

804.10 m 210° 00'

DRAWING TITLE:
SITE PLAN

REVISION No. : TPA

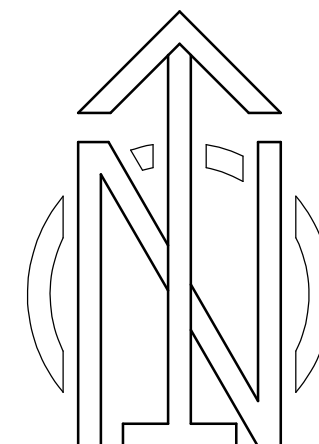
DRAWN:
DATE: 15/01/2026
SCALE @ A3:1 : 750
DESIGN:
DATE: 15/01/2026
SIGNATURE:

JOB No. :
25163

DRAWING No. :
A1

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OLD MANNS BEACH ROAD

Existing Gravel Driveway

4m x 4.2m Room in existing dwelling to be used as reception & records

Existing Residence

Existing Disabled Bathroom 3.2m x 3.0m & toilet to be used for staff and clients

242560

Existing Shed

No 94
SPI: 13/PP3557
586,787 m²

X2 1.8m High Fencing for Dog exercise

Existing Shed

Dog Rooms

X2 1.8m High Fencing for Dog exercise

556000

Dog Exercise Yard
16m²

140880

SITE PLAN
SCALE 1 : 750

804.10 m 210° 00'

129.20 m
0° 00'

129.20 m
0° 00'



X6 Dog Rooms

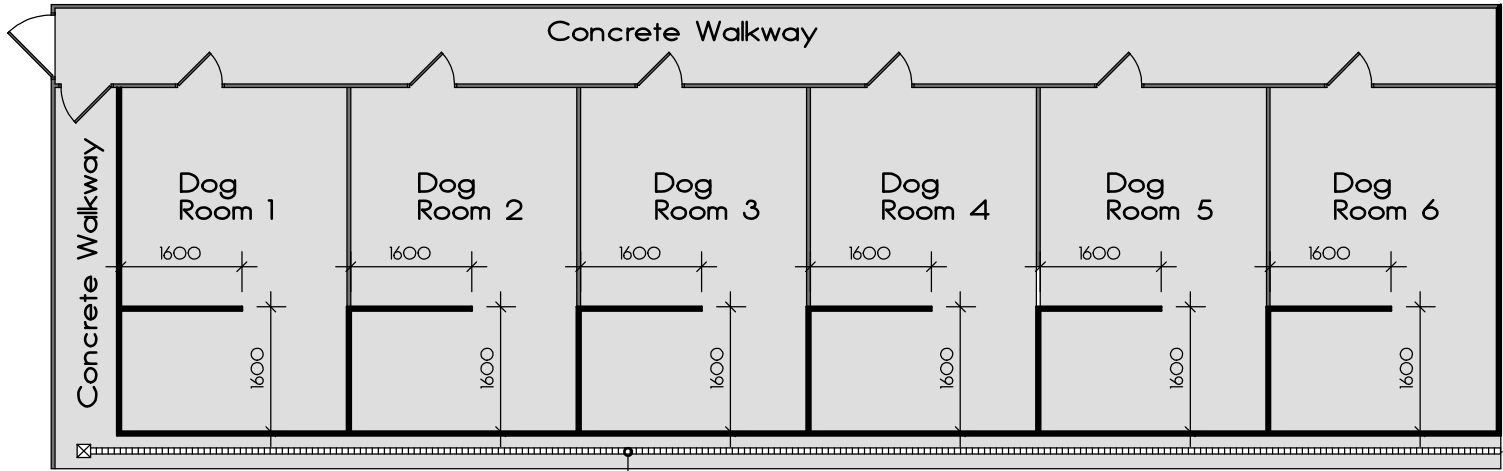
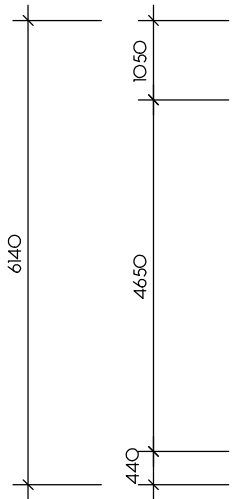


Entrance to Dog Rooms

Existing
Shed

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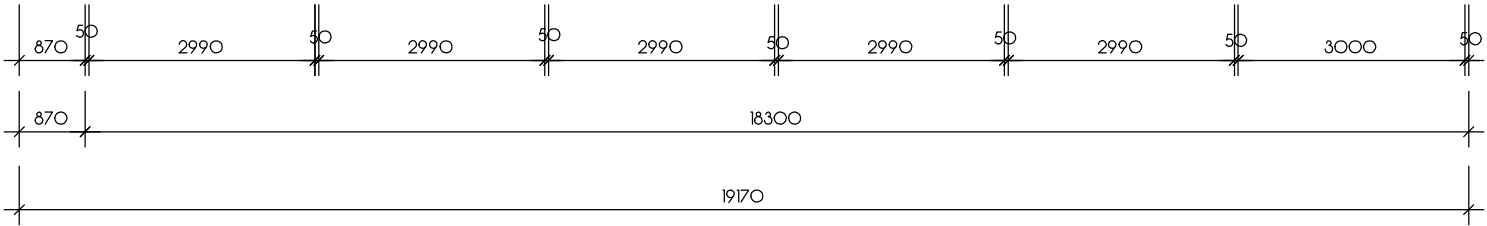
Channel Grate & pit finished flush with concrete slab to disperse rain roof water

Storm water to disperse into open paddock

- Colourbond wall cladding 1850mm high
- Steel mesh fencing 1850mm high
- Concrete Floor

AREA SUMMARY

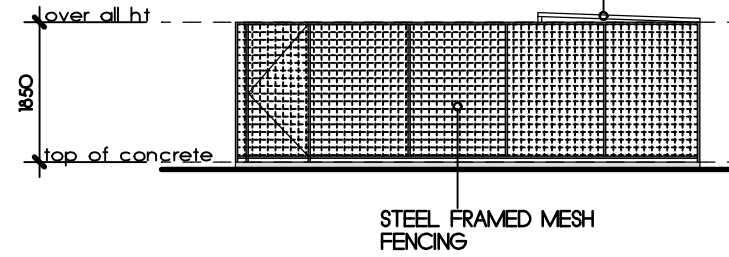
X6 DOG ROOMS = 84.86 m² OR 9.13 Sq's
 WALKWAY AREA = 32.84 m² OR 3.53 Sq's
 TOTAL AREA = 117.70 m² OR 12.66 Sq's



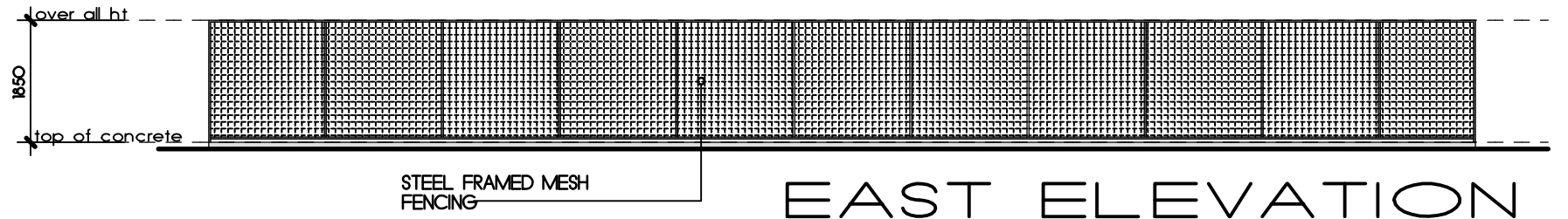
FLOOR PLAN
 SCALE 1 : 100

DRAWING TITLE: FLOOR PLAN	REVISION No. : TPA
DRAWN: DATE: 15/01/2026 SCALE @ A3:1 : 100 DESIGN: DATE: 15/01/2026 SIGNATURE:	JOB No. : 25163
	DRAWING No. : A2

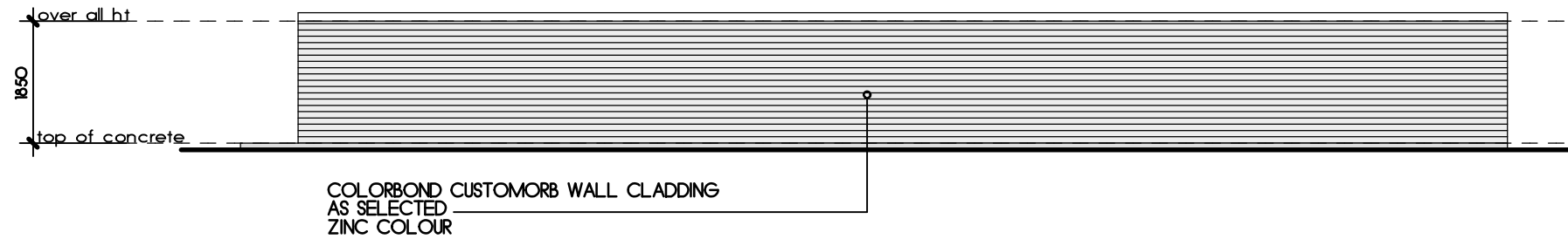
COLORBOND KLIPLOCK ROOF CLADDING
AS SELECTED 2 DEG PITCH
CLASSIC CREAM COLOUR



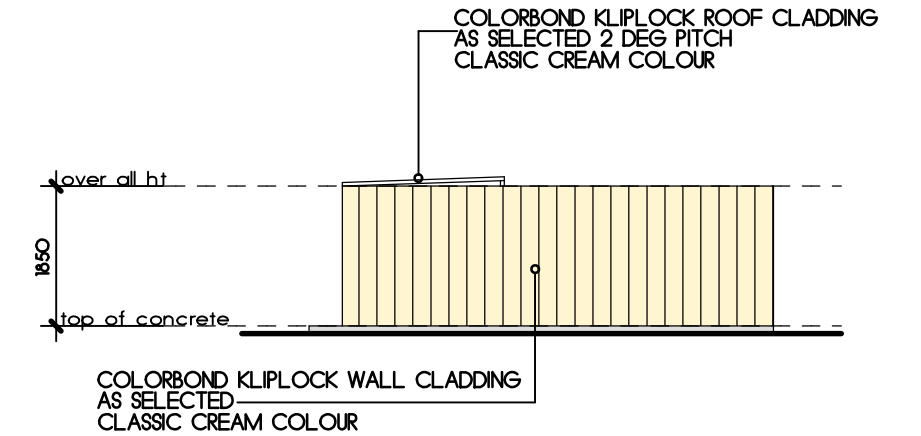
NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

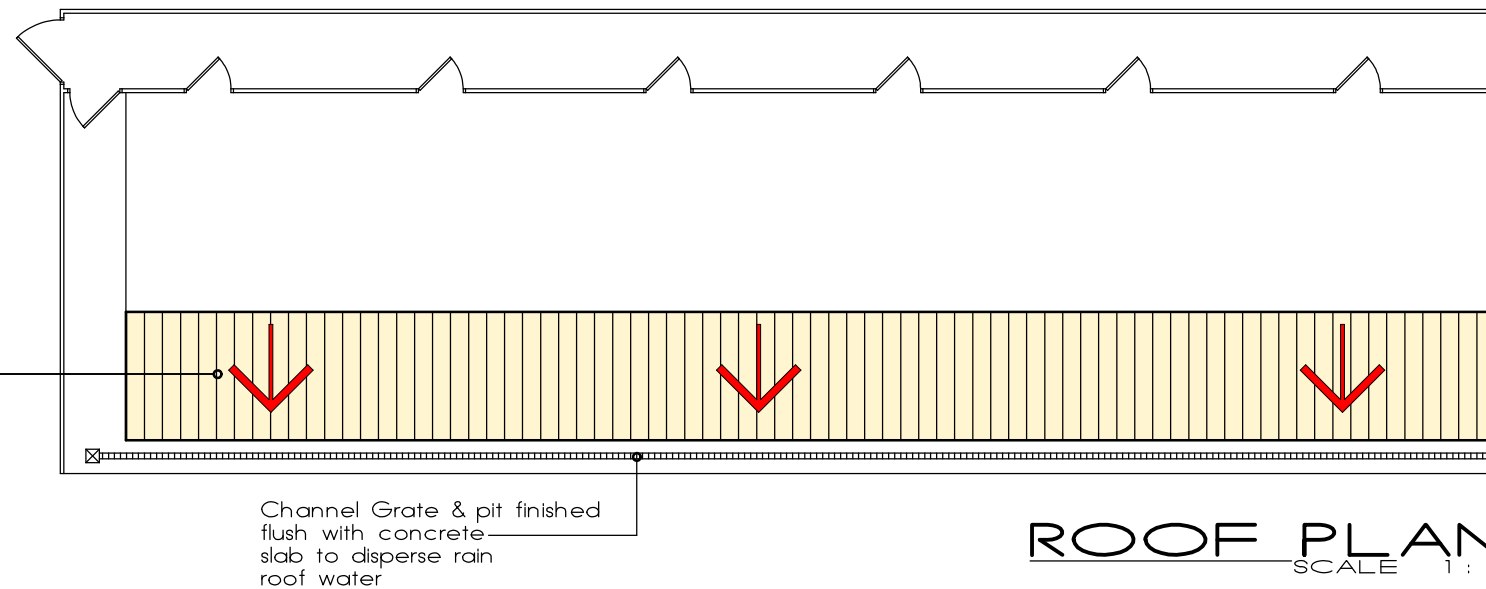


WEST ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

COLORBOND KLIPLOCK ROOF CLADDING
AS SELECTED 2 DEG PITCH
CLASSIC CREAM COLOUR



ROOF PLAN
SCALE 1 : 100

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Storm water to disperse into open paddock

DRAWING TITLE: ELEVATIONS & ROOF	REVISION No. : TPA
DRAWN: DATE: 15/01/2026 SCALE @ A3: 1 : 100	JOB No. : 25163
DESIGN: DATE: 15/01/2026 SIGNATURE:	DRAWING No. : A3

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A Woofin' Good Time Business Proposal for Dog Boarding Kennel in Tarraville, Victoria

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94 Old Mann's Beach Rd



Proposal Summary

The proposed business is a dog boarding kennel/daycare located in Tarraville, Victoria. Our facility will provide daycare, short-term, long-term accommodation and transport service for dogs, offering high standards of care in a peaceful, rural setting.

We are located on a farm, which allows us plenty of space for dog runs and kennels, and our staff are extremely passionate about providing love and care to our littlest friends. Our business owner has worked in the animal welfare industry for 20+ years and has been an animal lover all her life, providing her with the background and the knowledge needed to ensure she can offer quality care.

We have maintained high standards of hygiene, safety and care, and will continue to do so moving forward, complying with all relevant council, state, and animal welfare regulations.

Our businesses standout feature is our optional pickup/drop-off services, which allow us to make our kennel accessible to communities as far as Sandy Point, Foster and Yarram, to name a few. This feature not only allows clients farther away to access our facility; it also allows those who are unable to travel for whatever reason – health, age, no license etc. – to still have access to a reliable, trustworthy kennel.

We strive to adapt to our clients needs and build strong, individual relationships with each and every person. This level of effort and personal connection is what makes people want to come back; they know we truly value them and their pet, and want to help however we can.



Location Details

Proposed Location: 94 Old Mann's Beach Rd, Tarraville VIC 3971

Zoning: Rural

Site Justification:

- Business owner lives on-site, providing better access for kennel operation.
- Ample space for kennels, dog runs, other outdoor exercise (e.g. walks) and no overcrowding, making the layout safer for dogs.
- Flexibility & room for development with enclosures.
- Well distanced from residential neighbours to reduce potential noise or waste concerns.
- Better environmental harmony due to land/location being situated outside of a township rather than within one.
- Natural surroundings provide more enrichment and better welfare for dogs.
- No traffic congestion due to isolated location. Plenty of space to park and manoeuvre near pick-up/drop-off location. Long driveway meaning property/kennels are located roughly 500 metres from the road, providing increased security.
- Provides support and engagement for local economy, e.g. partnerships with vets, keeps local pets in the area rather than boarding hours away.

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Rationale & Community Need

Our biggest motivator is truly the love of animals, but another key factor is that at the present time, local residents in Tarraville and surrounding areas from Yarram, Devon North, Jack River, Welshpool to Sandy Point have very limited access to professional dog boarding services. This is an essential service for those who have pets. A Woofin' Good Time Kennel will:

- Offer ethical, reliable pet care for short-term and long-term stays.
- Offer daycare facilities for clients that work or have other commitments.
- Support pet owners throughout holidays and emergencies.
- Support the local economy by increasing local amenities, small businesses and animal welfare services in the region.
- Support tourism, by providing travellers who may be staying in pet-free accommodation an option for their furry companion.
- Support local farmers by providing them a reliable care option for their work dogs.
- Potentially provide employment opportunities for youth and other members of the local community.
- Reduce strain on dog boarding businesses operating in nearby towns.
- Offer a whole range of communities (e.g. people with disabilities, aged care, younger people etc.) access to care via our transport option, in a community where we don't have local buses or Uber.

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Community & Environmental Impact

Noise Control:

- Dogs will be housed in kennels located far from the public/neighbours/etc.
- Daytime exercise sessions will be supervised and limited in size.
- Natural buffers such as vegetation, paddocks and strategic kennel placement will further reduce sound.

Waste Management:

- Waste will be collected daily and disposed of in compliance with council guidelines.
- Kennels will be cleaned with powerful, pet-safe hospital grade products.

Traffic:

- Client visits will be scheduled to minimise traffic flow.
- No retail activity or large-scale events will occur onsite.

Community Contribution:

- Potential to create local employment.
- Collaboration with nearby veterinary services and suppliers.
- Bettering community relationships.
- Providing a locally run business & contributing to local economy.
- Allows improved access for people unable to travel.

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Compliance Intent

I fully intend to:

- Apply for and maintain relevant planning permits
- Register the business under the **Domestic Animals Act 1994 (VIC)**
- Operate in accordance with the **Code of Practice for the Operation of Boarding Establishments**
- Maintain updated records and work closely with veterinary professionals
- Adhere to all public health, safety, and building compliance measures as required by council

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Supporting Details

- **Projected Capacity:** 1-17 dogs at any one time, six kennels operating.
- **Operating Hours:** 8:00 AM – 6:00 PM daily, drop off/ collection by appointment only
- **Opening Timeline:** [e.g., Q1 2026 pending approvals and setup]
- **Emergency Plans:** On-call vet access, designated evacuation areas for emergencies, fire and illness protocols.

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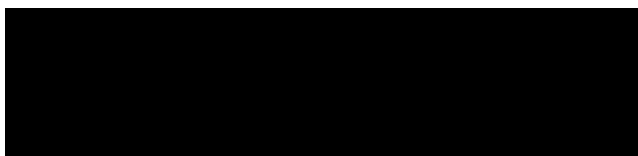
Conclusion & Next Steps

I respectfully request that the council consider this proposal for review and guidance on planning permit requirements. I am committed to working transparently with all local authorities to ensure the kennel operates with the highest standards of care and compliance.

Please find attached supporting documents including photos, site, elevation and floor plan. I'm available for further discussion or to arrange a site inspection at your convenience.

Thank you for your time and consideration.

Sincerely,



Attachments

- Site plan
- Elevation plan
- Floor plan
- Developmental stages (photos)

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