

SUMMARY OF SUBMISSIONS

PA22/333 – Butcher Road, Darling Downs 49 (L5)
Proposed Alterations and Additions to Existing Noxious Industry

Submitter	No	Submitter Comments	Officer Response
Western Corporate	1	<p>I refer to the above and confirm that Western Corporate represent a developer whom has a contractual interest in the adjoining lot 9001 Bruns Drive, Darling Downs. We are comfortable to disclose further information on this interest should it be necessary.</p> <p>I confirm that the developer who Western Corporate represent, strongly object to any further planning approvals being granted that would in any way shape or form allow the continuation and expansion of the abattoir activities on Lot 5. The grounds for our objection are as follows:</p> <ul style="list-style-type: none"> a) We understand the approval for expansion of the facility a number of years ago was questionable in terms of its validity. Under the planning legislation the local authority is only authorised/delegated to make a decision on such a planning application if it follows the advice given by Main Roads and or DPLH as part of the referral process of that application, due to its abuttal to an MRS regional reservation. The Shire received objections from one of these state agencies, and yet it proceeded to making a favourable determination, which puts the validity of that earlier planning approval into doubt; b) We understand the development has no authorised access to the South Western Highway, and currently relies upon an unauthorised access track through a public reserve connecting to the highway. This fact was used by the Shire in its SAT deliberations on the adjoining poultry farm expansion application, and through that process the Shire required the adjoining poultry farm developer to secure an appropriate private access easement arrangement through the local reserved land; c) We understand the continued use of the land as an abattoir industry is inconsistent with the surrounding land uses and planning framework. The conversion of the facility from a pet meat production 	This submission has been addressed in the Officer report.

SUMMARY OF SUBMISSIONS

PA22/333 – Butcher Road, Darling Downs 49 (L5)
Proposed Alterations and Additions to Existing Noxious Industry

Submitter	No	Submitter Comments	Officer Response
		<p>facility to one that includes human consumption increases the recommended separation distance to sensitive premises such as dwellings up to approximately 1000 meters, thereby effecting numerous existing and near future residential dwellings in the locality;</p> <p>d) Perth Peel 3.5 Planning Framework includes the subject land and adjoining lots as part of an urban expansion precinct and identifies land further to the South and to the North as urban. Orderly and proper planning should include that an abattoir industry ought to eventually relocate into an industrial or rural industrial area, rather than being located in the middle of an urban locality. Allowing any further expansion of the abattoir will only serve to allow and encourage this industry to remain in the urban locality longer than is acceptable; and</p> <p>e) Our clients land which is under contractual interest is zoned for rural residential subdivision with the initial stage of that subdivision currently under construction to allow some 25 dwellings to be located in stage 1. The zoning and subdivision guide plan further illustrate future rural residential development opportunities on the land positioned between the abattoir activity on lot 5 and the Wungong River. This development and land use opportunity will remain sterilised until such time as the abattoir use either re locates or reduces its air pollution impact zone.</p> <p>In view of the above rationale, our clients respectfully ask the Shire to do all that is reasonable and possible to ensure the relocation of this abattoir activity to a more appropriate area. That would include rejecting this particular application and any further applications for continued development and expansion of this industry.</p>	

SUMMARY OF SUBMISSIONS

PA22/333 – Butcher Road, Darling Downs 49 (L5)
Proposed Alterations and Additions to Existing Noxious Industry

Submitter	No	Submitter Comments	Officer Response
Harley Dykstra	2	<p>I refer to the above and confirm that Harley Dykstra represents the landowners of the adjoining lot 9001 Bruns Drive, Darling Downs, Aaron and Cara Castafaro. I confirm that the adjoining landowners strongly object to any further planning approvals being granted that would in any way shape or form allow the continuation and expansion of the abattoir activities on lot 5. The grounds for their objection are as follows;</p> <ul style="list-style-type: none"> a. The approval for expansion of the facility a number of years ago was questionable in terms of its validity. Under the planning legislation the local authority is only authorised/delegated to make a decision on such a planning application if it follows the advice given by Main Roads and or DPLH as part of the referral process of that application, due to its abuttal to an MRS regional reservation. The Shire received objections from one of these state agencies, and yet it proceeded to making a favourable determination, which puts the validity of that earlier planning approval into doubt; b. The development has no authorised access to the South Western Highway, and currently relies upon an unauthorised access track through a public reserve connecting to the highway. This fact was used by the Shire in its SAT deliberations on the adjoining poultry farm expansion application, and through that process the Shire required the adjoining poultry farm developer to secure an appropriate private access easement arrangement through the local reserved land; c. The continued use of the land as an abattoir industry is inconsistent with the surrounding land uses and planning framework. The conversion of the facility from a pet meat production facility to one that includes human consumption increases the recommended separation distance to sensitive premises such as dwellings up to approximately 1000 meters, thereby effecting numerous residential 	This submission has been addressed in the Officer report.

SUMMARY OF SUBMISSIONS

PA22/333 – Butcher Road, Darling Downs 49 (L5)
Proposed Alterations and Additions to Existing Noxious Industry

Submitter	No	Submitter Comments	Officer Response
		<p> dwellings in the locality;</p> <p>d. Perth Peel 3.5 Planning Framework includes the subject land and adjoining lots as part of an urban expansion precinct and identifies land further to the South and to the North as urban. Orderly and proper planning should include that an abattoir industry ought to eventually relocate into an industrial or rural industrial area, rather than being located in the middle of an urban locality. Allowing any further expansion of the abattoir will only serve to allow and encourage this industry to remain in the urban locality longer than is acceptable; and</p> <p>e. Our clients land is zoned for rural residential subdivision with the initial stage of that subdivision currently under construction to allow some 25 dwellings to be located in stage 1. The zoning and subdivision guide plan further illustrate future rural residential development opportunities on the land positioned between the abattoir activity on lot 5 and the Wungong River. This development and land use opportunity will remain sterilised until such time as the abattoir use either re locates or reduces its air pollution impact zone.</p> <p>In view of the above rationale, our clients respectfully the Shire Council to do all that is reasonable and possible to ensure the relocation of this abattoir activity to a more appropriate area. That would include rejecting this particular application and any further applications for continued development and expansion of this industry.</p>	