City of Greater Geelong, Statutory Planning - Date Received 06/10/2026

City of Greater Geelong
Statutory Planning

statplanning@geelongcity.vic.gov.au

06 October 2026



I am submitting this letter to provide an overview of the proposed dog breeding activities to be conducted at our property and to outline the management measures that will be implemented to minimise any impact on neighbouring properties and the broader community.

The breeding operation will be conducted as a Recreational Breeder under the compliance of Dogs Victoria Rules and Regulations. The property will be well maintained and compatible with the surrounding residential environment.

Nature of Operations

The property size is 4000sqm and will be used for residential purposes and the breeding and raising of purebred dogs. Breeding will occur on a limited basis, with only a small number of litters produced each year. The primary activities conducted on-site will include:

- Housing and caring for breeding dogs. We currently have 3 entire females, and 2 entire males all registered with COGG
- Whelping and raising puppies. 2 litters per year at the most
- Routine veterinary care and health testing.
- Exercise and enrichment of dogs.
- Meeting prospective puppy owners by appointment.

The operation is intended to be low-intensity and will not function as a retail business or commercial boarding kennel.

Visitor Numbers and Appointments

Public access to the property will be strictly controlled.

Prospective puppy purchasers will be required to make an appointment before visiting the property and will have paid a deposit for their puppy. No walk-in visits will be permitted.

Typical visitor activity is expected to consist of:

- One to two family groups per week during periods when puppies are available for viewing.
- Visits limited to one family group at a time.
- Viewing appointments lasting approximately 30 to 60 minutes.
- Most visits occurring during daylight hours between 4pm and 6:00 pm.

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Outside of litter viewing periods, visitor numbers will be minimal and generally restricted to veterinarians or friends.

As a result, vehicle movements associated with the breeding operation are expected to be very low and comparable to those of a normal residential dwelling.

Noise Management

The welfare and behaviour of the dogs will be actively managed to minimise barking and nuisance noise.

Measures include:

- Housing dogs in a secure kennel facility located away from neighbouring residences.
- Providing regular exercise, enrichment, and socialisation.
- Maintaining consistent feeding and daily routines.
- Promptly responding to prolonged barking.
- Housing dogs indoors or in enclosed kennel facilities overnight.
- Using fencing, vegetation, and landscaping to assist in reducing noise transmission.

A separate Noise Management Plan has been prepared to support the application.

Waste Management

Animal waste will be managed through routine collection and disposal procedures.

Measures include:

- Daily collection of dog waste from kennel, exercise yards, and other areas used by dogs.
- Placement of puppy waste into the toilet, and regular collection of adult dog waste is placed in a designated area of the backyard with limited access to minimise odour and pest attraction.
- Immediate cleaning and sanitisation of kennel facilities as required.

These procedures will ensure the property remains clean, hygienic, and free from offensive odours.

Animal Numbers and Welfare

The number of dogs maintained on the property will remain appropriate to City of Greater Geelong Animal Management Recreational Breeder, (no more than 5 dogs) and Planning Permit regulations.

All dogs will receive:

- Regular veterinary care.
- Vaccinations and preventative health treatments.

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- Appropriate housing and shelter.
- Daily exercise and social interaction.
- Nutrition and care consistent with animal welfare requirements.

The operation will comply with all applicable breeding, animal welfare, and local government requirements.

Traffic and Parking

Traffic generated by the operation is expected to be very minimal.

Vehicle movements will generally be limited to:

- Resident vehicles.
- Occasional veterinary visits.
- Scheduled puppy viewing appointments.
- Collection of puppies by their new owners.

Adequate on-site parking will be provided to ensure visitor vehicles do not impact local roads or neighbouring properties.

Community Impact

Given the small scale of the operation, limited visitor numbers, appointment-only access arrangements, and implementation of comprehensive noise and waste management measures, the anticipated impact on the surrounding community is expected to be minor.

The intent is to operate in a manner that is respectful of neighbouring properties while maintaining high standards of animal welfare and responsible breeding practices.

We are committed to working cooperatively with Council and local residents to address any concerns that may arise and to ensure the ongoing suitability of the operation.

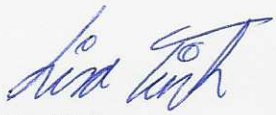
Please find attached information as requested;

1. Registered Search Statement
2. The Title plan showing Lot number
3. Any covenants or restrictions
4. Noise Management Plan

Thank you for your consideration of this application.

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Yours sincerely,



Lisa Tink
249-251 Thacker St, Ocean Grove 3226
PH: 0418131648
lisatink9@gmail.com
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