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Cover page photo: Plate 1 - Photo of Existing vacant Site

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<sup>1</sup> SEAM is an environmental consultancy service specialising in a range of environmental management services including environmental assessments and environmental management plans for new and existing developments. A principal of the service is to strive for sustainable management of our resources.

This Environmental Impacts & Attenuation Report (EIR) has been prepared to provide supporting information for a permit under the *Land Use Planning and Approval Act 1993*. The Report has been prepared and is in response to a request for the study from the Launceston City Council via Rebecca Green and Associates.

The following parameters form the basis of the development and report:

- ➔ Proposal to establish Boarding Facilities and Doggie Day Care Centre prepared by Therian Pty Ltd.
- ➔ Environmental Impacts and Attenuation Code E11 of the Launceston Interim Planning Scheme 2015

The proposal is for a dog day care facility catering for up to 120 to 150 dogs including boarding facilities. The facility also incorporates a collection and drop off facility using a bus whereby approximately 20% of clients will utilise this service. An onsite manager will reside on site.

This study has considered the performance of the Doggie Day Care Centre at Breadalbane and the proposed first class facility proposed for St Leonards. We have reviewed the predominant winds at the new site, based on the nearest BOM site at Launceston Airport. Those matters listed in the Environmental Impacts and Attenuation code have been considered (Appendix A)

The study has not identified any significant impacts with the proposed development based on attenuation and potential odour, dust, noise (limited) and visual impacts of the proposed luxury Boarding Facility and Doggie Day Care Centre. It is noted that the proposed centre is outside of the attenuation zone, and the nearest dwellings (3 in total) are all over 350m away, so the likelihood of a noise issue are negligible.

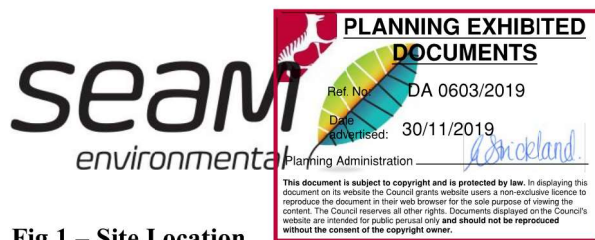
However, the following recommendations are made:

- That a vegetative screen be erected along the southern boundary of the proposed dog centre

That the Doggie Day Care Centre operate 7 days per week Normal operation hours proposed are:

7am - 6pm Mon-Fri  
9am-12 noon Sat  
2pm-5pm Sun (outside hours by appointment only)

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## Background

This document, known as an Environmental Impacts & Attention Report (EIR), is designed to address the matters raised in Code E 11 of the Launceston City Council Interim Planning Scheme 2015. It is anticipated that it may be used in conjunction with the requirements of any planning condition(s) imposed via a permit issued by the Launceston City Council.

Planning matters are addressed elsewhere and where relevant have been incorporated into this report by addressing those items as specified in Planning Code E11. This EIR is for the proposed Winston Boarding Facility & Doggie Day Care Centre at 48 Blessington Rd, St Leonards.

The proposal is for a Doggie Day Care Centre catering for up to 120 to 150 dogs including boarding facilities. The facility also incorporates a collection and drop off facility using a bus whereby approximately 20% of clients will utilise this service. An onsite manager will reside on site.

The aim of the report is for the applicant to demonstrate compliance with the *Environmental Impact and Attenuation Code (E11)* as part of the *Launceston Interim Planning Scheme 2015*, from herein called “the code”.

A Site Location is shown in Fig 1.



Fig 1 – Site Location

## Site Description

The Site Development Location is shown in Fig 2 and Fig 3 shows the development layout. The site is part of the property know as *Winston* and is fully fenced with a western outlook.

The setting is semi rural on the outskirts of Launceston and less than 1 km from the build up areas. The site has marginal farm land in all directions and will be accessed off Blessington Rd.

It is expected that there will be regular traffic to the property off a good access on Blessington Rd. St Leonards which takes traffic towards Ben Lomond and is a busy road. The facility will incorporate a collection and drop off facility using a bus whereby approximately 20% of clients will utilise this service. Therefore, the impact of traffic movements is not expected to be a significant increase.



Fig 2 – Site Plan, with Kennels location shown with circle

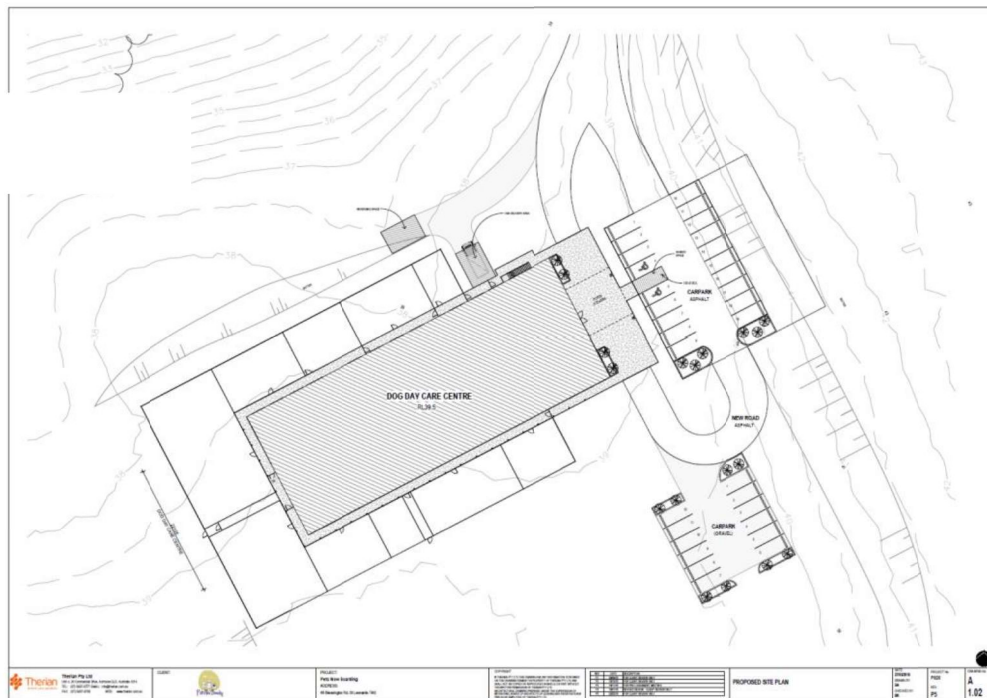


Fig 3 – Proposed Development Plan





# Planning Attenuation Code

## General

The relevant code for this study is E11 – Environmental Impacts and Attenuation Code (Appendix A). The objective of the code is to ensure that potentially incompatible use or development is separated by a distance sufficient to ameliorate any adverse effects.

The Performance Criteria to achieve compliance is as follows:

*A1 / P1* The activity is not within an attenuation area to an existing activity listed in Tables E11.1 and E11.2

*P2 / A2* Activities listed in Tables E11.1 and E11.2 must be set back the minimum [attenuation distance](#) listed in Tables E11.1 and E11.2 for that activity from:

- (a) any existing [sensitive use](#); or
- (b) a boundary to the General [Residential](#), Inner [Residential](#), Low Density [Residential](#), Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.

The zoning for this development is shown in the figure below:

The facility also incorporates a collection and drop off facility using a bus whereby approximately 20% of clients will utilise this service.

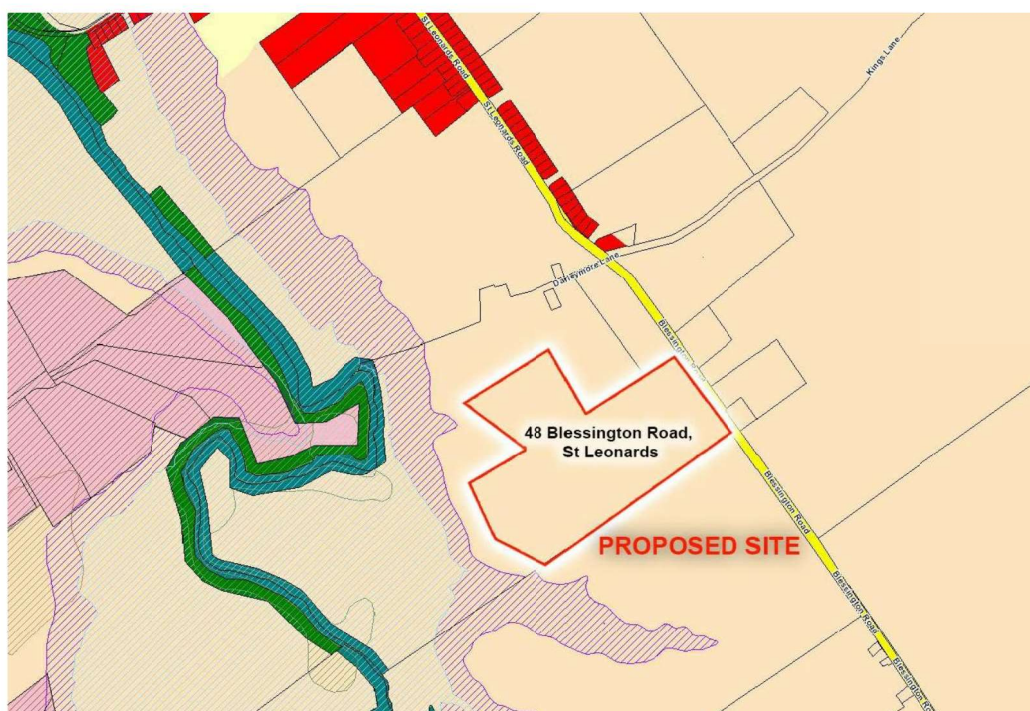


Fig 4 – Proposed Development Zoning Plan

## ZONING MAP

<span style="color: red;">■</span>	10.0 GENERAL RESIDENTIAL
<span style="color: pink;">■</span>	13.0 RURAL LIVING
<span style="color: green;">■</span>	19.0 OPEN SPACE
<span style="color: orange;">■</span>	20.0 RURAL RESOURCE
<span style="color: yellow;">■</span>	28.0 UTILITIES
<span style="color: darkgreen;">■</span>	29.0 ENVIRONMENTAL MANAGEMENT
<span style="color: purple;">■</span>	SCENIC LANDSCAPE/MANAGEMENT AREA
<span style="color: lightblue;">■</span>	FLOOD RISK AREA
<span style="color: brown;">■</span>	LANDSLIDE HAZARD AREA
<span style="color: grey;">■</span>	SPECIFIC AREA PLAN
<span style="color: darkgrey;">■</span>	PRIORITY HABITAT



The activity does not appear to be a sensitive use, however the development is in an area where other sensitive uses exist, namely residential housing.

*Sensitive Use means a [residential](#) use or a use involving the presence of people for extended periods except in the course of their employment, such as in a caravan park, childcare centre, [dwelling](#), hospital or school.*

The land is zoned Rural Resource with scenic landscape zone to the SW of the site. The development does not have any boundary with the zones listed on performance criteria A2 (b) therefore this criteria is met. Notwithstanding the development is proposed to be 300m from the nearest sensitive use (neighbouring houses). See Fig 5 below which indicates the red circles showing 300m arcs from neighbouring houses.



Fig 5 – Proposed setback distances from sensitive uses

### Nature of the emitting operations

The proposed activity will be the housing of dogs during the day with some staying over night. The proposal is a 5 star Doggie Day Care Centre and the proposed activity is NOT a level 1 Environmentally sensitive activity as defined by the *Environmental Management and Pollution Control Act 1994*.

To ascertain the impacts on or from the proposed activity, this report considers the potential impacts from odour, dust and noise. Background sound levels were taken at 2pm on a week day from the proposed site development building and the table below shows the levels recorded.

2 pm facing S	2.05 pm facing NE	2.10 pm facing N
42dBA	44 dBA	46 dBA

Table 1 Background Sound Levels

As can be noted, the site has an open panorama vista and the background noise levels are considered low.

The development will be a 5 star Doggie Day Care Centre where the day dogs will be housed on the ground floor and the over night dogs will be in upstairs sleeping rooms with facilities such as insulated rooms and mood music piped to the rooms. There will be multiple large exercise runs.

To ensure any noise from barking dogs is minimised, apart from 5 star care, the setting is located greater than 300m from the nearest dwellings which are noted on Figure 5. This figure shows 300m arcs from the 3 nearest residences. The resident to the east is actually on the other side of Blessington Rd.

The other issue of possible concern is dust or odours. The access road will be compacted gravel suitable for all weather with a minimum 2 coat seal 2-wheel drive access therefore the likelihood of dust is negligible.

The proposed boarding facility and Day Care Centre will have van delivery under cover straight into the kennels, no less than 9 dedicated paved exercise yards, 3 Day rooms, a large “rumpus room”, pens, storage rooms, food preparation room, canteen and reception area away from the dog care area. The latter facility will mean that on arrival, dogs in house will not get disturbed by a new dog arriving. Significant measures have been taken to ensure the premises provides first class facilities therefore limiting the possibility of barking dogs.

#### **Degree of Encroachment & of hazard or pollution that may emanate from the emitting operation**

A facility to house animals requires a buffer distance, referred to as a Standard Recommended Attenuation Distance (SRAD) of 300m from sensitive uses including residential housing. The attenuation distances in Table E11.1 and E11.2 must be measured between the outer edge of the area used by the listed activity and the property boundary of the sensitive use or development

The most sensitive use to the proposed activity is residential housing. As mentioned Figure 5 shows a series of circles of 300m radius around the edge of the existing nearest houses. The proposed performance of the emitting operation, discussed above provides supporting evidence that the recommended attenuation distance and potential off site impacts should not create an unacceptable impact to the proposed development.

The proposed boarding facility and Day Care Centre potential impacts mitigation measures are summarised as thus:

- A van delivery area at the side of the building to provide secure and private access to the compound resulting in minimal disturbance to dogs already in the facility. Note the current dog care centre at Breadalbane has a set up where dogs entering on arrival are seen by dogs already in care often leading to spontaneous barking of dogs.
- Limiting any major noising activity such as delivery and dispatch of dogs to around working hours



- The closest dwelling is greater than 300m away and there will be screen planting of shrubs to screen the proposed new facility.
- The housing of over night dogs in upstairs sound proof rooms with heating, and mood lighting and music therefore providing a setting to ensure the dogs are in relaxed and peaceful surrounds.
- Winston Play and Stay also screen all dogs prior to accepting into the facility. Dogs that have not been socialised or are a problem dogs will not be accepted into the facility.

#### Measures within the proposal to mitigate impacts

Fig 4 shows the zones around the proposed development.

The light brown area is Rural Resource, the red colour is general residential, while the hatched area is Scenic/ Landscape area. Given that the development site is surrounded by Rural Resource then activities such as dog kennels can occur. The proposed boarding facility and Day Care Centre impacts are not dissimilar to what may occur in a Rural Resource zone. To mitigate the potential impacts identified above, the following extra measures are recommended

- The facility limit access to and from the centre 7 days per week 7am - 6pm Mon-Fri, 9am-12 noon Sat, 2pm-5pm Sun (outside hours by appointment only)  
Plus boarding plus occasional training
- Consider the installation of a vegetative screen to the southern boundary (Fig 6).



Fig 6 – Suggested vegetative screening along the southern boundary

# Environmental Impacts

## Degree of Encroachment and Nature of the Emitting Operation Protected by the Attenuation Area

The proposed centre will be greater than 300m from the nearest dwelling (shown in Plate 1 below).

### Visual impact

As the proposed Doggie Day Care Centre is down slope, and behind the existing house at *Winston*, it is hardly visible from Blessington Rd. The only view site that it is visible from is a dwelling to the south of the proposed development site (see Plate A below). If the suggested screen recommended in this report is installed (see Fig 6) then the proposed Doggie Day Care Centre can be effectively screened, although it may be visible being 2 storey.



Plate A1: Image to nearest dwelling

Therefore, the visual impact is considered low due to articulation of the building form, combination of colours and materials.

### Noise and Dust Impacts

To assess noise and dust emissions, we have researched predominant wind directions and strengths. The wind rose data is from Launceston Airport as this is the nearest such data from BOM, and it provides a relevant analysis. The predominant winds appear to be:

- N/NW in Summer am, and NW/N and SE in Summer pm
- N/NW and S in Autum am and NW/W in Autumn pm,

- NW/N and S in Winter am and NW/W in Winter pm,
- NW/W in Spring am and NW/W in Spring pm (see Appendix B – Wind Row data provided by the Bureau of Meteorology).

In summary, the overall winds are NW/W at 9am and are on average 15% calm and NW/W at 3pm and are on average of 6% calm

The winds which may be of concern are the winds from a NE direction. As such the winds from this direction are not at any time dominant. Of note is that the NW winds occur all year around but are calmest in the afternoon (based on 9am data).

The noise emissions are not considered to be a major impact from the proposed dog care centre given the centre is greater than 300m from any residence. Notwithstanding the proponent will be installing solid fencing 2.4m in height around the perimeter of the exercise yards, and half height between the yards will also be solid.

Therefore, the impact from noise is considered moderate based on potential traffic noise and noise emanating from the proposed centre.

In summary it is suggested that the noisy activities such as dog barking are unlikely to be a nuisance based both the proposed attenuation setback, physical barriers and wind data. Also it is recommended that a vegetative screen be erected along the southern boundary of the proposed dog centre. If a vegetative screen is chosen, it can consist of eucalyptus trees and low native shrubs to aid in screening and attenuation of noise and visual impacts from the nearest residence. The together with the proposed solid fencing 2.4m in height around the perimeter of the exercise yards, and half height between the yards, the issues of disturbance of the dogs thus creating noise and visual impacts will be significantly ameliorated.



This study has considered the performance of existing Dog Kennels at Breadalbane and potential environmental impacts on the proposal to establish a Boarding Facility and Doggie Day Care Centre at 48 Blessington Rd, St Leonards. Of note is that the proposal centre has been carefully researched to provide a state of the art facility and has been designed to overcome all the short falls of the existing facility at Breadalbane.

We have assessed the proposed centre and are satisfied that the proposal will have negligible impact on existing residences. We have also assessed the wind direction and strengths, and the location and character of the proposed activity, considered the history of these activities and provided an objective appraisal.

Those matters listed in the Environmental Impacts and Attenuation code have been considered.

The study has not identified any significant impacts with the proposed development based on potential dust, noise and visual impacts.

However, the following recommendations are made:

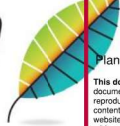
- If the suggested screen recommended in this report is installed (see Fig 6) then the proposed doggie care centre can be effectively screened from a dwelling to the SW, although it may be visible being 2 storey.
- The hours of operation will be limited to 7 days per week Mon-Fri 7am - 6pm, Sat 9am-12 noon, Sun 2pm-5pm.

Bureau of Meteorology, 2018; [http://www.bom.gov.au/cgi-bin/climate/cgi\\_bin\\_scripts/windrose\\_selector.cgi](http://www.bom.gov.au/cgi-bin/climate/cgi_bin_scripts/windrose_selector.cgi)

Environment Protection Authority, 2016; *Environmental Protection (Noise) Regulations 2016*

Department of Tourism, Arts and the Environment, Environment Division, 2004; *Environmental Protection Policy (Air Quality) 2004*

Launceston Interim Planning Scheme 2015; E11 Environmental Impacts and Attenuation Code



## Appendix A – Code E 11 Environmental Impacts & Attenuation Code

### E11.1 Purpose of the Environmental Impacts and Attenuation Code

#### E11.1.1

The purpose of this provision is to:

- (a) ensure appropriate consideration of the potential for [environmental harm](#) or [environmental nuisance](#) in the location of sensitive uses; and
- (b) ensure the environmental impacts of new uses are eliminated, reduced or mitigated to avoid [environmental harm](#) or [environmental nuisance](#).

### E11.2 Application of this Code

#### E11.2.1

This Code applies to use of land for:

- (a) sensitive uses located within any buffer area shown on the planning scheme overlay maps;
- (b) sensitive uses located within an [attenuation distance](#) from existing or approved uses listed in Tables E11.1 or E11.2; and
- (c) uses listed in Tables E11.1 or E11.2.

### E11.3 Definition of Terms

#### E11.3.1

In this Code, unless the contrary intention appears:

site-specific study	means an environmental impact assessment carried out by a <a href="#">suitably qualified person</a> in accordance with section 74 of the <a href="#">Environmental Management and Pollution Control Act 1994</a> .
attenuation distance	means a distance listed in Tables E11.1 and E11.2.

### E11.4 Use or Development exempt from this Code

#### E11.4.1

Use and [development](#) exempt from this Code:

- (a) level 2 activities assessed by the Board of the Environment Protection Authority;
- (b) non-habitable buildings associated with [sensitive use](#) located within any buffer area shown on the planning scheme overlay maps; and
- (c) extensions to existing sensitive uses located within any buffer area shown on the planning scheme overlay maps.



## E11.5 Required Application Information

In addition to the requirements of Clause E8.1 of this planning scheme, all applications for uses listed in Tables E11.1 and E11.2 must include the following:

### E11.5.1

A locality plan showing:

- (a) the boundaries of the [site](#);
- (b) routes used for transport of goods and materials into and out of the [site](#);
- (c) the locations of any sensitive uses within the relevant [attenuation distance](#) as set out in Tables E11.1 and E11.2; and
- (d) any watercourses within the relevant [attenuation distance](#) as set out in Tables E11.1 and E11.2; and

### E11.5.2

A [site](#) plan showing:

- (a) areas for [storage](#) internally or externally of materials, waste or finished products;
- (b) the location of equipment that may produce noise, smoke or odour;
- (c) the location of any equipment for containing, treating or disposing of liquid wastes; and
- (d) the location of any points of emissions from the [site](#), e.g. chimneys, exhaust points, storm water drains; and

### E11.5.3

A description of the proposal, including:

- (a) the types and quantities of the raw materials used and the quantities of finished products;
- (b) the stages of the proposal;
- (c) the type and processes of any machinery used as part of the production process;
- (d) the hours of operation;
- (e) the number and frequency of vehicle movements;
- (f) the type and quantities of any hazardous or flammable materials;
- (g) details of any processes that may give rise to emissions to air, ground or water and details of how these emissions are to be dealt with;
- (h) details of any solid waste created and details of how this is proposed to be dealt with; and
- (i) the plans or measures to deal with any accidental spills.





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Ref. No: DA 0603/2019

Date  
advertised: 30/11/2019

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E11.6 Use Standards

E11.6.1 Attenuation distances

Objective:

To ensure that potentially incompatible uses are separated by a distance sufficient to mitigate any adverse effects.

Acceptable Solutions	Performance Criteria
<p><b>A1</b></p> <p>No acceptable solution.</p>	<p><b>P1</b></p> <p>Sensitive use or subdivision for sensitive uses within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 or a buffer area shown on the planning scheme overlay maps, must demonstrate that there will be no environmental nuisance or environmental harm, having regard to:</p> <p>(a) a site-specific study that considers:</p> <ul style="list-style-type: none"><li>(i) the degree of encroachment;</li><li>(ii) the location of the boundaries of the site of the sensitive use or subdivision;</li><li>(iii) the location of the sensitive use;</li><li>(iv) the location of the boundaries of the site on which the activity is located;</li><li>(v) the location of the area on which the activity is undertaken;</li><li>(vi) the nature of the activity being</li></ul>



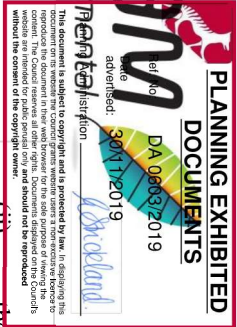
	protected by the attenuation area or buffer area;
(vii)	the degree of hazard or pollution that may emanate from the activity; and
(viii)	the measures within the use to mitigate impacts of the activity on the sensitive use; and
(b)	any advice provided in writing from the owner or operator of the activity; and
(c)	any advice provided in writing by the Director of the Environment Protection Authority.

E11.6.1 Attenuation distances

Objective:

To ensure that potentially incompatible uses are separated by a distance sufficient to mitigate any adverse effects.

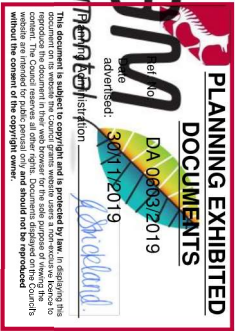
Acceptable Solutions	Performance Criteria
A1	P1
No acceptable solution.	Sensitive use or subdivision for sensitive uses within an attenuation area to an existing activity listed in Tables E11.1 and E11.2 or a buffer area shown on the planning scheme overlay maps, must demonstrate that there will be no environmental nuisance or environmental harm, having regard to:
	(a) a site-specific study that considers:
	(i) the degree of encroachment;



	(ii) the location of the boundaries of the site of the sensitive use or subdivision;
	(iii) the location of the sensitive use;
	(iv) the location of the boundaries of the site on which the activity is located;
	(v) the location of the area on which the activity is undertaken;
	(vi) the nature of the activity being protected by the attenuation area or buffer area;
	(vii) the degree of hazard or pollution that may emanate from the activity; and
	(viii) the measures within the use to mitigate impacts of the activity on the sensitive use; and
	(b) any advice provided in writing from the owner or operator of the activity; and
	(c) any advice provided in writing by the Director of the Environment Protection Authority.



A2	P2
Activities listed in Tables E11.1 and E11.2 must be set back the minimum <u>attenuation distance</u> listed in Tables E11.1 and E11.2 for that activity from:  (a) any existing <u>sensitive use</u> ; or  (b) a boundary to the General <u>Residential</u> , Inner <u>Residential</u> , Low Density <u>Residential</u> , Rural Living, Environmental Living, Urban Mixed Use, Village, Local Business, General Business, Central Business, Commercial and Major Tourism zones.	Activities listed in Tables E11.1 and E11.2 must demonstrate having regard to a site-specific study that has regard to:  (a) the degree of encroachment;  (b) the nature of the activity being protected by the attenuation  (c) the degree of hazard or pollution that may emanate from the  (d) the location of the boundaries of the site on which the activity  (e) the location of the activity with the potential to create environmental  (f) the location of any existing sensitive uses;  (g) the location of a boundary to the General Residential, Inner Environmental Living, Urban Mixed Use, Village, Local Business and Major Tourism zones; and  (h) whether any land is to be irrigated by effluent.



E11.7 Development Standards  
E11.7.1  
Not used in this Scheme.

Table E11.1 Attenuation Distances  
This table lists activities with the potential to create [environmental harm](#) or [environmental nuisance](#) or impact on sensitive uses, and lists the required attenuation distances, measured as the shortest distance from the boundary of the [site](#) on which the activity is located.

Activity	Distance in metres
<b>Abattoirs (primary)</b>	500
Large animals, greater than 100 tonnes/year production (odours, noise)	
Large animals, less than 100 tonnes/year production (odours, noise)	300
Small animals (e.g. poultry) (odours, noise)	300
<b>Abattoirs (secondary)</b> Rendering, etc. (odours)	1 000
<b>Brickworks</b>	200



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(dust, noise)	
<b>Composting (vegetation only)</b> With or without turning (odours)	500
<b>Composting (animal wastes)</b> Incorporating human and animal wastes without turning (odours)	500
<b>Composting (animal wastes)</b> Incorporating human and animal wastes, with turning. (odours)	1 000
<b>Concrete batching plants</b> (noise, dust)	100
<b>Concrete or stone articles</b> (not pipe extrusion) (noise, dust)	100
<b>Crematoria</b> (odours, particulates)	300
<b>Dairy Products</b> (odours)	100
<b>Disposal Site</b> (odours, dust, disease, vectors, visual)	500
Transfer station (except very large stations) (odours, disease, vectors, noise, visual).	150





Non putrescible wastes (odours, noise)

A red rectangular stamp with a white border. At the top, it says "PLANNING EXHIBITED" in bold, black, uppercase letters. Below that, "DOCUMENTS" is written in a smaller, bold, black, uppercase font. To the left of the text is a small white icon of a person standing next to a document.

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Spray irrigation of liquid wastes of animal or vegetative origin (odours, disease vectors)

primary treated

500

secondary treated

200

**Feedlot and holding yard**

Cattle and sheep (odours)

3 000

**Fibreglass manufacturing**

(odours)

200

**Fish processing (primary)**

Fish filleting, etc. (odours, noise, lights)

100

**Fish processing (secondary)**

Fish meal production, etc.

1 000

**Flour Mills**

(particulates, noise).

300

**Foundry**

(odours, particulates, noise)

1 000

**Liquid waste treatment**

e.g. treatment lagoons for wash down, processing effluent etc. (odours).

200

**Metal fabrication**

(noise, odours).

500

PLANNING EXHIBITED  
DOCUMENTS

Seam  
environmental  
assessment

DA 0003/2019

date  
30/11/2019

addressed  
Dorchester

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<b>Organic waste treatment</b> e.g. cattle and pig slurry (odours)	500
<b>Piggery</b> Intensive husbandry (odours)	500
<b>Poultry</b> Intensive husbandry (odours).	500
<b>Pre-mix bitumen plants (e.g. batching)</b> Mobile and static (odours)	500
<b>Quarry/pit etc.</b> No blasting, crushing or vibratory screening (noise, dust)	300
Blasting (noise, vibration, dust)  hard rock.  material other than hard rock.	
	1 000
	300
Crushing (noise, dust)	750
Vibratory screening (noise, dust)	500
<b>Saleyard</b> Stock (odours, noise).	500



## Smallgoods manufacture

## Storage

Petroleum products and crude oil (odours, noise)  with fixed roofs  with floating roofs		
	300	
	100	
Wet salted or unprocessed hides (odours)	300	
Wood chipper (noise)	300	
Wood preservation (odours, noise)	100	

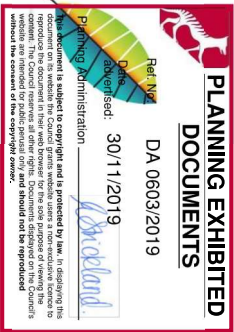


Table E11.2 Attenuation distances for Sewage Treatment Plants

This table lists the types of sewerage treatment installations and lists the required attenuation distances, measured as the shortest distance from the boundary of the [site](#) on which the installation is located.

Type of installation	Distance in metres			
Designed capacity dry weather flow in Kl/day	<275	<1 375	< 5 500	<13 750
Person equivalent	<1 000	<5 000	<20 000	<50 000
Aerobic pondage (septic effluent)	100	-	-	-
Mechanical/biological treatment	100	200	300	400
Sludge drying beds/sludge digesters not within enclosed premises	150	250	300	400
Aerobic ponds	150	350	700	1 000
Anaerobic ponds	400	550	700	850
Facultative ponds	300	700	1 400	2 200
Land disposal of secondary treatment effluent by spray irrigation	200	200	200	200
Land disposal of secondary treatment effluent by flood irrigation	50	50	50	50

# Appendix B - Wind Row Data

## Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

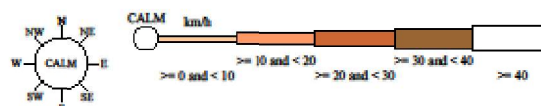
Custom times selected, refer to attached note for details

### LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

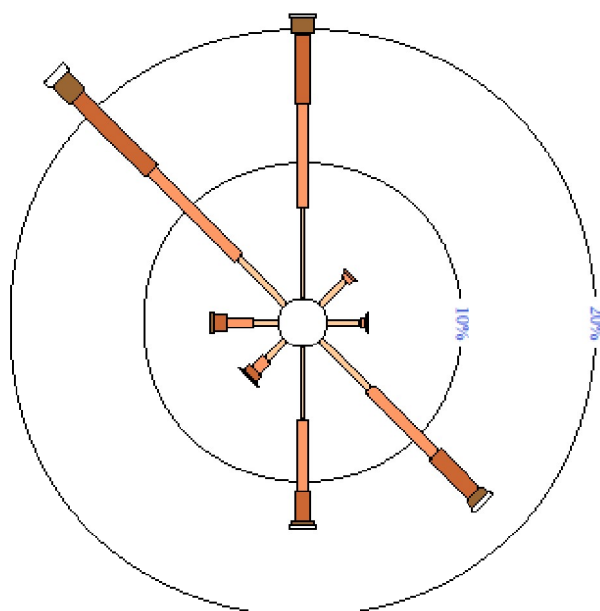
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Summer  
5698 Total Observations

Calm 9%



**Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)**

Custom times selected, refer to attached note for details

**LAUNCESTON AIRPORT COMPARISON**

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.

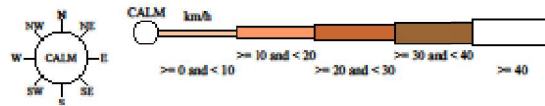
**PLANNING EXHIBITED DOCUMENTS**

Ref. No: DA 0603/2019

Date advertised: 30/11/2019

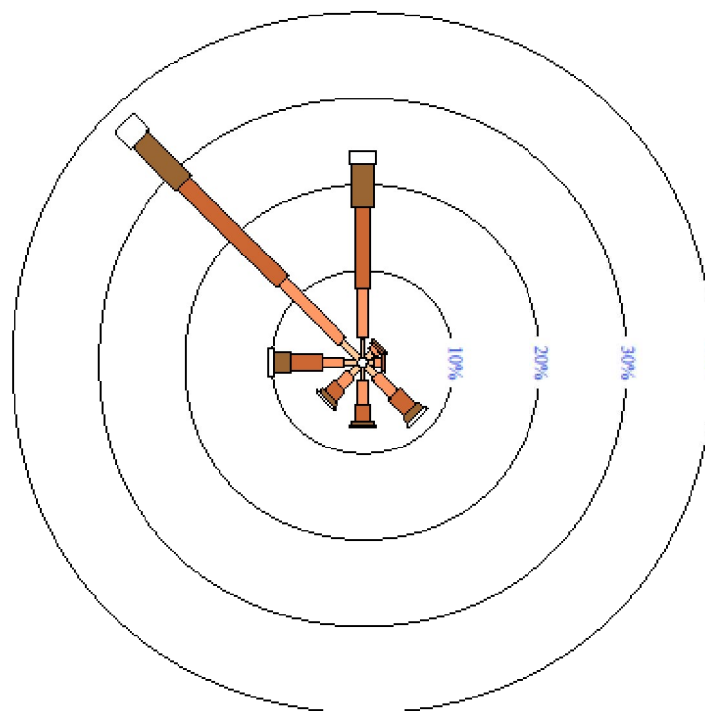
Planning Administration: *Shire of Sackville*

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3 pm Summer  
5687 Total Observations

Calm 3%



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TCZ9178530 Page 1

**Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)**

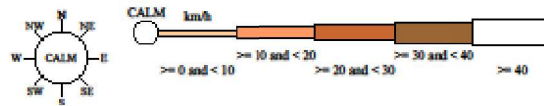
Custom times selected, refer to attached note for details

**LAUNCESTON AIRPORT COMPARISON**

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

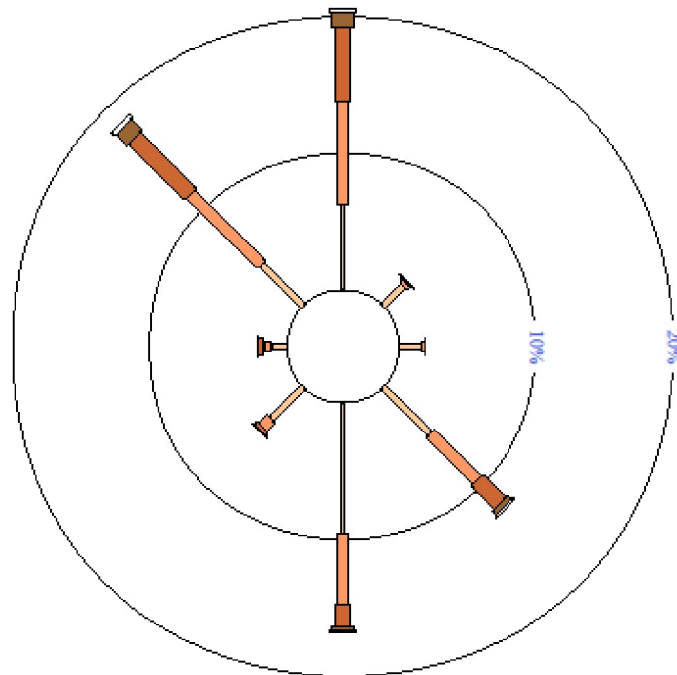
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Autumn  
6377 Total Observations

Calm 20%





# Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

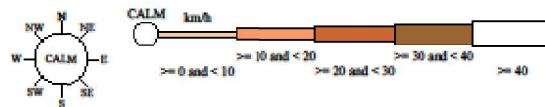
Custom times selected, refer to attached note for details

## LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

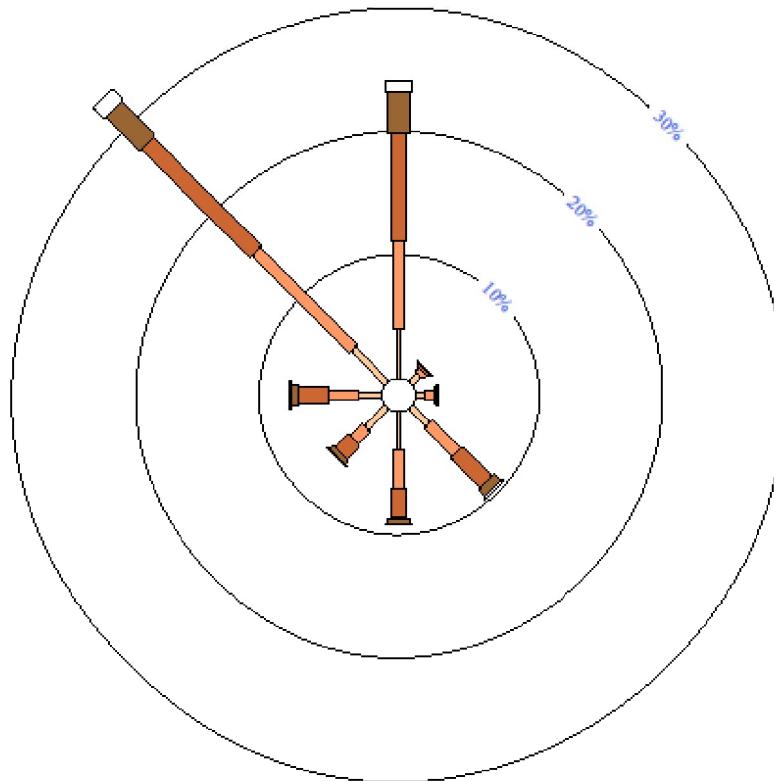
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Autumn  
6372 Total Observations

Calm 7%



# **Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)**

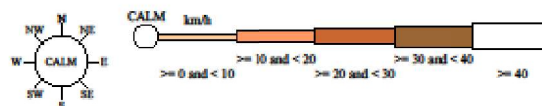
Custom times selected, refer to attached note for details

## **LAUNCESTON AIRPORT COMPARISON**

Site No: 091104 • Opened Jan 1931 • Closed Jun 2005 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

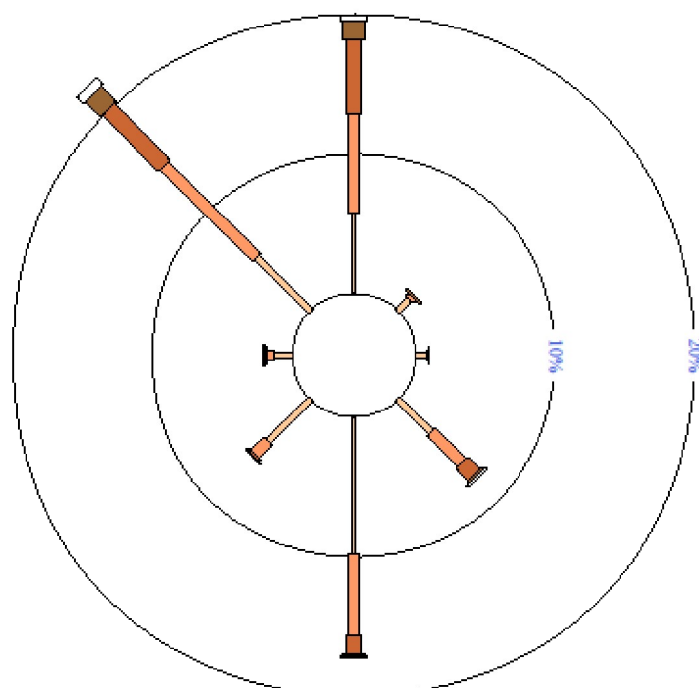
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Winter  
6448 Total Observations

Calm 22%



# Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

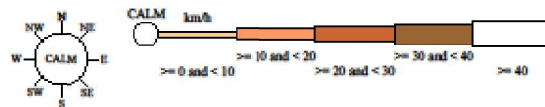
Custom times selected, refer to attached note for details

## LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

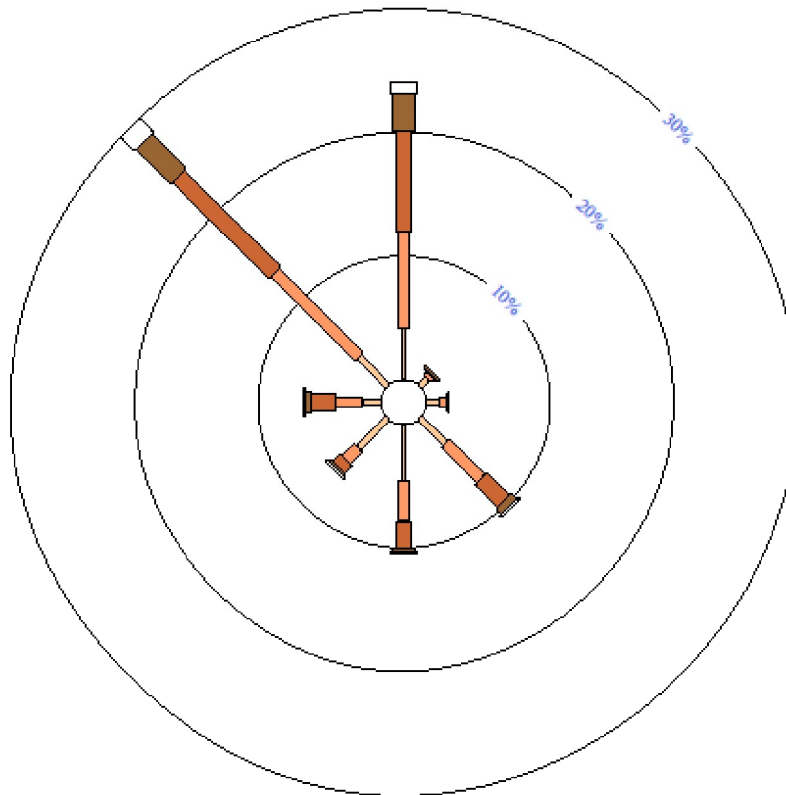
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Winter  
6446 Total Observations

Calm 9%



## Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

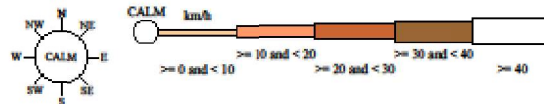
Custom times selected, refer to attached note for details

### LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

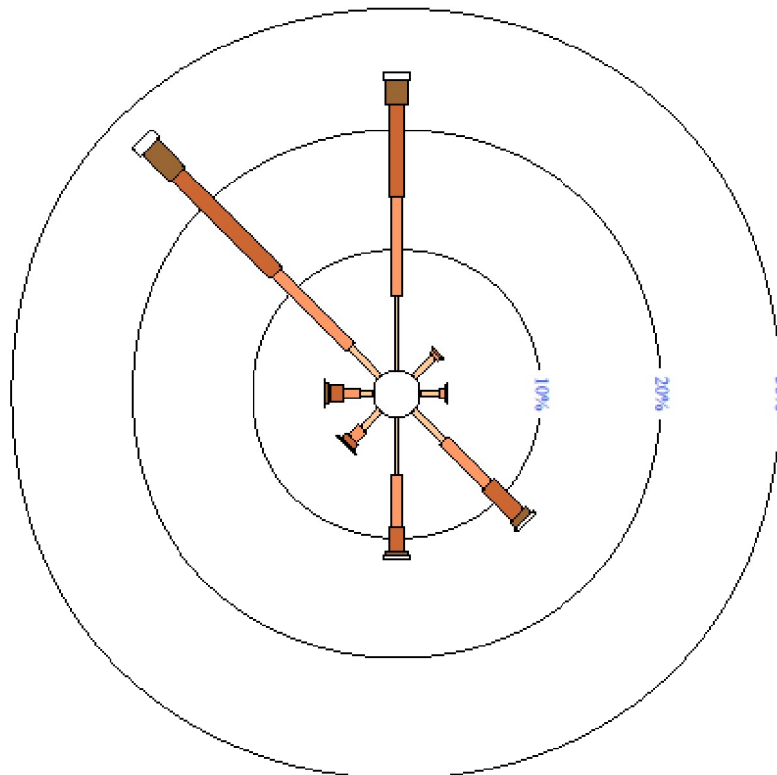
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



9 am Spring  
6087 Total Observations

Calm 10%



# Rose of Wind direction versus Wind speed in km/h (01 Apr 1939 to 17 Jun 2009)

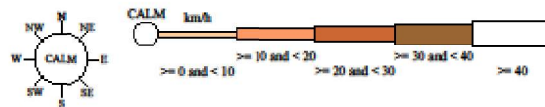
Custom times selected, refer to attached note for details

## LAUNCESTON AIRPORT COMPARISON

Site No: 091104 • Opened Jan 1931 • Closed Jun 2009 • Latitude: -41.5397° • Longitude: 147.2033° • Elevation 166m

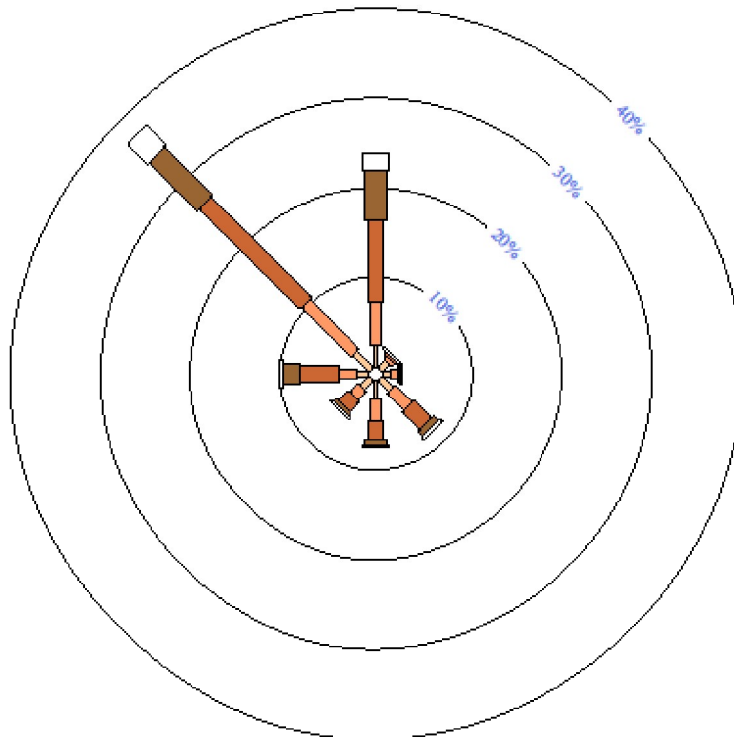
An asterisk (\*) indicates that calm is less than 0.5%.

Other important info about this analysis is available in the accompanying notes.



3 pm Spring  
6081 Total Observations

Calm 4%





## Appendix C – Site Pictures



Plate 2 – Looking to existing Winston dwelling from proposed Winston Play and Stay development site



Plate 3 – Looking towards nearest Dwelling to SW from proposed Winston Play and Stay development site





Plate 4 Looking to W from proposed Winston Play and Stay development site



Plate 5 – Looking to N from proposed Winston Play and Stay development site

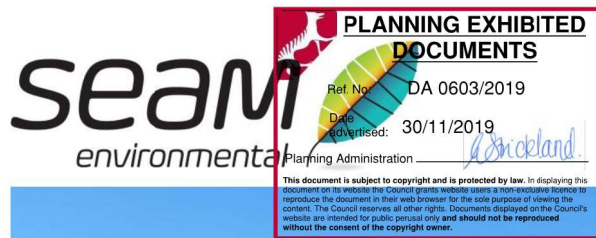


Plate 6 – Looking to E from proposed Winston Play and Stay development site





Plate 7 – Image of an Existing Dog Care Centre located at Breadalbane  
(note proximity of houses)



Plate 8 – Image from an Existing Dog Care Centre located at Breadalbane to S