

21/01/2016  
C185**SCHEDULE 15 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ15**.**CENTRAL VICTORIA LIVESTOCK EXCHANGE****Purpose**

To provide for the use and development of the land as a livestock exchange (saleyard) facility and ancillary facilities as part of the Central Victoria Livestock Exchange project.

To provide for the use and development of the land in accordance with the Incorporated Document entitled 'Central Victoria Livestock Exchange, Ballarat October 2015'.

**1.0**21/01/2016  
C185**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Agriculture (other than Animal keeping, Animal training, Apiculture, Intensive animal husbandry, Rice growing and Timber production)</b>	
<b>Minor utility installation</b>	
<b>Office</b>	Must be in accordance with an approved Development Plan.
<b>Primary produce sales</b>	Must not be within 100 metres of a dwelling in separate ownership.  The area used for the display and sale of primary produce must not exceed 50 square metres.
<b>Saleyard</b>	Must be in accordance with an approved Development Plan.
<b>Any use listed in Clause 62.01</b>	Must meet requirements of Clause 62.01.

**Section 2 - Permit required**

<b>Use</b>	<b>Condition</b>
<b>Carpark</b>	
<b>Caretaker's house</b>	Must be in conjunction with a saleyard.
<b>Convenience restaurant</b>	Must be in conjunction with a saleyard.
<b>Convenience shop</b>	Must be in conjunction with a saleyard.
<b>Education centre (other than Primary school and Secondary school)</b>	Must be associated with agriculture.
<b>Function centre</b>	
<b>Hall</b>	
<b>Intensive animal husbandry (other than Broiler farm)</b>	
<b>Market</b>	
<b>Research and development centre</b>	Must be associated with agriculture.

Use	Condition
<b>Restricted place of assembly</b>	
<b>Rural industry (other than Abattoir and Sawmill)</b>	
<b>Rural store</b>	<p>Must be used in conjunction with Agriculture.</p> <p>Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres.</p> <p>Must be the only Rural store on the lot.</p>
<b>Renewable energy facility (other than Wind energy facility)</b>	Must meet the requirements of Clause 52.42.
<b>Take away food premises</b>	Must be in conjunction with a saleyard.
<b>Utility installation</b>	
<b>Any other use not in Section 1 or 3</b>	

**Section 3 - Prohibited**

Use
Abattoir
Animal training (other than Racing dog training)
Art and craft centre
Accommodation (other than Caretaker's house)
Animal keeping
Apiculture
Broiler farm
Brothel
Cemetery
Child care centre
Cinema based entertainment facility
Crematorium
Display Home
Industry (other than Research and development centre and Rural industry)
Freeway service centre
Funeral parlour
Helicopter landing site
Home occupation
Hospital
Leisure and recreation
Nightclub
Place of assembly (other than Function centre, Hall and Restricted place of assembly)
Pleasure boat facility
Primary school
Wind energy facility
Racing dog training
<b>Retail premises (other than Convenience restaurant, Take away food premises, Market,</b>

**Use****Primary produce sales and Convenience shop)****Rice growing****Secondary school****Service centre****Timber production****Tramway****Transport terminal****Warehouse (other than Rural store)****Winery****2.0**21/01/2016  
C185**Use and development of land for a saleyard**

The use of the land for the Central Victoria Livestock Exchange may include a saleyard and associated access ways, car parking, drainage infrastructure, and ancillary amenities and services for staff and patrons including, but not limited to, offices and food and drink premises.

The use of the land must be in accordance with a Development Plan approved under this Schedule.

**Requirement for Development Plan**

A Development Plan for the use of the land for the Central Victoria Livestock Exchange must be prepared, submitted and endorsed to the satisfaction of the responsible authority.

Only one Development Plan may be approved for the land covered by this Schedule.

The Development Plan must be consistent with any Works Approval or other approval / licence required under the *Environment Protection Act 1970*.

The Development Plan may be amended to the satisfaction of the responsible authority.

The Development Plan may consist of plans or other documents.

The Development Plan must be consistent with any approved Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006*.

The Development Plan must be generally in accordance with the Concept Plan in Section 7.0 of this Schedule.

The Development Plan must include the following to the satisfaction of the responsible authority:

An **Existing Conditions Plan** that includes:

- The boundaries and dimensions of the land;
- Adjoining roads;
- The location, height and purpose of buildings and works on adjoining land;
- Relevant ground levels;
- The location and quality of any existing vegetation.

A **Site Layout Plan** drawn to scale showing:

- The layout of proposed buildings and works including building setbacks from boundaries, finished floor levels, and an indicative internal layout for each building;

- Elevations, showing the dimensions, colours and materials of all buildings and works;
- Driveways, vehicle parking areas, car parking spaces, and loading and unloading areas;
- Finished site levels and the location of any proposed cut and fill;
- Removal or protection of any existing vegetation;
- Any proposed advertising signage;
- External storage and waste treatment areas.

A **Landscaping Master Plan** which shows:

- The proposed landscaping requirements of the land;
- Details and locations of the vegetation species to be planted;
- The number of trees and surface treatments;
- A written description of the timing and management requirements of all landscaped areas;
- A detailed description of any areas to be used as native vegetation removal offset areas.

A **Vegetation Management Plan** which includes:

- Details of the nature and extent of native vegetation on the land;
- A schedule or plan identifying which native vegetation is to be removed and which native vegetation is to be retained; and
- The requirements necessary to protect and conserve native vegetation, to reduce the impact of land and water degradation and provide habitat for plants and animals.

The Vegetation Management Plan must specify any requirements that must be observed as part of the removal of any native vegetation and must address the following objectives:

- To avoid the removal of native vegetation where practicable;
- If the removal of native vegetation is not practicable, to minimise the removal of native vegetation through appropriate planning and design;
- To consider whether any offset is appropriate and the form of such offset.

A **Car Parking and Traffic Management Plan** that explains and details:

- The likely traffic generation and impacts of the proposed use and development on the surrounding road network;
- How access to a road in a Road Zone Category 1 is to be addressed.
- Vehicle access points, including illustrating that the access point from Sunraysia Highway will not be gated.
- The location and treatment of circulation areas, driveways and other accessways within the land;
- The location, layout, treatment and maintenance of all vehicle parking areas and loading and unloading areas;
- The minimum number of car parking spaces to be provided on the land;
- A truck management plan that identifies heavy vehicle truck routes which minimise impacts on townships and peripheral housing to the extent practicable, including driver induction protocols;
- Carparking provision and maintenance;
- Loading and unloading arrangements;
- Traffic management including external intersection and internal road design;

- A Traffic Impact Assessment Report to the satisfaction of VicRoads.

A **Flood Investigation** that includes:

- A *Flood Study/Hydraulic Analysis* which is to be prepared by a suitably qualified and experienced engineer. The plans are to include the extent of flooding in a 1% AEP (1:100 year) flood event for pre-development and post-development conditions.

An investigation of the post-development conditions must be undertaken by a suitably qualified engineer and must employ best practice methods (to the satisfaction of the Glenelg Hopkins Catchment Management Authority) for flood estimation. This review may be subject to an independent peer review at the cost of the applicant.

- A *Flood Risk Report* that must consider the following:
  - The State Planning Policy Framework and the Local Planning Policy Framework.
  - The existing use and proposed development of the land.
  - Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside the identified flood extent.
  - The susceptibility of the development to flooding and flood damage.
  - The potential flood risk to life, health and safety associated with the development.
  - Flood risk factors to consider include:
    - The frequency, duration, extent, depth and velocity of flooding of the land and access way.
    - The flood warning time available.
    - The danger to the occupants of the development, other floodplain residents and emergency personnel if the land or access way is flooded.
  - The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities. No loss of floodplain storage will be permitted as part of any development.
  - The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.
  - This report must be completed to the satisfaction of the Glenelg Hopkins Catchment Management Authority.
- A *Drainage Report* that:
  - Identifies waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by stormwater and overland flooding.
  - Provides for the collection, treatment and disposal of stormwater runoff that reflects best practice such as the provision of water detention basins and water quality treatment wetlands within the open space and bio-retention systems within the local street network.
  - Ensures a design philosophy of 'zero adverse impacts' to surrounding areas for up to and including the 1% AEP flood event.
  - Details any short and long term maintenance requirements and responsibilities for the wetlands, detention basins and aesthetic lakes;
  - Identifies any other elements or issues to assist long-term management of these systems.
  - Provides for the design of overflow paths for a 1 in 100 year flood event.

- Identifies measures to improve stormwater quality before it is discharged downstream, including details of design to ensure that floating debris is removed, such as the installation of litter and gross pollutant traps to the satisfaction of the responsible authority.
- Details of the construction procedures and practices to ensure there is no unreasonable off-site impact to stormwater quality during the construction phase.
- The measures to be undertaken for the management and control of erosion and silt discharged beyond the land during the construction phase of the development.
- This report must be completed to the satisfaction of Central Highlands Water, Goulburn Murray Water and Southern Rural Water.

The responsible authority may accept an alternative report dealing with the drainage and flood issues if the report is to the satisfaction of the responsible authority, Central Highlands Water, Goulburn Murray Water and Southern Rural Water.

A **Stormwater Management Plan** including design detail to ensure that flooding is not increased and that there is no deterioration in water quality in the area surrounding the site as a result of the development, including retarding basins, floodways, and wetlands as mitigation measures. It should identify any sites where levels are required to be raised, and the location of retarding basins required at different stages of development.

The Stormwater Management Plan must take into account any relevant report prepared by the Glenelg Hopkins Catchment Management Authority.

This Stormwater Management Plan must be completed to the satisfaction of the Glenelg Hopkins Catchment Management Authority, Central Highlands Water, Goulburn Murray Water and Southern Rural Water.

An **Operations and Environmental Management Plan** which includes:

- A Construction Management Plan;
- How any land not required for immediate use is to be maintained;
- Hours of operation of the facility;
- Implementation of best practice Environmentally Sustainable Design principles in the use and development of the land;
- Anticipated stocking rate of cattle and sheep, including the use, management and monitoring of resting paddocks;
- All ongoing management, monitoring, reporting and mitigation measures required to satisfy all relevant environmental legislation requirements, including but not limited to the following:
  - Noise attenuation including public address, which must assume levels for the determination of acoustic limits based on Farming Zone ‘source’ to Farming Zone ‘receptor’.
  - Any public address system should not be more than 5 dBA above background at any nearby residences or other noise sensitive use and the public address system not be used between 10 pm and 7 am, except in an emergency.;
  - Storage and disposal of waste;
  - Onsite water management;
  - Odour attenuation;
  - Dust attenuation;
  - Lighting of the land and measures to minimise light spill and glare from the land.
- Arrangements for the waste to be sent for composting in preference to a licensed waste facility;

- Requirements that the sediment from the facultative pond be removed off site immediately and not be stored in the waste stockpile area;
- Requirements that if the waste cannot be properly managed to prevent environmental harm then increased frequency of waste collection should be an option, or failing that enclosure of the storage area with biofilters;
- Measures for infection control including protocol for dealing with the products of abortion and deceased animals;
- Having regard to the above, any requirements that must be observed as part of the use of the land for the purposes for a Saleyard;
- Any other matters as required by the responsible authority

#### **Development and operating conditions and requirements**

A development and operating conditions schedule must be prepared and approved by and to the satisfaction of the responsible authority.

The use and development of the saleyard must be in accordance with the conditions in the development and operating conditions schedule.

The conditions included in the schedule must be worded to achieve the following:

- require all development to be constructed in accordance with the approved Site Layout Plan, Landscaping Masterplan and Car Parking and Traffic Management Plan;
- require all development to be constructed in accordance with the findings of a Flood Investigation, Drainage Report, Stormwater Management Plan, Operations and Environmental Management Plan;
- conditions required by the Glenelg Hopkins Catchment Management Authority, City of Ballarat, VicRoads, Goulburn Murray Water, Central Highlands Water and Southern Rural Water as required through referral of relevant components of this Development Plan.

### **3.0**

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#### **Subdivision**

A permit is required to subdivide land.

### **4.0**

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#### **Buildings and works**

A permit is not required to construct or carry out buildings or works associated with a use in Section 1 of Clause 1.0 of this Schedule.

A permit is required to construct or carry out buildings or works associated with a use outlined in Section 2 of Clause 1.0 of this Schedule.

### **5.0**

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#### **Application requirements**

An application for a use of land in Section 2 of Clause 1.0 of this Schedule or an application to construct a building or construct or carry out works associated with a use outlined in Section 2 of Clause 1.0 of this Schedule must not prejudice the implementation of the use and development described in any approved development and be accompanied by the following information, as appropriate:

A plan drawn to scale which shows:

- The boundaries and dimensions of the land;
- The location, height and purpose of buildings and works on adjoining land;
- Relevant ground levels;

- The layout of existing and proposed buildings and works;
- All existing and proposed driveway, car parking and loading areas;
- Proposed and existing landscape areas;
- All external storage and waste treatment areas;
- Areas not required for immediate use;
- Elevation drawings to scale showing the colour and materials of all buildings and works;
- Construction details of all drainage works, driveways, vehicle parking and loading areas;
- Any other matters as required by the responsible authority.

## 6.0

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### Decision guidelines

Before deciding on an application for a use outlined in Section 2 of Clause 1.0 of the Schedule or to develop or subdivide the land, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

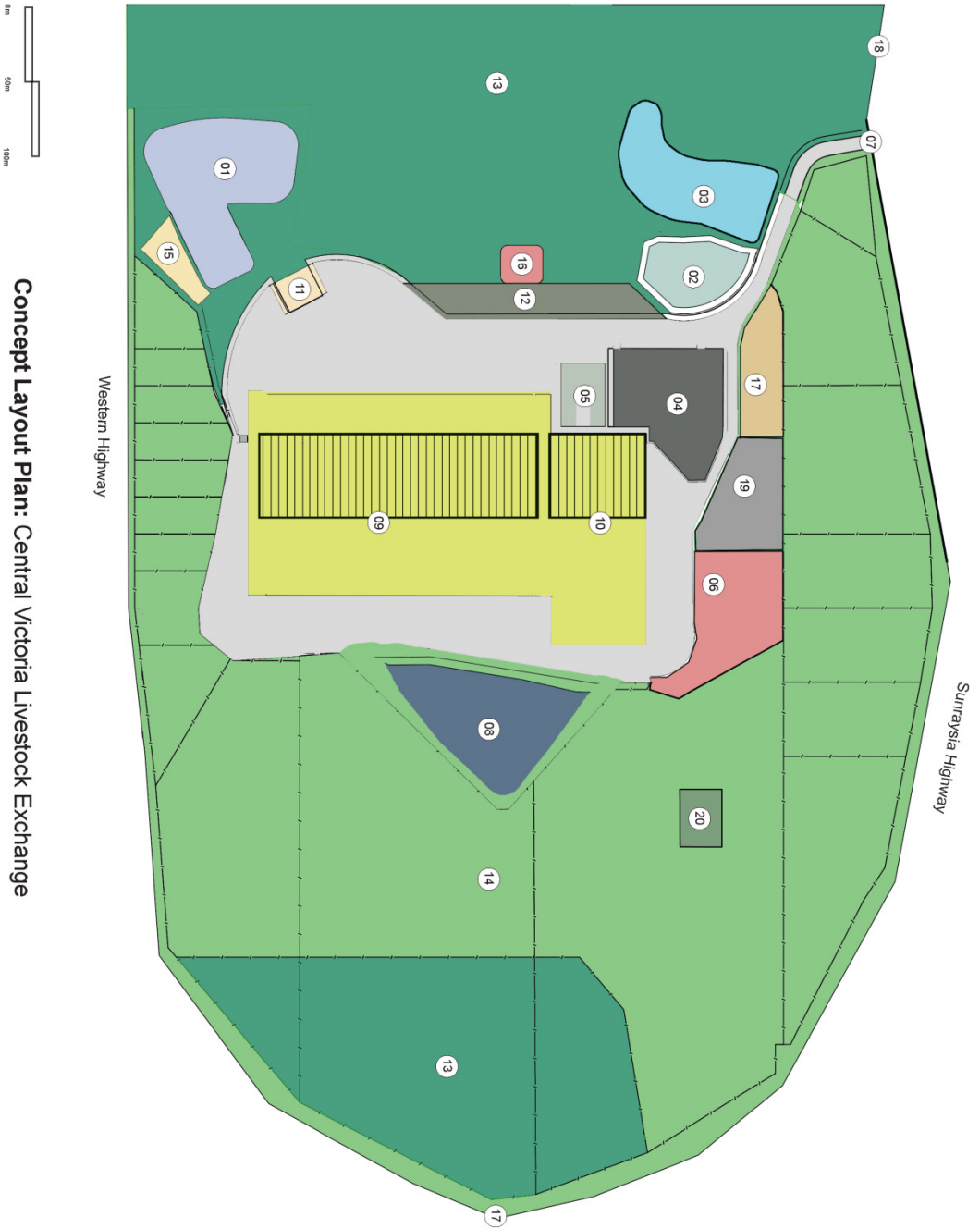
- The approved Development Plan for the land and whether the application would prejudice the implementation of that plan;
- The cumulative impact on amenity of the proposed use or development having regard to the use and development approved under the Development Plan;
- The interface with adjoining land;
- The interim use of those parts of the land not required for the proposed use;
- The drainage of the land;
- The availability of and connection to services;
- The location and type of access to the land;
- The effect of traffic to be generated on roads;
- Provision for car parking;
- Provision for loading and unloading of vehicles;
- The storage of rubbish and materials for recycling;
- Provision made for vegetation protection and landscaping.

## 7.0

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### Concept Plan





Concept Layout Plan: Central Victoria Livestock Exchange

- LEGEND**
- 01 Treatment Ponds
  - 02 Rainwater Pond
  - 03 Wetland
  - 04 Carpark
  - 05 Administration/ Cafe
  - 06 Maintenance Shed and Feed Store
  - 07 Entrance
  - 08 Holding Pond
  - 09 Sheep Pavilion to include Roofed Area
  - 10 Cattle Pavilion to include Roofed Area
  - 11 Truck Wash Down
  - 12 Truck Parking
  - 13 Irrigation Area (limited)
  - 14 Irrigation Area
  - 15 Solid Waste Temporary Storage
  - 16 First Flush
  - 17 Domestic Effluent Disposal Area
  - 18 Site Discharge Point
  - 19 Grass Overflow Car Park
  - 20 Heritage Areal/ Interpretive Garden
- Paved Area
  - Saleyards
  - Roofed

