

## Planning Report – 5B Kelly Court, Springvale, 3171

### Paws Hotel Springvale

The warehouse is proposed to use as a cattery (cats overnight boarding only). It will operate with more capacity from 40 to 90 cats to offer customers with affordable price while still provide comfortable and safe environment for cats. The capacity increase by have more walk-in modules instead of play area in the original plan. A public open play area is not recommended for cats. All cats will be stay in their own room, cats may play outside their room under continuously supervision to prevent close contact with other cats which is prohibited by the code of practice.

All walk-in modules are exceeding the minimum size required by code of practice as well as the density of cats. 4 different sizes of modules are planned with capacity from 1 – 5 cats in each module, including 4 new spaces on the first floor for boarding. Total of 67 rooms are planned each with lockable door.

The operating hours will be kept as same as in the original plan 0900-1800 and no more than 3 staffs are expected to work at same time.

Daily waste will be kept separate to the main boarding area to minimise impact on the boarding area and surrounding areas.

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## Site and Environmental Management Plan

### Paws Hotel Springvale

#### (5B Kelly Court, Springvale)

This Site and Environmental Management Plan has been prepared in relation to a proposed cattery accommodating up to 90 cats at 5B Kelly Court, Springvale.

The owner and operator of the proposed cattery will at all times abide by the *Code of Practice for the Operation of Boarding Establishments* or its relevant successor. Requirements from the Code include:

- The manager in charge must be appropriately experienced and trained in animal care as must all animal attendants.
- A written agreement must exist with one or more veterinarians to be on-call for the treatment of housed cats.
- All cats are to be appropriately housed and fed and provided with continuous access to fresh clean water.
- The premises is to be kept clean and hygienic at all times including a minimum clean of all pens and yards once a day, appropriate disposal of waste and faeces, disinfection of all pens and cages when a cat leaves the facility and/or every seven days, and, specific to cats, that clean and disinfected litter trays are provided daily.
- The cattery must be secured locked at all times and each individual module must also be locked so that a cat cannot escape.
- The temperature, humidity and ventilation to the facility must be controlled.

The owner/ operator further indicates that:

- With 3 years' experience operating a cattery, they are confident that the design and procedure of this cattery will meet all the requirements.
- They will comply with all relevant EPA legislation including EPA publication 1826.4 and the State Environmental Protection General Environmental Duty 2021.
- The updated Acoustic report and waste management report both shows the increase of the number of cats will not have a big impact on the noise, waste and odour. The nature of cats is very timid and not to make noise. Especially, with new isolated area behind the roller door and new roof, the noise and other environmental impact is not expected to affect the surrounding areas.
- All animal waste will be pack and sealed before placed into waste bin to prevent odour buildup, the same practice that used for last 3 years has proved the odour can be well controlled. No offensive odours are anticipated to emanate from the operations of the site in a way that would cause offence to nearby sensitive land uses.
- The 7 on-site parking space will be sufficient based on number of customer visits will be low due to the average length of the boarding (2-3 weeks) and duration of customers remain on premises (about 5-10 minutes), also all visits are pre-booked which provide the chance to allocate visits into different time slots.

- Owners will be solely responsible for the transport of cats to and from the premises.
- The premises will be complied with relevant building regulations relating to fire prevention/ control and more broadly an emergency plan will be developed as required by the Code.
- CCTV cameras will be provided within all internal warehouse area, office and storage areas, as well as externally to the building. Every camera will be connected to an alarm and control system and is capable of remotely monitored 24 hours
- All cats boarding is required to have valid F3 vaccination, records including vaccination certificates will be stored in system online
- Any cats become sick will be taken to vet. Cats will be isolated at vet if suspected or confirmed to have infectious conditions.
- All cages will be cleaned and sanitized by using vet grade sanitizer after checkout or every 7 days
- Food and water bowls will be washed daily.
- Cat litter will be cleaned daily, litter trays will be washed and sanitized after each checkout or every 2 weeks
- Used litter and food wastes will be sealed in bag before disposal
- Air ventilation system is designed to change air at least 10 times per hour as required per code of practice
- Air conditioner installed to ensure temperature can be maintained between 15-27.
- Temperature monitoring system will send alarm to mobile when temperature close to the limit and when power outage
- All cages are exceeding the minimum size required by code of practice. Each has a lock to prevent escape
- Cats will only exercise individually under continuous supervision outside their own cage when they are fully settled and willing to come out
- An agreement with vet to provide urgent care and isolation facilities is ready (attached)

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Advanced Vetcare  
Level 1, 26 Robertson Street  
Kensington, 3031  
VICTORIA

5<sup>th</sup> of January 2021

To whom it may concern,

This letter is to certify that Advanced Vetcare is available 24 hours a day, 7 days a week for emergency veterinary services for Paws Hotel.

Our hospital provides many veterinary services including:

- Treatment of animals
- Humane euthanasia via overdose of barbiturate when indicated
- Isolation facilities available for animals that are suspected or have been diagnosed as having an infectious condition

I am contactable at 9092 0440 or [Joycelyn.tran@advancedvetcare.com.au](mailto:Joycelyn.tran@advancedvetcare.com.au) for any further queries.

Sincerely

Dr. Joycelyn Tran  
Director of Advanced Vetcare  
BVSc FANZCVS (Small Animal Surgery)

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