

Odour Management: PH7 – Vermin Control Measures

Prelim

PH7 is designed to ensure Vermin Control Measures do not cause Odour - as requested by Bathurst Regional Council as defined in council conditions [**Condition 8**].

Requirement

All management practices will meet all NSW Legislative requirements including the NSW Animal Welfare Code of Practice No 5 - Dogs and Cats in Animal Boarding Establishments.

Action

Vermin Control Measures for boarding dogs, cats and other pets will follow the NSW Animal Welfare Code of Practice No 5 Section 4.2 and 7.1 requirements listed as follows;

4.2 Pest Control

- 4.2.1 Pests, including fleas, ticks, flies, lice, mosquitoes and wild rodents, must be controlled.
- 4.2.2 Chemicals used for pest control must be registered where required under the Pesticides Act and used only in accordance with manufacturer's instructions.
- 4.2.3 Because dogs and humans may be adversely affected by pest control agents, expert advice should be sought before pest control operations are carried out.

7.1 Food

- 7.1.1 to 7.1.5, 7.1.7 & 7.1.9 of the code are unrelated to Vermin Control Measures
- 7.1.6 Food should be stored appropriately, with dry food kept in a rodent-free place and fresh meat kept refrigerated.
- 7.1.8 Uneaten food should be removed and disposed of promptly so that it does not spoil or attract vermin.

OHS

Specific issues to be aware of for this activity include:

- Ensuring hands are washed before and after procedures
- Awareness of the animal's location and behaviour
- Wearing appropriate personal protective equipment (PPE) e.g. gloves, work clothes, boots etc
- Human food should not be consumed in or immediately around the pet enclosures
- Ensure dogs and cats are away from food when removing the food.

Background

Bathurst Regional Council tried to prevent this high-class pet boarding establishment being provided as a new service to the community. The council lost the court case in the NSW Land Environment Court at great expense to the Bathurst Community – ie the rate payers.

In the court process Bathurst Council requested certain procedures and measures for managing Odour to be publicised as listed in the court order - Hence why you as a customer are reading this on the pet hotel web site.

Bathurst Regional Council has not required the same publication for other pet boarding establishments in the Bathurst Region in their approval conditions – which surely demonstrates its bias against this new facility. From research - its own pet pound in Bathurst does not have to publicise Odour Mgmt on its own BRC website either.

Given this situation overall, it is recommended that all customers of all pet boarding establishments ask their local pet boarding provider to show them their protocols and processes, to help ensure that the facility operates as the customer expects in terms of Faeces Waste Mgmt, Chemical Mgmt, Odour Mgmt., Noise Mgmt. and Complaint Handling protocols - all listed conditions from the council.

Finally for “vermin control measures”, the council have not required the same measures on the local competitors’ “open kennels” whereby these old open kennel designs allow vermin directly into where the dogs sleep at night, because there is no enclosed facility design. Vermin spread diseases.

Residential Location

This facility is located in the beautiful rolling countryside in the central west of NSW. The nearest neighbours building residence closeness to this facility is over 230m in distance, the next nearest being 485m in distance. Both houses are adjacent to the busy Mitchell Hwy. The next nearest residence is 610m over a ridge. Food Storage requirements will not be a problem for any neighbour despite the Bathurst Regional council requesting an Odour Plan containing “Food Storage protocols” is placed in the public domain.

Vermin Control Measures

A requirement of the council is to ensure vermin control measures are taken. It should be noted that all City, Town and Rural properties suffer from the risk of vermin attack and thus normal vermin control measures will also be used in non-pet boarding areas, such as ‘over the counter’ vermin baiting. A dedicated new storage container will be used. This is a brand new container from Sydney. No foodstuffs or any other contaminants have been near the storage container previously. It has a lockable door and is rodent proof.

Fridges and Freezers will be provided enabling the storage of refrigerated food should this be a requirement of any particular customers ie fresh meat. The closed refrigerator is a suitable barrier to prevent rodent / vermin attacks on fresh meat.

General Vermin Control – Facility Design

The design of the dog kennel building facility is second to none. It is a purpose built facility that takes in all the latest top of the range design factors. There is no space other than the fully enclosed roof / ceiling space that allows vermin to operate. There are no gaps or spaces at ground level except the drains that allow vermin to travel – and all drains are fully sealed at the surface. High quality stainless steel and steel checker plate steel prevents vermin to access the dog facility. The dog hatches are closed at night and the bottom of the sliding hatch is lined in steel to prevent a possible biting and gnawing attack by small vermin trying to enter the facility. The cattery is comprehensively designed to ensure no vermin access. All the cat enclosures are built of vermin resistant materials and raised above the ground level. All walls are fully sealed. It should be noted that in addition to the Pet Hotel business perimeter fencing - a brand new stock fence has been built preventing any stock from entering the pet hotel business area (external to the Pet Hotel business zone – thus maintaining a cleaner environment for the Pet Hotel business zone. This design measure also helps reduce and control vermin normally attracted to stock habitat areas.

General Procedural Vermin Control Measures

All uneaten food will be removed and disposed of promptly so that it does not spoil or attract vermin.

All cleaning will be as per PH5 and will help control rodent and vermin.

All Food Storage will be as per PH6 and will help control rodent and vermin

Foxes and Rabbits are also considered as vermin and all perimeter fencing will be fox and rabbit proof.

All food preparation surfaces will be thoroughly cleaned after each food preparation activity.

Cattery floors are cleaned – see PH5

Dog Kennel floors are cleaned – see PH5

Pesticides and pest control agents – such as spraying - will not be used in the facility or close to the facility

Domestic traps – if required – such as insect and mouse type - will be used in the facility but not within individual enclosures and not within the dog exercise areas only if required

Domestic mosquito traps will be used if required at a height above dog access and not in individual dog or cat enclosures.

The owners of all dogs and cats entering the facility will need to prove that preventative flea measures have been adopted for the pet.