

DA0603/2019 - Domestic animal breeding, boarding or training - Construction of an animal boarding facility, new access and signage - 48 Blessington Rd White Hills

As a result of the onsite meeting we had on Tuesday the 4<sup>th</sup> of December with the Mayor and Deputy Mayor, we have become more clearly aware of the actual site proposed for the kennel development.

It has become obvious to us when we looked at the surrounding topography and the elevated position of houses on Glenwood Rd and the subdivision of Richings Estate, that the acoustic walls for the outside areas that are proposed for this use cannot mitigate barking noise.

In this instance an acoustic wall of any height will fail to stop significant noise emissions, from over 25 acres of outdoor spaces frequented by barking dogs, which will echo through the valley.

The other major problem that was highlighted as a result of the meeting is the access road leading from the kennel's car park and back to the Blessington main road. The proposed road is a single lane road with very few passing bays. For over 100 dogs that they estimate will use this facility on a daily basis, the number of cars using the access road for morning drop off and afternoon pick up will result in total congestion. Dozens of staff vehicles can be included in this consideration.

It will become a major problem at the entrance on Blessington road as there are no pull off or slip lanes for entry to and departure from the property. This design will result in a traffic bottleneck at the intersection with Blessington road. Growing vehicle queues will block driveway access in peak times as traffic loads increase.

We have already outlined the problems we believe that will occur with this new traffic combining with local primary and Steiner schools, and residential traffic through St Leonards. Maintaining a safe flow of traffic while accommodating the needs of future residential development in this area necessitates careful management.

Robert Diprose, Kristine Carmody

**DA0603/2019 – Domestic animal breeding, boarding or training – Construction of an animal boarding facility, new access and signage – 48 Blessington Rd White Hills**

The following document has been initiated by conversations and responses with many residents that were unaware of the current development application and subsequent impacts of the Winston Play and Stay dog boarding and day care facility development application.

This proposal is within the study area of the Launceston Council St Leonards Village Plan (2016) and zoned as a Priority Residential Area on the Integrated Development Opportunities Map.

The pattern of new development in the area, which encompasses the Benvenue Rd to Abels Hill Rd area, as well as the current and recently approved Drivers Run subdivision, demonstrates the popularity and potential of St Leonards. New residents to the area are attracted to small hobby-type blocks, 10 minutes from the city, and well-resourced by good schools and roads nearby. This confirms that Blessington Road is well placed for future residential capacity.

The amenity of this potential community will be greatly impacted by the land use decision made by the Launceston Council regarding this proposal. The function and purpose of an unprecedented kennel development within a planned Priority Residential Area is evidently inappropriate.

The Examiner Newspaper (12/11/19), in an interview with the proponent, states that the boarding facility is *‘unlike any in Australia’* catering for up to 130 dogs. The *‘little bit of countryside in order to give the dogs space and not have noise problems’* is totally inadequate.

There are various reports that the distance from the proposed facility and the closest residences are from 200 metres to 350 metres. Environmental Protection Authority Noise Control measures (Publication 1254, October 2008) state ‘The problems caused by the perpetual barking of dogs has been known to exist at distances as far as 500 metres from the actual source.’ The noise emissions from the barking dogs referred to in these guidelines may apply to a small group of dogs. The planning application states up to 130 dogs will be accommodated in the facility.

There are also plans for extensive dog nature walks on 25 acres next to the proposed structure. Dogs will bark when they are greeting a person or another dog, when they hear other dogs barking, in an unfamiliar situation, if they are territorial, attention seeking, or experiencing separation anxiety. All these circumstances are highly likely to occur while they are playing in the proposed outdoor area, on a nature walk, or within the carpark.

A single dog barking is measured at between 60dB – 100dB. A jack hammer measures 90dB. A group of dogs, up to 130, in a canine boarding facility will increase the noise level well beyond that. Excessive noise emissions will create problems in the local area with disruptions to peace and amenity, disturbed sleep, anxiety, stress, and loss of property value.

A typical barking disruption caused by a single dog will be intermittent. In a group situation the noise will be constant and unrelenting. The application states that dogs will be onsite 24 hours a day, 365 days a year. There are clearly designated outside play areas with water and lagoon facilities over half an acre in size. Barking in these areas will persistently occur so that it interferes with the lifestyle of residents from St Leonards to Glenwood Rd and Richings Estate, Relbia. The acoustics of the valley topography will affect hundreds of rate payers and create an ongoing issue for the Launceston Council, as residents will insist on their right to complain and demand compliance.

The proposed facility can be seen from neighbouring properties on both sides of the valley. If the 2500 square metre facility can be seen, it will also be heard. The potential for impact on the St Leonards community must be viewed from the perspective that the Residential Property Research Group predicted St Leonards will lead the country for highest price growth this year. What may be considered very good news for local homeowners will be brought quickly undone by unsuitable and contentious development.

Robert Diprose, Kristine Carmody, Nicole Headlam Darcey

15/12/2019

THE LAUNCESTON CITY COUNCIL

ATTENTION: THE GENERAL MANAGER

As a resident of over 40 years I have serious concerns regarding the proposed dog hotel at 48 Blessington Road, St. Leonards.

Traffic safety is my foremost concern. At two significant periods during the day (namely, school drop off/driving to work and school pick up), St. Leonards becomes a road users nightmare. The area in and around the St. Leonards Primary School and the shops becomes majorly congested with a major concentration of traffic. The near misses I see regularly with impatient drivers and parents and children is mind blowing. Then to add to that chaos is cyclists, school buses and log trucks. The road was simply not designed to accommodate such traffic.

To add insult to injury the proposed DA will add another 128 vehicles (as stated in the report) and at the peak times (school drop off, people rushing to work before 9am and school pick up). This is just a disaster in the planning or worse a fatality waiting to happen.

To further add to the traffic congestion, I believe there will be a Steiner School of approx 300 students to be built within 800m of the Dog hotel and 200m of the St. Leonards Primary School, increasing the traffic concentration even more.

Furthermore the greater percentage of suggested 128 vehicles will be coming from Launceston and therefore will be turning across traffic in an 80 km/hr speed zone. Add the thick fog the area is well known for and I can assure you this is an extremely unsafe set of circumstances you are planning.

Aside from traffic, I have serious concerns regarding the noise 120-150 dogs (as stated in the report) will create in the outdoor/open exercise yards. I reside on the southern side of the DA on the edge of the North Esk River valley. The prevailing wind N- N/W will carry and enhance the noise in my direction. The valley below me amplifies and resonates any sound. Dogs that are spread out sporadically along Glenwood Road, Relbia can be heard as if they were in my backyard, let alone 120-150 less than 1km away at the dog hotel. How is this fair or acceptable?

If the DA is approved and noise complaints are lodged, what measures are the Launceston City Council going to take to solve the ongoing issue?

What provisions have been taken for the potential smell from the daily waste of up 150 dogs? Will this increase the fly population? As a primary producer, will this impact on the welfare of my prime lamb operation, having to use more chemicals to keep my sheep free from blowfly attacks?

Dogs that escape from the hotel, will potentially cause a traffic hazard if roaming on the road or worse, roaming through livestock on neighbouring properties, with the serious loss of income and injured livestock due to potential dog attacks.

Additional to the traffic safety and noise concerns I am disappointed that such a modern building design is lodged for approval. The new building design does not support the local heritage/ history in anyway. The area has significant architectural history. Within less than 1km Radius you have some of Launceston's earliest architecture (Northcote, Illaroo, Dunedin, Clonmines). Such buildings date back to the 1860's and potentially earlier. A modern two storey building will be clearly visible from all aspects.

While I am in full support of new business opportunities and employment in the Launceston area the DA location is unsuitable and impractical. Pets Now Boarding (805 HOBART Road, Breadalbane) where the business venture originates is appropriately and practically located off a highway, up a private lane way, where traffic flow is safe. 805 Hobart Road is not near schools or shops. There are very few residents in the area and less down wind to be impacted by any noise. According to Google maps, the distance from the centre of Launceston to 48 Blessington Road, St. Leonards is 12 minutes and only 15 minutes to 805 Hobart Road, Breadalbane. A three minute difference.

Yours faithfully,

AMELIA SCOTT

Neil Grose  
C/O Launceston Chamber of Commerce



Re: Development application DA0603/2019

Dear Mr Stretton, I would like to express my personal support for the development application at 48 Blessington Road White Hills Road, Winston Play & Stay. As a long-term customer of their Breadalbane enterprise, I know firsthand the care and attention they pay to the pets in their care.

I have also spoken several times to the proponents, and I know that this will be excellent business venture for the area and meets all the acceptable solutions under the interim planning scheme. Indeed, the proponents have gone to great lengths to establish a pet-care business which has no discernible impact on neighbour-amenity and complies with all requirements of the interim planning scheme.

This development has been carefully planned to cater for a fast-growing and new business opportunity and is a great reflection of the broadening base for the Launceston economy.

It is important, as Launceston seeks to be a preferred place for people and families to migrate to, that innovative business proposals such as this are able to be proposed and developed in a manner which protects the amenity of the area and capitalises on the positives that a growing Launceston community can generate.

In closing I wish to express my strong support for the development and urge council to approve the development application.

Best regards

Neil Grose

**From:** Georgia Greig  
**Sent:** 15 Dec 2019 21:24:36 +1100  
**To:** Contact Us  
**Subject:** DA0603/2019  
**Attachments:** DA06032019.pdf

**For the attention of Mr Michael Stretton, General Manager**

**Reference: DA0603/2019**  
**48 Blessington Road, St Leonards TAS 7250**

**Domestic animal breeding, boarding or training - Construction of an animal boarding facility, new access and signage**

Please find attached a written representation for the above mentioned development Application.



S & G Greig

City of Launceston

PO Box 396, Launceston TAS 7250

10 December 2019

**For the attention of Mr Michael Stretton, General Manager**

Dear Sir

**Reference: DA0603/2019**

**48 Blessington Road, St Leonards TAS 7250**

**Domestic animal breeding, boarding or training - Construction of an animal boarding facility, new access and signage**

We write in connection with the above planning application. We have examined the plans and we know the site well. We wish to object strongly to the development of this animal boarding facility in this location.

We take issue with noise emissions and the proposed measures to restrict them. We do not believe the measures that are to be put in place will have any effect on reducing the noise of up to 150 dogs. Given the situation of where the facility will be in the valley the noise will be amplified. It seems great lengths have been made to restrict noise within the building where the dogs will be housed overnight, however they will most likely be sleeping and unlikely to bark anyway.

There is no way to restrict noise when the 150 daycare dogs are outside in one of the nine proposed areas set up for play and exercise - happy dogs bark, sad dogs bark, angry dogs bark, culminating in cacophony of barking from 150 dogs.

This excerpt is taken directly from the Launceston City Council Dog Management Policy,

*Council Officers receive numerous complaints relating to barking dog nuisances...Different people have different tolerances as to how much a dog can bark...*

This refers to just one dog, we believe that with the proposed housing of 120-150 dogs at Winston Stay and Play the council will be inundated with complaints regarding barking dog nuisances from not only residences in closest proximity to the facility but those over the river and further up and down river too.

We already regularly hear the dogs of neighbours and of those across the river in Relbia, however this is to be expected living in this rural location. A concentration of dogs during the hours of 7-6pm,

down wind of our property will be a constant nuisance to us and others. The wind travels up the valley towards Corra Linn carrying with it the regular noise of concerts, cars, trucks and motorbikes, livestock and the odd dog. The noise of 150 dogs carrying up the valley will not be muffled by a fence and some trees.

We are also concerned about the increase in traffic the facility will encourage. It is particularly worrying that the increase will take place on the road during peak times. The concentration of traffic will take place during times when our children and others will be travelling to school and to work. These times are also when the road is used by many recreational cyclists and indeed our own children.

The road is also frequented by many large trucks and agricultural vehicles. During winter a thick fog regularly descends upon the valley and Blessington road, this impacts visibility when pulling out from a driveway and onto the 100km road and with the increase in traffic concentration during peak commuter hours, so too will the likelihood of car accidents increase.

As a local resident living close to the site of the proposed animal boarding facility, we are of the view that the proposed development will have a serious negative impact on not only our standard of living, but of those around it.

We thank the council for giving this representation careful consideration.

Yours faithfully,

*Georgia & Stuart Greig*

Georgia & Stuart Greig



[REDACTED]

---

**From:** Samuel Young [REDACTED]  
**Sent:** Sunday, 15 December 2019 9:20 PM  
**To:** Contact Us  
**Subject:** Winston Play and Stay Proposal (application DA0603/2019) - Neighbours Concerns.

To whom it may concern,

I am writing to you in regards to the proposed Winston Play and Stay dog boarding facility 48 Blessington Rd, White Hills, as advertised in the Examiner Newspaper early last month.

Living in St Leonards all my life, quite close to the Winston property, I have two main concerns. If this venture was to be approved by the City of Launceston Council:

a) How is it Proposed to control the barking of these dogs, especially when they are in large groups interacting using their natural communicating method of barking?

b) Will there be any impact to the North Esk River which flows below the Winston Property? Any run off from the facility that makes it to the river will certainly flow into the popular St Leonards Picnic and Swimming area approximately 1 km downstream.

Being only a short e-mail i will not go into the other questions that may and should be asked. Questions such as traffic, impact to surrounding farmland and agricultural practices, potential de-valuing of surrounding properties and visual impact of a large modern construction on the outskirts of St Leonards who is also looked over by our neighbours in Relbia. Just to name a few.

In my opinion this property is not a suitable place for such a business to be built and operated. While the area does have a country feel it certainly has close neighbours and geographically in a valley where noise and smells travel well.

I ask your team to consider my views when making a decision regarding the proposal. Think of the people who call the surrounding properties home and the natural environment, how such a concentration of these animals will impact the land and water ways.

Any views of your own or questions you may have, please feel free to contact me.

Thank you for your time.

Regards,  
Sam.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Sunday, 15 December 2019 7:49 PM  
**To:** Contact Us  
**Subject:** Planning Application DA0603/2019

[REDACTED]

To Whom it May Concern

I am writing in regard to the Planning Application-DA0603/2019 Winston Play and Stay.

As the 3rd generation Owner of this property, I would like to voice my numerous concerns in relation to this proposal. At present My husband and I along with our 4 daughters reside in Victoria. Here we are successful business Owners of a leading manufacturing company [REDACTED] which currently employ 45 people.

We are currently in the process of rejuvenating the property to its former glory. In the plans of relocating in the near future to start a family ran business.

It is our hope to be able to gain organic certification for apples, pears and also livestock.

A buffer zone sometimes is required with organic certification. With this being proposed next door this will without a doubt affect our application. We would not be able to achieved our dream of organic farming with this being proposed next door.

We also have a huge concern with the impact on livestock with a potential dog escape. Stress of animals affects the quality of the meat also the wellbeing of the animal.

This brings me to my next concern-noise

The dogs barking will increase complaints of noise within the area. The noise will carry as the gully will act as an amphitheater. There will be complaints received from Relbia, Norwood and other areas within St.Leonards.

In Figure 5 showing the 300 metre arcs. Is it your suggestion that no noise or dog barking will surpass these arcs? Everyday that there is school, You can hear the school announcements and the school bell ring. This actually travels through numerous houses/properties and there is a substantial thick pine hedge surrounding The Grange. Yet we are still able to hear it. You can not stop a dog from barking!!!

120-150 dog capacity  
Accommodation for 60  
Open to public 7am-6pm weekdays  
9am-noon Saturday's  
2pm-5pm Sunday's

It states no less than 9 Exercise yards...so there could actually be more? As this is in the planning application it has left it very open ended to increase the number of exercise yards. If this increases in turn everything increases, noice, waste and traffic.

You state that the only residence that it would be visible from is from the south, however that is untrue. I myself will be able to see it and so would other residences. I'm sure Sherman's vineyard will be appreciative of this monstrosity across the river.

In 26.4.1 it states that the

P1-building height must minimise the impact on the visual character of the area having regard to

A- impact on skylines and ridgelines;

F- The character of the surroundings

With a 2.4 metre hard perimeter security fence-solid fence and a 8.12metre 2 storey building, I hardly call that being one with the landscape. It will affect views and it will not be ascetically pleasing. With the high security fencing it will look like a prison.

Although a proposed Vegetative screen be erected on the southern boundary. The proposed exercise yards were to be on the North, West and South of the building. We do believe that the noise will be evident on all aspects not just the South.

Planting of 'shrubs' or Eucalyptus trees for screening purposes, will not be sufficient for a building of the magnitude of 8.12 metres nor screening for the security fences of 2.4 metres.

The driveway to access the 'doggy daycare' is being coated with a 2 coat seal. What is the seal made of? Will this sealant seep into my property? How is it being applied, by spraying it on? This will be detrimental to my property but also other neighbouring land.

The dam on Dean Thurleys property having a run off will enter the creek, this creek runs onto my property and directly into the North Esk River.

My next concern is-Wastewater Management

Appendix E for wastewater management- it is proposed that they will use 750litres per day, based on the site at Breadalbane. It states that if they exceed 750 litres continuously that the system will fail. Where will this excrement go when it fails?

In one part of the document it states

The loadings have been based on

-100L per day for washing bedding

-300L per day for hydro baths

-110L per day Yard Wash down

-240L per day for on site Managers Residence

Then in another part of the document it states The loadings have been based on -250L per day for washing -500L per day for hydro baths

I understand that both add up to 750L of water, however which is the correct information. Will the Managers residence not use any water, will the hydro baths exceed the 300L in the first proposal.

As I have previously mentioned the waste water unit if it continually exceeds 750L per day the system will fail. So where exactly will all this waste go? Onto my property and who will be liable for the cleanup of this. Yes I am sure this will be a wonderful addition to fruit trees.

To my next point-Traffic

128 vehicles per day

44 vehicles per hour with bus and van movements This new entranceway which is singular, is on a stretch of road which is 100km/h. Drivers will need to predict if they have enough time to turn safely into the driveway. It will also pose an issue for cars that are behind waiting for the ones in front to turn. With no overtaking section on the road this also poses both issues for traffic and there is also a dangerous element. This will pose both serious and dangerous when the weather is treacherous with thick fog, poor visibility and no lighting. With Log trucks travelling at 100km/ph and the cycling community that use this stretch of road. I will not have a fatality on my conscience and there will be one in that area.

The Crash data that was provided in the proposal with the crash locations is flawed. Majority of the crash locations were in the residential part of St. Leonards where the speed limit is most thereof 50km/h. I have legitimate concerns for safety within the town centre. The increase volume of cars going through the school zone. When cars are parked outside that school, the school crossing can be obscured.

As stated they will screen all dogs to see if they are 'problem dogs' or if they have socialisation issues. How do they propose they will do that? Ask the owner of the dog? I am sure not everyone will admit that their dog loves livestock. Is the security fence proposed just around the exercise yards? If so what happens if a dog escapes in the front car park and enters our property. In a lot of cases it's natural instinct will be to chase livestock. If this occurs, the owner of the dog, the owner of the 'doggy daycare' will be liable for all retribution. Currently they have issues containing their own dog within their property.

The proposed nature walks that have been mentioned in the document. This will be approximately 100 metres from the back fence of the residential house on my property. This is of great concern for us as we will be running livestock, predominantly cattle. With people and dogs constantly coming within touching distance, we worry about the safety and well-being of our animals. How can their safety be guarantee from the dogs and also people using this nature walk area.

On 2 occasions Dean Thurley has tried to purchase parts of my property and in his own words 'simple boundary adjustments'. He could have been very open and transparent with his 'need' of the property, however there has never

been any correspondence to any neighbours of their intention of such construction and of the magnitude. This said proposal will have a huge negative impact on a lot of people and property values will decline. It is a quiet community and that is why people reside in this area. The residents love that it is close to amenities but it still retains the country feel and lifestyle. If the 'doggy daycare' goes ahead many residents will be unhappy and I am sure the Launceston City Council will have numerous complaints on a daily basis in regard to noise and traffic.

Regards



Sent from my iPad

[REDACTED]

---

**From:** Paddy Hoban [REDACTED]  
**Sent:** Sunday, 15 December 2019 3:42 PM  
**To:** Contact Us  
**Subject:** Development application DA0603/2019

Dear Council

I wish to make a submission on the development application for Winston Play and Stay, application number DA0603/2019.

I totally support the Winston Play and Stay development. I know that the services offered are essential for owners of assistance dogs, whose dogs need regular time every week when they are not working to continue as an effective assistance dog. An assistance dog also has to be extremely well socialised with other dogs so that they are completely reliable when in public with their owner. The developers of Winston Play and Stay have provided these services to the highest standards at Pets Now Boarding and the development of Winston Play and Stay will provide these services to a greater number of people who rely on an assistance dog.

The quality of the Winston Play and Stay facility, which will be the best in Australia, will allow even better grouping of dogs for socialisation and stimulating play, as well as providing the highest standards of day care and boarding. The facility will also provide a venue for seminars and courses on dog care and training and related subjects, which will be a great service to the Launceston community.

The developers of Winston Play and Stay are proven successful operators of a facility of this type and have proven to be committed to providing the highest quality of care for our four footed friends. They also have extensive experience in animal training and related subjects.

The developers, Keri and Dean Thurley, have demonstrated their understanding of, and their commitment to, the Launceston community by building Pets Now Boarding to the level where the demand for additional services is clearly apparent. Their preparedness to invest in Winston Play and Stay is an opportunity for the Launceston community that deserves to be approved for development.

Kind regards  
Pamela Hoban

[REDACTED]

[REDACTED]

---

**From:** Greg Zeuschner [REDACTED]  
**Sent:** Monday, 16 December 2019 11:17 AM  
**To:** Contact Us  
**Subject:** Attention: Planning Dept: Re DA 0603/2019  
  
**Categories:** Lisa

Dear Sir/Madam,

We hereby register our our objection to the construction of the dog breeding/boarding facility as described in the above DA.

We own the heritage-listed property [REDACTED] which is situated [REDACTED] to the proposed development. Our homestead is situated only 200-300 metres from the proposed facility, with a deep valley between. Our specific objections relate to the high probability of noise from the facility, and its visual impact. In still weather, particularly at night, sound travels very clearly in this locality. We think it highly unlikely the the barking of up to 155 dogs could be contained within the facility, and would adversely impact upon the amenity of the general locality. Visually, the proposed growing of trees along the boundaries of the property would not provide effective screening until many years after their planting.

We ask that our objections be taken into account when considering this application.

Sincerely,

Greg and Jane Zeuschner.



[REDACTED]

---

**From:** Bernice Wuttke [REDACTED]  
**Sent:** Sunday, 15 December 2019 1:34 PM  
**To:** Contact Us  
**Subject:** Pets Now Boarding - Development Application number - DA0603/2019

Good afternoon.

I live in [REDACTED] and have visited Tasmania 3 times (so far).

The first time, we flew in for a stay of 10 days and did not bring our dogs.

On the other 2 occasions, we have brought dogs with us on the Spirit of Tasmania - 3 in 2017 and 1 in 2019.

I am aware that many visitors to Tassie bring their dogs (and cats) with them and have read many times of the lack of facilities to house their pet (s) when wanting to visit National Parks etc.

The amount of Tourists that I read on the Caravan & Camping Facebook Pages intending to visit Tassie in the future with their pet (s) are many and quite often ask where they can house their pets whilst visiting 'no dogs allowed' areas.

In regards to the above mentioned Development Application, I consider that it is a great idea and will be to Tourist's advantage to have the opportunity to leave their pets in a safe environment.

It is hoped that the Application has a positive outcome.

I also look forward to more of these type of places be made available around Tasmania for Tourists to use when visiting. i.e. Strahan being a definite.

Yours sincerely,

Bernice Wuttke.

[REDACTED]

---

**From:** Clover Ward [REDACTED]  
**Sent:** Sunday, 15 December 2019 9:57 AM  
**To:** Contact Us  
**Subject:** Winston Stay & Play DA0603/2019

Hello,

I am writing to voice my opinion in how I think Winston Stay & Play will benefit the Launceston community and why I think it should go ahead.

Firstly, it will provide jobs which is only a good thing for the people of Launceston and surrounds. There aren't a lot of animal care jobs available in Launceston especially if you don't wish to work as a Vet Nurse.

I personally went down to Hobart last month to complete a week of work experience at Everydog Training and Behaviour who also offer day care and mobile day care. It was clear to see all dogs enjoyed themselves, and were tired when their owners came to collect them at the end of the day. This makes it easier for people who have just come home from work as they don't have to worry about exercising their dog.

It is known that bored dogs create destruction and noise nuisance. Dogs left home alone become bored very easily. If Winston Stay & Play was available in the community, people working could drop their dogs off in the day, make it more peaceful for neighbours who won't have to listen to a bored dog that is home alone all day and the dog will be enriched and a more happy dog.

I see this as a very positive addition to the community and can see a lot of benefits this will have for both dogs and owners alike.

Regards

Clover Ward

[REDACTED]

---

**From:** Anne Mueller [REDACTED]  
**Sent:** Saturday, 14 December 2019 3:16 PM  
**To:** Contact Us  
**Subject:** DA0603/2019 Winston Play & Stay

To Whom it may concern,

I would like to express my support for the proposed Winston Play and Stay facility. To be honest I think it's such a great idea which will benefit so many of us being able to leave our loved dogs in such great care and facilities whilst working or going on a holiday. When I first saw this proposal I was very excited as it would mean I can leave my dogs more often with them knowing they safe and cares for in a very high professional manner.

I know there are a lot of factors which need considering but I truly hope that you will be able to see the benefits of having the facility to so many of us .

Thank you and have a great weekend

Anne Mueller

Theresa L. Hatton

13<sup>th</sup> December 2019

Launceston City Council,  
Att: General Manager  
P.O. Box 396,  
Launceston TAS 7250

Dear Michael,

RE Doggy Daycare DA603/2019 48 Blessington Road, St Leonards

I am writing to regarding this application, more so the amount of traffic concentrated now pass the St Leonards School and in the area at the Pub & Shops.

Traders in Purple at Evandale have had their town approved, as part of the application traffic from the development they are encouraged to come through White Hills – 700+ new homes and the nursing home. This ultimately means possible 700 extra traffic movements through St Leonards.

Council have just approved the Stlener School also in St Leonards which has also increased the traffic movements in such a small concentrated area by extra 61 vehicle movements an hour out of the school and there is already 150 vehicle movements of heavy vehicles, bus and traffic. All this traffic going through this area with now 2 schools within 1km of one another.

With this application you are adding 128 vehicles per day into an already intense local traffic area, also in peak school times added another 44 cars.

I appreciate that this road maybe a state road however I ask that Council review these points in consideration to what is to be a very intense local traffic area.

Yours faithfully



Theresa Hatton

FILE No.	DA603/2019				
EC	✓	OD		Bu..	✓
RCVD 13 DEC 2019 LCC					
Doc No.					
Action Officer: C. WERNICKMORE					

e-copy: M. CHLEDOWSKA

[REDACTED]

---

**From:** Helen Bird [REDACTED]  
**Sent:** Saturday, 14 December 2019 12:41 PM  
**To:** Contact Us  
**Subject:** DA0603/2019

We Helen and Kerry Bird, as residents of [REDACTED] wish to voice our concerns over proposed doggy day care and kennels at 48 Blessington Road . Our main concerns are barking and smells in close proximity of houses in the area. Having recently stayed a similar distance from boarding kennels we were constantly annoyed by continual barking day and night. This area is a quiet rural area and is why we bought our property here. Also being a quiet area noise from this facility would carry a large distance especially overnight. We also have sheep and cattle and if these dogs escape they may cause harm to them which has already happened in this area. We are also wondering why we were not notified of this plan being close to the site. We would not of know of this proposal except from another concerned neighbour by chance this morning Regards Helen and Kerry Bird

Sent from my iPad

[REDACTED]

---

**From:** Leigh Chapman [REDACTED]  
**Sent:** Friday, 13 December 2019 8:30 PM  
**To:** Contact Us  
**Subject:** DA0603/2019

I am writing to give my support to the development of the Winston stay and play development. This is a business that is professional and will bring positive employment to the Launceston area as well as giving locals and visitors somewhere to bring their pets for care.  
Leigh Chapman  
[REDACTED]

[REDACTED]

---

**From:** Ryan Hughes [REDACTED]  
**Sent:** Friday, 13 December 2019 6:54 PM  
**To:** Contact Us  
**Subject:** Development Application DA0603/2019

To Whom it may Concern

I would like to express my support for this project in its entirety.

My dogs Darcy & Dave Growl have been patrons of Pets Now Boarding for a number of years and my mother in law is also a regular patron.

Darcy is a 6 year old Airedale Terrier with an autoimmune disease and is now blind, Dave Growl ( 2 year old Airedale Terrier) is his "seeing eye dog" and companion. My partner works shift work in Mental health and I am a business owner with a shifting schedule & frequent mainland work. The ability to have a safe secure location for our dogs to be left where we know they are having a wonderful time socialising is a great weight off our minds. But this isn't always possible now.

Pets now boarding is at capacity, they cant take on new daycare spaces and if I book too late sometimes I miss out. During the peak school holiday period day care is not an option as they are simply full. This Christmas alone I have had to change and adjust rosters as I simply cannot get in. This affects my business, my staff and my dogs.

The addition of Winston will allow for more capacity, provide a different experience for my boys that can help them be good boys.

The location is well chosen and has been engineered to be the premiere facility not just in Tasmania but Australia.

If there are any questions or you would like to discuss this further I would be happy to

Regards

**Ryan Hughes** | Sales Manager | *Phil Hughes Office Solutions*



[REDACTED]

This message and any attachments are confidential and intended solely for the addressees. If you receive this message in error, please delete it and immediately notify the sender. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorised use, copying or dissemination is prohibited. Except as required by law, Phil Hughes Office Solutions does not represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, virus, interception or interference.

[REDACTED]

---

**From:** Demi Mavros [REDACTED]  
**Sent:** Friday, 13 December 2019 6:01 PM  
**To:** Contact Us  
**Subject:** DA0603/2019

Hello,

I am writing in support of the proposed Pets Now Boarding facility. We have two large dogs who would hugely benefit from a place such as this. We, as a family, would also benefit in the sense that we could finally go away and feel comfortable in the knowledge that our dogs would be looked after by train professionals (they aren't the type of dogs friends volunteer to look after).

Thank you



[REDACTED]

---

**From:** Joanna Webb [REDACTED]  
**Sent:** Friday, 13 December 2019 4:42 PM  
**To:** Contact Us  
**Subject:** Planning application number DA0603/2019

Sir/Madam

I am writing in support of the planning application DA0603/2019, Winston Stay and Play.

I understand that neighbours may be wary of potential issues relating to noise, smell, etc. etc. I honestly do understand. However, this appears to be an excellent facility that will cater for many happy dogs (and cats). I believe that it is intended to be a majority of day care arrangements, a very welcome service for pet owners who work and would rather that their fur baby is looked after during the day. The plans look truly wonderful. I do not live at St Leonards so perhaps it may be said that I do not have the right to comment, but, I can't help feeling that the good folk of the immediate environs have very little to fear. I am told that all sorts of provisions have been considered, including noise, smell, and other environmental impacts. I trust that the Council will read the submissions carefully and allow Launceston pet owners to take advantage of this fantastic facility.

Yours faithfully

Joanna Webb  
[REDACTED]

[REDACTED]

---

**From:** evoke design [REDACTED]  
**Sent:** Friday, 13 December 2019 3:32 PM  
**To:** Contact Us  
**Subject:** Application number - DA0603/2019

**Categories:** Robyn

Hello – to whom it may concern

As a small business owner here in Launceston, and a client of Pets Now Boarding for the past five years, I write in support of the proposed development, Winston Play and Stay.

I've had the opportunity to talk with Keri Thurley about this project, which has been meticulously researched, designed and considered. I feel it will be a huge benefit to the community as a whole, not just those with dogs. My understanding is that the facility would include spaces for education, recreation and training. The boost for local employment – in the build and ongoing operation – goes without saying.

I believe it would be a best practice facility, owned and managed by caring, knowledgeable and responsible staff. My experience of Pets Now Boarding in the care of my dog has been 100% positive.

I certainly lend my support to its development.

Kind regards  
Carleen Imlach  
Director

evoke  
design

[REDACTED]

[REDACTED]

---

**From:** Fiona Cort [REDACTED]  
**Sent:** Friday, 13 December 2019 3:04 PM  
**To:** Contact Us  
**Subject:** DA0603/2019

**Categories:** Robyn

I put forward my vote to have this application approved. As a dog owner we currently use the one they already have but having a bigger and better one would benefit my dog and other dogs Tasmania. I love the idea of this and feel it make a lot of new jobs to. Pls allow this to go ahead.

Fiona Cort and safina

[REDACTED]

---

**From:** By Botanica [REDACTED]  
**Sent:** Friday, 13 December 2019 2:49 PM  
**To:** Contact Us  
**Subject:** DA06003/2019

I am writing to show my support for the development of DA06003/2019 winston play and stay, my main reason being is for the job opportunities that it will bring for me personally and many other people who have or wish to have a career in companion animals and animal studies, it would be a first class animal facility here in tasmania. I would look forward to seeing this professional set up go ahead, i would recommend it to all pet owners.

Thankyou for your time Regards Freesia Russell

Get [Outlook for Android](#)

[REDACTED]

---

**From:** Julie Severin [REDACTED]  
**Sent:** Friday, 13 December 2019 1:43 PM  
**To:** Contact Us  
**Subject:** DA 0603/2019 - Winston Play and Stay

We are regular user of Pets Now Boarding Kennels in Hobart Road. This is a letter of support for the above DA. There are so few opportunities throughout the State to get this standard of care for our animals. We travel from St Helens to Launceston to utilise the Pets Now Boarding facilities and if we move to Launceston to live, we would desperately love to see this facility come to fruition so we can put our animals in for day stays. I was so excited when I first saw that this type and standard of facility may get the go ahead. I genuinely thought thank god that a Council in Tasmania is being pro-active for fantastic facilities for animals (even though it is not the Council that is putting in the money – although I wish they would contribute toward a safe place – it keeps animals off the streets when owners have somewhere for them to go).

Please approve this facility.

Julie Severin  
[REDACTED]

[REDACTED]

---

**From:** Rodney Summers [REDACTED]  
**Sent:** Thursday, 12 December 2019 6:20 PM  
**To:** Contact Us  
**Subject:** DA0603/2019 - 48 Blessington Road WHITE HILLS TAS 7258

Attn: Launceston City Council, The General Manager and The Planning Department

Dear Sir/Madam,

Ref: DA603/2019 - 48 Blessington Road White Hills

Domestic animal breeding, boarding or training - Construction of an animal boarding facility, new access and signage

I am writing to you to formalise my concerns relating to the above proposed development which is directly opposite my residence.

Having lived at this residence for over 57 years I have been lucky enough to enjoy the benefits of rural living and do not wish this to be compromised by the encroachment of an undesirable development.

My areas of concerns are as follows:-

1. Noise - It is a known fact that dog boarding kennels have an increased potential for noise particularly where dogs are kept in close proximity to each other, are of different breeds and experiencing stress from unfamiliar conditions. One dog barking leads to another dog barking and so on! The more dogs kept on a premises the greater the noise impact. The noise will also intensify for neighbouring properties depending on wind direction and noise does carry more at night!
2. Traffic - A substantial increase in traffic flow will result particularly from the Doggy Day Care section of the development exacerbating the noise problem and creating adverse traffic conditions for an already substandard road.
3. Farms and livestock - this development has an element of inherent danger for farmers and their livestock. Most neighbouring farmers run sheep, including myself, one dog or a pack of dogs have the potential to totally wipe out a mob of sheep, push them through fences or mix mobs. We have already had dog/s from 48 Blessington Road wondering the roadside and neighbouring properties.
4. Flooding - certain areas surrounding the new entry/exit and from what I can make out the waste disposal area have known to flood after continual heavy rain. Where will the overflow of waste due to the inundation of excess water end up?
5. House devaluation - this development will most definitely create a potential for devaluation of my house. Currently my house and land can boast privacy and a quiet and relaxing rural lifestyle. It is also complemented by minimal traffic noise, a rural aspect, an abundance of birds and home to the protected green and golden frog. If this development is approved it starts the urban sprawl and fragmentation of land for other undesirable developments.

Trust you can give my concerns due consideration before approving this development. If you require further information please contact my daughter, Louise Jackson, on [REDACTED]

Regards,  
Helen Jackson  
[REDACTED]

To Whom It May Concern

I refer to a recent application that has been proposed, namely the 'Dog Hotel' to be situated along St Leonards/Blessington Rd (application DA0603/2019).

As the co-owner of an [REDACTED] I have a number of concerns as to the implications that a construction of this magnitude will cause for the local community and the residents who reside here.

Firstly, I am exceptionally concerned about the traffic and the introduction of a significant number of cars in the area. The traffic report refers to Blessington Rd as being a 'major collector road' vital to the residential and rural properties, citing approximately '220 vehicles per hour in the morning peak' and '150 vehicles per hour during the afternoon peak'. St Leonards Rd is referred to as a major arterial road which 'services a very large residential and industrial land area'. There did not appear to be data as to the usage of St Leonards Rd however which I find curious.

The report goes on to explain that the impact to traffic will be in the vicinity of 128 vehicles per day at peak (based on only 85% occupancy). While this does not sound like many additional vehicles, I am afraid that the data does not appear to reflect the fact that the majority of these vehicles will be wanting to drop off and pick up their dogs in peak hours (pre and post work/school).

This data also does not reflect the impact to St Leonards Rd and the residences and businesses there let alone the surrounding suburbs who will need to be commuted through and are already known to have traffic flow issues. While the Breadalbane site has the benefit of access via highways, this new venture will definitely not and the impact to road users will be significant.

I found it interesting that a crash report was included in an attempt to demonstrate the safe record of St Leonards and Blessington Rds. It should be noted this will be the first example of a business being located AFTER a 100km speed zone commences on these roads. All other businesses reside in either 50km (bakery, hairdresser etc) or 70km (Gradco, Tyre Business) and none boast the patronage per day, in peak times that this Hotel aims to achieve. In line with this theme, the merging of traffic from Station Rd onto St Leonards Rd is precarious at school drop off times with vehicles and delivery trucks being parked at the businesses there. Sadly the crash report cannot even begin to recognise the number of 'near misses' that occur there daily with traffic merging and difficulty with lines of sight. The Johnston Rd intersection can also be difficult to navigate with trucks merging and turning from this exit. Adding additional traffic of this magnitude either migrating onto, or driving along St Leonards Rd will not reduce this congestion or indeed reduce the risky merging that occurs. I expect, looking at the plan for a single car driveway for the Hotel, that the same concerns will ring true for the entry point to this new business. With the added dangers of trucks attempting to decelerate before hitting the 60km zone of St Leonards with large loads on, vehicles attempting to accelerate heading towards White Hills and a bank of vehicles all trying to navigate the single car access driveway to drop off their dogs, I anticipate that the next crash report will be significantly more robust. Let us not even discuss the implications to the large cycling community or the perils that winter fog and frost will add to the equation.

I have perused the Environmental report with some trepidation. It seems very professionally well done and I am sure was money well spent. I remain however, the ultimate cynic. I cannot see how building a hotel which resembles a prison with its high fences can be considered environmentally satisfactory. I love to look across the river at the grapes growing for Sharman's Vineyards. I hate to

think what their patrons will think when looking back across whilst sipping their sparkling. I am also perplexed as to how noise will be controlled. Whilst I have every confidence that when inside the animal noise will be kept under wraps, with the large number of outdoor play areas, water parks and lagoons that this enterprise are advertising as selling points for their dog day care, I am anticipating that a large amount of dog care time will indeed be outside. Reliance on wind patterns to push the potential barking noise of 150 dogs away from Relbia, St Leonards and Norwood seems a little like wishful thinking and nowhere near acceptable as a solution to concerns raised. I have taken the liberty of looking through Launceston City Council's Dog Management Policy and I note that it seems very labour intensive for all parties should continual complaints be received by council regarding the nuisance barking of dogs. I question how the owners of the proposed Dog Hotel will identify those offending dogs and with whom any resulting infringements would lie? I would assume that this would also fall under the Environmental Protection Authority's Residential Noise and Hours of Use guidelines? With boarding dogs and 7 day trading I assume that insufficient and ineffective outdoor noise could result in complaints under Environmental Management and Pollution Control (Noise) Regulations should the impact be ongoing and outside acceptable timeframes? I am confident that the noises relating to 150 dogs will not go unheard and neighbouring properties will be negatively impacted and unhappy.

I look forward to hearing your input on these concerns and thoughts. I truly feel that this is a mistake for St. Leonards community and as such, should be reconsidered for an alternate site. I am happy to discuss further at any time and am available on [REDACTED]

Regards

Rob Johnston



The General Manager

City Of Launceston Council

PO Box 396 Launceston 7250

Subject: Representation DA0603/2019

**DA0603/2019** - Domestic animal breeding, boarding or training - construction of an animal boarding facility, new access and signage - 48 Blessington Road, ST LEONARDS TAS 7258

I refer to the recent advertisement regarding the development of the above.  
I wish to make the following representations in regard to this matter.

We have recently purchased [REDACTED] and have since been outraged that a major kennel facility is planned for the neighbourhood.

#### **Hours of Operation and Noise Disturbance**

The hours quoted in the Environmental and Attenuation report are not accurate - this is a boarding facility and thus dogs will be on site 24 hours a day. The noise level data has been taken at 2-2:10pm. It is recognised in the report that the author says background noise levels are low.

We are concerned that the noise level report is flawed and should be reviewed carefully to take into account night-time noise levels.

We have a history of living and working in the St Leonards and Norwood area. An example of how noise travels from this type of use, the few dogs overnighting at the vet clinic on St Leonards Rd can be clearly and loudly heard barking over the valley to Norwood.

That distance is greater than 300m in an area which has a much greater background noise level than Blessington Rd/Glenwood Rd and surrounding suburbs. The site at 48 Blessington Rd is further south of the vet clinic and has the acoustics of the North Esk river valley to amplify the noise emissions of 150 dogs to reach the residents of St Leonards, White Hills and Relbia.

Excessive dog barking will quickly become a issue for Launceston Council if the local residents are subjected to a kennel proposal of this size and scope. The outdoor canine play aspect of the proposed development is central to the plan, but with very limited strategies to negate this disturbance.

#### **Traffic**

The proposed new driveway is opposite one of our main access points. The poorly considered increase in traffic flow is unacceptable to us as it will create congestion near our immediate road frontage, and will impede general access to and from our property. Due to the nature of the business, there will be a dangerous concentration of traffic during the busy morning and afternoon periods.

#### **Impact on Farming**

Our concern relates to dogs escaping and attacking farm animals on surrounding properties. We have been made aware of the proponents' dogs previously escaping and straying in the district.

RR

9/12/19.

Thank you for giving this representation your consideration.  
Robert Diprose



FILE No.	DA0603/2019				
EO	✓	OD		Box	✓
RCVD 09 DEC 2019 LCC					
Doc No.					
Action Officer		Noted	Replied		
C. Wronkmore					

E. copy: M. CHLEDOWSKA

[REDACTED]

---

**From:** Rob Diprose [REDACTED]  
**Sent:** Monday, 9 December 2019 11:25 AM  
**To:** Contact Us  
**Subject:** Representation DA0603/2019

**Categories:** Tanya

DA0603/2019 - Domestic animal breeding, boarding or training - construction of an animal boarding facility, new access and signage - [48 Blessington Road](#), ST LEONARDS TAS 7258

I refer to the recent advertisement regarding the development of the above.  
I wish to make the following representations in regard to this matter.

We have recently purchased [REDACTED] and have since been outraged that a major kennel facility is planned for the neighbourhood.

#### Hours of Operation and Noise Disturbance

The hours quoted in the Environmental and Attenuation report are not accurate - this is a boarding facility and thus dogs will be on site 24 hours a day. The noise level data has been taken [at 2-2:10pm](#). It is recognised in the report that the author says background noise levels are low.

We are concerned that the noise level report is flawed and should be reviewed carefully to take into account night-time noise levels.

We have a history of living and working in the St Leonards and Norwood area. An example of how noise travels from this type of use, the few dogs overnighting at the vet clinic on St Leonards Rd can be clearly and loudly heard barking over the valley to Norwood.

That distance is greater than 300m in an area which has a much greater background noise level than Blessington Rd/Glenwood Rd and surrounding suburbs. The site at [48 Blessington Rd](#) is further south of the vet clinic and has the acoustics of the North Esk river valley to amplify the noise emissions of 150 dogs to reach the residents of St Leonards, White Hills and Relbia.

Excessive dog barking will quickly become a issue for Launceston Council if the local residents are subjected to a kennel proposal of this size and scope. The outdoor canine play aspect of the proposed development is central to the plan, but with very limited strategies to negate this disturbance.

#### Traffic

The proposed new driveway is opposite one of our main access points. The poorly considered increase in traffic flow is unacceptable to us as it will create congestion near our immediate road frontage, and will impede general access to and from our property. Due to the nature of the business, there will be a dangerous concentration of traffic during the busy morning and afternoon periods.

#### Impact on Farming

Our concern relates to dogs escaping and attacking farm animals on surrounding properties. We have been made aware of the proponents' dogs previously escaping and straying in the district.

Thank you for giving this representation your consideration.  
Robert Diprose  
[REDACTED]

Belinda Bird



To Whom It May Concern

I am writing in relation to the recent receipt of the Application for a Planning Permit (DA0603/2019) for Winston Play and Stay, a dog boarding and day care facility. As the owner of [REDACTED] to this venture, I have a number of questions and concerns about the building of this facility, both as a neighbour and also as a fellow aspiring business owner.

We are third generation occupants at our property and in the process of preparing ground to start growing crops for a boutique and unique product. We are concerned on a number of levels, including financial loss due to devaluing of property and indeed the limitations that having this business next door will bring for us.

I refer in detail to the following concerns and requests for clarification and additional information.

**Waste, Noise and Odour.**

I note that the Examiner have reported twice that the waste, noise and odour of such a large number of dogs has been factored into the planning. There have been no details provided as to the specifics. Of greatest concern are the large number of outside play areas and the noise that may result from this. While possibly easy to mask barking inside, I cannot see how this can be controlled external to the building. The same applies for the smell of excrement in play and walking areas. I am seeking clarification as to the strategies/technology that will be implemented to keep dog noise controlled and indeed control waste odour. Please provide specifics.

I am intrigued also that when referring to noise control, does this include increased traffic noise and truck air brakes for local residents? Has an impact statement been completed and if so, a copy would also be appreciated.

**Traffic considerations:**

The proposed property is on a long stretch of road which includes the transition to a 100km speed zone. This is a road where traffic increases over the winter as people commute to Ben Lomond and is know for periods of high traffic when festivals such as Party in the Paddock are on. Log trucks, agricultural machinery and the cycling community are large users of this road seven days a week. Has the increased volume of traffic been considered in the planning of this venture? Of particular concern is the new entry which will see (based on the volume of clients that the Dog Hotel is boasting it can cater for) a significant number of cars turning across and entering at the beginning of a 100km speed area of road. Has the data been collected to see if this will increase the risk of vehicle accidents with merging and turning vehicles at a point in the road where vehicles are increasing or attempting to decrease their speed ? I can advise from living at the neighbouring address that vehicles are not currently reducing speed until well along St Leonards Road and merging or turning traffic may cause a significant hazard. In particular load bearing trucks struggle to slow quickly and I am concerned as to the safety of this entry in relation to the sheer quantity of anticipated vehicles which will be crossing lanes and merging.

The volume of traffic that will be seen in peak times is also of concern. It could be sensibly assumed that most clients will be looking for care drop-offs pre and post a standard working day. While I appreciate that the property boasts a 'drive through' feature in an attempt to streamline drop offs, the plan suggests a single lane driveway with only two opportunities to pull to the side to allow oncoming traffic to pass in order to enter or exit. This in itself has the potential to cause banking of traffic on the entry and indeed overflow to along Blessington/St. Leonards Roads at peak traffic times. It is pertinent to note also that the majority of clients will need to come through suburbs such as Newstead and Kings Meadows whom already suffer from traffic congestion issues in peak times. Will having this business in St. Leonards further add to the already well identified issue of traffic flow issues in surrounding suburbs? I am confident that not all dog owners will utilise the drive through service either. Is parking sufficient to cater for the number of clients who may not wish to just drive through and indeed to 20+ staff anticipated? Is there a contingency for traffic congestion both within the property and on the St. Leonards/Blessington Rd? Please advise.

I believe that the entry road is to be gravel. Given that this road borders my property, I am concerned that there will be an increase of dirt and dust clouds crossing my paddocks from high volumes of vehicles coming and going. We are in the process of preparing our paddocks for a small boutique olive venture and ultimately aim to offer meals amongst out trees. This will not be pleasant whilst plumes of dust continue to move across our 'natural dining room'. As such, I am requesting that the road be sealed and a hedge/natural boundary be planted at the applicants expense to stop noise, maintain privacy and indeed address the issue of dust etc.

### **Off Lead and External Play Areas**

I have concerns regarding the fencing that will be utilised for off lead areas and indeed the facility itself. With plans to very soon introduce a small number of livestock into our paddocks I am concerned that fencing and protocols for off lead dog activities will not be effective in ensuring that dogs are suitably restrained and therefore will leave adjoining properties at risk from unwanted visits from escaping animals. I refer to the local fauna that inhabit the area also. Of note are raptors that are seen hunting daily across the proposed land and my own paddocks. While I do not claim to be an expert in birds of prey I would like to gain an understanding as to the impact that this venture will have on these birds and other native or indeed protected species? I assume that this has already been included in some form of impact statement and environmental study? If so, I would be interested in obtaining a copy. If not, I believe that there are grounds to further investigate the birds especially that call our paddocks home.

While I could potentially continue with my concerns as to the visual disturbance that this large, modern building will bring to an otherwise beautiful rural backdrop or the financial loss in my property value anticipated as a result of such an enterprise being allowed to be built so close to our property, I am confident that a feasibility study has been completed to justify the proposal.

If this could be provided along with other requested documents and clarification regarding my concerns as a matter of urgency, it would be appreciated.

Regards

Belinda Bird.



[REDACTED]

---

**From:** Nicole Darcey [REDACTED]  
**Sent:** Thursday, 13 February 2020 10:11 AM  
**To:** Mayor <Mayor@launceston.tas.gov.au>  
**Cc:** Nicole Darcey [REDACTED]  
**Subject:** DA0603/2019 - Winston Play & Stay - Doggy Day Care and Boarding Facility -

**DA0603/2019 – Winston Play & Stay - Doggy Day Care and Boarding Facility – 48 Blessington Rd. St Leonards**

Lord Mayor  
Albert Van Zetten

Dear Albert,

Thank you so very much, Albert for yourself and Danny, taking time out to meet with us last week, on site at the proposed Winston Doggy Day Care centre, just outside St Leonards.

As I was only made aware of the development application in the past two weeks and I missed the opportunity to present a representation against the development, so I greatly appreciate that I am able to voice my concerns to council before a decision is made on the development application.

We have recently purchased a very beautiful, lifestyle property and are about to embark on an extensive build and renovation, in Glenwood Road, Relbia.

I am particularly concerned about the proposed "Winston play and stay" development as I am aware it will affect the peace and serenity of our, newly purchased property, idyllic in its location and aspect, which is directly opposite to the proposed Dog Kennels.

Predominantly my greatest concern will be the potential noise of 150 dogs, 24 hours a day, 7 days a week!

Our new home is situated on the top of Relbia hill, overlooking the potential dog facilities, in a perfect amphitheatre setting. So, despite the proposed cement walls and suggestion of trees to help soften the sounds of the dogs it is most likely that noise will travel up our hill to allow perfect sound of the dogs as they arrive, play and socialise or whine, howl or pine for their owners, 24 hours a day. A cacophony of sound from our front row dress circle seats!

I am most alarmed as one of the reasons prompting us to purchase in Relbia is because of our current 4 neighbours Newstead; whose dogs I have listened to, with their incessant barking for the past 10 years! I cannot believe that I could possibly be subjected to up to 150 barking dogs, in what is supposed to be our tranquil move to the country. It will affect our quality of life and adversely impact the move we have worked so hard for, longing for peace and serenity after a few extremely challenging years.

I work from home, have (annoyingly) acute hearing and am a particularly light sleeper and find the noise of barking dogs particularly disturbing. I have ongoing health issues and suffer from depression and anxiety, so the mere suggestion of the dog's home concerns and upsets me desperately and makes me question our dream move to the peace and quiet of the county side.

Albert, after you left the meeting with us, I had opportunity to speak with the developments proponent who came to see what "underhanded communications" were taking place, having been notified about our meeting by her husband, who was retrieving their own dog which had escaped from their current property! Ironical really!

I asked her "If the development is given approval and goes ahead, what were they going to do should the dogs in care bark incessantly?"

Her reply was, and I quote, "Nothing....you'll have to make a complaint to the council!"

What will council be able to do to help the situation then, wont it be too late? I implore that you help us now, please.

Apart from the noise issue I do wonder about the Scenic protection of the beautiful area. I have read the plans and seen the application images and in my humble opinion I don't believe the development will add to or compliment the scenic natural beauty of the area. Although I am aware that according to the planning scheme scenic protection is irrelevant, in my opinion it is not.

I love dogs and I understand that there might be a need for dog day care close to town but I strongly believe that it would be better suited to an industrial area, (near the airport, or possibly the refuse centre) or to a more remote rural area, not near homes and amongst hobby farms and lifestyle properties, just outside the quaint village of St Leonards.

If God forbid the dog noise is too much for us and we have to move from our new home that we haven't yet moved into, how is an unsightly, noisy kennel going to affect our resale price? I believe it will severely depreciate the value of our personal investment by impacting us with the issues raised herewith. Also adversely impacting the future development, degrading the attract ability of surrounding areas.

I whole heartedly thank you for your time and consideration and I beseech that you reject this application in its current form and we would greatly appreciate it if you vote against this proposal which will have a severe impact on the local semi-rural communities and should, in my opinion, not be a consideration in such close proximity to residential areas.

I cannot stress strongly enough that I really appreciate your regard of those currently living in close proximity of the Winston Kennels proposal and if this letter can aspire to one achievement, I hope that your decision might prevent this application from going ahead in this idyllic rural area.

Thank you so much for your time.

Kind regards,

Nicole Darcey

