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Site Audit - Design and Safety

Lockyer Valley Regional Council - Laidley Saleyards

Report Number 24576.108466



Prepared for

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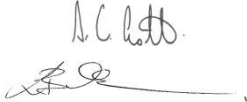


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Executive Summary

Lockyer Valley Regional Council (LVRC) operates the Laidley Saleyards located at 2107 Rosewood-Laidley Road, Laidley. LVRC engaged EnviroAg Australia Pty Ltd (EnviroAg) to conduct a Site Audit with specific focus on Design and Safety of the Laidley Saleyards facility.

The purpose of the Design and Safety audit conducted was to determine if the facility was compliant with all relevant bodies and financially viable. This audit was centrally focused on key high risk areas which were identified by LVRC to include Environmental, Animal Welfare, WHS, Financial and Q-Fever.

Through the audit and, subsequent attendance at the Cattle and Horse Sale, key high risk issues were identified by EnviroAg; these include:

- Saleyards are not compliant with current legislative requirements:
 - Environment Protection Act;
 - Animal Care and Protection Act;
 - Animal Care Code of Practice;
 - Model Code of Practice for the Welfare of Animals – Animal Saleyards;
 - Australian Animal Welfare Standard and Guidelines – Livestock at Saleyards and Depots;
 - Mode Code of Practice for Livestock Saleyards and Lairages; and
 - Work Health and Safety Act and Regulation.
- Sale pavilion is not structurally sound;
- Dip a potential environmental hazard;
- Social licence; and
- No security provisions

Considerations have been given to the Governance Options provided by LVRC and the recommendations provided by EnviroAg outline which option is considered to be the greatest benefit to LVRC for continuing saleyard operations in the Laidley area. Three governance options have been added by EnviroAg Australia for consideration by the LVRC.

EnviroAg Australia recommends that the site be revitalised with new yards, sales pavilion, office, amenities, loading facilities and dip. This infrastructure can be developed on both the existing site and further up the existing site after an amalgamation of the various Lots which the yards span over. Benefits of this Governance Option have been detailed in the report below.

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1. Introduction

Lockyer Valley Regional Council and the Laidley Saleyard stakeholders have identified numerous operational inefficiencies and capital improvements required at the Laidley Saleyards. The aspects which have been identified by the LVRC and Stakeholders include the improvement of the functionality, safety, animal welfare and environmental impacts of the facility.

The Laidley Saleyards is the only operating saleyards for livestock producers in the region. It is an ageing facility that is located on the outskirts of the Laidley Township with proximity to the Laidley Rosewood Road and residential housing. The facility was officially opened on the 9th of June 1972, making the site eligible for heritage listing as of the 9th of June 2022.

A safety and design management audit of the facility to assess the future direction of the asset has been conducted with heavy focus on animal welfare, compliance, environment, safety and functionality.

Table 1 Site Details

Operator Details	Lockyer Valley Regional Council
Site Contact	Greg Jepson, Coordinator Facilities
Site Address	2107 Rosewood-Laidley Road, Laidley 4341 QLD
Lot and Plan	Lot 4SP288143, 7L1742, 801L171,802L171, 803L171, 804L171, 5L1742, 1SP288143, 407L171, 186L1731, 410L171, 401L171,3SP288143, 2SP288143
Local Government Area	Lockyer Valley Regional Council

1.1 Objectives

The objectives of the safety and design audit have been outlined in the following deliverables:

- Stakeholder engagement
- Safety and Design Management Audit and Report
- High-level opinion of costs for identified key risk items within the report.

1.2 Scope of Works

The scope of works and technical details of the deliverables have been outlined below:

- Completion of Stakeholder Engagement:
 - Attendance at a Horse Sale
 - Attendance at a Cattle Sale
 - Attendance at a “Kick Off” Meting
 - Attendance at a Progress Meeting
 - Attendance at a Final Report Presentation
- Completion of Safety and Design Management Audit and Report

2. Assessment

2.1 Environmental

The environmental issues found during the site audit are detailed in Table 2. These issues would be considered a contravention of section 440ZG and 442 of the Environmental Protection Act 1994.

Table 2 Environmental Issues

Aspect	Issue
Cattle Dip	The cattle dip is leaking; it can't be used for organic cattle sales. The draining of pens is not adequate as they are sloping the wrong way. (Refer to Appendix A).
Wastewater Runoff	There is minimal waste water controls and uncontrolled waste releases are occurring to the receiving environment. (Refer to Appendix A).
Stormwater Runoff	There is no Stormwater control in the facility. Stormwater mixes with wastewater and effluent and flows through the yards into the roadside drain which funnels into a nearby creek. All gutters and subsequent pipes flow directly onto the ground next to the existing buildings. There is no stormwater controls in places. One pit was discovered on the far north eastern side of the yards, which was covered over with grass and full of effluent. (Refer to Appendix A).
Effluent Disposal	There is no Effluent Disposal that was noted on site. All Effluent from the site has flowed down the yards and into the stormwater drain on the edge of the road. There are no effluent controls in place to manage the removal or contamination into the stormwater and local creek. (Refer to Appendix A). This is non-compliant with the current EPA regulations around effluent controls – Section 321 of the Environmental Protection Act 1994. There is also a build-up of manure and effluent in the sales pavilion; (Refer to Appendix A).
Biosecurity - Pests	There is a large population of feral pigeons which live in the facility; these are potential disease vectors. Controls have not been put in place to control the population of pests within the facility (Refer to Appendix A). They also live within the sales pavilion. Bird droppings were present throughout the pavilion and underneath the seating areas there was a build-up. There was also multiple nests containing young squeakers (baby pigeons) located in the pavilion. (Refer to Appendix A).
Waste Management	The bin located at the vet crush was not empty. It contained empty chemical containers, sharps and other objects. Bin stands were noted but no bins were installed during site audit. Waste was not observed to be segregated. (Refer to Appendix A).

2.2 Workplace Health and Safety

The workplace health and safety issues found during the site audit are detailed in Table 3.

Table 3 Workplace Health and Safety Issues

Aspect	Issue
Emergency Procedures	<ul style="list-style-type: none"> No Emergency Evacuation Plan was noted at any point throughout the sale days or site audit process. No Emergency Evacuation Point (Muster Point) signage was noted. No First Aid Kit signs were noted. No First Aid Kits were noted. No attendants at the sale were noted as being First Aid Training or identified. Fire Extinguisher signs were noted as being present. No Fire Extinguishers were located with the signs. No Chemical Storage signs were noted on the Chemical Storage Shed. There was nothing to identify the hazardous materials which are stored on site.
Operator Shade Protection	There was minimal shade protection for operators. The shade which is placed over the vet crush/entry to the dip is not adequate. During the audit the tin roof which covers the working side of the crush was not providing sun protection. The operators were in full sun for the majority of the day.

	There is minimal shade which covers the saleyards; (Refer to Appendix A).
Chemical Storage	<p>Upon inspection chemical storage shed was not locked. The shed was easily accessible to all.</p> <p>Chemical labels were missing or written on to containers.</p> <p>Some items were observed to be in poor condition. The area was not clean and tidy and free from hazards.</p> <p>There was no Safety Data Sheets available to view in the chemical storage area.</p> <p>There were no spill kits in the chemical shed. There were no portable spill kits available to use in other areas of the saleyards for a potential spill.</p> <p>The shed was not bunded.</p> <p>Chemicals were not observed to be disposed of properly.</p> <p>There were no dispensary records noted for veterinary chemicals/materials. Upon inspection of the crush and vet area there was fridge available to hold cold items which a vet may require. There was not secure storage for vet prescription items.</p>
PPE Requirements	<p>Employees were seen to be using the correct PPE when operating in the yards according to the signage noted, "Protective Footwear must be worn".</p> <p>None of the riders were wearing a safety helmet whilst both working in the yards and during the ridden horse sale.</p> <p>Potential buyers were noted entering pens with horses who were notably distressed, not in the correct PPE.</p> <p>All required PPE for both the staff and visitors needs to be outlined and enforced in both signage and documentation.</p>
Visitor Access	<p>Visitor Access to the facility is not restricted or controlled. Access is achieved through an entry gate into the saleyards directly in multiple places through a PA gate. It is also achieved through the pavilion which does not have a door in the entrance way.</p> <p>(Refer to Appendix A).</p>
Livestock Inspection	<p>Buyers were allowed time to view the stock before the sale commenced. Some of these buyers at the horse sale entered the yards without supervision or permission.</p>
Livestock Delivery and Handling	<p>The gates used to push the cattle through to the pavilion entry were not slam shut gates and do cause a crush point.</p>
Livestock Loading and Unloading	<p>Lighting was not present at either of the loading ramps to minimise shadows and avoid glare; this is a contravention of the Code of Practice for Saleyards (Department of Jobs, Precincts and Regions, n.d.).</p> <p>Livestock should be unloaded/loaded into a forcing yard of no less than 30m² for a 12m semi-trailer sized truck (Taylor, 2015). A forcing yard was not present at the facility. Both loading ramps were loaded from the laneway into a smaller yard which could contain only one or two animals. Gates were used for larger groups to sort animals into the holding yards which are a crush point and safety risk for the attendants.</p>
Livestock Processing	<p>Cattle processing is completed through the cattle crush at the entrance to the dip; the pen configuration does not allow for the cattle to flow easily from the holding pens after being unloaded into the cattle crush holding yard. The gate which is used to access the holding pen is dangerous with the metal bar protruding from it at head height. The cattle are also moved into the holding pen using a horse and rider, who carries a stock whip. This is a hazard for both horse and rider that will cause serious damage; (Refer to Appendix A).</p>
Surface Base	<p>The surface of the saleyards is a mix between blue stone road base, dirt both compacted and loose and concrete. It is generally a soft stand floor type within the pens and sale pavilion. From the recent weather events it has been noted that the surface of the yards is not well maintained. The extensive erosion has exposed the post bases causing trip hazards throughout the yards.</p> <p>Concrete has been used in various areas of the yards. Concrete ramps have been used at these entry and exit points. These are against current standards which show that cattle and horse prefer steps instead of ramping or inclines. The soil around these points has also been eroded and not maintained to ensure safe loading and unloading onto the loading ramps occurs. (Refer to Appendix A).</p> <p>All three types of the surface are compliant if correctly maintained. This has not been the case for the Laidley Saleyards.</p>
Q-Fever	<p>No Dust Suppression equipment was noted during the audit.</p>
COVID - 19	<p>There was also no one checking that people were checking in to the COVID 19 Check-in</p>

	App, even though there were signs with QR codes still present into the entry to office, saleyards and pavilion. (Refer to Appendix A).
Emergency Management	There was no Emergency Evacuation Plan/Map given or told to any participants. There was no First Aid Officers identified amongst the attendants.
Site Supervision	<p>There were limited procedures or process show at the Horse Sale and Cattle Sale attended. Anyone could enter the yards with no attendants checking to ensure that potential buyers were wearing the correct PPE or knew the risks and terms and conditions of entry into the yards.</p> <p>Movement between the pavilion, ridden horse sales, to the pen sales was not monitored or controlled. Participants were not told the order or which pen the outside sale would begin at. The auctioneer stood on the outside of the railings with buyers on both sides on the pen. Horses were noted as being distressed by the sudden influx of humans to surround the pen. Small animals, pets, were also noted as present in the yards. This was not monitored by the attendants.</p> <p>Participants were noted as sitting on the top rail of the yards on multiple occasions to get a better look into the pens; this is a safety hazard which was not monitored by the attendants.</p>
Traffic Management	<p>There was no General Parking Plan in place.</p> <p>There was no Heavy Vehicle Designated Parking.</p> <p>There was no Disabled Parking.</p> <p>There was no Emergency Vehicle Designated parking or access point.</p> <p>There was no clear Loading Zone or Truck Turning zone. There were multiple vehicles parked around the loading ramps.</p> <p>The ground near the loading ramp is not sealed; the semi sealed section of the site needs repair from trucks, cars and weather events. The surface near the loading ramp is semi compacted and has damaged significantly by the weather events in recent months. (Refer to Appendix A).</p> <p>There are no warnings on the main road for potential trucks turning into the facility.</p>
Electrical	<p>The Mains Power Box was not locked and easily accessible to anyone; this power box also controls the power to the other sites which surround the saleyards.</p> <p>No equipment was noted as being tested or tagged.</p> <p>No emergency stops were in place.</p> <p>Switches were not well located; they were easily accessible to general public and not covered.</p>
Biosecurity	<p>There was no biosecurity protocol or controls in place when entering the yards for either humans or animals.</p> <p>There was no Biosecurity signage present at the saleyards or office notifying attendees of the potential biosecurity risks.</p>
General Health	<p>“No Smoking” provisions were not enforced during either of the sales which were attended. Designated Smoking Area signs were noted 5m from the entrance to the saleyards; however, these were within 5m of the loading ramps and in the direct path of those exiting the saleyards and moving towards either loading ramp. (Refer to Appendix A).</p>
Records	<p>The following records were not made available during the audit process:</p> <ul style="list-style-type: none"> • Training records • Standard Operating Procedures • Safe Work Method Statements • Operator licenses or tickets • Operator competencies • Equipment maintenance schedule • Destruction equipment storage and maintenance • Authorised personnel lists <p>None of the staff have Animal Welfare Officer Accreditation. Including staff from Stariha Auctions.</p>

2.4 Animal Welfare

The animal welfare issues found during the site audit are detailed in Table 4.

Table 4 Animal Welfare Issues

Aspect	Issue
Animal Shade Protection	<p>Shade protections were minimal and only provided by sparse trees that were present in some of the pens. Trees are not considered a shade protection measure in a sale yard setting and are seen to be a risk factor to staff and stock.</p> <p>Under the Mode Code of Practice for Livestock Saleyards and Lairages (Taylor, 2015) shade for animals in hot climates and protection from wind and rain in cold climates part of the five freedoms. (Refer to Appendix A).</p>
Water Points	<p>Watering points throughout the facility were sporadically placed in the pens. In accordance with the Mode Code of Practice (Taylor, 2015) every selling or holding pen must be equipped with the appropriate watering points for animals. This was not the case for the saleyards. Most of the pens were noted as not having a watering trough or access to water directly.</p> <p>The transportation of the water throughout the yards is conducted using a mix of old copper piping and black PVC pipe. The black PVC pipe runs across the top of the yards directly on the stainless steel railings. The copper piping is run in a similar fashion – either on top or along the side of the railings. Water transportation in this way is not compliant with Animal Welfare Standards (Animal Health Australia, 2016). In hot climates and in direct sun this piping superheats the water being transported around the saleyards. Delivering undrinkable water to the animals contained within the pens. (Refer to Appendix A).</p> <p>Watering troughs throughout the yards are not compliant. Animals were observed not be able to access water troughs. There were obvious signs of distressed animals getting caught (Refer to Appendix A), and there were multiple troughs with broken pieces.</p>
Drainage/Surface Base	<p>Pens have inadequate drainage for stormwater and waste water. Both flow from pen to pen with no controls in place. This inadequate drainage allows for effluent to pool in multiple areas across the saleyards. This is an animal welfare issue as it can cause foot rot or other hoof diseases in left in the yards for a period of time.</p>

2.5 Design

Design issues for the site are detailed in Table 5.

Table 5 Site Design Issues

Aspect	Issue
Pavilion	<ul style="list-style-type: none"> • There are batons which are affixed to the flooring of the above seating which have been tacked on to support the whole seating structure on the eastern side. These are not structurally compliant (Refer to Appendix A). • There is seating underneath the tiered seating which consists of a wooden rail and some temporary bar stools; this is behind a slam shut gate which swings outwards into the sales ring. To access this seating you must enter the sales ring and use the slam shut gate (Refer to Appendix A). • Gates used into the sales ring are not all slam shut gates, with most having a wooden slide to access them; they are of an irregular size and create a crush point when opened in both directions (Refer to Appendix A). This gate is also held on by a Cob and Co hitch constructed of wire (Refer to Appendix A). A motorbike tyre is also used to stop the gate slamming against the wooden railing on the inside of the sale arena (Refer to Appendix A). • Fences/Handrails into the area are filled in and have spacing which allows livestock to potentially think it is a way out of the sales ring; the spacing between the rails is large with the railing themselves not being wide (Refer to Appendix A). Bottom of the railing in the sales pavilion is not closed in; manure and other materials have built up under the grand stand seating, this is a risk to people and livestock with legs getting caught between the railings easily that low down and having them spaced far apart. • Due to the slope of the yards the waste, effluent and storm water all mix and flow into the sale pavilion from the southern side, through the pound area below the auctioneer platform (Refer to Appendix A).

	<ul style="list-style-type: none"> • Lighting within the sale pavilion is inadequate with only two lights present (Refer to Appendix A). • It was noted that the horse riders had to duck upon exiting the pavilion – height was 2.2m when measured (refer to Appendix A). The standard height for ridden horses is 3m to be clear above head height.
Temporary Holding Yards (Eastern Side of the Saleyards)	<ul style="list-style-type: none"> • The internal fences in the holding yards at the rear of the facility are non-compliant. There is barbed wire; old wooden fence posts and temporary fencing which has been used to construct these yards (Refer to Appendix A). This temporary fencing is not secure and should not be used to hold cattle the way it has been used. • Hay is fed on the ground, which has turned into a slurry in the wet weather (refer to Appendix A); effluent, stormwater and waste water have mixed and covered the hay making it unsafe for the animals to eat. This has also contributed to the slurry and the inability for the ground to dry out (Refer to Appendix A). • There is a path which the water flows through these yards (Refer to Appendix A). No controls are in place to ensure the water runs into a designated area. This all flows into the drain beside the road and into the creek (Refer to Appendix A).
Gates	<ul style="list-style-type: none"> • Some gates were not properly secured – tack welds used to hold in place. Cob and Co wiring seen holding gates in place as well multiple panels in temporary yards at the back of the facility. • Older style gates with a slide locking system are not compliant. There was a mix of steel and timber in the gate systems. • Gate chains were noted as being in use, standard chain length is 200mm; longer chains are a safety hazard. Longer chains can wrap around the hand causing serious damage.
Laneways	<ul style="list-style-type: none"> • Standard laneways are 2.7m across; this to allow gates to be opened and locked into position at the 70-80 degree angle. Some laneways were not compliant; the 3m gate was able to swing completely around in the middle of the laneway.
Yard Configuration	<ul style="list-style-type: none"> • The yard configuration does not allow a flow of cattle into the cattle dip or into the sale pavilion through the side access which was witnessed at the cattle sale. There are no forcing yards for the loading ramps. Sorting is not easily achieved throughout the yards once the animals have been processed. Access to the vet crush and cattle dip is not easily achieved through the system with the gates moving the wrong directions. (Refer to Appendix A).
Loading Ramps	<p>Are currently non-compliant.</p> <p>Should be:</p> <ul style="list-style-type: none"> • No higher than a 20% gradient • Notches 200mm apart along the ramp • Gate either side of the ramp
Fencing	<p>Footings for the pens have become exposed and are cracking (Refer to Appendix A); these footings are concrete which have been encased by a bucket which has cracked and eroded away. There has been no maintenance on the footings to ensure the soil which has eroded away does not affect the structural integrity of the fence.</p>
Wheelchair Accessibility	<p>No wheel chair accessibility to the site.</p>
Lighting	<p>Site has inadequate lighting.</p>
Lunchroom and Facilities	<p>Lunch facilities are not weather proof and the ground area floods in inclement weather.</p>
Vet Crush	<p>The ramp access is not compliant.</p> <p>The area is poorly maintained and lacks appropriate drainage; the area is a slip/trip hazard. Head height hazards in the vet crush area. (Refer to Appendix A).</p>
Site Access	<p>The entrance to the facility has a semi sealed surface; the pipe under the driveway has broken. There is also a large pothole over the broken pipe; continual driving over this by light and heavy vehicles is causing significant damage to the pipe below. This is affecting the ability for stormwater to move efficiently away from the site.</p>
Security	<p>No secure entry into the facility was noted.</p> <p>No livestock security was noted at the audit. Pens were easily accessible, no locks installed. People can access the facility at any time to potentially interfere with the cattle.</p> <p>No perimeter fencing was observed.</p> <p>No security cameras were present.</p> <p>No Security lighting was noted. Flood lights were in place, unsure if operational.</p>

2.6 Financial Matters of Note

Financial data received from LVRC shows a significant increase in the Expenditure for the 21/22 Financial Year over previous years. Following from discussions with LVRC it has been noted that there is a sharp increase in “Contractors” billings. This is centred on the rectification of issues which have developed from complaints registered with LVRC.

2.6.1 Costs of not doing anything

The financial risks associated with doing nothing to the Laidley Saleyards centre around the identified issues. This also includes the current ongoing expenditure and costs to council, nuisance calls, quotes, rectification of issues associated with complaints, etc. It is probable that financial risk and costs will escalate with the facility “as it is”.

2.6.2 Revenue Comparison – Saleyard fees

A cost comparison has been made between LVRC, Southern Downs Regional Council (SDRC), Western Downs Regional Council (WDRC) and South Burnett Regional Council (SBRC).

Table 6 Cost Comparison - LVRC and Other Council fees

Charge	LVRC (\$)	SDRC	WDRC	SBRC
Yard Fee				
Cattle (\$/hd)	\$4.40	\$10.00	\$7.30	\$5.50
Horses (\$/hd)	\$4.90	\$10.00	\$9.80	\$7.40
Infrastructure Levy (\$/hd)	\$0.30	\$1.20	\$1.15	\$0.90
Loading Ramp Fees (\$/hd/day)			\$0.70	
Agent Fees				
New Application	\$2,731.65	\$1,540 + \$6,025		
Renewal	\$1,045.00	\$6,025	\$13,439.70	
Agent Fees per sale	\$497.15		\$ 794.40	\$1,127.50
Private Saleyards Licence			\$1,542.70	\$1,127.50
Other				
Dip Fees (per hd)	\$2.75			\$2.30
Yard Fee (per hd/day)	\$0.80			\$2.20
Cleaning Fee (per pen)				\$71.80 + \$210 facilities clean
Disposal of Dead Animals Fee	\$120	\$189		\$225.50

As can be seen from Table 6 above it is clear that the rates that LVRC currently has in place are significantly less than those of the surrounding Councils.

It should also be noted that LVRC Minimum Fees around the Cattle Dip do equate to a number of cattle – Approximate 49.10 cattle through the clearing dip – including yard fee. Consideration should be given to make this number in line with a number of cattle.

2.6.3 Cattle Dip – future revenue

The cattle dip is the only one still in operation in the Lockyer Valley Regional Council Area. Due to the Lease Agreements not being available to EnviroAg Australia for evaluation the current revenue which is generated by the Cattle Dip cannot be evaluated.

With the national herd increasing in size the utilisation of the Cattle Dip for future clearing will increase. Future revenue from the clearing dip can be calculated using the approximate figure of \$3.55 per head, this includes a holding fees. This processes fee at the current rate, which is approximately 480 head per week through the sale yards, brings this revenue to \$1704/wk or more than \$80,000/annum.

2.6.4 Risk Mitigation – Legal action

The potential for legal actions against LVRC with regards to the Laidley Saleyards are considered to be high in its current state. As outlined in the above safety audit report there are multiple infringements of several Acts and Regulations that expose LVRC to the risk of litigation actions being taken against them. These have been outlined in the above report.

These risks have been outlined in Table 7. This Table also includes the Governance Options which will help mitigate these risks.

3. Governance Options

The governance options outlined by LVRC in the project plus an additional three options were considered. They are:

- 1) LVRC do nothing.
- 2) LVRC do nothing and lease the Laidley Saleyards to a Private Organisation.
- 3) LVRC close the dip and saleyards completely.
- 4) LVRC do nothing and sell the Laidley Saleyards to a Private Organisation.
- 5) LVRC constructs a new saleyard facility on a green field site. Close the existing facility / sell it.
- 6) LVRC redevelop the Laidley Saleyards in the current location
- 7) LVRC rebuild on the existing site and adjacent LVRC owned land.

The summary governance options and the review have been outlined in Table 7.

The financial analysis is based on rounded costs (sing data form LVRC) and estimated costs based on recent related project costs.

The red indicates probable High Risk, yellow indicates Medium Risk, and green indicates Low Risk final positions.

The sections below set out further details on the low risk outcome options.

3.1 Redevelopment of Existing Site

Extensive redevelopment would bring the existing site into respective Environmental, Work Health and Safety, and Animal Welfare compliance. The required changes would need to include (but is not limited to):

- Replacement of all cattle ramps and cattle dip;
- Construction of wastewater infrastructure;
- Reconstruction of pavilion;
- Refurbishment of cattle yards, laneways and gates;
- Appropriate drainage controls established in and around the facility;
- New facilities for staff;
- Appropriate shade structures;

- New water supply lines and water infrastructure for the pens;
- Dust suppression system installed;
- Upgraded access and parking facilities, with designated heavy vehicle areas;
- Fencing and security provisions installed;
- Appropriate chemical storage areas (with bunding); and
- Adequate lighting.

Due to the topographic layout of the lots above the existing site, an effluent settling pond can be constructed. Stormwater runoff could also be stored and used for dust suppression within the sale yards.

Workplace health and safety concerns would be addressed and corrected in the planning stage to allow efficient work flow.

Animal welfare concerns will also be addressed by a set of purpose built yards, ramps, crush and dip (Taylor, 2015).

3.2 New Facility on a Greenfield Site.

The construction of a new facility will allow for the implementation of current best practices (Taylor, 2015) in regard to:

- 1) Public, agents / operators and contractors;
- 2) Animal welfare;
- 3) Environmental concerns; and
- 4) The health and wellbeing of the community.

3.3 Selling off of Councils Interest in Laidley Saleyards

Council may need to conduct / submit a Due Diligence report if this option is undertaken. Extensive site works would need to happen for the existing site for it to be considered decontaminated, due to the extensive use of chemicals over its lifespan.

Council could sell the existing site (2 options);

- 1) As is, with all building intact as a saleyard facility to an interested party.
- 2) Demolish, dispose or recycling of existing infrastructure and the decontamination and removal from the Contaminated Land Register, before sale.

3.4 Lease of Laidley Saleyard to Private Organisation

Lease arrangement of Laidley saleyards to a private organisation does not limit or lessen LVRCs responsibility, including but not limited to:

- 1) Environmental controls needed for compliance of the cattle dip, effluent disposal and stormwater control.
- 2) Workplace health and safety concerning operator hazard mitigation, saleyard layout and functionality, vehicle parking and visitor access/Q fever requirements.
- 3) Animal welfare upgrades like shade protection, watering points, cattle dip, and surface base.

Table 7 Governance Options Comparison

Option	Advantages/ Opportunities	Disadvantages/ Constraints/ Liabilities	Net Benefit	Net Cap Ex (\$M)	Net Cost Op Ex (\$M/yr.)	Revenue (\$M/yr.)	Risk Red – extreme Yellow – moderate Green – low
A No Change	No cost impost of change Temporarily avoid challenge/ conflicts	Loss of funding opportunity (flood recovery) Continue with nuisance calls and band aid fixes Potential WHS and Environmental enforcement action taken against the site (offsite harm / nuisance). High probability of individual / corporate claim against LVRC (accident)	Nil / Negative	\$0	\$0.15 (R+M) \$0.05 (outgoings)	\$0.200	\$1M – Injury \$50K - Pollution
B No Change and Lease to Private Organisation	No cost impost for any change or improvement Revenue generated (though reduced)	Low lease return Remaining/ ongoing liability for leasing non-compliant facility WHS and Environmental issues would need to be rectified by LVRC either prior to or during lease term <i>If lease fails then all risk returns to LVRC</i>	Nil / Negative WHS and Environmental Compliance would still need to be achieved	\$1-2M refurbish ROI = 1.25%	\$0	\$0.025	\$1M – Injury \$50K – Pollution
C Close Yard/ Dip and Sell Off (No New Site)	No cost impost for any change or improvement	Remaining legacy costs of unused site Contaminated land clean up requirements to reutilise land – unlikely to sell unless clean Remaining/ ongoing liability for legacy issues at facility (eg contamination) Loss of social licence	Negative (e.g. \$300,000 clean-up for Dip alone; whole yard will require clean)	\$0.5M (MIN) \$1M (Likely)	\$0	\$0	1M – Injury \$50K – Pollution
D No Change and Sell Yard and Dip to Private Organisation	No cost imports for any change or improvement	Low sale value Environmental issues (i.e. contaminated land) would need to be adequately documented (e.g. due diligence reports) prior to proceeding to sale. Remaining/ ongoing liability for legacy issues at facility (eg contamination) Loss of social licence	Nil / Negative (Sale unlikely)	\$0	\$0.25 (Sale prep)	Sale of yard – one off	1M – Injury \$50K – Pollution
E Close Yard/ Dip and Sell Off – Build New Site	No cost imports for any change or improvement Revenue off sale of land	Low sale value Contaminated land clean up Unlikely to sell without land clean up	Old yard – Negative (e.g. \$300,000 clean-up for Dip alone; whole yard will require clean-up) CapEx for new Site (Double CapEx cost) Positive Expanded business Reduced liability Improved social licence	\$1M (demolition) \$5M new site Total = \$6M ROI <8%	\$0.06	\$0.350	1M – Injury \$50K – Pollution
F Retain and Refurbish Existing Facilities	Low level capital investment	Larger ongoing operating expenditure Growing liability in aged infrastructure WHS and Environmental issues would need to be resolved.	Nil / negative Maintain on going approved land use (no clean up liability)	\$2M	\$0.200	\$0.350	1M – Injury \$50K – Pollution
G Revitalise Existing Site	Spare land is available – there is space Control existing contaminated lots – lot realignment / opportunity to consolidate lots favourably (put Dip etc. in its own lot) Expand the “business” through better facilities Maintain a “community” activity	Rebuilding of newer site requires development of current lots Road Development Consolidating fire ant lease footprint (?)	Positive Maintain on going approved land use (no clean up liability) Expanded business Reduced liability Improved social licence	\$3M ROI – 11% If funded to 80% ROI – 50% (paid off in two years)	\$0.06	\$0.400	1M – Injury \$50K - Pollution

4. Proposed LVRC Capital Improvements – Review

Council have proposed capital improvements for the Laidley Saleyards and these are detailed in Table 8 below. The improvements have been considered in view of the least risk and most opportunistic position for LVRC, being, Option G. This option is focused on rejuvenation of the existing site and use of surrounding unused LVRC lands. The improvements in Table 8 can all be included in Option G. The plot plan in Appendix B accommodates these investments.

Table 8 Proposed LVRC Capital Investments

Proposed by LVRC	Capital Improvements Recommendation
Asphalt pavement to access roads.	Review for separate light/heavy vehicle access areas and parking.
Steel cattle panel fencing to perimeter	Including Anti-gawk panelling on sides with public access.
Layout of yards, laneways and holding pens.	Including controlled access gates.
Water supply	To utilise existing shade vegetation of Lot186-L1731 with in larger holding pens/ paddocks
Replacement of agents building.	Upgrade of supply infrastructure allowing for underground supply to cattle watering points, troughs, and/or dust suppression sprinkler units.
Seating capacity	New facilities building including agents offices, Canteen, and public facilities
Stormwater/Drainage upgrades.	Increased for future sales growth.

4.1 Constraints

A summary of constraints is provided below.

4.1.1 Regulatory

The regulatory constraints are set out below. These set the minimum standards for compliance.

Environmental

- Environmental Protection Act 1994 (Queensland Government, 2022)
- Environmental Protection (water and wetland biodiversity) Policy 2019 (Department of Environment and Science, 2020)

Work Health and Safety

- Work Health and Safety Act 2011 (Queensland Government, 2020b)

Animal welfare

- Animal Care and Protection Act 2001 (QLD Government, 2021)
- Model Code of Practice for the Welfare of Animals – Cattle (Primary Industries Standing Committee, 2004)
- Model Code of Practice for the Welfare of Animals – Animals at Saleyards (CSIRO, 2002)
- Australian Animal Welfare Standards and Guidelines: Livestock at Saleyards and Depots (Animal Health Australia, 2018)
- Land Transport of Livestock Standards and Guidelines (Animal Health Australia, 2012)

Financial (regulatory fines and penalties)

- High risk of being fined by DES or by private court cases due to non-compliance with due diligence.

Biosecurity

- Sale yards have a duty to comply and abide by the direction and advice provided by Biosecurity Queensland. (Queensland Government, 2020a)

Saleyard Regulations

- Model Code of Practice for Livestock Saleyards and Lairages (Taylor, 2015)

4.1.2 Planning

The site cadastre is confounded with numerous small lots and roadways. Contamination is expressed across multiple lots and crown easements.

4.1.3 Legacy

The site has an existing contaminating use. It is used for a saleyard and also as a dip / clearing facility. Both uses contaminate the land area used. Potential legacy costs are;

- Chemical / Effluent contaminated soils and water ways, (Arsenic and other chemicals of concern).
- (Potential) asbestos in old buildings.
- Vacant land expenses (e.g. rates), after demolishing existing structures without costly rehabilitation.

4.2 Opportunities

Opportunities exist for immediate reduction of risk. These include;

- Lot boundary adjustments (realignment, adjustment, amalgamation).
- Redevelopment of an alternate/ new heavy vehicle access point off Rosewood Laidley road.
- Development of adjacent roads to allow for the separation of heavy / light vehicle access and parking.
- Drain and sump placement to intervene and capture waste waters.
- Relocation of cattle holding areas.
- Progressive redevelopment / rejuvenation.

Opportunity exists for State Government funding of rejuvenation of the saleyards.

4.3 Opinion of Costs

EnviroAg Australia has used its in house team of engineers who are experienced in saleyard and civil development to derive the cost estimates (below). It is recommended that a Quantity Surveyor is used to provide high level costs for a finalised detailed design.

Our estimate of overall project costs is provided in Table 7 of Governance Options.

Cost estimates for the top 3 key risk items are provided below;

- (i) Waste Water systems for the existing saleyard with no improvements (redevelop as is) - \$350,000;
- (ii) Dip closure, capping and replacement - \$200,000;
- (iii) Vehicle access, separation, loading ramps, and parking and security

The improvements in Table 8 are aggregated and consolidated in Table 9. The estimated costs for these tasks are also applied in Table 9. These do include the high risk items above.

Table 9 Estimate of Costs for LVRC Identified Improvements

Proposed by LVRC	Capital Improvements Recommendation	Estimated Cost (\$)
Asphalt pavement to access roads.	Separate light/heavy vehicle access areas and parking.	\$250,000
Steel cattle panel fencing to perimeter	New fencing, demolition and anti-gawk panelling on sides with public access.	\$100,000
Layout of yards, laneways and holding pens with stormwater/drainage upgrades.	Cattle handling, quarantine, new dip, selling pens, loading ramps. Shade, shelter, cover Increased selling areas for future sales growth To utilise existing shade vegetation of Lot186-L1731 with in larger holding pens/ paddocks	\$2,000,000
Water supply	Upgrade of supply infrastructure allowing for underground supply to cattle watering points, troughs, and/or dust suppression sprinkler units.	\$150,000
Replacement of agents building.	New facilities building including agents offices, Canteen, and public facilities seating capacity	\$500,000

4.4 Findings

Extensive redevelopment would be required in order to bring the site into compliance with Workplace Health and Safety, Environmental and Animal Welfare legislative requirements.

The least risk position is found by;

- Option C – closing the site, cleaning it up and selling the land. This has a significant net cost >\$1M.
- Option G – rejuvenate the existing site which includes demolition of some facilities, building new facilities. It is estimated that the minimum cost of the rejuvenation would be \$3M.

Option G provides the greatest opportunity to obtain State government funding to provide a good ROI to LVRC whilst improving its social licence with the community and increasing revenues.

4.5 Development of a “Base Case” for Rejuvenation / Redevelopment

If Council decides to continue operation of the saleyard it is critical that LVRC defines a minimum position in regard to the design of redevelopment. This set out below;

- Lot consolidation to allow for planning regulation and zoning.
- Construction of new perimeter fencing to prevent unauthorised access and biohazard control.
- Decommissioning and capping of the old dip and construction of new cattle dip.
- Construction of new pavilion and sale ring.
- Refurbishment of existing cattle pens, holding yard, laneways and gates for compliance.
- Installation of new cattle ramps.
- Installation of calf facilities.
- Refurbishment of veterinarian facilities (crush, quarantine)
- Light vehicle road access and parking upgraded.
- Heavy vehicle access road reconfigured and sealed.
- New cattle watering pipeline laid underground for compliance.
- Dust suppression sprinkler system installed.
- Soft floor material (best practice) installed in smaller pens and pavilion allowing for future works.
- Shade structures to cattle pens allowing for future works to shade yards.
- Drainage infrastructure for the capture and control and storage of effluent and stormwater.

- Manure drying/storage pad.
- Demolition / removal of old buildings and construction of new agents building, canteen and public facilities.

Refer to Appendix B.

5. Recommendations

EnviroAg recommends that an in depth business analysis of the Laidley Saleyard be undertaken to establish and improvement of the long term financial viability of continued service of the saleyards.

Fees and Charges surrounding the Laidley Saleyards need to be reviewed. LVRC Fees and Charges are not in line with the current rates of the surrounding Councils; bringing these Fees and Charges back into line with other Councils' will increase revenue significantly (see Table 6). A comparison of Yarding Fees along for the year 2021 is shown below (refer to Table 10). LVRC fees are below the yarding fees of most other Councils' surrounding LVRC. Lifting the current rate from \$4.40 to \$7.80 in Yarding Fees will see a 77% increase in revenues.

Table 10 Yarding Fees (Calculated using 15,195 head through yards 2021)

	Current Rate (\$4.40/hd)	Proposed Rate (\$7.80/hd)
Yard Fee	\$66,858	\$118,521

It is recommended that LVRC take advantage on the Council owned land uphill from the existing site to develop establish new saleyards, pavilion, cattle dip/drainage pens, unloading/loading ramps and holding pens (refer to Appendix B).

To allow for unencumbered planning and approvals as well as future contaminated site management if council were to combine the sections of road easements:

- 2107-4SP288143 and 2107-1SP288143,

With lots:

- (7L1742, 803L171, 804L171, 5L1742, 407L171, 186L1731).

Controlling access to the site can be established with the installation of a gated fence with relevant posted warning, wavers and any general information posted at entry points.

A fence surrounding the combined lots can also constructed with Anti-Gawk covering on the exposed sides to prevent cattle startling and any unauthorised access/footage being taken.

By planning to use the higher side of the hill management of flow of contaminated stormwater discharge into a controlled contaminated water storage facility can be implemented. Grouping the building together will allow for the collection and separation of stormwater runoff which can be utilised for dust suppression or redirected away from the cattle pen area lowering the amount of contaminated runoff entering the settling pond.

Truck assess could be moved (for example- west to the marked Lyons Street St), to allow for the total separation of heavy vehicle with separate parking area for light vehicle / horse float parking. Pedestrian access to the pavilion, agents' offices, canteen and public facilities would be along a defined green zone.

The new cattle dip with 2 drainage pens and weather protection to prevent dilution of dipping chemicals can then be located allowing efficient work flow. Cattle yards will be designed with provisions allowing for the full shading of all pens as future budgets allows. Calf facilities could be installed as required allowing for the separation of smaller animals from the larger one preventing injury.

New cattle ramps also to be installed (double cattle, single cattle and a low trailer/ utility) along with a veterinarian crush allowing for any cattle welfare concerns.

The cattle pens along Rosewood Laidley Road can continued to be used as a large animal pound with signs indicating short term yarding during emergencies such a flooding or bushfires.

Depending on usage, larger holding paddocks on top of the hill with natural shade vegetation could be leased out short term (month by month).

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7. Appendices

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Appendix A. Observations Report

~ Commercial-in-Confidence ~

Site Inspection Observations Report

Lockyer Valley Regional Council - Laidley Saleyards

Report Number 24576.108506



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This document provides information to address the intent of Project Number 24576 as agreed to by Lockyer Valley Regional Council.

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1. Introduction

This Observations Report has been generated to show pictorial evidence of the findings from the Site Audit Report for the Laidley Saleyards.

Below contains the description of the issue found in relation to the Site Audit Report commentary.

2. Environmental Issues

2.1 Cattle Dip



Figure 1 Leakage evident from Drainage Area at Rear of Dip – North Western Side.



Figure 2 Runoff - Potential Leakage from Dip. Coming from Retainer wall and leaking through.



Figure 3 Runoff - Potential Leakage from Dip – Overflow noted from build up on the fence surrounding the Dip



Figure 4 Dip Draining area. Runoff noted on the sides on the ramp and drainage pen. Green colouration is of concern.

2.2 Stormwater Runoff



Figure 5 Stormwater Pit - located at Northern side of yards - filled with effluent.



Figure 6 Stormwater Drain - pipe from stormwater pit broken.



Figure 7 Stormwater/Effluent Flow from Yards into stormwater drain on the edge of the Laidley Rosewood Road.

2.3 Effluent Disposal



Figure 8 Effluent Flow into Stormwater Drain which continues towards the main town.



Figure 9 Effluent Flow across Temporary Yards from South to North



Figure 10 Effluent Flowing into Stormwater Drain which runs under the Laidley Rosewood Road

3. Workplace Health and Safety Issues

3.1 Operator Shade

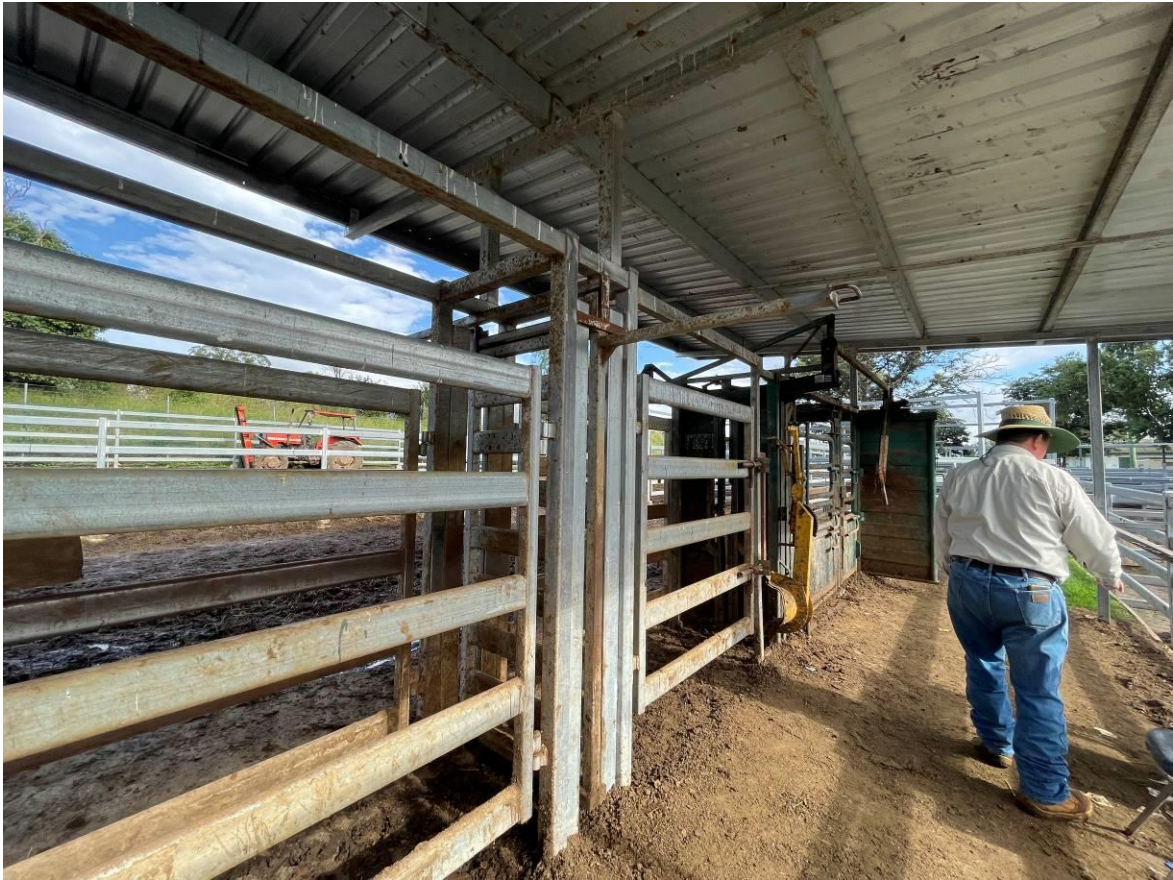


Figure 11 Operator Shade not adequate - operator of Cattle Crush is still in the sun.

3.2 PPE Requirements



Figure 12 PPE Requirements to Enter Site - these were not enforced at sales

3.3 Visitor Access



Figure 13 Restricted Access Sign Only on Temporary Yard Entry at the eastern end of the yards.

3.4 Access to Crush



Figure 14 Crush Forcing Gate - Serious Hazard

3.5 Crush Points



Figure 15 Gates into Pavilion used for Cattle - Serious Hazard

3.6 Yard Surface



Figure 16 Yard surface is not maintained.



Figure 17 Yard Surface - Trip Hazard on Entry Point



Figure 18 No adequate drainage - effluent does not drain away.



Figure 19 Broken Concrete on Entry/Exit Point. This is situated at the entry/exit to the Pond.

4. Animal Welfare Issues

4.1 Animal Shade Protection



Figure 20 No Shade for Sale Horses



Figure 21 Trees are not classed as Shade in Saleyard settings

4.2 Water Points



Figure 22 Water Transportation in Copper and PVC pipes

5. Design Issues

5.1 Functionality



Figure 23 Yards are not set up correctly to allow easy flow to and from sale pens.

5.2 Pavilion



Figure 24 No Wheelchair Access into the Pavilion



Figure 25 Not high enough for Ridden Horses to Exit – Height is 2.2m – 3m required.





Figure 26 Gaps between too bars in fencing between animals and buyers are too wide inside Pavilion.



Figure 27 Supports on bracing beam are inadequate.



Figure 28 Supports on bracing beam are inadequate.



Figure 29 Steel post holding up bracing beam are inadequate.



Figure 30 Makeshift tie holding on frequently used gate into the Pavilion.



Figure 31 Star picket used to fix retaining wall - inadequate



Figure 32 All seating is braced on the outer posts - not structurally sound



Figure 33 **Makeshift used to hold gate into the pavilion in place.**



Figure 34 Tyre used to stop gate hitting fence inside the Pavilion



Figure 35 Lighting in the pavilion is inadequate.



Figure 36 Lighting in the pavilion is inadequate.



Figure 37 No Stormwater controls in place in the Pavilion.



Figure 38 No stormwater controls in place in the Pavilion.



Figure 39 Seating is braced on back beams - not structurally sound



Figure 40 Gates in pound are pulled closed by a rope



Figure 41 Not a slam shut gate. Bolt is located on the inside side of the gate in sale pen.



Figure 42 Tap in unsafe location, easily accessed by animals.

5.3 Temporary Holding Yards



Figure 43 Temporary yard fence panels wired to old wooden posts.



Figure 44 No stormwater or effluent controls in temporary yards.



Figure 45 No Stormwater or effluent controls in temporary yards.

5.4 Gates



Figure 46 PA Gate in Vet Crush/Dip area. Top and bottom rails do not move. Serious Hazard.



Figure 47 Gate not in correct position for cattle ramp loading and unloading safely - gate lock also upside down.



Figure 48 PA Gate in front of Animal Pound - pavilion entry/exit.

5.5 Public and Auctioneers Walkways



Figure 49 Platform has low sides on Pound.



Figure 50 Platform access has trip hazards.



Figure 51 Steps on platform not compliant - no angle.

5.6 Laneways



Figure 52 Laneway is correct width - 70-80 degree angle required.



Figure 53 Laneways too wide - 3m gate swings freely open.

5.7 Watering Troughs



Figure 54 Water Trough with damage on north side of yards.



Figure 55 Water Trough mitigation not compliant.



Figure 56 Water Trough damaged south western side of the yards.



Figure 57 Water Trough Held in place with Star Pickets in southern holding yard.

5.8 Loading Ramps



Figure 58 Loading Ramp surface not adequate. Concrete not adequately placed. Cattle and horses prefers steps not inclines.



Figure 59 Loading Ramp (Northern Side) not compliant.



Figure 60 Second Loading Ramp (Southern Side) not compliant.

5.9 Adequate Lighting



Figure 61 One Flood Light - Pointing East



Figure 62 One Flood Light Point South East, One Flood Light Pointing East

5.10 Gates Locks



Figure 63 Gate locks installed upside down – multiple have.



Figure 64 Chain for securing gates is too long. Needs to be no more than 200mm.

5.11 Lunchroom



Figure 65 Lunchroom is not weather proof - floor floods.

5.12 Toilets



Figure 66 Toilets are adequate

5.13 Vet Crush



Figure 67 Ramp not compliant from crush



Figure 68 Hazard on vet crush



Figure 69 Hazard on entry gate to vet crush



Figure 70 Yard beside vet crush - no drainage

5.13.1 Critical Points



Figure 72 Crush point for unloading



Figure 71 Uneven Height of Bars - Extremely hazardous

Figure 73 Gates tack welded to secure - uneven height on entry



Figure 74 Footings on posts cracking



Figure 75 Head height too long for ridden horses - 3m required

6. Traffic Management

6.1 General Parking Plan



Figure 76 Mix of Heavy and Light Vehicles.



Figure 77 No parking plan.



Figure 78 No Parking Plan.

6.2 Heavy Vehicle Access



Figure 79 Heavy Vehicle Access road.

6.3 Loading Zone



Figure 80 Loading Zone - Access for all vehicles.

6.4 Surface



Figure 81 Surface is inadequate for heavy vehicles turning. No dust suppression.



Figure 82 Drainage from Heavy Vehicle area is inadequate.

6.5 Driveway



Figure 83 Under Driveway Pipe is broken.



Figure 85 Driveway is eroding.



Figure 86 Pipe under driveway is broken – exposed through driveway.



Figure 87 Damaged by vehicles.



Figure 88 Entry has been patched.

7. Biosecurity

7.1 Pests



Figure 89 Pigeons living on the roof.



Figure 90 Pigeons nesting in Pavilion.

8. Security

8.1 Livestock Security

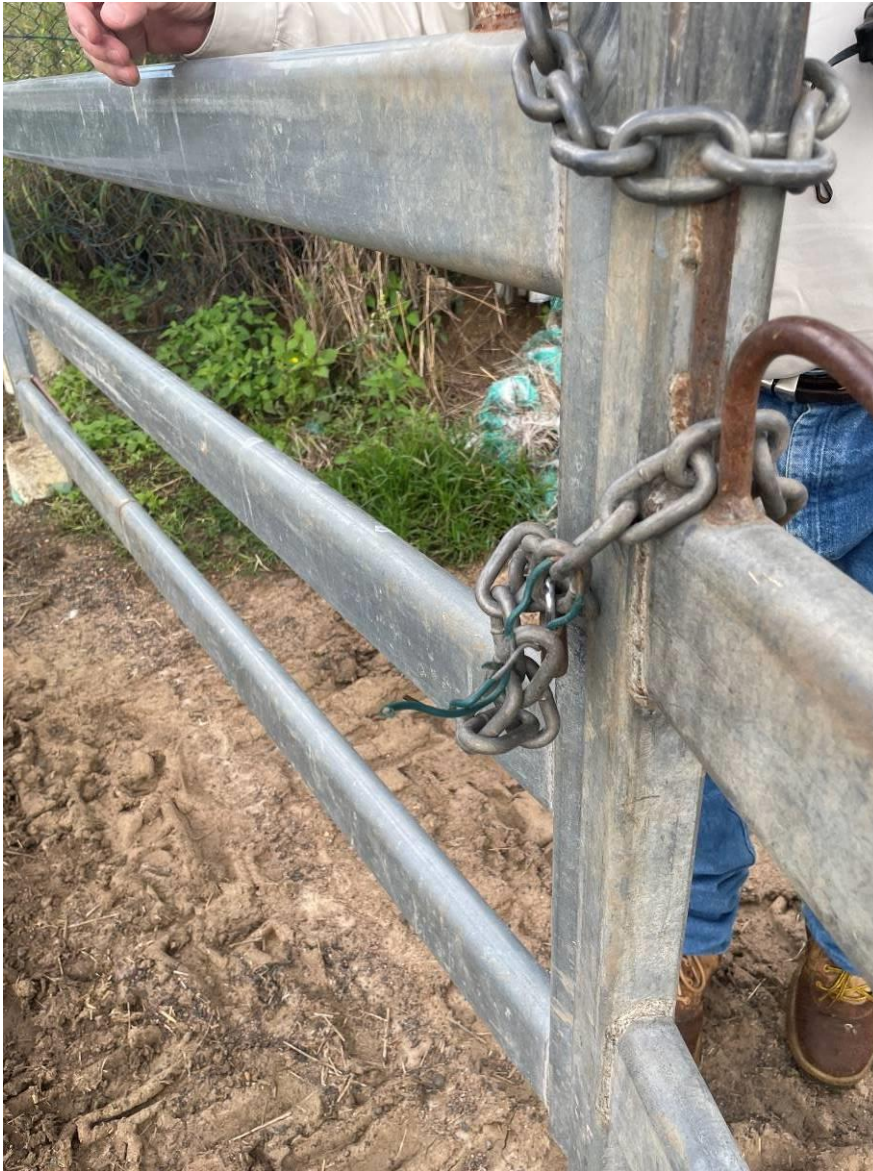


Figure 91 Gate with padlock at back of yards - holding tractor.

8.2 Perimeter Fencing



Figure 93 Exit gate on North side of yards - stock not secure.

9. Signage

9.1 COVID-19



Figure 94 COVID sign at entry point.

9.2 Q-Fever



Figure 95 Q-Fever sign at entry point.

9.3 PPE Requirements



Figure 96 PPE Requirements at entry point.

9.4 No Smoking



Figure 97 No Smoking signs at entry point.

9.5 Designated Smoking Area



Figure 98 Designated Smoking areas

9.6 Fire Extinguisher



Figure 99 Fire Extinguisher and Exit Sign

9.7 Restricted Access



Figure 100 Only Restricted Entry Sign - Rear Holding yards.

9.8 No Dogs/Pets Allowed



Figure 101 No Pets Allowed on Pavilion Entrance.

10. Storage

10.1 Chemical Storage



Figure 102 Chemical Storage - No sign and not locked securely.



Figure 103 No organisation in Chemical Storage shed.



Figure 104 Chemical Storage - no organisation

10.2 Disposal



Figure 105 Bin located at Vet Crush - chemicals

10.3 General Waste Disposal

10.3.1 Bins well located



Figure 107 Bin stands with no bins

10.3.2 Bins emptied regularly



Figure 108 Bins located inside Pavilion

10.3.3 Segregation of waste



Figure 109 Rubbish from Round Bales found on fence line

11. Personal Protective Equipment

11.1 Footwear Required



Figure 111 Footwear required sign at entrance to Pavilion

Appendix B. Proposed New Site Layout



Legend:

Site

- Perimeter Fence
- Internal Fence
- Drain
- Sump
- Dip
- Ramp
- Holding Pond
- Walkways
- Pens
- Office
- Pavilion (New)
- Laneway
- Amenities (Relocated)
- Hospital/Quarantine
- Hay Shed
- Truck Wash
- Walkway (Green Space)
- Holding Yards
- Heavy Vehicle Access
- Light Vehicle Parking
- Heavy Vehicle Parking
- To Relocate
- To Demolish
- Lots

Infrastructure

Road Network

- Secondary Roads
- Street/Local
- Unconstructed

Environment

- Contours_5_metre

State & LGA (ABS - 2021)

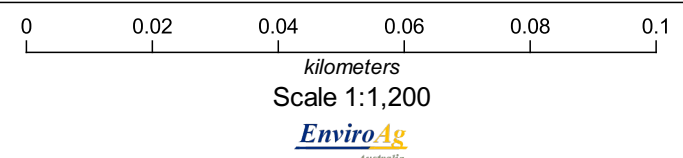
- Local Government Areas
- States & Territories

Google Satellite

DRAFT

Project:	24576 - LVRC
File:	LVRC.ggz
Software:	QGIS 3.22 - desktop (Windows)
Prepared By:	Pete Pearson

No.	Rev.	Date
005	D	07 June 2022 @ 10:56 AM



CRS:	EPSG:7856
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