

Application for Planning Permit

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If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

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

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

Clear Form

The Land



① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: 9	St. No.: 36	St. Name: King William Street
Suburb/Locality: Broadmeadows		Postcode: 3047

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

If this application relates to more than one address, please click this button and enter relevant details.

Add Address

The Proposal

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

② For what use, development or other matter do you require a permit? *



If you need help about the proposal, read:

[How to Complete the Application for Planning Permit Form](#)

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

③ Estimated cost of development for which the permit is required *



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

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

Existing Conditions

④ Describe how the land is used and developed now *

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

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

Title Information i

5 Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

Does the proposal breach, in part or in whole, any title restriction, covenant or other obligation such as an easement or building envelope? **This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose. Please note that the plan may not be to scale.**

Yes. (If 'yes' contains a restriction, covenant or other obligation.)

No

Not applicable (no such encumbrance applies).

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

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

*Please provide at least one contact phone number **

Owner *

The person or organisation who owns the land

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

Declaration i

7 This form must be signed by the applicant *

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

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

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).
General information about the planning process is available at www.delwp.vic.gov.au/planning


Contact Council's planning department to discuss the specific details of your application. Incomplete or unclear information may delay your application. **This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The copy must not be used for any other purpose.**

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

Checklist

- 9 Have you:

- Filled in the form completely?
- Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Provided all necessary supporting information and documents?
 - A full, current copy of title information for each individual parcel of land forming the subject site
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
 - If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.
- Completed the relevant Council planning permit checklist?
- Signed the declaration (section 7)?

Lodgement

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

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200
Email: email@hume.vic.gov.au
DX: 94718
Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

[Print Form](#)

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

[Save Form To Your Computer](#)

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

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1 May 2024

Hume City Council
PO Box 119
Dallas Vic 3047

Dear Planning Department,

**CHANGE OF USE TO DOMESTIC ANIMAL BOARDING (CATTERY)
UNIT 9 36 KING WILLIAM STREET BROADMEADOWS**

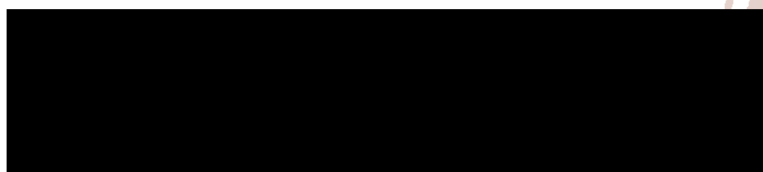
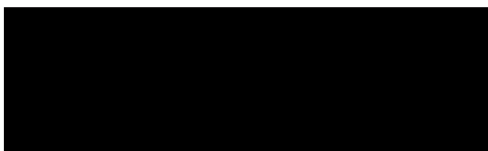
I am writing to submit an application for the property located at UNIT 9 36 King William Street BROADMEADOWS. The proposal seeks for a change of land use to accommodate domestic animal boarding (cattery).

The documents accompany with the application are as follows:

- Full copy of Title certificate
- Plans
- Planning Report

Please do not hesitate to contact me at 0434 889 908 or suns.planning@gmail.com if you have any further questions or require additional information.

Sincerely,



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

Page 1 of 2

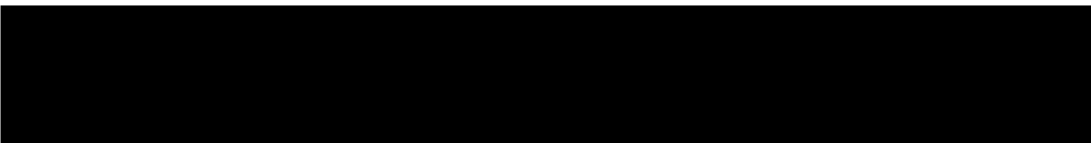
VOLUME 12511 FOLIO 358

Security no: 1243456048W
Produced 17/04/2024 05:28 PM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 902533K.
PARENT TITLE Volume 12068 Folio 009
Created by instrument PS902533K 01/11/2023

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX559838Y 14/12/2023
SECURE FUNDING PTY LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AV241547B 18/01/2022

DIAGRAM LOCATION

SEE PS902533K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: UNIT 9 36 KING WILLIAM STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 20402P LIBERTY FINANCIAL
Effective from 14/12/2023

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS902533K

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

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DOCUMENT END



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

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

Produced 06/05/2024 02:36:29 PM

Status	Registered	Dealing Number	AV241547B
Date and Time Lodged	18/01/2022 08:40:45 PM		

Lodger Details

Lodger Code	22888W
Name	MARIPA & CO.
Address	
Lodger Box	
Phone	
Email	
Reference	2/34-46 King Willian

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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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.

Estate and/or Interest

FEE SIMPLE

Land Title Reference

12068/009

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	HUME CITY COUNCIL
Address	
Street Number	1079
Street Name	PASCOE VALE
Street Type	ROAD
Locality	BROADMEADOWS
State	VIC
Postcode	3047

Additional Details



Department of Environment, Land, Water & Planning

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Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	HUME CITY COUNCIL
Signer Name	VINCENT MICHEAL MARIPA
Signer Organisation	VINCENT MICHAEL MARIPA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	18 JANUARY 2022

File Notes:

NIL

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

Statement End.



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AV241547B
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/05/2024 14:36

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THIS AGREEMENT is made the
BETWEEN:

HUME CITY COUNCIL (hereinafter called "the Council")

- AND -

Name/s.	LOTFY PROPERTY 2 PT LTD
Address.	3 PEREGRINE RISE KEILOR EAST VIC 3033

(hereinafter called 'the owners')

WHEREAS:

- A. The owner(s) are entitled to be registered at the Office of Titles as the proprietor(s) of an estate in fee simple in the land described in Certificate of Title as;

Address.	Lot 2 PS 741686C Vol 12068 Fol 009
No.	2/34-46 KING WILLIAM ST BROADMEADOWS VIC 3047

(hereinafter called 'the subject land')

- B. The Council is the Responsible Authority for the enforcement and carrying out of the Hume Planning Scheme (hereinafter called "the Planning Scheme").
- C. The Owners wish to erect a building or other structure over a Council easement on the subject land.

Description of Building.	Cafe entry canopy constructed over an easement.
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- D. The Council has given its consent to the erection of the building on the subject land on the basis that the Owner enter into this agreement with the Council.
- E. The Council and the Owner(s) have agreed that this Agreement is made pursuant to Section 173 of the Planning and Environment Act 1987.

NOW THE OWNER(S) AGREE AS FOLLOWS:


- To permit the Council to enter into and upon the building or other structure and/or the easement for the purpose of inspecting maintaining or repairing any sewer or drain or other works of the Council now laid or which may be hereafter laid by the Council and of constructing any sewer or drain or other works of the Council which may be hereafter laid by the Council.
- To be solely responsible for all injury, loss or damage which may be occasioned to the said building or other structure by reason of or incidental to the carrying out of the inspection construction maintenance or repair of the said sewer or drain or other works or by reason of or incidental to the presence of the said sewer or drain or other works.
- To indemnify the Council against all actions claims suits and demands arising out of or incidental to the erection and/or retention of the said building or other structure over the said sewer drain or other works and/or the said easement.
- To pay to the Council all additional costs incurred by it in inspecting, constructing, maintaining or repairing any drain, drainage asset or other

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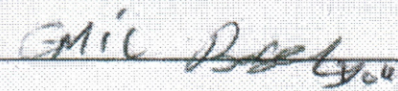
- works by reason of the said building or other structure having been erected over such sewer or drain or other works and/or the said easement.
- 5. To pay to the Council all additional costs incurred by it in inspecting, constructing, maintaining or repairing any new drain, new drainage asset or other new works by reason of the said building or other structure having been erected over the said easement.
- 6. Not to sell or mortgage land to which this agreement refers without first disclosing the contents of this Agreement to the purchaser or mortgagee.
- 7. To ensure that the foundations of the said building or other structure shall be clear of any sewer, drain or other works already in the easement of which may laid in the easement.
- 8. To construct the floor in a way that the said sewer or drain or other works will be accessible for repair. In case of a concrete floor, slabs over the sewer or drain or other works are to be not greater than 900 x 900 with caneite or bitumen joints 12mm wide running longitudinally on both sides of the slabs which are directly above the pipe of other works.
- 9. To pay to the Council the Council's reasonable costs and expenses of and incidental to the preparation execution and subsequent registration, amendment or cancellation of the memorandum of this Agreement.
- 10. The Council and the Owner(s) acknowledge and agree that the obligations imposed upon the Owners hereunder are intended to take effect as covenants which shall be annexed to and run at law and in equity with the said land and by the Owners, the Owners' successors, assignees and transferees, the registered proprietor or proprietors for the time being of the said and every part thereof.
- 11. An application shall be made by the Council to the Registrar of Titles for the entry of a memorandum of this Agreement on the said Certificates of Title to the said land.

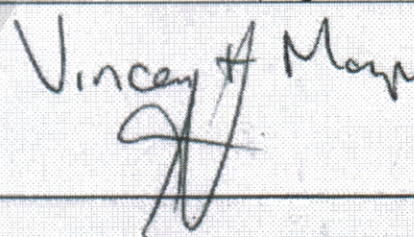
IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first hereinbefore mentioned.

Signed by and on behalf, and with the authority, of the Hume City Council by Peter Jolly, Municipal Building Surveyor, in the exercise of a power conferred by an Instrument of Delegation:


.....
Peter Jolly, MBS

SIGNED by the said

LOTFY PROPERTY 2 PTY LTD	Signature; 
	Signature;

In the presence of: 
Signature: _____

Date: 6/12/2021



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Document Type	Plan
Document Identification	PS902533K
Number of Pages (excluding this cover sheet)	6
Document Assembled	17/04/2024 17:28

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PLAN OF SUBDIVISION

EDITION 1

PS 902533K

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LOCATION OF LAND

PARISH : Will-Will-Rook
 SECTION : 11
 CROWN ALLOTMENT : -
 CROWN PORTION : B (Part)
 TITLE REFERENCE : Vol. 12068 Fol. 009
 LAST PLAN REFERENCE : PS741686C Lot 2
 POSTAL ADDRESS : 2/34-46 King William Street
 (At time of subdivision) Broadmeadows. 3047
 MGA2020 CO-ORDINATES E 316990 ZONE:55
 (of approx centre of land in plan) N 5827710 GDA 20

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988
 Public Open Space
 A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made
 Digitally signed by: Katrina Toogood for Hume City Council on 28/09/2023

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS
 Median: Boundaries marked M
 Exterior Face : All other boundaries
 Common Property No.1 is also known as private roads named Blackeagle Crescent, Munster Lane and Fidelity Lane

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY: THIS PLAN IS BASED ON SURVEY.
 STAGING: THIS IS NOT A STAGED SUBDIVISION.
 PLANNING PERMIT NO. P24426

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS 154 IN PROCLAIMED SURVEY AREA NO. -

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS
 FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

IMPLIED RIGHTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage & Sewerage	3.05	LP56974	LP56974
E-1	Sewerage	3.05	PS741686C	Yarra Valley Water Corporation
E-1	Drainage	3.05	This Plan	Hume City Council
E-2	Distribution of Electricity	See Diagram	AW605517B	Jemena Electricity Networks (Vic) Ltd

SURVEYORS REF: 5311

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 6

 Licensed Land Surveyors
Development Consultants
Town Planners

Tel 9370 9925 | Fax 9372 8796 | PO Box 148 Ascot Vale Vic 3032
 info@anthonyfordsurveying.com.au | www.anthonyfordsurveying.com.au

Digitally signed by: Anthony Ian Ford, Licensed Surveyor,
 Surveyor's Plan Version (07),
 27/09/2023, SPEAR Ref: S192277P

PLAN REGISTERED
 TIME: 12:59pm
 DATE: 01/11/23

B.J.S.
 Assistant Registrar
 of Titles

PS 902533K

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DIAGRAM 1

SCALE
1:750

ORIGINAL SHEET SIZE: A3

LENGTHS ARE IN METRES

0 7.5 15 22.5 30

Digitally signed by: Anthony Ian Ford, Licensed Surveyor,
Surveyor's Plan Version (07),
27/09/2023, SPEAR Ref: S192277P

antonyford + PARTNERS
Licensed Land Surveyors
Development Consultants
Town Planners

Tel 9370 9925 | Fax 9372 8796 | PO Box 148 Ascot Vale Vic 3032
info@anthonyfordsurveying.com.au | www.anthonyfordsurveying.com.au

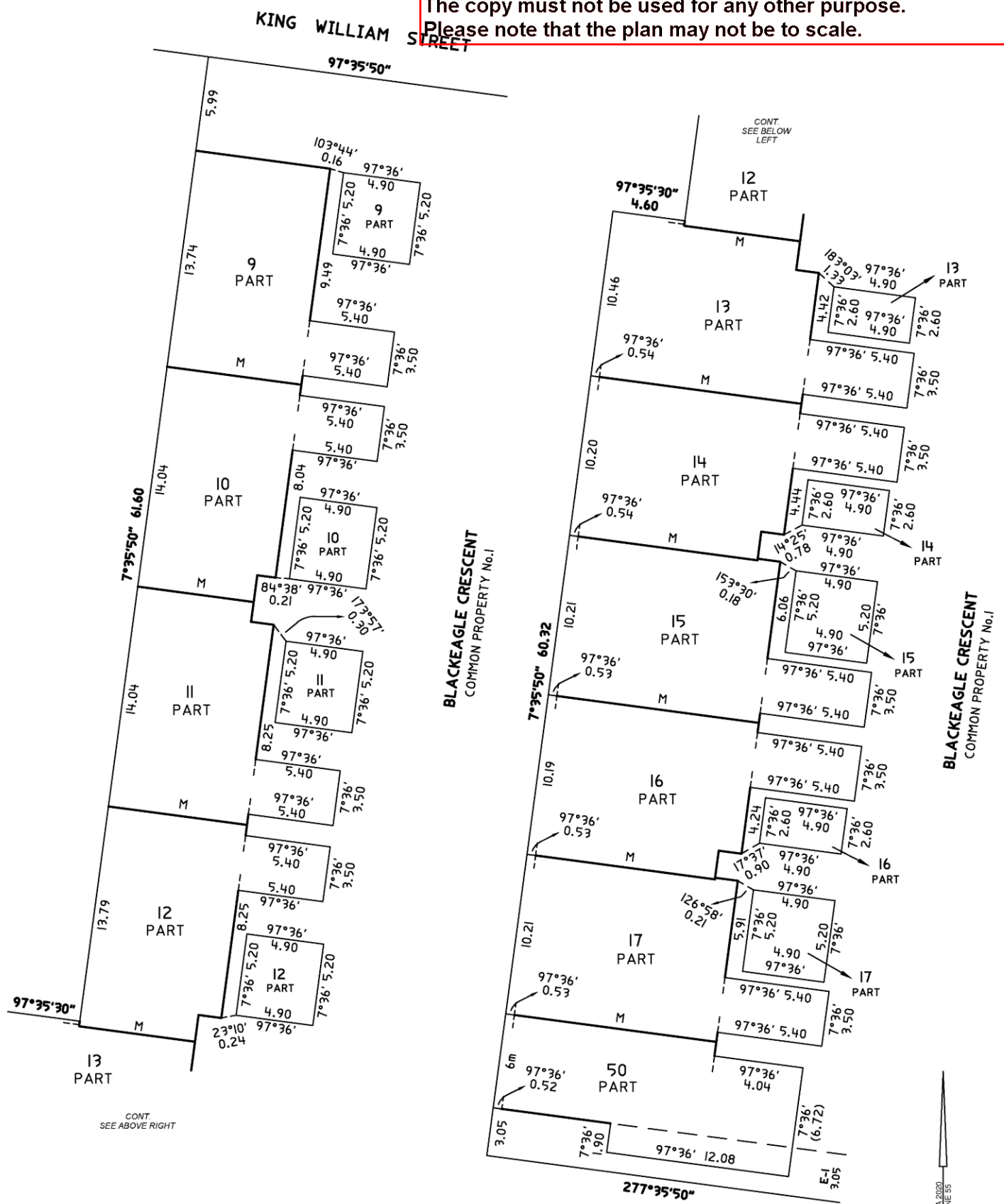
Amended by: Anthony Ian Ford, Licensed Surveyor 31/10/2023.

SHEET NO. 2

PS 902533K

DIAGRAM 2
 LOTS 9 TO 17, 50 (PARTS),
 & COMMON PROPERTY No.1

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anthonyford + associates
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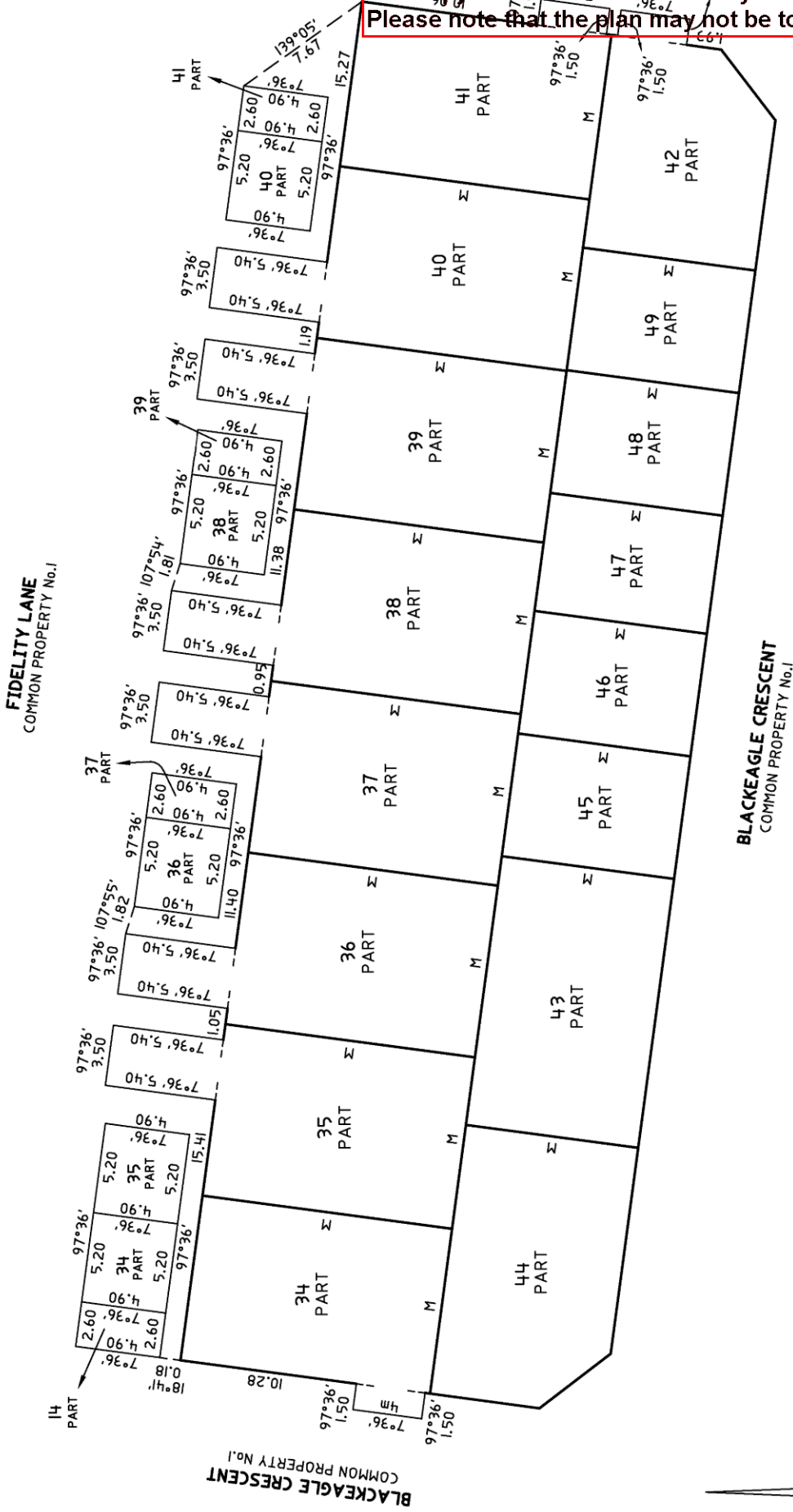
NOT TO SCALE
 LENGTHS ARE IN METRES
 Digitally signed by: Anthony Ian Ford, Licensed Surveyor,
 Surveyor's Plan Version (07),
 27/09/2023, SPEAR Ref: S192277P

ORIGINAL SHEET
 SIZE: A3
 SHEET 3
 Digitally signed by:
 Hume City Council,
 28/09/2023,
 SPEAR Ref: S192277P

PS 902533K

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DIAGRAM 5
LOTS 14, 34 TO 49 (PARTS),
& COMMON PROPERTY No.1



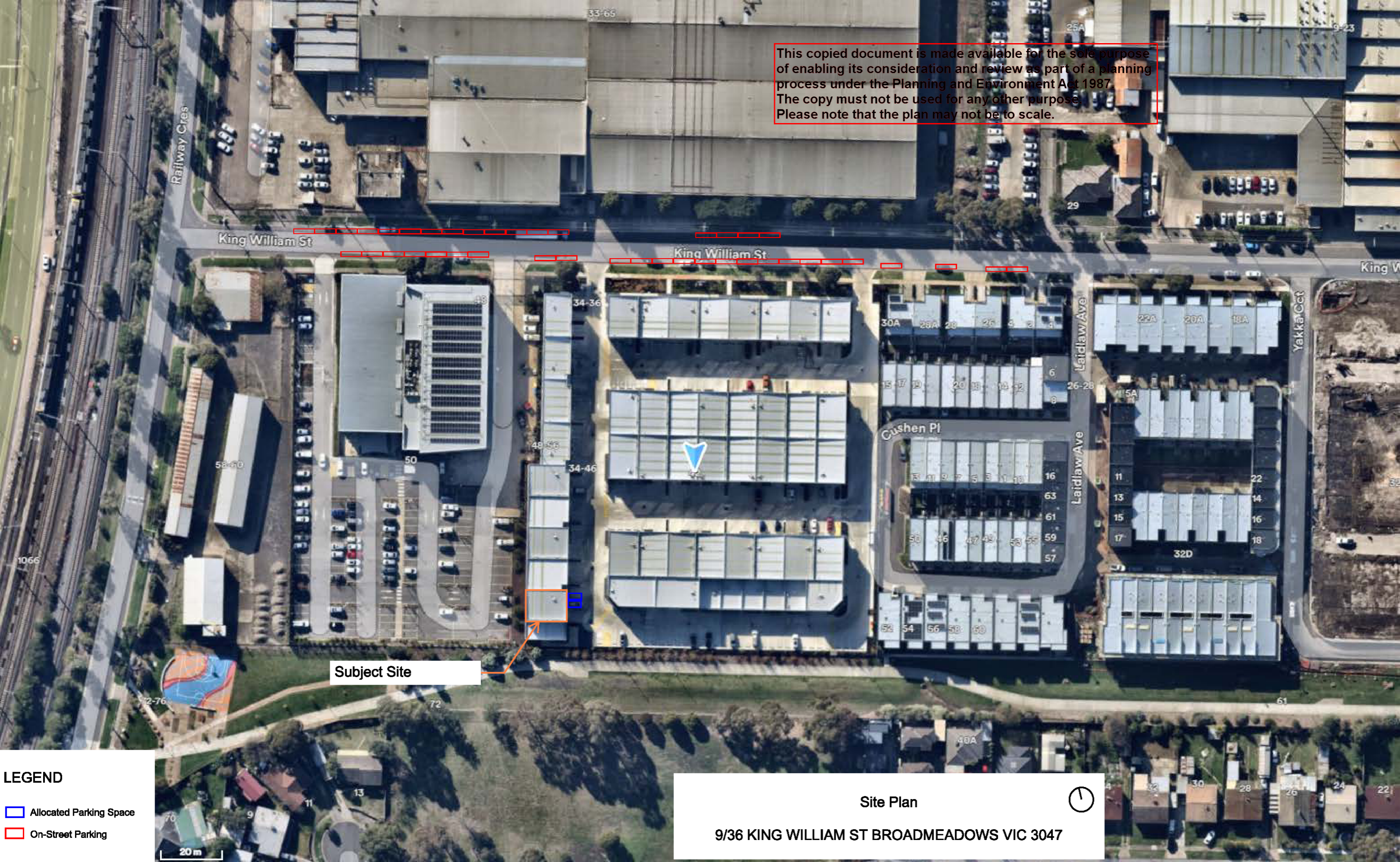
SHEET 6	ORIGINAL SHEET SIZE: A3	NOT TO SCALE LENGTHS ARE IN METRES	<p>Digitally signed by: Anthony Ian Ford, Licensed Surveyor, Surveyor's Plan Version (07), 27/09/2023, SPEAR Ref: S192277P</p> <p>Digitally signed by: Anthony Ian Ford, Licensed Surveyor, Hume City Council, 28/09/2023, SPEAR Ref: S192277P</p>
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 Licensed Land Surveyors
 Development Consultants
 Town Planners
 anthony|ford + town planners
 Tel 9370 9925 | Fax 9372 8796 | PO Box 148 Ascot Vale Vic 3032
 info@anthonyfordsurveying.com.au | www.anthonyfordsurveying.com.au

Amended by: Anthony Ian Ford, Licensed Surveyor 31/10/2023.

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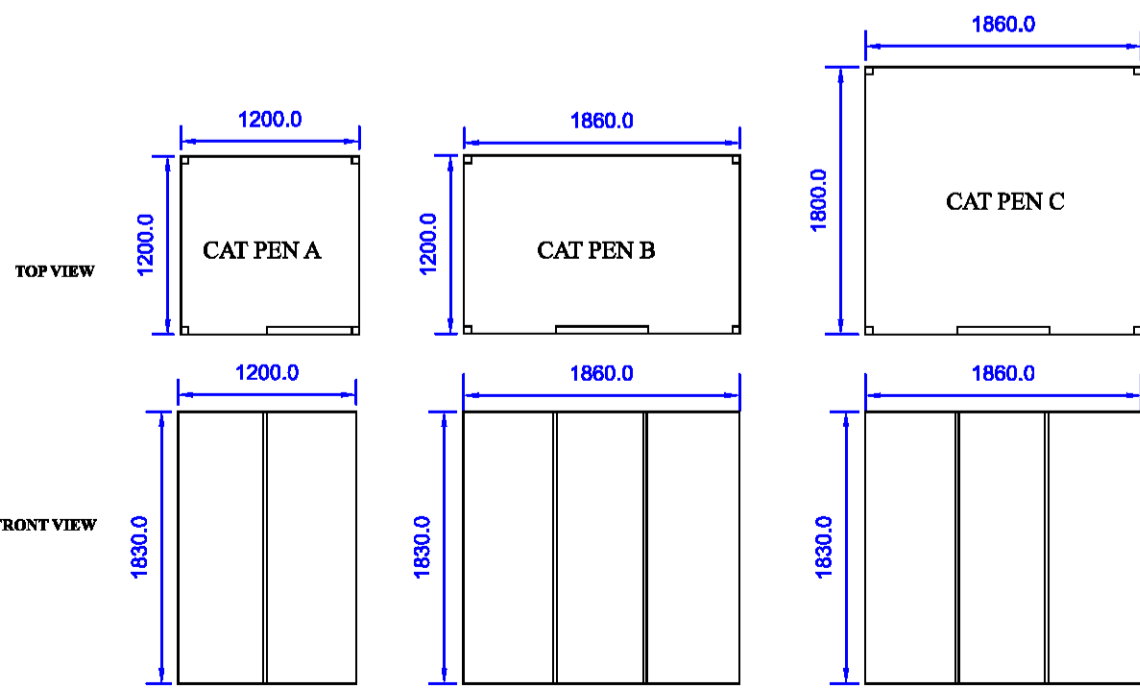
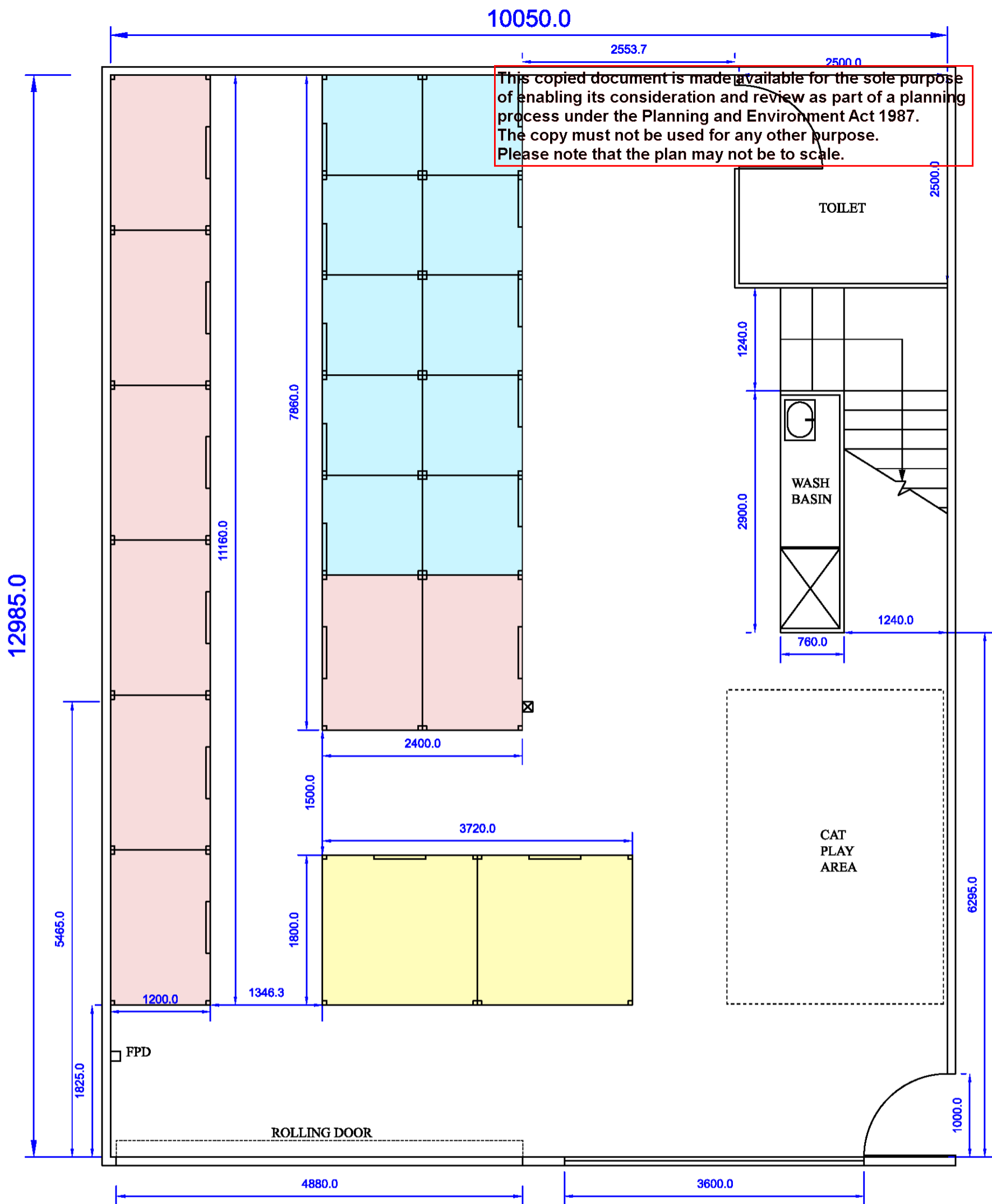
Subject Site

LEGEND
[Blue Box] Allocated Parking Space
[Red Box] On-Street Parking

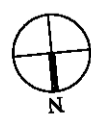
Site Plan
9/36 KING WILLIAM ST BROADMEADOWS VIC 3047

20 m

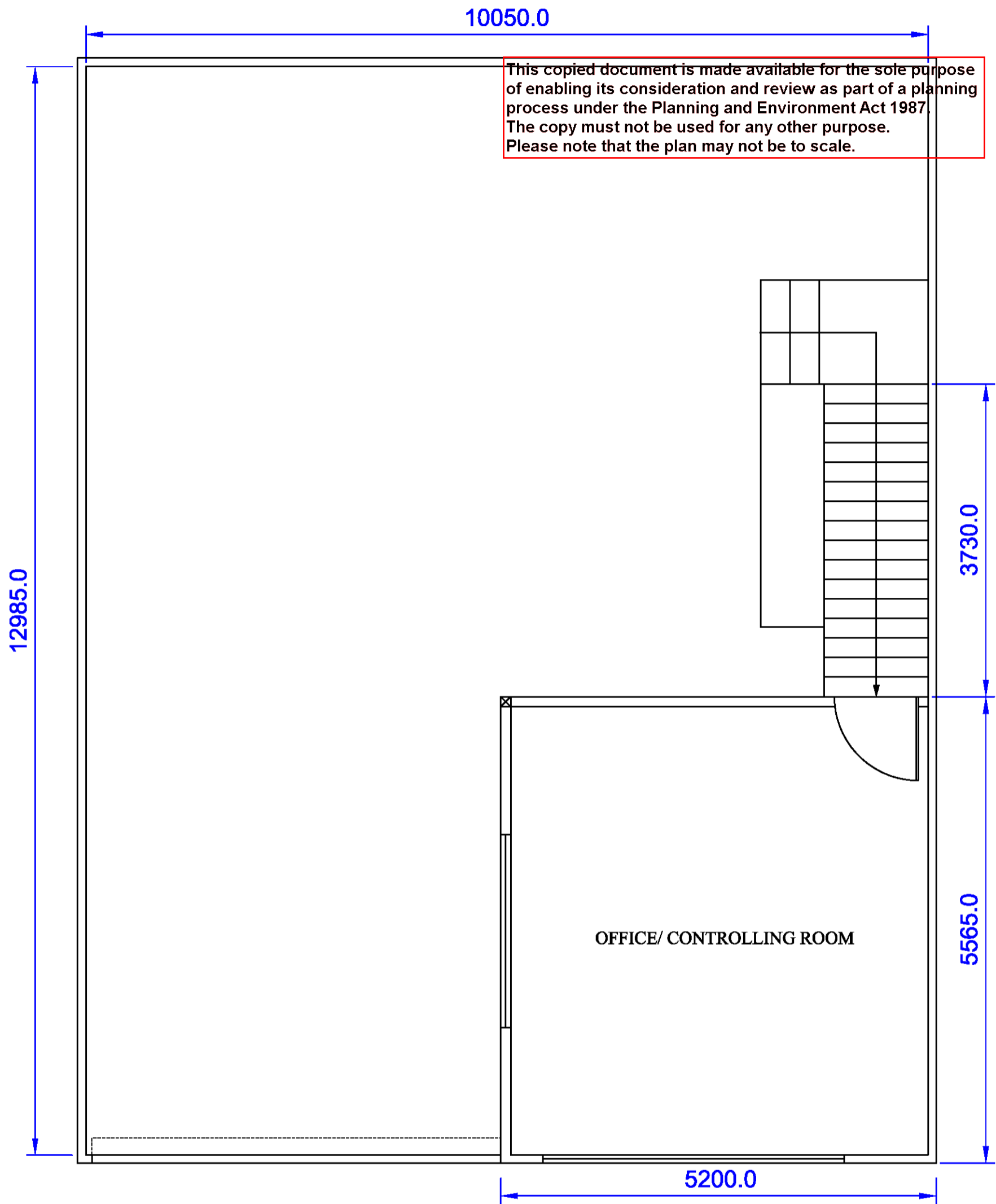




- CAT PEN A
- CAT PEN B
- CAT PEN C



GROUND FLOOR PLAN
 SCALE 1:50@A3
 UNIT: mm(millimeter)



FIRST FLOOR PLAN
SCALE 1:50@A3
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20 June 2024

Hume City Council
PO Box 119
Dallas Vic 3047

Dear Daniella,

RFI RESPONSE – P25966

9/36 KING WILLIAM STREET, BROADMEADOWS VIC 3047

We acknowledge receipt of your Request for Information (RFI), concerning our planning permit application for the 9/36 King William Street BROADMEADOWS. We appreciate the opportunity to clarify the details and provide further information to assist in the review process.

1. The location of the two (2) car parking spaces allocated to the site and the existing on-street parking have been notated on the plans.
2. The planning report has been revised to demonstrate that sufficient car parking is available to accommodate the staff and visitors on-site at any one time. Justification has been provided against Clause 52.06 Car Parking provision. We note the subject site is located within the Principal Public Transport Network (PPTN), and ample on-street car parking is available along King William Street.

We trust that the information provided addresses the council's concerns and offers the necessary clarifications. Should there be any further questions, or if additional information is needed, please do not hesitate to contact us.

In the absence of additional queries, we kindly request that you proceed with advertising our application at your earliest convenience. We look forward to hearing from you.

Sincerely,

[Redacted signature block]

[Redacted signature block]

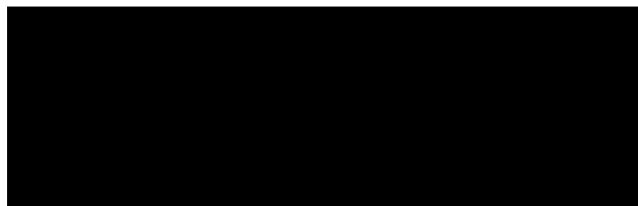
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PLANNING REPORT

UNIT 9 36 King William Street BROADMEADOWS

Change of Use to Domestic Animal Boarding (Cattery)

4 May 2024



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SITE ADDRESS:

UNIT 9 36 King William Street BROADMEADOWS

FORMAL LAND DESCRIPTION:

Lot 17 Plan of Subdivision 902533K

PROPOSAL:

Change of Use to Domestic Animal Boarding (Cattery)

RESPONSIBLE AUTHORITY:

Hume City Council

DOCUMENT STATUS:

Version 1	4 May 2024	Planning application
Version 2	20 June 2024	RFI

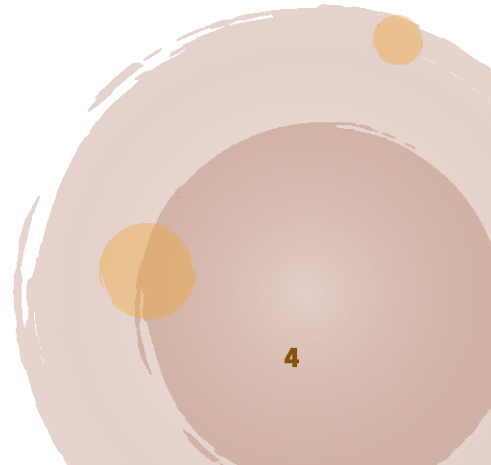
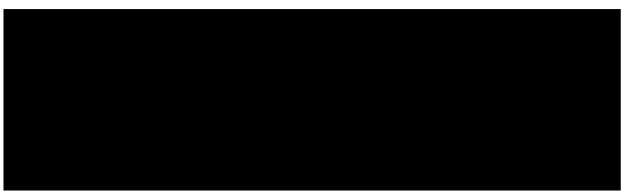
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completeness and relevance of the information provided for their purposes. Sun's Town Planning does not warrant how you apply or rely on the information in this report.



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1. INTRODUCTION

This report has been prepared by Sun's Town Planning to accompany a planning permit application for the Change of use to domestic animal boarding (Cattery) at UNIT 9 36 King William Street BROADMEADOWS ("site").

Under the Hume Planning Scheme, the subject site is included in the Commerical 2 Zone (C2Z) and is not affected any overlay.

The proposal seeks planning approval for the Use of the Land for Domestic Animal Boarding (Cattery).

The proposal seeks a planning permit under the following provisions of the Hume Planning Scheme:

- To use the land for a Section 2 use (Domestic Animal Boarding – Cattery) (Clause 34.02-1)

A detailed assessment of the proposal is set out in this report. It is considered that the proposal adequately responds planning policy framework applicable to this proposal, and relevant reference documents as referred to in the Hume Planning Scheme.

2. SUBJECT SITE AND SURROUNDS

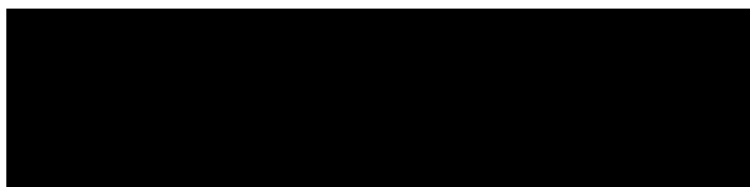
2.1. The Subject Site and the surrounds

The subject land is identified as 9/36 KING WILLIAM STREET BROADMEADOWS 3047. It is legally described as Lot 17 with the Plan of Subdivision 902533K.

This particular unit forms part of an multi-unit complex designed for warehouse and office functions. Unit 9 is positioned towards the south-western part of the development, situated in the first row just adjacent to 50 King William Street car parking area. The development itself is situated on the southern side of King William Road, approximately at the street's midpoint, nestled within an commerical and industrial zone.

The layout of Unit 9 includes a total floor area of 159.5 square meters, with 130.5 square meters on the ground level and an additional 29 square meters on the mezzanine level.

This unit is allocated a total of two car parking spaces. Three of these spaces are located directly in front of the unit on its eastern side, with the remaining shared visitor parking space situated



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across the unit on the southern side of the access drive. The entire development provides a cumulative of approximately 107 car parking spaces.

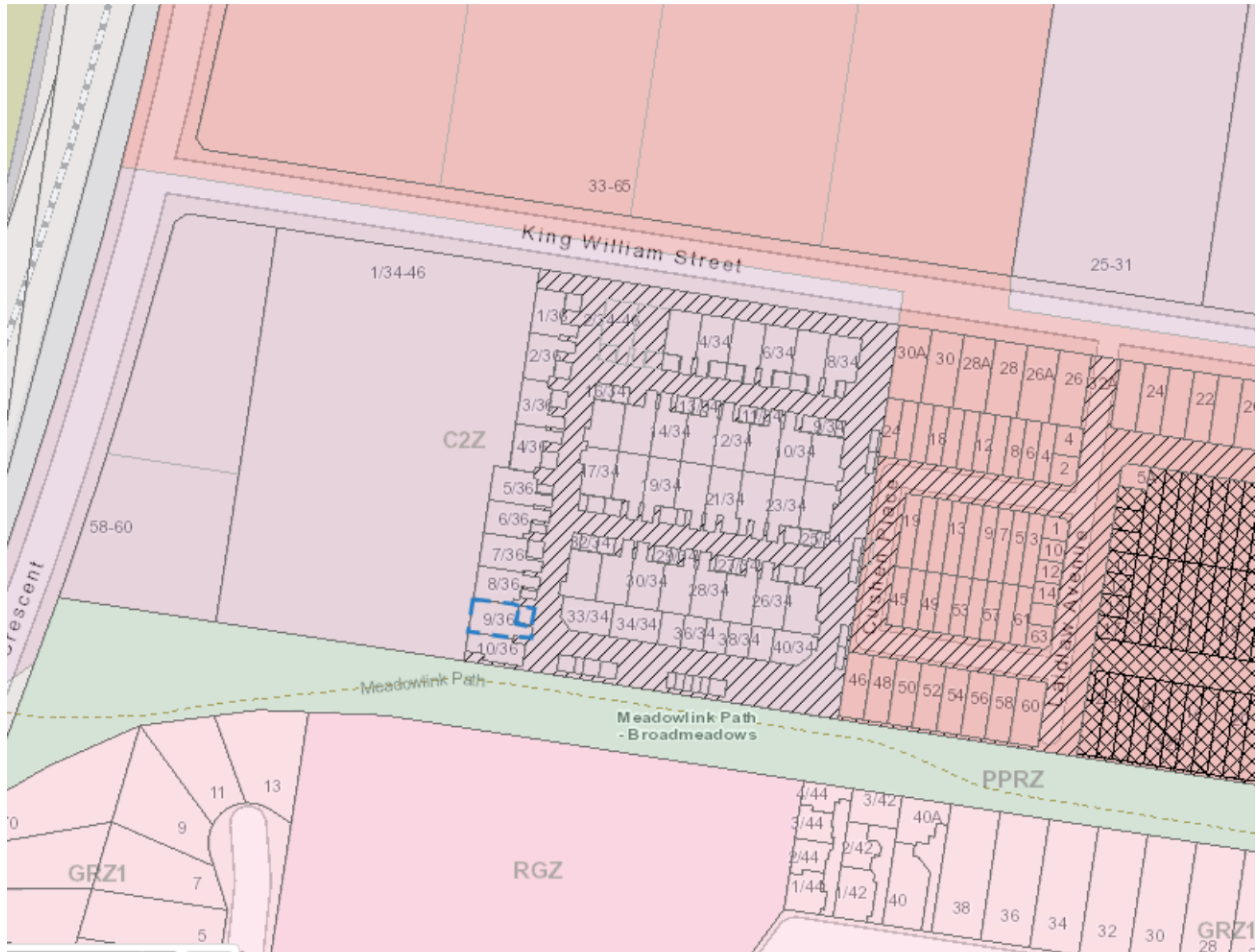
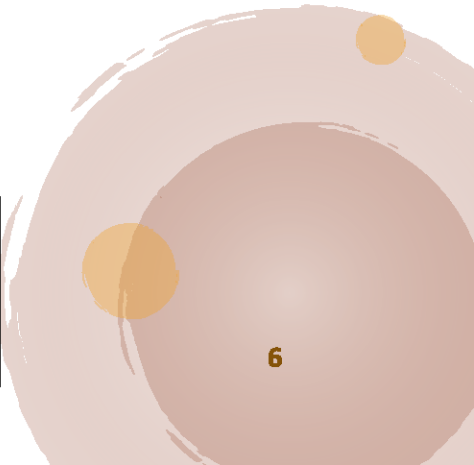


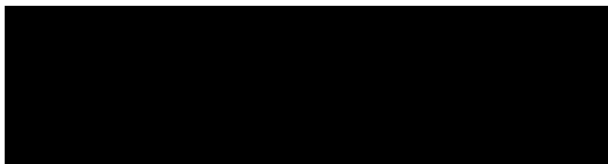
Figure 1 Context Plan.



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Figure 2 Aerial image of the subject site.



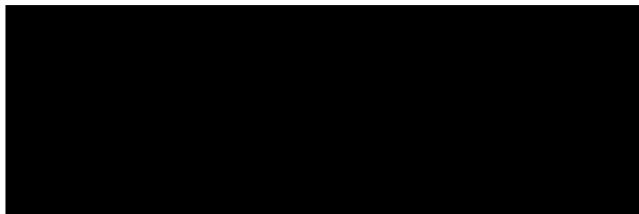
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Figure 3 Front of subject site



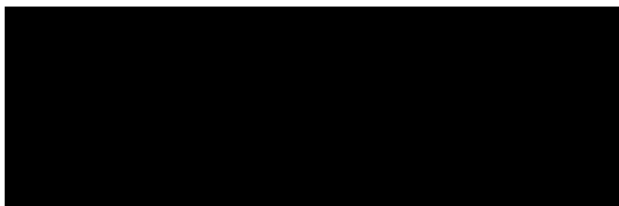
Figure 4 Front of subject site



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Figure 5 Front of subject site (internal driveway)



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3. PROPOSAL

USE

Planning approval is sought for the change of use of the land to a Domestic Animal Boarding (Cattery), which is a Section 2 use.

The proposed use is not prevented by any of the rules adopted by the Owners Corporations.

There will be no physical alterations to the premises. The ground floor will comprise an entry foyer, toilet, cat play area and cat accommodation modules. At first floor (mezzanine) level there is a storage/office room.

The premises will have a range of accommodation modules in the following sizes, which all comply with and exceed the minimum specifications set out in Section 6.3.2 of the Code of Practice for the Operation of Boarding Establishments ("The Code").

The modules will comprise of 4 sizes:

Cage Measurement	Note	Cage no.	Max cat no.
L1.2m x W1.2m x 1.8m high = 1.44sqm (max 2 cats)	<i>Floor area exceeds 0.8sqm minimum floor area under Code.</i>	10	20
L1.86m x W1.2m x 1.8m high = 2.232sqm (max 3 cats)	<i>Floor area exceeds exceeds 1.8sqm minimum floor area under Code.</i>	8	24
L1.8m x W1.8m x 1.8m high = 3.24sqm (max 3 cats)	<i>Floor area exceeds 2.8sqm minimum floor area under Code.</i>	2	6
Total		20	50
Cat Play area		/	4

Maximum number of cats on the premises at any one time will be 50.



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Hour

The proposed hours of operation (drop off and pick up times):

- Monday to Sunday 10am to 6pm

Staff

There will be a maximum of four (4) staff on-site at any one time.

Staff will be on-site during business hours, Monday to Sunday 9.00am to 2.30pm and 6.00pm to 9.00pm.

The facility will be equipped with security surveillance cameras, allowing for the remote monitoring of all cats housed on the premises. This system will enable the business owners to observe the condition of the cats from their residence. Furthermore, customers will be granted the capability to remotely monitor their own cats at any given time via the security system, providing peace of mind and ensuring the well-being of their pets.

Operation

The business will be run in strict accordance with the *Code of Practice for the Operation of Boarding Establishments* under the provisions of *Section 59 of Division 4 of the Domestic (Feral and Nuisance) Animals Act 1994*, and Council's Local Laws Policy.

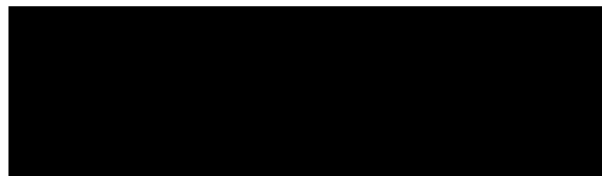
All animals entering boarding establishments will be identified and all reasonable special requirements requested by the animal's owner or attending veterinary surgeon will be complied with, such as administration of medication, feeding of special diets, bathing and grooming.

The business will have a written agreement with sufficient veterinarians to be on call for the treatment of animals.

The Cattery will board animals 24 hours a day. Staff will be on-site predominantly during business hours, whilst CCTV and temperature monitor systems will be implemented after hours to ensure animal safety.

Cages will be securely locked to prevent unauthorised entry. Each individual cage will be fitted with a secure closing device that cannot be opened by the animals and will allow for ready access to animals and ready exit for staff and animals from the premises in the event of an emergency.

No grooming will be undertaken on the premises. It is a boarding establishment, not a grooming facility.



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The business does not propose to sell any products by retail from the premises.

The business will not be training cats.

Waste Management

Waste management will comprise of collection of litter and food waste to be placed in sealed bags before being placed into hired commercial bins.

The bins pick up schedule is yet to be confirmed with the service provider, however, all bins and waste storage will be located within the site and will not interface with the public realm.

Floor areas and cages will be thoroughly cleaned and sanitized regularly and when animals vacated.

Visitor Management

Visitors will be on-site during the designated drop off and pick up times. The expectation is that visitors will have short-term visits for drop off and pick up, and their stay will not exceed 30 minutes to allow time for completion of paperwork, health and vaccination checks etc.

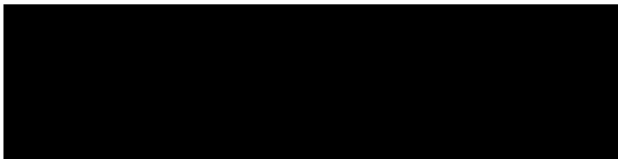
Car Parking

The subject site is allocated two (2) car parking spaces. Furthermore, the precinct offers abundant parking options for visitors and staffs.

The site is located within a Principal Public Transport Network (PPTN), which encourage more diverse and dense development near high-quality public transport to support public transport usage. With Broadmeadows Train Station within walking distance, it is expected that some staffs and visitors will travel to the site via public transport.

Any Business Identification Signage

None proposed at this stage.



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4. PLANNING SCHEME PROVISIONS

4.1. Zoning Controls

The subject site is located within an Commercial 2 Zone pursuant to Clause 34.02 of the Hume Planning Scheme. The purpose of this zone is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

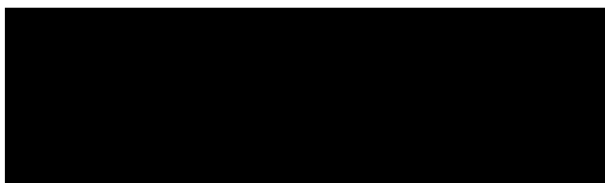
Permit Triggers:

As discussed above, Domestic Animal Boarding (Cattery) is classified falls under “Agriculture – Animal Husbandry” classification of Clause 73.03 Land Use.

- Pursuant to Clause 34.02-1 of the Commercial 2 Zone of the Hume Planning Scheme, a “Agriculture” is a Section 2 (Permit required) use.

Based on the zoning objectives, the proposed Domestic Animal Boarding (Cattery) is considered to be generally in accordance with the objectives of the zone. The appropriateness of the use in this location is summarised as follows:

- The proposed use will provide a quality pet care services that will serve the residents located within the Hume community and the residents in the wider Hume area. Noting that there is an absence of such a facility in the area, the proposal seeks to address this gap and positively contribute to the well-being of the Hume community.
- The proposed use does not involve any kind of disruptive activity or animal behaviour, such as noise and odour, and is compatible with the nearby light industry and manufacturing uses.
- Considering the nature of the business, the transportation of materials and commodities to or from the land will be of a lightweight nature. The logistical aspects of the operation are designed to be minimally intrusive. This ensures that there will be no adverse impact on the adjoining industrial uses.
- It allows for a suitable activity that will contribute to the mix of uses within the zone.
- It is considered that the site is well-serviced, and suitably connected to transport network whilst the scale and intensity of the proposed use are not considered to be out of context or incompatible with the existing conditions of King William Street.



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- It is not considered that the proposed use would pose any unreasonable impact on the amenity of nearby businesses due to the general nature and scale of the use, particularly in the context of other surrounding industrial uses.
- Instead, it is envisaged that the proposed use will work in conjunction with many of the existing uses by operating during standard business hours. Furthermore, the peak demand for the proposed use is expected to occur during public holidays (i.e. Easter / Christmas). It is worth noting that during public holidays, most of the neighbouring industry will be closed, further reducing any potential impacts.

4.2. Overlay Controls

The subject land is not affected by any overlay.

4.3. Particular and General Provisions

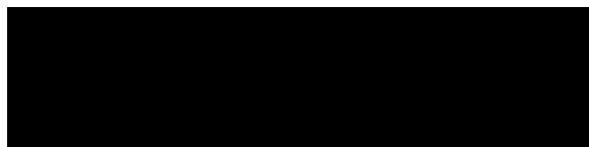
4.3.1. Clause 52.06 Car Parking

The purpose of this clause is as follows:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06 is applicable to a new use. The use of land for domestic animal boarding is not specified in Table 1 of Clause 52.06 and therefore car parking spaces must be provided to the satisfaction of the responsible authority.

For the existing approved warehouse use, the current statutory parking requirement in the Table to Clause 52.06 (Column B requirement, as the land is within a Principal Public Transport Network (PPTN) area) is 2 spaces for each premises plus 1 spaces per 100m² net floor area. Based on the



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current floor area of 260m², the existing warehouse parking requirement is 2 spaces plus 2.6 spaces = 4 spaces.

The subject premises has two spaces allocated for its exclusive use as shown on the Title Plan and Plan of Subdivision. There are more than approximately 107 car parking spaces in the overall development. There are also abundant on-street parking available along King William Street.

The two allocated car spaces are considered satisfactory for the proposed use, having regard to its low scale of operation and likely low frequency of customer visitors at any one time. Ample car parking spaces are also available across the overall development.

Regarding staff parking, the site is located within a Principal Public Transport Network (PPTN), encouraging more diverse and dense development near high-quality public transport to support public transport usage. With Broadmeadows Train Station within walking distance, it is expected that staff and visitors will travel to the site via public transport. Therefore, the existing car parking spaces on-site are considered sufficient.

Pursuant to Clause 52.06-7, plans must be prepared to show the layout and design of the proposed car parking spaces.

The parking layout has been checked and satisfies all of the Design Standards set out in Clause 52.06-8 Design Standards for Car Parking.

The car parking spaces provided on-site are deemed adequate for the following reasons:

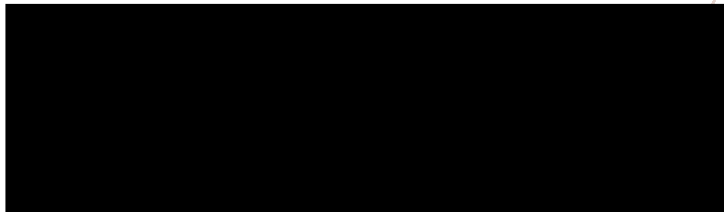
- The traffic generated by visitors is expected to be short-term, primarily for drop-off and pick-up, with their stay not exceeding 30 minutes.
- The car parking demands in the medium to long term are expected to be minimal.
- Daily drop off and pick up is anticipated to be less than 10 during the hours of operation.

Staff car parking can be easily accommodated within the allocated spaces, while visitor car parking is easily accommodated within the visitor car parking in the industrial precinct. In light of the above, it is considered that the car parking spaces provided on-site are sufficient to serve the proposed use.

5. POLICY RESPONSE

5.1. Clause 13.05 -1S Noise Management

This is a Statewide clause with the objective to assist the management of noise effects on sensitive land uses.



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Strategies are listed as follows:

- Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.
- Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy guidelines require consideration where relevant of the noise requirements in accordance with the Environment Protection Regulations under the Environment Protection Act 2017.

RESPONSE:

There are no sensitive land uses near the proposed cattery (sensitive land uses being listed as residential use, child care centre, school, education centre, residential aged care centre or hospital) or within the complex at 36 King William Street. There is no residential uses or any sensitive uses nearby. The adjacent uses are predominantly commercial/office or industrial. Thereby, no amenity impacts or material detriment is anticipated. Additionally, the solid walls of the subject premises are such that it is highly unlikely that any noise from cats would emanate from the premises.

5.2. Clause 17.02 – Commercial

The aim is to ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure, and to encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

RESPONSE:

The proposed use is generally consistent with Hume's vision to encourage development that meets the community's needs for retail, entertainment, office and other commercial services. The proposal allows for a compatible use within the existing commercial/industrial precinct as

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well as provides employment opportunities within the local area. The proposed cattery will provide community benefit, as the use will be located in a convenient and easily accessible area to service the local community. The proposal is located in a light commercial/industrial area to encourage diverse land use while ensuring compatibility with the surrounding environment.

The proposed use and development are considered consistent with the requirements sought by the above policy for Industrial and Commercial Activity. The use is considered well-located and meets the locational requirements of this policy, as the site is within an area located in close proximity to aerial roads and the transport network.

It is acknowledged there is no residential or sensitive uses nearby, therefore the proposal is an appropriate use and does not create any adverse impact on the surrounding area.

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6. CONCLUSION

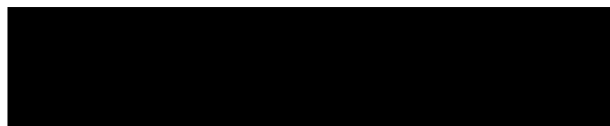
In light of the above, it is considered that the proposed Domestic Animal Boarding (Cattery) is an appropriate use of the site as it is suitably located within an Commercial 2 Zone.

The proposed use complements the commercial/industrial premises operating nearby. It will introduce a quality pet care facility to the area to support population growth within the Hume community. The proposed use will not generate any adverse impact on the amenity of the adjoining properties or surrounding area.

The availability of car parking within the industrial precinct is considered to be adequate and can easily accommodate the parking demand that will be generated by the proposed use.

The proposed use is viewed as having a positive impact on the community, offering quality pet-care service and will contribute to increasing employment opportunities within the local community.

Therefore, as the proposal is considered to adequately address the relevant provisions of the Hume Planning Scheme, we recommend that Council approve the proposed use.



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APPENDIX: ASSESSMENT AGAINST CODE OF PRACTICE FOR THE OPERATION OF BOARDING ESTABLISHMENTS (THE CODE)

The Code is made under the provisions of Section 59 of Division 4 of the Domestic (Feral and Nuisance) Animals Act 1994. The Code sets the minimum standards of care required for dogs and cats in boarding establishments.

The proposed cattery use requires a planning permit under the provisions of the Hume Planning Scheme.

6.1. CODE SECTION 3: ADMISSION REQUIREMENTS

Code Requirement	Response
<p>Code Requirement 3.1:</p> <p>All animals entering boarding establishments must be identified, and all reasonable special requirements requested by the animal's owner or attending veterinary surgeon must be complied with, such as:</p> <ul style="list-style-type: none"> • Administration of medication • Feeding of special diets • Bathing • Grooming 	<p>Upon arrival at the premises, new cat customers undergo a thorough check-in procedure including:</p> <ul style="list-style-type: none"> • Check immunization record. • Check medical history. • Check cats for symptoms of cat moss, fleas, ticks, and the like. Cats exhibiting any of these symptoms are not accepted for boarding. • Customers must fill out forms confirming any medication to be administered and special dietary, bathing, and grooming requirements. • All customers are given written information on the risks of contracting disease and must give written approval acknowledging these risks before permission is given to admit the animals.
<p>Code Requirement 3.2:</p> <p>Pups between 10 to 16 weeks can be admitted to day boarding facilities provided</p>	<p>The business will only accept kittens over 20 weeks old and with all vaccinations completed.</p>

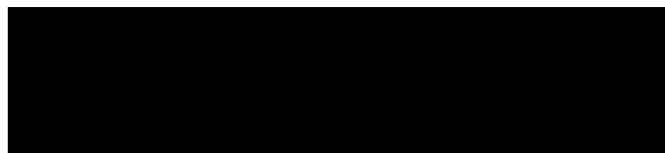
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Pet Services

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they have received their first vaccination at least 8 days prior to admission and are continuing the recommended vaccination schedule. Owners of these pups must be given information on the risks of the pup contracting disease and have given written approval or acknowledgment of these risks.	No kittens between 10-16 weeks or under 20 weeks are admitted. Refer to the check-in procedure at Item 3.1 above.
Code Requirement 3.3: Dogs older than 16 weeks must meet the vaccination requirements of Section 4.2.	Not applicable.
Code Requirement 3.4: Pups between 10 to 20 weeks being boarded at day boarding facilities must be supervised visually and physically at all times while being housed with other pups or dogs.	The business will only accept kittens over 20 weeks old and with all vaccinations completed. No kittens between 10-16 weeks or under 20 weeks are admitted.
Code Requirement 3.5: Dogs less than 4 months old and cats less than 3 months old must not be admitted for overnight boarding other than in exceptional circumstances.	The business will only accept kittens over 20 weeks old and with all vaccinations completed. No kittens between 10-16 weeks or under 20 weeks are admitted.

6.2. CODE SECTION 4: STAFF

Code Requirement	Response
Code Requirement 4.1: Manager/Person in charge	<i>Part 5 of the Domestic (Feral and Nuisance) Animals Act 1994</i> - Boarding of Dogs and Cats - will be prominently displayed in the reception area of the premises such that it can be read by all prospective clients.



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	<p>The manager/person in charge has comprehensive understanding of Domestic Animal safety and the relevant regulations. A Domestic Animal Business registration will be arranged after a planning permit being issued.</p>
<p>Code Requirement 4.2: The Veterinarian</p>	<p>The cattery will have agreement with veterinary services, including health advice and emergency services. The partnership will ensure that the cattery has reliable veterinary support for the health and well-being of the cats in their care.</p>
<p>Code Requirement 4.3: Animal Attendants</p>	<p>Staff will be particularly trained to detect Cat Moss (also known as Feline Moss or Ringworm), which is a contagious fungal skin infection. In this process, staff will be trained in using a Wood's Lamp, an ultraviolet lamp device used to detect this condition and other skin conditions. This process will be carried out each time a cat is presented for boarding. Cats showing any signs of Cat Moss will not be accepted for boarding.</p> <p>Staff will be given training in how to feed the cats, clean, and sterilise the cages. For staff selection, all staff must have a minimum of six months prior experience in the industry. Key selection criteria include that the staff must have a love for cats and must own a cat.</p> <p>There will be a maximum of four staff on duty at one time and a minimum of one staff at any time. All staff will be provided with appropriate working clothing. The premises</p>



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	<p>will provide adequate hand washing facilities, masks, gloves, and all sterilising supplies.</p> <p>All staff are required to have tetanus immunization before commencing with the business. All staff will be required to undertake the list of duties set out in Section 4.3.</p>
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6.3. CODE SECTION 5: HUSBANDRY

Code Requirement	Response
<p>Code Requirement 5.1: Nutrition</p>	<p>Cats will be fed twice daily with dry cat food, and ample drinking water will be provided. The cattery will cater only for overnight boarding of at least one night's duration, not for day boarding.</p>
<p>Code Requirement 5.2: Vaccination and Health Care</p>	<p>As part of the registration and check-in of each animal, current vaccination certificates and proof of gastrointestinal worms treatment must be produced by the customer as required in Section 5.2, and copies held on file by the business.</p> <p>Cats not wormed will be wormed on admission by the cattery at the owner's cost.</p> <p>If any cat is found to have infections after admission, it will be placed in an isolation pen well clear of the regular pens. The owner will be contacted immediately to request they collect the affected cat. If contact cannot be made and the cat cannot be collected within one hour, the cattery will contact the</p>

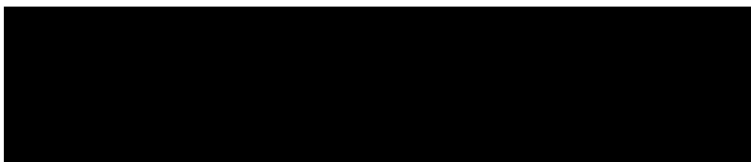


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	customer's emergency contact person to request collection.
Code Requirement 5.3: Hygiene	The business will observe strict hygiene rules at all times. All cages and pens will be cleaned daily, with used bedding, litter, feces, and uneaten food disposed of in on-site waste bins. A washing machine will be located on-site for laundering. Cat litter trays will be cleaned every day and sterilized weekly or when the cat completes its stay, whichever occurs first. Pest control will be undertaken by a professional pest control company every six months.
Code Requirement 5.4: Security	The internal layout of the premises is designed such that there are two doors to enter to reach the admissions area.
Code Requirement 5.5: Facilities	<p>The attached plans show the location of the reception area, records storage, and toilets, as well as washing facilities for staff. Boarded cats will be accommodated in cages set out generally in accordance with the attached plan. There is a selection of four accommodation module sizes as follows:</p> <ul style="list-style-type: none"> • L1.2m x W1.2m x 1.8m high • L1.86m x W1.2m x 1.8m high • L1.8m x W1.8m x 1.8m high <p>Fire extinguishers will be located within the premises, and the building is equipped with a sprinkler system.</p>

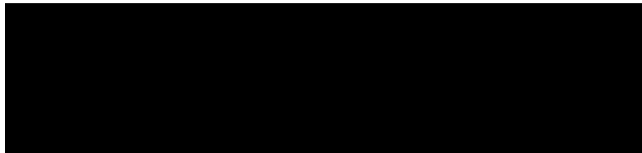
6.4. CODE SECTION 6: OVERNIGHT BOARDING ESTABLISHMENTS



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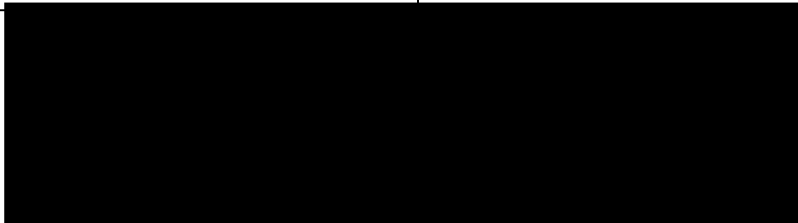
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Code Requirement	Response
<p>Code Requirement 6.1:</p> <p>Exercise</p>	<p>There will be no outdoors exercise area for the cats. The individual pens/cages will contain equipment for cat jumping and scratching.</p> <p>In order to meet the Code requirement that “Cats must not be exercised with other cats unless they are with compatible cats from the same household where the owner has agreed for this to occur”, if the admitted cats are from the same household, they will be accommodated within the same shared pen, but otherwise, all cats will be accommodated in separate pens.</p> <p>The remainder of this Section 6.1 relates to dogs</p>
<p>Code Requirement 6.2:</p> <p>Housing</p>	<p>The attached plans show the location of the reception area, records storage, display of information for clients, toilets, and washrooms.</p> <p>The building in which the cattery will be housed is a modern, fully enclosed, well-constructed warehouse/office providing full protection from the weather. It is finished in modern materials that are easily cleaned.</p> <p>Air conditioning provides climate control for the animals.</p> <p>As the building is fully enclosed, there are no issues with weather protection.</p> <p>All flooring will be finished with outdoor standard floor tiles, which will be mopped daily using animal safety sanitizer. Rinsing floors with a hose will not be necessary.</p>



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	<p>Fresh air, ventilation, heating, and cooling will be provided by air conditioning systems. Air conditioning already exists for the ground level, and it is proposed to install two additional air conditioners for the first-floor level. There will be no opening windows or skylights. A pet air purifier will also be installed.</p> <p>The air conditioning system meets the following specifications listed in Section 6.2:</p> <p>"In totally enclosed buildings where forced ventilation is the only form of air, requirements are:</p> <ul style="list-style-type: none">• an air change rate of 8 to 12 changes per hour to prevent the build-up of foul odors• ventilation devices must avoid draughts and distribute fresh air evenly to all of the boarding areas• temperature must be maintained in the range of 15 to 27°C• air recirculation units incorporating effective air cleaning and filtration to ensure the removal of infectious organisms and chemicals• a backup and alarm system in case of power failures or breakdown of ventilation and temperature control mechanisms."<p>Cats will not be washed, bathed, or cleaned on the premises. There will be no grooming of cats on the premises. This business does not undertake cat grooming.</p><p>Bedding in the cat pens will be soft mats, which will be washed weekly.</p>
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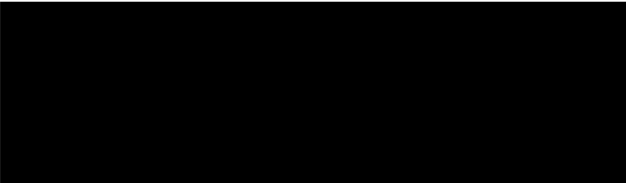
<p>Code Requirement 6.3.2: Cage sizes – Cats</p>	<p>The premises will have a range of accommodation modules in the following sizes:</p> <ul style="list-style-type: none"> • L1.2m x W1.2m x 1.8m high = 1.44sqm • L1.86m x W1.2m x 1.8m high = 2.232sqm • L1.8m x W1.8m x 1.8m high = 3.24sqm <p>The indicated layout of modules and module sizes is shown on the attached plans.</p> <p>If the admitted cats are from the same household, they will be accommodated within the same shared pen, but otherwise, all cats will be accommodated in separate pens.</p>
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6.5. CODE SECTION 7: DAY CARE FACILITIES

Code Requirement	Response
<p>Code Requirement 7.1: Cats</p>	<p>See above.</p>

6.6. CODE SECTION 8: TRANSPORT

Code Requirement	Response
<p>The driver is responsible for the welfare of animals in the vehicle during transportation. Animals must be transported for the minimum time practicable. Cats and small dogs may be placed in secure, well-ventilated carrying baskets, cages, or boxes. Large dogs may be</p>	<p>The proposed cattery will not provide a service to collect and deliver cats to and from customers' homes.</p>

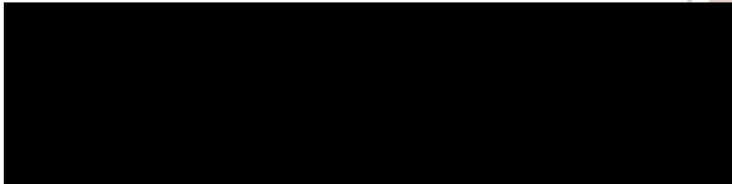


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<p>restrained, but all animals must be physically separated.</p> <p>Care must be taken when transporting cats and dogs at the same time. They must be transported separately in such a way that minimizes stress.</p> <p>Vehicles used for the transport of animals must have the following features:</p> <ul style="list-style-type: none"> • Provision for animals to be physically separated and restrained. • No protrusions or sharp edges in the framework, doors, partitions. • A design that is both escape-proof and prevents the protrusion of head and/or limbs of any animal carried. • Floors that are strong enough to bear the weight of the animals being transported and have a non-slip surface to minimize the likelihood of injury. • Weatherproof with adequate ventilation of vehicles both when stationary and in motion. • Facilities for ease of loading and unloading animals with minimal risk of injury to the animals and humans. • Materials and a design that allow for effective cleaning and disinfection. 	<p>All customers are expected to deliver and collect their cats to and from the premises themselves.</p>
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6.7. CODE SECTION 9: RECORDS

Code Requirement	Response
<p>The following information must be recorded relating to each animal admitted for boarding: the name of the animal, contact telephone number, and address of the owner or the</p>	<p>A pro-forma information sheet will be required to be completed and signed by each customer as part of the admission process.</p>



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<p>owner's nominee, and a description of the animal including:</p> <ul style="list-style-type: none">• Sex• Breed type• Color• Age• Details of condition on arrival• Distinguishing features• Permanent identification details, where applicable• Date of admission• Expected date of collection• Expected check-in/check-out time• Details of medical, dietary, bathing, and grooming requirements• Any collars, leads, or belongings brought in with the animal• Vaccination status• Heartworm treatment (dogs)• Name and contact telephone number of the owner's veterinarian• Any behavior changes during boarding.	<p>This will include at least the following information:</p> <ul style="list-style-type: none">• Owner's name, address, contact details (telephone, email etc).• Cat's sex.• Breed type.• Colour.• Age.• Details of condition on arrival.• Medical history.• Feeding time.• Distinguishing feature/s.• Permanent identification details.• Date of admission.• Check-in/check-out time.• Any collars, leads, or belongings.• Vaccination status, including proof documents.• Any behavior changes during boarding.• Name and contact details of the owner's vet.• Emergency contact name and details.
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