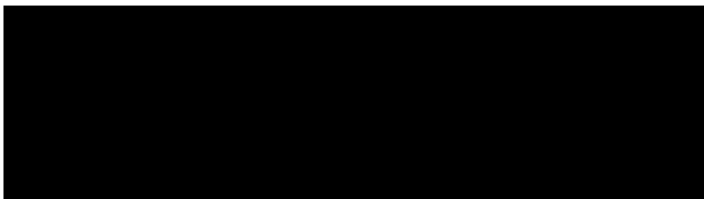


# MPAA STUDIO

18 November 2024



By email: [moyne@moyne.vic.gov.au](mailto:moyne@moyne.vic.gov.au)

Dear Kirsty

**Application to Amend Planning Permit PL18/050.02, 5048 Great Ocean Road,  
Mepunga West - Animal Boarding Facility (Stack's Pet Paradise)**

Please find enclosed an application to amend the above planning permit, which relates to the use and development of land at 5048 Great Ocean Road, Mepunga West, for an animal boarding facility. The planning permit was originally issued in June 2018 and subsequently amended in July 2019 to allow the boarding of dogs. It was further amended in February 2022 to reflect the buildings as constructed today.

**Background**

Condition 4 of the permit limits the boarding of cats to 30 and dogs to 31. This limitation reflected the number of dogs proposed at the time. The main shed contains 30 pens, which accommodate dogs boarded separately from cats. Dog boarding has successfully operated from the site since December 2023. The pens have been designed to exceed the requirements of the *Code of Practice for the Operation of Boarding Establishments*, with each pen measuring a minimum of 3.3 m x 3 m sufficient to house 3-4 dogs per pen in accordance with Section 6.3.1 of the Code.<sup>1</sup>

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<sup>1</sup> The facility includes 28 pens, each measuring 3.3m by 3m, along with two larger pens, each sized at 4.3m by 3.5m.

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## **Proposal**

Since commencing operations, it has become clear that there is a strong demand for the boarding of two or more dogs from the same family. In these cases, the dogs, being familiar with each other, are housed in the same pen. This practice allows for additional dogs to be boarded within the existing infrastructure. The operator's experience indicates that the presence of more dogs does not result in increased noise. Dogs are generally quiet and only bark in response to external disturbances, which are minimal. Over the past 12 months of operation, there have been no noise complaints<sup>2</sup>, and the operators, who live on-site, confirm that the dogs' barking is negligible. The modern design and construction of the facility effectively limit any noise transmission from the site.

The proposed increase in dog numbers does not require changes to the pens, buildings, or facilities. The existing wastewater management plan, submitted with the original application, was designed to accommodate up to 100 dogs and has the capacity to manage the proposed increase. A recent visit by Council's Local Laws officers (as part of the annual routine inspection) confirmed that the pens comfortably meet the Code's requirements and that the facility has the capacity to board additional dogs without modification.

In addition to the amendment to the permit condition, an amendment to the endorsed Waste Management Plan is also required to reference the increased number of dogs. This update will ensure the plan aligns with the proposed changes while maintaining compliance with all relevant management standards.

The operator welcomes the opportunity for the planning officer to visit the site to observe operations firsthand and assess the quality of the establishment.

If you require any additional information or clarification, please feel free to contact me via email at [steve@mpaastudio.co](mailto:steve@mpaastudio.co).

Yours sincerely,



**Steve Myers**

Managing Director, MPAA Studio

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<sup>2</sup> The boarding facility is located approximately 240 metres north-east of the nearest dwelling, a recently constructed replacement home at 5059 Great Ocean Road.