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12 June 2015

Attention: The Panel Coordinator
Planning Panels Victoria
PO Box 2392
MELBOURNE VIC 3001

By hand and by email

Planning.panels@delwp.vic.gov.au

Dear Sir/Madam,

**Expert Witness Statements
Central Victorian Livestock Exchange
Ballarat Planning Scheme Amendment C185
EPA Works Approval Service Order Reference 1001580**

We continue to act for the proponent, RLX Investment Company Pty Ltd as trustee for RLX Investment Trust (RLX).

We now enclose four copies of the following reports:

1. Jim Antonopoulos, SLR Consulting (Acoustic)
2. Neil Craigie, Neil M Craigie Pty Ltd (Surface Water)
3. Dr Iain Cowan, ERM (Odour)
4. Garry Edwards, Regional Infrastructure Pty Ltd (Operational Report)
5. Martin Haege, Geolyse Pty Ltd (Project Engineer)
6. Greg Hoxley, Jacobs (Groundwater)
7. Matthew Gibson, Biosis (Native Vegetation and Birdstrike)
8. Stuart McGurn, ERM (Planning) (including statement on economic issues from Matthew Lee)
9. Glenn Marriott, Land Safe (Agronomy)
10. Steve Schutt, Hansen Partnership (Visual Impact)
11. Jason Walsh, Traffix Group (Traffic)
12. Matthew Lee, Deep End Services (Economics)
13. Central Victorian Livestock Exchange (CVLX), Contingency Effluent Disposal Report, Spiire (Wastewater)



We do not intend to call the author of document 13 above. As the document had been provided to Mr Haege and Mr Marriott, the proponent considered it appropriate that the Panel and parties had the benefit of the document in lieu of it being produced in the course of presenting its case.

Concept plan in expert reports

We note for the Panel that the technical evidence refers to a "Revised Conceptual Site Layout" (drawing number 01M_EV02 revision M dated 3 June 2015) (**Concept Plan**).

As the Panel is aware this proceeding concerns a works approval under the Environment Protection Act 1970 and a proposed Planning Scheme Amendment under the Planning and Environment Act 1987. The Planning Scheme Amendment will introduce a new schedule to the Special Use Zone (**Schedule**).

The new Schedule would permit the use and development of a saleyard upon approval of a development plan prepared in accordance with the Schedule. A general layout plan is included in the Schedule (at clause 7.0 of the exhibited Schedule). If the Schedule is introduced to the Planning Scheme, the ultimate development plan approved must be generally in accordance with that general layout plan.

The proponent's position is that the general layout plan in the exhibited Schedule is sufficient for its purpose and should remain unchanged.

The Concept Plan is a more detailed plan that has been prepared on the basis that it represents a potential layout of the site that could form the basis of preparation of a development plan under the Schedule.

The Concept Plan includes some minor amendments when compared to the concept plan in the exhibited material. These changes have been made in response to the submissions of the parties and include some rearrangement of the treatment area and ponds, alterations to irrigation areas and increase in the roofed portion of the facility.

The Concept Plan was prepared to assist with the preparation of evidence for the hearing. Its greater level of detail permits scientific modelling and rigorous testing of the suitability of the land to establish the feasibility of the proposed use and development.

If this planning scheme amendment proceeds, a detailed development plan will be prepared and it will consist of numerous plans, reports and investigations which will be prepared as part of the detailed design process (see generally the proposed Schedule 15 to the Special Use Zone at clause 2.0 under the heading "Requirement for Development Plan"). It is possible that following the detailed design process, the final layout may differ from the Concept Plan.

It is also proposed that any development plan submitted for approval will be referred to the CMA, VicRoads, CHW and other relevant referral agencies. These agencies will have an opportunity to comment on the final development plan.

Circulation

We confirm that an electronic copy of these reports has also been circulated by email today to the persons identified on the distribution list which was attached to the Panel's direction letter of 26 May 2015 and additionally to Kings Lawyers, Central Highlands Water, the EPA and VicRoads as parties attending the hearing. The reports have also been provided to Glenelg Hopkins Catchment Management Authority and Goulburn Murray Water as referral authorities who have submitted to the proposal.

Please contact Greg Tobin on 5225 5252 if you have any questions.

Yours faithfully,



HARWOOD ANDREWS
Encl.