

**SHIRE OF MOORA**  
**MINUTES OF THE SPECIAL MEETING OF COUNCIL**  
**HELD IN THE COUNCIL CHAMBERS, MOORA**  
**21 MARCH 2017**

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Separate Attachments

Item 5 Proposed Piggery Report as circulated, and Shire of Dandaragan Agenda Item 9.4.2 for their Council meeting to be held on 23 March 2017

## **I. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

### **I.1 DECLARATION OF OPENING**

*The Shire President declared the meeting open at 7.32 pm and welcome of members of the public.*

### **I.2 DISCLAIMER READING**

*The Shire President read aloud to the meeting the disclaimer;*

*No responsibility whatsoever is implied or accepted by the Shire of Moora for any act, omission or statement or intimation occurring during this meeting.*

*It is strongly advised that persons do not act on what is heard at this meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this meeting.*

## **2. ATTENDANCE / APOLOGIES / APPROVED LEAVE OF ABSENCE**

### **ATTENDANCE**

|                      |   |  |
|----------------------|---|--|
| KM Seymour           | - | Shire President / Presiding Member       |
| MR Pond              | - | Deputy Shire President via phone link up |
| CE Gardiner          | - | Councillor                               |
| TG Humphry           | - | Councillor                               |
| DV Clydesdale-Gebert | - | Councillor                               |
| MR Holliday          | - | Councillor                               |
| EI Hamilton          | - | Councillor                               |
| PF Nixon             | - | Councillor                               |
| LC House             | - | Councillor                               |
| AJ Leeson            | - | Chief Executive Officer                  |
| PR Williams          | - | Manager Development Services             |

### **PUBLIC**

|                |                |                 |                 |
|----------------|----------------|-----------------|-----------------|
| Chris Bein     | Bruce Manning  | Clive Tonkin    | Maureen Tonkin  |
| Narelle Bein   | Julie Thomas   | Ron Thomas      | Greg Wright     |
| Sam Juhren     | Cheyene Dodd   | Greg Manning    | Shireen Manning |
| Trevor Blowers | Mavis Blowers  | Stephen Blowers | Christine Brown |
| Kevin McLean   | Caroline Nixon | Martin van Beek |                 |

### **APOLOGIES**

Ron Manning

### **3. PUBLIC QUESTION TIME**

#### **Mr Chris Bein**

Mr Bein asked if Council was looking to attract new businesses and industry to the region in and around Moora.

Shire President, Cr Seymour responded in the affirmative.

#### **Mr Kevin McLean**

Mr McLean asked if the Shire new what the lifetime expectation was for the proposed piggery.

CEO Alan Leeson responded advising Council had no knowledge of what the expected lifetime of the piggery maybe and it isn't a consideration for Council in relation to this matter, other than to say given the intended level of investment one would expect to be a long term enterprise.

### **4. PETITIONS AND PRESENTATIONS**

#### **Ms Christine Brown**

Shire President, Cr Seymour invited Ms Brown to present formally her views with a presentation/deputation to Council. Ms Brown read aloud the following to the meeting;

*Good evening Mr Leeson and Shire of Moora Councillors*

*My name is Christine Brown and together with my partner, Kevin McLean and his brother and mother, we farm approximately 7000ha, spread over both the Shires of Moora and Dandaragan. Our connections to the Coomberdale community go back 109 years when this district was first settled for agricultural purposes. There are three generations of family currently living on our farm. Kevin and I have three sons, with two of them planning to return home after completing their tertiary education in Perth. They are both determined to maintain our broad acre grazing and cropping enterprise and continue with our long-term land care program of planting shelter belts and perennial grasses. Our sons will become another generation of young people who have grown up in the local community and are prepared to ensure it not only survives, but prospers.*

*Whilst part our family farm is in the Shire of Dandaragan on paper, we actually call the Shire of Moora our home as such - 21 years ago our oldest son began day care here in Moora and as the years have progressed, all three of our boys have completed their primary schooling at Moora Primary, they have belonged to Moora sporting clubs and been involved in local community events. As their parents, we have contributed to the school P&C, the school council, been*

responsible for organising the Coomberdale Christmas Tree for many years, attended farm and vehicle accidents, fought bushfires - the strength of any community is only as strong as the members who contribute to it.

The strength and importance of our community has been very evident in the past two weeks. The proposal to develop a very large, intensive piggery close to our farms, our family homes of many years, has united us as a strong, determined and focused community. We all know the importance of economic diversification - after all it essentially is what keeps communities alive, healthy, strong - it ensures their longevity. But economic diversity must not come at the expense of the way of lives of those people that form the framework of our local communities. It isn't that we are resistant to change or progress either - after all, the majority of us here today are third or even fourth generations of farmers, doing what we do best, what we love to do and do very well. We wouldn't be still here if that weren't the case. These two factors- tradition and progress- must be compatible with each other, working together towards a common goal, not one impinging or constraining the way of life of the other or how they go about their business of contributing to society.

Our community has very real concerns regarding this proposal. The lack of communication has created a feeling of distrust and fear. Facts regarding the proposal have been publically stated but only the barest of information has been given. These facts are truthful but they don't tell the whole story. Some of the information in the proposal is misleading. We have had so little time to absorb all of this information - we are the people, the families, who will feel the greatest ramifications of such a proposal. That leaves us with two choices - either to be accepting, or, as we have chosen to do, make ourselves as informed as much as possible, because an informed choice will always be the best choice.

This proposal will have a degree of net positive impact to our area if done correctly. Both the Shire of Moora, but more so the actual town, will receive the largest net positive impact of such a proposal. That is wonderful and very, very important for the overall health of small regional centres. However our concerns are that the impact of the piggery on the local area will generate more negative impacts on both the local environment and the community. The risk of significant odour issues is a major concern. National Environmental Guidelines for Piggeries state 'Odour has been identified as the principal

community amenity in relation to piggery developments. The Australian pig industry has recognised the need to improve its level of environmental performance to comply with rising community expectations'. Odour knows no boundaries. The town of Moora is situated lower in the local landscape. The risk of odour inversion is a very real possibility given appropriate weather conditions. Stubble burning off is good example of such inversion, where the town is surrounded by a layer of low smoke that persists until the weather changes. Farming families in the Shire living closer to the piggery will smell the odour on an even greater scale.

The open effluent ponds will be large and numerous. The burial pits for dead pigs, piglets and afterbirth will also be large - 1.6 tonne per day, 8 tonne per week of dead animal waste is a lot to return back to the ground. This proposal is to be situated on the Agaton Sandplain. The soil profile is deep sand, contains minimal to no clay and is extremely permeable. These effluent ponds and burial pits will be lined with either clay or plastic - where is all the clay going to be sourced from and plastic breaks down with time due to UV radiation. Effluent ponds need to be desludged on an annual basis at the very minimum. Breaches that could occur in these systems will result in ground water contamination. Moora's drinking water supply comes from the Shire of Dandaragan only 10kms away from the proposed piggery. Manure is to be spread over the property on a regular basis - it isn't going to be incorporated into the soil, merely sit atop the ground and breakdown with time. This has the potential to smell, will have the potential to attract stable fly to our region and will leach through to the water table below given enough time.

There are solutions to some of these issues. Other piggeries around Australia are voluntarily choosing to adopt best pig management practices. In NSW, the Rivalea Piggery complex are housing all their pigs in group housing in eco-shelters, negating the need for any effluent ponds at all. At Kojonup, GD Pork, they too are voluntarily choosing to move to eco-shelters. They will have all of their pigs out of sheds by the end of 2017. In the meantime their pig effluent goes into a closed anaerobic system whereby the methane is captured and the resulting biogas provides more than enough electricity for their entire enterprise. Open effluent ponds are able to be covered. Depending on the material used, the odour from such ponds can be reduced by a staggering 75% to 100%. When operational, this piggery will operate 24hours/day. As the location of two of the Module complexes is high on the local landscape it will be clearly visible to the naked eye. There is no vegetative buffer zone allowance

or screening in this proposal. Our visual environment is a big part of why we choose to live where we do. Pigs will transported by truck through the town every day of the year, up to three truck loads/day. We would ask 'Why is Westpork choosing to not go down these best practice paths?' These positive management changes have the potential to be an asset, instead of a liability, for our local environment, our local communities and the animals themselves.

Local employment is seen as a very big positive in this particular proposal. The Western

Australia Pork Producers Association (WAPPA) Productivity Commission Review only last year stated that 'The inability to obtain skilled employees for piggeries is identified as a significant risk to the viability of pork producing operations and a threat to the industry's ability to meet local and international demand through expansion of operations.' Other large agribusiness operations in both Shires rely heavily on visa holder employment. Whilst this does have a not insignificant contribution to the local economy, the majority of these workers are transient, not contributing to our small local communities as much as more long term, stable employment populations could possibly generate.

In closing we really feel the question needs to be asked - Is such a proposal appropriate for this rural area? We would ask the Shire of Moora to make careful consideration of such a proposal. The implications for local farming enterprises, small communities and the surrounding district are dependent on the decisions made now and long onto the future.

Thankyou.

**RESCISSION OF COUNCIL RESOLUTION 46/2017 – PROPOSED PIGGERY DEVELOPMENT, LOT 3616 AGATON ROAD, DANDARAGAN**

**COUNCIL RESOLUTION**

**47/17 Moved Cr Gardiner, seconded Cr Clydesdale-Gebert that resolution 46/17 from the Council meeting held on the 15<sup>th</sup> March 2017 detailed hereunder be rescinded;**

*That the Shire of Moora submit a positive submission to the Shire of Dandaragan in relation to the proposed Piggery Development (two piggery modules to house 68,000 pigs): Lot 3616 Agaton Road, Dandaragan, the application of which will be determined by the Midwest/Wheatbelt Joint Development Assessment Panel.*

**CARRIED BY ABSOLUTE MAJORITY 9/0**

**5. PROPOSED PIGGERY DEVELOPMENT – WESTPORK PTY LTD**

**FILE REFERENCE:** ED/WPPI

**REPORT DATE:** 20 March 2017

**APPLICANT/PROPONENT:** Westpork Pty Ltd

**OFFICER DISCLOSURE OF INTEREST:** Nil

**PREVIOUS MEETING REFERENCES:** Nil

**AUTHOR:** Alan Leeson, Chief Executive Officer

**ATTACHMENTS:** Proposed Piggery Report as circulated, Shire of Dandaragan Agenda Item 9.4.2 for their Council meeting to be held on 23 March 2017

**PURPOSE OF REPORT:**

To consider approval of a Shire of Moora submission to the Shire of Dandaragan concerning a Proposed Piggery development by Westpork Pty Ltd on Lot 3616 Agaton Road, Dandaragan located in the Shire of Dandaragan.

**BACKGROUND:**

The Shire President, CEO and Deputy CEO were briefed by Westpork Chief Executive Officer Neil Ferguson in February 2016 about a planned piggery north-west of Moora situated in the Dandaragan Shire on Agaton Road.

The Shire of Dandaragan is in receipt of an application for planning approval to develop a piggery at Lot 3616 Agaton Road, Dandaragan. The application will be determined by the Midwest/Wheatbelt Joint Development Assessment Panel. It is proposed to construct two piggery modules with capacity to house 68,000 pigs for this application.

The proposed Moora Piggery Report has been circulated/ uploaded for perusal by Councillors.

**COMMENT:**

The report prepared by Larry Smith Planning, Urban and Strategic Planning and Design (December 2016) sets out the broader parameters of the proposal broken down into 7 key areas;

1. Introduction;
2. Proponent and site;
3. Regional and Local Planning context;

4. Site and Environment;
5. Proposed Piggery;
6. Environmental impacts;
7. Community and Social Impacts

#### **POLICY REQUIREMENTS:**

There are no policy implications for Council in consideration of this matter.

#### **LEGISLATIVE REQUIREMENTS:**

There are no known legislative requirements related to this item for Council as the development falls within the jurisdiction of the Shire of Dandaragan.

#### **STRATEGIC IMPLICATIONS:**

There are potentially significant positive strategic and economic implications for the Shire of Moora, given the proximity of the development to the townsite of Moora.

##### **Outcome 4.1: A strong and diversified economic base.**

Strategy 4.1.1: Facilitate the development and implementation of a regional economic development strategy, thus ensuring Moora is positioned strongly to service the region.

##### ***Strategy 4.1.2: Promote and support local industry development initiatives.***

Strategy 4.1.3: Facilitate affordable housing and accommodation initiatives.

Strategy 4.1.4: Ensure the provision of serviced commercial, industrial and residential land.

Strategy 4.1.5: Promote and market the benefits of working and living in the Shire.

##### **Outcome 4.2: A dynamic and resilient business sector.**

Strategy 4.2.1: Advocate for increased resources for business development.

Strategy 4.2.2: Identify and attract value adding businesses for agricultural products through monitoring of regional business trends.

Strategy 4.2.3: Advocate for training opportunities and apprenticeship programs to employ local youth.

***Strategy 4.2.4: Investigate and attract investors to capitalise on local business opportunities.***

#### **SUSTAINABILITY IMPLICATIONS**

##### ➤ **Environment**

Please refer to sections 4 & 6 of the Proposed Moora Piggery Report December 2016.

##### ➤ **Economic**

Please refer to section 7.4 of the Proposed Moora Piggery Report December 2016.

##### ➤ **Social**

Please refer to section 7.4 of the Proposed Moora Piggery Report December 2016.

#### **FINANCIAL IMPLICATIONS:**

There are no known direct financial implications for Council in consideration of this matter, as the project is located within the Shire of Dandaragan.

#### **VOTING REQUIREMENTS:**

Simple Majority Required



**COUNCIL RESOLUTION**

**48/17 Moved Cr Gardiner, seconded Cr Hamilton that Council make a submission to the Shire of Dandaragan in support of the proposed development of a piggery by Westpork Pty Ltd on Lot 3616 Agaton Road, Dandaragan as detailed in the Proposed Moora Piggery Report dated December 2016, further noting and supporting compliant mitigation strategies and practices in relation to, but not necessarily limited to;**

- **Waste Water Effluent management;**
- **Solid Waste management;**
- **Odour management;**
- **Noise management;**
- **Fire management;**
- **Road and Traffic Management.**

**CARRIED 9/0**

**6. CLOSURE OF MEETING**

*There being no further business, the President declared the meeting closed at 7.59pm.*

**CONFIRMED**

**PRESIDING MEMBER**