

BALLARAT PLANNING SCHEME

INCORPORATED DOCUMENT

'Central Victoria Livestock Exchange, Ballarat October 2015'

This document is an Incorporated Document in the Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

INTRODUCTION:

This document is an Incorporated Document in the Schedule to clause 52.03 of the Ballarat Planning Scheme (the Scheme). It is also listed in the Schedule to clause 81.01 of the Scheme.

This Incorporated Document has the effect of allowing certain activities as identified in this Incorporated Document to be undertaken in association with a saleyard on the affected land as permitted under Special Use Zone Schedule 15 without having to comply with certain particular provisions contained within the Scheme.

The particular provisions which would otherwise require the grant of a planning permit are to be dealt with in a development plan which is required to be approved under Schedule 15 to the Special Use Zone to the satisfaction of the responsible authority. Accordingly the exemptions under this document only extend to activities that are in accordance with a development plan approved under Special Use Zone Schedule 15.

ADDRESS OF THE LAND:

This Incorporated Document applies to the land to which the Special Use Zone Schedule 15 applies.

The land is more particularly described in the following Certificates of Title:

- Lots 1 and 2, TP840697G;
- Lot 2, PS341031L; and
- Lot 1, TP944606J.



APPLICATION OF PLANNING SCHEME PROVISIONS:

Notwithstanding the following provisions of the Scheme, namely:

- Clause 52.05 – Advertising Signs
- Clause 52.06 – Car Parking
- Clause 52.07 – Loading and Unloading of Vehicles
- Clause 52.17 – Native Vegetation
- Clause 52.29 – Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The following activities are authorized in association with the use of the land for saleyard under the Special Use Zone Schedule 15 namely:

- Erection and display of signage;
- The provision of car parking at a rate different to that set out in clause 52.06;
- The loading and unloading of vehicles different to the requirements set out in clause 52.07;
- The removal of native vegetation; and
- The provision of new access on land adjacent to a Road Zone Category 1.

Any development associated with the use of the land for a saleyard approved under the Special Use Zone Schedule 15 is also exempt from the following provisions of the Scheme, namely:

- Clause 44.03 – Floodway Overlay
- Clause 44.04 – Land Subject to Inundation Overlay

EXPIRY OF PROVISIONS:

The provisions of this Incorporated Document expire if one of the following circumstances applies:

- i) The use and development of the land for saleyard is not started within three years of the date of the Gazettal of Ballarat Planning Scheme Amendment C185.
- ii) The development of the land for saleyard is not completed within four years of the Gazettal of Ballarat Planning Scheme Amendment C185.

The Responsible Authority may extend the periods referred to if a request is made in writing at least 3 months before the expiry date.

END OF DOCUMENT