



WINTON SHIRE COUNCIL



Winton Saleyards Precinct

STRATEGIC MASTER PLAN

2021

1 EXECUTIVE SUMMARY

A whole of precinct Saleyards Master Plan is required to ensure Council has in place the planning and capacity to support expansion, and to retain its status as one of regional Queensland's leading spelling, weighing and scanning facilities.

Whilst the plan recognises the importance of continuing expansion, it also confirms the importance of performing on-going maintenance activities on the existing infrastructure.

The Winton Saleyards are of very high economic importance to the town, shire and region, with revenue for the 2018/2019 financial year being \$180,000 and for the 2019/2020 financial year, increasing to \$406,000.

The main objective of the Winton Shire Council (WSC) in relation to the management of the Saleyards, is to provide and plan for infrastructure that allows suitable, safe and viable transactions of livestock from within the catchment area.

The Council is also responsible for ensuring the following:

- Good governance,
- Commercial viability,
- Risk minimisation, and
- Compliance with environmental and work, health and safety requirements and other relevant legislation, including animal welfare requirements.

This Master Plan intends to provide a framework and forward plan to assist with good management, consultation and sustainable outcomes for the region.

An onsite visit by Elected Members and staff was held at the Winton Saleyards on Friday 8th May 2020, to inspect the current condition of the Saleyards and to discuss potential future improvements.

A number of the improvements identified would improve safety standards, environmental requirements and in most cases, would attract greater livestock spelling and processing numbers.

Few changes are required from a management perspective, as the facility is efficiently and well run by the existing contractors.

Organic Certification of the Winton Saleyards

At the Council Meeting held on 19th November 2020, a report was considered for the Winton Saleyards to become certified as organic saleyards. Council agreed for the required upgrades to enable an application to be submitted to establish Certified Organic Saleyards.

There is an increasing number of stations in the region and surrounding regions turning to organic cattle production. Organic certification of the Winton Saleyards will provide another processing and spelling option for organic pastoralists and potentially increase the Saleyards turnover.

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3 INTRODUCTION

3.1 SALEYARDS OVERVIEW

The Winton Saleyards are located on Sesbania Street on the north-western side of the Winton township. The Saleyards are one of the largest livestock spelling facilities in western Queensland and are of very high economic importance to the town, shire and region.

The Saleyards offer the following services:

- Computerised weighbridge,
- Spelling pens,
- Head bale facility,
- Truck wash facility,
- Droving and feeding on request,
- Undercover sale centre, and
- Toilet/shower facility.

The Saleyards are primarily used for the spelling and weighing of livestock and as a Queensland Rail livestock loading facility – the Winton Saleyards being the railhead for the Rockhampton rail line.

The NLIS (National Livestock Identification System) was implemented in 2004 and therefore all stock are required to have their NLIS tag attached.

The livestock holding capacity at the Winton Saleyards at any given time is approximately 3000 head, (1,500 head main yards and 1,500 head in the rail yards).

The Saleyards processed 81,994 livestock during 2018 and 94,739 livestock during 2019. The first five months of 2020 have seen a large increase in numbers of livestock processed through the Saleyards, already nearing the previous year's total.

A successful bull sale was held at the Saleyards in 2019, however sales are no longer held on a regular basis.

3.2 DOCUMENT CONTROL

Document Control		
Plan:	Date:	Revision Details:
2020 - 2024	15/06/2020	This plan was prepared in conjunction with relevant staff, contractors and stakeholders for adoption by Council.
	18/06/2020	Reviewed by Council with the draft Plan to be amended and released for a 21-day public consultation period to enable feedback to be received from the wider community
		Public Consultation
		Adopted by Council

4 MASTER PLAN CONTEXT

4.1 PURPOSE OF THE MASTER PLAN

Developing a Master Plan is an active process required to optimise the use and future value of assets within local government. This Master Plan must evolve as markets, technology and operating environments change.

This is the first strategic Master Plan to be developed for the Winton Saleyards. It responds to facility requirements raised by various stakeholders and to the initiatives identified following an on-site council inspection of the Saleyards in May 2020 (Refer to Attachment 9.1). These improvements have been assessed within this plan to ensure they facilitate growth, sustainability and accountability. It is important also, that these improvements can be achieved without compromising the safe operation of the facility.

This Master Plan has been developed based on extensive research, key stakeholder engagement and input from Council officers, elected representatives and the Saleyards contractors.

The purpose of the Master Plan for the Winton Saleyards is to:

- Clearly communicate the requirements and needs of the Saleyards to retain and improve turnover, and grow its position as a leading livestock spelling and processing centre,
- Demonstrate the ability of the Saleyards to accommodate sustainable growth and ongoing development in the livestock sector, and
- Show commitment and provide clarity to customers and contractors regarding the Saleyards infrastructure requirements, future land use and other operational matters.

This plan is to be read in conjunction with the following associated WSC documentation:

- Contract for operation of Winton Saleyards,
- Council financial plan,
- Asset Management Policy,
- Risk Management Policy, and
- Council Business Plan.

4.2 MASTER PLAN PROCESS

Research	<ul style="list-style-type: none">• Existing information• Site inspection• Facilities evaluation & productivity• Viability of organic certification
Consultation	<ul style="list-style-type: none">• Contractors• Agents – Local and interstate• Transporters• Certifiers / Auditors• Neighbouring Saleyards
Business Review	<ul style="list-style-type: none">• Operational Plan• Revenue• Asset value• Pricing Assessment & comparisons• Asset Management Plan
Documentation	<ul style="list-style-type: none">• Legislation requirements• Organic Certification Requirements• Completion of plan

Table 1: Master Plan process

4.3 KEY STAKEHOLDERS

The key stakeholders are made up of internal and external individuals, companies, service authorities and government authorities who have a vested interest in the management of the Saleyards.

Key stakeholders are identified in the table below:

Stakeholders	Role
Council Management	Asset Management and management of Saleyards contractors. Support and implementation of actions resulting from this plan. Accountable for all financial transactions and reporting.
Aurizon Pty Ltd	Current owner of the Winton Saleyards. Aurizon policy & procedures restrict employees from loading livestock. This is to be undertaken by the Saleyard contractors and/or owner of the livestock.
Saleyards Contractors	Responsible for the day-to-day operation of the Saleyards. Provide local knowledge level detail on the management of the Saleyards facility.
Queensland Rail (QR)	Owner of rail infrastructure.
Transport Operators	Have a vested interest in the management and operation of the Saleyards
Local and regional Pastoralists	Have a vested interest in the management and operation of the Saleyards.
Stock Agents/Sellers/Buyers	Have a vested interest in the management and operation of the Saleyards
Elected Members	High level direction through the development of asset management principles in relation to this Saleyards Master Plan.
Shire Residents	Have a vested interest in the management and operation of the Saleyards.
Local Businesses	Have a vested interest in the management and operation of the Saleyards.

Table 2: Key Stakeholders



4.4 LEGISLATIVE AND STATUTORY REQUIREMENTS

This plan is governed by the following legislative and statutory requirements which are summarised in the table below.

Legislation	Requirements
Animal Care and Protection Act 2001 Animal Care and Protection Regulation 2012	Schedule 3 – Code of Practice for land transport of livestock
National Standard for Organic and Bio-Dynamic Produce (Edition 3.7)	This standard provides a framework for the organic industry covering production, transportation, labelling and importation.
Biosecurity Act 2014 & Biosecurity Regulation 2016	Aims to protect Queensland from biosecurity threats that could adversely impact the State and ultimately describes the process of determining what must be done to move risk items into and around Queensland.
Environmental Protection and Biodiversity Conservation Act 1999	Provide for the protection of the environment, especially matters of national environmental significance. Promotes ecologically sustainable development through the conservation and ecologically sustainable use of natural resources.
Workplace Health and Safety Act 2011 & Workplace Health and Safety Regulation 2011	Provides a balanced and nationally consistent framework to secure the health and safety of workers and workplaces.
Loading Strategies for transporting livestock & Livestock Loading Density (QLD Government)	Proper preparation of livestock is essential for minimising stress and injury during transport. Cooperation and communication between everyone involved in the transport of livestock will maximise animal welfare while in transit and make sure livestock arrive at their destination in the best possible condition.
Brands Act 1933	Branding of livestock requirements.
Local Government Act 2009	Instruction to set out the role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by infrastructure and asset management plans for sustainable service delivery. The responsibilities and powers are laid out in Chapter 2 - Local Governments.
National Livestock Identification System (NLIS) for cattle	The NLIS involves recording animal movements in a centralised national database managed by NLIS Ltd. This database enables fast tracking and traceability of animals from property of birth to point of slaughter and enhances Australia's ability to quickly and successfully contain a major food safety or disease incident.
Public Health Act 2005	Provides the basic safeguards necessary to protect public health through cooperation between the state government, local governments, health care providers and the community. This achieved by preventing, controlling and reducing risks to public health.

Table 3: Legislation and other Requirements

4.4.1 WORK HEALTH AND SAFETY REQUIREMENTS

Work health and safety in Queensland is principally governed by the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011. This legislation is supported by the WorkCover QLD Rehabilitation Standard. Under this legislation and associated guidelines, the Winton Shire Council, as the operator of the Winton Saleyards is considered a person conducting a business or undertaking (PCBU). The Council is responsible for the health and safety of workers, contractors, visitors and anyone else who might be put at risk by the business or undertaking.

5 CURRENT STATUS OF THE SALEYARDS

5.1 OWNERSHIP AND MANAGEMENT

The Saleyards are wholly owned by Aurizon Property Pty Ltd (ABN 78 145 991 724). The Winton Shire Council operates the saleyards component under the terms of a lease offer from Aurizon. The lease commenced on 1st January 2017 (Expiry 31st December 2021), with the option of a further five year term.

The Council engaged a contractor (Gavin & Jodie Smith) under a Terms of Agreement, to manage the Saleyards facility for a period of three years (15th December 2017 – 14th December 2020). A further three year option has been taken up for the period 15th December 2020 – 14th December 2023. The contract includes a base rate plus a percentage paid per head for weighing, scanning, spelling, use of the head bale and NLIS tagging.

Maintenance and upkeep of the yards and associated infrastructure is the responsibility of Council.

The Saleyards primary revenue is from the weighing/scanning and spelling of livestock. Other revenue is derived from the use of the head bale and truck wash facilities. The current Saleyard contractors source and on-sell stock feed to customers.

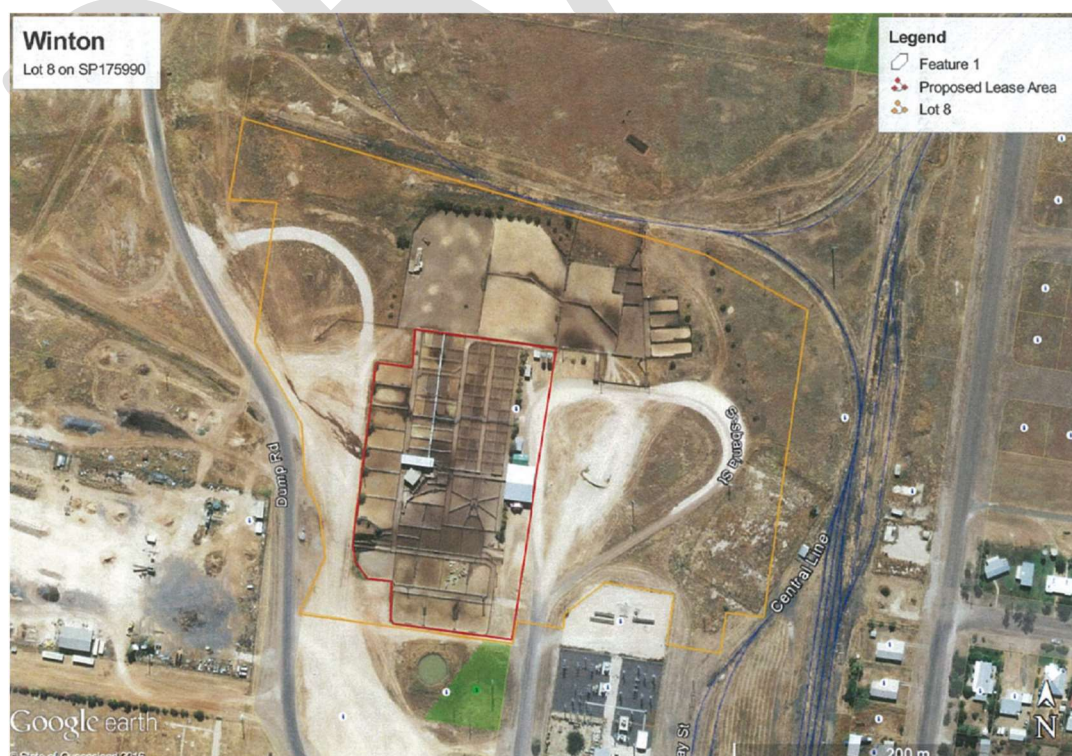
5.2 POTENTIAL PURCHASE OF THE SALEYARDS PRECINCT

The Council is currently negotiating with Aurizon to secure the freehold ownership of the saleyards area outlined in red on the map below. If this is not achievable, the backup option is to secure a long-term lease arrangement over the site.

5.3 SITE DESCRIPTION

The Saleyards are located on Lot 8 on SP175990, Sesbania Street, on the north-western town perimeter of Winton in western Queensland. The area of this site is approximately 6.9 hectares and is designated by the yellow line in the map below.

The Saleyards area currently operated by Council covers an area of approximately 1.4661 hectares and consists of a selling shed, multiple yards (varying in size), stock weigh bridge, control room, loading ramps,



associated roads and truck wash facility.

Figure 1: Winton Saleyards Site

5.4 ADJACENT LAND USE

The land surrounding the Winton Saleyards to the west is occupied by the Winton rubbish facility, to the south is the WSC Depot, to the east is a rail corridor and beyond that the Queensland Health precinct, and the land to the north is predominantly the QR rail loop and industrial area.



Figure 2: Location of Saleyards

5.5 REGIONAL CONTEXT

As the Saleyards provide a service to not only the Winton shire area, but to a vast area extending thousands of kilometres into NT, all of Queensland and northern NSW, there are challenges with regards to ensuring that the Saleyards provide adequate service, these can include:

- Competition from other Saleyards facilities,
- Changing farm enterprises i.e. Organic farming, cluster fencing projects which has the potential to change stocking rates from a majority of beef cattle to a mix of beef/sheep/wool/goat, depending on individual enterprises,
- Seasonal conditions i.e. drought and monsoon flooding, and
- Ensuring that the Saleyards can safely accommodate the fluctuation of usage on a week by week basis depending on current demands and recent weather conditions.

Other regional Saleyards and facilities that are relevant to Winton include:

- Cloncurry Saleyards (348 km NW),
- Julia Creek Saleyards (273 km NW),
- Richmond Saleyards (236 km N),
- Longreach Saleyards (179 km SE),
- Blackall Saleyards (393 km SE), and
- Proposed Hughenden abattoir and feedlot (215km NE)

The majority of livestock processed at the Winton Saleyards are from the following regions:

- Northern Territory (NT), north-west Queensland to the meatworks in Biloela, Rockhampton, Beenleigh and Dinmore – either via rail or road-train,
- Livestock from within the catchment area, being transported to the live-trade export ports in Townsville and Darwin,
- Livestock transported through private sales from the catchment area shown below, and
- Corporation livestock being transported between holdings within the catchment area shown below.

The Winton Saleyards livestock catchment area is indicated on the map below:

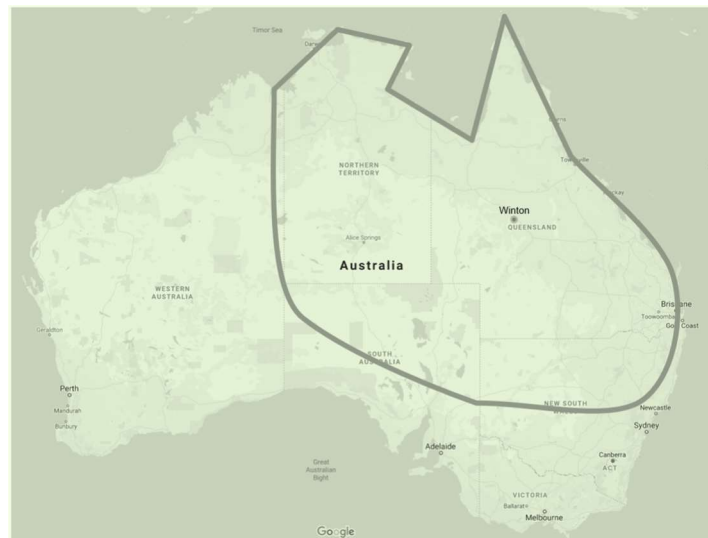


Figure 3: Saleyards Catchment Area

5.6 CURRENT SALEYARDS ACTIVITIES

The following diagrams illustrate the throughput of livestock at the Saleyards over the past 7 years, including livestock numbers for spelling, weighing and scanning.

The majority of livestock are spelled for a period of 24 hours (Refer to Tables 4, 5 and 6 – No. Days Spelled).

The chart below is an indication of the Winton Saleyards throughput for 2014 to November 2020 :

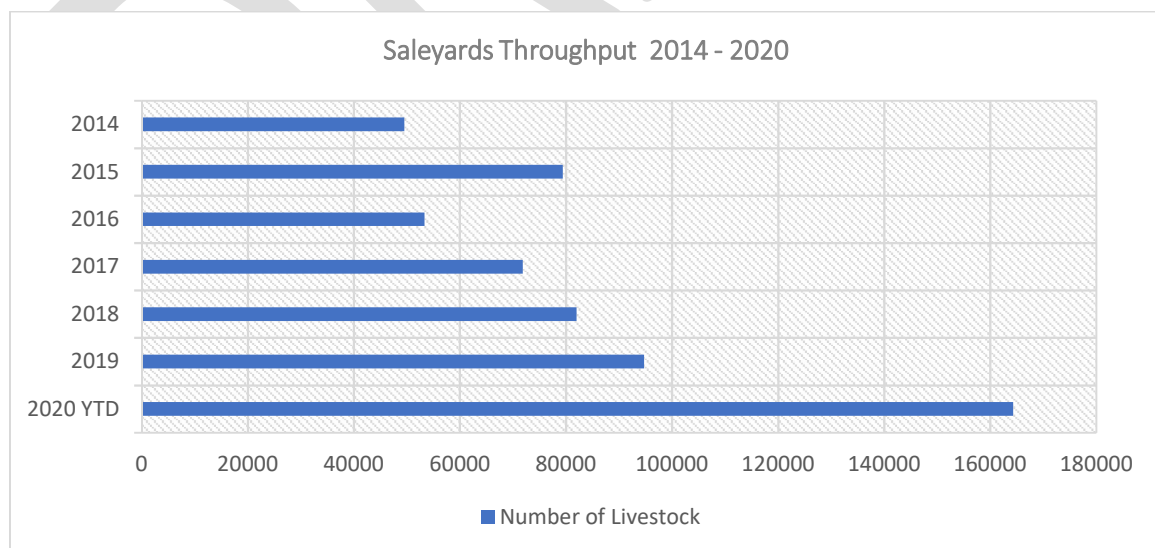


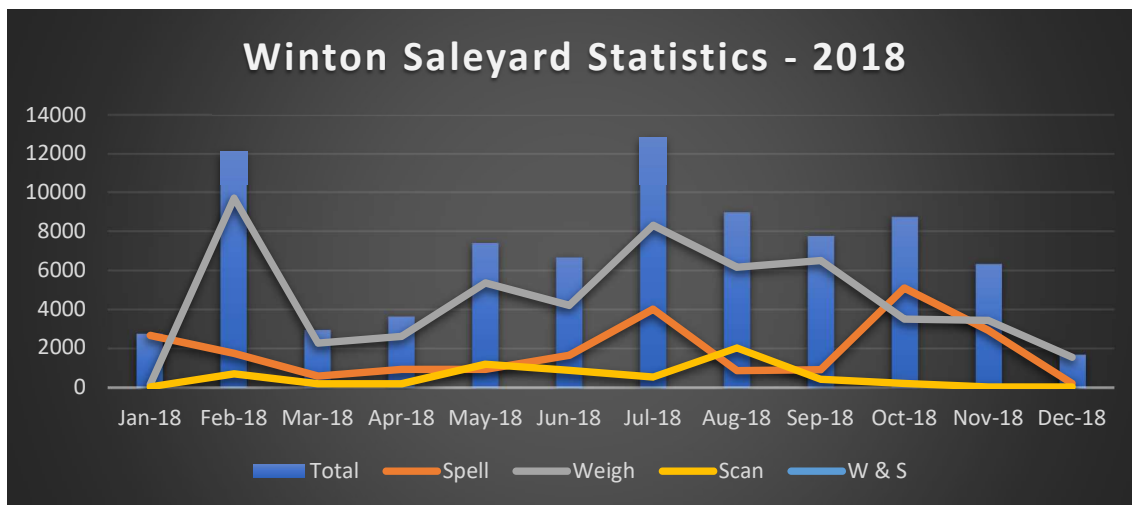
Figure 4: Saleyards Throughput Historical Data 2014 - 2020

The Saleyards throughput has been steadily trending upwards over the past 7 years, and at times the yards have been reaching their daily capacity of approximately 3000 head. The average increase in throughput from 2014 to 2020 is approximately 19,127 head per year.

The spike in throughput during 2015 has been put down to landholders destocking after experiencing 3 consecutive years of drought.

The Saleyards throughput indicated in the chart above for 2020 YTD, is up to the end of November 2020.

Note: To fully understand the fluctuations in weighing, scanning or just spelling of cattle, a complete review of rainfall (within the catchment area), livestock prices and other factors would need to be undertaken.

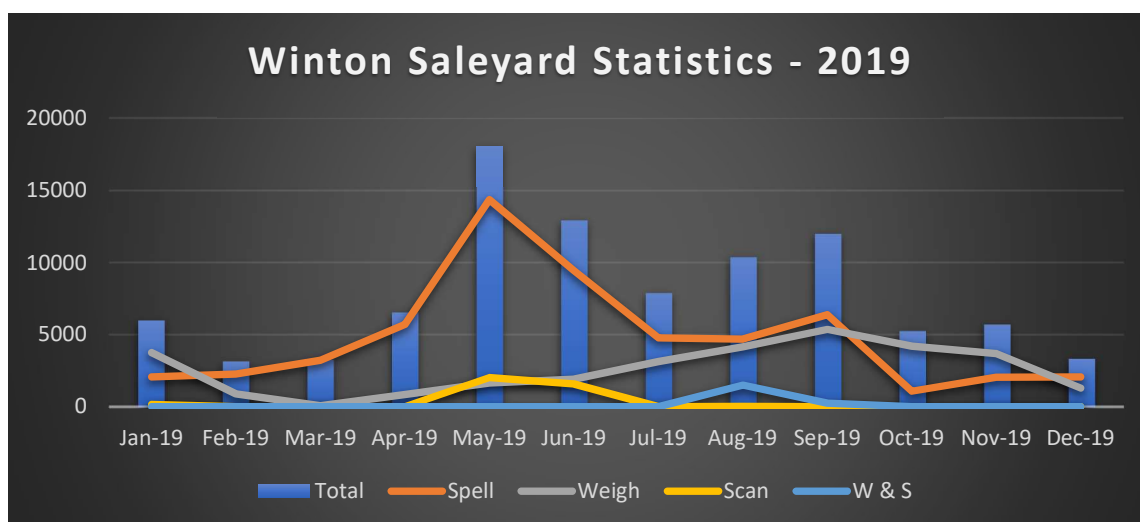


Winton Shire Council – Saleyards Statistics 2018						
	Total	Spell	Weigh	Scan	W & S	No. Days Spelled
Jan 2018	2776	2655	121	0	0	
Feb 2018	12116	1731	9720	665	0	1-1378, 2-201, 3-152
Mar 2018	2966	561	2250	155	0	1-453, 4-108
Apr 2018	3659	901	2601	157	0	1-491, 2-410
May 2018	7419	898	5353	1168	0	1-5353
Jun 2018	6671	1631	4195	845	0	1-1420, 2-23, 3-35, 7-153
Jul 2018	12822	3999	8317	506	0	1-2580, 2-53, 3-1366
Aug 2018	8989	831	6154	2004	0	1-570, 2-261
Sept 2018	7775	885	6497	393	0	1-517, 3-368
Oct 2018	8751	5087	3484	180	0	1- 4986, 2-101
Nov 2018	6345	2917	3428	0	0	1-2760, 2-157
Dec 2018	1705	176	1529	0	0	1 -115, 2-22, 9-39
Totals	81994	22272	53649	6073	0	

Table 4: Saleyards Throughput – 2018

Known explanation of fluctuations in statistics and comparison to previous year/s:

2018 saw an increase in the Saleyards throughput to the previous years and an increase in the number of cattle being weighed.

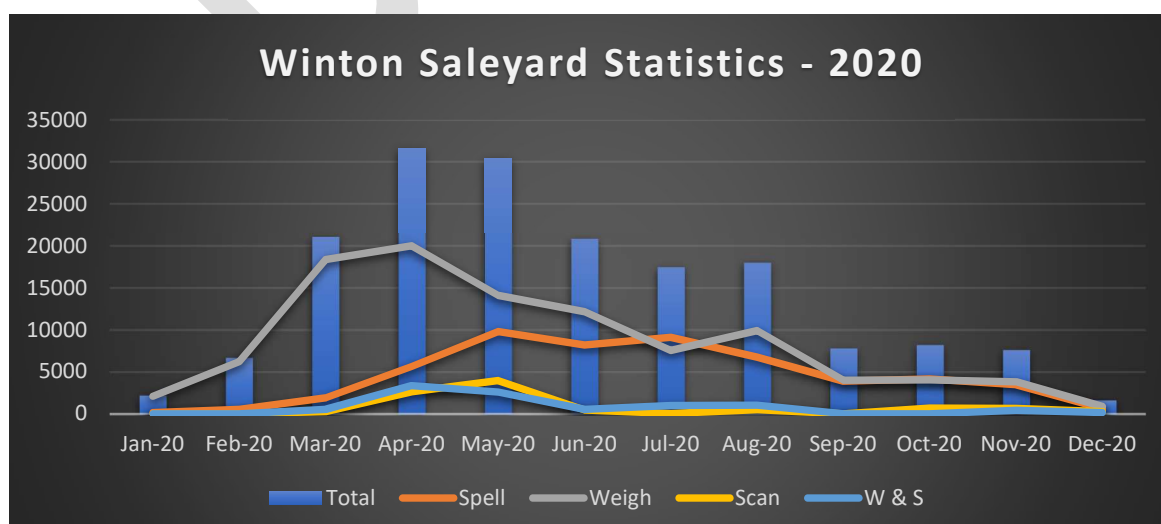


Winton Shire Council – Saleyards Statistics 2019						
	Total	Spell	Weigh	Scan	W & S	No. Days Spelled
Jan 2019	6008	2071	3769	168	0	1-2071
Feb 2019	3179	2278	901	0	0	1-2184, 3-94
Mar 2019	3291	3219	72	0	0	1-2677, 2-531, 3-11
Apr 2019	6570	5727	843	0	0	1-4460, 2-793, 3-280, 4-28, 5-166
May 2019	18048	14386	1639	2023	0	1-13313, 2-1053, 4-20
Jun 2019	12956	9455	1924	1577	0	1-6720, 2-2721, 12-14
Jul 2019	7910	4782	3128	0	0	1-4211, 2-422, 4-149
Aug 2019	10390	4695	4163	32	1500	1-3631, 2-987, 4-24, 5-53
Sept 2019	12014	6392	5371	0	251	1-3226, 2-3045, 3-61, 4-60
Oct 2019	5283	1077	4206	0	0	1-1041, 2-36
Nov 2019	5737	2044	3693	0	0	1-1997, 2-24, 6-23
Dec 2019	3353	2065	1288	0	0	1-2023, 2-32, 4-10
Totals	94739	58191	30997	3632	1751	

Table 5: Saleyards Throughput 2019

Known explanation of fluctuations in statistics and comparison to previous year/s:

2019 saw an increase in throughput to the previous year, with a decrease in livestock weighing. This was due to an increase in cattle prices at the Rockhampton abattoirs which attracted large numbers of livestock from Northern Territory (NT) and north west Queensland. NT was also experiencing drought, livestock was being relocated to properties in the southern channel and Lake Eyre catchment regions.



Winton Shire Council – Saleyards Statistics 2020 YTD						
	Total	Spell	Weigh	Scan	W & S	No. Days Spelled
Jan 2020	2230	131	2099	0	0	2-130, 34-1
Feb 2020	6722	526	6196	0	0	1-125, 2-401
Mar 2020	21115	1907	18414	264	530	1-1182, 2-236, 3-43, 4-312, 10-134
Apr 2020	31671	5657	20033	2622	3359	1-574, 2-1083
May 2020	30437	9802	14115	3949	2571	1-8994, 2-737, 5-28, 7-23, 13-20
Jun 2020	21317	8186	12173	429	529	1-8093, 2-22, 3-71
Jul 2020	17644	9103	7556	25	960	1-8316, 2-589, 3-145, 6-35, 9-18
Aug 2020	18170	6751	9905	498	1016	1-5193, 2-778, 6-772, 10-8
Sep 2020	7883	3888	3995	0	0	1-2062, 2-1463, 3-42, 4-115, 5-206
Oct 2020	8864	4150	4047	667	0	1-3373, 2-737, 3-40
Nov 2020	8295	3478	3788	640	389	1-3184, 2-266, 5-28
Dec 2020	1888	634	862	240	152	1-219, 2-311, 4-104
Totals	176236	54213	103183	9334	9506	

Table 6: Saleyards Throughput 2020

Known explanation of fluctuations in statistics and comparison to previous year/s:

A number of regions within the Winton Saleyards catchment area have experienced good seasonal rain. An increase in cattle prices during the first quarter of 2020, is driving sales.

5.7 SALEYARDS REVENUE

Overall the Australian livestock industry is strongly positive, however it remains subject to several significant domestic and international uncertainties including rainfall levels, pest and disease outbreaks and future trade relations.

Considering the Winton Saleyards are no longer utilised as a sale precinct, but are used primarily for the spelling of livestock, the livestock market factors were not investigated in depth as part of this Master Plan. The livestock market factors influencing industry growth – international trade/competitiveness, livestock prices, consumption, labour costs, fuel and feed prices, pests/diseases, rainfall and the Australian dollar, do however have impact to a degree upon the Winton Saleyards throughput.

Additionally, the Winton saleyards do benefit from livestock movements between enterprise holdings, as a large portion of pastoralists own stations within the different states and regions. Northern Territory experienced extreme drought conditions last year, causing pastoralists to relocate huge numbers of livestock to landholdings within the Lake Eyre basin and southern channel country where higher rainfall had occurred. Climate variability will continue to have a considerable impact upon the livestock industry from year to year, hence influencing the throughput at the Winton Saleyards.

5.7.1 WINTON SALEYARDS FINANCIAL OVERVIEW

The table below is a financial overview of the previous 6 financial years:

Winton Shire Council Saleyards – Financial Overview (2014/2015 – 2019/2020)			
Financial Year	Revenue	Operating Expenses	Additional Expenditure
2014/2015	\$ 179,901.38	\$116,036.81	Nil
2015/2016	\$110,235.66	\$90,877.56	\$19,016.33 (Concrete apron)
2016/2017	\$197,743.94	\$109,950.61	\$2,719.26 (Surface works) \$3,990.27 (Sewer connection) \$163,578.00 (Safety upgrades)
2017/2018	\$169,132.18	\$131,105.97	\$278,930.60 (Surface works) \$1,101.07 (Amenities upgrade) \$116,039.72 (Safety upgrades)

2018/2019	\$179,761.48	\$137,645.94	\$1,312.44 (Amenities upgrade)
2019/2020 YTD	\$405,814.34	\$234,526.78	\$30,588.93 (Ramp extension) \$1,668.30 (Power upgrade)

Table 7: Saleyards Revenue – last six financial years

The table below lists the current Winton Saleyards usage fees:

Service	Fees
Spelling Stock	\$0.75/head per day – including Mob Based NLIS transfers
Weighing Fees	\$4.55/head – includes NLIS Transfers \$3.70/head – without NLIS, but including Mob Based transfers
NLIS Services Take Possession & Transfer Stock (Not being spelled or weighed)	\$1.10/head – including NLIS transfers
Council Charge for a Beast without NLIS Tag	\$45.00/head – including Tag cost
Cattle Tags (NLIS Device)	\$3.80 per device
Use of Head Bale	\$1.50/head
Open Auction Sales	Yard Fee Of \$1.00/head, Plus 0.5% of gross, plus scanning fees of \$0.88/head
Live-weight Sales	Weighing and scanning fee of \$3.00/head, plus 0.5% of gross
Agents Permit Fees) per Agent/Member of Winton combined Agents	\$650.00/annum
Disposal of carcasses	\$100.00/head

Table 8: Saleyards Usage Fees

Note: The current fees charged for usage of the Saleyards is competitive, if not a little higher in some areas, in comparison to regional Saleyards fees.

5.7.2 TRUCKWASH – FINANCIAL REVIEW

The Winton Saleyards coin operated truck wash facility, is well utilised by both locals and livestock transport operators. The truck wash malfunctions regularly due to moisture entering the control box. A large percentage of the operating expenses shown in the table below, equates to electrical repair charges.

The truck wash revenue for the past 6 financial years is listed in the table below:

Year	Revenue	Washdown Bay Operating Expenses
2015	\$ 2,685.72	\$ 2,561.52
2016	\$ 2,760.46	\$ 1,728.51
2017	\$ 3,336.35	\$ 3,966.49
2018	\$ 1,356.82	\$ 5,089.12
2019	\$ 3,102.87	\$ 4,358.80
2020	\$4,791.59	\$2,804.82

Table 9: Truck Wash Revenue and Expenses 2015 – 2020

The table below is a fee comparison that was undertaken of regional Queensland truck washes that are relevant to the Winton Saleyards:

Regional Queensland Truck Washes	Rate Per Minute (GST Exclusive)
Cloncurry Saleyards	\$0.68
Julia Creek	\$1.00
Richmond Saleyards	\$0.40
Roma Saleyards	\$1.09
Charleville Saleyards	\$0.45
Winton Saleyards	\$0.07

Table 10: Truck Wash Rate Comparison

5.7.3 POTENTIAL TRUCK WASH REVENUE

The truck wash usage fee of \$0.07 per minute, makes it the cheapest truck wash in Queensland, possibly Australia. The truck wash was operated for approximately 36,918 minutes in 2019.

Based on the 2019 truck wash usage and if the fee was to be creased to \$0.30 per minute, the potential revenue equates to approximately \$11,075.00.

Refer to the National Truck Wash System – Summary of Truck Wash Charge Rates for further comparisons.
<https://www.avdata.com.au/truckwash-charge-rates>

5.8 OPPORTUNITIES AND PROSPECTS

5.8.1 PROMOTION OF SALEYARDS

During the investigations carried out in relation to this Master Plan, very little promotional material on the Winton Saleyards was found. To better promote the Saleyards, utilisation of the website, social media, the Winton Herald and other traditional media should be used.

5.8.2 FEE STRUCTURE REVIEW AND BENCHMARKING

To improve the sustainability of the Winton Saleyards and ensure competitiveness, a review of the current Saleyards Council fee structure in comparison to neighbouring Saleyards would be beneficial.

To identify possible **areas of improvement**, benchmarking could be undertaken against other regional Saleyards.

5.8.3 ALTERNATIVE REVENUE ACTIVITIES

Investigate the viability of a weighbridge for the purpose of weighing livestock.



Image: Truck Wash Facility

DRAFT

6 OVERVIEW OF EXISTING FACILITIES AND CONDITION

6.1 TRUCK WASH

The truck wash facility is single bay and can accommodate all vehicles and machinery up to a triple road train in size. The facility is well utilised by both locals and livestock transport operators. The truck wash is coin operated, the **current charge is 50 cents for approximately 7 minutes (\$0.07 cents per minute)**.

The truck wash is poorly designed, with insufficient run-off which allows for waste to build up, making the area unpresentable and difficult for operators.



Image: Truck wash facility

Wastewater and solids from the truck wash are directed onto an allotment adjacent to the truck wash, via a drainage pipe under Ayrshire Road. Currently there is no effluent pond in place to capture wastewater and solids to meet state and federal environmental requirements.

The truck wash is positioned directly under power lines and poses a risk to operators when using the high-pressure water hose.

6.2 CATTLE PENS

There is currently a range of pens varying in size, they include the following:

- Rail Pens – 3 larger pens / 3 mid-size pens and 3 small pens
- Drafting area – 6 mid-size pens
- Spelling pens – 23 mid-size and 12 small pens
- Head bale – 2 small pens
- Sale Pens – 48 individual pens

All pens are open air, excluding the selling arena which is located within the selling shed. The pens can be accessed via the overhead walk way.

The type and condition of the fences vary across the pens. Some of the fences have been constructed using steel rails others with steel mesh. The mesh fences have sustained damage and are in need of replacement. It would be beneficial to undertake an audit of the fencing infrastructure to assess the quality and to provide an accurate assessment of the repairs required and costings.

6.3 LOADING FACILITIES

The Saleyards have three loading facilities, they include:

- Main loading ramp – located on the western side of the yards,

- Loading ramp – located on the eastern side of the yards, and
- Rail unloading ramp.

The main loading ramp, which accommodates double decker road trains, was installed in late 2017 following a number of compliance notices issued by the Queensland Government WHS auditor in relation to safety issues.

The loading ramp on the eastern side of the yards, accommodates smaller livestock vehicles. This ramp is new and replaces an old redundant ramp that was previously removed.

The rail unloading ramp is older but in reasonable condition. There is also a train loading race located on the northern side of the Saleyards on the QR rail loop, used for loading livestock onto the rail cars.



Images (L to R): Head bales, weigh bridge, main loading ramp.

6.4 WEIGH STATION, CONTROL ROOM AND HEAD BALE

The weigh station and control room are well utilized and are in much need of modernising. The control room is also utilised by the contractors as an office work area.

The current contractors operate the facility 24 hours a day, 7 days a week. Long continuous hours are spent by the contractors at the facility ensuring a high level of service.

Amenities are minimal at the Saleyards facility for contractor management – there is no drinking water facility, kitchenette, toilet or hand washing amenities for hygiene requirements and the existing control room furniture is damaged and in poor disrepair.

6.5 HEAD BALE

The head bale is located adjacent to the control room. It is in reasonable condition and has a solid overhead roof.

The head bale is not utilised to its full capacity, due to usage fees being excessively high. Feedback to this regard has been passed on to the current Saleyards contractors and comparisons made to fees charged by other Saleyards facilities reflect this, i.e. Blackall Saleyards \$0.62/head.

6.6 SELLING FACILITY

The selling facility is located on the eastern side of the Saleyards, it was constructed in 2009 and is in good condition. The selling facility is an open-sided industrial shed that houses the selling arena and seating stands.

The selling shed is currently being used by the Saleyards contractors to store excess stock feed and equipment that is used in the day-to-day operation of the Saleyards.

6.7 AMENITIES

The truck driver amenities are located on the eastern side of the Saleyards and include a male toilet/shower and female toilet/shower facility.

The amenities are a prefabricated building and are tired in appearance both internally and externally. The amenities are cleaned on a daily basis by Winton Shire Council cleaning staff.

Saleyards contractor feedback received from the drivers has been positive, in relation to the cleanliness of the amenities.



Image: Sale Shed

6.8 OTHER BUILDINGS

There is a small storage shed (garden shed) located at the entrance to the weighing control room.

There is also a small undercover storage area positioned beside the rail loading race facility, this is used by Aurizon staff.

Adjacent to the selling shed, is the Sales Agent Offices. This building is old, is currently not being utilized and has had no real purpose since the livestock sales ceased at the yards.

6.9 WATER SUPPLY AND STORAGE

There are two water storage facilities within the Saleyards precinct, they include:

- Truck wash facility water tank (approx. 12,000 litre), and
- 2 elevated rail yard water tanks (approx. 10,000 litre).

Both facilities are connected to the town drinking water. The rail yard water tanks supply water to the rail yard sprinkler system.

There is a small turkeys nest located on the southern side of the Saleyards and a stand pipe, both are located on an easement/reserve. (Refer to Attachment 9.4)

The turkeys nest was originally installed to cool the town bore water before replenishing the water troughs within the yards. This system is still in place and at the Council Meeting held on 19 November 2020, Council agreed to purchase the land comprising the turkeys nest from the Department of Natural Resources, Mines and Energy. Some of the water troughs are plumbed directly into the town drinking water supply.

The amenities building and the other water taps within the Saleyards precinct are connected to the town drinking water supply.

6.10 CAR PARKS, RAIL LOOP AND ROADS

The road train parking area is located within the large turn-around located at the end of Sesbania Street. The turn-around is also the access for the rail unloading ramp facility. There is also road train parking space available on the southern side of the yards adjacent to the turkey's next.

The parking areas are unimproved and during the wet, the areas turn to bog and drastically restrict vehicle movement. The current Saleyards contractors have spent hours assisting transport operators in extracting road trains that have become bogged.

Ayrshire Road borders the Saleyards on the western side and is the access for the main loading ramp and truck wash.

The rail loop is located on the northern side of the Saleyards and is used on a regular basis – average once a week.



Image: Rail unloading ramp, amenities and rail water tanks in the distance.

6.11 SALEYARDS IMPROVEMENTS DRIVEN BY COMPLIANCE

Inspections undertaken by Work Place Health and Safety Queensland identified the following compliance notices:

Date	Notification of Infringement	Rectification
22-9-2016	Prohibition (P754694) – Stop the activity of entering the confined space located in the sump cavity below the scales.	Activity stopped. Persons entering the sump below the scales must be trained in confined space entry.
28-10-2016	Improvement (I1027876) – Steel cattle ramp had holes rusted through the floor and walls of the ramp where persons may be at risk of laceration from jagged edges of the steel.	New loading ramp installed.
28-10-2016	Improvement (I1027877) – Saleyards ramp is without access gates at the top of the ramp.	New loading ramp installed.
28-10-2016	Improvement (I1027879) – Ramp walkways at the yards there are not mid-rails or kick plates.	New loading ramp and over-head walkways installed.

28-10-2016	Improvement (I1027880) – Walkway over the top of the ramp is damaged with an uneven surface and that it has no rail or mid-rails or kickplate.	New loading ramp and over-head walkways installed.
28-10-2016	Improvement (I1027881) - Sliding gate midway on the ramp is unable to be opened or closed from the normal walkway.	New loading ramp installed.
28-10-2016	Improvement (I1027882) - Forcing yards to be extremely wet and muddy.	Slip resistant imprinted concrete installed in forcing yards.
18-05-2017	Improvement (I1028217) - Truck wash does not have control measures in place to prevent falls into the sump. Persons are at risk of serious injury from falls from one level to another in the sump.	Application for review lodged by the WSC. Cancelled – due to lack of information.
09-02-2018	Improvement (I1037736) - No process in place to exclude persons from exclusion zones power lines at Saleyards.	Ergon raised the height of the powerlines to meet the unsafe distance requirement, at no cost to the Council.

Table 11: Saleyards Prohibition and Improvement Notifications

Note: All prohibition compliance notices for the Winton Saleyards have been closed.



Image: Winton Saleyards selling facility and Agent office.

7 SALEYARDS FACILITY DEVELOPMENT PLAN

The Winton Saleyards are operated and accounted for as a business unit of the Council, which requires the following commitment:

- Maintaining and continuing to improve the facility to ensure it is recognised by stakeholders as a livestock processing facility of choice and meeting best practice requirements,
- Ensuring it is a long term viable enterprise, and
- Managing risk to ensure that it is reduced to as low as is reasonably practical in relations to financial, public liability, and the work health and safety of all stakeholders and general public using the facility.

On Friday 8th May 2020 an onsite inspection by Elected Members and staff was held at the Winton Saleyards to inspect the current condition of the Saleyards and to discuss potential improvements.

The outcomes of the meeting included the need for the following improvements:

- Maintenance repairs to existing pens (removal of damaged mesh),
- Restructure of internal pens (removal of some internal fences to increase the pen size),
- Construction of an undercover area including laundry facilities for truck driver comfort,
- Improve drainage at the scales / weighing area,
- Improved lighting across the yards for night works,
- Install concrete hardstand area in front of main loading ramp and bitumen entry/exit to reduce dust and bogging,
-
- Extension of the yards to provide additional pens for spelling,
- Holding paddock for sick or calving livestock and use during monsoon road closures, and
- Relocation of the truck wash facility or overhead electrical wires, and
- Construction of a waste catchment pond.

The improvements identified would increase safety standards, environmental requirements, assist in meeting animal welfare requirements and in most cases, would attract greater livestock spelling and processing numbers.

Sourcing and pursuing Federal and State Government funding is crucial to the undertaking and completion of the following Winton Saleyards infrastructure projects.

The dollar amounts provided with each of the following improvements are an **estimate only**, and were provided by the responsible Council staff: Water and Sewerage Manager, Works Manager and Rural Services Manager.

7.1 TRUCK WASH FACILITY UPGRADE

Truck washing is an essential part of the agricultural industry for reasons of maintaining an acceptable level of cleanliness for animal welfare purposes, to prevent disease, comply with applicable standards and prevent the redistribution of a wide range of pest plants and animal species.

The current truck washing facility is located on the western side of the Saleyards and is used daily by livestock transport operators and locals. The parking area is concreted, with a slope to the western side for drainage purposes.

The truck wash is positioned directly under hi-voltage electrical powerlines, where there is the potential for high pressure water to make contact with the powerlines, posing a risk to operators.

Presently the waste water and solids are directed under Ayrshire Road and into the natural water courses. A catchment silt pond is required to capture and contain waste generated from the truck wash area.

The truck washing area requires the following works:

- Relocation of truck wash to a suitable area or relocation of the overhead high voltage powerlines, and
- Installation of suitable drainage and catchment area for wastewater.

Cost Estimate: \$700,000 (Materials and construction)

7.2 SALEYARDS LIGHTING UPGRADE

The current lighting is poor and insufficient for night work. Feedback from stock agents and other users include - cattle struggle to navigate around pens and are spooked by shadows present from low light. Low lighting in the yards also pose a risk of injury to workers and other users.

The lighting upgrade would involve the installation of new LED lighting with sufficient LUX levels across the various parts of the sale yards. Work would include:

- Removal of old aerial cables and redundant light poles and lights,
- Installation of new poles, lights, underground cables and control boxes,
- Installation of sub boards to office/weighbridge and railway yards, and
- Installing of additional lights around weighbridge, selling complex shed and loading ramps



Image: Roma Saleyards

7.3 SPELLING PADDOCK

The Saleyards do not have a spelling paddock for the purpose of holding livestock during wet weather events. During these times there may be a need to hold livestock for a period of time, due to the flooding of main roads and road closures. A spelling paddock would be a more suitable option in relation to animal welfare requirements, to spell stock rather than bogging over a period of days in the Saleyards.

A spelling paddock would also give the Saleyards contractors the option to hold cows that are calving during transport or for livestock that have become ill during transport. A spelling paddock could also be utilized for the impounding of livestock when necessary.

An area to the west of the Saleyards is vacant for the use of such a facility. This would involve:

- The construction of a 3.2km stock proof fence to form a 14-acre paddock directly adjacent to the Saleyards, and
- Construction of a basic unloading and loading facility.

Cost Estimate: \$18,000.00 (Materials and construction)

7.4 DRAINAGE IMPROVEMENTS

The scales are positioned on the eastern side of the Saleyards control room and are required to be cleaned on a regular basis to ensure the correct weight calculation when weighing of livestock.

When the scales are hosed off, the waste is washed into a pit directly under the scales. This 'pit' is a designated 'confined space' area and can only be accessed by a person trained in Confined Space Entry.

A vacuum truck is required to remove the contents from the confined space area, once the waste solids have reached a certain level. The area needs to be cleaned approximately every six months and at a cost of approximately \$1,800.00.

Drainage improvements are required to allow all waste to drain away and eliminate the need for entry into the confined space and/or the use of a vacuum truck periodically.

Cost Estimate: \$25,000.00 (Materials and construction)

7.5 RESTRUCTURE AND UPGRADE OF INDIVIDUAL LIVESTOCK PENS

The Saleyards are primarily used for spelling livestock, however a large portion of the existing pens are suited only for selling. There are currently 48 small sale pens that are unable to be used for spelling. (Refer to Attachment 9.5)

An audit of the entire Saleyards fencing infrastructure is required to fully identify the integrity and condition of the pens.

The following works are required in the restructure and upgrade of pens:

- Small internal fences to be removed to create larger pens,
- Mesh fences to be replaced by steel rails,
- All pens to be a suitable uniform height,
- Removal and replacement of redundant / damaged mesh, and
- Other repairs to internal/external fences as required, due to damage sustained and general wear and tear.

Cost Estimate: \$70,000.00 (Materials and construction)

Image: Sale Pens



7.6 UNDERCOVER AREA AND LAUNDRY FACILITY

Facilities at the Winton Saleyards for livestock transport operators include a toilet/shower facility. There is a need for an undercover rest area and laundry facility.

Feedback received from the current Saleyards contractors: The majority of livestock transport operators **do not** utilise the Winton laundry facilities located in the main street, due to accessibility issues and the inconvenience of unhitching their trailers.

A suggestion made by Council Management at the Saleyards inspection in May, was the option of engaging a contracting laundry machine (coin operated) business to manage the laundry facility.

The toilet/shower facility is located on the eastern side of the Saleyards, between the rail unloading race and the Sale Agent's office. There is ample room for an auxiliary building to be constructed on the southern side of the existing toilet/shower facility. This area is also in close proximity to the truck parking area, making it easily accessible by drivers. (Refer to Attachment 9.5)

Cost Estimate: \$30,000.00 (Materials and construction)

7.7 EXTENSION OF YARDS

There is a demand for additional spelling yards due to an increase in pastoralists choosing to spell cattle at the Winton Saleyards, either for the purpose of meeting the QR rail train or onward road train transport.

The Saleyards statistics (refer to section 5.6 Current Saleyards Statistics), show a significant increase each year in the number of livestock spelled at the Winton Saleyards over the past 7 years, (average increase of approximately 19,127 head per year). On occasion the Saleyards are reaching their daily livestock capacity of approximately 3000 head.

There is room for additional spelling yards to be constructed on the eastern side of the Saleyards. These new yards could also be used to spell organic cattle, eliminating the need to clean yards prior to accepting organic livestock.

Currently there is a small turkey's nest located in the area proposed for the additional yards.

Cost Estimate: \$85,000.00 (Materials, earthworks and construction)

7.8 UPGRADE TO SALEYARDS WATER SUPPLY

The small turkey's nest is located on the southern side of the Saleyards on an easement/reserve (Refer to 6.9 Water Supply and Storage).

A large water storage facility is required to increase the water pressure requirements for the Saleyards scales high pressure hose and the truck wash facility. An increase in water pressure to the water troughs would also be beneficial during times of high demand.

The proposed works would include the following:

- Earthworks – level and prepare a pad,
- Purchase Rhino water tank (1 million litres), installed by supplier, and
- Purchase and connect a pump and fittings to the tank and other Saleyards water supply infrastructure.

Cost Estimate: \$75,000.00 (Materials and construction)

7.9 LOADING RAMP HARDSTAND AREA

The main loading ramp is located on the western side of the yards and is accessed via Ayrshire Road. The loading ramp entry and exit is gravel and requires ongoing maintenance due to erosion and for dust mitigation purposes. There is also the potential for trucks to be bogged during wet weather use of the loading facility.

The proposed works would include the following:

- Undertake necessary earthworks to the proposed area to prepare the sub-grade level – approximately 12,100 sq./m,
- Concrete a pad immediately in front of loading ramp area, and
- Pave and seal entry / exit.

Cost Estimate: \$1,050,000.00 (Materials and construction)



Image: Approach to main loading ramp

7.10 WEIGHBRIDGE

Weighbridges are used on occasion to weigh livestock. A weighbridge would be beneficial to regional Winton pastoralists for the purpose of reducing livestock handling and time, when there is a need to weigh livestock.

To enable the use of a weighbridge for the weighing of livestock, the Tare Mass of the road train must be known. Once fully loaded the Tare Mass of the road train is deducted from the Gross Vehicle Weight.

An investigation into the installation of a Council weighbridge revealed both positive and negative outcomes, including:

- Ease of use – automatic card payment and operation,
- Weighbridge could be utilised by other industries including Council trucks and machinery,
- Reduction in livestock handling,
- Reduction in time taken to weigh livestock,
- Reduction in costs (Refer to Table 8 - Saleyards Usage Fees),
- Both parties (Seller and Buyer) would need to agree to the use of the weighbridge to weigh livestock, and
- Possible data inaccuracies when weighing livestock.

Cost Estimate: \$140,000.00 (Materials and installation) Note: The cost of the weighbridge varies greatly



depending on brands and size of the weighbridge. (Road trains – approximately 60m in length)

Images (L to R): Saleyards sign, elevated walkways, QR water tanks and pump shed.

8 ATTACHMENTS

8.1 ATTACHMENT – COUNCILLOR MEETING WINTON SALEYARDS

Meeting Overview

Title: Councillor meeting request – Inspection of Saleyards
Author Name/s: Geoff Cox & Lynda Alcom
Author Title/s: RLO & Special Projects Officer



Summary:

Councillor Anne Seymore called for a special meeting to be held at the Winton Saleyards on Friday 8th May 2020, to inspect the current condition of the saleyards and to discuss potential future improvements to the Saleyards.

Present at the Meeting: Mayor Gavin Baskett, Cr Anne Seymore, Cr Cathy White, Cr Tina Elliott, CEO Ricki Bruhn, RLO Geoff Cox, SPO Lynda Alcom and Saleyard Managers Gavin and Jody Smith.

Background:

The WSC saleyards are of very high economic importance to the town, shire and region.

The Winton Shire Council saleyards were originally designed predominantly around the selling of livestock and for some spelling of livestock.

The saleyards are currently used primarily for the spelling and weighing of livestock and as a Queensland Rail livestock loading facility – the WSC saleyards being the railhead for the Rockhampton rail line.

Legislation:

The Queensland compulsory code of practice for land transport of livestock (schedule 3 of the Animal Care and Protection Regulation 2012) and Animal Care and Protection Act 2001.

Responsibilities outlined in the code apply to everyone involved in the care and management of livestock during the transport process, including saleyards.

The key initiatives of the meeting were:

Key Initiative		Description
Objective: Improve saleyard infrastructure to meet current and future demands		
1.	Saleyard lighting upgrade	<p>The current lighting is poor and insufficient for night work. Feedback from stock agents and other users include - cattle struggle to navigate around pens and are spooked by shadows present from low light. Low lighting in the yards also pose a risk of injury to workers and other users.</p> <p>The lighting upgrade would involve the installation of new LED lighting with sufficient LUX levels across the various parts of the sale yards. Work would include:</p> <ul style="list-style-type: none">• Removal of old aerial cables and redundant light poles

		<p>and lights,</p> <ul style="list-style-type: none"> • Installation of new poles, lights, underground cables and control boxes, • Installation of sub boards to office/weighbridge and railway yards, and • Installing of additional lights around weighbridge, selling complex shed and loading ramps
2.	Restructure and upgrade of individual pens	<p>The WSC saleyards are primarily used for spelling of livestock. A large portion of the existing saleyard infrastructure is suited for selling. The following works are required to make the yards more efficient for the spelling of livestock:</p> <ul style="list-style-type: none"> • Small internal fences to be removed to create larger pens, • Removal and replacement of redundant / damaged mesh, and • Other repairs to internal/external fences as required.
3.	Truck wash facility upgrade	<p>Truck washing is an essential part of the agricultural industry for reasons of maintaining an acceptable level of cleanliness for animal welfare purposes, to prevent disease, comply with applicable standards and prevent the redistribution of a wide range of pest plants and animal species.</p> <p>The current WSC truck washing facility is located on the western side of the saleyards and are used daily by livestock transport operators. The existing truck washing facility does not meet safety and environmental requirements. The truck washing area requires the following works:</p> <ul style="list-style-type: none"> • Relocation of truck wash to a suitable area, and • Installation of suitable drainage and catchment area for wastewater.
4.	Organic Certification	<p>There has been considerable growth in the number of organic stations in recent years throughout Northern Territory and Queensland. The WSC saleyard managers are approached regularly by transport operators needing to spell organic cattle. The WSC saleyards are in an ideal location for the spelling of cattle along all transport routes. WSC would need to:</p> <ul style="list-style-type: none"> • Complete an assessment on viability of organic yards, • Designate an area for organic use and prepare area to required standards, and • Complete organic certification application and audit process.
5.	Spelling Paddock	<p>Currently the saleyards do not have a designated area to hold livestock during wet weather events, or for livestock that are sick or for cows that have calved during transport.</p>

		<p>An area to the west of the saleyards is vacant for the use of such a facility. This would involve:</p> <ul style="list-style-type: none"> • The construction of a 3.2km stock proof fence to form a 14-acre paddock directly adjacent to the saleyards, and • Construction of a basic unloading and loading facility.
6.	Undercover Area	<p>The WSC saleyards currently has minimal facilities for transport operators which includes a toilet/shower facility. There is a need for the following facilities for driver comfort:</p> <ul style="list-style-type: none"> • Installation of an undercover rest area, and • Laundry facility area.
7.	Drainage improvements	<ul style="list-style-type: none"> • Wastewater drainage improvements are required in the scales area.
8.	Extension of yards	<ul style="list-style-type: none"> • There is room for additional yards to be constructed on the eastern side of the saleyards.
9.	Upgrade to saleyards water supply	<ul style="list-style-type: none"> • Earthworks are required to remove an existing small turkeys nest and level a pad, and • Install new water tank/s - suitable to meet demand.
10.	Hardstand area	<p>The existing loading/unloading ramp entry and egress is gravel and requires constant maintenance for erosion and dust mitigation. The following works is proposed:</p> <ul style="list-style-type: none"> • Undertake necessary earthworks to the unloading/loading area – approx. 12,100 sq/m • Concrete a pad immediately in front of loading/unloading ramp area, and • Pave and seal entry / egress.



8.2 ATTACHMENT – WINTON SALEYARDS LAND TENURE




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Legend located on next page



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 0 100 metres
 Scale: 1:4622

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 For more information, visit
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 **Queensland Government**
 Department of Natural Resources, Mines and Energy

Legend

Tenure

-  Below the Depth Plans
-  Boat Harbours
-  Carbon Abatement Interest
-  Commonwealth Acquisition
-  Covenant
-  Easement
-  Forest Reserve
-  Freehold
-  Housing Land
-  Industrial Estates
-  Lands Lease
-  Main Road
-  Mines Tenure
-  National Park
-  Port and Harbours Boards
-  Profit À Prendre
-  Railway
-  Reserve
-  State Forest
-  State Land
-  Timber Reserve
-  Water Resource

Road crossing

-  Bridge
-  Tunnel

Road

-  Highway
-  Main
-  Local
-  Private

Railway



Attribution

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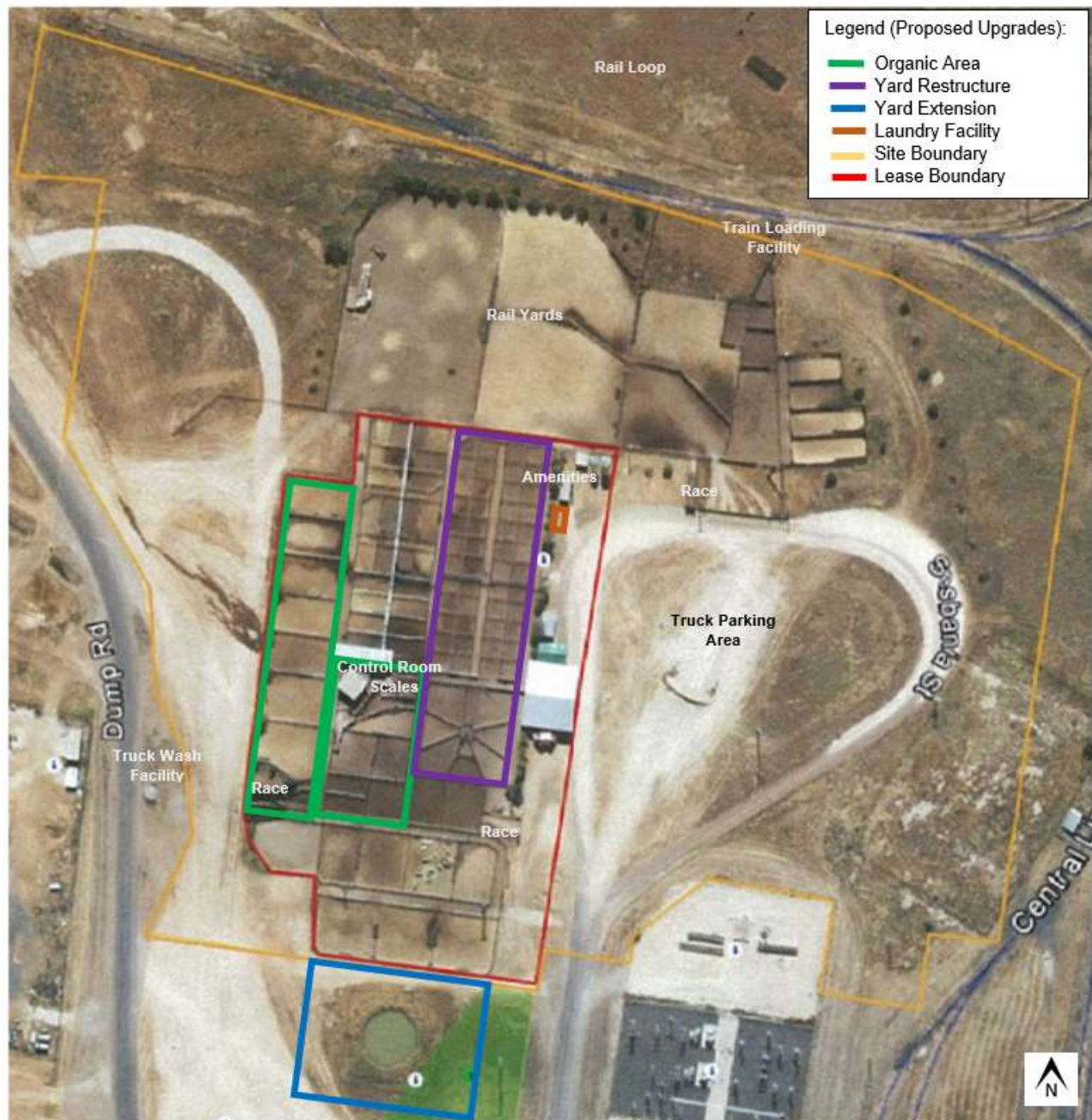
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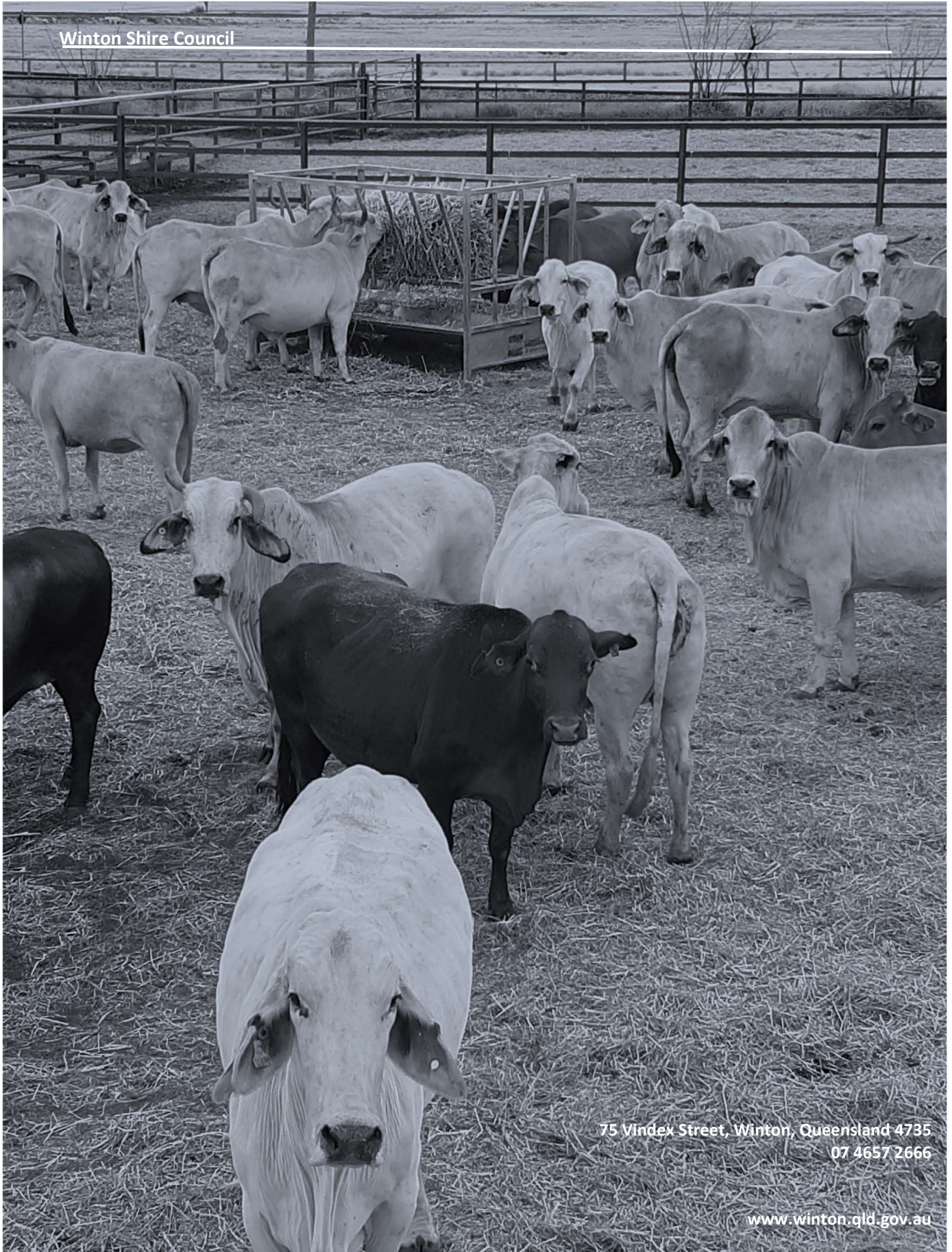
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8.3 ATTACHMENT – WINTON SALEYARDS MAP





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