
2. Proposed Use

The purpose of this section is to outline the proposed development, including the project rationale and proposed facilities.

2.1 Project Rationale

RLX IC proposes to relocate the CVLX livestock saleyards from the existing site in central Ballarat (1020 LaTrobe Street, Ballarat) to a new purpose-built state-of-the-art livestock marketing and selling complex on the north-west perimeter of the city (corner of the intersection of the Western Highway and the Sunraysia Highway).

This proposed new development will have the capacity to not only service the needs of the Ballarat but it will function as a regional centre for the Central Victorian livestock industry. The new CVLX facility will provide:

- Efficient network of livestock, yards, scales, crushes that will facilitate enhanced livestock movements, penning, scanning, identification and classification;
- Effluent management systems enabling animal and human waste to be entirely managed on site;
- A complex network of walkways, elevated platforms/catwalks and remotely operated gates, ramps and crushes permitting livestock and human separation enhancing workplace health and safety systems and outcomes;
- Extensive use of low bruise panels and gates, and yard designs that eliminate points of potential animal harm;
- Animal enclosures and pavilions built to optimise animal comfort and presentation for sale;
- Facilities designed to provide all necessary support services for users and patrons including offices and meeting rooms, IT and media access, cafeteria, hygiene services and an attractive and competitive market for livestock buyers and sellers;
- Facilities and infrastructure for heavy vehicles, all other forms of livestock delivery vehicles and general user traffic including parking (cars to b-triple heavy vehicles), extensive network of loading and unloading ramps and a modern highly efficient multi-bay truck wash facility;
- Maintenance workshop and feed storage shed;
- Perimeter paddocks to facilitate longer term storage/agistment of livestock;
- On-site water capture to reduce dependence on external sources of water;
- Efficient lighting and pumping systems to optimise electricity consumption;
- Security and CCTV systems to enhance livestock and human safety and security;
- Safe site access routes both at the site perimeter and in the network of roads that will service the site;
- Advanced livestock processing and tracking IT infrastructure to enhance food security and commercial security outcomes; and landscaping and site presentation (this will include a dedication to the local aboriginal community).

The existing CVLX is an old facility, and is located in an inner-suburban city area. Facility infrastructure does not meet acceptable modern standards of animal welfare, workplace health safety and security or environmental standards. Further, its location compromises the community standard of living and safety as heavy vehicle movements, effluent management, noise control and a reasonable separation between the large animal storage facilities and residences and businesses cannot be achieved. It is both impractical and cost prohibitive to upgrade the existing facility to meet infrastructure and operational standards and expectations.

2.2 Proposed Facilities

The facility has been proposed to accommodate 70,000 cattle and 1.6M sheep annually. The proposed site facilities required to accommodate this capacity includes the following:

- 12,800 m² (approx.) of roofed sheep yards;
- 19,800 m² (approx.) of external sheep yards;
- 4,200 m² (approx.) of roofed cattle yards;
- 6,800 m² (approx.) of external cattle yards;
- Truck wash down area able to cater for 4 trucks (24 hour / 7 day access);
- 3,800 m² (approx.) of truck parking area;
- 216 car parking spaces for vehicles;
- An office and administrative complex covering approx. 1,400m².
- A water storage dam able to capture 5ML of irrigation water;
- A series of water treatment ponds designed to capture and treat all water runoff from the operational area of the site;
- Night lighting and CCTV camera security;
- A maintenance and hay shed; and
- Numerous specialty loading and unloading ramps.

The balance of the site will be used as irrigated grazing land. The Concept Plan for the site layout is provided in **Figure 1**.

It is anticipated that the site will cater for 17 staff, 48 agent personnel, 6 livestock contractors, 12 drivers, and up to 100 patrons on peak event days. Amenity and cafeteria facilities have been provided for the expected patronage and staff.

It is scheduled to host 48 prime cattle sales per year (Weekly - Monday), 51 sheep sales per year (Weekly - Tuesday) and 13 store cattle per year (Monthly – Fridays).

Twenty-four hour, seven day a week access to the facility will be provided to retain the access to truck washdown facilities and satisfy pick-up / drop off requirements. Closed Circuit Television and Video (CCTV) surveillance will be installed at the entry of the site, central facility buildings, truck wash, key yard areas and facility buildings.