

CONDITIONS	
Application	YR-2025/82
Address of the land	7 Rodger Road, Wandin North
Proposal	Use and development for domestic animal boarding, use of land for caretaker's house and construction of a fence
Planning Scheme Clause	Matter for which the permit has been granted
Clause 35.04-1 (GWZ)	Use of the land for domestic animal boarding
Clause 35.04-1 (GWZ)	Use of the land for caretaker's house
Clause 35.04-5 (GWZ)	Construct or carry out a building or works associated with a use in Section 2
Clause 42.03-2 (SLO)	Construct a fence as specified in Schedule 6

Amended Plans

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions, and a digital copy must be provided. The plans must be generally in accordance with the plans submitted with the application but amended to show the following:
 - a) The site plan is amended to show:
 - i. The existing location of the septic tank and effluent field for the dwelling.
 - ii. Two car spaces associated with the caretaker's house located at the northern end of the accessway.
 - iii. The proposed nine (9) car spaces associated with domestic animal boarding are located on the west side of the accessway adjacent to the outbuilding.
 - iv. One of the nine car spaces to be an accessible parking space with ancillary shared area in accordance with AS2890.6.

- v. All parking spaces clearly delineated through parking dots, wheel stops, line marking or similar.
 - vi. The accessway and car spaces are constructed of crushed rock.
 - vii. The accessway must not intrude within the nominated root zone (NRZ) of the group of small trees to the east of the outbuilding. The NRZ is calculated as 12x the trunk circumference measured at 1.4 metres above ground level.
- b) A floor plan of the caretaker's house drawn at 1:100 scale and showing the domestic animal boarding reception area relocated to the room at the north side of the building, with visitor access through an external door.
- c) A floor plan for the domestic animal boarding buildings, drawn at 1:100 scale and showing:
 - i. 18 pens for medium dogs, each measuring at least 2.4sqm with minimum width 90cm.
 - ii. One third of the area of each pen must be weatherproof and include raised sleeping quarters.
 - iii. Provision of one isolation pen, separated from the other pens, and with the same dimensions.
 - iv. Provision of floor waste traps to be fitted with bucket traps in the dog wash areas.
 - v. Airlocks to each external door.
 - vi. Permanently block the roller door on the east elevation of the main outbuilding.
 - vii. An area nominated for food preparation and storage.
 - viii. The nominated waste storage area to be fitted with (1) Smooth impervious coated/treated ground surface. (2) Tap and hose (hose end must be protected from the waste containers) for use of cleaning the bins and waste area. (3) Waste educational signage with management contact details.

General Conditions

2. The use and development as shown on the endorsed plans must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority.
3. Once the development starts, the development must be carried out and completed to the satisfaction of the responsible authority.
4. No more than a total of 18 medium or small dogs as defined in the *Code of Practice for the Operation of Boarding Establishments* may be boarded on the

land at any one time without the prior written consent of the responsible authority.

No large dogs as defined in the *Code of Practice for the Operation of Boarding Establishments* may be boarded on the land without the prior written consent of the responsible authority.

5. The permitted domestic animal boarding use must be carried out in accordance with the recommendations of the endorsed Operations Management Plan, to the satisfaction of the responsible authority.
6. The permitted domestic animal boarding use must be carried out in accordance with the recommendations of the endorsed Noise Impact Assessment (Engineering Sciences, 27 June 2025), to the satisfaction of the responsible authority.
7. At all times, dogs within the exercise yard must be supervised by a staff member, unless with the prior written consent of the responsible authority.
8. Exercising of the dogs must not occur before 9.00 am or after 5.00 pm daily on any day, unless with the prior written consent of the responsible authority. No more than 11 dogs may be present in the exercise yard at any one time.
9. Feeding times must not occur before 8.00 am or after 8.00 pm daily on any day, unless with the prior written consent of the responsible authority.
10. All dogs must be kept locked inside during the night-time period between 8.00 pm to 8.00 am and confined to the nominated area shown on the endorsed plans other than for transporting off-site and/or the delivery for the primary purpose of health care, all to the satisfaction of the responsible authority.
11. The permitted domestic animal boarding use must be carried out in accordance with the endorsed waste management plan to the satisfaction of the responsible authority.
12. Animal waste on the property must be treated or dispersed to the satisfaction of the responsible authority in such a manner to ensure that:
 - (a) Offensive odours are not detected beyond the boundaries of the land.
 - (b) The waste is not a nuisance as described in the *Public Health and Wellbeing Act 2009*; and
 - (c) The waste is contained within the property boundaries of the land.
13. The domestic animal boarding use must be managed so that the amenity of the area is not detrimentally affected including through the:
 - a) Transportation of materials, goods or commodities to or from the land.
 - b) Appearance of any building works or materials.

- c) Emission of noise, artificial light, smell, fumes, smoke, vapour, steam, soot, ash, dust, water, waste products, grit or oil.
 - d) Presence of Vermin.
14. The applicant must comply with the General Environmental Duty under the *Environment Protection Act 2017* by taking all reasonable steps to prevent harm in the following areas:
- Wastewater: Disposal must not create any public or environmental health risks
 - Noise: Emissions must remain within EPA limits; periodic reviews of the Noise Management Plan are required.
 - Odour: Solid animal waste must not enter the sewer; it must be treated as clinical waste and incinerated by a licensed contractor.
15. Unless with the prior written consent of the responsible authority, no more than four (4) staff may be present on the land at any time. At least two (2) staff must be present at all times.
16. Delivery of animals to the site must be by appointment only.
17. The front gate must remain shut at all times except when access to the site for owners and clients.
18. The caretaker's house must only be used by staff managing the domestic animal boarding on the subject site to the satisfaction of the responsible authority.
19. The caretaker's house use must be in conjunction with the domestic animal boarding use on the subject site.
20. A maximum of four (4) persons may reside in the caretaker's house, unless with the prior written consent from the Responsible Authority
21. Use of the premises for a caretaker's house must cease and be decommissioned should the approved domestic animal boarding use cease operations on the land.
22. The permitted caretaker's house must not be rented or leased for separate/independent accommodation purposes to any person.
23. The parking areas, vehicular access ways and drainage approved by this permit are to be maintained and must not be obstructed or made inaccessible to the satisfaction of the Responsible Authority.

Prior to Commencement of Works

24. Before the development starts, a Landscape Plan to the satisfaction of the responsible authority and prepared by a suitably qualified person must be submitted to and approved by the responsible authority. When approved, the Landscape Plan will be endorsed and will then form part of the permit. The plan must be drawn to scale, fully dimensioned and a digital copy must be provided. The plan must show:
- a) Planting of one indigenous tree within the western end of the exercise yard.
 - b) Planting of a row of indigenous shrubs along the south side of the exercise yard. The shrubs must be setback more than 2 metres from the fence and must be planted at a density to provide screening to the yard when viewed from the south.
 - c) Planting of a row of indigenous shrubs along the north boundary of the site directly opposite the exercise yard. The shrubs must be setback more than 4 metres from the fence and must be planted at a density to provide screening to the exercise yard when viewed from the north.
25. Before the development starts, an amended Operations Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved the Operations Plan will be endorsed and will then form part of the permit. The report must be generally in accordance with the report prepared by Stanley Li (8 July 2025) but amended to include:
- a) Managers contact telephone number
 - b) A complaint handling process
 - c) An emergency management plan covering events from short-term power outages and lack of staff availability, animal illness, and natural disasters. The emergency management plan must include items such as back-up generator, food and water supply, veterinary care, and an emergency evacuation plan.
26. Before the development starts, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:
- a) Exclude access and construction activity within the TPZs. If trees have not been assessed, the TPZ is a circle with a radius equal to 12 times the trunk diameter measured at 1.4 m above ground level, and
 - b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and
 - c) Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and

- d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.

Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

Prior to Commencement of Use

- 27. Before the use commences the internal walls and roof of the outbuilding used for animal boarding must be fitted with an acoustic lining (e.g., 50 mm glass-fibre with perforated metal finish) to achieve Rw 30–35, improving transmission loss and resilience to tonal or impulsive bark events.

Prior to Occupation

- 28. Before the development is occupied, the following development must be carried out and completed to the satisfaction of the responsible authority:
 - a) The areas set aside for car parking and access lanes on the endorsed plan are fully constructed of crushed rock.
 - b) All landscaping works be completed in accordance with the endorsed plan.
 - c) The land must be cleared of all excess, unused building materials or debris.
- 29. Prior to the occupation of the permitted development the parking areas and vehicular accessways shown on the endorsed plan must be constructed with crushed rock surfacing, drained and delineated to the satisfaction of the Responsible Authority.

Permit Expiry

- 30. This permit will expire if:
 - (a) The development is not started within **two years** of the date of this permit; or
 - (b) The development is not completed within **four years** of the date of this permit; or
 - (c) The use does not start within **one year** of the completion of the development; or
 - (d) The use is discontinued for a period of **two years**.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit of the commencement date.

An extension of time to complete the development or a stage of the development may be requested if:

- a) The request for an extension of time is made within 12 months after the permit expires; and
- b) The development or stage started lawfully before the permit expired.

NOTES:

1. The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority, under this or any other Act, Regulation or Local Law.
2. The owner and/or developer must ensure all relevant permits have been obtained before the use and or development starts.
3. Building works approved under this planning permit must not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2006*.