7am to 1pm
Evening	Monday – Saturday Sunday and Public Holidays (All Day)	7am to 10pm
Night	Monday – Sunday	10pm to 7am


Cardinia
ADVERTISED MATERIAL
Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The document must not be used for any other purpose. By taking a copy of the document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

5.2 Noise Criteria

The proposed development is located outside the urban growth area and is therefore a rural for the purposes of determining the noise criteria relevant to the project.

The rural area method criteria development requires defined land use zones to effectively use Table B.1 of EPAPub1826.4. The site and surrounding area is zoned as a Green Wedge Zone (GWZ1) and is defined as the “Generating Zone” and “Receiving Zone”. Green Wedge Zone is nominated in multiple Receiving Zone options and was considered an Innominate Zone. Upon review of EPAPub1826.4 OCEng consider the region similar to Rural Activity Zone and developed the criteria on this basis.

The resulting noise criteria for onsite activities are presented in Table 4 and were calculated using the EPAPub1826.4 Rural noise criteria method. The criteria sets the noise limit for noise emissions from the site, to the nearest sensitive receivers. The most stringent criteria of the two determining methods was selected.

Table 4: EPAPub1826.4 Part 1 – Rural Noise Criteria

Time Period	Measured RBL	Table B.1 Zoning Level	Background Level Assessment Method	Noise Limit
	L_{90} (dB(A))	L_{eq} (dB(A))		
Day	46	46	46	46
Evening	41	41	34	41
Night	36	36	29	36



6 Noise Assessment

The assessment of on-site activities associated with the proposed development was conducted with typical activities considered. Predicted impacts at the nearest sensitive receivers were calculated.

The following noise sources were investigated:

- Dogs barking.

6.1 Nearest Noise Sensitive Receivers

This assessment will focus on the nearest sensitive receivers as outlined below and shown in Figure 4:

Table 5: Receiver Locations

Receiver	Address	Property Type
1	485 Westernport Road	Single Storey Residential Dwelling
2	440 Westernport Road	Single Storey Residential Dwelling
3	85 Pioneer Road	Single Storey Residential Dwelling

Figure 4: Noise Sensitive Receivers



If compliance can be achieved at the identified receiver locations, then all remaining noise sensitive locations are expected to comply.

6.2 Outdoor Play Area Noise Assessment

Noise from dog barking is the primary noise impact with the potential to impact the amenity at the nearest sensitive receivers.

From detailed review of the unattended source noise logger, the following was inferred about ambient and dog noises:

- Audio recording were setup for the unattended measurements for noise identification. Typically, it was observed that when the puppies were triggered and started barking noise levels were between $L_{Aeq,15min}$ 50-57dB.
- It was observed that vehicle noise (passenger car and trucks) from Westernport Road was louder than the puppies barking by typically 7-10dB.
 - The source noise logger location and the Receiver 1 façade are separated from Westernport Road by approximately the same distance (~31-36 metres). It can therefore be inferred that road traffic noise is more audible than when the puppies bark.
- Also, noticeably louder than the puppies was the bird noise from the tree near the logging location, often measuring higher $L_{Aeq,15min}$ 65dB.
- Clear and individual noise measured from a group of 10 Dachshund adult dogs in a triggered boisterous behaviour event were measured at 85dB $L_{Aeq,31s}$ and 92dB L_{Amax} for the same event. It was observed this could last between 30-60 seconds without intervention.

The observations illustrate the noise from puppies is expected as they do not typically have the fully developed bark of the adults until they are much older. Further assessment was conducted to assess predicted compliance on the basis of the adults being triggered.

6.2.1 Modelling Assumptions

The following assumptions were made for the analysis of dog barking noise:

- Source measurement of the adult Dachshund dogs boisterous barking was conducted at 5metres from the source. The louder level of $L_{Aeq,31s}$ **85dB** was used as the source level for assessment as it is conservatively high.
- Separation distance as point source ratio of distance to the nearest sensitive receivers.
- Calculations include corrections for meteorological conditions; source height correction; ground cover, atmospheric absorption and the Noise Protocol adjustments for Noise Character.
- The terrain around the site is undulating between Receivers 1 and 2 which provides some additional ground absorption and barrier attenuation. Calculations considered flat ground and no barriers to be more conservative.
- Noise from the dogs barking inside are approximately 10dB quieter than when outside in the play area. Therefore, if the outdoor play area complies, indoors also complies. This is relevant for night time assessment.



- Puppies will be inside for the first 6 weeks after birth in the whelping room and outdoor noise will be limited to the adults only. Puppies older than 6 weeks will have play time outside and are assumed to bark at the same level as adults, this is highly conservative as puppies are significantly quieter than adults.
- We have assumed that the puppies and adult dogs are triggered for 50% of the time and is considered to be highly conservative as source logger did not identify more than 6 events in a 15 minute period which included vehicle passby and bird noise. Typically dogs were not barking more than 2-3 minutes in a 15 minute period, followed by long periods of no dog noise.
- Acoustic barriers were not included in the assessment with exception of Receiver 3 which has building screening from the primary residence.

6.2.2 Noise Analysis

Results of the analysis based on the noise source level and assumptions (Section 6.2) are presented in Table 6. Results are presented as pass (✓) / fail (✗) with the predicted dB exceedance, if relevant.

Table 6: Predicted Noise Impacts – Dogs Barking

Receiver	Predicted Noise Impact Level $L_{eq,30min}$ dB(A)		Complies with Criteria	
	Day	Night	Day 46 dB(A)	Night (36dB(A)
1	45	35	✓	✓
2	43	33	✓	✓
3	26	16	✓	✓

Compliance was predicted to be comfortably achieved at the nearest locations for all time periods, without additional attenuation. If the maximum intermittency adjustment from EPAPub1826.4 Clause 87 & 88 is considered (+5dB) compliance is maintained.

6.3 Indoor Whelping Area Noise Assessment

Noise from dog barking is the primary noise impact with the potential to impact the amenity at the nearest sensitive receivers. Young puppies do not typically generate significant noise and are not expected to be audible outside of the whelping room and will comfortably comply with night time criteria.



7 Discussion & Recommendations

Animal husbandry is typically well known for their potential to generate noise from dogs barking when grouped together. This proposed business will be breeding litters of small dogs where they will be kept inside for the first 6 weeks and sold from the 8th week until all have been re-homed.

Puppies are not typically very noisy as they have less developed barks. The puppies have a dedicated outdoor play area when they are old enough where they are supervised and separated from the other domesticated animal. They are not left unsupervised in the yard all day and therefore exposure to increased dog barking is limited. The puppies are then returned to the whelping room for the evening and night time periods.

The assessment considered the conservatively worst-case noise condition, which predicted compliance was achieved for all time periods without additional noise controls.

No other acoustic physical barriers or operational management controls were considered to be required.

7.1 Management Controls

While physical controls are not predicted to be required for compliance further management of operations to reduce the risk of dogs barking is recommended:

- Electronic masking noise devices should be provided to reduce audible stimuli to the dogs.
- Outdoor play area should be constructed to visually screen stimuli such as other dogs, animals, traffic or passers-by.
 - Should consider include a dense 1-2metre tall hedge that can be
- Access to the whelping room and outdoor play area should be restricted solely to staff.
- Feeding of the dogs should be restricted to the daytime hours of 7 am – 6 pm.
- Exercise of the dogs may only be performed between the hours of 9 am and 5 pm.
 - Puppies will be kept indoors at all other times.
 - Adults to be kept inside expect for exercise times.
- A responsible person must be available on site 24 hours per day and be contactable by residents.
- Puppy and dog barking management:
 - Strict supervision of outdoor play time to ensure if dog barking starts it can be promptly managed.
 - Pick them up and remove them from the aggravation and soothe them until calm.
 - Separation from the triggering activity.

These management controls will help to reduce the chance of a trigger event occurring and reduce their duration.



8 Conclusion

A noise assessment was conducted of the proposed animal husbandry business located at 455 Westernport Road, Lang Lang. The report was prepared to address the Request for Further Information (Ref: T240050PA) dated 17th June 2025, specifically to address Item 2 for consideration by the Cardinia Shire Council.

Provided the recommendations presented in Section 7 are implemented, the development is predicted to comply with Cardinia Shire Council's noise criteria outlined in Section 5.

Note, these recommendations do not mean that dogs barking will be inaudible at the nearest sensitive receivers.

We trust the information provided in this report is sufficient. If you have any further questions, please do not hesitate to contact us.



Appendix A Glossary



In this acoustic report unless the context of the subject matter otherwise indicates or requires, a term has the following meaning:

TERM

DEFINITION

ABL/RBL

The Assessment Background Level, sometimes referred to as the Rating Background Level is the single figure background level representing each assessment period (daytime, evening and night-time (for each day). It is determined by calculating the 10th percentile (lowest 10th percent) background level (L_{A90}) for each period.

Adverse Weather

Weather effects that increases noise (i.e. wind and temperature inversion) that occurs at a site for a significant period of time (i.e. wind occurring more than 30% of the time in any assessment period in any season and / or temperature inversion occurring more than 30% of the nights in winter).

Ambient Noise

The all-encompassing noise associated within a given environment. It is the composite of sounds from many sources both near and far.

Assessment Period

The period in a day over which assessments are made in accordance with the Environmental Protection Regulation 2021 or actual operating period if only a part of a period(s).

A – Weighting Filter

A-weighting is the most commonly used of a family of curves defined in the International standard IEC 61672:2003 and various national standards relating to the measurement of sound pressure level. A-weighting is applied to instrument-measured sound levels in effort to account for the relative loudness perceived by the human ear, as the ear is less sensitive to low audio frequencies.

Background Noise

The underlying level of noise present in the ambient noise, excluding the noise source under investigation, when extraneous noise is excluded. Usually described using the L90 measurement parameter.

dB(A)

The unit generally used for measuring environmental, traffic or industrial noise is the A-weighted sound pressure level in decibels, denoted dB(A). An A-weighting network can be built into a sound level measuring instrument such that sound levels in dB(A) can be read directly from a sound level meter. The weighting is based on the frequency response of the human ear and has been found to correlate well with human subjective reactions to various sounds. It is worth noting that an increase or decrease of approximately 10 dB corresponds to a subjective doubling or halving of the loudness of a noise, and a change of 2 to 3 dB is subjectively barely perceptible.

Equivalent Continuous Sound Level (Leq)

Another index for assessment for overall noise exposure is the equivalent continuous sound level, L_{eq}. This is a notional steady level which would, over a given period of time, deliver the same sound energy as the actual time-varying

sound over the same period, similar to the average. Hence fluctuating levels can be described in terms of a single figure level.

Extraneous Noise

Noise resulting from activities that are not typical of the area. Atypical activities may include construction, and traffic generated during holiday periods and during special events such as concert or sporting events.

Fast Time Weighting

125 ms integration time while the signal level is increasing and decreasing.

Frequency

The rate of repetition of a sound wave. The subjective equivalent in music is pitch. The unit of frequency is the Hertz (Hz), which is identical to cycles per second. A thousand hertz is often denoted kHz, e.g. 2 kHz = 2000 Hz. Human hearing ranges approximately from 20 Hz to 20 kHz. For design purposes, the octave bands between 63 Hz to 8 kHz are generally used. The most commonly used frequency bands are octave bands, in which the mid frequency of each band is twice that of the band below it. For more detailed analysis, each octave band may be split into three one-third octave bands or in some cases, narrow frequency bands.

 L_{Aeq}

See equivalent continuous sound level definition above. This is the A-weighted energy average of the varying noise over the sample period and is equivalent to the level of a constant noise which contains the same energy as the varying noise environmental. This measure is also a common measure of environmental noise and road traffic noise.

 $L_{Ceq,T}$

The equivalent continuous C-weighted sound pressure level (integrated level) that, over the measurement period T, has the same mean square sound pressure (referenced to 20 μ Pa) as the fluctuating sound(s) under consideration.

Low Frequency

Noise containing major components in the low-frequency range (20Hz to 250Hz) of the frequency spectrum.

 L_{max}

The maximum noise level identified during a measurement period. Experimental data has shown that the human ear does not generally register the full loudness of transient sound events of less than 125 ms (millisecond). Fast time weighting has an exponential time constant of 125 ms, which reflects the ear's response. The maximum A weighted level measured with fast time weighting is denoted as $L_{Amax, f}$.

 L_{min}

The minimum noise level over a sample period is the minimum level, measured on fast response, during the sample period.

Noise Sensitive Receiver (NSR)

A noise sensitive receiver is any person or building or outside space in which they reside or occupy that has the potential to be adversely impacted by noise from an outside source, or noise not generated by the noise sensitive receiver.

Sound Power

The sound power level (L_w) of a source is a measure of the total acoustic power radiated by a source. The sound pressure level varies as a function of distance from a source. However, the sound power level is an intrinsic characteristic of a source (analogous to its volume or mass), which is not affected by the environment within which the source is located.

Statistical Noise Levels

For levels of noise that vary widely with time, for example road traffic noise, it is necessary to employ an index which allows for this variation. The L_{10} , the level exceeded for ten per cent of the time period under consideration, has been adopted in this country for the assessment of road traffic noise. The L_{90} , the level exceeded for ninety per cent of the time, has been adopted to represent the background noise level. The L_1 , the level exceeded for one per cent of the time, is representative of the maximum levels recorded during the sample period. A-weighted statistical noise levels are denoted L_{A10} , $dB\text{L}_{A90}$ etc. The reference time period (T) is normally included, e.g. $dB\text{L}_{A10, 5\text{min}}$ or $dB\text{L}_{A90, 8\text{hr}}$.

L_{A1}

The L_{A1} level is the A-weighted noise level which is exceeded for 15 of the sample period. During the sample period, the noise level is below the L_{A1} level for 99% of the time.

L_{A10}

The L_{A10} level is the A-weighted noise level which is exceeded for 10% of the sample period. During the sample period, the noise level is below the L_{A10} level for 90% of the time. The L_{A10} is a common noise descriptor for environmental noise and road traffic noise.

L_{A90}

The L_{A90} level is the noise level which is exceeded for 90% of the sample period. During the sample period, the noise level is below the L_{A90} level for 10% of the time. This measure is a commonly referred to as the background noise level.

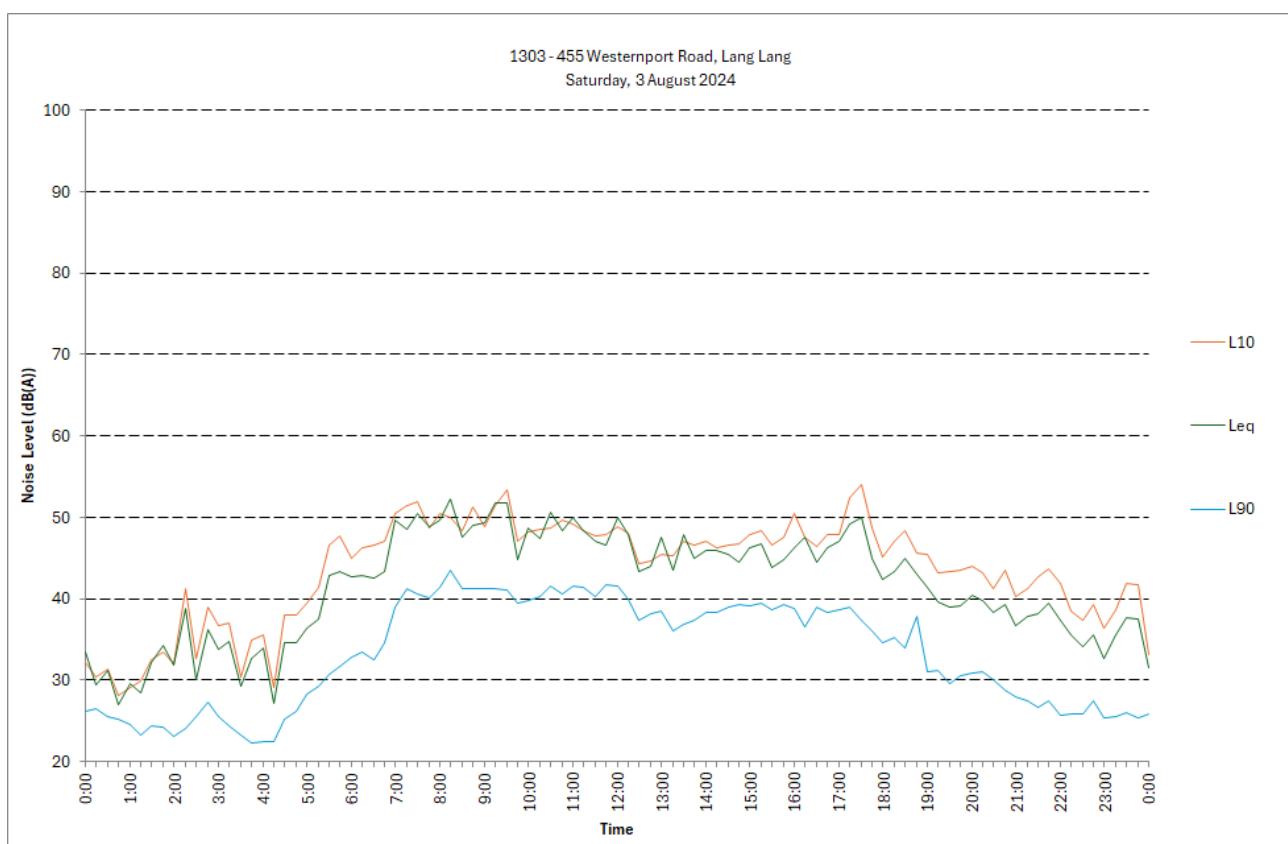
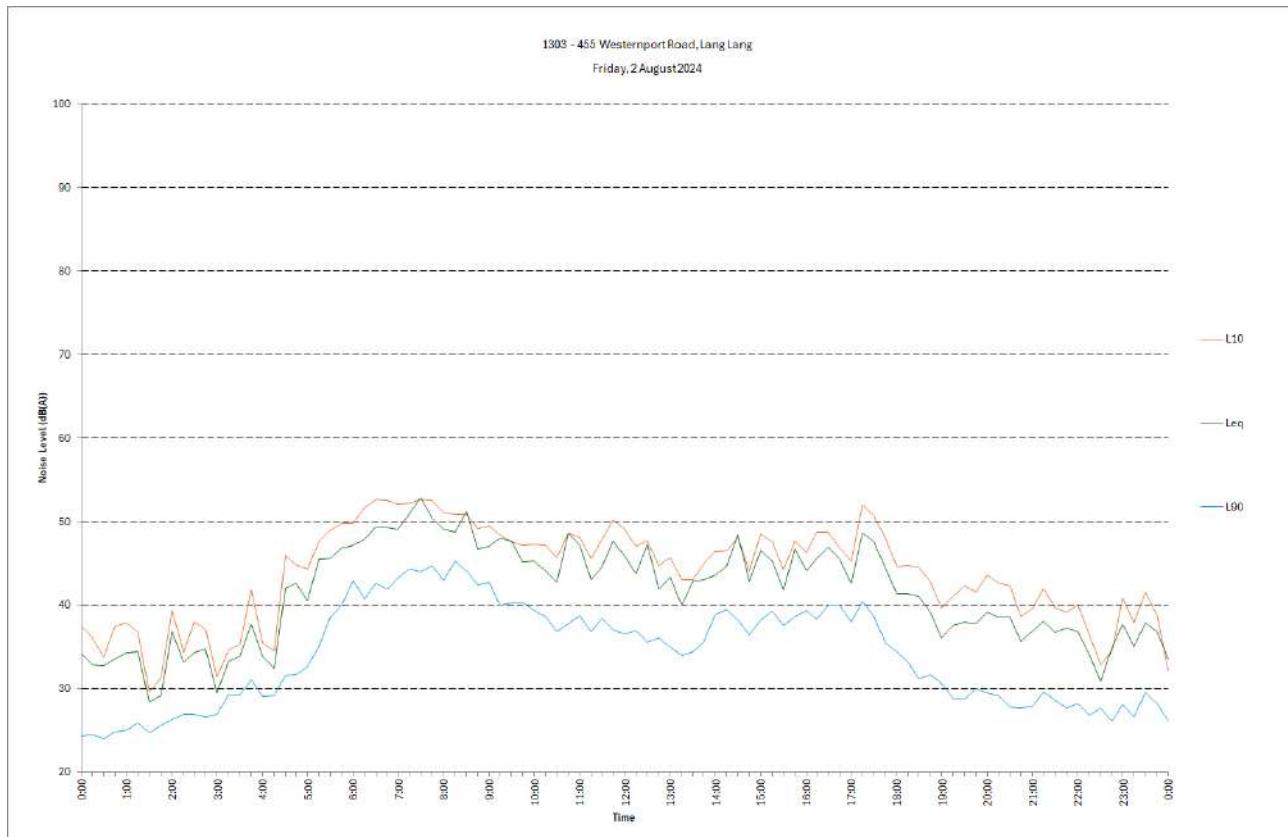
Tonality

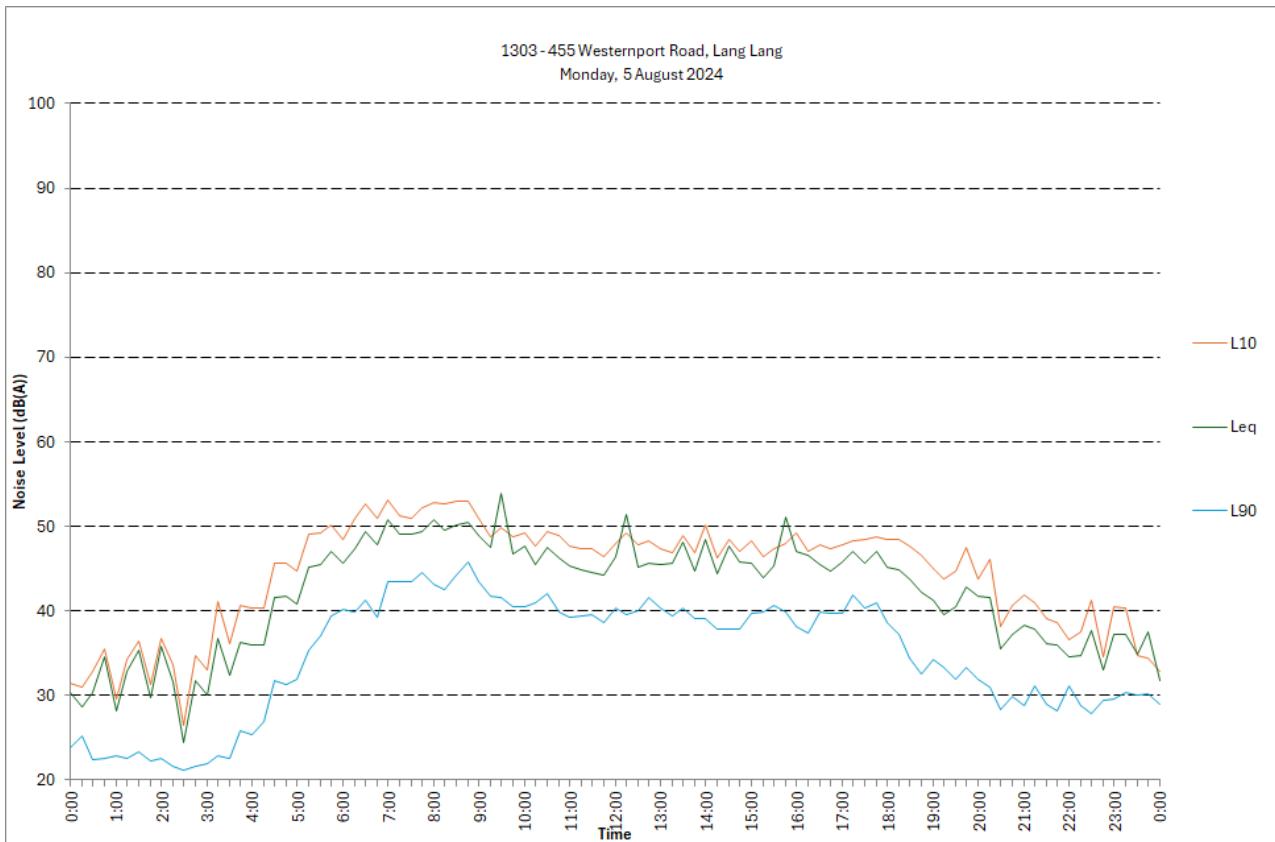
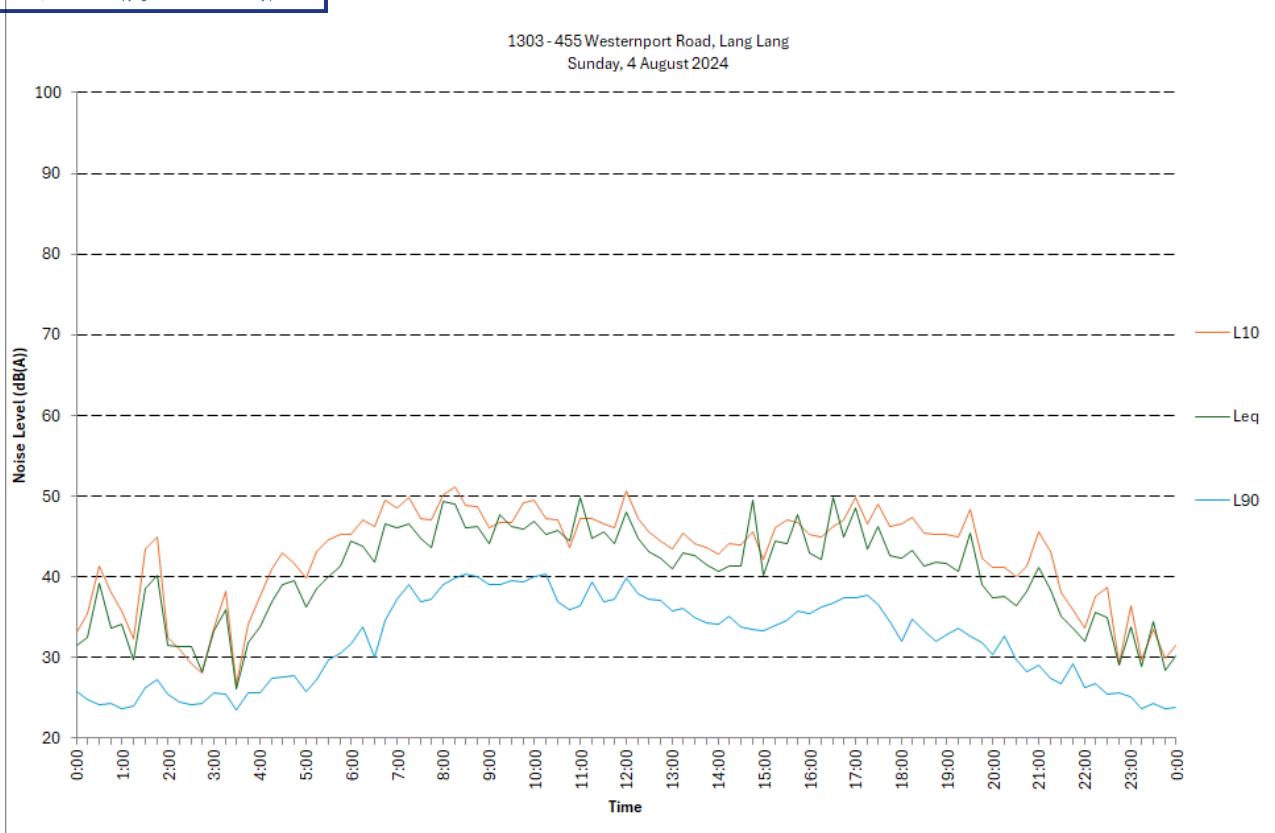
Noise containing a prominent frequency and characterised by a definite pitch.



Appendix B Unattended Noise Monitoring Graphs







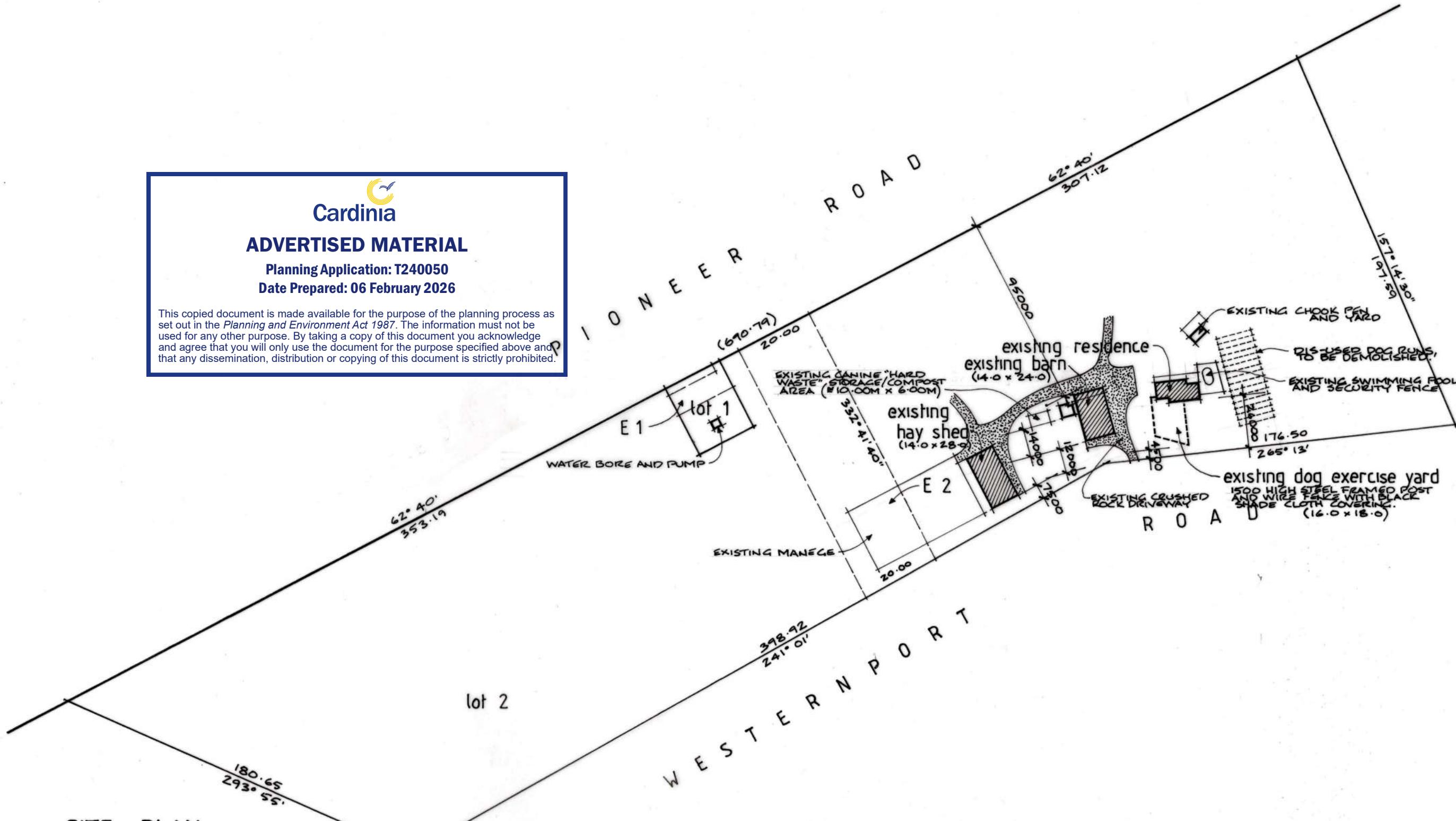


ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



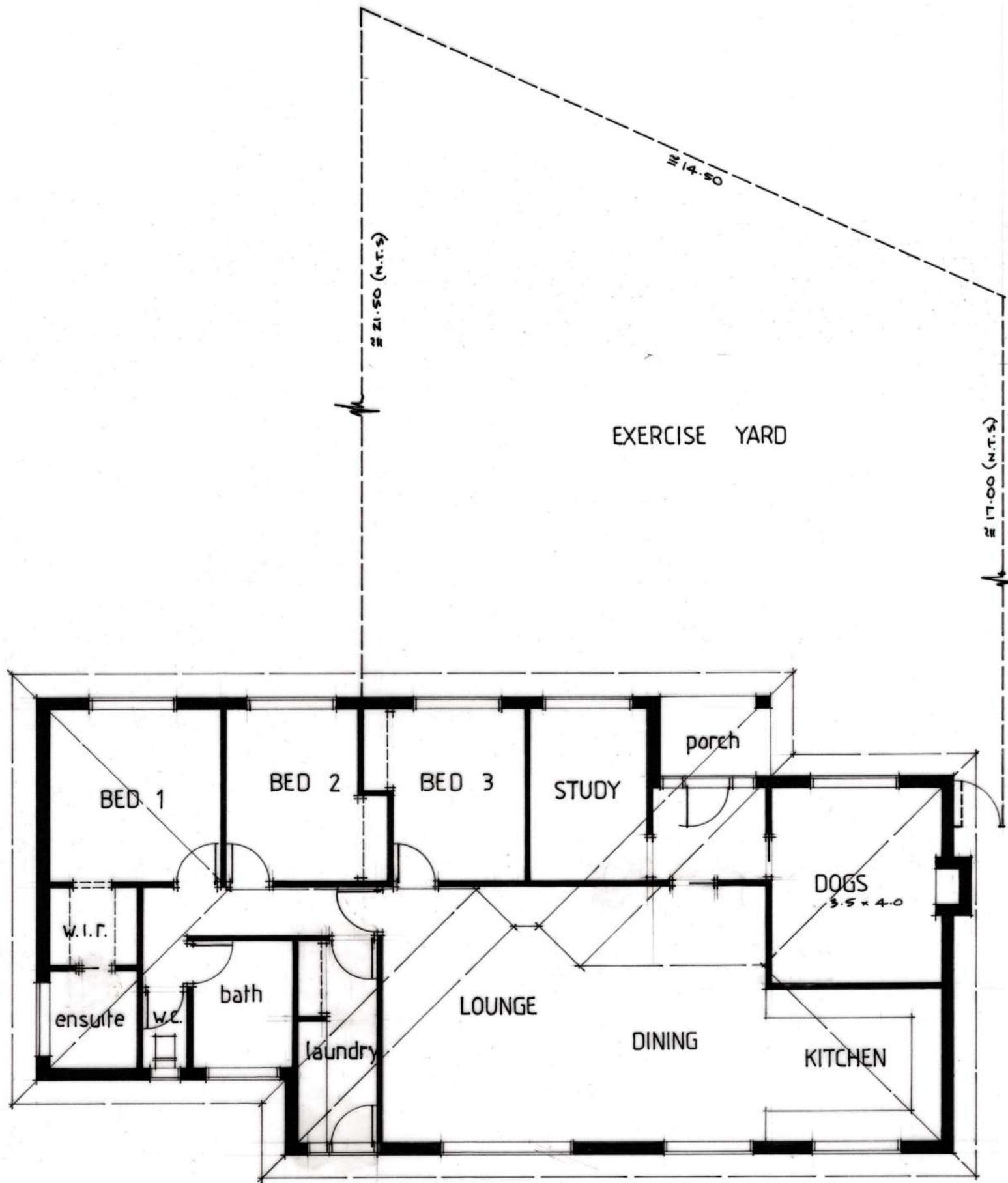
SITE PLAN

SCALE 1:2000



EC

WESTERNPORT ROAD, LANG LANG.



EXISTING RESIDENCE FLOOR PLAN



ADVERTISED MATERIAL

Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

PROJECT
EXISTING CONDITIONS
55 WESTERNPORT ROAD, LANG LANG.

**ADVERTISED MATERIAL**

Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



**ADVERTISED MATERIAL****Planning Application: T240050****Date Prepared: 06 February 2026**

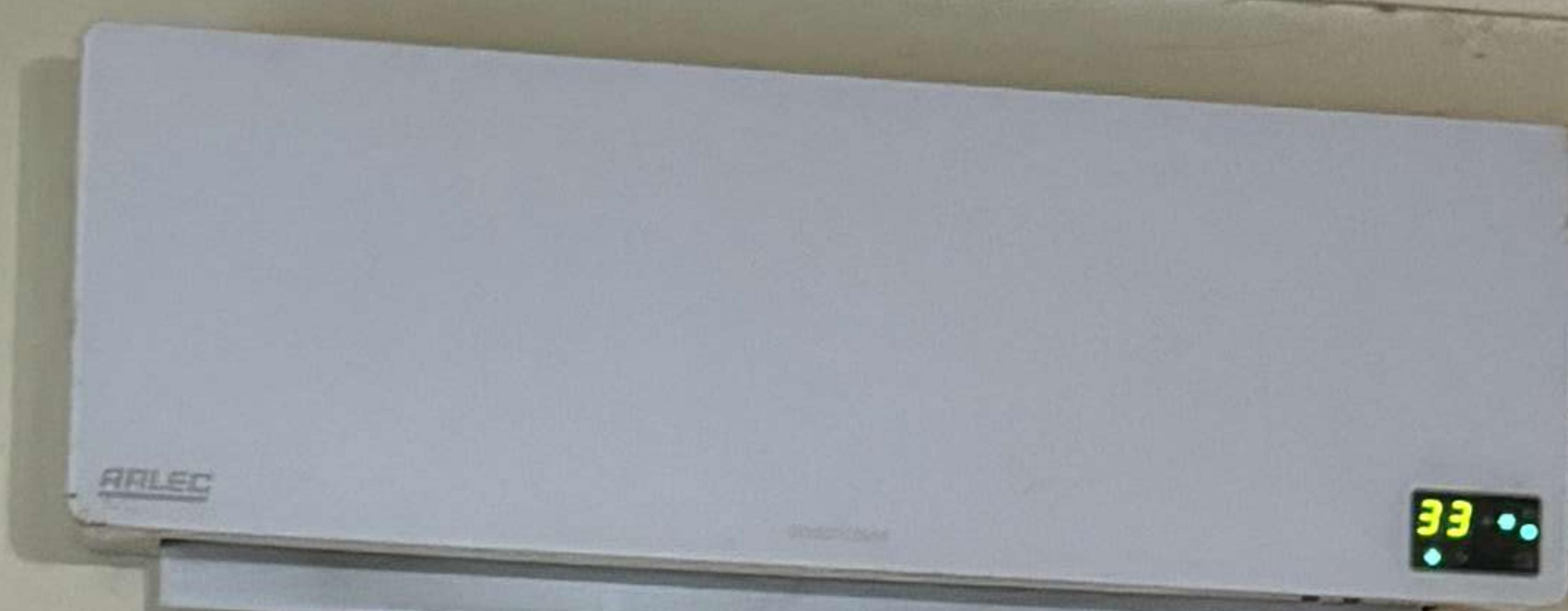
This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**ADVERTISED MATERIAL****Planning Application: T24000****Date Prepared: 06 February 2026**

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.









Cardinia

ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Dairy Corner



ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



 **Cardinia**
ADVERTISED MATERIAL

Planning Application T240050
Date prepared 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge that you agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.






Cardinia
ADVERTISED MATERIAL

Planning Application: T240050

Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

Document ID:
T240050
Date: 06/02/2026
Page: 1 of 10



Cardinia
ADVERTISED MATERIAL

Planning Application: T240050
Date Prepared: 06 February 2026

This copied document is made available for the purpose of the planning process as set out in the *Planning and Environment Act 1987*. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.