

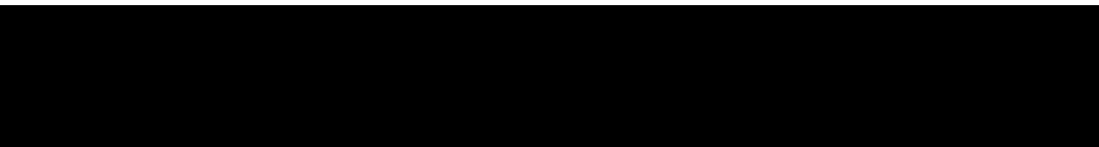
Planning Permit Application 2018-218  
Use and development of land for an abattoir in the Farming Zone and Land Subject to  
Inundation Overlay and creation of access to a Road Zone Category 1

AND

EPA Works Approval Application 1003441

Subject Land: 630 Lancaster-Mooroopna Road (CT-6741/07) and 1100 Mulcahy Road  
Gillieston (CT-9619/532, CT-11642/090)

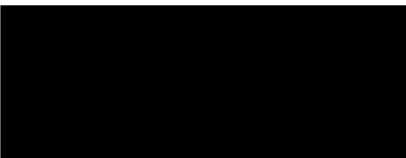
Dear Mr Dainton,

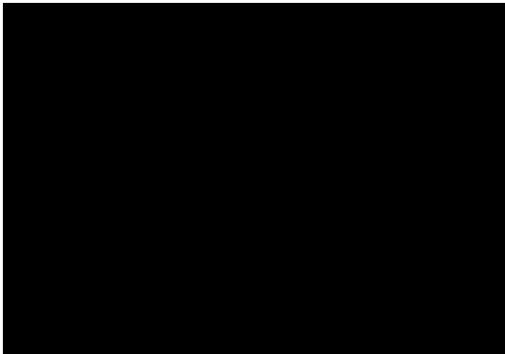


Our clients object to the proposed use and development.

*Please note that his objection relates to both the planning permit application (pursuant to  
Section 52 of the Planning and Environment Act 1987) and the EPA works approval application  
(pursuant to Section 20AA of the Environment Protection Act 1970).*

The key issues of concern are as follows:

1. The nature and scale of the proposed use is incompatible with farming operations.
  2. The proposed operation, processing 3,000 animals per day and 18,000 animals over a six-day week, is excessively large and will generate inappropriate amenity impacts including traffic (notably a significant volume of large trucks), odours, noise and effluent disposal issues.
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3. The proposed use is substantial:
    - It will operate six days per week from 5.00am to 7.00pm.
    - There will be up to 120 employees on site at peak times (midday shift changeovers).
    - Large trucks will collect refrigerated meat eight times per day.
    - Large B-double trucks unsuitable for the road system will deliver stock at least eight times daily.
    - There will be numerous other deliveries including blood, render, manure and supplies.
    - Additional traffic generation is predicted to be 100 light and six heavy vehicles each hour.
  4. Large trucks are likely to use secondary rural roads that are unsuitable for such traffic.
  5. There are a number of unresolved issues arising from the proposed use and development not satisfactorily addressed in the application, including managing and disposing of effluent from animals kept on site overnight, odours and noise. Furthermore, there is no analysis of the quantity of water needed to run the processing operations, the ability to draw this from the irrigation system and the implications on other users of water.
  6. There is increasing subdivision of rural land occurring in the area and construction of dwellings, which will be incompatible with the proposed use.
  7. The proposal is contrary to local planning policies for industrial development in rural areas, which seek to encourage industrial use and development in existing industrial zoned areas rather than in rural areas and to avoid industrial development compromising existing and future surrounding agricultural uses.
  8. The proposed abattoir facility would be better located closer to the fringe of one of the municipality's key industrial areas, rather than in a rural setting.

### Conclusion

Accordingly, our client opposes the use and development and is of the view that both the planning permit application and the EPA works approval application should be refused.

Our clients intend to pursue the matter at the Victorian Civil and Administrative Tribunal in the event of a decision unfavorable to them.

