

UPDATE

Proposed new saleyards: Central Victoria Livestock Exchange

Newsletter 4, MARCH 2015

WHAT IS HAPPENING WITH THE SALEYARDS APPLICATION?

This is the fourth newsletter from the City of Ballarat providing information about the proposed new saleyards development, the 'Central Victoria Livestock Exchange' (CVLX). The saleyards are proposed to be located between the Sunraysia Highway and the Western Freeway, to the southwest of Miners Rest.

Between 12 February and 20 March 2015, the Planning Scheme Amendment application (C185) and the EPA Works Approval Application (Service Order: 1001580) are jointly on public exhibition.

At the conclusion of the Amendment process, there will not be any future planning permit processes (no VCAT); and therefore, no future opportunities to comment on the proposed saleyards. **This is the time to have your say.**

CONSULTATION TO DATE

Public consultation sessions took place on Monday 3 and Tuesday 4 March. The most commonly asked questions are answered here:

Why do we need new saleyards?

The existing site has severe infrastructure limitations impacting achieving optimum:

- Animal care and management
- Occupational care and safety
- Waste management systems and practices
- Parking and traffic movement
- Overall efficiency of operations.

The new facility which will be owned and managed by a private developer has been designed to address these issues.

Will the new facility be large enough?

The applicant has designed the facility against the throughput of sheep and cattle, and has designed a facility to meet demand to around the 98% percentile. The applicant has indicated it is not cost viable to develop beyond this level.

YOUR QUESTIONS ANSWERED

How do I have my say?

Submissions must be made in writing giving your name and contact address, clearly stating the grounds on which you wish to support or oppose the proposal.

Submissions are to be sent to Planning Strategy, City of Ballarat, PO Box 655, Ballarat VIC 3353 or via email to strategy@ballarat.vic.gov.au

(Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions. In accordance with the Planning and Environment Act 1987, Council must make available for inspection a copy of any submissions made).

When does my submission need to be in by?

The closing date for submissions is Friday 20th March 2015.

How do I find out more?

Details of what is proposed can be viewed on the following websites:

www.ballarat.vic.gov.au

www.epa.vic.gov.au/Ballaratsaleyards

www.dtpli.vic.gov.au/publicinspection

Or in person, during office hours at the City of Ballarat, Town Hall, Sturt Street, Ballarat, Victoria 3350

What happens if my concerns are not addressed?

Council must 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 present your submission at this Planning Panel. **You must make a submission now, to be involved in the future Panel Hearing.**

Why has this site been selected?

The applicant has selected this site, due to its ability to best meet their necessary criteria for a saleyards. These criteria include:

- Site area minimum 40ha
- Direct highway access
- Surrounding land uses
- Buffer zones from houses and other uses
- Environmental considerations (topography, away from waterways, ability to meet EPA standards)
- Site ideally less than 15km from a township
- Minimum 100km to next major selling centre
- Centrally located to livestock selling region
- Cost per acre to purchase

How will the City of Ballarat ensure the applicant operates the saleyards appropriately?

The zone being created for the site (Special Use Zone Schedule 15) includes a strict list of requirements the applicant will need to meet before anything can be developed. If at any time the community has concerns about the operations, the City of Ballarat is able to enforce the strict requirements through legal enforcement processes. The EPA is also yet to approve a Works Approval Application for the saleyards, which will only happen if set environmental standards are met (including for odour and noise). The EPA will then be able to enforce the meeting of these environmental standards. If approved, the site will also operate under an 'Environmental Improvement Plan' which has built-in review processes required by the EPA.

Will the lights be on at the facility all day and night?

Lighting at the site will decrease to a lower level of 'night lighting' each evening, once the delivery of stock has been completed. There will also be security CCTV active at the site.

How will truck traffic be managed?

The Special Use Zone requires the applicant to complete a 'truck management plan' that identifies heavy vehicle truck routes which minimise impacts on townships and associated housing, including driver induction protocols. This document will be enforceable by the City of Ballarat.

HOW FAR IS THE PROPOSED SALEYARDS FROM WHERE I LIVE?



WHAT HAPPENS NEXT?

Estimated timeframe	Stage in the process
12 Feb - 20 March 2015	• The combined Planning Scheme Amendment and Works Approval Application is out for public comment
Feb - April 2015	• All submissions are considered, if unable to be resolved a report is put to Council to request a Panel Hearing
Week of 18 May 2015 Week of 22 June 2015	• If all concerns are not resolved, a Directions Hearing followed by an independent Planning Panel Hearing occur
August/Sept 2015	• The Panel delivers a report to Council for consideration
Late 2015	• Council considers the final Panel report and makes a recommendation to the Minister for Planning

NEED MORE INFO? Contact the City of Ballarat's Strategic Land Use Planning Coordinator Jessie Keating on 5320 5580 or email jessiekeating@ballarat.vic.gov.au