

# Kempsey Regional Saleyards

## Submission Key Themes

The saleyard submissions are attached to the Council Report however a brief summary of the key submission themes for each potential Saleyard management option is encapsulated in the below table:

Option	Submission Key Themes	
Maintain	<ul style="list-style-type: none"> <li>• Council should keep control of Saleyards</li> <li>• Saleyards are in good condition</li> <li>• Saleyards are in good location</li> <li>• Saleyards operate well</li> <li>• There is nothing wrong with the Saleyards therefore maintain the Saleyards 'as is'</li> <li>• The Saleyards should be maintained in current location to retain the Flood Refuge</li> <li>• Saleyards are a driver of economic activity</li> <li>• If Council needs to cover the expenses of operating and maintaining the Saleyards, then Council could increase prices</li> <li>• Council owning and operating the Saleyards keeps buyers honest</li> <li>• The Saleyards are good for local employment</li> <li>• The upgrade of the Saleyards may not result in increased throughput, therefore maintain the Saleyards as is</li> </ul>	<ul style="list-style-type: none"> <li>• Farmers achieve good prices in the current 'as is' Saleyard operations – no need to change</li> <li>• Maintain the Saleyards 'as is' but increase competing livestock companies</li> <li>• Maintain the Saleyards 'as is' because Saleyards are for cattlemen – not real estate agents</li> <li>• Maintain the Saleyards 'as is' because buyers would not use the Saleyards if sold</li> <li>• Maintain the Saleyards 'as is' because fees will rise if the Saleyards are privatised</li> <li>• Maintain the Saleyards 'as is' because a Lessor would disregard lease terms if the Council leased the Saleyards</li> <li>• Maintain the Saleyards 'as is' but have more attentive management to make the Saleyards financially sustainable</li> <li>• Maintain the Saleyards 'as is' but have a full-time Manager</li> <li>• Existing Saleyards are viewed as a community asset</li> </ul>
Upgrade	<ul style="list-style-type: none"> <li>• Capital upgrade is more likely to occur if Council owned and operated the Saleyards</li> <li>• Upgrading the Saleyards would help farmers</li> <li>• Upgrading the Saleyards would support local businesses</li> <li>• Saleyards do not need a major upgrade just minor improvements</li> <li>• Saleyards need modernising</li> </ul>	<ul style="list-style-type: none"> <li>• If upgraded the Saleyards would receive an increase in competing livestock companies</li> <li>• Maintain the Saleyards 'as is' because Saleyards are for cattlemen – not real estate agents</li> <li>• Council should keep control of Saleyards</li> <li>• Saleyards are in good condition</li> <li>• Saleyards are in good location</li> </ul>

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	<ul style="list-style-type: none"> <li>• If upgraded, the Saleyards have the potential to be developed into a state of the art MNC facility</li> <li>• Existing Saleyards bring big income to the Shire</li> <li>• Upgrade the Saleyards so multi-agents can operate</li> <li>• Upgrade the Saleyards to increase Animal welfare &amp; WHS standards/practices</li> <li>• should put the prices up to pay for it</li> <li>• Upgrade the Saleyards in order to upkeep the existing facility</li> <li>• Upgrade the Saleyards as more yards are needed</li> <li>• Upgrade the Saleyards as improvements to existing facility are needed</li> <li>• Upgrade the Saleyards so that other value add activities / businesses can operate to maximise income</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade the existing Saleyards because a Lessor would disregard lease terms if the Council leased the Saleyards</li> <li>• Upgrade the existing Saleyards and have more attentive Saleyard management to achieve financial sustainability</li> <li>• Upgrading the Saleyards would bring more local Employment</li> <li>• Upgrade the saleyards and have a full-time Manager</li> <li>• Saleyards operate well</li> <li>• The Saleyards should be upgraded in the current location to retain the Flood Refuge</li> <li>• Upgrade the existing Saleyards as a community asset</li> <li>• Upgrading the existing Saleyards would be a driver of economic activity</li> <li>• If Council needs to pay for capital upgrade then Council</li> </ul>
Lease	<ul style="list-style-type: none"> <li>• Council should keep the saleyards</li> <li>• Other Saleyards have become very successful under the lease model</li> <li>• The lease option would result in less cost to ratepayers</li> <li>• Management of Saleyards is important and a lease would achieve higher Saleyard management levels</li> <li>• If Council doesn't want to run the Saleyards then Council should lease it</li> </ul>	<ul style="list-style-type: none"> <li>• Saleyards are not core Council business and therefore should lease the facility</li> <li>• Council shouldn't have to maintain the saleyards for private business</li> <li>• Council should lease the Saleyards so that ratepayers do not have to subsidise Saleyard operations</li> <li>• Council could lease the facility and still retain the current flood refuge as it is still needed</li> </ul>
Sell	<ul style="list-style-type: none"> <li>• Selling the Saleyards is the best management option</li> <li>• Selling the Saleyards is in the ratepayers interest</li> <li>• Private enterprise will operate the saleyards better</li> <li>• Selling the Saleyards means that ratepayers money is not used to subsidise the Saleyard operations</li> <li>• Current agent bias with one agent having exclusive use</li> </ul>	<ul style="list-style-type: none"> <li>• Saleyards need too much money to upgrade them – therefore sell the Saleyards</li> <li>• Sell the Saleyards because Council should not be responsible for providing a flood refuge</li> <li>• Saleyards disturb nearby residents (noise, smell, traffic)</li> </ul>
New Facility	<ul style="list-style-type: none"> <li>• Relocate the Saleyards as Bunya Pines Estate is affected by noise, smell, traffic, etc</li> <li>• A new facility would be better because it would cost too much to upgrade the existing Saleyard facility properly</li> </ul>	<ul style="list-style-type: none"> <li>• A new facility would be better equipped for animal welfare &amp; WHS</li> <li>• A new facility is needed as the existing yards cannot be appropriately redesigned</li> <li>• A new facility with private investment is needed</li> </ul>

Option	Submission Key Themes
	<ul style="list-style-type: none"><li data-bbox="353 236 1043 300">• A new facility would be a better facility for livestock &amp; community</li><li data-bbox="353 306 898 338">• A new facility would achieve quicker sales</li><li data-bbox="353 344 931 376">• A new facility would bring more competition</li></ul> <ul style="list-style-type: none"><li data-bbox="1214 236 2011 300">• A new and bigger facility would bring more employment to the Shire</li><li data-bbox="1214 306 2024 370">• A new facility could be developed to accommodate value added activities / businesses and achieve higher revenue.</li></ul>