

## Checklist 16 – Applications within the Dowling Forest Precinct

For all planning applications the following <b>MUST</b> be provided:	
<input type="checkbox"/>	3 copies of the Application form completed and signed
<input type="checkbox"/>	3 full current copies of Title for the land, including the map showing current ownership details, title plan and a full copy of any registered covenants, restrictions or Section 173 Agreements that apply to the land. (The Copy of Title must be clearly legible and no older than 30 days.)
<input type="checkbox"/>	The prescribed application fee

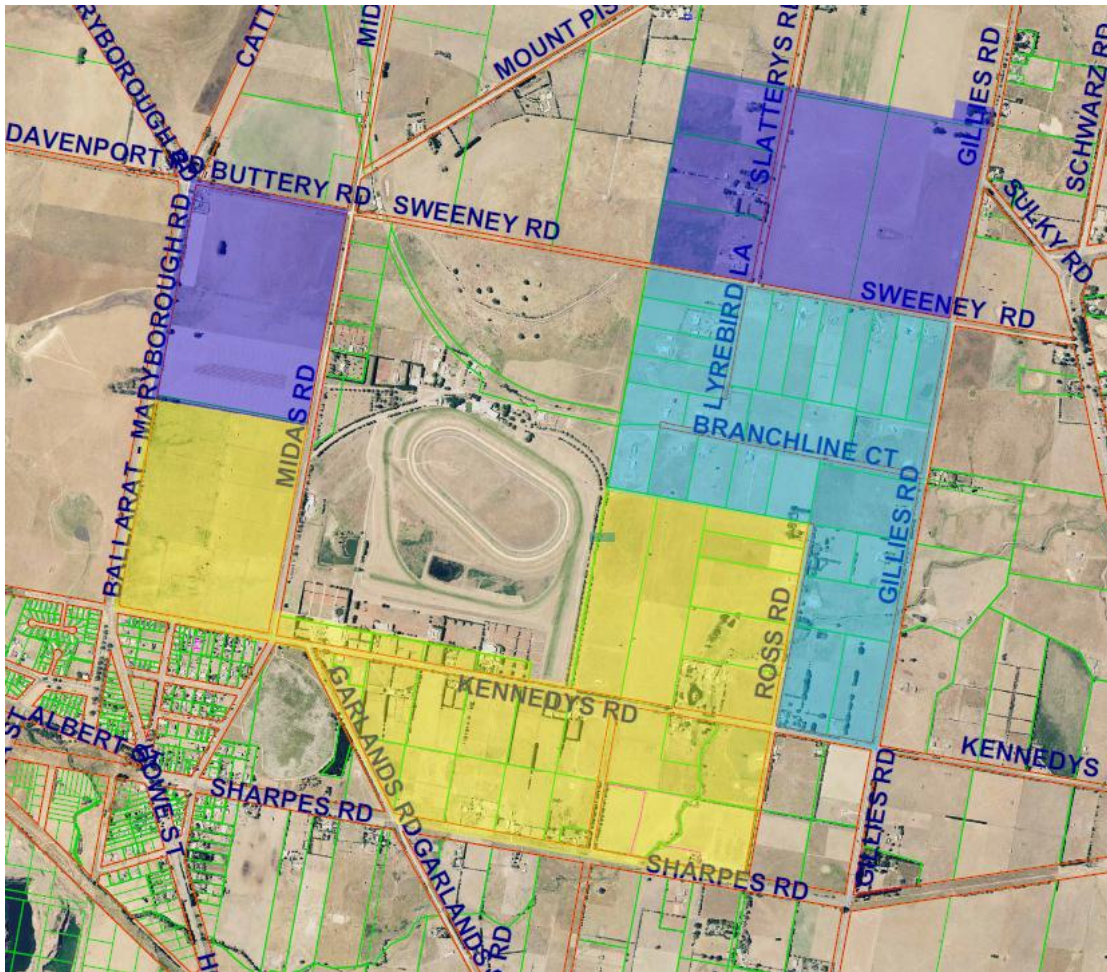
In addition to the information required above for all planning applications, 3 copies of the following must be provided:

Use of land – Farming Zone (purple and blue on the map)	
<input type="checkbox"/>	A written submission detailing the following:
<input type="checkbox"/>	Evidence that the land is to be used for thoroughbred horse training (can be in the form of an Integrated Land Management Plan – see ‘ <i>Dowling Forest Precinct</i> ’ brochure for assistance).
<input type="checkbox"/>	3 copies of fully dimensioned plans drawn at a scale of 1:100 or 1:200 A3 size detailing:
<input type="checkbox"/>	The location of the proposed dwelling.
<input type="checkbox"/>	The location of horse stables / thoroughbred training facilities on the lot.
<input type="checkbox"/>	Land Capability Assessment, detailing that the land can sustain all wastewater on site.

Use of land – Special Use Zone (yellow)	
<input type="checkbox"/>	A written submission detailing the following:
<input type="checkbox"/>	Detailed Integrated Land Management Plan (see ‘ <i>Dowling Forest Precinct</i> ’ brochure for assistance).
<input type="checkbox"/>	Licence details of the occupier as being either a licensed horse trainer or employee of a licensed horse trainer under Australian Rules of Racing.
<input type="checkbox"/>	Photos established horse stables or animal training facilities on the land.
<input type="checkbox"/>	3 copies of fully dimensioned plans drawn at a scale of 1:100 or 1:200 A3 size detailing:
<input type="checkbox"/>	The location of the proposed dwelling.
<input type="checkbox"/>	The location of horse stables / thoroughbred training facilities on the lot.
<input type="checkbox"/>	Land Capability Assessment, detailing that the land can sustain all wastewater on site.

Subdivision – All Land	
<input type="checkbox"/>	A written submission detailing the following:
<input type="checkbox"/>	How the subdivision will facilitate the use of the land for horse training and horse stables.

<input type="checkbox"/>	3 copies of fully dimensioned plans drawn at a scale of 1:100 or 1:200 A3 size detailing:
<input type="checkbox"/>	The lot sizes of each proposed lot in accordance with the map below.
<input type="checkbox"/>	The location of effluent disposal fields nominated on the plan if the lots are not connected to a reticulated sewerage system.
<input type="checkbox"/>	Land Capability Assessment, detailing that the land can sustain all wastewater on site.



Farming Zone Schedule – 10ha minimum lot size for dwelling and subdivision



Farming Zone Schedule – 4ha minimum lot size for dwelling and subdivision



Special Use Zone Schedule 13 – 2ha minimum lot size for dwelling and subdivision

### Pre Application Meetings:

Pre-application meetings are recommended as a part of the application process. Council officers can provide specific advice to applicants on whether the proposal is generally consistent with the Ballarat Planning Scheme.

Council officers will also aim to assist applicants to become fully aware of the expected standard and extent of documentation they are required to provide with their application to reduce or avoid the need for Council to request further information.

To arrange an appointment for a pre-application meeting with a Planning Officer please contact the Statutory Planning Unit directly on (03) 5320 5640.

**Electronic Lodgement Service:**

*eServices* is Council's electronic lodgement service. This service allows customers to lodge planning permit applications via the internet. To access this service please go to the Payments section at [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au) and follow the links.

**Disclaimer:**

Please note that this checklist is only for the standard information required for lodgement of an application. Additional information may be required by the assessing planning officer after registration.

Please check the planning scheme requirements by visiting the City of Ballarat website at [www.ballarat.vic.gov.au](http://www.ballarat.vic.gov.au) or [www.dpzd.vic.gov.au](http://www.dpzd.vic.gov.au).

**General Enquiries:**

If you have any further enquiries please contact Council's Customer Service Department on ph: (03) 5320 5500 or visit the Phoenix Building, 25 Armstrong Street South, Ballarat between 8:30am to 5:00pm, Monday to Friday.