

**Application for Retrospective Development Approval**  
**Light Industry Meat (Pet Food) Processing Facility**  
**Lot 61 Riverside Drive, Gascoyne Junction**  
**Shire of Upper Gascoyne**



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## 1.0 INTRODUCTION

This application for development approval is prepared on behalf of Ken and Diane Kempton (**Client**) in relation to the property at Lot 61 Riverside Drive, Gascoyne Junction (**subject site**).

The development application is for retrospective and ongoing approval for a light industry meat (pet food) processing facility on the subject site. The proposed facility will utilise existing buildings on site which have been installed fit-for-purpose for the proposed small scale pet food (meat) processing operations.

The following is enclosed in support of the application:

- Development Application Form as **Annexure 1**;
- Certificate of Title as **Annexure 2**;
- Development Plans as **Annexure 3**;
- Operational Management Plan as **Annexure 4**;

The proposal has been considered against the applicable provisions of the local planning framework and is consistent with the objectives and relevant standards and requirements of the applicable planning framework.

We therefore submit that the application is both capable and appropriate for approval and we respectfully seek the support of the Shire of Upper Gascoyne (the **Shire**) in considering this proposal.

## 2.0 BACKGROUND

The subject site forms one a of sequence of relatively isolated rural properties on the northern side of Riverside Drive. Each of those properties would appear to contain a residence and several sheds and other structures typical of a rural locality (refer to **Figure 1**).

The existing residence on the subject site is occupied by our client, along with the facility subject of this application comprising an ancillary processing room which is approximately 48m<sup>2</sup> in area, and an associated refrigerated storage room which is approximately 26m<sup>2</sup> in area.

We understand the existing buildings have been in situ on the subject site for several years. The purpose of this application is to is to seek formal development approval for the operations which will enable supply of a valuable pet food product to the local community.





**Figure 1: Aerial Photo**

### 3.0 SITE DETAILS

#### 3.1 Subject Site

The particulars of the subject site are described in **Table 1**.

**Table 1: Site Details**

Lot Number	House Number	Deposited Plan	Volume	Folio
61	N/A	185100	2141	496

A copy of the Certificate of Title is included in **Annexure 2**.

As demonstrated on the Site Plan at **Figure 2**, the subject site has a total area of 17,561m<sup>2</sup> (1.76 hectares) and has a frontage to Riverside Drive.

The subject site has a flat topography throughout.

#### 3.2 Location and Context

The subject site is located 1.2km north of the Gascoyne Junction Town Centre, within the Shire of Upper Gascoyne.

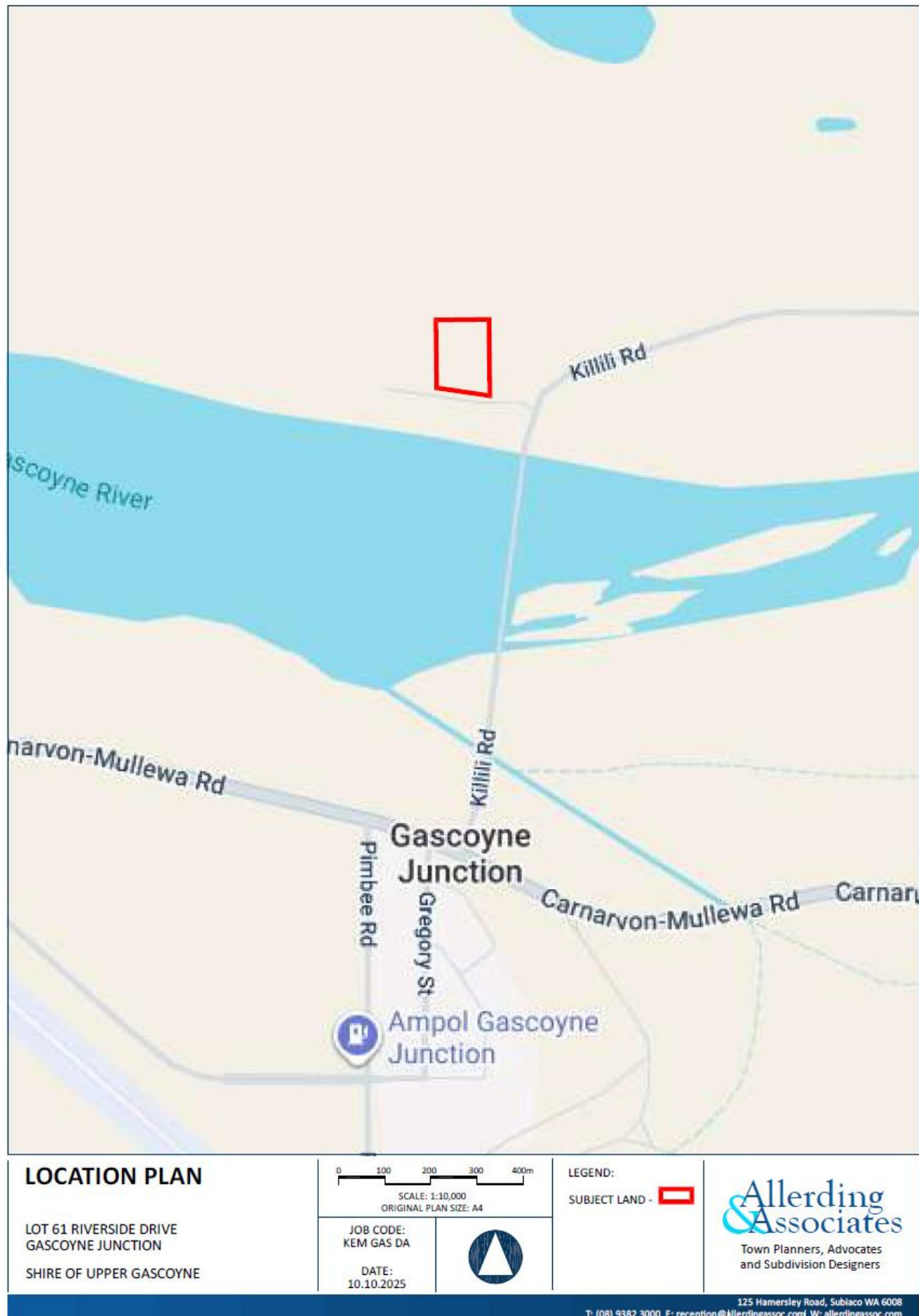
The subject site is bound by Riverside Drive to the south, from which it receives vehicle access.

As outlined, the subject site adjoins similar rural properties to the east and west, each containing a residence. To the north of the lot is Crown Land, and directly south is also Crown Land lots which traverse the Gascoyne River. As noted, the subject site forms one of a sequence of relatively isolated rural properties on the northern side of Riverside Drive.

The subject site and the surrounding properties generally contain sandy gravel type surfaces with small areas of lawn adjacent to the respective residences. Apart from this, sparse vegetation and unmanaged grassland is prevalent throughout the locality.



**Figure 2: Site Plan**



**Figure 3: Location Plan**



## 4.0 PROPOSED DEVELOPMENT

The application seeks retrospective and ongoing approval for a light industry meat (pet food) processing facility on the subject site.

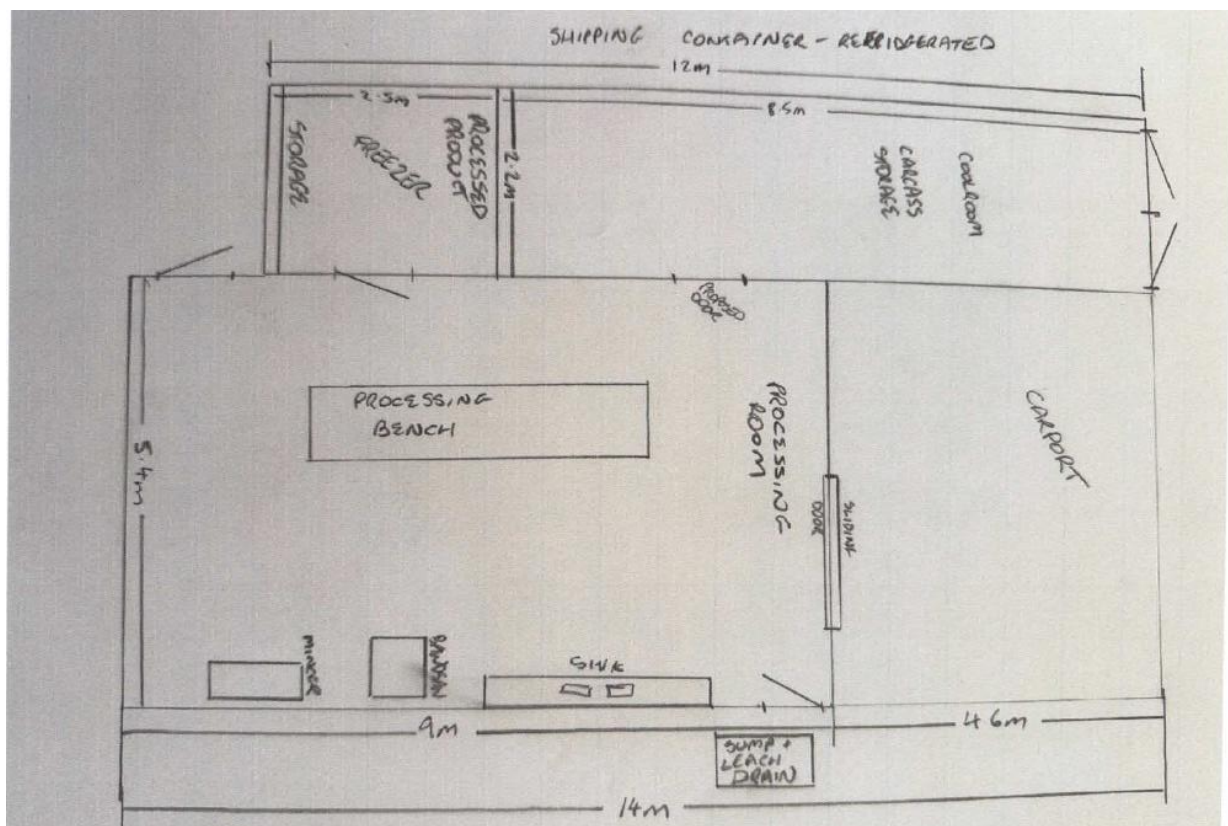
The facility comprises the following components:

- A processing room of approximately 48m<sup>2</sup> which contains a processing bench, sink, bandsaw and mincer;
- A cool room (refrigerated storage) of approximately 26m<sup>2</sup> which consists of a coolroom of 8.5m x 2.2m where carcasses are stored and a freezer of 3.5m x 2.2m where processed meat is stored; and
- A 4.6m wide carport structure adjoining the processing room and cool room.

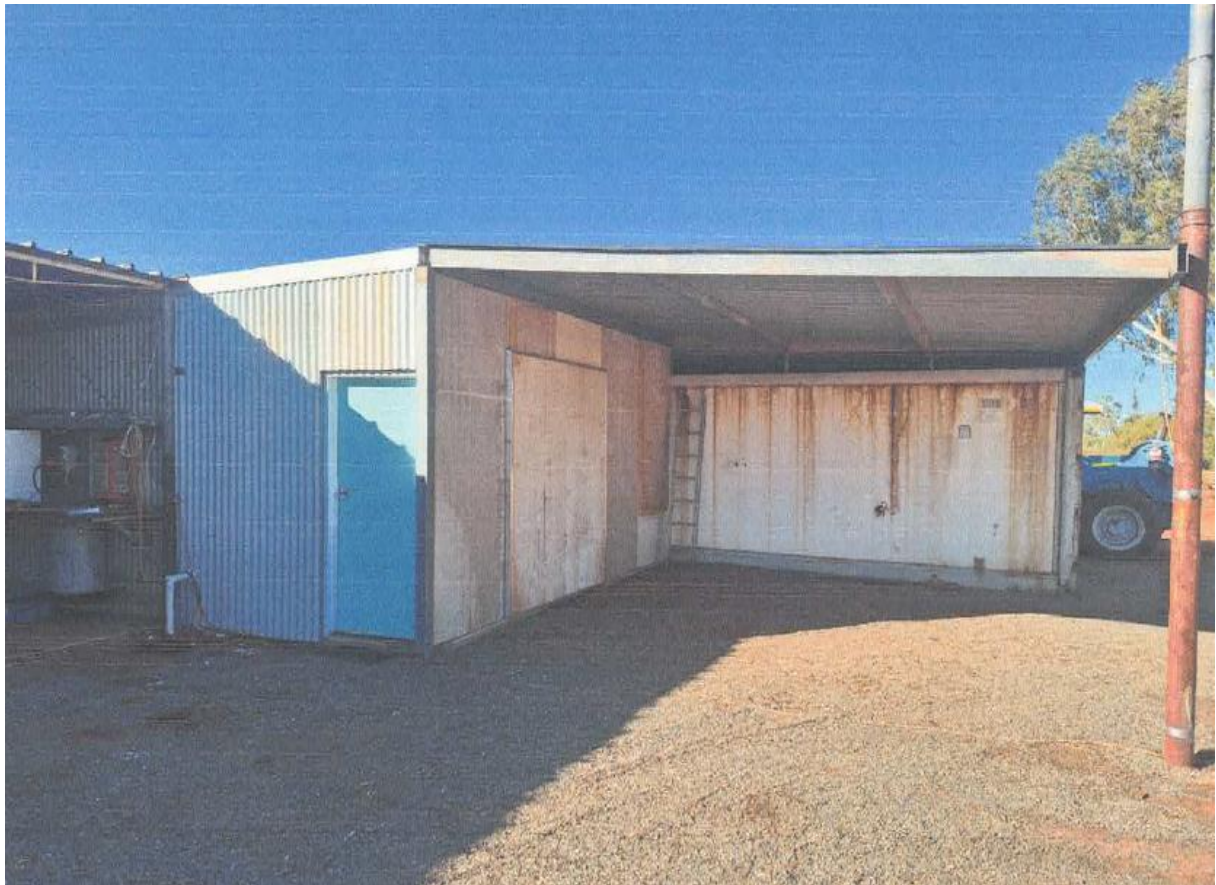
A full site plan is included with the proposed Development Plan Set at **Annexure 3**. A copy of the facility layout plan is also included at **Figure 4**.

### 4.1 Facility Operations

The facility will be utilised for the processing of meat for the purpose of producing pet food. Only cleaned carcasses will be transported to the facility for storage in the cool room, prior to being processed. All processing will occur within the processing room with the equipment on site. Once processed, the meat will be stored in plastic lined bags and immediately frozen.



**Figure 4: Facility Layout Plan**



**Figure 5: External View of Facility showing the carport and the processing room on the left and the coolroom in the background**



**Figure 6: Internal View of Processing Room**





**Figure 7: Internal View of Coolroom**



**Figure 8: Internal View of Freezer**

The business process can be described in summary as:

- Animals are sourced off-site and cleaned/prepared for processing prior to being transported to the facility. The quantity of meat supplied to the facility will vary throughout the year; the facility will not operate year-round with the peak season anticipated between June and August.
- Cleaned animal carcasses are transported to the facility via a utility vehicle or refrigerated vehicle. Once the vehicle arrives at the property with the carcass, the carcass is transported and stored in the refrigerated cool room.
- As required, individual carcasses are taken from the refrigerated storage to be processed. Processing will typically involve skinning, deboning and segmenting.
- Once the animal meat has been processed, it will be stored in plastic lined bags and immediately frozen.
- Frozen product is transported from the site in rigid refrigerated trucks for wholesale. Rate of delivery is dependent on demand.

In terms of operational function, we advise:

- In peak times, the facility will operate regular day-time hours generally from 7am-4pm.
- For standard operations two family members who reside at the house on the subject site will undertake sourcing of the product and on-site processing. However, during peak times, an additional two (2) staff may be required depending on ultimate demand.
- At peak processing it is anticipated that up to 1 tonne of pet food meat will be processed on a weekly basis.
- A light utility vehicle and/or a medium refrigerated rigid vehicle/rigid truck will be used for transporting the animal carcasses from their source to this facility. The carcasses of larger animals, such as camels, are transported via a chiller truck with the carcass being placed over rails with the chiller truck and the rails and carcasses are transported by the fully enclosed refrigeration vehicle. Once the carcasses are secured within the chiller truck the carcasses are transported to the processing facility.
- Kangaroos and other smaller animals are transported via a utility with carcasses secured over rails in the tray of the utility vehicle.
- Separate vehicles are used for the transporting of carcasses than those used for delivery of the pet food meat product.
- As noted, delivery of processed pet food meat will occur by rigid refrigerated trucks for wholesale. A total of two (2) light vehicles and two (2) medium rigid trucks will be used to service operations.

A detailed overview of business activities is included at **Annexure 4**.

## 4.2 Vehicle Access

A single vehicle access exists from Riverside Drive to the south of the subject site which will adequately service the processing facility.

There is sufficient space on site for all vehicles to enter and egress the site in forward gear.

As all product will be delivered off site, no customer vehicles will attend the property.

## 4.3 Traffic

We include with this application an Operational Management Plan (**OMP**) for the facility which includes comment on anticipated traffic and its management.

As outlined, a total of 4 vehicles will be required to support the proposed facility operations at peak output.

In terms of daily vehicle movements when the facility is operating, we advise the following:

- One (1) passenger vehicle movement typically occurs per day, unless additional staff are required, could result in up to three (3) passenger vehicles on site.
- One (1) Commercial vehicle movement typically occurs per day (flat rigid bed or refrigerated transport etc).

A copy of the OMP is contained in **Annexure 4** to this report.

## 4.4 Acoustic Considerations and Noise Management

The proposed processing facility is located adjacent the eastern side lot boundary, and set back 72m from the front lot boundary to Riverside Drive.

Per the OMP attached at **Annexure 4**, we advise in relation to noise management for the pet processing business:

- No live animals will be brought on site; only cleaned carcasses will be transported to the site.
- When processing operations are being undertaken, the door will be closed at all times. All processing will occur within the processing area.
- Operation of the facility is seasonal; thus, the facility will be completely inactive for extended period each year. When operational, hours are generally limited to 7:00am-4:00pm to avoid any noise impacts on adjacent properties.
- Traffic to and from the facility is minimal.

The application is therefore considered appropriate with noise management processes in place.



#### 4.5 Odour Management

The proposed processing facility is located adjacent the eastern side lot boundary, and set back 72m from the front lot boundary to Riverside Drive.

Per the OMP attached at **Annexure 4**, we advise in relation to odour management for the pet processing business:

- Only cleaned carcasses will be transported to the site in an enclosed refrigerated vehicle or transported over secured rails in a utility vehicle.
- Once the carcasses arrive at the property they will be transported immediately to the coolroom.
- The doors to the processing area will be closed at all times during processing.
- Waste water is directed to the existing tank and leach drain system. It is noted that the Shire is likely to require upgrading of the effluent disposal system to include a grease trap. It is intended to lodge an application for the upgraded system once development approval is obtained.
- Pet food meat, once packaged will remain in the freezer and then transported immediately before delivery to a refrigerated transport vehicle for sale off site.

The application is therefore considered appropriate with odour management processes in place.

#### 4.6 Waste Management

The site currently operates with a sump and a leach drain which connects to a sink in the processing room. Waste Management will be undertaken as set out in the OMP at **Annexure 4**. It is noted that an application must be lodged with the Shire seeking approval to construct and install an apparatus for onsite wastewater disposal.

An approved effluent disposal system will be implemented on site for the facility to manage the processing of waste water during operations. The effluent disposal system will comprise:

- Septic tank/s constructed to the Shire's satisfaction and in accordance with the Shire's approval to construct and install an apparatus for onsite wastewater disposal; and
- Leach drain/s constructed to the Shire's satisfaction and in accordance with the Shire's approval to construct and install an apparatus for onsite wastewater disposal; and
- A grease trap that is connected to the waste water system.

Waste, other than waste water, that is collected as part of the processing operations will be stored in the freezer in sealed containers and transported from the facility and disposed of at a suitable waste facility.

The facility will have a full wash down and sterilisation after each shift of processing meats, with the floors cleaned and the waste water discharged to the grease trap and waste water/effluent disposal system. The processing room has access to hot water, with a system capable of supplying water at the required temperature of 82 degrees.

#### 4.7 Servicing

The subject site is connected to existing power and telecommunications which will be utilised for the pet meat processing facility.

Water is supplied to the site via a licenced bore which pumps water to the property directly from the river to the north.

An existing toilet is located on the subject site to the north of the existing residence (refer to **Figure 1**). The water supply from the licenced bore provides the piped water for the toilet.

A new hot water system for the processing facility has recently been installed that enables supply of water at 82 degrees for the sterilising of processing equipment.

## 5.0 CONSIDERATION UNDER THE STATE PLANNING FRAMEWORK

### 5.1 State Planning Policy 2.5 – Rural Planning

State Planning Policy 2.5 (**SPP 2.5**) applies to development in following instances:

- (a) land zoned for rural or agricultural purposes in a region or local planning scheme;*
- (b) land identified or proposed for rural living in an endorsed scheme or strategy;*
- (c) rural land uses on rural zoned land;*
- (d) rural land uses on land that is not zoned for rural purposes; and*
- (e) land that may be impacted by rural land uses.*

The development application for retrospective and ongoing approval relates to land zoned 'Rural Enterprise' pursuant to the Shire's Local Planning Scheme No. 1 (**LPS1**). Therefore, the proposal is considered against the objectives of SPP 2.5 insofar as they are applicable.

Those objectives are to:

- (a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;*

*(b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;*

*(c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;*

*(d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;*

*(e) avoid and minimise land use conflicts;*

*(f) promote sustainable settlement in, and adjacent to, existing urban areas; and*

*(g) protect and sustainably manage environmental, landscape and water resource assets.*

The application is in accordance with the envisaged usage of the subject site under LPS1, which encourages home based businesses where residents live and work on the same property. Use of the property, in addition to being a place of residence, for pet food production promotes economic growth in the local community, in a suitable location nearby the Gascoyne Junction Town Centre.

Management of the proposed facility will be undertaken in accordance with the Operational Management Plan (refer **Annexure 4**) to ensure that no land use conflicts occur in relation to adjacent residential properties.

The development is consistent with SPP 2.5.

## 5.2 State Planning Policy 3.7 – Bushfire

State Planning Policy 3.7 (**SPP 3.7**) provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as bushfire prone by the Fire and Emergency Services (**FES**) Commissioner, and the Map of Bushfire Prone Areas which identifies the parts of the State that are designated as bushfire prone.

Clause 4 of SPP 3.7 provides as follows with respect to the application of the Policy:

*Where the planning proposal or development is within an area designated as bushfire prone on the Map of Bush Fire Prone Areas, and:*

- results in the intensification of development (or land use); or*
- results in an increase of visitors, residents or employees; or*
- adversely impacts or increases the bushfire risk to the subject or surrounding site(s),*

*then the following trigger the application of the policy:*

...

- *a development application where the development site(s) has a BAL rating above BAL-LOW, where the application is for the:*
  - *construction of a habitable building (single house or ancillary dwelling) on a lot more than 1, 100 m<sup>2</sup>, which is not connected to reticulated water; and/ or*
  - *construction and/or use of a habitable building (other than a single house or ancillary dwelling), for a vulnerable land use.*

The pet food (meat) processing facility and associated cool room and freezer is within a generally cleared area on site. No new habitable buildings are proposed for a vulnerable land use as part of the development. Therefore, the proposal does not trigger application of SPP 3.7.

### 5.3 State Planning Policy 4.1 – Industrial Interface

State Planning Policy 4.1 (**SPP 4.1**) seeks to prevent land use conflict between industrial and sensitive land uses. It also contemplates the balance between locational constraints, investments, and the future benefits and costs to local communities.

The objectives of SPP 4.1 are to:

- a) *Ensure the impacts of industrial land uses are considered at all stages of the planning process.*
- b) *Adequately separate industrial land uses and any resulting off-site impacts and/or safety risks from incompatible land uses to:*
  - *protect industrial areas to improve long-term operational certainty.*
  - *avoid, mitigate or manage potential impacts on the health and amenity of people and the environment.*
  - *promote co-location of like uses to minimise the impact area.*
- c) *Plan the land use transition between industrial land uses/infrastructure facilities and sensitive land uses by providing compatible zones, reserves and land uses.*

In respect of the above objectives, we submit:

- An 'Industry – Light' land use is encouraged within the Rural Enterprise zone under the Shire's LPS1. Light industry uses are, by definition, an industry land use where amenity impacts can be managed. To this end, an OMP is prepared for the facility and is included as **Annexure 4** to this application. The OMP will ensure all facility operations will be undertaken in a manner that protects the amenity of adjacent properties and the locality at all times.
- All processing activities will occur within the processing facility, with the doors securely closed during all processing activities.

The proposal is therefore consistent with the objectives of SPP 4.1.

#### 5.4 EPA Guidance Statement – Separation Distances between Industrial and Sensitive Land Uses

The EPA's Guidance on Separation Distances between Industrial and Sensitive Land Uses outlines the use of buffers between industrial and sensitive land uses to avoid conflicts between uses that are incompatible.

The Guidance recommends a generic buffer distance of 500m between a food (meat) processing use, and a sensitive land use in typical circumstances. However, this proposal is very small scale and for pet food only and as such the recommended buffer distance is considered more appropriate for a commercial scale operation.

Noting the buffer distances are generic, it is relevant to consider within the Guidance:

*It is generally expected that, through appropriate site layout, design of facilities, and the implementation of engineering and process controls, emissions from an individual industrial land use can be prevented from causing an adverse environmental impact beyond the boundaries of the particular site...*

...

*The area that may be adversely affected by industrial emissions will depend on site- and process-specific factors such as the scale of the operation, plant processes and emission controls, storage of raw material and waste, local wind patterns and topography.*

Noting the above, despite the setback proposed to the nearest sensitive land use being less than the guidance recommends, in support of the application, we advise that:

- The proposed facility is of a relatively minor scale, both in terms of building size and operational output. As documented, generally operation of the facility will be managed exclusively by the two persons residing on the property.
- Operation of the facility is seasonal; thus, the facility will be completely inactive for a period each year. When operational, hours are generally limited to 7:00am-4:00pm.
- Traffic to and from the facility is minimal and the road network is capable of accommodating this traffic.
- The processing and storage will occur entirely indoors, and all doors will be securely closed at all times whilst processing is occurring. All operations will be managed in accordance with an OMP (refer **Annexure 4**).
- Carcasses will be transported to the subject site via an enclosed refrigerated truck, for larger animals, or in a utility vehicle for smaller animals and upon arrival to the site will be immediately transferred to the coolroom.
- Processed items transferred from the facility will all be securely packaged in lined bags to avoid any odour or spill, noting that items transported from the facility will all be frozen.



Notwithstanding the above factors and management processes, the Shire's local planning framework encourages light industry type land uses within the Rural Enterprise zone. Therefore, given the Rural Enterprise zone accommodates dwellings and industrial operation and generic setback distances can not be achieved, small scale operations with suitable on-site management are considered to satisfy the intent of this guideline.

## 6.0 CONSIDERATION UNDER THE LOCAL PLANNING FRAMEWORK

### 6.1 Shire of Upper Gascoyne Local Planning Scheme No. 1 (LPS1)

The subject site is zoned 'Rural Enterprise' pursuant to the Shire of Upper Gascoyne Local Planning Scheme No. 1 (**LPS1**).

The objectives of the Rural Enterprise zone under LPS1 are to:

*Provide for a range of lots in a rural environment where people live and can also work on the same property.*

*Provide for a range of light industrial, cottage and rural industries and home business land uses that are of a scale compatible with maintaining the amenity of a rural environment.*

*Provide for lot sizes in the range of 1 ha to 4 ha.*

*Protect residential amenity and the operation of enterprise through careful lot layout and high quality building design.*

Affirmed during pre-lodgement discussions with the Shire, the proposal land use is considered 'Industry – Light' under LPS1. For reference, 'Industry – Light' is defined in LPS1 as:

*premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.*

The application, proposing a light industry offering for the purpose of pet food processing enables the client to live and work on the property and provide a valuable service to the local community.

As outlined, management of the proposed facility will be undertaken in accordance with the Operational Management Plan (refer **Annexure 4**) to ensure that no land use conflicts occur in relation to the dwellings on the adjacent properties.

The proposal is consistent with the objectives for the Rural Enterprise zone.

#### 6.1.1 LPS1 Clause 31 – Table 4 Additional Requirements

Clause 31 – Table 4 of LPS1 provides additional requirements that apply to land in the Scheme Area. We address the requirements relating to the Rural Enterprise zone in **Table 2**.

**Table 2: LPS1 Additional Requirements**

<b>Additional Requirement</b>	<b>Comment</b>
<i>(a) All development</i>	The proposal relates to a single storey structure on the subject site.
<i>(i) Maximum building heights of two (2) storeys plus a loft, or as approved by the local government.</i>	The proposal is consistent with this development requirement.
<i>(ii) A minimum front setback of 20 metres, or as approved by the local government.</i>	<p>The pet food processing building is set back 72m from the front lot boundary to Riverside Drive.</p> <p>The proposal is consistent with this development requirement.</p>
<i>(c) Non-residential Development Requirements</i>	An existing dwelling is located on the subject site and is occupied by the pet food processing operator.
<i>(i) No business and industrial activities shall be developed unless a single dwelling exists on the lot or a dwelling is to be constructed within the first stage of a development proposal.</i>	The proposal is consistent with this development requirement.
<i>(ii) All business and industrial activities shall preserve the amenity of the residential area including visual, noise and dust impacts.</i>	<p>The proposed facility is of a relatively minor scale, both in terms of building size and operational output. As documented, generally operation of the facility will be managed exclusively by the two persons residing on the property.</p> <p>Facility processing operations are seasonal and within standard daily hours, Monday to Saturday. In addition, the facility, when operation will generate minimal traffic and processing and storage will occur indoors.</p> <p>All operations will be managed in accordance with an OMP (refer <b>Annexure 4</b>), including visual, noise and dust impacts.</p> <p>The proposal is consistent with this development requirement.</p>
<i>(iii) All business and industrial activities shall operate within reasonable hours as prescribed by the local government.</i>	<p>When operational, the processing facility will operate generally between 7:00am to 4:00pm, Monday to Saturday.</p> <p>The proposal is consistent with this development requirement.</p>

### 6.1.2 Local Planning Scheme No. 1 (LPS1) – SCA 1 Gascoyne River Floodplain

The subject site is contained within the mapped Special Control Area 1 – Gascoyne River Floodplain (SCA 1), pursuant to LPS1.

The following objective applies in relation to SCA 1:

*(a) To minimise the impacts of potential flooding on new development within the Gascoyne Junction Townsite.*

Further, the following additional provisions apply in relation to SCA 1:

*(a) Development located within the December 2010 floodplain will be assessed on its merit. Factors to be considered include:*

- *Depth of flooding*
- *Velocity of flow*
- *Obstructive effects on flow*
- *Possible structural and potential flood damage;*
- *Impacts on evacuation during major floods; and*
- *The regional benefit of the proposed development.*

*(b) Any development proposed within the Gascoyne River Floodplain is to be referred to the Department of Water and Environmental Regulation for comment prior to being commenced.*

The development application involves a processing room of approximately 48m<sup>2</sup>, along with a cool room (refrigerated storage) of approximately 26m<sup>2</sup>. The development component of the proposal is considered minor structurally and of durable material, installed at grade, and therefore are not considered to be at risk of any significant damage in the event of a flood. In form and scale, the development is not dissimilar to a shed or outbuilding on a site as ancillary to the existing dwelling.

The buildings will not create an impact upon flooding and will be evacuated in the event of a flood and therefore will not create any adverse impact if the subject site is flooded. The buildings will not have an obstructive effect on flow and in the event of flood damage, will be repaired or replaced.

The pet processing facility would not operate in the event that the floodwater of Gascoyne River encroached up to the building.

It is considered that approval of the application would not be contrary to the provisions and objective of SCA1.

We understand, per additional provision (b), that the application may be referred to the Department of Water and Environmental Regulation for comment.

## 6.2 Shire of Upper Gascoyne Local Planning Strategy

The Shire's Local Planning Strategy (LPS) was endorsed by the Western Australian Planning Commission (WAPC) on 28 February 2018.

In its function to inform the Local Planning Scheme, the LPS recommended:

*that the local planning scheme provide flexibility to enable the Shire to consider applications that will support the development and growth of the Shire.*

The LPS in this regard sought to establish in the statutory framework opportunity for local businesses such as is proposed. The flexibility to live and work on the same property and provide a valuable product to the local community stimulates economic development and prosperity.

The objectives under the LPS pertaining to 'Economy and Employment' and 'Land Uses' are stated as follows respectively:

*To facilitate economic growth and diversity to generate employment opportunities in the Shire.*

...

*To designate land for appropriate land uses throughout the Shire to facilitate growth and protect major economic industries.*

One of the core objectives identified throughout the LPS is a desire for promotion of economic growth through diversity of land use opportunities.

This proposal for a small scale pet food processing facility represents a practical live/work arrangement on a suitable property to promote economic growth within the Shire.

The proposal is therefore consistent with the Shire's LPS.

## 6.3 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the **Regulations**) have introduced a set of Deemed Provisions within Schedule 2 that automatically form part of LPS4 (**Deemed Provisions**).

Clause 67(2) of Schedule 2 deals with matters to be considered by Local Government and include the following key provisions relevant to this Application as detailed in **Table 3** below:

**Table 3: Clause 67(2) Matters to be Considered**

Matters to be considered	Comment
a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The proposal is consistent with the aims and provisions of the Shire's LPS1 in providing a live/work arrangement on site to promote economic growth within the local community.

Matters to be considered	Comment
<i>b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	To our knowledge, no amendment to the existing scheme is currently proposed.
<i>c) any approved State planning policy;</i>	The proposal addresses the requirements of SPP 2.5, SPP 3.7 and SPP 4.1, as outlined in this report.
<i>d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	Not applicable to the proposal.
<i>e) any policy of the Commission</i>	Not applicable to this proposal.
<i>f) any policy of the State;</i>	Not applicable to this proposal.
<i>fa) any local planning strategy for this Scheme endorsed by the Commission;</i>	The proposal is consistent with the Shire's LPS which seeks a diversity of land uses, promoted through flexibility within LPS1, to deliver economic growth.
<i>g) any local planning policy for the Scheme area</i>	Not applicable to this proposal.
<i>h) any structure plan, activity centre plan or local development plan that relates to the development;</i>	Not applicable to this proposal.
<i>i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Not applicable to this proposal.
<i>j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	Not applicable to this proposal.
<i>k) the built heritage conservation of any place that is of cultural significance</i>	Not applicable to this proposal.



Matters to be considered	Comment
l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	Not applicable to this proposal.
m) <i>the compatibility of the development with its setting, including –</i> <ol style="list-style-type: none"> <li data-bbox="331 510 790 656">i. <i>the compatibility of the development with the desired future character of its setting; and</i></li> <li data-bbox="331 674 790 958">ii. <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i></li> </ol>	<p>The retrospective development is a minor structure comprising a processing room of approximately 48m<sup>2</sup>, along with a cool room (refrigerated storage) of approximately 26m<sup>2</sup>. In form and scale, the development is not dissimilar to a shed or outbuilding on a site as ancillary to the existing dwelling. Therefore, the structure is consistent with the existing rural character within the locality.</p> <p>The processing and storage structure is a low profile, single level structure that is set back approximately 72m from the street boundary. The development therefore has negligible impact on adjoining land or land within the locality with respect to height, bulk, scale and appearance.</p>
n) <i>the amenity of the locality including the following –</i> <ol style="list-style-type: none"> <li data-bbox="331 1137 790 1205">i. <i>environmental impacts of the development;</i></li> <li data-bbox="331 1223 790 1256">ii. <i>the character of the locality;</i></li> <li data-bbox="331 1274 790 1341">iii. <i>social impacts of the development;</i></li> </ol>	<p>The proposed facility will be subject to compliance with management measures in accordance with the OMP (refer <b>Annexure 4</b>).</p> <p>In addition, the facility will ensure no adverse environmental impacts by:</p> <ul style="list-style-type: none"> <li data-bbox="863 1263 1398 1435">• The processing and storage occurring entirely indoors, and the door will be locked at all times whilst processing is occurring, in order to minimise any potential noise and odour impacts.</li> <li data-bbox="863 1476 1398 1682">• Items being transferred to the facility in an enclosed refrigerated vehicle or transported over secured rails in a utility vehicle, noting that processed product transported from the facility will all be sealed and frozen.</li> <li data-bbox="863 1722 1398 1794">• When operational, processing hours are generally limited to 7:00am-4:00pm.</li> <li data-bbox="863 1834 1398 1973">• An effluent disposal system will be implemented on site in accordance with the Shire's requirements to manage waste water from the operations.</li> </ul>

Matters to be considered	Comment
	<p>The retrospective development is a minor structure, and in form and scale, the development is not dissimilar to a shed or outbuilding on a site as ancillary to the existing dwelling. Therefore, the structure is consistent with the existing character within the locality.</p> <p>The provision of a pet meat processing facility on the subject site will promote economic growth within the local community by virtue of a supplying a quality pet food product.</p>
<p><i>o) The likely effects of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or water resource.</i></p>	<p>The proposal will not result in any adverse impacts on the natural environment or water resources.</p> <p>The development component of the retrospective proposal is considered minor structurally and of durable material, installed at grade, and therefore is not considered to be at risk of any significant damage in the event of a flood. In form and scale, the development is not dissimilar to a shed or outbuilding on a site as ancillary to the existing dwelling.</p> <p>An effluent disposal system will be implemented on site for the facility in accordance with the Shire's specification to manage waste water from the operations.</p>
<p><i>p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</i></p>	<p>It is not proposed to modify the existing landscaping over the subject site.</p>
<p><i>q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i></p>	<p>The land is suitable to accommodate the development proposed and operations would not occur during times that the land was flooded.</p>
<p><i>r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i></p>	<p>The land does not present a risk to human health or safety.</p>
<p><i>s) The adequacy of -</i></p>	<p>A single vehicle access exists from Riverside Drive to the south of the subject site which will adequately service the processing facility.</p>

Matters to be considered	Comment
<ul style="list-style-type: none"> <li>i. <i>the proposed means of access and egress from the site; and</i></li> <li>ii. <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i></li> </ul>	<p>There is sufficient space on site for all vehicles to egress the site in forward gear.</p>
<p>t) <i>the amount of traffic likely to be generated by the development particularly in relation to the capacity of the road system in the locality and the probable effects on traffic flow and safety;</i></p>	<p>Up to four (4) vehicles are likely to access the property to support the proposed facility operations at peak output.</p> <p>Total daily vehicle movements are minimal, and therefore will not impact traffic flow or safety within Riverside Drive or the wider network.</p>
<p>u) <i>The availability and adequacy for the development of the following-</i></p> <ul style="list-style-type: none"> <li>i. <i>public transport services;</i></li> <li>ii. <i>public utility services;</i></li> <li>iii. <i>storage management and collection of waste;</i></li> <li>iv. <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i></li> <li>v. <i>access by older people and people with disability;</i></li> </ul>	<p>Public transport will not be utilised as part of the operations.</p> <p>The subject site has existing access to public utilities.</p> <p>It is not envisaged that pedestrians or cyclists will be accessing the site as part of operations, nor older persons or those with disability.</p> <p>Waste Management will be undertaken as set out in the OMP at <b>Annexure 4</b>.</p> <p>An effluent disposal system will be implemented on site for the facility to manage the processing of waste water during operations. The effluent disposal system will comprise of a septic tank/s and leach drain/s with inclusion of a grease trap, constructed in accordance with an approval issued by the Shire. Waste that is collected as part of the processing operations will be frozen on site and transported from the facility and disposed of at a suitable waste facility.</p>
<p>v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i></p>	<p>The proposal does not result in any loss of community service or benefit. On the contrary, the land use will promote economic growth within the local community by virtue of a supplying a quality pet food product.</p>
<p>w) <i>the history of the site where the development is to be located</i></p>	<p>The proposal is for retrospective and ongoing approval of an existing meat processing facility. The facility is an ancillary activity to the existing dwelling on site.</p>

Matters to be considered	Comment
	Historically, the site has been used for rural industry and residential purposes generally.
<i>x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The proposal will positively impact the community as a whole by promoting economic growth within the local community by virtue of a supplying a quality pet food product.
<i>y) any submissions received on the application;</i>	There are no submissions received on the application at the time of preparing this report.
<i>za) the comments or submissions received from any authority consulted under clause 66;</i>	There are no submissions received on the application at the time of preparing this report.
<i>zb) any other planning consideration the local government considers appropriate;</i>	Not applicable to this proposal.

## 7.0 CONCLUSION

This application seeks retrospective and ongoing approval for a pet meat processing facility with associated storage on the subject site. The proposed facility will utilise existing buildings on site which have been installed fit-for-purpose for the proposed small scale pet meat processing operations.

The facility is minor in nature and will exist as an ancillary element on the site to the existing dwelling to enable a live/work arrangement for the residents.

The small scale operation of a pet meat processing facility on the subject site is consistent with the envisaged land use provision within the Rural Enterprise zone under the Shire's LPS1. Informed by the Shire's LPS, the framework encourages diverse land uses that promote economic growth within the Shire.

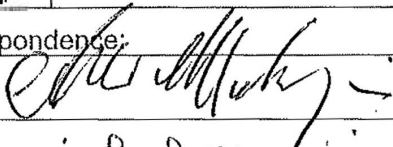
The facility will accord to strict management measures at all times as set out in the Operational Management Plan (OMP) Included as **Annexure 4** to this report.


We respectfully request the Shire's support of this proposal.

## **Annexure 1**

### Development Application Forms



<b>Owner details APPLICATION FOR DEVELOPMENT APPROVAL</b>		
Name: <u>Alexander William Mackenzie as Executor for Robert John Mackenzie</u>		
ABN (if applicable):		
Address: <u>13 Agonis St.</u> <u>Heeman WA</u> Postcode: <u>6514</u>		
Phone:	Fax:	Email:
Work: <u>N/A</u>	<u>N/A</u>	<u>willgonna@bigpond.com</u>
Home: <u>N/A</u>		
Mobile: <u>0428531949</u>		
Contact person for correspondence:		
Signature 1: 		Date: <u>5/8/2025</u>
Owners Name: <u>AW Mackenzie for RJ Mackenzie</u>		
Signature 2:		Date:
Owners Name:		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>		

<b>Applicant details (if different from owner)</b>		
Name: <u>Allerding and Associates</u>		
Address: <u>125 Hamersley Road, Subiaco WA 6008</u>		
Phone:	Fax:	Email:
Work: <u>0417 916 649</u>		<u>amanda@allerdingassoc.com</u>
Home:		
Mobile:		
Contact person for correspondence: <u>Amanda Butterworth</u>		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: 		Date: <u>6 November 2025</u>

<b>Property details</b>		
Lot No: 61	House/Street No:	Location No:
Diagram or Plan No: 185100	Certificate of Title Vol. No: 2141	Folio: 496
Title encumbrances (e.g. easements, restrictive covenants): MORTGAGE TO CBA		
Street name: RIVERSIDE DRIVE		Suburb: GASCOYNE JUNCTION
Nearest street intersection: KILLILI ROAD		
<b>Proposed development</b>		
Nature of development: <input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use		
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		
Description of proposed works and/or land use: PROPOSED MEAT FACILITY		
Description of exemption claimed (if relevant):		
Nature of any existing buildings and/or land use: MEAT PROCESSING FACILITY		
Approximate cost of proposed development:		
Estimated time of completion:		
OFFICE USE ONLY		
Acceptance Officer's initials:	Date received:	
Local government reference No:		

## **Annexure 2**

### Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

**2141**

**496**

## RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 61 ON DEPOSITED PLAN 185100

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ALEXANDER WILLIAM MACKENZIE OF 13 AGONIS STREET LEEMAN WA 6514  
AS EXECUTOR OF THE WILL OF ROBERT JOHN MACKENZIE WHO DIED ON  
14/06/2018

(TA O318804 ) REGISTERED 8/1/2020

### LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. L065990 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 7/9/2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

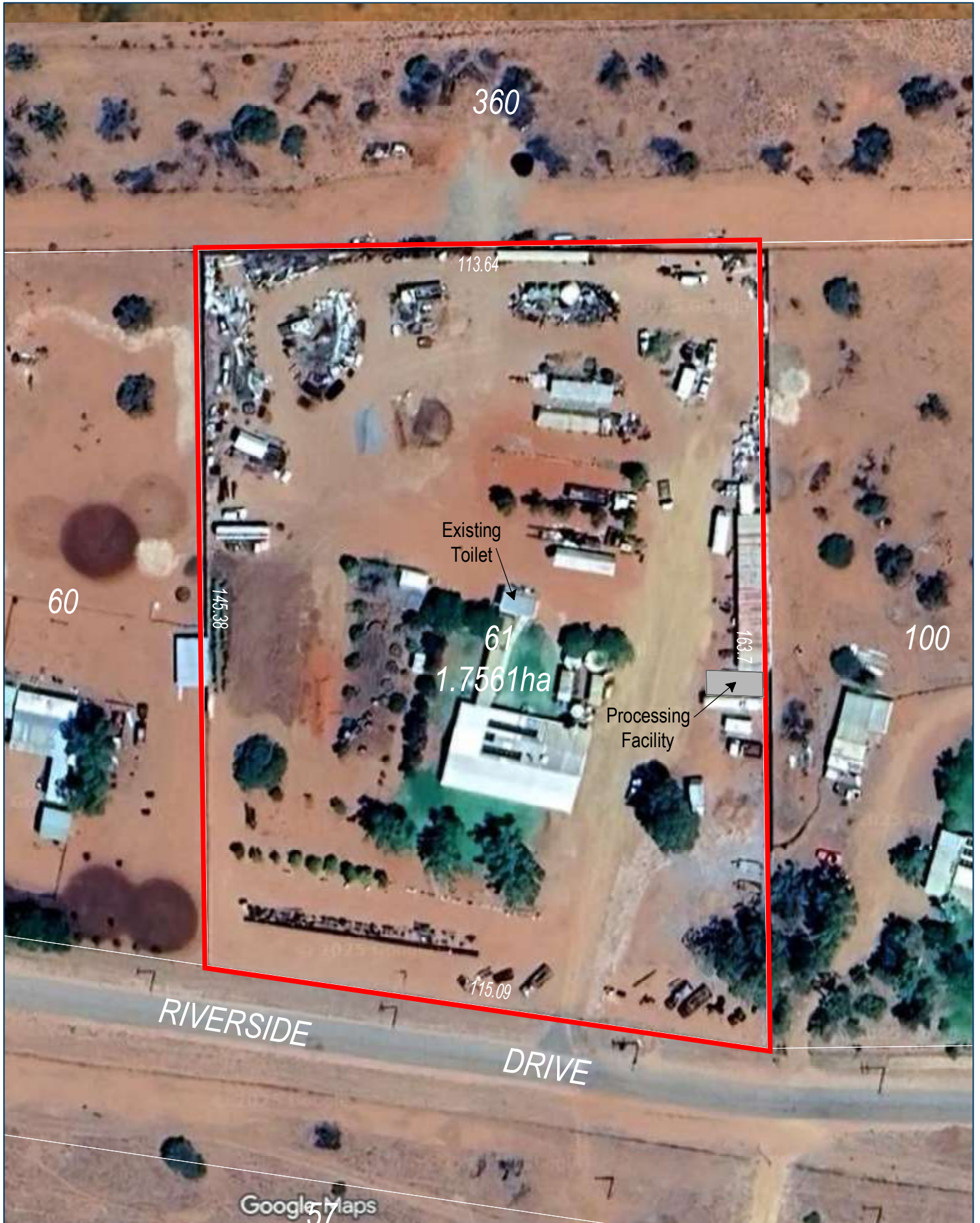
SKETCH OF LAND: 2141-496 (61/DP185100)  
PREVIOUS TITLE: 2059-826  
PROPERTY STREET ADDRESS: LOT 61 RIVERSIDE DR, GASCOYNE JUNCTION.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF UPPER GASCOYNE



## **Annexure 3**

### Development Plans





## AERIAL PHOTO

LOT 61 RIVERSIDE DRIVE  
GASCOYNE JUNCTION  
SHIRE OF UPPER GASCOYNE

0 10 20 30 40m

SCALE: 1:1000  
ORIGINAL PLAN SIZE: A4

JOB CODE:  
KEM GAS DA

DATE:  
18.11.2025



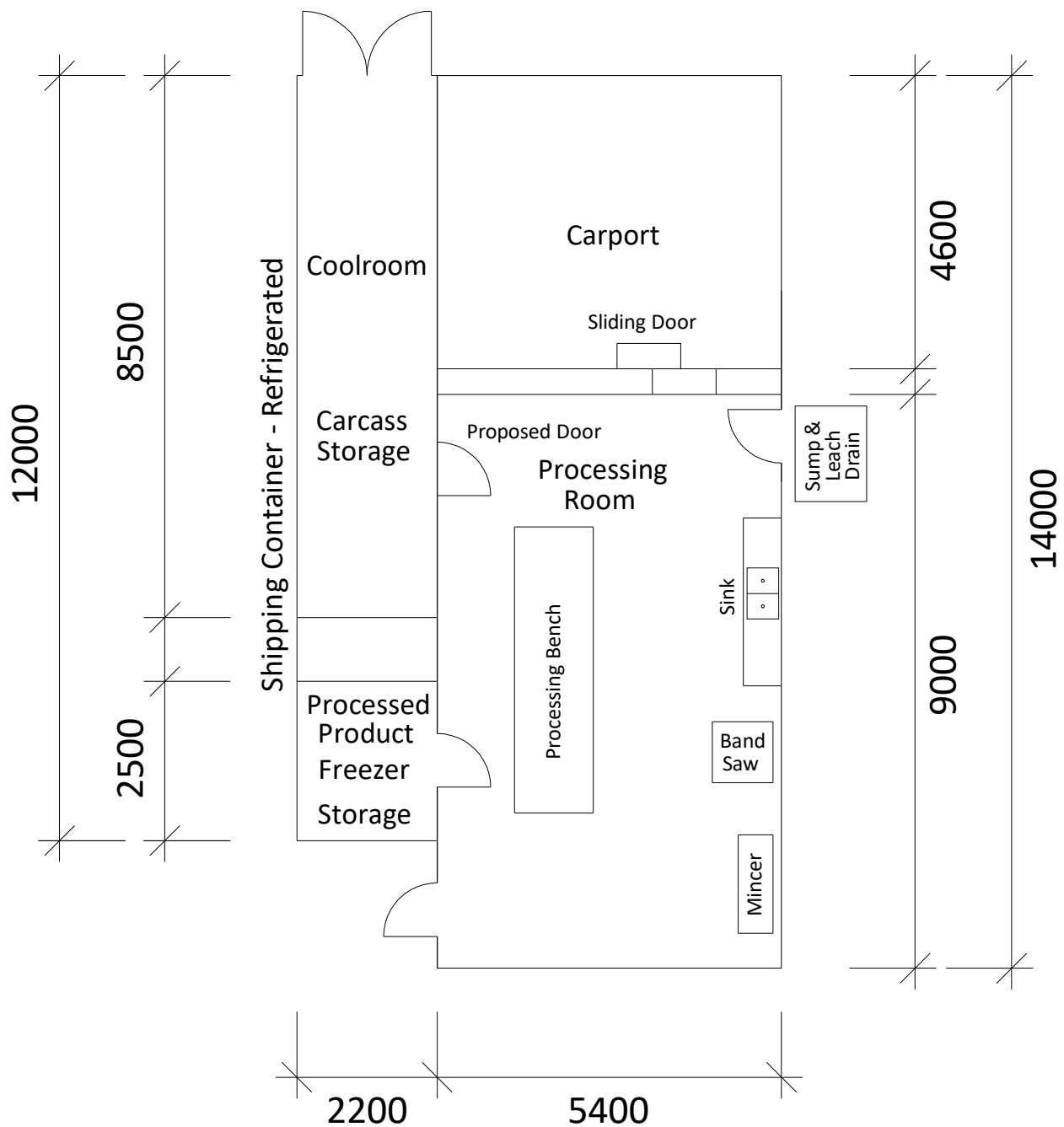
LEGEND:

SUBJECT LAND -

**Allerding  
& Associates**

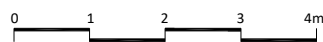
Town Planners, Advocates  
and Subdivision Designers





## FLOOR PLAN

LOT 61 RIVERSIDE DRIVE  
GASCOYNE JUNCTION  
SHIRE OF UPPER GASCOYNE



SCALE: 1:100  
ORIGINAL PLAN SIZE: A4

JOB CODE:  
KEM GAS DA

DATE:  
10.10.2025

**Allerding  
& Associates**

Town Planners, Advocates  
and Subdivision Designers

## **Annexure 4**

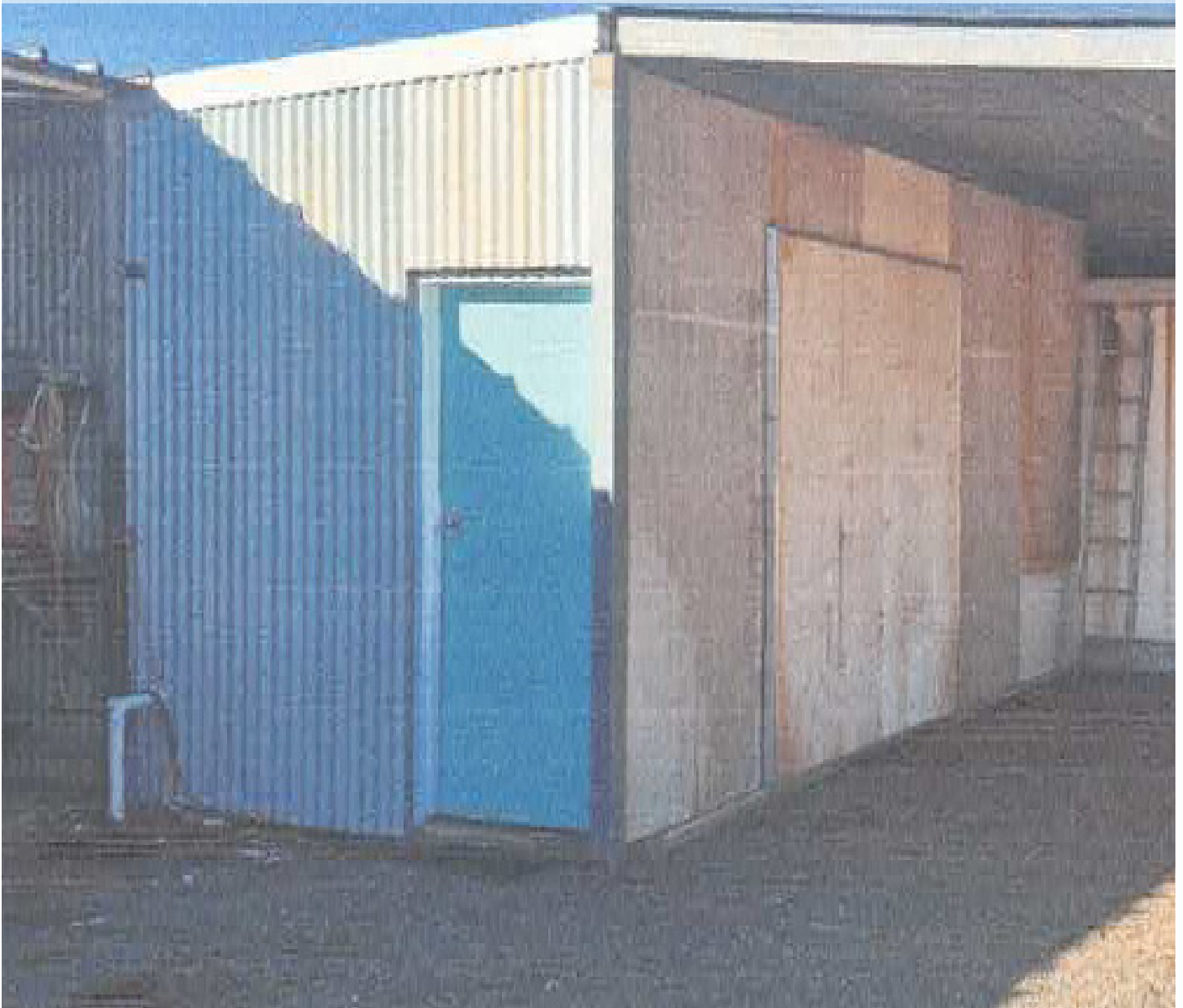
### Operational Management Plan

# **Operational Management Plan**

## **Light Industry Meat (Pet Food) Processing Facility**

**Lot 61 Riverside Drive, Gascoyne Junction**

**Shire of Upper Gascoyne**



Prepared for: Ken & Diane Kempton

Prepared by: Allering and Associates

NOVEMBER 2025



**Allering  
& Associates**

Town Planners, Advocates and Subdivision Designers  
ABN 24 044 036 646

125 Hamersley Road, Subiaco WA 6008  
T: (08) 9382 3000 W: [alleringassoc.com](http://alleringassoc.com)

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## Operational Management Plan

Address: Lot 61 Riverside Drive, Gascoyne Junction

Development: Pet Meat Processing Facility

Prepared by: Allerding and Associates

Prepared for: Ken and Diane Kempton

Dated: November 2025

---

### Introduction

This Operational Management Plan (**OMP**) is prepared for the Meat (Pet Food) Processing Facility at Lot 61 Riverside Drive, Gascoyne Junction (**subject site**).

This OMP addresses all matters relating to the undertaking of meat (Pet Food) processing on the subject site, along with other matters relevant to the ongoing compliant use of the facility.

### Facility Activities

#### Description

The Meat (Pet Food) Processing Facility subject to this OMP is described as comprising:

- A processing room of approximately 48m<sup>2</sup> which contains a processing bench, sink, bandsaw and mincer.
- A cool room (refrigerated storage) and freezer with a combined area of approximately 26m<sup>2</sup> for storing meat in both pre and post processing forms.
- A 4.6m wide carport structure adjoining the processing room and cool room.

The above represents the total facility infrastructure to which this OMP applies, in addition to associated activities as detailed in the Business Process and Operation Summary below.

#### Business Process

Animals to be processed for pet food are sourced and slaughtered off-site and cleaned/prepared for processing prior to being transported to the pet food (meat) processing facility via an enclosed refrigerated truck or utility vehicle.

Cleaned animal carcasses, once transported to the facility will be stored in the refrigerated cool room.

As required, individual carcasses are taken from the refrigerated storage to be processed, with processing typically involve skinning, deboning and segmenting.

Once the animal meat has been processed, as noted it will be stored in plastic lined bags and placed in the freezer and immediately frozen.

Frozen product is transported from the site in rigid refrigerated trucks for wholesale. Rate of delivery is dependent on demand.

### Operation Summary

In peak times, the facility will operate regular day-time hours generally from 7am-4pm.

For standard operations only the two business owners will be required on-site for processing. However, during peak times, an additional two (2) staff may be required depending on ultimate demand.

At peak processing it is anticipated that up to 1 tonne of pet food meat will be processed on a weekly basis.

The pet food (meat) business processes kangaroo, donkey, camel and horse meat with between 20-100 animals per week, when operating.

For the transporting of animal carcasses to site, a light vehicle (utility) or a refrigerated rigid vehicle will be used. As noted, delivery of processed pet food meat will occur by rigid refrigerated trucks for wholesale. A total of two (2) light vehicles and two (2) medium rigid trucks will be required to service operations.

## General Operational Management

### Hours of Operation

The hours of operation will occur generally in accordance with the hours specified in the approved development application as detailed in the operation summary.

Unless otherwise agreed with the Shire of Upper Gascoyne (the **Shire**), pet meat processing will be conducted:

- From Monday to Saturday;
- Between the hours of 7:00am-4:00pm

### Vehicle Use

A total of no more than two (2) light vehicles, and two (2) medium rigid trucks will be used as part of the Meat Processing Facility.

All vehicles must be securely stored on the subject site at all times when not in use.

No vehicle movements associated with the facility are permitted outside the operational hours of 7:00am-4:00pm, Monday to Saturday.

When entering and exiting the site, there is sufficient maneuvering room such that all vehicles can enter and exit the subject site in forward gear.

### Employees

Unless otherwise approved by the Shire, no more than four (4) staff are to be on-site at any one time or undertaking work for the facility (including driving vehicles), on any given day.

Those four (4) staff include the two persons residing on the property.



## Safety and Security

At all times when not in operational, the processing room and storage room are to be securely locked to prevent access by any person.

Prior to conclusion of daily operations, all facility equipment is to be satisfactorily cleaned, and the premises tidied, including:

- Washing, wiping and disposing of all meat substances from the bandsaw, mincer, bench and sink to ensure all surfaces are completely clean;
- Mopping of the facility floor to remove and dispose of all meat substances into the waste disposal and drainage, with all waste water to be discharged to a grease trap and then the approved waste water disposal system;
- Application of anti-bacterial chemicals over all surfaces;
- Sterilizing of all equipment at a minimum of 82 degrees; and
- Secure storage of all equipment in designated locations.

The above process is to occur each day at the conclusion of operations.

## Meat Transfer Management

### Sourcing of Animal Product

All animals (including kangaroos, donkeys, camels and horses) that are sourced for processing are to be initially processed on pastoral land. This includes any gutting, bleeding out, beheading and hocking.

No living or unclean animals are to be transferred to the processing facility.

### Transfer of Animal Product to Facility

Deceased cleaned animals are to be transferred to the processing facility via a light vehicle or rigid enclosed refrigerated vehicle. The carcasses of larger animals, such as camels are transported via a chiller truck with the carcass being placed over rails with the chiller truck being fully enclosed. Once the carcasses are secured within the chiller truck the carcasses are transported to the processing facility.

Kangaroos and other smaller animals are transported via a utility with the carcasses placed over rails in the tray of the utility vehicle.

Upon arrival to the property, the carcass is to be removed from the vehicle immediately and transported to the coolroom. The vehicles used to transfer the carcasses are regularly cleaned after transporting carcasses.

Carcasses are to be received at the facility and placed into the cool room only during the specific hours of operation per this OMP.

### Transfer of Animal Product from Facility

Frozen processed pet food product is to be moved from the facility storage to the appropriate vehicle in secure, sealed packaging.

All processed pet food is to be frozen in its secure packaging prior to being moved to a vehicle for transporting for sale.

Separate vehicles are used for the transporting of carcasses than those used for delivery of the pet food meat product.

## **Noise Management Processes**

### **Vehicle Movement**

When entering and egressing the subject site, all vehicles are to travel at low speed to avoid undue vehicle noise on adjacent properties.

In addition, all vehicles are to adhere to local speed limits, particularly along Riverside Drive adjacent to residential properties.

Vehicle movements associated with the operations are limited to between 7am and 4pm Monday to Saturdays only.

### **Operational Practice**

Whilst operational, the facility is to employ the following noise and odour mitigation measures:

- At all times whilst meat processing is occurring, including use of the bandsaw, mincer, sinks or any other activity within the processing room, the processing room door is to be securely locked. The securely closing of doors is necessary to mitigate not only noise but odour from the facility.
- Per the hours of operation, no meat processing occurs outside of 7:00am-4:00pm.
- Skinning, deboning and segmenting activities (as required) are to be undertaken only during the hours of operation with all openings to be securely closed to avoid unnecessary noise and odour emissions.
- When opening and closing doors within the facility, and the doors of vehicles associated with the facility, care is to be taken to avoid doors being slammed to minimise noise.

The above procedures are to be followed at all operational times.

## **Waste Management Processes**

### **Collection of Meat Processing Waste**

All meat/animal waste from processing activities is to be collected in lined bins within the facility. At the end of each day, any bin bags containing waste are to be tied up and sealed and placed in the freezer until taken off site.

Bins are to be stored internally to ensure that odour emissions are mitigated and do not adversely impact adjacent properties.

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### Wastewater Management

All wastewater dispersed from the facility will be processed through a grease trap and then waste water treated via an approved septic tank and a leach drain and be installed according to the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

### Complaints Management

Operations will be reviewed regularly to ensure they are occurring in accordance with this OMP.

Notwithstanding, in the event a complaint is received, an immediate review of operations will occur to ensure practice is in accordance with this OMP.

In the event of a complaint, the complaint shall commence to be investigated within 1 working day of receipt.

Details of the complaint and action taken are to be recorded in writing in the attached form and responded to within seven (7) days of the complaint being received.

A register of all complaints received and the solution, action or recorded response taken will be maintained. A copy of the complaints register will be provided to the Shire upon request by the Shire.

### Conclusion

This OMP is prepared for the Meat (Pet Food) Processing Facility on the subject site.

All operations will be undertaken with the management requirements set out in this OMP (as amended).

### Complaints Form

**To be completed by the person receiving the complaint and signed off by the  
Manager**

<b>Date of incident</b>	
<b>Complaint from</b>	
<b>Contact details</b>	
<b>Description of Incident (record wind direction, temperature or other relevant details)</b>	
<b>Action taken</b>	
<b>Resolved (Y/N)</b>	
<b>Date complainant advised of outcome</b>	
<b>Further action required by who and when</b>	
<b>Manager Sign</b>	
<b>Date Resolved</b>	