

Exhibited

This planning application is open for
public comment until
07 September 2026

Reference no	PLN-26-0111
Site	5 RAEBURN ROAD BREADALBANE
Proposed Development	Additional Use Domestic Animal Training (Dog Training Centre)
Zone	21.0 Agriculture
Use class	Domestic animal breeding boarding or training

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE

(E.g. Residential houses, sheds, carports, retaining walls, visitor accommodation, commercial development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED DOG TRAINING CENTER (LEAPS & BOUNDS DOG OBEDIENCE/ DOG TRAINING)

Driveway construction material:

PROPOSED SEALED DRIVEWAY

The Land

Site address:

5 RAEBURN RD BREADALBANE TAS 7258

Title reference:

: 17293/11

Existing buildings on site:

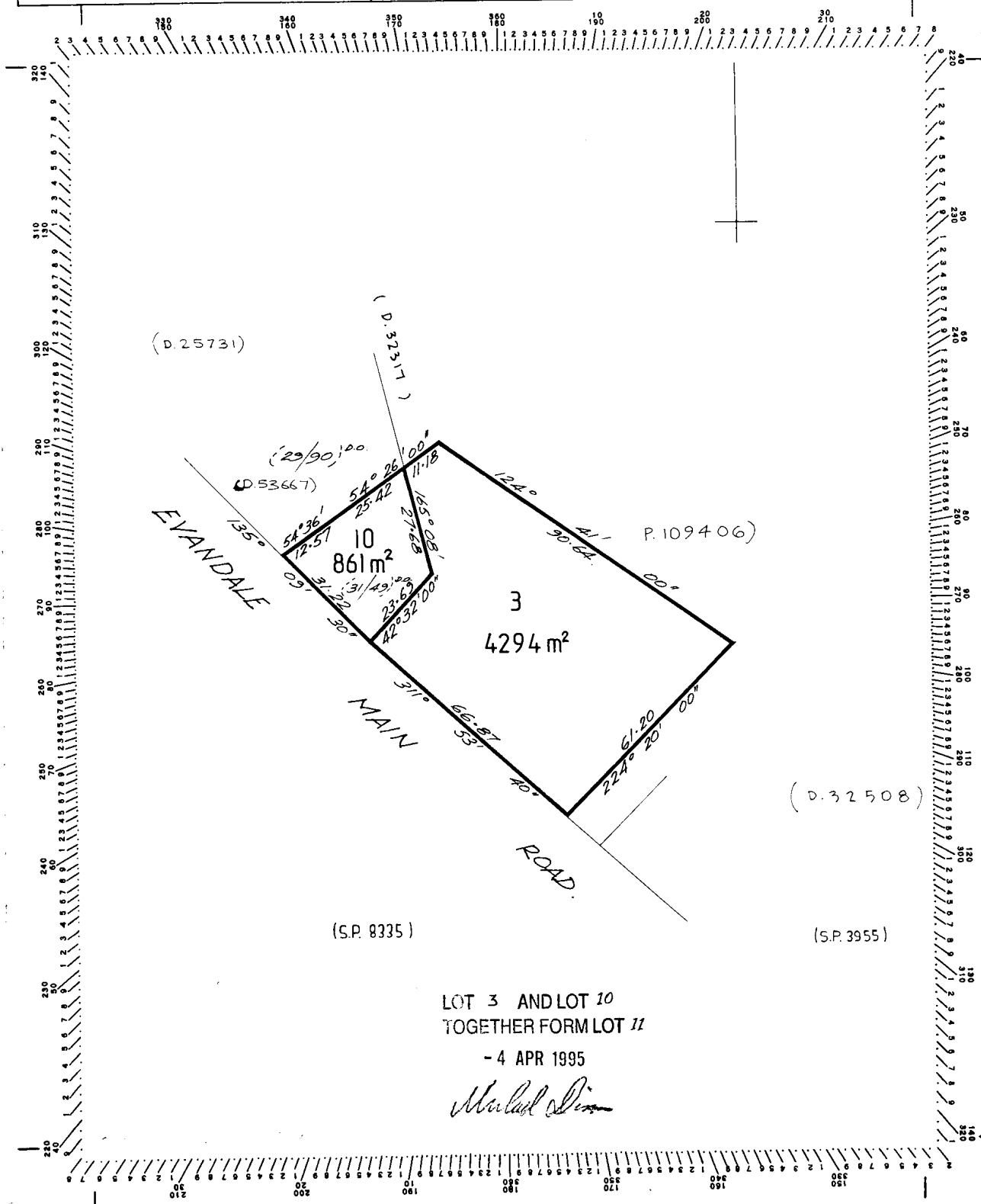
Existing Dwelling & Shed

Existing use of site:

Residential

**Applicant justification of any variation/discretion to the
Tasmanian Planning Scheme – Northern Midlands**

Owner: <i>Keith James Briant and Madeline Constance Victoria Blyth</i>	PLAN OF SURVEY by Surveyor <i>A.C. Craig</i> of land situated in the	Registered Number: S.P. 17293
Title Reference: <i>Conv 50/9191 & Assent 54/2834</i>	LAND DISTRICT OF CORNWALL PARISH OF BREADALBANE & TOWN OF BREADALBANE	Effective from: <i>21 JAN 1985</i>
Grantee: <i>Part of 584^a granted to Thomas Scott. & Part of 556 Acres, Thomas Scott.</i>	SCALE 1: 1000. MEASUREMENTS IN METRES	<i>Anthony Lee</i> Deputy Recorder of titles





Proposal for the Establishment of a Dog Training Facility

Leaps & Bounds Dog Training

Proposed Location: 5 Raeburn Road, Breadalbane

Introduction

I wish to establish and operate **Leaps & Bounds Dog Training** at **5 Raeburn Road, Breadalbane**.

Leaps & Bounds Dog Training has been successfully operating since 2017 from my property at Rosevears, where the business was registered with the local council. During the nine years of operation at that location, the business did not receive any complaints from neighbouring properties regarding noise or business activities.

The proposed Breadalbane property offers a more suitable training environment and is conveniently located closer to the Launceston CBD, making professional dog training more accessible to the wider community.

It is important to note that this proposal is for a **dog training and education facility only**. It is **not a boarding kennel, breeding facility or dog daycare**.

I operate as a **sole trader** under ABN 16 552 929 117 and do not employ additional staff.

Purpose of the Business

The primary purpose of Leaps & Bounds Dog Training is to educate dog owners and improve the welfare of companion dogs through professional training and behaviour modification.

Services provided include:

- Puppy preschool and puppy training classes
- General obedience and manners training
- One-on-one behavioural consultations
- Behaviour modification for dogs with behavioural concerns
- Assistance dog training
- Therapy dog training
- Scent detection and scent work classes

- Trick dog training
- Educational workshops and seminars for dog owners

The property will be fully fenced to ensure the safety of both dogs and their handlers.

A new training shed is proposed, allowing classes to be conducted comfortably throughout the year, regardless of Tasmania's weather conditions.

About the Proprietor

I am fully insured and hold qualifications in dog training and canine behaviour, including:

- Dog Training
- Behaviour Modification
- Puppy Training
- Scent Work
- Assistance Dog Training

I am currently undertaking a **Level 6 Diploma in Canine Behaviour** to further expand my professional knowledge and skills.

My focus is on using modern, reward-based training methods to help owners develop well-mannered, confident family pets while addressing behavioural issues in a practical and humane manner.

Hours of Operation

The proposed operating hours are:

Monday to Thursday

- Approximately 10:00 am – 4:30 pm (booking dependent)

Occasionally appointments may occur outside these hours where required.

Summer Evening Classes

- Up to two evenings per week
- Approximately 6:30 pm – 7:30 pm

Winter evening classes will not be conducted.

Weekends

Weekend appointments will be by booking only and will not occur every weekend.

Occasional specialty workshops may include:

- Trick Dog Workshops
- Scent Detection Workshops

- Educational seminars

These workshops generally operate between **10:00 am and 4:00 pm**.

From time to time specialist trainers may be invited from interstate to conduct educational workshops. Attendance is typically limited to **10–15 participants**, ensuring these remain small-scale educational events.

Class Sizes

Leaps & Bounds Dog Training is intentionally operated as a small business.

Typical class sizes will consist of:

- 6–8 dogs per class
- One-on-one consultations throughout the day
- Small educational workshops with a maximum of approximately 10–15 participants

The business is designed to provide personalised instruction rather than large-scale commercial operations.

Parking and Traffic

A dedicated client car park will be provided adjacent to the proposed training shed.

Traffic generated by the business will be minimal due to:

- Most daytime appointments consisting of individual consultations.
- Small class sizes.
- Staggered appointment times.
- Limited workshop attendance.

Raeburn Road is a quiet dead-end road with very low traffic volumes, and the proposed use is not expected to create significant traffic impacts.

Noise Management

Dogs attending the facility will only be present during scheduled training sessions and appointments.

Dogs will not be housed or boarded at the property.

Training sessions focus on calm behaviour, engagement with handlers and positive reinforcement techniques, which naturally minimise excessive barking.

Based on my experience operating at Rosevears for nine years without receiving any neighbourhood complaints, I believe the proposed operation can continue to function respectfully within the surrounding area.

Signage

Business signage will be modest in size and limited to:

- One sign on the entrance gate.
- One sign on the building and/or fence.

Each sign will be no larger than **600 mm x 600 mm**.

Community Benefit

Companion dogs are now an important part of many households, and access to professional education helps owners raise well-behaved, safe and socially responsible pets.

Professional training assists in reducing common behavioural problems including:

- Excessive barking
- Jumping
- Pulling on lead
- Poor recall
- Reactivity
- Anxiety-related behaviours

By helping owners better understand and manage their dogs, the business contributes to improved animal welfare, stronger human-animal relationships and more responsible dog ownership throughout the community.

During my time operating at Rosevears, officers from the West Tamar Council's animal management team frequently recommended my services to residents experiencing behavioural issues, including nuisance barking complaints.

Conclusion

Leaps & Bounds Dog Training is a small, owner-operated business dedicated to improving the welfare of companion dogs through education and positive reinforcement training.

The proposed Breadalbane facility has been designed to operate on a modest scale with limited class sizes, minimal traffic, controlled operating hours and appropriate fencing and parking.

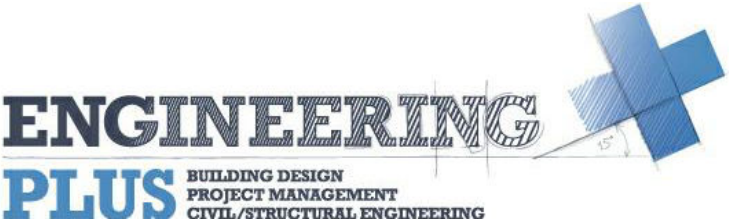
As the business does not provide boarding, daycare or breeding services, dogs will only attend the property during scheduled appointments and classes. Leaps & Bounds Dog Training have a strong policy that all dogs must remain on lead until inside the premises and remain on lead unless instructed to remove lead.

I believe the proposed facility will provide a valuable service to the Meander Valley community by promoting responsible dog ownership and helping owners develop well-trained, confident companion dogs.

Received
15/07/2026

Exhibited

Further information about Leaps & Bounds Dog Training can be found at
www.leapsbounds.com.au.



DRAWING SCHEDULE

A000	COVER PAGE
A101	LOCALITY PLAN
A102	SITE PLAN
A201	FLOOR PLAN
A202	PLANNING RESPONSE NOTES

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
ZONE:	21.0 AGRICULTURE ZONE
BUILDING CLASS:	CLASS 6
LAND TITLE REFERENCE NUMBER:	17293/11
DESIGN WIND SPEED:	ASSUME "N2"
SOIL CLASSIFICATION:	ASSUME "H1"
CLIMATE ZONE:	7
BUSHFIRE-PRONE BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	75mm ABOVE GROUND LEVEL

ISSUED FOR DEVELOPMENT APPROVAL
PROPOSED DOG TRAINING CENTER

PROJECT NO: EP2026-156

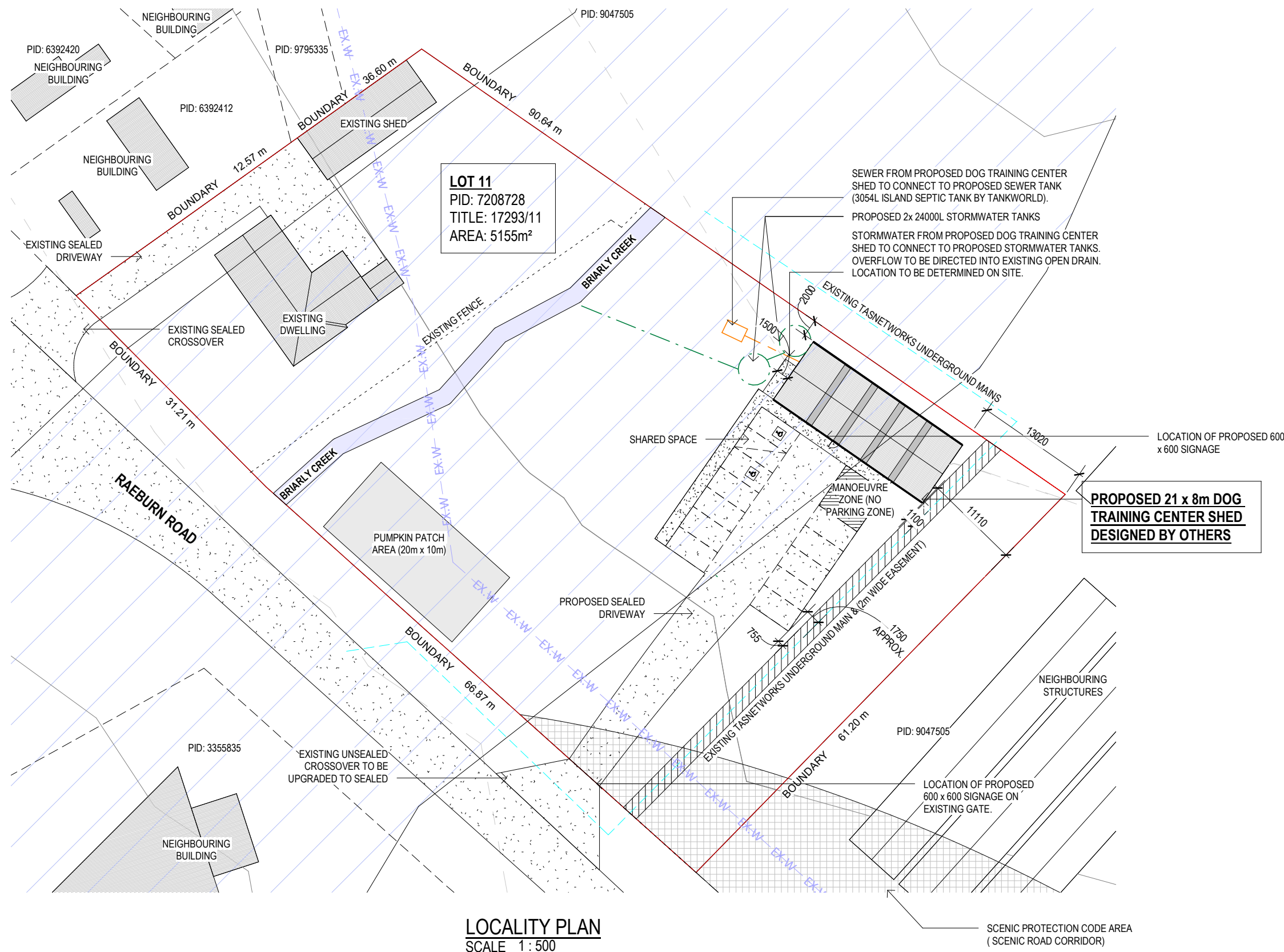
WILLIAM JOSEPH ALLAN
5 RAEBURN RD BREADALBANE TAS 7258

NORTHERN MIDLANDS COUNCIL

REVISION SCHEDULE			
REVISION NO	DESCRIPTION	DATE	ISSUED BY
SK1	Revision 1	18.05.26	C.R
A	Revision 2	26.05.26	C.R
B	Revision 3	15.07.26	C.R

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION
	SCENIC PROTECTION CODE AREA

Received
18.8.2026
Exhibited



LOCALITY PLAN
SCALE 1 : 500

NOTE:
ALL WORKS ARE TO COMPLY WITH BUT NOT LIMITED TO THE LATEST NATIONAL CONSTRUCTION CODE (NCC) OF AUSTRALIA AND RELEVANT LOCAL AUTHORITIES, UNLESS SPECIFIED. IN SUCH CASES, A RELEVANT REPORT WILL BE PRESENTED. MEASUREMENTS INDICATED ON DRAWINGS ARE CLEAR DIMENSIONS TO STRUCTURAL FRAMELINE AND DO NOT INCLUDE PLASTERBOARD LININGS OR INTERNAL FINISHES. UNLESS OTHERWISE STATED, ALL PROPOSED INTERNAL WALLS ARE SHOWN AS STRUCTURAL STUDS ONLY.
BUILDER IS TO VERIFY ALL INTERNAL WIDTHS AND CLEARANCES PRIOR TO CONSTRUCTION TO ENSURE STRICT COMPLIANCE WITH CURRENT NCC STANDARDS. SPECIAL ATTENTION MUST BE GIVEN TO MINIMUM CLEAR WIDTHS FOR ACCESSIBLE CORRIDORS, DOORWAYS, AND SANITARY COMPARTMENT REQUIREMENTS.
BUILDERS MUST VERIFY ALL MEASUREMENTS, SERVICES, MATERIALS, AND LEVELS ON-SITE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEERING PLUS OF ANY ERRORS OR DISCREPANCIES FOUND. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS. DO NOT PROCEED WHERE DISCREPANCIES EXIST BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS. ENGINEERING PLUS DOES NOT ACCEPT ANY RESPONSIBILITY FOR MISCONSTRUCTION RESULTING FROM A FAILURE TO VERIFY SITE CONDITIONS OR ADHERE TO THE NCC STANDARDS MENTIONED ABOVE.

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.
NOTE
STORMWATER FROM PROPOSED DOG TRAINING CENTER TO BE DIRECTED INTO EXISTING STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

NOTE:
THE ENTIRETY OF THE PROPERTY LOT SITS WITHIN AIRPORT OBSTACLE LIMITATION ZONE (211m AHD) , BUSHFIRE PRONE AREA, AIRPORT NOISE EXPOSURE AREA AND ATTENUATION AREA

Accredited Building Designer
Designer Name : G. Pfeiffer
Accreditation No : CC2211T
Revision Number :B
Revision Description :Revision 3
Revision Date :15.07.26
Revision Issued By :C.R

Date Drawn: Issue Date
Drawn: C. R
Checked: R. H
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: WILLIAM JOSEPH ALLAN
Project: PROPOSED DOG TRAINING CENTER
Page: LOCALITY PLAN
Address: 5 RAEBURN RD BREADALBANE TAS 7258

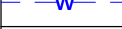
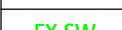
DEVELOPMENT APPROVAL

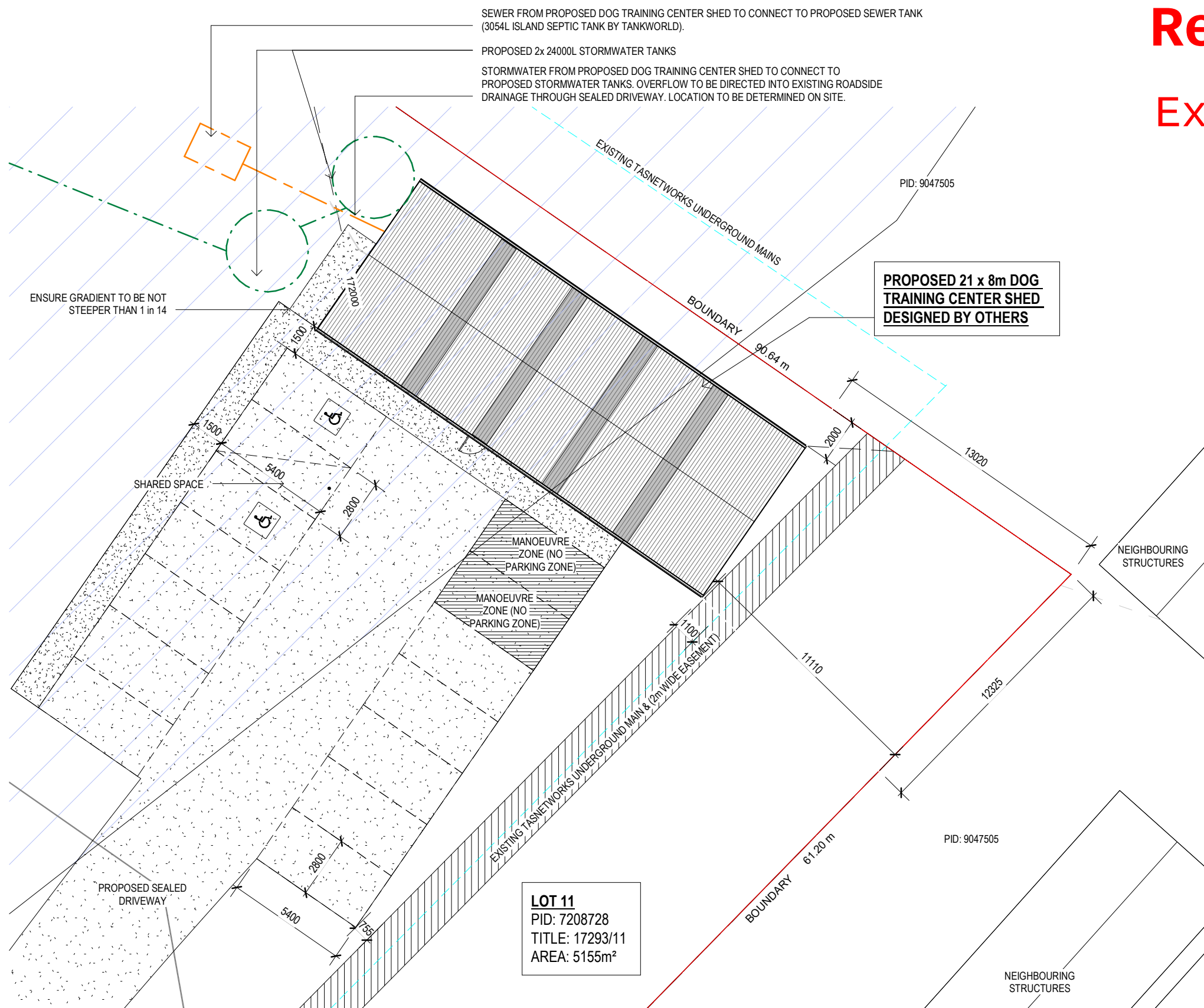
EP2026-156

A101

Exhibited

CONTRACTOR AND BUILDER TO DIAL BEFORE YOU DIG

LEGEND	
	SEWER
	EXISTING SEWER
	WATER
	EXISTING WATER
	STORMWATER
	EXISTING STORMWATER
	LOW LANDSLIP ZONE
	MEDIUM LANDSLIP ZONE
	HIGH LANDSLIP ZONE
	WATERWAY AND COASTAL PROTECTION ZONE
	BUSHFIRE MANAGEMENT ZONE
	FILLED AND BATTER BACK REGION
	CUT AND BATTER BACK REGION
	SCENIC PROTECTION CODE AREA



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SITE PLAN
SCALE 1 : 200

info@engineeringplus.com.au
Ph 03 6337 7021

Accredited Building Designer

Designer Name	: G. Pfeiffer
Accreditation No	: CC2211T
Revision Number	: B
Revision Description	: Revision 3
Revision Date	: 15.07.26
Revision Issued By	: C.R

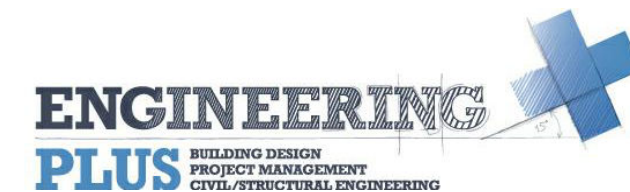
Date Drawn:	Issue Date
Drawn:	C.R
Checked:	R.H
Approved:	J. Pfeiffer
Scale:	As Shown @ A3

Client:	WILLIAM JOSEPH ALLAN
Project:	PROPOSED DOG TRAINING CENTER
Page:	SITE PLAN
Address:	5 RAEBURN RD BREADALBANE TAS 7258

DEVELOPMENT APPROVAL

EP2026-156

A102



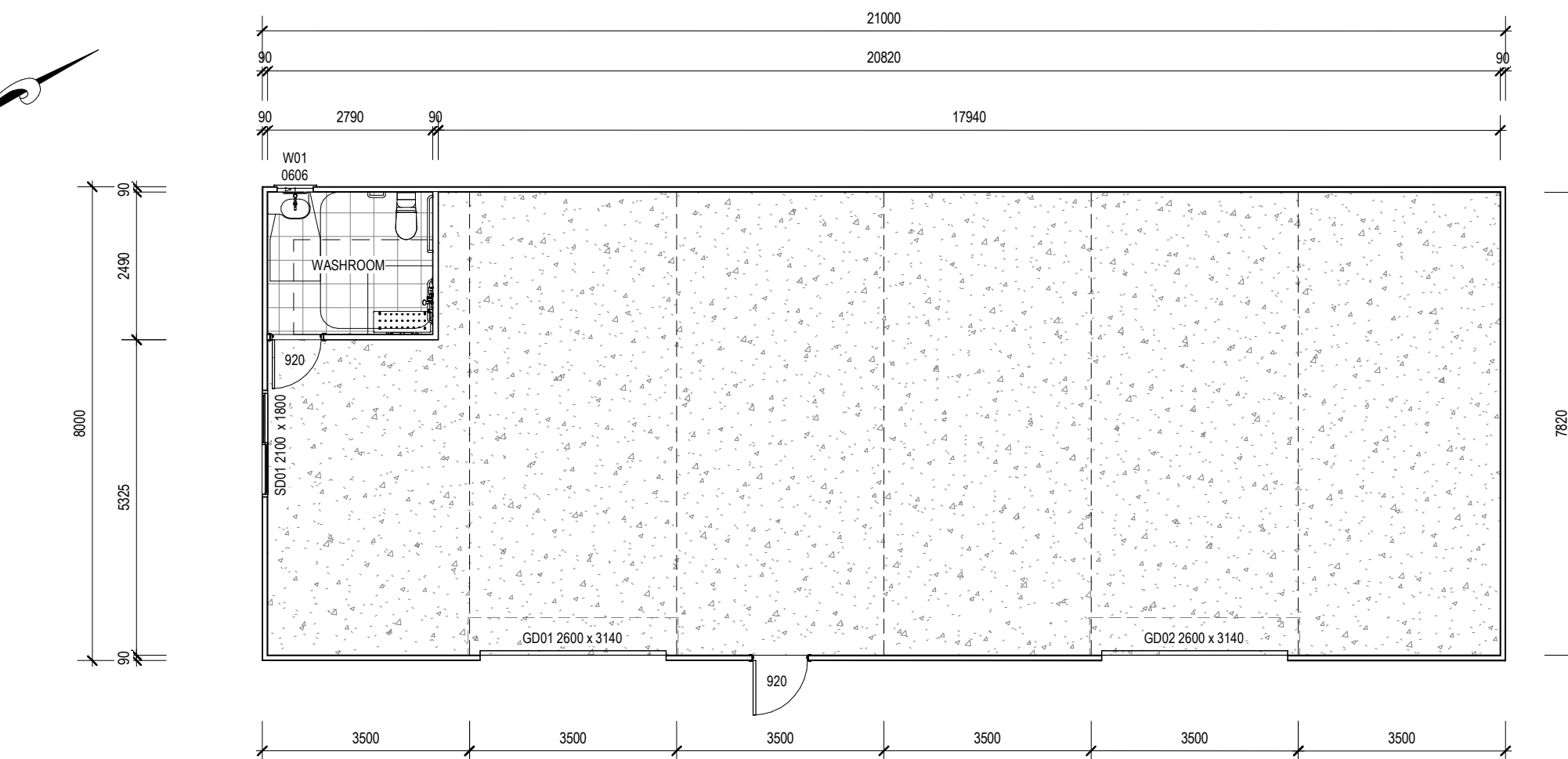
18.8.2026

Exhibited

FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	VINYL TIMBER FLOORING



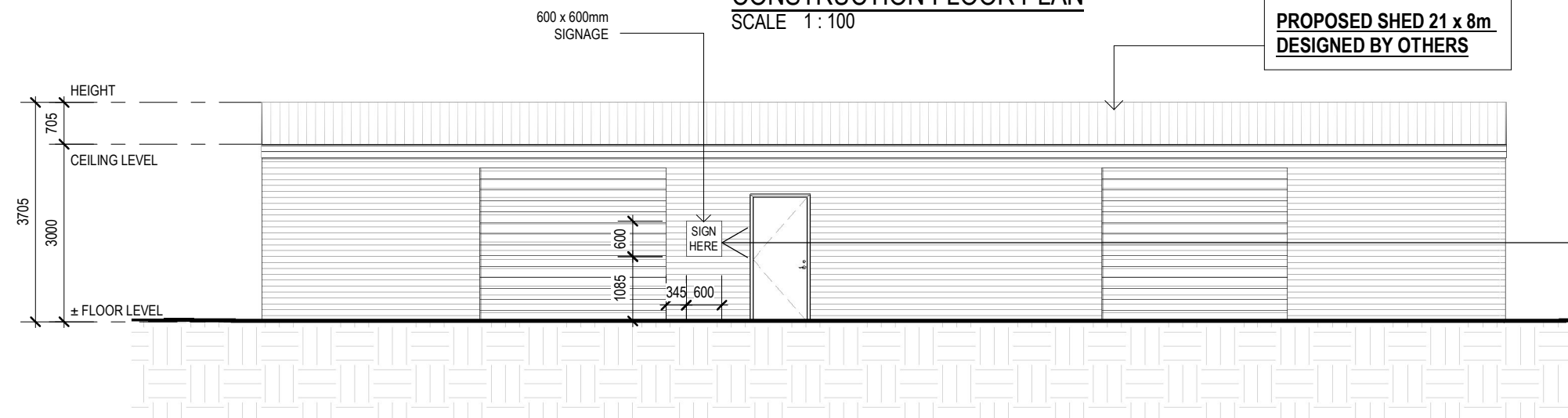
PROPOSED 600x 600 METAL NON ILLUMINATED SIGNBOARD BY LEAPS
& ROUNDS DOG TRAINING



CONSTRUCTION FLOOR PLAN

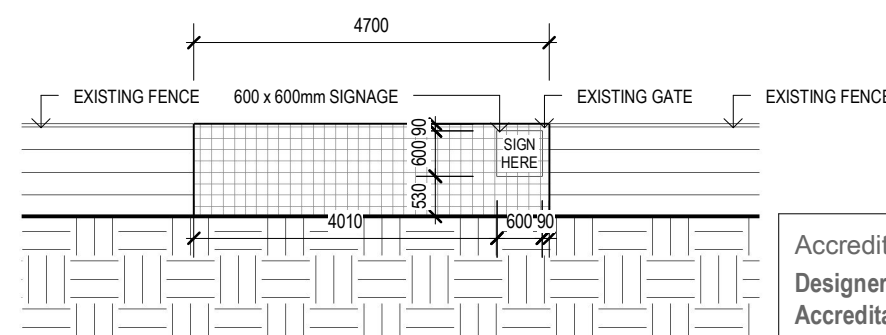
SCALE 1:100

PROPOSED SHED 21 x 8m
DESIGNED BY OTHERS



SOUTH ELEVATION (SHED)

SCALE 1 : 100



SOUTH ELEVATION (GATE)

SCALE 1:100

DISCLAIMER

ALL WINDOWS & DOORS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

IF WINDOW HEIGHT IS GREATER THAN 2.0m TO HAVE PERMANENTLY FIXED ROBUST SCREEN
INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm.

info@engineeringplus.com.au
Ph 03 6337 7021

ENGINEERING
PLUS BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL STRUCTURAL ENGINEERING

Accredited Building Designer

Designer Name : G. Pfeiffer

Accreditation No	: CC2211T
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Revision Number : B

Revision Description	:Revision 3
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Revision Description	REV
Revision Date	:15.0

Revision Issued By : C.R

Date Drawn: Issue Date

Drawn: Designer

Checked: _____ Designer: _____
Checker: _____

Approved: J. Pfeiffer

Scale: As Shown @ A3

Client:	WILLIAM JOSEPH ALLAN
Project:	PROPOSED DOG TRAINING CENTER
Page:	FLOOR PLAN
Address:	5 RAEBURN RD BREADALBANE TAS 7258

DEVELOPMENT APPROVAL

EP2026-156

A201

PLANNING RESPONSE

1. PLEASE SEE ATTACHED DOCUMENT BY THE CLIENT REGARDING THE PROPOSED USE , NUMBER OF EMPLOYEES , HOURS OF OPERATION, NUMBER OF CLASSES TO BE HELD. ESTIMATED NUMBER OF VISITORS TO THE SITE/TRAFFIC MOVEMENTS.

2. LEAPS AND BOUNDS DOG TRAINING IS PROPOSING A DOG TRAINING FACILITY AT 5 RAEBURN ROAD, WHICH IS LOCATED WITHIN THE AGRICULTURE ZONE. THE AGRICULTURE ZONE IS INTENDED FOR THE USE AND DEVELOPMENT OF LAND FOR AGRICULTURAL PURPOSES. THE PURPOSE OF THIS ZONE IS TO PROTECT AGRICULTURAL LAND BY MINIMISING INTERFERENCE FROM NON-AGRICULTURAL USES. DOGS AND AGRICULTURE HAVE A DEEP AND LONG-STANDING RELATIONSHIP, PARTICULARLY THROUGH HUNTING, HERDING AND GUARDING LIVESTOCK. LEAPS & BOUNDS DOG TRAINING DIRECTLY SUPPORTS THIS RELATIONSHIP BY PROVIDING PROFESSIONAL TRAINING AND BEHAVIOUR MODIFICATION SERVICES THAT DEVELOP THE SKILLS, OBEDIENCE AND CONTROL REQUIRED FOR DOGS TO PARTICIPATE IN AGRICULTURAL ACTIVITIES SUCH AS THE SERVICES LISTED BELOW. THE TRAINING ALSO PROVIDES A FOUNDATION FOR DOGS AND THEIR OWNERS TO PROGRESS INTO SPECIALISED HERDING AND LIVESTOCK COURSES (**LEAPS AND BOUNDS DO NOT PROVIDE HERDING AND LIVESTOCK COURSES**).

- SERVICES PROVIDED INCLUDE:
- a) PUPPY PRESCHOOL AND PUPPY TRAINING CLASSES
 - b) GENERAL OBEDIENCE AND MANNERS TRAINING
 - c) ONE - ON ONE BEHAVIORAL CONSULTATIONS
 - d) BEHAVIOUR MODIFICATION FOR DOGS WITH BEHAVIOURAL CONCERNS
 - e) ASSISTANCE DOG TRAINING
 - f) THERAPY DOG TRAINING
 - g) SCENT DETECTION AND SCENT WORK CLASSES.

PUPPY PRESCHOOL AND PUPPY TRAINING CLASSES PROVIDE EARLY SOCIALISATION, BASIC OBEDIENCE TRAINING, AND FOUNDATIONAL BEHAVIOURAL DEVELOPMENT. THESE CLASSES HELP PUPPIES DEVELOP ESSENTIAL SKILLS, BUILD CONFIDENCE IN A VARIETY OF ENVIRONMENTS, AND RESPOND RELIABLY TO BASIC COMMANDS. WHILE THE PRIMARY PURPOSE OF THESE CLASSES IS TO DEVELOP WELL-BEHAVED COMPANION DOGS, THE FOUNDATIONAL TRAINING MAY ALSO BENEFIT DOGS THAT LATER PERFORM WORKING / HUNTING OR GUARDING ROLES ON RURAL AND AGRICULTURAL PROPERTIES. THESE SKILLS CAN CONTRIBUTE TO THE SAFE AND EFFECTIVE MANAGEMENT OF DOGS KEPT ON AGRICULTURAL LAND, WHERE THEY MAY ASSIST IN PROPERTY SECURITY OR OTHER RURAL ACTIVITIES.

GENERAL OBEDIENCE AND MANNERS TRAINING ASSISTS WITH PREPARING DOGS TO ASSIST WITH GUARDING ROLES ON ALL HOUSEHOLDS/DWELLINGS, INCLUDING AGRICULTURAL LAND AND RURAL PROPERTIES. THIS TRAINING DEVELOPS BASIC OBEDIENCE, CONTROL, RESPONSIVENESS TO COMMANDS AND APPROPRIATE BEHAVIOUR, WHICH ARE IMPORTANT FOR DOGS THAT MAY BE REQUIRED TO MONITOR AND RESPOND TO ACTIVITY AROUND A PROPERTY . IT ALSO HELPS ENSURE THAT DOGS CAN PERFORM THEIR ROLE RESPONSIBLY WHILE REMAINING UNDER THE CONTROL OF THEIR OWNER, INCLUDING AROUND LIVESTOCK, WORKING AREAS, FARM EQUIPMENT AND OTHER PEOPLE OR ANIMALS.

BEHAVIOUR MODIFICATIONS SERVICES HELP TO IMPROVE THE SAFETY, RELIABILITY, AND MANAGEABILITY OF DOGS IN A VARIETY OF ENVIRONMENTS, INCLUDING RURAL AND AGRICULTURAL PROPERTIES WHERE WELL-BEHAVED DOGS CAN CONTRIBUTE TO SAFE PROPERTY MANAGEMENT AND REDUCE THE RISK OF CONFLICTS WITH LIVESTOCK, OTHER ANIMALS, AND MEMBERS OF THE PUBLIC.

SCENT DETECTION AND SCENT WORK CLASSES HELP DEVELOP A DOG'S NATURAL ABILITY TO IDENTIFY, TRACK, AND LOCATE SPECIFIC SCENTS THROUGH STRUCTURED TRAINING EXERCISES. THE SKILLS DEVELOPED THROUGH THESE COURSES MAY BE APPLIED IN AGRICULTURAL, ENVIRONMENTAL, AND CONSERVATION SETTINGS. TRAINED DOGS CAN ASSIST AS SCENT DETECTION OR CONSERVATION DETECTION DOGS TO LOCATE INVASIVE WEED SPECIES, IDENTIFY PLANT DISEASES OR PESTS, TRACK LIVESTOCK, AND DETECT RARE OR THREATENED PLANT SPECIES. THESE CAPABILITIES CAN SUPPORT BIOSECURITY, LAND MANAGEMENT, AND CONSERVATION OUTCOMES ON RURAL AND AGRICULTURAL PROPERTIES. POSSIBLE SERVICES: TRUFFLE SCENT DOG TRAINING SERVICES AS THE CLIENT IS QUALIFIED IN SCENT DETECTION. TRUFFLE HUNTING IS ASSOCIATED WITH AGRICULTURE. TRAINED DOGS CAN BE USE TO LOCATE TRUFFLES GROWN ON THE AGRICULTURE PROPERTY. THEY CAN BE CONSIDERED ANCILLARY TO THE AGRICULTURE USE.

THE PROPOSED STRUCTURE WILL BE COMPATIBLE WITH THE SURROUNDING EXISTING SETTING, INCLUDING 854 HOBART ROAD, WHICH IS LOCATED ON AGRICULTURAL LAND, AND 10 RAEBURN ROAD, THE NEIGHBOURING PROPERTY. THE PROPOSED STRUCTURE HAS A MAXIMUM HEIGHT OF 3,706MM AND IS SET BACK AT LEAST 11M FROM THE NEIGHBOURING PROPERTY. THEREFORE, THE STRUCTURE IS UNLIKELY TO CAUSE OVERSHADOWING IMPACTS ON THE NEIGHBOURING AGRICULTURAL PROPERTY.

NOISE GENERATED BY THE BUSINESS IS EXPECTED TO BE MINIMAL, AS THE MAJORITY OF DOG TRAINING ACTIVITIES WILL BE CONDUCTED INDOORS. THE TRAINING CLASSES WILL ALSO BE STRUCTURED AND MANAGED TO MINIMISE EXCESSIVE NOISE FROM THE DOGS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED IN A CONTROLLED MANNER. THE NUMBER OF VEHICLES ENTERING AND EXITING THE SITE IS ALSO EXPECTED TO BE MINIMAL, AS CLASSES WILL BE CONDUCTED BY APPOINTMENT AND IN CONTROLLED GROUP SIZES. THEREFORE, THE PROPOSED USE IS NOT EXPECTED TO RESULT IN A SIGNIFICANT INCREASE IN TRAFFIC, NOISE OR OTHER AMENITY IMPACTS ON THE SURROUNDING AGRICULTURAL PROPERTIES.

THEREFORE, THE BUSINESS AND STRUCTURE ALIGNS WITH THE SITE SURROUNDING AND THE INTENT OF THE ZONE.

3. CLAUSE 21.3.1

- P1
- (a) N/A . THE PROPOSED DOG TRAINING FACILITY DOES NOT REQUIRE ACCESS TO A SPECIFIC NATURALLY OCCURRING RESOURCE.
 - (b) THE PROPOSED DOG TRAINING FACILITY REQUIRES SUFFICIENT LAND AREA TO ACCOMMODATE INDOOR AND OUTDOOR TRAINING ACTIVITIES, SAFE DOG MOVEMENT AND ASSOCIATED OPERATIONAL REQUIREMENTS. THE SUBJECT SITE PROVIDES SUITABLE SPACE AND A RURAL SETTING FOR THESE ACTIVITIES, ALLOWING THE OPERATION TO BE APPROPRIATELY SEPARATED FROM MORE DENSELY DEVELOPED AREAS AND ASSISTING IN MINIMISING POTENTIAL IMPACTS ASSOCIATED WITH THE OPERATION OF THE FACILITY. THE SITE HAS ACCESS TO THE INFRASTRUCTURE REQUIRED TO SUPPORT THE PROPOSED USE, INCLUDING EXISTING ROAD ACCESS AND SERVICES AVAILABLE ON THE SITE OR WITHIN THE VICINITY. THE PROPOSED DEVELOPMENT DOES NOT REQUIRE SIGNIFICANT NEW INFRASTRUCTURE NETWORKS TO FACILITATE THE USE, AND THE AVAILABLE INFRASTRUCTURE CAN BE UTILISED TO SUPPORT THE SCALE AND NATURE OF THE PROPOSED DOG TRAINING FACILITY.

THE PROPOSAL THEREFORE MAKES APPROPRIATE USE OF THE SITE'S EXISTING ACCESS AND AVAILABLE INFRASTRUCTURE WHILE PROVIDING A SUITABLE RURAL LOCATION FOR THE PROPOSED USE.

- (c)THE PROPOSAL DOES NOT RELY ON A PRODUCT OR MATERIAL DIRECTLY RELATED TO AN AGRICULTURAL USE. HOWEVER, THE FACILITY PROVIDES TRAINING SERVICES THAT WILL BENEFIT AGRICULTURE.
- (d)THE PROPOSED FACILITY PROVIDES A SERVICE THAT WILL SUPPORT AGRICULTURAL ACTIVITIES BY OFFERING FOUNDATIONAL TRAINING, BEHAVIOUR MODIFICATION, SCENT WORK, AND OBEDIENCE TRAINING FOR DOGS THAT MAY BE USED ON RURAL PROPERTIES. THESE SERVICES CAN ASSIST FARMERS AND RURAL LANDOWNERS IN MAINTAINING WELL-TRAINED AND MANAGEABLE DOGS FOR PROPERTY MANAGEMENT, LIVESTOCK HANDLING, SECURITY, AND OTHER RURAL PURPOSES.
- (e) N/A
- (f) N/A

4.

- P2
- (a) THE PROPOSED USE WILL INVOLVE ONLY THE AREA OF LAND REQUIRED TO ACCOMMODATE THE DOG TRAINING FACILITY AND ASSOCIATED ACCESS, PARKING AND OUTDOOR TRAINING AREAS. THE PROPOSAL SEEKS TO MINIMISE THE AREA OF LAND CONVERTED FROM AGRICULTURAL USE TO NON-AGRICULTURAL USE, WITH THE REMAINDER OF THE SITE RETAINED FOR RURAL/AGRICULTURAL PURPOSES WHERE APPLICABLE.
 - (b) THE PROPOSED USE WILL NOT PRECLUDE THE LAND FROM BEING RETURNED TO AN AGRICULTURAL USE IN THE FUTURE. THE USE DOES NOT INVOLVE PERMANENT CHANGES THAT WOULD PREVENT THE SITE FROM BEING CAPABLE OF SUPPORTING AN AGRICULTURAL USE SHOULD THE DOG TRAINING FACILITY CEASE OPERATION. IT CAN ACT AS AN AGRICULTURE STORAGE SHED IF THE PROPOSED FACILITY CEASE OPERATION.
 - (c) THE PROPOSED USE WILL NOT CONFINE OR RESTRAIN EXISTING OR POTENTIAL AGRICULTURAL USE ON THE SUBJECT SITE OR ADJOINING PROPERTIES. THE FACILITY WILL BE OPERATED IN A MANNER THAT MINIMISES POTENTIAL IMPACTS ON SURROUNDING AGRICULTURAL ACTIVITIES, INCLUDING APPROPRIATE MANAGEMENT OF DOGS, NOISE, TRAFFIC AND SITE OPERATIONS. THE PROPOSED SERVICES, INCLUDING WORKING-DOG TRAINING AND SCENT/TRUFFLE DETECTION TRAINING, MAY ALSO PROVIDE SUPPORT TO RURAL LANDOWNERS AND AGRICULTURAL ACTIVITIES.

5. PROPOSED SIGNAGE WILL BE NO LARGER THAN 600mm x 600mm. ONE SIGN WILL BE ON THE ENTRANCE GATE ONE SIGN WILL BE ON THE BUILDING AND/OR FENCE PLEASE REFER TO PLANS.

6. CLAUSE 2.6.3

P1

NO NEW CROSSOVER IS PROPOSED AS PART OF THIS DEVELOPMENT. THE EXISTING GRAVEL CROSSOVER WILL BE UPGRADED TO A SEALED CROSSOVER. AS SUCH, THE DEVELOPMENT WILL NOT RESULT IN THE LOSS OF ON-STREET PARKING OR ADVERSELY AFFECT PEDESTRIAN SAFETY. AS CLASSES WILL BE CONDUCTED IN SMALL GROUPS, TRAFFIC GENERATED BY THE PROPOSED DEVELOPMENT WILL BE MINIMAL. UPGRADING THE EXISTING CROSSOVER TO A SEALED STANDARD WILL BE CONSISTENT WITH THE SURROUNDING STREETScape, INCLUDING THE ADJOINING PROPERTY AT 10 RAEBURN ROAD, BREADALBANE, TAS.

7. CLAUSE 2.6.5

A1.2

PLEASE REFER TO PLANS

8. CLAUSE 3.5.1

- P1.
- (a) THE PROPOSED DEVELOPMENT WILL RESULT IN A MINIMAL INCREASE IN TRAFFIC. PLEASE REFER TO THE ATTACHED DOCUMENTS FOR FURTHER INFORMATION REGARDING THE NUMBER OF STAFF AND EXPECTED CLIENT ATTENDANCE.
 - (b) TRAFFIC THAT IS BEING GENERATED BY THE PROPOSED WILL ONLY BE MINIMAL AND WILL NOT BE HEAVY-DUTY VEHICLES.
 - (c) THE EXISTING NATURE OF THE MAIN ROAD IS IN GOOD CONDITION AND THE PROPOSED DRIVEWAY AND CROSSOVER WILL BE SEALED AND MATCH THE MAIN ROAD.
 - (d) NO CHANGES TO SPEED LIMIT AND TRAFFIC FLOW OF THE ROAD DUE TO THE MINIMAL INCREASE IN TRAFFIC CAUSED BY THE PROPOSAL.
 - (e) N/A
 - (f) TO ALLOW CLIENTS AND STAFFS TO ENTER AND EXIT THE PROPOSED.
 - (g) N/A
 - (h) N/A

Accredited Building Designer

Designer Name : G. Pfeiffer

Accreditation No : CC2211T

Revision Number :B

Revision Description :Revision 3

Revision Date :15.07.26

Revision Issued By :C.R

Date Drawn: Issue Date

Drawn: Designer

Checked: Checker

Approved: J. Pfeiffer

Scale: As Shown @ A3

Client: WILLIAM JOSEPH ALLAN

Project: PROPOSED DOG TRAINING CENTER

Page: PLANNING RESPONSE NOTES

Address: 5 RAEBURN RD BREADALBANE TAS 7258

DEVELOPMENT APPROVAL

EP2026-156

A202

Received

18.8.2026



9. CLAUSE 7.6.1

P1.1

PLEASE REFER TO THE UPDATED LOCALITY AND SITE PLANS. STORMWATER OVERFLOW WILL BE DIRECTED TO THE EXISTING OPEN DRAIN RATHER THAN DISCHARGED INTO THE SURROUNDING GRASSLAND.

THE PROPOSED SEWER SYSTEM WILL BE REGULARLY MAINTAINED BY THE OWNER TO ENSURE THERE IS NO ADVERSE IMPACT ON NATURAL ASSETS.

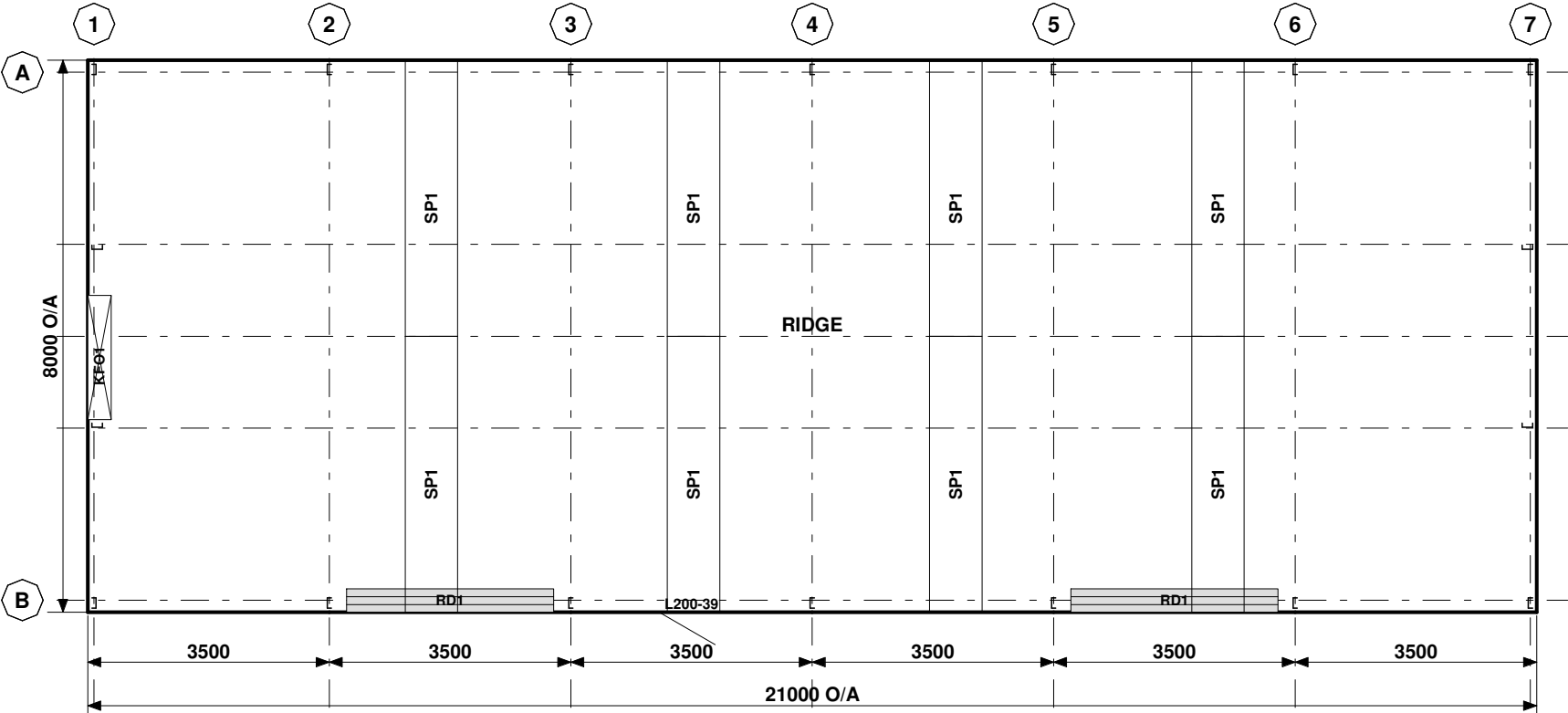
- (a) MINIMAL IMPACT FROM EROSION, SILTATION, SEDIMENTATION AND STORMWATER RUNOFF WILL OCCUR AS STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO THE EXISTING ROADSIDE DRAINAGE VIA THE PROPOSED SEALED DRIVEWAY.
- (b) N/A
- (c)
- (d) N/A
- (e) THE OVERFLOW OF THE STORMWATER FROM THE PROPOSED WILL BE DIRECTED TO THE EXISTING OPEN DRAIN ON SITE
- (f) N/A
- (g) N/A
- (h) N/A
- (i) N/A
- (j) THE PROPOSED DEVELOPMENT IS LOCATED ALONG THE NORTHEAST BOUNDARY WITH A 2.0 m SETBACK. ITS LOCATION HAS BEEN SELECTED TO MINIMISE IMPACT ON THE WATER AND COASTAL PROTECTION AREA. THE PROPOSED DEVELOPMENT IS SET BACK APPROXIMATELY 13.0 m FROM THE SOUTHEAST BOUNDARY DUE TO THE TASNETWORKS EASEMENT.
- (k) N/A
- (l) N/A
- (m) BUILDER TO ENSURE ALL PROPOSED WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE WATERWAYS AND WETLANDS WORKS MANUAL AND APPLICABLE GUIDELINES.
- (n) N/A

P1.2

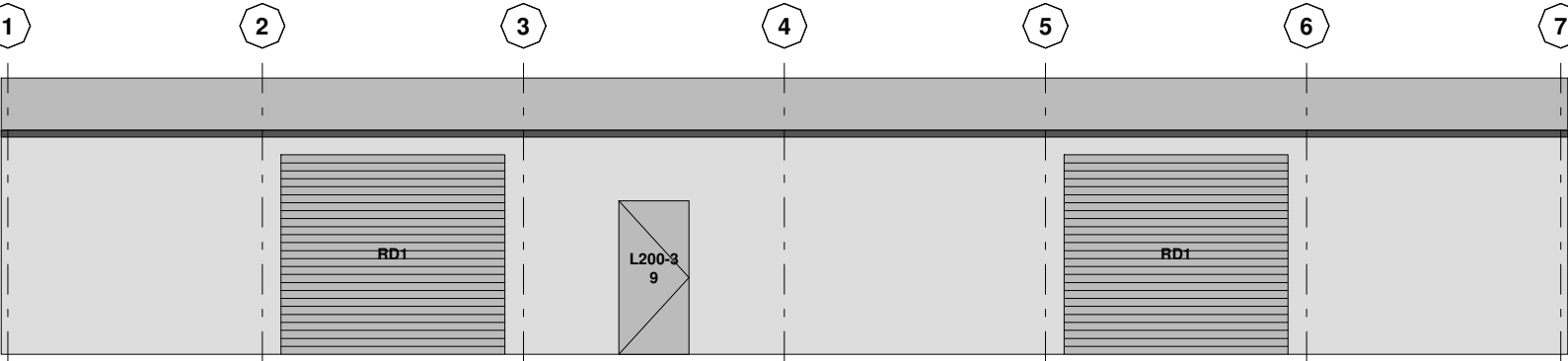
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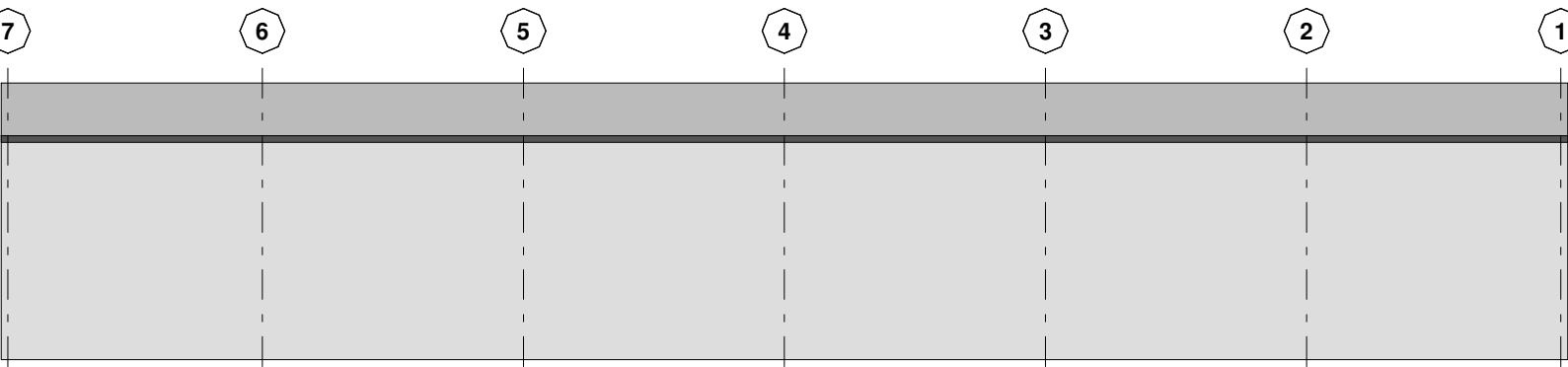
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FRAME ROOF PLAN



ELEVATION GRID B



ELEVATION GRID A



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CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

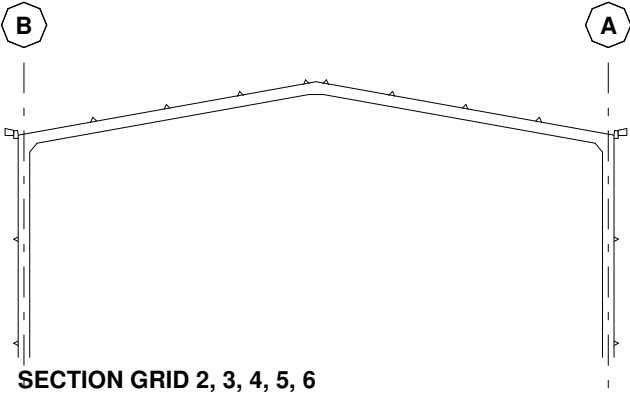
ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
2	RD1	S/Line R.D - W/Lock C2. A 2600 high x 3000 wide Clear Opening C/B
1	L200-39	Larnec Door & Frame Kit, 200/47W, Std. 2040 x 920 C/Bond
1	KFO1	2100H x 1800W CAPRIL or AMI GLASS SLIDER
8	SP1	Sheeting, Polycarbonate, Corrugated Profile (SGFGS/AFCB)

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28/05/2026

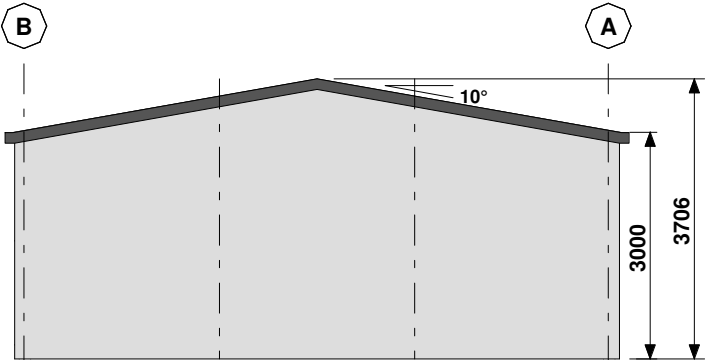
ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT BILL ALLEN			
SITE 5 RAEBURN ROAD BREADALBANE TAS 7258			
BUILDING DELUXE 8000 SPAN x 3000 EAVE x 21000 LONG			
TITLE GENERAL ARRANGEMENT			
SCALE A3 SHEET 1:100	DRAWING NUMBER 444086-GA1	REV B	PAGE 1/8

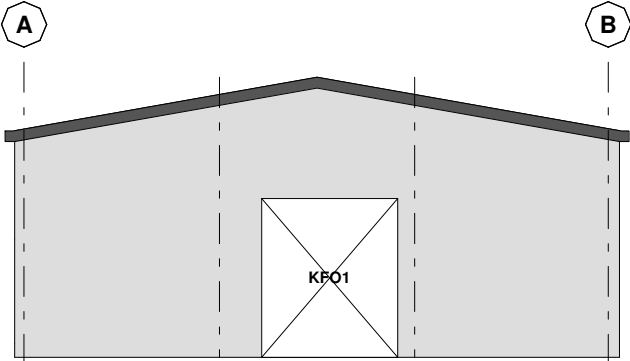
Exhibited



SECTION GRID 2, 3, 4, 5, 6



ELEVATION GRID 7



ELEVATION GRID 1



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ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT
BILL ALLEN
SITE
5 RAEBURN ROAD
BREADALBANE TAS 7258

BUILDING
DELUXE
8000 SPAN x 3000 EAVE x 21000 LONG

TITLE
GENERAL ARRANGEMENT

SCALE A3 SHEET 1:100	DRAWING NUMBER 444086-GA2	REV B	PAGE 2/8
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