



 = Proposed site for kennels

Lot 1, 45 Tinks Rd Quinninup





FURTHER-
170
METERS
TO
BOUNDARY
FENCE

45 Tinks Road Quinninup. 36.83ha

Located within the Manjimup council, with no flood or heritage overlays detected.

We moved to Quinninup on the 2nd of December 2024 and have a lease on the property for 12 months with possibility of extension.

We have bred dogs for many years here in Western Australia, Queensland and NSW.

I have always been a member of the ANKC in each state as per requirements for dog breeding.

Since moving into the property, I have had professionally built raised dog kennels which I also had in NSW to ensure my dogs were off the ground away from potential flooding and wildlife. I have ensured that my dogs have outside runs attached to their kennels which they have access to during daylight hours. I have always had my dogs secured at night to make sure they are safe.

I know my dogs' behaviours very well. The question has been asked by a couple of rangers why they cannot all be out together in the paddock to recreate. The answer to this is quite simple. They all do not necessarily get on. My dogs are separated for a reason. My bitches obviously need to be separated given when they are due to come into season, I certainly do not want any accidents in that area. When bitches are in season they do not necessarily get along with other bitches and I will not allow fighting between dogs and or bitches as that would involve injury. That is one reason why they ALL cannot be out together. However, I do have some in runs together which allows natural play and each run is attached to another which also allows company for those that may be on their own in an outside run. Dogs are on their own as they would fight each other hence they are at either end of the area and my Munsterlander cannot obviously be with my English Springer Spaniels as I will not and cannot breed with him as that is against all ANKC rules and regulations.

The other reason is we do not own the property so cannot fence off an entire paddock for the dogs to run. And to allow them to run free as such when we are surrounded on 3 sides with forest which is 1080 baited, I will not consider for the health and wellbeing of my dogs. I will also not consider corrective collars under any circumstances. My dogs are well behaved, but they are also GUNDOGS which means that they do like to run after rabbits, birds, kangaroos etc and I will not allow other animals to potentially be harmed. We also have cows on a neighbouring property, and I would not like my dogs to go anywhere near them either as I am respectful of other animals and the neighbours property. Each dog is exercised each day on lead and walked for quite a distance which

allows for natural smelling of the environment. Of course, with our current hot days this is done quite late or very early each day.

I have two dogs currently at the house area and they are moved to the kennels and another two come up to the house so that all my dogs have the time with me and more personal family time. I have grandchildren which visit from Perth and all my dogs are friendly and love the time that my grandchildren spend with them.

Raised Dog Kennels:

Each raised dog kennel is 2.4 x 1.2 x 1.5 meters, steel framed. Roof is colour bond sheeting. Wheels on back of kennels. Steel legs at front.

Fully covered at the back with steel sheeting with back door access. Sides and halfway inside of kennel to allow for no exposure to inclement weather.

Floor in sleep area is solid marine ply.

The inside rest area is made of 50mm square mesh on two sides, front mesh panel and mesh door which is open for breeze. Flooring is merbau decking.

Each kennel is raised above the ground for air circulation and of course above the ground away from possible flooding and wildlife.

ENCLOSURES:

Kennel 1: This dog run is 6 meters x 3.6 metres (shade sail in place)

Kennel 2/3: This dog run is 3.6 metres x 2.4 metres (shade sail in place)

Kennel 3/4: This dog run is 3.6 metres x 2.4 metres (shade sail in place)

Kennel 5: This dog run 3.6 metres x 3.6 metres (shade sail in place)

Kennel 6: This dog run 3.6 metres x 2.4 metres (shade sail in place)

The enclosure flooring is mesh which we have also spread grass seeds which is coming along well. This then allows the paddock to rejuvenate and reduces risk of pad sores or heat from the mesh.

Each is covered by shade sails to ensure protection from the sun and provide shade.

Overtime we will extend the enclosures, but I made sure that currently they do have outside of their kennel time. I do not like my dogs to be locked up for any longer than is necessary.

BEDDING:

Each dog has their own bedding which ensures comfort but of course on occasions this is chewed and replaced when necessary. Generally, they prefer to lie on the merbau decking or grass.

FEEDING:

Each dog is fed twice per day at approximately 0530 and 6pm. They have access to their day run and kennel until approximately 6pm each day, at which time they are fed and locked in for bed overnight.

Water for the dogs again is done twice per day at both feed times and as required depending on temperature during the day. Hose and tap are connected at kennel area.

Water is from the dam on property. Again, we were asked regarding water colour and given dam water it does look dirty but water containers are scrubbed weekly. The dogs of course also play in the water which again makes the water look very dirty. We do know that water particularly in Quinninup is scarce, but my dogs are never without water.

CLEANING:

Cleaning of each kennel and run is done twice per day at both feed times. Any dog faecal matter is picked up and placed in closed lined rubbish bin and disposed of as required or at the least weekly at the Manjimup refuse. Fortnightly all kennels are high pressure cleaned.

I do have fly traps positioned on the enclosures and also inside rubbish bin.

LOCATION:

Currently the kennels are in a paddock which is approximately 60 metres from the house and a further 170 metres from the front fence boundary on Tinks road.

VACCINATIONS AND FLEA TREATMENT:

All dogs are FULLY vaccinated and are on monthly Simparica for fleas, ticks and worms.

Current Dogs:

I currently breed **English Springer Spaniels**

Breeding stock:

- Ziggy: 5-year-old bitch
- Sally: 3-year-old bitch
- Louise: 2-year-old bitch
- Safron: 2-year-old bitch
- Otis: 14-month-old dog

Non-Breeding stock

Penny: **sterilised** 7-year-old bitch (therapy dog)

Ophelia: 3-month-old bitch (too young to breed must be 18 months of age)

Jaxson: 3-year-old Large Munsterlander dog (I do not have a female therefore cannot breed)

Billy: 3-year-old Australian Shepherd dog (I do not have a female therefore cannot breed)

NOISE:

The dogs do bark when I am feeding them morning and night. Anyone going to the kennels will be met with barking.

I will also say we have many kangaroos, rabbits and wild emus and a friendly neighbour's dog which visits and they do bark when they see them in the paddock's early morning and late in the afternoon. When there is a full moon, they can also see the wildlife which may cause some barking.

The property is set in a bit of a gully so perhaps the barking would be heard by neighbouring properties, but we can also hear neighbouring animals.

PARKING and VEHICLES:

I do not have any puppies or potential puppy buyers, so parking is not an issue. There is however a parking sign which is in place from previous owners who had an equestrian centre on the property.

Unloading and loading of vehicles is not required.

VEGETATION:

There is no clearance of any vegetation needed as the paddock was already cleared.