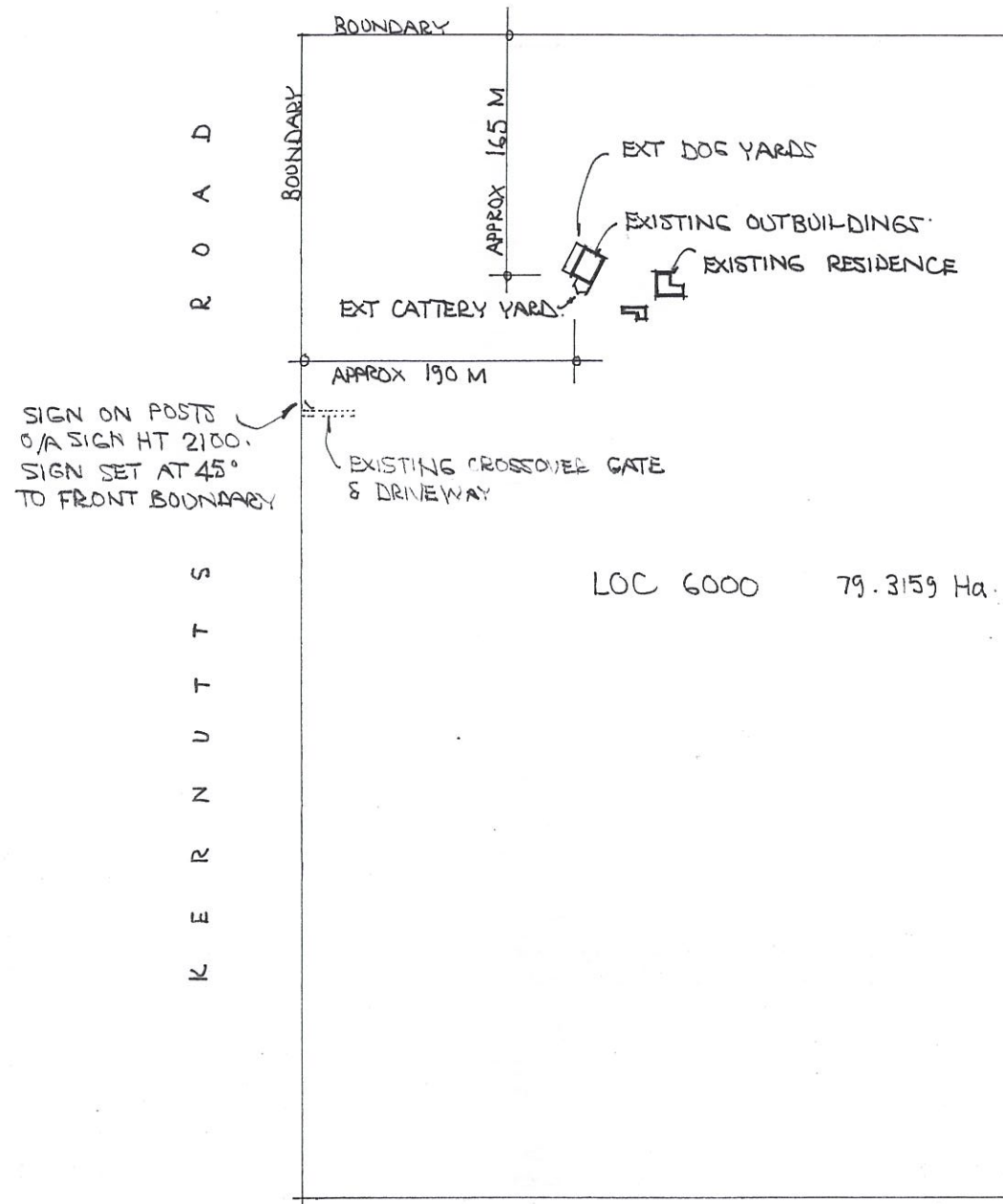
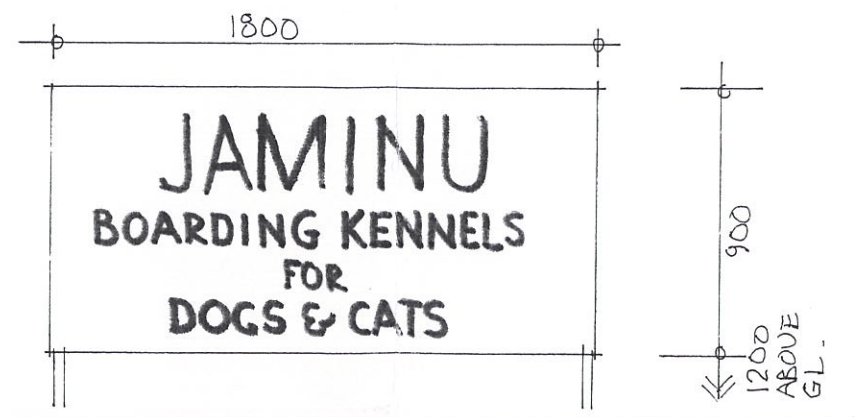


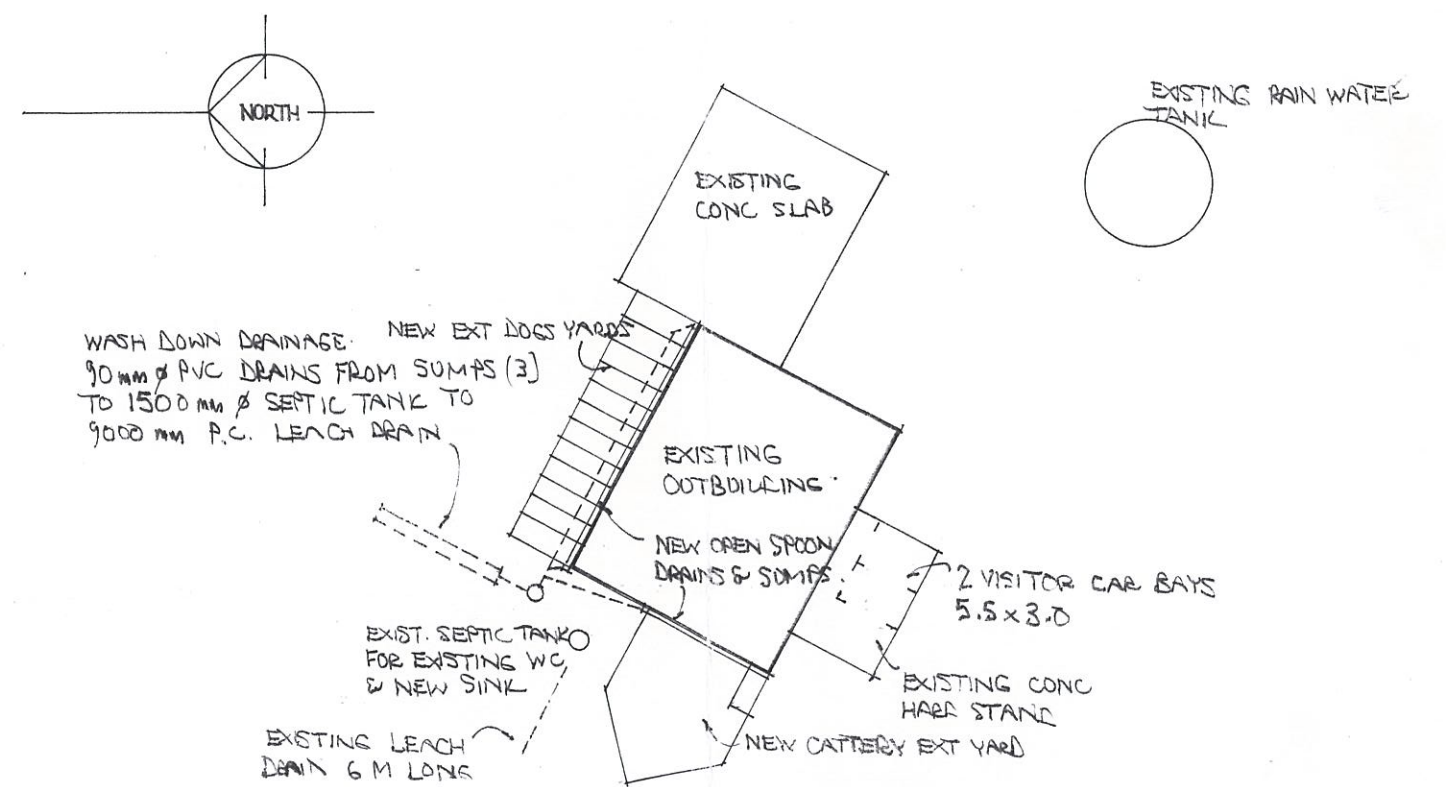
18 December 2012 - Attachment 8.1.3 a).

SIGN ON SHS METAL SUB FRAME.
2 x POSTS 50x50x5 MS ANGLES
SET 300Ø x 600 DEEP CONC PAD
FOOTINGS.

SIGN BACKGROUND WHITE
LETTERING NAVY BLUE



SITE PLAN 1:5000



DETAILED PART SITE PLAN 1:500

REV A 21.1.12 VISITOR BAY ADDED EXIST LEACH ADDED

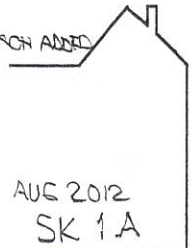
DOG & CAT BOARDING FACILITY 86 KERNUTTS RD HAY

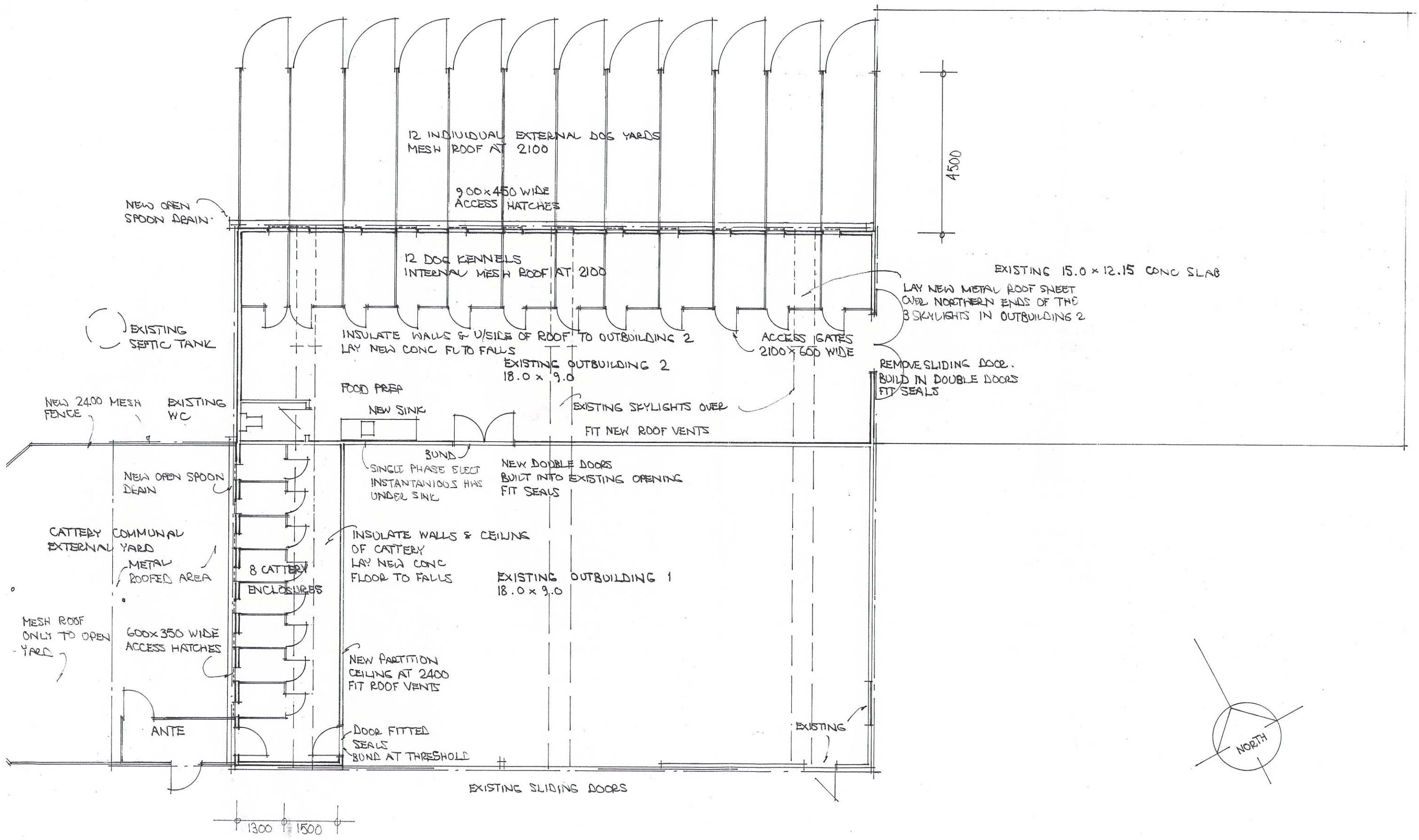
RECEIVED
21 SEP 2012
OFFICE COPY

MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333

Date:
Drwg: Ph/Fax: 9848 3123





FLOOR PLAN 1:100

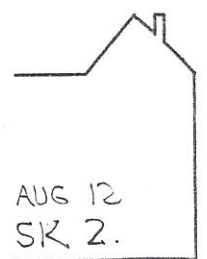
DOG & CAT BOARDING FACILITY 86 KERNUTTS RD HAY

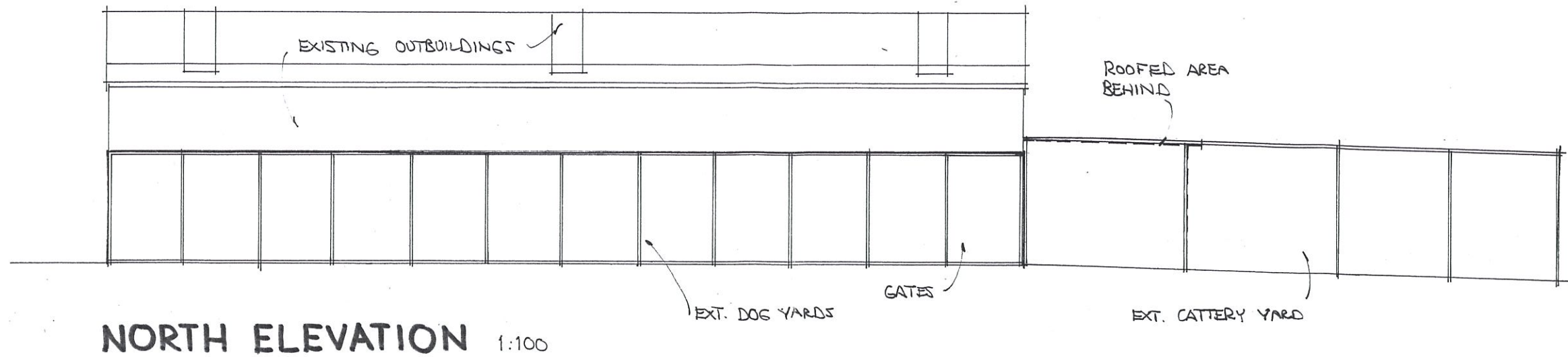
MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
 PO BOX 31 DENMARK 6333

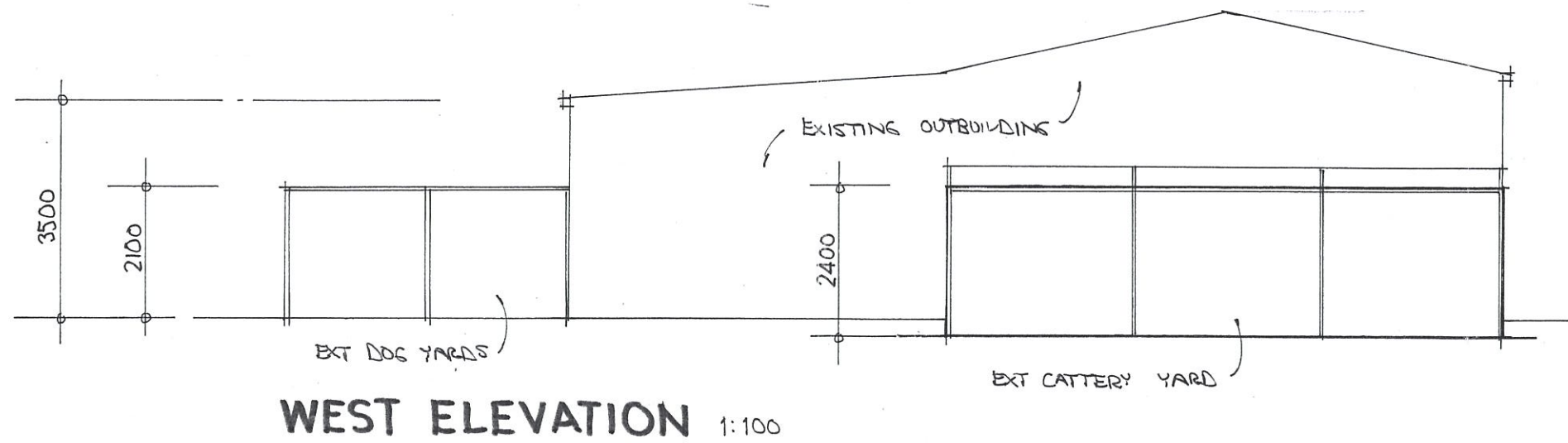
Date: AUG 12
 Drwg: SK 2.

Ph/Fax: 9848 3123





NORTH ELEVATION 1:100



WEST ELEVATION 1:100

DOG & CAT BOARDING FACILITY 86 KERNUTTS RD HAY

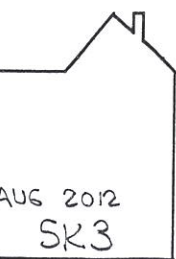
MAXWELL DESIGNS

Building Design ABN: 13 846 760 378
PO BOX 31 DENMARK 6333

Ph/Fax: 9848 3123

Date:
Drwg:

AUG 2012
SK3



JAMINU BOARDING KENNELS

Proposal September 20th 2012

I wish to establish a boarding facility to accommodate dogs and cats on rural zoned land at 86 Kernutts Road, Hay/Denmark, WA 6333.

Please refer to site drawings & plans for all detailed measurements, existing shed proposed alterations. All proposal explanations are based on conditions outlined in Schedule 2 (Clause 4.8(1)) Conditions of a Licence for an Approved Kennel Establishment and Shire representative visit suggestions.

The facility will contain 12 dog kennels & 8 cat enclosures. Both shed & hangar walls & ceilings will be insulated with an approved & recommended insulation to provide both warmth in summer, cooling in winter & sound proofing. Ceiling air vents & skylights will provide extra ventilation & natural light.

12 dog kennels (1.5m wide x 2.5m long) will be situated in the existing previous helicopter hangar with 12 individual outdoor enclosed runs. Each 4.5-5m dog run(2.1m high) will be accessed via a hatch that is able to be closed against drafts & weather. Dog runs will be completely enclosed with locked gates at each end to access for cleaning, mowing & maintenance. All runs face north. All kennels & runs will be appropriate to accommodate a variety of breeds from small (eg Shitzu) to large breeds (eg Bernese Mountain dogs) or two companion dogs of different breeding.


8 separate cat enclosures will be situated in the existing shed completely separated from the dog boarding facility. Each enclosure will have access via a hatch into a completely secure large climbing outdoor enclosure facing west. All hatches will be able to be individually closed & give control to individual cats having outdoor access.

A staff security access ante to the outdoor enclosure & indoor enclosure will eliminate any risk of cats escaping.

All internal & external dog & cat enclosures will be built with mesh at the specified heights (2100m), width & lengths as per the site plan. Internal enclosures will be separated by an approved wall as recommended.

The existing concrete flooring will be finished with a layer of slip proof flooring with a fall not less than 1 in 100 to a spoon drain connected to sewerage pipe laid in accordance with the health requirements. The spoon drain will allow all floor waste to pass efficiently to a septic waste facility as outlined in the site plan.

RECEIVED
21 SEP 2012



An efficient 300 Litre high pressure watering system will be used to clean & disinfect all shed, kennel & internal enclosures in conjunction with environmentally safe cleaning products.

Existing power, indoor lighting, outdoor sensor lights, water, sink, large capacity rain water tank and bathroom facilities will allow for basic additions. These will include a hot water system, extra sinks & bench space for pet food preparation, vermin proof dry food storage & small fridge for wet food storage.

Within the hangar facility will be a hydro-bath facility to ease the washing & grooming of dogs that stay longer than 2 weeks as an extra option to owners boarding pets.

All dogs will be exercised daily on the property on leads for up to 30mins and encouraged to play with a variety of canine appropriate toys & interact with staff.

Meals will be discussed in length with owners before they commence boarding. Diet, size appropriate meals will be outlined for dogs & cats, independent pet medications will be discussed, interventions that may be necessary & access to visiting vets.

Lastly a pricing schedule will be available explaining the costs per pet depending on size & any extra services requested or required eg washing, veterinary appointments scheduled or in an emergency. All exercise & provision of adding extra supplements or medications to individual pets will be inclusive of the price of boarding per day.

A more detailed outline of all boarding rules & regulations & pricing will be available at a time closer to the kennels opening.

Strict rules of accepting dogs for boarding will be adhered to by pet owners wishing to use the facility. All animals will have a current vaccination certificate, be free of any communicable diseases & have been vaccinated for kennel cough.

Karen Forrest

RECEIVED
21 SEP 2012

SCHEDULE OF SUBMISSIONS: PROPOSED KENNEL ESTABLISHMENT – NO. 86 (LOT 6000) KERNUTTS ROAD, HAY

#	Submitter's Name & Address	Verbatim Submission	Planning Services Comment
1	M Walker 9 Flay Street DENMARK WA 6333	<p>As a resident of Denmark I would like to express my delight that a boarding kennel, as proposed, is being applied for it will be a great benefit to Denmark residents to be able to leave their pets here instead of taking them to other kennels and also to tourists who wish to visit National Parks and cannot do so because pets are not allowed. Most kennels provide 'day care' and is much appreciated by animal owners.</p> <p>Many major tourist towns have kennel facilities and this has been sadly lacking in Denmark.</p>	Comments noted.
2	State Land Services – South East Region Department of Regional Development & Lands PO Box 1143 WEST PERTH WA 6872	<p>Reference is made to your letter dated 17 October 2012 regarding the above matter.</p> <p>Please be advised that providing the applicant obtains all necessary approvals, complies with all relevant legislation and the proposed establishment is suitably fenced, the Department of Regional Development and Lands has no further comment to make.</p>	Comments noted – conditions will be applied accordingly to the planning approval and/or Local Law licence.

18 December 2012 - Attachment 8.1.3 b)