



KEMPSEY
Shire Council

DIRECTOR CORPORATE SERVICES REPORT

12th September 2006

**DCS13 SALEYARD SIX MONTHLY REPORT
FILE: 255 SJR**

SUMMARY:

Reporting on Saleyard operations over the past six months.



DESCRIPTION:

Providing an overview for Council of activities relating to the Kempsey Regional Saleyards during the past half year.

FINANCIAL STATEMENT

A copy of the Profit and Loss Statement for the year 2005/06 is attached at [\(Appendix K\)](#). The 2005/06 operating surplus was \$25,743. After allowing for Capital Works and loan principal repayment the overall result was a net loss of \$46,955.

UPGRADE AND IMPROVEMENT PROGRAM

Upgrades have proceeded on the old northern receival and holding pens as per the Program of Works. Three (3) quotations for the demolition, surface preparation, drainage and concreting were received, with Council being the successful tenderer.

Twenty percent (20%) of the concrete has been laid with new stormwater drainage and guttering to comply with EPA Requirements. Installation of the new steel panels is proceeding well, and on time. These works are expected to be completed by the end of November.

The Works Program also includes the following items: -

- New Lighting for safe work practices at night
- New race for painting of stock
- Modification to the eastern holdings pens to improve flow of cattle in from the northern end

- Additional shade cloth to be trailed over holding pens to reduce heat and stress
- Traffic Management Plan being developed
- Spoil excavated from the ground works used to consolidate the car parking areas.



20% completed Northern pens

EFFLUENT SYSTEM

Water samples were taken from the effluent ponds on a weekly basis for six weeks in April 2006 to establish baseline data. This data includes levels of Total Nitrogen, Total Phosphorous, BOD, pH and Electrical Conductivity and Faecal Coliform. Following the initial 6 week baseline results quarterly testing to monitor the ponds can be taken. These samples have now been taken and we are awaiting analysis from the laboratory.

In accordance with the maintenance program, Thurgoods Haulage has been removing waste solids from the settlement tanks on a routine basis, at no cost to use in their landscaping business. Previously Council had contracted this work at an annual cost of approximately \$2,500.

TRUCKWASH

The “pay for use” truckwash earns income of approximately \$500 per month.

An application has been submitted under the Community Water Grants Program for funding to install an additional water storage tank and pressure pump for the collection, storage, and provision of water for use at the truckwash.

CANTEEN

The internal renovations to the canteen were completed within budget and cosmetic improvements to the exterior were carried out including painting, resurfacing of the tables in the dining area and plastering to repair holes in the ceiling of the covered dining area. Council is receiving favourable comment on these upgrades.

A new lease for the canteen is presently being formulated and tenders will be called in October.

ADVERTISING

Port Macquarie Hastings Rural Sales and Kempsey Stock and Land have purchased 2 additional advertising spaces at a cost of \$1,400 in the last month. This brings the total revenue from sponsors advertising signage to approximately \$3,500 per annum.

Further marketing of sponsors advertising space will be undertaken in the next six (6) months.

MAINTENANCE PROGRAM

As the upgrade program progresses we are seeing a reduced need for regular maintenance to the old infrastructure. This is estimated to save Council up to \$30,000 per annum when the works are completed and will enable more time and resources to be allocated to address OH&S and animal welfare issues.

The fenced area around the effluent ponds has been slashed and is being maintained in a cleaner state.

SIGNAGE

New signs have been installed to denote the following: -

- Next Sale Date on the corner of North Street and Saleyards Road. The sign aims to further promote usage of the Saleyard complex and advertises upcoming sales and the type of sale being held.
- Fee and charges.
- Warning signs of traffic hazard from reversing trucks making delivery movements on sale days.



Next Sale Date Sign

ACCREDITATION AND RANKING

Kempsey Regional Saleyards will have their annual NSOA Audit by AUSMEAT inspectors on the 13th September. Kempsey Shire Council will host a meeting of the Saleyards Operator Association Board on the 29th September.

CUSTOMER SATISFACTION

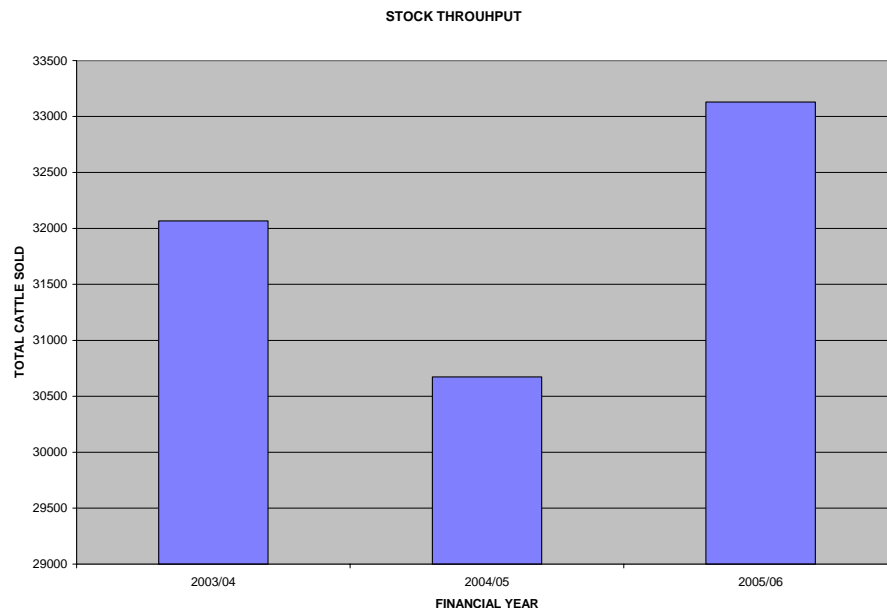
A Saleyard user's satisfaction survey has been undertaken and the data is presently being analysed for presentation to a future meeting of Council.

Preliminary data shows that users of the facility generally rate as between good and excellent seating, line of vision, animal welfare and frequency of sales. Some respondents have suggested that the time taken to conduct the sales is too long and overall respondents indicate that they rate the saleyard as a facility and a service quite highly.

STOCK THROUGHPUT

There was an increase in total cattle sales for the financial year 2005/06; almost 2,500 more head of cattle than the previous financial year.

- 04/05 – 30,673
- 05/06 – 33,130



Stock Throughput (last 3 financial years).

REPORT IMPLICATIONS:

- ***Environmental***

No known environmental implications

- ***Social***

Kempsey Regional Saleyards are a community facility providing service to businesses and residents of the Macleay Valley and surrounding Shires.

- ***Economic (Financial)***

Nil implications

- ***Policy or Statutory***

Council's policy "Saleyard – Liveweight Selling and General Operation" is currently being updated and revised to reflect current requirements. When the draft is completed it will be submitted to Council.

- ***Directors Review***

The Kempsey Regional Saleyards continues to develop and be recognised as a first class regional facility.

RECOMMENDATION:

That the information be noted.

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G B Snape
DIRECTOR CORPORATE SERVICES