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INTRODUCTION

The Melbourne Hunt Club Inc. (**MHC Inc**) was founded in 1853 and has been in continuous existence for its members as a “**Not for Profit Club**” that operates under the current Victorian Government’s Associations Incorporation Reform Act 2012.

The Club is a member of the Hunt Clubs Association of Victoria Inc (**HCAV**) which is licensed annually and all the hounds are registered and microchipped and have an identifying tattoo as required by the Agriculture Victoria, Department of Economic Development, Jobs, Transport and Resources – Code of practice for the Welfare of Animals in Hunting under the Prevention of Cruelty of Animals Act 1986. the Department of Primary Industries (DPI) and operates under a code of practice for animal welfare approved by the DPI.

The MHC Inc. with its long history of 168 years has moved many times from its original site at Kirk’s Bazaar, near Hardware Lane off Bourke Street Melbourne. The moves in most cases have been forced through necessity of the ever increasing urban sprawl of the city of Melbourne.

As the Club has been a regular visitor to the Wellington Shire for some 35 years through the kind generosity of local farmers and it made common sense when the relocation was needed to occur again that the Wellington Shire should be considered.

After many months actively seeking to purchase a property in the Shire as a new base for the Club, we finally secured the property at 994 – 970 Seaton Heyfield Road last November.

The most important part in securing a property is to follow up with an application for a permit to house and keep the Club’s foxhounds.

This Document is tabled in conjunction with MHC’s Application for a Dog Permit with more detailed information in support of the Club’s application to kennel and maintain a pack of 30 foxhounds.

The Club’s foxhounds are not used in any form as a commercial operation and ***it is not a breeding establishment*** or a boarding kennel for commercial gain. Selective breeding of hounds does take place with one litter every second or third year, the progeny being for the exclusive use of MHC and on occasions the Club drafting (or gifting) a hound to another HCAV member club for their breeding programme.

The Club has a long established history of professional foxhound husbandry and it is important to recognise the foxhound is maintained and kennelled as a pack animal, because of their unique quality of working as a team, feeding, playing and sleeping together as part of their natural life.

The new kennels will be designed with the unique foxhound characteristics in mind and not be intrusive on the property and surroundings.

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Property Summary

Address: 970 Seaton Heyfield Road Seaton

Proposal: For Melbourne Hunt Club Inc to Kennel their hounds on the property with a professional carer in charge of the day to day wellbeing of the hounds.

Zoning: Farming Zone (FZ)

Overlay: Aboriginal Cultural Heritage

Planning Policy Framework:

Clause 14.01-1S (Protection of Agricultural Land)

Clause 14.01-1R (Protection of Agricultural Land – Gippsland)

Clause 14.01-2S (Sustainable Land Use)

Clause 21.13 (Environment and Landscape Values)

Clause 22.02 (Rural Policy)

ZONE:

Clause 35.07 (Farming Zone)

Aboriginal Cultural Heritage Sensitivity

There will not be any high impact activity and virtually no change to the landscape as it was conducted by the previous owners of the property.

The Foot Print Change

The only change to the foot print of the current property is 112 sq. m increase to the current machinery shed by adding a skillion along the length on the existing shed that is 16mx7m = 112sm. The original shed plus skillion to be converted into a sleeping area and covered yards specially treated for the Club's foxhounds, with grass yards attached for day time use only.

The Subject Site

Location 970 - 994 Seaton, Heyfield Road is an area of 330817 sq. m 33.1 ha, perimeter 2448 m, with a road frontage of 803.4 m.

**Refer Photo Showing the Entire property with Kennel Location page 15*

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Current Infrastructure

At 994, there is a barn style house, a green American-style barn, uncover day yards, a sand arena and 6 small paddocks.

At 982 there is a disused CFA shed.

At 970 there is a second house, machinery shed and an old shed. The balance of the land is used for agricultural cattle grazing.

Two large spring feed dams.

The remaining land approximately 65 acres is currently used for cattle grazing and will continue on the same arrangement as the previous owner.

Appropriateness of the Use Within a Farming Zone.

- The proposed kennels will have minimal impact on the current agricultural use of the land.
- The adoption of special treatment of the kennels is as detailed elsewhere in this document.
- *Refer to page 6&7*
- The maintenance of the Club's foxhounds it is not in any way a commercial venture and therefore the dogs are not subjected to the comings and goings of strangers and their dogs.
- The activity is recognized and licensed annually by the Department of Primary Industries (DPI) and operates under a code of practice for animal welfare approved by the DPI.
- The wash water and sewage from the kennel building is retained in 2 settling tanks and the solids removed from the site.
- *Refer to more detailed information on the design of the kennels. Pages 6 & 7*
- For the kennel structure, that is, the addition of a skillion to the existing machinery shed does not require removal of any vegetation.
- The building profile from the Seaton Heyfield Road would only have a minor change with the added 112 sq.m skillion in concrete bricks in place of the existing corrugated iron on the south side.
- The building is approximately 114 metres from the gate to 970 Seaton Heyfield Road.

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- The proposal does not block any existing vistas.
- Negligible impact on existing conditions of the natural environment and landscape.
- The proposed kennel building is consistent with guidelines of the farming Zone and the objectives of the environment and landscape.
- The kennel building is over 800m from the nearest dwelling at Seaton, over 900m to a dwelling (**under construction**) in the south and about 1000m to a dwelling in the north. The building has minimal to no visual impact to the farming Zone.
- Refer to area photo page 5
- Parking is not expected to be of any significance as there is more than adequate parking room between the small horse paddocks and the road fence.

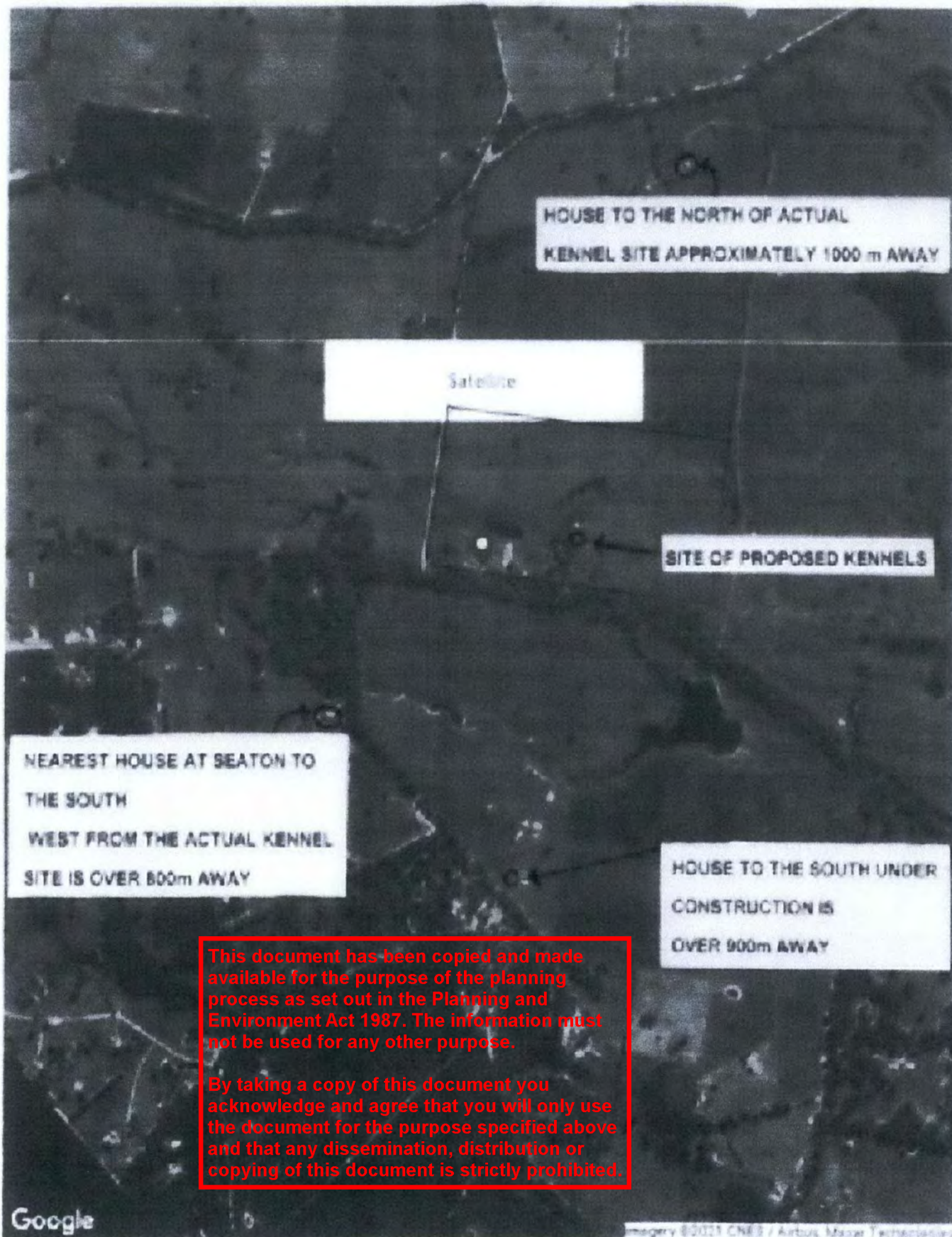
Conclusion

1. If you refer to Clause 22.02 (Rural Policy) the site fronts a main road and there is minimal change to the visual impact as described above.
2. It complies with the directions of the Wellington Shire Planning Scheme and does not compromise any productivity of agricultural production or potential.
3. The proposed development will have virtually nil impact on the visual and environmental aspects when compared to the use of the land by the previous owner and with special materials used in the construction and extension of an existing building for the proposed kennels with the effluent treatment via 2 settling tanks and the solids removed from the site.

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SATELLITE MAP OF THE AREA OF 994 – 970 SEATON HEYFIELD
ROAD IN RELATION TO THE NEAREST HOUSES TO THE
PROPOSED KENNELS



The Kennels Exact Location, the Design Concept and Material to be used.

The kennel is to be located at 970 Seaton Road using the existing machinery shed with a skillion on the south side of the machinery shed which gives the building a 300 sq. m area.

Refer to page 14 view of entire property - for building location marked "O"

Design concept

The north side of the Kennels has the drafting lane running the full length of the building. Off the drafting lane there are 2 main kennels plus 1 small kennel for the hot bitches and 1 small puppy kennel.

Note: 1 the drafting lane space can be closed off and provide extra space to the two main kennels.

Note: 2 the hot bitch kennel is not in use all the time, and can be opened for extra space.

Note: 3 the puppy kennel is only used every 2 to 3 years when the puppies are adolescent before being entered in with the adult hounds. This kennels can provide extra space for either the bitches or hot bitches.

Each kennel will have a suitable sized raised hound bed.

Refer Photo of hound bed page 157

The hot bitch kennel is a totally and visually enclosed off area and the two main dog and bitch kennel enclosures are partitioned with mesh fencing or similar material.

The floor of the entire kennel is concrete with the drainage slope from the south side of the building to a drain running the full length of the drafting lane on the north side out to the east end of the building to the septic tank system.

There will be two septic tanks, the first to receive all the wash down water and solids (a settling tank), the second tank to receive the water after the solids have settled. From the second tank the water is pumped to the approved site for the water to be distributed through a septic distribution system. When appropriate the solids to be removed from the site by an authorised person.

Design concept and materials

The external walls are either concrete bricks or solid reinforced poured concrete to 100 mm thick wall. If the concrete bricks are used they will be reinforced with steel rods into the foundations through the cavity of the bricks and filled with concrete to a height of about 1.5 m high (to strengthen the pressure points), the balance of the walls to consist of concrete bricks and mortar.

The skillion ceilings to be 6mm thick fibre cement sheet with 100mm gap to the iron roof and 50 mm polyester insulation minimum density of 10 kilograms per cubic metre.

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The gable roof section ceiling of the existing machinery shed to be higher than the skillion to assist with air flow from the skillion. This ceiling to have ventilation exit points connected to perforated lined and insulated ducting taking the air flow through the pitched roof void to the outside of the building.

The inflow of air to the building is via Passive Acoustic Wall Ventilators by "Silenceair", the flow of air travels from the outside of the building through an enclosed baffle duct to the inside of the building.

Windows and skylights doubled glazed or a minimum 10.38 millimetres thick laminated glass

Two skylights on the skillion roof section and windows on the east, west and north sides of the building. Note the windows are wide but only about 600 mm in height.

Four external doors, one general entry to the kennels, one exit to the day grass yards and a separate exit from the hot bitches and puppy kennels to a small grass yard.

Doors to be constructed of galvanized steel, hinged with a minimum 40mm core, shutting to a galvanized steel frame with a compressible rubber or felt type seal.

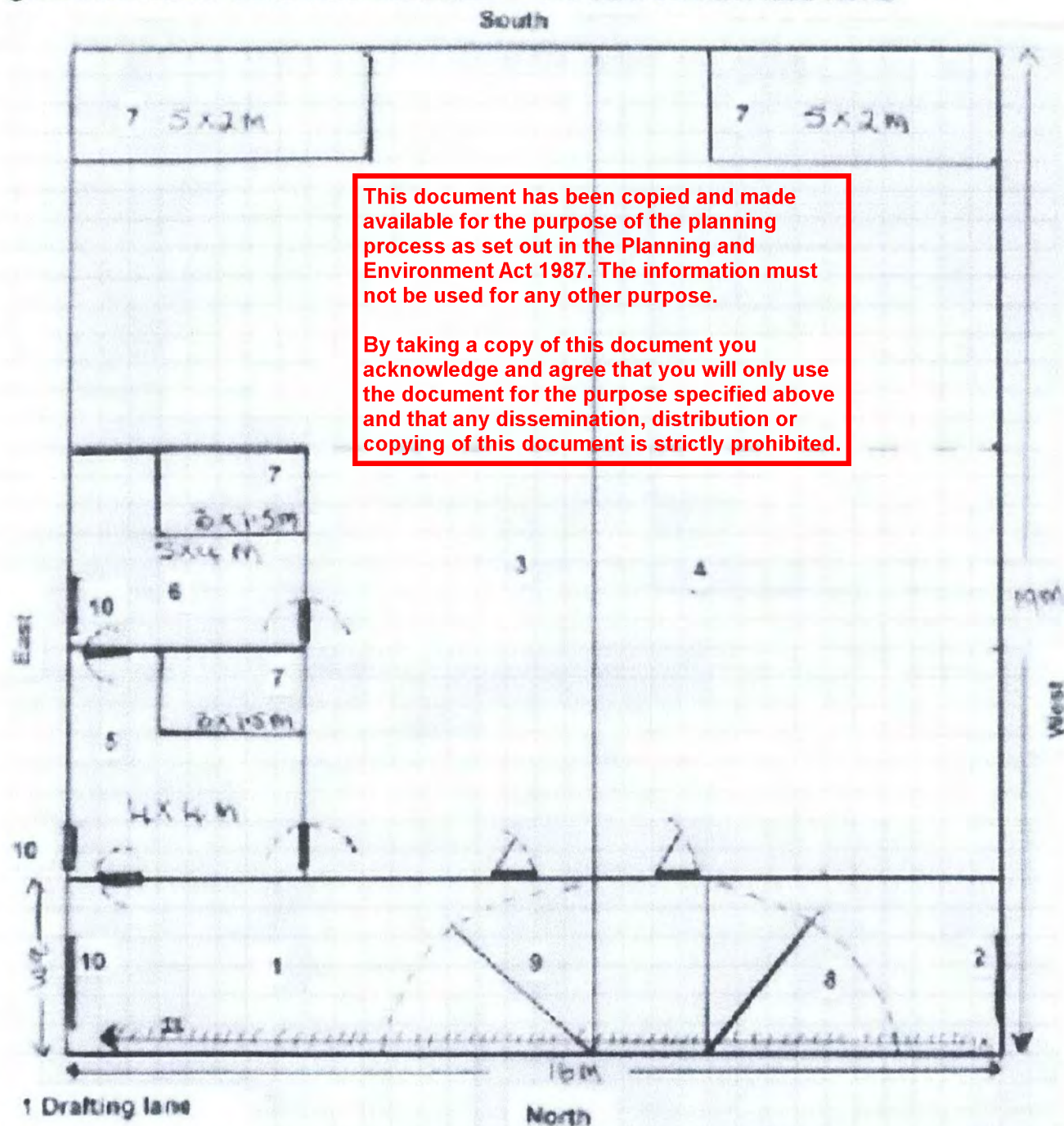
For example EU seal.

The Kennels to be fitted with lights and power points, drinking troughs and hosing down points.

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SKETCH PLAN OF PROPOSED KENNELS AT 970 SEATON HEYFIELD ROAD



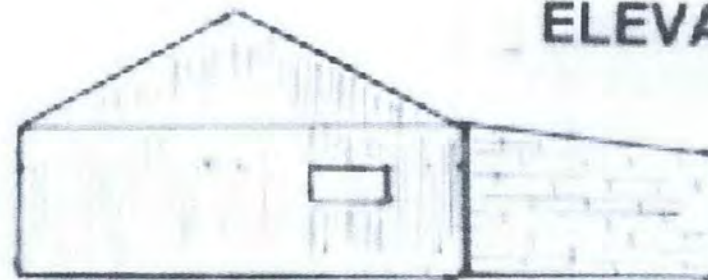
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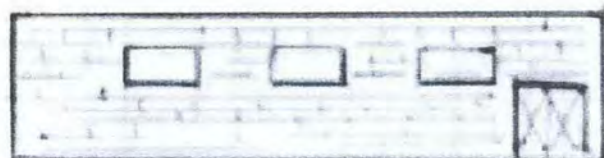
- 1 Drafting lane
- 2 Kennel entry
- 3 Bitches kennel
- 4 Dog Kennel
- 5 Puppy kennel
- 6 Hot bitch kennel
- 7 Hounds beds
- 8 Feeding area closed off by gate
- 9 Gate to close off the lane, to provide extra area for the 2 main kennels
- 10 Exit to grass yards
- 11 Wash water drain to septic tanks



EAST SIDE



WEST SIDE



NORTH SIDE



SOUTH SIDE

ELEVATIONS

ELEVATIONS OF THE PROPOSED KENNELS AT 970 HEYFIELD SEATON ROAD

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Appendix 1.

The Club's Foxhound Policy and Characteristics of The Breed

Melbourne Hunt Club (MHC) is not a commercial breeding operation or a boarding kennel subjected to disturbance by strangers with their dogs coming into their kennel environment, nor are hounds sold privately.

The Club breeds one litter every second or third year. The hounds are bred for our own use and on occasions are drafted (gifted) to other Clubs to assist in their breeding programme providing they are member of the Hunt Clubs Association of Victoria (HCAV).

The HCAV maintains a Kennel Foxhound Stud Book of all the breeding records of member hunts.

In fact the MHC's private records go back more than 130 years.

Registration of Foxhounds

All hounds are registered and microchipped and also have an identifying tattoo as required by the Agriculture Victoria, Department of Economic Development, Jobs, Transport and Resources – Code of practice for the Welfare of Animals in Hunting under the Prevention of Cruelty of Animals Act 1986.

Breeding Characteristics

The Club's Foxhounds have been meticulously bred since our foundation in 1853 for temperament, obedience, conformation, stamina, scenting ability and the need for them to be a good team player. The Foxhound being a pack hound is an active, athletic, social and tolerant breed that enjoys the companionship of humans as well as other dogs. They follow a scent trail only. This is a vital breed trait that one can see when the pack is working as a team with absolute concentration on following a trail, oblivious to the farmer's livestock and native fauna.

They Live, Sleep, Play and Feed Together

The hounds are a pack animal and apart from enjoying each other's company they sleep together and it does not matter how much room their sleeping bench has they will sleep very close and snuggle up to one another, even with their heads on the hound next to them and could be described as a heap of hounds.

Refer to Photo page 15

Early Training Begins in the Kennel

Strict protocols have long been established for training the young hounds in obedience and discipline as they are handled every day from a young age in their kennel environment.

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An important step in the their early training of becoming a good team player is when the young adolescent hounds first join the mature hounds to learn the daily routine of kennel life. This first step is easily accepted by the young hounds as it is a natural instinct of the foxhound breed to enjoy the company of other dogs. During the day the dogs and bitches are together and at night they are separated into their two respective sleeping lodges (kennels).

Refer to page 8 kennel design and Sketch Plan

The separation of dogs and bitches at night is a valuable first lesson for the young hounds as part of the kennel routine. The carer would bring the pack into the drafting lane and then call (for example) "Bitches only" and all the bitches would self-draft to their kennel and within a short period this simple task in mastered. It is important to note the carer must be consistent in the terms he or she uses in every aspect of the hound's training.

Protocols Used in Exercising and Training

In the off season the young hounds are exercised with mature dogs walking out on foot. They soon learn to be part of the team and become very responsive to voice commands and the use of hunting horn signals.

Great importance is attached to training the hounds to bring out their unique characteristics of being very biddable as a team player. This is so important for them being welcomed to follow a trail on the same private property year after year.

Parading the Hounds in Public

The Club has been asked to parade the hounds from time to time at such venues as the VRC Flemington Race Course, Moonee Ponds Race Course, Royal Agriculture Society Melbourne Show (taking it in turn with other Clubs) Pakenham Race Club to mention a few.

Often when hounds are paraded and time permits, children are invited to meet and greet the hounds.

Refer to Photo page 16

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APPENDIX 2

WHO ARE THE MEMBERS?

The membership comes from a broad cross section of the community where age is no barrier and is available to all members of a family to participate both in riding their horses or just joining in the many and varied social activities. They simply enjoy the camaraderie of others in a pleasant social environment.

Why are they members?

The members and visitors can enjoy the camaraderie of others and the privilege of riding their horses across country in a non-competitive environment on private property and where people and families from all walks of life can participate.

The Club's activity does not involve actual competition, that is, of pitting one member against another or other riders from other Clubs, resulting in a winner. Rather, the main attraction for the participants is riding their horses over the countryside with the challenge being the uncertainty and unpredictability of the circumstances of conditions they encounter during the day. The hazards can be wet and boggy terrain, drains to be negotiated and crossed or jumped, riding through timber and bushy areas and jumping their horses over specially constructed jumping places in fence lines following the Field Master. This provides the element of adrenaline similar to that raised in other team activities.

Most of the farms where the Club meets have had long standing arrangements going back between 20 to 30 years and even longer in some cases.

Tried and tested protocols are in place in the interests of personal safety, for the riders, their horses and how the farmer's livestock is not interfered with. It is through these strictly organized and controlled protocols that the Club has maintained excellent relationships with its landowners.

If a problem occurs

It is by both social and riding members being mindful of the great privilege they have in having access to private land, so that if a problem should occur with damage of some sort to the farmer's property it is reported and the problem is dealt with promptly.

Link into other equestrian sports

Equestrian sports are very diverse in character and embrace riders from novice level to Olympic standard. Most riders competing in competitions today have participated in more than one form of equestrian sport regardless at what level they compete at and many still do. This is still true of many of the Club's members today who compete regularly at different levels in other equestrian disciplines.

A small number of members are qualified judges who have been approved by Equestrian Victoria to judge their peers usually in the type of events they have competed successfully in and some are also qualified instructors who have passed the relevant tests to become approved instructors to teach riding.

Encouragement

The Club likes to encourage locals and others from further afield to join the Club whether it is to participate as a riding member or for social reasons.

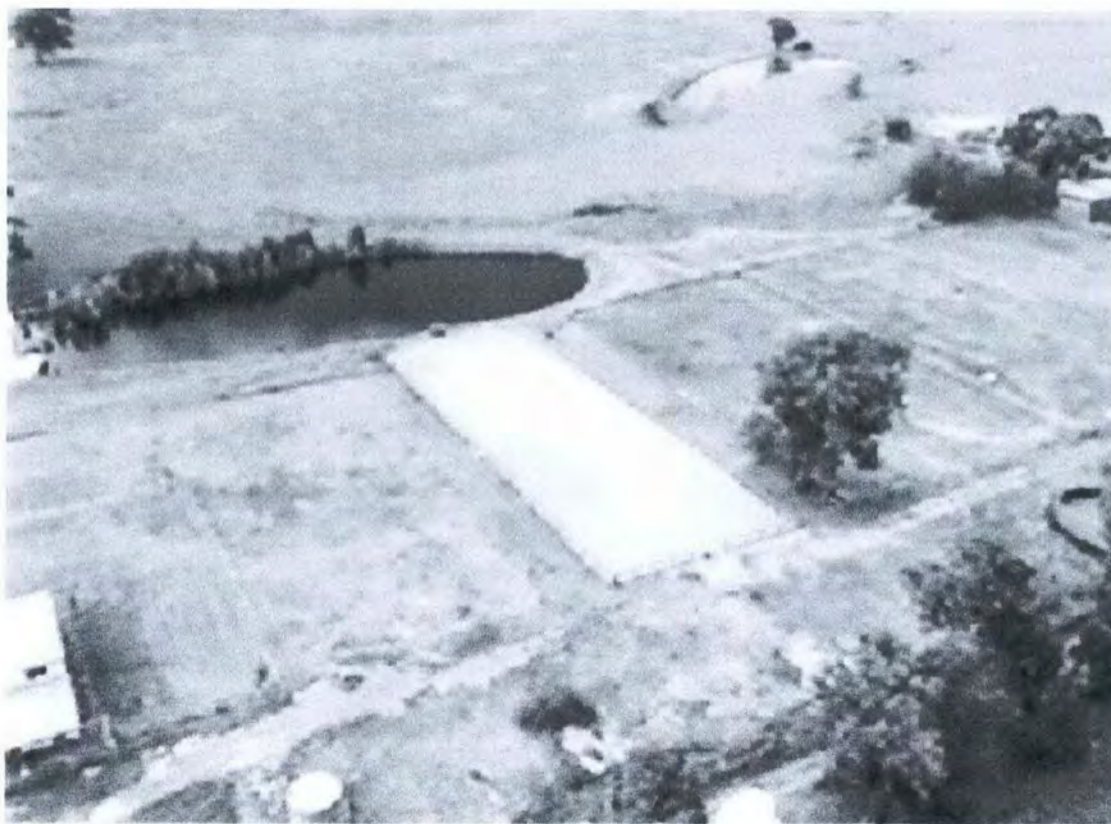
Also, most welcome are other organizations such as Pony Clubs, Adult Riding Clubs and other equestrian enthusiasts.

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This is 994 Seaton Heyfield Road looking west



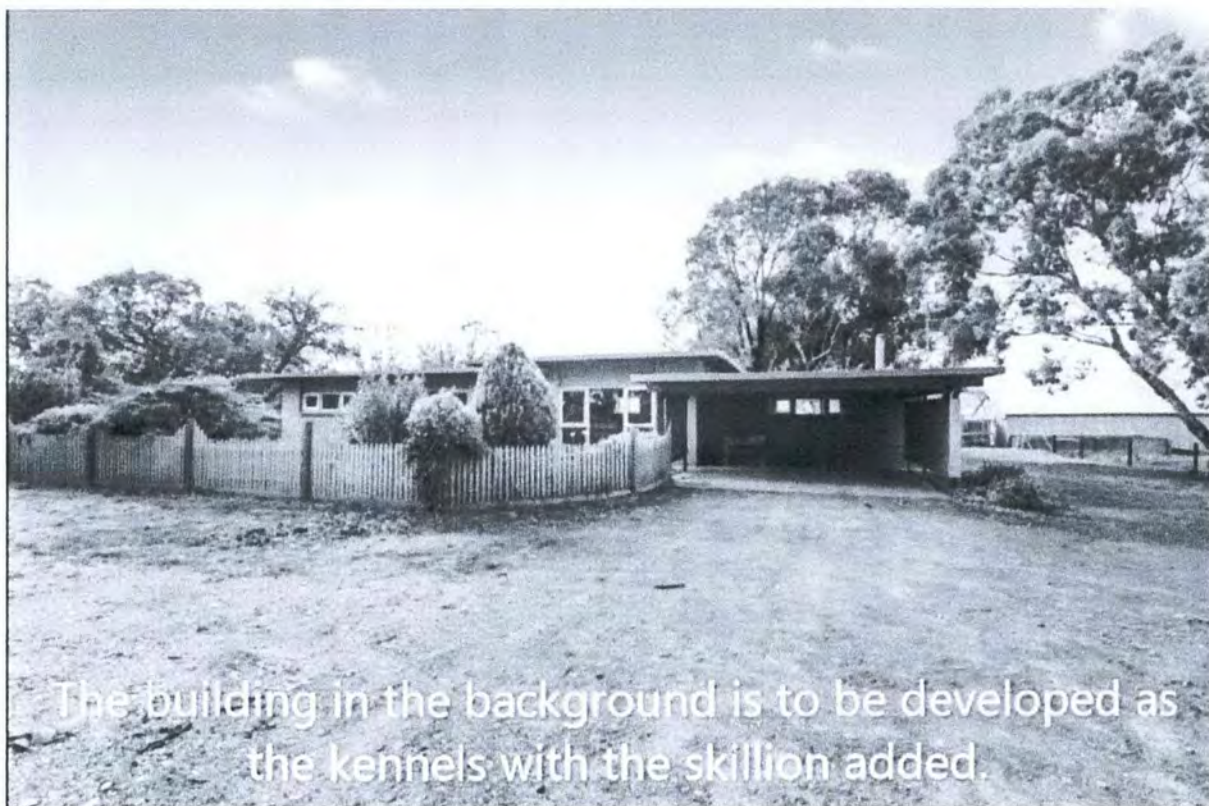
View from 994 Seaton Road showing number 970 Seaton Road in the top right corner

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Showing entire property with 994 Seaton Rd in foreground & 970 in background, kennel location ●





Hounds feeding together



Hounds sleeping in a heap



Hounds in a heap in a typical hound bed

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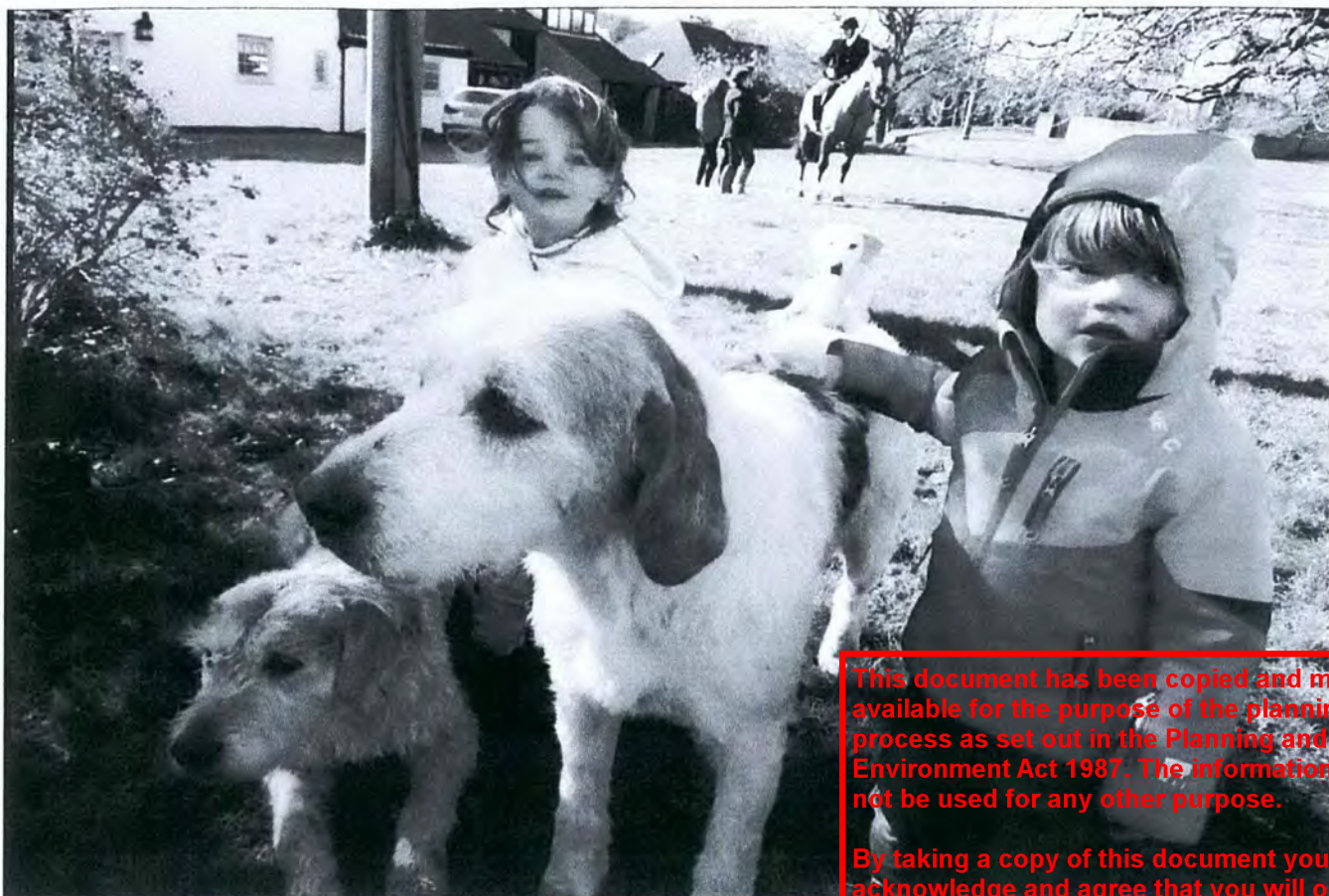
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Parading Hounds at Pakenham Race Day 2019

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A broken coated foxhound at ease with a young girl



Hounds have great dispositions