

UPDATE

Proposed new saleyards: Central Victoria Livestock Exchange

Newsletter 8, JANUARY 2016

WHAT IS HAPPENING WITH THE SALEYARDS APPLICATION?

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

In mid-2015, the independent Planning Panel Hearing about the proposed saleyards - Planning Scheme Amendment (C185) and EPA Works Approval Application (Service Order: 1001580) took place.

The Panel delivered its report for Council and EPA consideration, in which they confirmed the suitability of the proposed saleyards site and recommended that Amendment C185 be adopted and the Works Approval Application be granted, both with some changes.

A Council meeting took place over three days on Monday 12, Tuesday 13 and Wednesday 14 October where Council determined to support the recommendations of the Panel, finding the proposed saleyards should be supported and Amendment C185 to the Ballarat Planning Scheme adopted.

MINISTER FOR PLANNING HAS APPROVED THE SALEYARDS AMENDMENT

The Minister for Planning Richard Wynne has approved Amendment C185 to the Ballarat Planning Scheme.

Amendment C185 rezones the proposed site to a Special Use Zone for the purpose of the saleyards business and makes other changes to the Planning Scheme to allow for the saleyards to be developed.

This decision came into effect on Thursday 20 January 2016 when it was published in the Victorian Government Gazette.

WHAT HAPPENS NOW?

Now that the Amendment has been approved by the Minister for Planning, there are two more steps required to be taken by the applicant before final approvals can be issued.

What do Council's Planning Department and the other Government Agencies now need to assess?

The applicant is required to complete many detailed plans as part of the 'Development Plan', through the Special Use Zone that will apply to the site. These include:

- Existing Conditions; Site Layout and Landscaping Master Plans
- Vegetation Management Plan
- Car Parking and Traffic Management Plan
- Flood Investigation and Flood Risk Report
- Drainage Report
- Stormwater Management Plan
- Operations and Environmental Management Plan.

These plans need to be approved by many agencies and authorities, along with Council, before the development of the saleyards can take place.

What happens with the EPA Works Approval Application?

The EPA will now consider the independent Panels' report and will only approve the Works Approval Application if set environmental standards are met (including for odour and noise).

When will development of the land start if all approvals are granted?

Development is likely to take place in early-mid 2017.

Where can I see the reports and details of the proposed saleyards?

The Panel and Council reports along with the details of what is proposed can be viewed on Council's website:

www.ballarat.vic.gov.au

Or, in person, during office hours at City of Ballarat, The Phoenix Building, 25 Armstrong Street South, Ballarat

Your Questions Answered

Will the saleyards have a negative impact on Miners Rest?

The Panel has found the proposal does not create any social or environmental issues that are considered to have unreasonable impacts on Miners Rest. The Panel stated the site is far enough from adjoining properties that it can meet all relevant environmental standards. What is not clear from looking at the maps is the significant road infrastructure barrier between the proposed saleyards and Miners Rest.

Is the Minister for Planning's decision final?

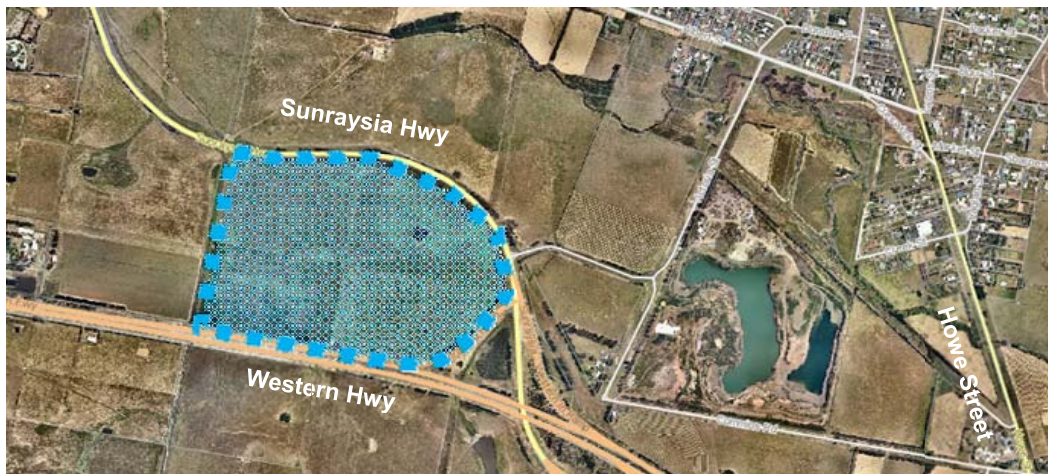
Yes. The public Exhibition and Panel process presented an opportunity for submissions for or against the proposed Amendment to be made, with the Panel, Council and finally the Minister for Planning required to consider all submissions and evidence presented. A VCAT appeal was lodged however with the approval of the Amendment, this has now been withdrawn. There is no further opportunity to object to the Amendment.

When will the new saleyards start operating?

Once Council officers and the EPA are satisfied will all required documentation and approvals are granted, construction is expected to take approximately 14 months for the site to be fully operational. It is estimated this will be around early-mid 2017. The current saleyards in Latrobe Street will continue to operate until this time.

WHERE IS THE SITE OF THE NEW SALEYARDS?

The site of the new saleyards is pictured below, Lots 1 and 2, TP840697G; Lot 2, PS341031L; and Lot 1, TP944606J, Sunraysia Highway, Miners Rest.



WHAT HAPPENS NEXT?

Estimated timeframe

Stage in the process

14 October 2015

- Council considered the Panel report and resolved to adopt Amendment C185 to allow the saleyards to be developed on the proposed site. The Amendment was then lodged with the Minister for Planning for final approval

Mid-January 2016

- The Minister for Planning approved Amendment C185 to the Ballarat Planning Scheme, rezoning the land to allow for a saleyards

Early - Mid 2016

- The EPA now need to consider the Panel's report and determine the Works Approval Application
- The applicant needs to complete the Development Plan required under the zone to the satisfaction of Council and other government bodies, before development can begin

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