

29 November 2017

His Worship the Mayor & Councillors

**Notice of Policy Committee Meeting of Bathurst Regional Council -
Wednesday, 6 December 2017**

I have to advise that a **Policy Committee Meeting** will be held in the Council Chambers on Wednesday, 6 December 2017 commencing at 6.00 pm.



D J Sherley
GENERAL MANAGER

BUSINESS AGENDA

POLICY COMMITTEE

TO BE HELD ON WEDNESDAY, 6 DECEMBER 2017

1. 6:00 PM - MEETING COMMENCES

2. APOLOGIES

3. REPORT OF PREVIOUS MEETING

* MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017

4. DECLARATION OF INTEREST

To assist the Councillors and committee members in their correct consideration of business before them at the meeting, please give consideration to Section 451 of the Local Government Act, in relation to Declaration of Interest at meetings.

5. RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS

* DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT

6. GENERAL BUSINESS

7. DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS

* DEVELOPMENT APPLICATION NO. 2017/394 – ANIMAL BREEDING FACILITY AT 1557 ROCKLEY ROAD, FOSTERS VALLEY. APPLICANT: ROCKLEY VALLEY PARK PTY LTD. OWNER: GREENFIELD PROPERTY NOMINEES PTY LTD

8. DISCUSSION FORUM OTHER

Nil

9. MEETING CLOSE

MINUTE

1 MEETING COMMENCES

Present: Councillors Hanger (Chair), Aubin, Bourke, Christian, Fry, Morse.

MINUTE

2 APOLOGIES

MOVED: Cr M Morse SECONDED: Cr A Christian

RESOLVED: That the apology from Crs Jennings, Rudge and North and the apology for late arrival from Cr Aubin be accepted and leave of absence granted.

REPORT OF PREVIOUS MEETING AND MINUTES

POLICY COMMITTEE

1 MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017 (07.00064)

Recommendation: That the Minutes of the Policy Committee Meeting held on 1 November 2017 be adopted.

Report: The Minutes of the Policy Committee Meeting held 1 November 2017 are **attached**.

Financial Implications: N/A

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2

Community Engagement

- Inform To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

MINUTE

3 Item 1 MINUTES - POLICY COMMITTEE MEETING - 1 NOVEMBER 2017
(07.00064)

MOVED: Cr M Morse SECONDED: Cr J Fry

RESOLVED: That the Minutes of the Policy Committee Meeting held on 1 November 2017 be adopted.

MINUTES OF THE POLICY COMMITTEE
HELD ON 1 NOVEMBER 2017

MEETING COMMENCES

1 MEETING COMMENCES 6:00 PM

Present: Councillors Hanger (Chair), Aubin, Bourke, Fry, Jennings, Morse, North, Rudge.

APOLOGIES

2 APOLOGIES
MOVED Cr B Bourke and **SECONDED** Cr I North

RESOLVED: That the apology from Cr Christian and the apology for late arrival from Cr Aubin be accepted and leave of absence granted.

REPORT OF PREVIOUS MEETING

3 Item 1 MINUTES - POLICY COMMITTEE MEETING - 2 AUGUST 2017 (07.00064)
MOVED Cr I North and **SECONDED** Cr M Morse

RESOLVED: That the Minutes of the Policy Committee Meeting held on 2 August 2017 be adopted.

DECLARATION OF INTEREST

4 DECLARATION OF INTEREST 11.00002
MOVED Cr B Bourke and **SECONDED** Cr I North

RESOLVED: That the Declaration of Interest be noted.

RECEIVE AND DEAL WITH GENERAL MANAGER'S AND DIRECTORS' REPORTS

Director Corporate Services & Finance's Report

5 Item 1 REPORT OF AUDIT AND RISK MANAGEMENT COMMITTEE - 27 SEPTEMBER 2017 (07.00096)
MOVED Cr B Bourke and **SECONDED** Cr J Jennings

RESOLVED: That the recommendations of the Audit & Risk Management

This is page 1 of Minutes of the Policy Committee held on 1 November 2017

Committee Meeting held on 27 September 2017 be adopted.

Cr Aubin arrived at 6.04 pm

Director Cultural & Community Services' Report

6 Item 1 APPOINTMENT OF VOTING DELEGATE - PUBLIC LIBRARIES ASSOCIATION NSW (11.00009, 18.00127)

MOVED Cr I North and **SECONDED** Cr B Bourke

RESOLVED: That Council appoint Cr Morse as the voting delegate to NSW Public Libraries Association.

GENERAL BUSINESS

7 BATHURST BRAND (22.00299)

Cr North - not happy with the process followed. Councillors did not have opportunity to have complete input. Requests a report come back to Council. Good that we are now talking to the community.

The General Manager advised a report will be prepared for Council.

8 Item 2 TOILETS IN ADMIN BUILDING (21.00036, 07.00031)

Cr North - asked has the matter regarding accessible toilet in the Admin building progressed?

The General Manager advised that the Director of Cultural & Community Services is preparing a report.

9 Item 3 HILL END MEETING - 31 OCTOBER 2017 (20.00177)

Cr North - meeting went well, spoke to works undertaken in the region. Could possibility of Bridle Track being used as a walking trail be examined.

10 Item 4 PERTHVILLE BRIDGE - WORKS DELAY (36.00623)

Cr North - communication has been slow, best to get information out as soon as possible. The works are causing stress for businesses. Could the works and timetable be reviewed.

11 Item 5 AUSTRALIA DAY (23.00033)

This is page 2 of Minutes of the Policy Committee held on 1 November 2017

Cr North - could we look at doing more activities for 2019, to get more community involvement.

12 **Item 6 CHRISTMAS DECORATIONS (23.00036, 23.00104)**

Cr North - great to hear that increased involvement is occurring.

13 **Item 7 BRIDLE TRACK (25.00283)**

Cr Fry - advised discussions have been held with State offices in Orange. There may be funds available for walking tracks etc. Also awaiting response from Bridle Track Action Group.

14 **ADOURNMENT (11.00005)**

MOVED Cr B Bourke

and **SECONDED** Cr W Aubin

RESOLVED: that the meeting be adjourned to deal with the Discussion Forums scheduled for 6.15 pm.

DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS

15 **Item 1 MODIFICATION TO DEVELOPMENT APPLICATION NO. 1998/0154 – DEVELOPMENT OF AN INTERMODAL TRANSPORT TERMINAL AT 95 LEE STREET, KELSO. APPLICANT: ASCIANO PROPERTIES OPERATIONS PTY LTD. OWNER: ASCIANO PROPERTIES OPERATIONS PTY LTD (1998/0154)**

Discussion included:

Peter Wiggins – **White Rock Progress Association President** - thanked Council for support over recent years. Referred to submissions made, objects to the modification on a number of issues. Noise containment will be impeded, document includes unsubstantiated claims (noise/vibration). A noise impact assessment is warranted, noise receptors on White Rock Road will be impacted, inconsistent with vegetation management, safety concerns. The opening is too close to intersection of Lee Street and White Rock Road. There are alternatives to the design, asks Council to reject modification. Reduction in dust, noise and reduction in weeds is supported. Referred to impact on Alec Lamberton Field. In support of operations but not the proposal.

Peter Montgomery – **White Rock Road resident** - have submitted an objection with similar concerns as previously raised. Noise issues are a concern, the proposed exit is unsatisfactory, a loop road could be provided on site. The Sound barrier that exists should be maintained.

Anthony Daintith – **for applicant** - spoke to purpose of application, it is only for

access, no other changes to Development Application are proposed. The new access will be sealed and traffic will only be allowed to turn left. Spoke to submissions made and noted access requirements of Council are met. The breach in sound wall will not impact visual impact. Further, this is an industrial area and so expect industry. Internal loop road has not worked with the three previous lessees, it is a safety issue, the site is not large enough to facilitate this. A one way sealed roadway will enhance the safety of the site as it clearly separates various functions. In regards to noise, the operation will meet all requirements of the site and understands the requirement. The site has not been used for 18 months, operator keen.

Edwald Lehner – White Rock Road resident - the proposed exit is very close to Lee Street and White Rock Road intersection. Visibility is poor. Expressed concerns at vehicles turning right. Move exit closer to Hampden Park Road and angled so can only turn left out of the site.

16 **Item 2 DEVELOPMENT APPLICATION NO. 2017/359 – AMBULANCE STATION AT 6 COMMONWEALTH STREET, WEST BATHURST. APPLICANT: HEALTH INFRASTRUCTURE NSW. OWNER: BATHURST REGIONAL COUNCIL (DA/2017/359)**

Discussion included:.

Bob Triming – Chair, Bathurst Regional Access Committee - it is a concern there are no planned sealed footpaths to the ambulance station from Durham Street. Noted contractors to provide footpath screening, how do they do this when no path exists. The applicant should be required to put in a footpath up to Durham Street. Do not let what happened at the NSW Service Centre occur here.

Gordon Lindsay - heard about the proposal on ABC Radio one to two weeks ago. Spoke to proximity to the sewage treatment works. Cannot understand how this is the most suitable site for these works. Has sent letters to the Councillors and has met with the Mayor and Planning Officer. Noted Council officers not involved in decision making process for the site, also sought the criteria to assess the site. Got limited response of this. Spoke to Council role in the decision making process for the site. The odour from the site can be malodorous. Disgusted Local Government cannot do anything about this. This is not a pleasant site to work in, this is a question of dollars.

Emma Gosper and Aaron Chandler – Health infrastructure - spoke to the Rural Ambulance Reconstruction Program from the State. There are 22 projects occurring and the object is to provide enhanced care and has detailed study processes. There is a specialist team which undertakes assessment of possible locations to get optimal responses. Computer software modelling is undertaken. Consultation has been undertaken with local paramedics. Major improvements in comparison to existing locations will occur. Will have enhancement and create a zone office.

Aaron Chandler- to pick the site, external consultants were appointed to address all issues. Spoke to traffic assessment and odour studies undertaken. NSW Ambulance and NSW Health Infrastructure are working together to deliver the project. There is no significant odour issues recorded in this area. Air Conditioning

location has been reviewed, the Air Conditioning can have odour emission facilities added if it is deemed necessary in the future. Also spoke to vegetation planting proposals.

General Business resumed at 6.44 pm.

GENERAL BUSINESS

17 Item 8 TRAFFIC MOVEMENTS, WILLIAM STREET (COLES EXIT) (28.00001)

Cr Morse - have previously raised concerns regarding traffic movements in this area in July 2017 and received a response. When will works occur.

The Director Engineering Services advised works will occur over the next couple of weeks.

18 Item 9 OFF LEASH AREA FOR SMALL DOGS - KEFFORD STREET (22.01232)

Cr Morse - the area has been fenced, but there is no seating, water access or waste bins.

The Acting Director Environmental, Planning and Building Services advised the area has been fenced. Discussions occurring with Engineers for water access, etc. Need to identify funding.

19 Item 10 CARILLON PROJECT (04.00021)

Cr Morse - spoke to Working Party discussions on this matter and possible grants. Would like a letter of support from Council for the grant application

20 Item 11 BOUNDARY ROAD (BETWEEN MITCHELL & MID WESTERN HIGHWAY) (25.00005)

Cr Aubin - have received concerns from residents that this area is dangerous where the dip is. Could we look at widening.

The Director Engineering Services advised would need to be referred to future budgets.

21 Item 12 MOUNT PANORAMA (RUBBISH) (04.00098)

Cr Aubin - concerned at the amount of rubbish being dumped. Could we look at weekend detention inmates doing some cleaning in this area.

22 **Item 13 BEN CHIFLEY DAM (32.00006)**

Cr Aubin - could a report be tabled on the raising of the dam wall. Can it be raised, do we need to get more land, can another site for a dam be identified? We need to cater for increased populations.

23 **Item 14 RAILWAY STATION CARPARK (22.00159)**

Cr Aubin - congratulated those involved in the carpark , it has enhanced the amenity of the area.

24 **Item 15 SHOPPING TROLLEYS (28.00006)**

Cr Aubin - there are numerous numbers of trolleys being dumped across the City. This is disgusting. It is Coles, Woolworths, Target and occasional IGA. There are no Aldi trolleys as they have a 'coin operated' system. Could Council write to major retailers seeking they take action on this and institute a coin operated system.

25 **Item 16 CITIES POWER PARTNERSHIP (16.00007)**

Cr Jennings - would like Council to join this. Noted Centroc reviewing. Flagged will put a Notice of Motion up.

The General Manager advised current status of this matter.

26 **Item 17 CLIMATE PREDICTIONS WEBSITE (13.00027)**

Cr Jennings - would like data put onto Council's website from ADAPT NSW. Spoke to temperature increases expected into the future for the Bathurst region. It will get hotter and drier. The information on website will help people.

The General Manager will look at creating link on website.

27 **Item 18 POTHOLE REPAIR BUDGET (16.00011)**

Cr Jennings - asked what is repair bill for last five years and does heavier rainfall mean greater costs.

The Director Engineering Services spoke to history of expenditure, last year major works and rain issues with pavements.

28 **Item 19 STREET LIBRARY (21.00054)**

Cr Jennings - would like Council to look into this proposal. Cowra has it, so does Blue Mountains and also in Sydney. Would like this to be trialled by Council or get people more aware.

The Director Cultural & Community Services advised he would look into this. They are fundamentally driven by the community, not the Council.

29 **Item 20 COMPACTING BINS (14.00053)**

Cr Jennings - spoke to example in Coffs Harbour and the benefits of these. Could these be looked into and assess costs/benefits.

30 **Item 21 WEIGHT ACCOUNT OPTION AT WASTE MANAGEMENT CENTRE (14.00007)**

Cr Jennings - asked for this as an option rather than vouchers for residents.

31 **Item 22 ALCOHOL AT COUNCIL MEETINGS (11.00008)**

Cr Jennings - requests that no free unlimited alcohol be given. Flagged this item for future meeting when the Expenses Policy comes back to Council.

32 **Item 23 TOUCH FOOTBALL UPGRADES (04.00033)**

Cr Jennings - asked has a proposal been received.

The General Manager advised that Parks and Gardens are currently reviewing this.

33 **Item 24 TREES FOR SHADE - ALPHA STREET (25.00130)**

Cr Jennings - could this be looked at.

The Director Engineering Services advised will review the proposal.

34 **Item 25 KEPPEL STREET TREES (25.00039)**

Cr Jennings - would like this to be reviewed, possibly use of sub surface containers might facilitate this. Do not want to see any carpark spaces lost. Noted that Cnr Bentinck and Keppel Street has no tree.

The Director Engineering Services advised the proposal will be reviewed, locating existing services is an issue.

35 **Item 26 LIBRARY FORECOURT PLANTING (21.00021)**

Cr Jennings - would like a tall slender high canopy tree placed here. Is ground suitable for a tree?

The Director Engineering Services advised would need to do investigations, issues such as service location need to be examined.

36 **Item 27 LIVE STREAMING OF COUNCIL MEETINGS (11.00005)**

Cr Jennings - asked could a report on this be provided to Council.

37 **Item 28 ENDURANCE WALK - NATIONAL MOTOR RACING MUSEUM (20.00024)**

Cr Jennings - could some options for an alternative proposal be considered and reported to Council.

38 **Item 29 FALLEN RACE DRIVERS MEMORIAL (04.00032)**

Cr Jennings - queried where this matter is at?

The General Manager advised the matter will be investigated.

39 **Item 30 BATHURST ENTRANCE STATEMENT 37.00555**

Cr Jennings - asked where is this matter up to?

The Director Engineering Services advised consultants have been appointed.

40 **Item 31 TOURISM SECTOR (19.00005)**

Cr Jennings - requests a report on outsourcing tourism sector governance, marketing and events within the region.

The General Manager advised a report will be prepared, but will take a period of time given the detail required.

41 **Item 32 BATHURST LOGO (20.00299)**

Cr Jennings - disappointed at the logo that was produced. It did not capture the essence of the area. Would like an alternate logo be developed from the existing data that has been collected.

42 **Item 33 CCTV POLICE COLLABORATION (07.00107)**

Cr Jennings - asked how is this going? Spoke to map of where coverage occurs.

The Director Cultural & Community Services advised have met with Police. They will provide details of black spots in register of CCTV for the city.

43 **Item 34 BATHURST LIBRARY REFURBISHMENT (36.00651)**

Cr Jennings - thanked Council for the memo of advice provided.

44 **Item 35 SCHOOL HOLIDAYS ENGAGEMENT ACTIVITIES (23.00026)**

Cr Jennings - asked are there any engagement activities for next school holidays? Could a scooter, skateboard competition be run?

The Direct Cultural & Community Services advised would be too soon for next holidays. Discussions are currently being held with YMCA.

45 **Item 36 SHOPPING TROLLEYS (28.00006)**

Cr Rudge - agrees some action needs to be taken, they are becoming a real problem.

46 **Item 37 BATHURST BRAND (20.00299)**

Cr Bourke - advised this process could have been better and looks forward to receiving a report.

47 **Item 38 PERTHVILLE COMMUNITY MEETING AGM (20.00177)**

Cr Bourke - advised attended AGM last night, some concerns expressed about the bridge and also Prince Street kerb and guttering works requested.

The Director Engineering Services spoke to flood mitigation works and that once bridge is completed kerb and guttering will be installed.

48 **Item 39 CHRISTMAS DECORATIONS (23.00026, 23.00104)**

Cr Bourke - confirmed Councillors will be briefed in the near future on proposal for this year.

49 **Item 40 SHOPPING TROLLEYS (28.00006)**

Cr Bourke - agrees are a concern and nothing has changed in ten years.

The Acting Director Environmental, Planning & Building Services spoke to protocols in place through Local Government NSW.

50 **Item 41 POPULARLY ELECTED MAYOR (12.00005)**

Cr Bourke - requests a working party be held on this matter.

51 **Item 42 NAMING OF COUNCIL FACILITIES (20.00038)**

Cr Bourke - asked when will working party be held on this matter?

The General Manager noted report drafted, will be referred to future working party.

52 **Item 43 COUNCILLORS EXPENSES (11.00008)**

Cr Bourke - spoke to existing policy in place and the matter of provision of basic facilities.

MEETING CLOSE

53 **MEETING CLOSE**

The Meeting closed at 7.38 pm.

CHAIRMAN: _____

MINUTE

4 DECLARATION OF INTEREST 11.00002
MOVED: Cr A Christian SECONDED: Cr J Fry

RESOLVED: That the Declaration of Interest be noted.

Cr Aubin arrived at 6.04 pm.

**DIRECTOR CORPORATE SERVICES & FINANCE'S REPORT AND
MINUTES**

POLICY COMMITTEE

6 DECEMBER 2017

1 REPORT OF AUDIT AND RISK MANAGEMENT COMMITTEE - 22 NOVEMBER 2017 (07.00096)

Recommendation: That the recommendations of the Audit & Risk Management Committee Meeting held on 22 November 2017 be adopted.

Report: The minutes of the Bathurst Regional Council Audit and Risk Management Committee Meeting held on 22 November 2017 are shown at **attachment 1**.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 32: To ensure Council is supported by an adequate workforce and appropriate governance procedures. Strategy 32.2
- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

Community Engagement

- Inform To provide the public with balanced and objective information to help them understand the problem, alternatives opportunities and/or solutions.

MINUTE

5 Item 1 REPORT OF AUDIT AND RISK MANAGEMENT COMMITTEE - 22
NOVEMBER 2017 (07.00096)

MOVED: Cr M Morse SECONDED: Cr J Fry

RESOLVED: That the recommendations of the Audit & Risk Management Committee Meeting held on 22 November 2017 be adopted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A Jones', written over a large, hand-drawn oval shape.

A Jones
DIRECTOR
CORPORATE SERVICES & FINANCE

GENERAL BUSINESS

POLICY COMMITTEE

MINUTE

6 Item 1 LOCAL GOVERNMENT NSW CONFERENCE (18.00074)

Cr Bourke - noted this was an interesting conference, new office bearers were elected.

MINUTE

7 Item 2 SIGNAGE - GREAT WESTERN HIGHWAY (28.00007)

Cr Bourke - noted when travelling on Great Western Highway near the bridge, a number of the signs have been removed. Need signage to indicate where Hockey fields, Berry Park and other assets are located. Could approaches be made to RMS?

MINUTE

8 Item 3 OP SHOP (21.00143)

Cr Bourke - advised the Op Shop should be up and running again around Christmas. Thanked Council for its support.

MINUTE

9 **Item 4** **NORWOOD PARK (09.00009)**

Cr Aubin - Congratulated Norwood Park for the landscaping at the cemetery. It is looking very nice.

MINUTE

10 Item 5 STAFF (21.00002)

Cr Morse - welcomed the new Director and also gave congratulations to the Art Gallery Director on the recent exhibition which received wide acclaim.

MINUTE

11 Item 6 ALEC LAMBERTON FIELD (04.00018)

Cr Morse - requests a report on Alec Lamberton Field be provided to Council.

MINUTE

12 Item 7 LOWER WILLIAM STREET (25.00002)

Cr Morse - noted the need for a bollard in this area. When will this be installed?
This is a dangerous situation particularly with motorbikes.

The Acting Director Engineering Services advised the bollard is due to be installed on 7 December 2017.

MINUTE

13 Item 8 LOCAL GOVERNMENT NSW CONFERENCE (18.00074)

Cr Fry - advised it was a great conference which gave the opportunity to forge contacts. Got to see the big picture, noted some of the new technologies around.

MINUTE

14 Item 9 DRINKING FOUNTAINS (04.00034)

Cr Fry - asked are there enough drinking fountains in town. Perhaps Council should do an audit and look at installing more in the city.

MINUTE

15 Item 10 STREET TREES (13.00019)

Cr Fry - asked if trees have to come down, can Councillors be given notice in advance. Will approach Director Engineering Services about this.

MINUTE

16 Item 11 CROWN LAND OWNERSHIP (22.00270)

Cr Fry - asked with the changes occurring, will Council be looking at what is happening. Might be worth acquiring some of the properties.

The Director Corporate Services & Finance advised Council has registered for the program, will be involved in year 2.

MINUTE

17 Item 12 CHRISTMAS DECORATIONS (23.00026)

Cr Christian - noted appreciation for decorations that have been placed in CBD.

MINUTE

18 Item 13 WEEDS IN STREET MEDIANS - STEWART STREET THROUGH TO BUNNINGS (25.00018)

Cr Christian - asked could action be taken to clear this area as it is looking untidy, particularly after recent rains.

MINUTE

19 Item 14 TREES NEAR BATHURST MCDONALDS (13.00019)

Cr Christian - noted these need to be pruned back as they are catching on the flags.

**DISCUSSION FORUM - DEVELOPMENT APPLICATION SUBMISSIONS
AND MINUTES**

POLICY COMMITTEE

1 DEVELOPMENT APPLICATION NO. 2017/394 – ANIMAL BREEDING FACILITY AT 1557 ROCKLEY ROAD, FOSTERS VALLEY. APPLICANT: ROCKLEY VALLEY PARK PTY LTD. OWNER: GREENFIELD PROPERTY NOMINEES PTY LTD (DA/2017/394)

Recommendation: That the information be noted.

Report: The Site

Council has received a Development Application (DA) for an animal breeding facility at 1557 Rockley Road, Fosters Valley, described as Lot 2190, DP 846322. A location plan is provided at **attachment 1**.

The subject site currently contains a dwelling and two sheds.

The proposal

The proposal involves:

- 15 kennels and associated fenced dog run.
- A building which contains 20 whelping kennels and outdoor fenced space.
- 8 mating kennels and associated fenced dog run.
- 2 central dog socialisation areas which include shade structures and dog activity areas including a small pool (250mm deep) and playground equipment and shade structures.
- Grooming shed that is located between the two social kennel spaces.
- The space where all the kennels and whelping sheds are located will be contained within a secondary 1.8m high chain wire security fence constructed of chain mesh located behind the proposed hedging.
- Use of the existing shed off Black Mountain Road for training purposes ancillary to the breeding facility. Training will be provided to existing and future dog breeders 6-10 times per annum to a maximum of 12 people for a 1-day programme.
- Refurbishment of the existing shed to the rear of the existing dwelling to be used for a dog hospital and quarantine room.
- The existing dwelling house will be occupied by the dog breeding manager.
- Installation of a surface irrigation effluent disposal system such as an Envirocycle (Approval is also required under Section 68 of the Local Government Act).
- Screen landscaping along the Rockley Road and Black Mountain Road frontages adjacent to the dog breeding facility.

See the following plans and documents submitted with the application:

- Plans of proposed development at **attachment 2**.
- Statement of Environmental Effects at **attachment 3**.
- Photomontage at **attachment 4**.
- Survey plan at **attachment 5**.
- Bore licence at **attachment 6**.
- Effluent disposal report at **attachment 7**.
- Acoustic report at **attachment 8**.
- Plan of management at **attachment 9**.

Submissions

The Development Application was notified to owners of adjoining and adjacent properties

from 20 October 2017 to 30 October 2017. Following the notification period a total of thirty-seven (37) submissions were received (see submissions at **attachment 10**).

Issues raised in the submissions are summarised as follows:

- Moral/ethical concerns surrounding animal breeding facilities;
- High rate of pet surrender/abandonment and subsequent high rate of euthanasia;
- Impact on koala habitat;
- Noise impact;
- Effluent disposal;
- Pollution of groundwater and surface water;
- Use of bore contrary to licence;
- Safety of livestock on adjoining properties; and
- Safety of native wildlife.

Conclusion

The Development Application will be reported to a future Ordinary Meeting of Council for determination.

Financial Implications: Nil.

Bathurst 2036 Community Strategic Plan - Objectives and Strategies

- Objective 28: To plan for the growth of the region and the protection of the region's environmental, economic, social and cultural assets. Strategy 28.8

Community Engagement

- Consult To obtain public feedback on alternatives and/or decisions

MINUTE

20 Item 1 DEVELOPMENT APPLICATION NO. 2017/394 – ANIMAL BREEDING FACILITY AT 1557 ROCKLEY ROAD, FOSTERS VALLEY. APPLICANT: ROCKLEY VALLEY PARK PTY LTD. OWNER: GREENFIELD PROPERTY NOMINEES PTY LTD (DA/2017/394)

Discussion included:

J Grima – Proponent for the DA

Spoke to proposal that is contained in the DA. Referred to pet store run at Kellyville and pet care actions taken. Currently sits on an industry board. Noted re-homing of pets that is currently undertaken and the linkage with the RSPCA and Animal Welfare League.

The proposal will be best practice, with education systems in place. It is not a "puppy farm". Facilities will include under floor heating, opportunities for socialisation to occur etc.

EXTENSION OF TIME

MOVED Cr W Aubin and

SECONDED Cr B Bourke

RESOLVED: That an extension of time be granted.

Looking forward to creating a centre of excellence, requests Council approve the development.

W Gosling – Town Planner for Applicant

Spoke to suitability of the site and constraints in place. The proposal is outside fire zone, Calare Civil have done a "geotech" study to facilitate appropriate effluent management for the development. Ground water has been considered with appropriate management processes in place. Acoustic issues have been addressed by appropriately qualified professionals and noise logging has occurred and the noise is within EPA industrial noise limits. Management systems will be put in place and enacted to deal with problems that may be experienced, does not believe there will be any impacts on neighbours.

T Lane – Adjoining Landholder

Has an issue with proposal as it is right on his boundary. Proposal is unregulated industry, if gets approval could open the floodgates. The proposal is for a 2 ha facility, this is quite large. There has been no mention of bio-security issues. The acoustics report is rubbish, the sensors were never there. No effective measures were taken. Water is a problem, feels will use more than the 400 litres per day proposed, including potential for polluted water to flow onto his property and other locations. The evaporation system is inadequate to handle the volumes of water that will result for the development. Also objects to relocating of any koalas for the site. The dog farm will be near where koalas have been sighted, the development is in a koala habitat. Asks Council to read his detailed submission and urges Councillors and staff to come and view the site with him. Referred to Western Advocate poll which shows the majority are against the proposal. Tabled a late report for Council.

J Miller – from Sydney

Knows where J Grima's store is in Kellyville. Spoke to RSPCA details on euthanasing and breeding, this facility will transfer problems to Sydney. Expressed concerns at proposed training "longevity" and the housing "McMansion" in Sydney. There are enough dogs, we do not need anymore. Noted breeding of small dogs proposed. Asks Council consider the welfare of dogs.

J Lane – daughter of T Lane

Noted current bore approval and the DA has no consideration of bore flows being expanded to cater for commercial use, please review. The proposal to re-home dogs at 5+ years of age, queried how successful this would be. If can't be re-homed, whose responsibility is this, and will they go through the Council pound?

MINUTE

21 MEETING CLOSE

The Meeting closed at 6.44 pm.

CHAIRMAN: _____