

**9.1. DEVELOPMENT APPLICATION NO. 2023/205 - 20 ADDITIONAL CARAVAN SITES AT BATHURST SOARING CLUB, 167 FREEMANTLE ROAD, EGLINTON. APPLICANT: BATHURST SOARING CLUB INC. OWNER: BATHURST SOARING CLUB INC.**

**File No: 2023/205**

**RECOMMENDATION:**

That the information be noted.

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**PURPOSE OF SUBMISSION HEARING:**

The purpose of the Submission Hearing is to provide:

- (a) a further opportunity for those who lodged a submission to have their concerns heard;
- (b) the applicant an opportunity to respond to those concerns; and
- (c) Councillors an opportunity to understand the issues raised in public submissions and the applicant's response.

The meeting is not to resolve concerns or make a determination.

**REPORT:**

**Site**

Council has received a Development Application (DA) for twenty (20) additional caravan sites at the Bathurst Soaring Club site (Pipers Airfield) at 167 Freemantle Road, Eglinton, described as Lot 22, DP 1165391.

A location plan and aerial photos is provided at **Attachment 1**.

**Summary of Attachments**

Attachment No.	Description
1.	Location plan and aerial
2.	Statement of Environmental Effects
3.	Effluent disposal investigation
4.	Site plans
5.	Map of rural dwelling within 1 kilometer radius
6.	Submissions
7.	Applicant's response to submissions

**Proposed development**

The Development Application seeks approval for the general reconfiguration of the forty

(40) existing caravan sites on the property and approval for an additional twenty (20) caravan sites. This will bring the total number of caravan sites on the property to sixty (60).

See the following attachments:

- Statement of Environmental Effect that outlines the proposal at **Attachment 2**.
- Effluent Disposal Investigation at **Attachment 3**.
- Site plans at **Attachment 4**.

The subject site currently contains an airstrip, numerous hangars, numerous sheds, a clubhouse, an amenities building and forty caravan sites. The caravan sites are made available to members of the Soaring Club to utilize when accessing the Club. The caravan sites are not available to members of the public; i.e. it does not operate as a designated camping area.

Adjoining and surrounding properties contain rural dwellings and rural outbuildings and are predominantly used for primary production purposes. See map identifying rural dwellings within 1 kilometer of the subject property boundary (excluding the access handle) at **Attachment 5**.

The subject site has been home to the Bathurst Soaring Club ("Glider Club") since 1975.

The Bathurst Soaring Club currently has a fleet of 7 gliders, 2 tug planes and approximately 50 private gliders.

It is important to note that gliding in Australia is self-administered meaning that regulation of activities is the responsibility of the Gliding Federation of Australia Incorporated rather than being under the direct regulation of the Civil Aviation Safety Authority (CASA).

### **Community Participation Plan**

The proposal was notified to all directly adjoining properties between 11 September 2023 and 21 September 2023. During the notification period a total of six (6) submissions were received (**Attachment 6**).

It is noted that one submission received from an adjacent property owner has been redacted at that person's specific request.

### **Issues raised**

Issues raised in the submissions are summarised as follows:

- Noise pollution
- Air pollution
- Public safety including objects falling from aircraft
- Need for site masterplan
- Effluent disposal
- Potential for caravans to open to the general public
- Fire safety
- Privacy
- Potential for intensification of activities

The Applicant's response to the above issues is provided at **Attachment 7**.

## **CONCLUSION:**

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

## **FINANCIAL IMPLICATIONS:**

Nil.

## **BATHURST COMMUNITY STRATEGIC PLAN – OBJECTIVES AND STRATEGIES:**

**Objective 4: Sustainable and balanced growth.**

Strategy 4.6 Plan for, assess and regulate development activity.

## **COMMUNITY ENGAGEMENT:**

02 **Consult** - to obtain public feedback on alternatives and/or decisions

## **ATTACHMENTS:**

1. Location & Aerial [9.1.1 - 2 pages]
2. Statement of Environmental Effects [9.1.2 - 12 pages]
3. Effluent disposal investigation [9.1.3 - 8 pages]
4. Site Plans [9.1.4 - 4 pages]
5. Rural dwelling within 1 km radius [9.1.5 - 1 page]
6. Submissions (1 redacted) [9.1.6 - 13 pages]
7. Applicant's Response to Submissions [9.1.7 - 8 pages]

## **MINUTE**

**RESOLUTION NUMBER: POL2024-10**

**MOVED: Cr I North SECONDED: Cr K Burke**

## **RESOLVED:**

That the information be noted.

**David Nelson** – ‘Osborne’ adjoins the subject property – Spoke to the submission made by Mr and Mrs Smith and noted that his concerns are similar to those of Mr and Mrs Smith. Spoke to the inconsistency of information between the plans and the statement of environmental effects.

Noted that only 4 caravans currently have solar and suggests that should not be classified as a primitive campground.

Spoke to the Calare Civil report and the 50m buffer, noted that the rubble drains are within the buffer.

Noted that there have been additions to the existing hangers without Council consent and cited aerial photos. Noted that DA conditions to the hangers do not allow accommodation and appears to be inconsistent.

Spoke to the safety concerns associated with the airfield and should be addressed.

**Bill Mackie** - Neighbour – Noted that he has lived there for over 35 years. Spoke to the concerns raised by other objectors and support those objections.

Spoke to the use of runway 21 and other runways for emergency use only. Spoke to the concerns for the neighbouring properties.

Spoke to the interruptions to Bathurst Airport operations from the expansion of the Pipers Airfield.

Spoke to the rebuttal from the Gliding Club that the participants do not contribute to the Bathurst economy.