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Abattoir, 45s+ village on collision course

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Plans for the construction of a 182-home lifestyle village at the El Caballo Resort, near Woorlooloo, north-east of Perth, are progressing despite a warning that the development threatens a \$30 million expansion proposed by the adjoining Linley Valley abattoir.

Plans for the lifestyle village and the abattoir expansion have been approved by the Northam Shire Council but David Lock, the chief executive of Craig Mostyn, the diversified food and agribusiness company that owns the abattoir, says the construction of a lifestyle village on its boundary will inevitably create conflict that could jeopardise the abattoir's operations.

"Our view is that this is a fundamental conflict that, El Caballo is a perfectly acceptable neighbour with its current use but building a 220-home lifestyle village overlooking our plant will inevitably lead to complaints — whether it's noise, light, dust, odour — there's no question in my mind that will happen," Mr Lock said.

"The council is very pro the village development. They want to have another 200 people living in Northam and, in my view, the council's objectivity is compromised. I think some of them honestly believe they are compatible developments.

"If the lifestyle village proceeds then we won't go ahead with the expansion. We won't be able to risk investing further capital in a site that we believe will become threatened."

Linley Valley is the only pork



Meet the neighbours: Workers at the Linley Valley abattoir in Woorlooloo.

We won't be able to risk investing further capital in a site that we believe will become threatened.

DAVID LOCK, CRAIG MOSTYN GROUP

abattoir in WA apart from a small operation in Dardanup. The planned expansion would enable it to process sheep and cattle and increase its workforce from 320 to 400.

El Caballo Resort owner Matthew Pavlinovich said he had no objection to the abattoir expansion.

"Craig Mostyn has a philosophy

of trying to keep people away from their operations but the bottom line is that our land has been zoned for tourism for more than 30 years and the lifestyle village we are proposing is a permitted use under that zoning," he said.

"The council wants to see both developments go ahead and so do I.

"We've never had odour

complaints about the abattoir and the council hasn't had any complaints since the early 1990s."

He said the 182 homes would be built within the existing horse-shoe-shaped golf course.

"We believe there is enormous demand for a village and we are meeting marketplace demand for cheaper homes."

Mr Pavlinovich, who bought the resort and nearby land in 2006, said he was close to signing an agreement with Fleetwood Homes.

Construction of the homes, which would be for over 45s, would cost between \$70 million and \$75 million. The village would be a gated community with access to the facilities already at El Caballo Resort, including, a hotel, restaurants, pool and tennis courts.

