



SHIRE OF
HARVEY



Ordinary Council Meeting

Addendum to Item: 12.3.1 – Proposed Animal Establishment (Dog Kennels) and Workforce Accommodation – Lot 503 (No. 239) Goss Road, Myalup

**Harvey Council Chamber
Tuesday, 27 October 2026
4PM**

Item No.:	12.3.1
Subject:	Proposed Animal Establishment (Dog Kennels) and Workforce Accommodation – Lot 503 (No. 239) Goss Road, Myalup
Proponent:	SL Standley
Location:	Lot 503 (No. 239) Goss Road, Myalup
Reporting Officer:	Planning Officer
Authorising Officer:	Director Sustainable Development
File No.:	P248/26, A017266 (previously A006347)
Attachments:	Amended Application Document [12.2.1.1 – 19 pages]

The following additional information is provided in regard to Item 12.3.1

At the Agenda Briefing held on Tuesday, 20 October 2026, Councillors queried the proposed maximum capacity of 27 dogs, noting that the application document provided at **Attachment 1** to the Agenda Briefing agenda referred to 81 dogs.

The applicant explained during the Agenda Briefing deputation, that the original proposal for 81 dogs was based on a calculation of the available kennel floor area. The proposal has since been amended to accommodate a maximum of 27 dogs, corresponding to one dog in each of the proposed 27 kennels.

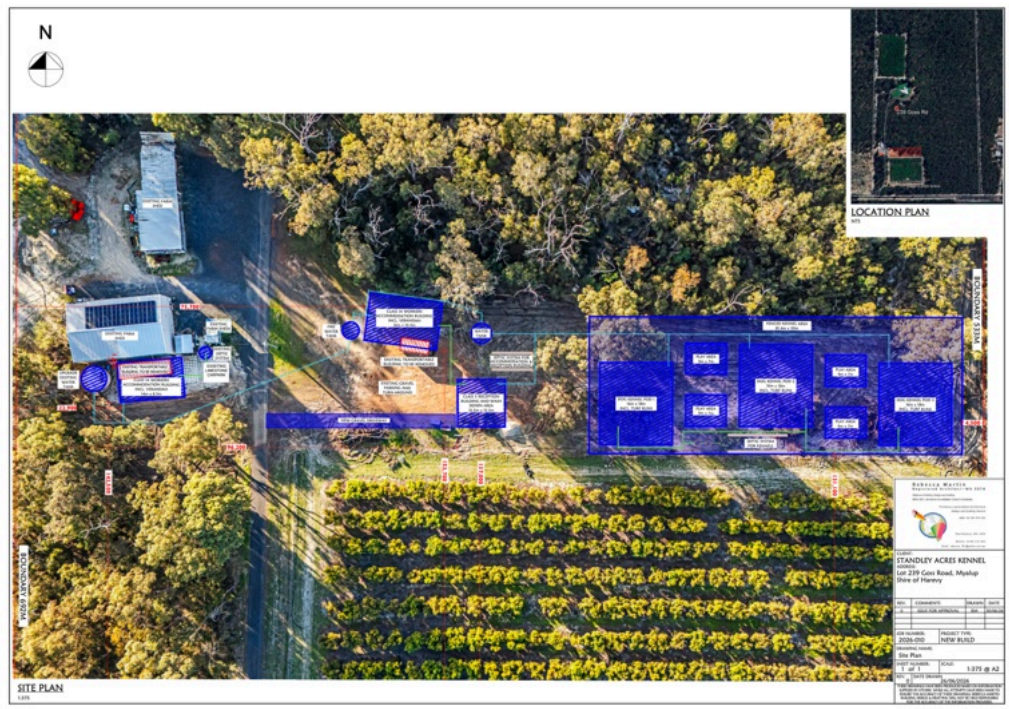
The applicant has provided an amended application document specifying a maximum capacity of 27 dogs (refer to this Addendum). If Council approves the proposal as recommended, the amended application document will form part of the development approval, and the maximum capacity will be addressed through recommended condition (a).

Should Council wish to expressly specify the maximum capacity, the following additional condition could be included:

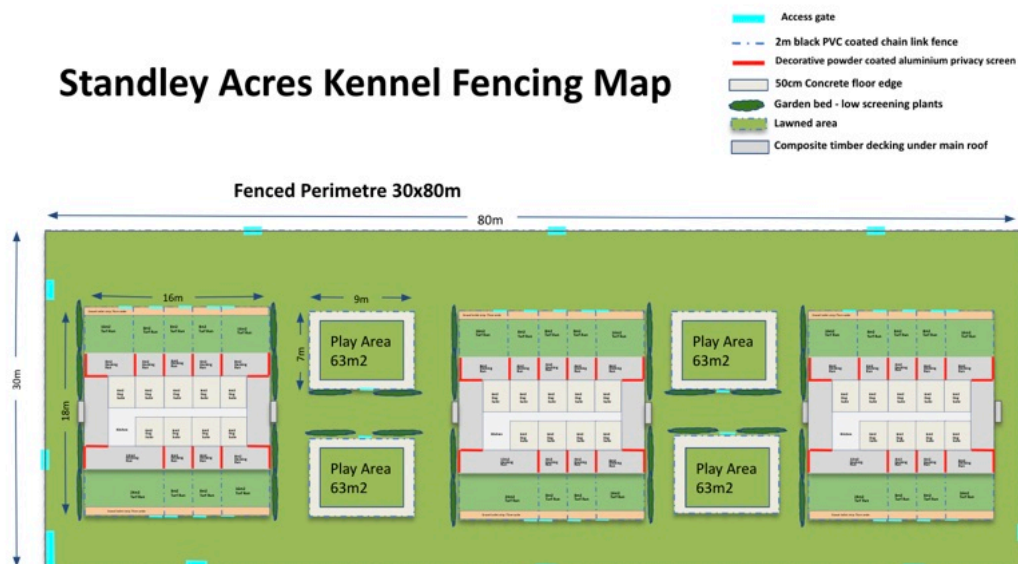
“The maximum number of dogs accommodated within the approved kennel establishment must not exceed 27 at any one time”.

Standley Acres Luxury Pet Resort

Site Map



Standley Acres Kennel Fencing Map



Individual Pod layout



Waste Management Plan

1. Objective

The objective of this plan is to ensure animal waste, wastewater, and general waste are managed safely and hygienically.

2. Solid Waste Management

Animal waste will:

- Be collected daily and bagged
- Be removed promptly from kennels and exercise areas
- Be stored temporarily within sealed containers outside (lined small wheely bins)
- Wheely bins emptied daily (or more) into covered skip bin located an appropriate distance from any building
- Skip bins collected regularly. (frequency adjusted as needed)

Cleaning procedures will occur routinely to maintain hygiene standard (See daily cleaning schedule)

3. Wastewater Management

Wastewater sources include:

- Kennel cleaning
- Wash-down activities
- Grey water from washing machine/dishwasher and sink in food prep area of each unit
- Customer bathroom
- Grooming activities

Two dedicated wastewater effluent systems will be installed;

- one dedicated to the 3 kennel pods wastewater only, greywater only)
- one dedicated to accommodation unit and reception building, (servicing bathroom and wash/grooming bay)
- Existing septic system to service, second accommodation unit.

(See site plan and Application to install septic system)

4. General Waste

General waste including:

- Packaging
- Bedding waste
- Consumables

will be collected and removed routinely, and disposed of in covered skip bins. Collected regularly.

5. Odour Management

Odour controls include:

- Daily waste collection
- Frequent cleaning
- Prompt waste removal
- Distributed kennel layout
- Separation distances from neighbours

6. Monitoring

Management practices will be reviewed periodically and adjusted where necessary to maintain hygiene and minimise impacts.

Noise Management Plan

1. Purpose

The purpose of this Noise Management Plan is to minimise noise impacts associated with the operation of the proposed boarding kennel facility and ensure compatibility with surrounding rural land uses.

The facility has been designed as a low-density rural boarding establishment with distributed kennel buildings, significant separation distances from neighbouring residences, vegetation screening, and controlled operating procedures.

2. Site Characteristics

The proposed facility benefits from the following site characteristics that assist in minimising noise impacts:

- Nearest neighbouring residence located approximately 315 metres from the kennel facilities.
- Nearest adjoining property boundary approximately 260 metres from the kennel facilities.
- Existing vegetation and bushland provide natural screening between the development and neighbouring properties.
- Kennel buildings are distributed throughout the site rather than concentrated in a single large structure.
- Existing orchard areas provide additional separation and buffering.
- Rural locality characterised by large landholdings and low residential density.

3. Sources of Noise

Potential noise sources include:

- Dog barking and vocalisation.
- Arrival and departure of customers.
- Vehicle movements.
- Staff activities associated with animal care.
- Exercise and enrichment activities.

4. Facility Design Measures

The development incorporates the following design features to minimise noise:

Distributed Kennel Layout:

Kennel buildings are dispersed throughout the site rather than clustered in a single location. This reduces the concentration of noise and assists in dispersing sound across the site.

Vegetation Buffers:

Existing vegetation will be retained where practical, and additional landscaping will be implemented to create visual screens between dog runs and other activity areas.

Building Orientation:

Kennel buildings and exercise areas will be positioned so that all kennels and runs face either bushland or orchard, therefore minimising visual provocation between dogs. Additional vegetation screens will be planted to support this effort where runs will be visible to play areas etc.

Separation Distances:

Substantial separation distances are maintained between kennel facilities and neighbouring residences.

Building Materials:

All external windows and doors to dog kennel pods are double glazed. Walls and ceilings are constructed of 75EPS paneling which provides ample noise insulation.

5. Operational Noise Controls

Night time procedure:

All dogs will be enclosed inside their suites, which are well insulated, to minimise noise at night.

Customer Access

- Customer access is by appointment only.
- Drop-off and collection activities occur inside dedicated times slots, during business hours only.
- No public access to kennel areas.

Staffing

- The facility is primarily family-operated, with the assistance of live-in farm workers/staff.
- Staff will actively monitor animal behaviour throughout the day.
- Excessive barking will be investigated and managed promptly.

Animal Welfare Practices

Management recognises that well-cared-for animals generally exhibit lower levels of stress-related vocalisation.

Measures include:

- Regular feeding schedules.
- Daily exercise and enrichment.
- Human interaction and supervision.
- Clean and comfortable accommodation.
- Prompt attention to distressed animals.

6. Exercise Area Management

Four dedicated exercise yards are provided, as well as a fenced 5 acre orchard, to support animal welfare while minimising noise impacts.

The following controls will apply:

- Exercise activities will occur during daytime hours only.
- Dogs will be supervised during exercise periods.
- Exercise sessions will be staggered throughout the day.
- Dogs displaying aggressive or excessive barking behaviour may be exercised individually.

7. Barking Management

Where a dog exhibits excessive or sustained barking, staff may implement one or more of the following measures:

- Increased supervision.
- Relocation to a quieter area.
- Additional exercise or enrichment.
- Individual management strategies.
- Contact with the owner where appropriate.

Persistent behavioural issues will be documented and reviewed.

8. Staff Training

All staff will be instructed in:

- Animal behaviour management.
- Noise minimisation practices.
- Customer management procedures.
- Complaint handling procedures.

9. Complaint Management

Any noise complaints received will be:

- Recorded in a complaints register.
- Investigated promptly.
- Reviewed by management.

Where appropriate, operational procedures will be adjusted to further minimise impacts.

Records will include:

- Date and time of complaint.
- Nature of complaint.
- Investigation undertaken.
- Corrective actions implemented.

10. Ongoing Review

The operation will periodically review noise management practices to ensure the facility continues to operate in a manner compatible with neighbouring rural properties.

Additional mitigation measures may be implemented where reasonably required.

11. Conclusion

The proposed development incorporates substantial setbacks, vegetation screening, distributed kennel buildings, controlled operating procedures, supervised exercise activities, and active animal management practices.

These measures collectively minimise the potential for off-site noise impacts and support the ongoing compatibility of the facility with surrounding rural land uses.

Operational Management Plan

1. Overview of the Development

Standley Acres Luxury Pet Resort is a purpose-built premium dog boarding facility located on a rural property within the Shire of Harvey, Western Australia.

The development consists of 27 individual luxury accommodation suites designed to provide a quiet, safe and enriching environment for dogs while minimising impacts on neighbouring properties.

The facility has been designed with animal welfare and environmental management as priorities through:

- Fully insulated kennel buildings
- Individually enclosed accommodation suites
- Secure exercise yards
- Landscaped surroundings to reduce noise and visual impact
- Daily cleaning and sanitation procedures
- Supervised exercise and enrichment
- Secure perimeter fencing
- Rural location with significant separation from neighbouring dwellings

The business will operate as a family-run enterprise providing premium boarding services rather than high-volume commercial kennelling.

2. Manager Details

Business Name

Standley Acres Luxury Pet Resort

Manager

Samantha Standley

Responsibilities

The manager is responsible for:

- Daily operation of the facility
- Animal welfare
- Staff supervision
- Customer service
- Record keeping
- Emergency management
- Cleaning and hygiene standards
- Noise management
- Compliance with all relevant legislation and Shire requirements

The manager resides on the property, allowing continual supervision of the facility and rapid response to any issues outside normal business hours.

3. Number of Staff

The facility will initially operate with:

- 1 full-time owner/manager
- 1 part time owner/manager
- 1–2 full-time or casual kennel attendants

As occupancy increases, staffing levels will be adjusted to maintain high standards of animal care.

Typical staffing duties include:

- Feeding
- Cleaning
- Exercising dogs
- Health monitoring
- Customer check-in/check-out
- Laundry
- Grounds maintenance
- Administration

At no time will staffing levels fall below those required to ensure all dogs receive appropriate care and supervision.

4. Odour Mitigation

Odour management is an important component of the facility's operation.

Measures include:

- Kennels cleaned a minimum of twice daily, with spot cleaning throughout the day as required.
- Immediate removal of faeces from kennels and exercise areas.
- Waste placed into sealed bins.
- Regular collection of waste by a licensed contractor.
- Floors disinfected using veterinary-approved cleaning products.
- Good ventilation within all kennel buildings.
- Landscaping surrounding the facility to improve airflow.
- Food stored in sealed vermin-proof containers.
- Wastewater disposed of in accordance with local authority requirements.
- Bedding laundered daily or whenever soiled.

These procedures significantly minimise odours and maintain a hygienic environment.

5. Maximum Capacity

The facility contains:

- 27 accommodation suites.

Each suite is capable of accommodating:

- One household of up to three compatible dogs. (depending on size)

However, based on local laws, only 27 dogs may ever be housed at any one time.

6. Grooming facilities

The reception building contains a dedicated grooming room. Future grooming services will be limited to; an extra service for boarding dogs only. No extra traffic or grooming will be conducted for members of the public.

The grooming room will be fitted with an appropriate bath/wash bay and extra floor drain as well as all that is shown on the engineering drawings.

7. Hours of Operation

Staff Operations

Staff will reside onsite and available to respond to any issues that may arise, however daily operations will be between:

7:00 am – 7:00 pm

This includes:

- Feeding
- Cleaning
- Exercise
- Administration
- Customer arrivals and departures

Customer Drop-off / Collection

Monday – Sunday

- 8:00 am – 11:00 am
- 3:00 pm – 6:00 pm

These designated collection times reduce vehicle movements and minimise disturbance.

Quiet Hours

To minimise noise:

- No outdoor exercise before 8:00 am.
- Dogs settled indoors during evening hours.
- Lights reduced after evening rounds.
- No customer access outside business hours except by prior arrangement.

The owners reside onsite and are available to respond to emergencies outside operating hours.

8. Complaints Handling Procedure

Standley Acres Luxury Pet Resort is committed to maintaining positive relationships with neighbouring landowners and the local community.

Should a complaint be received, the following procedure will apply:

Step 1 – Record

The complaint will be documented including:

- Date
- Time
- Name and contact details (where provided)
- Nature of complaint
- Weather conditions (if relevant)

Step 2 – Investigation

The manager will investigate the issue within 24 hours by:

- Inspecting the facility
- Speaking with staff
- Reviewing operational records
- Identifying the source of the concern

Step 3 – Corrective Action

Where appropriate, corrective measures may include:

- Adjusting dog exercise schedules
- Increasing cleaning frequency
- Additional landscaping or screening
- Staff retraining

- Maintenance of facilities
- Reviewing operational procedures

Step 4 – Response

The complainant will be advised of:

- Findings of the investigation
- Actions taken
- Any ongoing monitoring that will occur

Step 5 – Monitoring

Complaints will be recorded in a complaints register and reviewed periodically to identify any recurring issues requiring operational improvements.

The business is committed to resolving complaints promptly and cooperatively while maintaining compliance with all Shire conditions.

Commitment

Standley Acres Luxury Pet Resort is committed to operating as a high-quality, low-impact rural business that prioritises:

- Animal welfare
- Neighbour amenity
- Environmental responsibility
- Cleanliness and hygiene
- Staff professionalism
- Continuous improvement

The operational procedures outlined in this plan will be reviewed regularly and updated where necessary to ensure ongoing compliance with relevant legislation, licence conditions and best-practice animal management standards.

Drainage/Water Management Plan

To promote sanitary and efficient operation the following systems will be installed:

Septic systems:

- 2 x effluent systems will be installed, one dedicated to the kennel pods, one for the accommodation and reception building.
- The second workers accommodation building will make use of the existing septic system.

Water tanks:

- A 100,000L rainwater tank will be installed to service the kennel pods, reception and workers accommodation adjacent to the orchard.
- A second 100,000L water tank will be installed to upgrade the existing water tank, next to the existing shed.
- The surface area of the 20 x 12m shed is sufficient to service both 100,000L water tanks. The new kennel water tank will act as an overflow from the shed water tank.
- In compliance with the BMP, a 30,000L water tank will also be installed as a dedicated fire tank. This will also be filled from the overflow of the shed water tank.

Drainage plans:

Waste water from **accommodation pods** consist of bathroom, kitchen and laundry facilities, serviced by existing and new septic systems.

Reception building includes:

- grooming area and
- visitor/staff bathroom.

Grooming area:

Rainwater taps for:

- Dog washing
- Washing down the room
- Sink for general cleaning

Wastewater produced by:

- Floor drain for wash downs
- Wash bay/bath drain for dog grooming
- Sink for human ablutions

Kennel Pods:

Each Kennel pod will have rainwater taps for:

- Sink associated with food prep and cleaning
- Dishwasher
- Washing machine
- Cleaning hose will be installed to reach each of the suites for complete wash down ability.

Wastewater produced by:

- Washing machine
- Dishwasher
- Sink
- Floor drains in each suite for wash downs between stays or as needed.

Exterior cleaning:

Each pod consists of wrap-around verandahs, allowing each suite to have a private undercover outdoor area. The floor of each pod, including verandahs, will be raised roughly 400mm above the ground. The verandah's flooring is constructed from composite timber decking. These are not porous and the spacing allows for easy washing and drainage.

Beneath the verandah, and extending out into the run areas, 100mm of blue metal or cracker dust will also allow for ample wash down drainage. The runs will be lined with pet grade turf with antibacterial properties and specially designed for frequent washing and sufficient drainage to mitigate odor. (see below)

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Vegetation Plan

1. Purpose

This Vegetation Management Plan has been prepared to support the proposed construction of two workers' accommodation units on the property.

The purpose of this plan is to demonstrate how vegetation surrounding the accommodation will be managed to comply with the requirements of the approved Bushfire Management Plan while maintaining the rural character and environmental values of the property.

The plan aims to:

- Reduce bushfire risk to occupants and buildings.
- Maintain compliance with the Bushfire Management Plan.
- Minimise unnecessary vegetation clearing.
- Preserve existing mature trees where practical.
- Reduce erosion and dust.
- Maintain an attractive rural setting.

2. Asset Protection Zone (APZ)

An Asset Protection Zone (APZ) will be established and maintained for a minimum distance of 21 metres around each accommodation unit, in accordance with the Bushfire Management Plan.

Within the APZ:

- All flammable understorey vegetation, shrubs and accumulated leaf litter will be removed or regularly managed.
- Grass will be maintained at a height not exceeding 100 mm during the fire season.
- Fallen branches, dead vegetation and combustible materials will be removed routinely.
- Firewood, timber and combustible storage will be located away from buildings.
- Trees may be retained where permitted, provided they are managed in accordance with bushfire guidelines.

Photographs of the existing vegetation around the location of proposed accommodation units are below. This

3. Tree Management

Where existing mature trees occur within the APZ:

- Healthy mature trees will be retained where possible.
- Lower branches will be pruned to create adequate vertical separation from ground vegetation.
- Tree canopies will be managed to prevent excessive canopy overlap.
- Dead or hazardous limbs will be removed.
- Any trees identified as hazardous will be assessed and removed if necessary.

Retaining mature trees will assist with:

- Shade for buildings.
- Erosion control.
- Habitat values where compatible with bushfire safety.
- Maintaining the visual amenity of the rural landscape.

4. Ground Cover

Ground cover within the APZ will consist primarily of:

- Maintained lawn.
- Irrigated grass.
- Low-flammability landscaping.
- Gravel pathways.
- Mulched garden beds using approved low-flammability materials where appropriate.

Highly flammable weeds and unmanaged vegetation will not be permitted to establish within the APZ.

5. Landscaping

Landscaping around the accommodation will utilise species with relatively low flammability characteristics where practical.

Landscaping design will include:

- Separation between planting beds.
- Minimal dense shrub planting adjacent to buildings.
- Irrigated gardens where feasible.
- Decorative gravel or stone around building perimeters.
- Adequate spacing between trees and structures.

Landscaping will provide an attractive rural appearance while reducing fuel loads.

6. Ongoing Maintenance

Vegetation management will be undertaken throughout the year by the property owners.

Routine maintenance will include:

- Slashing or mowing grass.
- Removal of weeds.
- Pruning vegetation.
- Removal of fallen branches.
- Inspection following storms.
- Removal of accumulated leaf litter.
- Monitoring of vegetation growth during spring and summer.

Additional inspections will occur prior to each bushfire season.

7. Environmental Considerations

Vegetation management will be undertaken with consideration for environmental values.

Where clearing is required:

- Clearing will be limited to the minimum area necessary to achieve compliance with the Bushfire Management Plan.
- Existing mature vegetation outside the required APZ will be retained wherever practical.
- Disturbed areas will be stabilised using appropriate ground cover.
- Weed control measures will be implemented to prevent the spread of invasive species.

8. Responsibility

The property owners will be responsible for implementing and maintaining this Vegetation Management Plan.

The APZ will be inspected regularly to ensure compliance with the Bushfire Management Plan and relevant local government requirements.

9. Review

This Vegetation Management Plan will be reviewed annually, and following any significant bushfire event, changes to the Bushfire Management Plan, or substantial alterations to the site.

Any maintenance or improvements identified during inspections will be completed promptly to ensure the continued protection of occupants, buildings and surrounding land.

Supporting Images

See Photos below of the land affected in the APZ's. Mostly consisting of juvenile eucalyptus trees and regrowth. Large trees will be retained wherever possible, dead wood removed and low hanging branches trimmed.

Some vegetation is required to be removed in order to comply with BAL standards. Below is an excerpt from the BMP with annotations of my own photos taken of the vegetation to be amended.

Pink numbers indicate the position of photos taken.

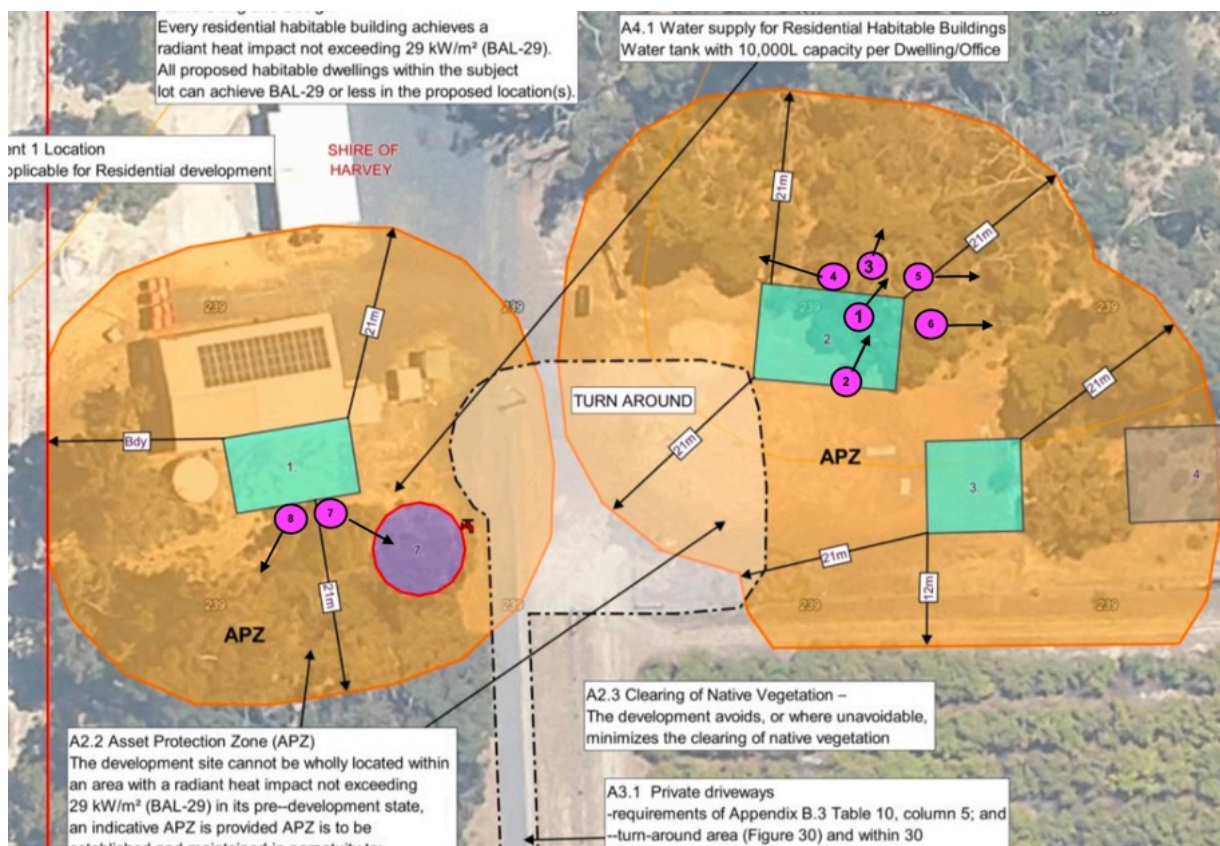


Image 1-5 shows the undergrowth around workers accommodation (2). In this area, these modifications need to be undertaken:

- remove/reduce the **dense understorey**
- remove accumulated leaf litter, dead vegetation and other surface fuels
- reduce scrub and shrubs that create a continuous fuel layer
- keep grass very short
- prevent vegetation from forming a continuous **ladder of fuel** from the ground into tree canopies
- selectively remove trees where necessary to achieve the required separation
- prune/remove lower branches where they contribute to continuous fuel
- keep the area maintained permanently.



Image 6 shows a large tree which has a low hanging branch which will need to be removed for safety.



Image 7 & 8, shows the APZ around the Accommodation building (1) of which the understorey, dead trees and leaf litter have already been removed in order to maintain the APZ around the existing infrastructure and in anticipation of future infrastructure.



Workers/Backpackers Accommodation:

Cover Letter

Re: Development Application – Proposed Workers Accommodation Units

Dear Planning Officer,

Please find enclosed our Development Application for the construction of two workers' accommodation units on our rural property.

The purpose of these units is to provide safe, well-managed onsite accommodation for employees associated with our agricultural enterprise and proposed dog boarding business.

The accommodation has been carefully planned to support the operational requirements of both businesses while maintaining the rural character of the property and ensuring minimal impact on neighbouring landowners.

The proposal consists of:

- **Unit 1** – A two-bedroom dwelling with a maximum occupancy of 4 persons.
- **Unit 2** – A three-bedroom dwelling with a maximum occupancy of 6 persons.

The total maximum occupancy across both units is **ten residents**. In practice, however, occupancy is expected to be only 3-4 residents at any one time, within an additional 1-2 residents during peak harvest season.

These units are intended solely for accommodation of workers and approved guests associated with the property. They will not be leased or used as permanent rental accommodation or tourist accommodation.

The accommodation will provide:

- Improved staff availability for animal welfare and farm operations.
- Safe accommodation for seasonal agricultural workers during avocado harvest periods.
- Accommodation for kennel staff who are required to be available outside normal business hours to provide appropriate care for boarding animals.
- Limited guest accommodation for an au pair or visiting family member assisting with childcare or farm operations.

Occupants will be managed by the property owners, who reside permanently on the property and are responsible for supervising the accommodation and ensuring compliance with all planning conditions.

We believe the proposal represents an appropriate and necessary component of a modern rural enterprise, supporting local employment while maintaining compatibility with surrounding rural land uses.

We respectfully request the Shire's consideration of this application and welcome the opportunity to provide any further information if required.

Yours sincerely,

Sam Standley
Standley Acres

Proposal for Workers Accommodation

Overview

This proposal seeks approval for the construction of two detached workers' accommodation units to support the ongoing operation of the existing avocado orchard and the proposed Standley Acres Luxury Pet Resort.

The accommodation is intended exclusively for workers and approved guests associated with the property and is not intended for public accommodation or long-term residential leasing

Unit 1 – Two Bedroom Accommodation

Maximum Occupancy

2 persons

Intended Use

This accommodation will primarily provide housing for:

- An au pair assisting with childcare and household responsibilities.
- Visiting family members or approved guests assisting with farm operations.
- Overflow accommodation for seasonal avocado orchard workers during peak harvest periods when additional labour is required.

Unit 2 – Three Bedroom Accommodation

Maximum Occupancy

3 persons

Intended Use

This accommodation will primarily house:

- Employees of Standley Acres Luxury Pet Resort.
- Seasonal backpacker workers employed for work within the avocado orchard.
- Farm workers engaged in general agricultural operations.

The accommodation enables staff to be available outside standard working hours where required for:

- Animal welfare
- Emergency response
- Early morning feeding
- Late evening welfare checks
- Seasonal agricultural duties

Being a rural location without access to public transport, it also allows backpackers/agricultural farm workers onsite accommodation when they do not have transportation of their own, as is common with these types of workers.

Management of Accommodation

Both accommodation units will be owned and managed by the property owners, who permanently reside onsite.

Residents will be employees, contractors or approved guests directly associated with the agricultural and kennel operations.

The owners will maintain responsibility for:

- Resident supervision
- Property maintenance
- Waste management
- Noise management
- Parking
- Compliance with all planning conditions
- General upkeep of the accommodation

Parking

Adequate onsite parking will be provided adjacent to each accommodation unit. There is ample space for parking on the existing gravel hardstand adjacent to the units.

Parking will occur entirely within the property boundaries, with no impact on public roads.

Services

Both accommodation units will be connected to approved services, including:

- Water supply
- Wastewater disposal
- Electricity
- Telecommunications (where available)

Waste collection will form part of the property's existing waste management arrangements.

Compatibility with Rural Land Use

The proposed accommodation supports the efficient operation of the existing agricultural enterprise and proposed kennel business by providing onsite accommodation for employees whose presence contributes to:

- Improved animal welfare
- Efficient farm management
- Reduced travel requirements
- Increased workplace safety
- Timely response to emergencies

The development is considered complementary to the existing rural land use and does not alter the primary agricultural function of the property.

Conclusion

The proposed workers' accommodation provides an appropriate, low-impact solution for housing essential staff required to support both the avocado orchard and the proposed luxury pet resort.

With a combined maximum occupancy of up to ten persons, onsite management by the owners, and use restricted to employees and approved guests, the proposal will have minimal impact on surrounding properties while significantly improving the operational efficiency, safety and long-term viability of the rural enterprise.
