



UPDATE

Proposed new saleyards: Central Victoria Livestock Exchange

Newsletter 1, AUGUST 2014

WHAT HAS HAPPENED TO DATE?

This is the first newsletter from the City of Ballarat providing information about the proposed new saleyards development, the 'Central Victoria Livestock Exchange' (CVLX).

You may have previously received other newsletters from the developer of the new saleyards or other community members.

The purpose of this newsletter is to explain the potential way forward for the proposed new saleyards, on a site located between the Sunraysia Highway and the Western Freeway, to the southwest of Miners Rest.

The developer of the proposed new saleyards is currently preparing their formal application to Council which includes traffic, noise and odour studies.

The developer will need to receive approval from Council and from the EPA (Environment Protection Authority), to make sure that the site meets the highest standards to minimise any possible negative impact on the Miners Rest community.

YOUR QUESTIONS ANSWERED

Who is developing the new saleyards?

RLX Investment Company Pty Ltd and their operating agent – Regional Infrastructure Pty Ltd (RIPL) who have been operating the current Ballarat Saleyards as a private entity since May 2010, wish to invest in the construction of a new purpose built saleyards for Ballarat.

Has Council already approved the saleyards?

No. Council has not yet received any application for the new saleyards, but expects to by the end of August, 2014.

Has Council already rezoned the land?

No. Council will decide whether or not to rezone the land once a formal application is received. The rezoning application is expected to include a proposed zone for the site that will set specific parameters for any future saleyards development.

Is there an abattoir being discussed for Miners Rest?

No. Council is not aware of any discussions or proposals for an abattoir in Miners Rest.

Hasn't Council recently made a decision relating to the saleyards though?

Yes. Council has resolved the way a saleyards application will be treated. When a proposal is received, Council will consider rezoning with strong development controls to provide more certainty for the community and Council as to what will and can happen on the land. This is a standard matter for Council to consider in land development.

Will I get to have a say in the matter?

Yes. There will be an open public consultation process, where your opinion on the proposed saleyards will be sought. Council will take all opinions into consideration and if all concerns cannot be resolved, an independent Planning Panel Hearing (appointed by the State Government) will take place, to consider all issues. You will also have an opportunity to make a submission at this Planning Panel.

How close will the nearest house be to the proposed saleyards?

The nearest house is approximately 700 metres from the proposed yards. As a comparison, there is approximately 230 metres between the current yards in La Trobe Street and the nearest house.

WHAT HAPPENS NEXT?

Estimated timeframe	Stage in the process
Aug - Sept 2014	<ul style="list-style-type: none">• A formal request to rezone land for the saleyards is lodged with Council
Oct - Nov 2014	<ul style="list-style-type: none">• Council considers whether or not to start a Planning Scheme Amendment process, which would rezone the land to allow for the saleyards development
End 2014 - early 2015	<ul style="list-style-type: none">• If a process is started, the rezoning Amendment is put out for public comment
Early 2015	<ul style="list-style-type: none">• Council considers the comments and concerns of all parties
Early - mid 2015	<ul style="list-style-type: none">• If all concerns are not resolved, an independent Planning Panel Hearing takes place
Mid 2015	<ul style="list-style-type: none">• The Panel delivers a report to Council for consideration
Mid - late 2015	<ul style="list-style-type: none">• Council considers the final Panel report and makes a recommendation to the Minister for Planning

NEED MORE INFO?

Contact Council's Strategic Land Use Planning Coordinator
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