



AAA EGG
C O M P A N Y P T Y L T D
A.C.N. 079 437 639

5th December 2011

The Chief Executive
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Dear Sir

RE: Statement of Environment Effects
(Application for Development of Lot 7974 Cowalla Road, Wanerie)

Further to our Development Application of Lot 7974 Cowalla Rad, Wanerie we detail the following information regarding the proposed construction and operation of the egg production sheds.

Stage 1 Development

The construction of Stage 1 of the proposed development will include the following:

- 4 Free Range Layer Sheds
- 1 Egg Handling and storage shed with coolrooms
- 1 Managers Residence
- Sundry Staff facilities
- Sundry support buildings

Description

The poultry shedding, technology and support facilities will be the most modern available and will incorporate many features which will enable the project to have minimum impact on the environment.

Construction Type

All poultry buildings are to be constructed as follows

- Steel frame
- Insulated panel walls and roof.
- Concrete floors and mini walls.

Controlled Environment

All the poultry sheds will have a controlled environment which will reduce any smell and risk of fly breeding.

Manure Handling

The layer sheds will have concrete floors and will have manure belts fitted. Manure belts will be operated on a weekly basis to remove manure from the sheds and will be trucked off the property. Any areas not covered with manure belts will be cleared as required and trucked off the property.


Landscaping

A tree planting program will be commenced to provide additional screening for the development.

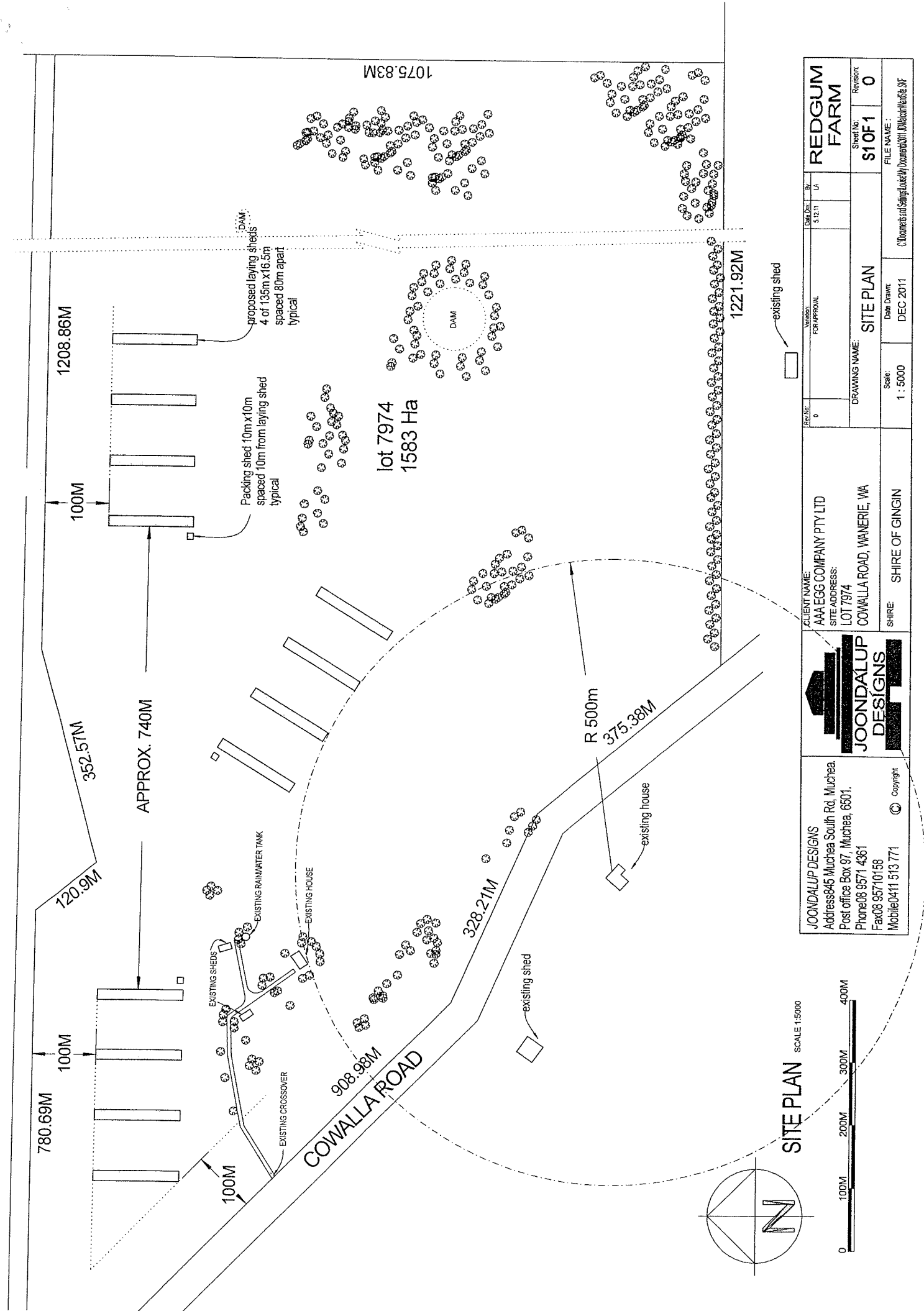
Conclusion

The location of an egg production farm on this site will cause minimum effect on the local environment due to the contained nature of the sheds.

Yours faithfully

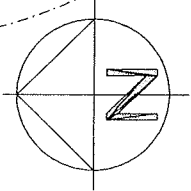
A handwritten signature in black ink, appearing to read 'M Ward', written in a cursive style.

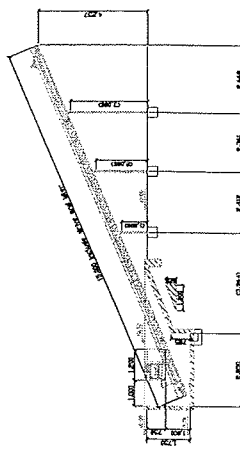
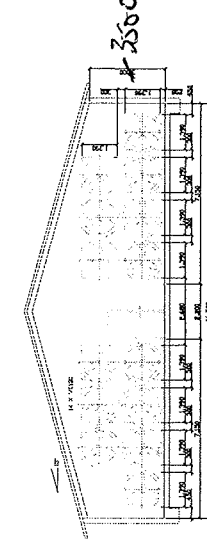
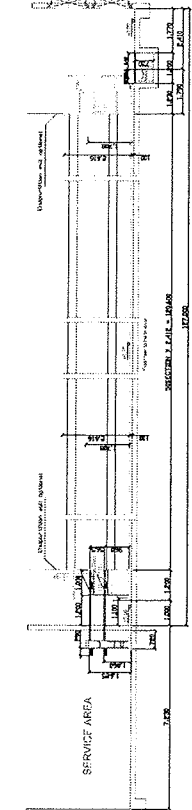
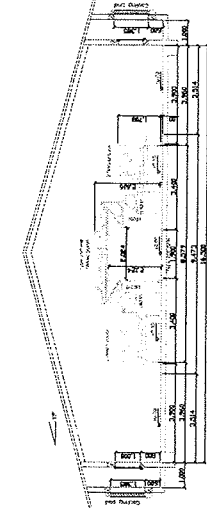
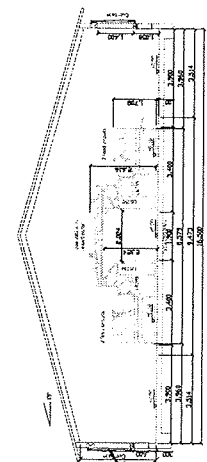
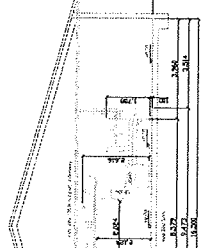
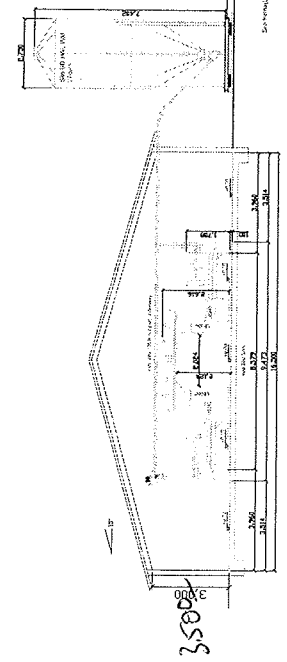
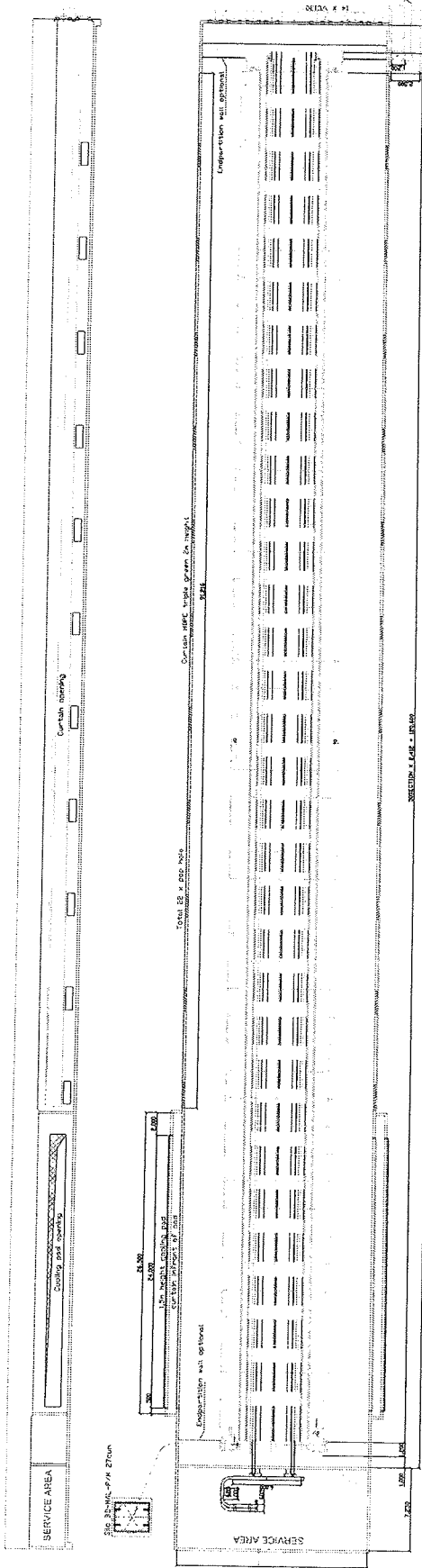
Malcolm Ward
Director



JOONDALUP DESIGNS Address 845 Muchea South Rd, Muchea, Post office Box 97, Muchea, 6801. Phone 08 9571 4361 Fax 08 957 0158 Mobile 0411 513 771		JOONDALUP DESIGNS 		CLIENT NAME: AAA EGG COMPANY PTY LTD SITE ADDRESS: LOT 7974 COWALLA ROAD, WANERIE, WA		CLIENT NAME: REDGUM FARM SHEET NO: S10F1 REVISION: 0 FILE NAME: C:\Documents and Settings\davej\My Documents\2011\01\RedgumFarm\Redgum	
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SITE PLAN SCALE 1:5000





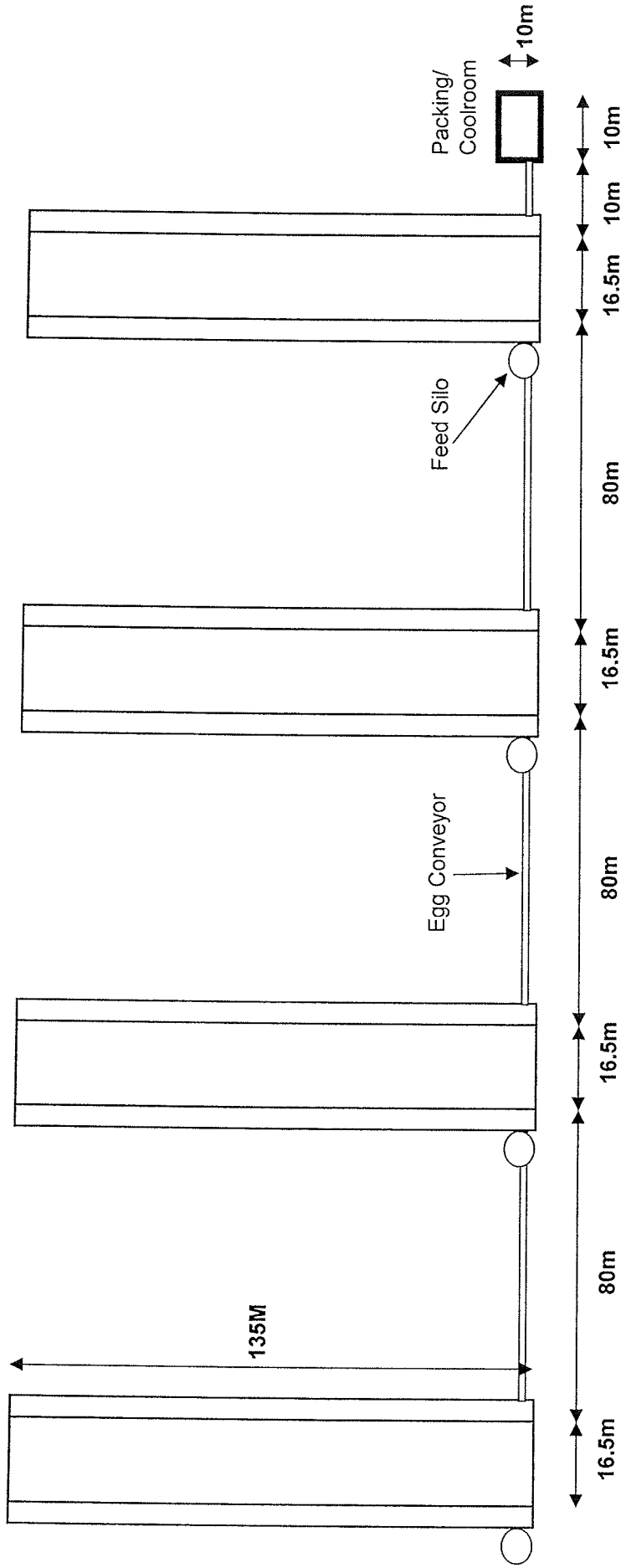
*** NOTE: PATIOS NOT INCL. IN THIS DRAWING.**

REFERENCE ONLY NOT FOR CONSTRUCTION		PROJECT: AAA EGG	
REV:	DATE:	TITLE:	
DRAWN: BARRY		SCALE: NATURA 260 TWIN	
APPROVED: TOM		DATE: 05 DEC 2011	
REQD BY: TCM		PROJECT: AAA EGG	
APP'D BY: TCM		REVISED: 05 DEC 2011	
CHECKED: TCM		DWG NO: AAA/11/007-01	
DATE: 05 DEC 2011		REVISION:	

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BLOCK OF 4 LAYER SHEDS (With Packing Room and Coolroom)

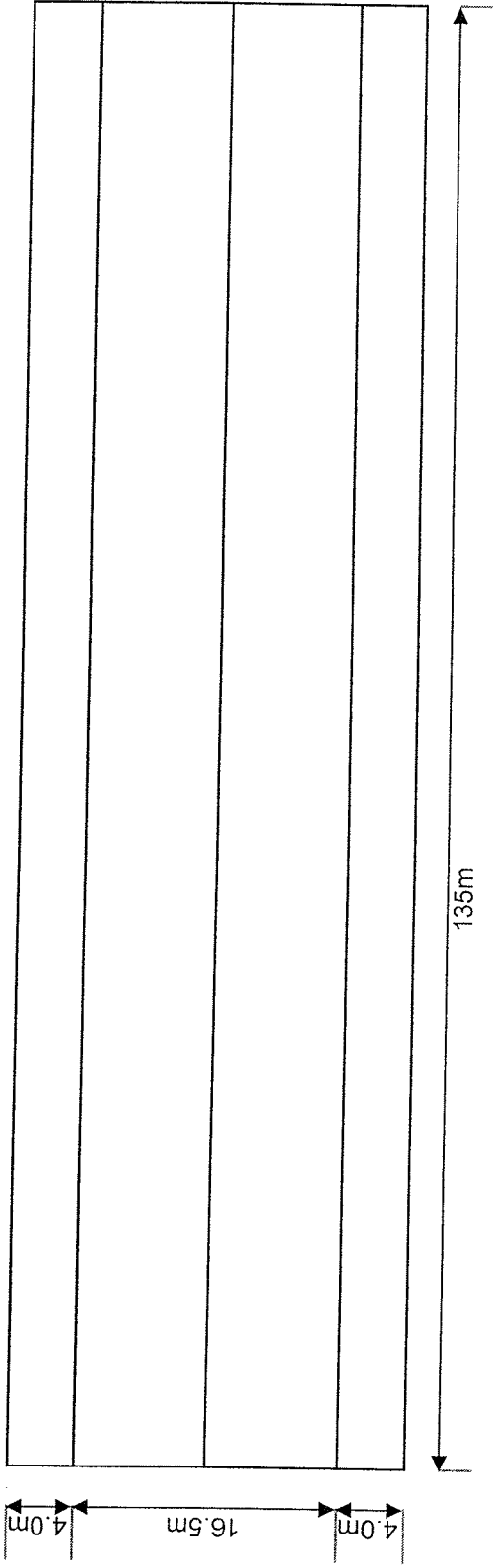


Each Shed of 16.5m wide by 135m long has a 4.0m Patio on each side of the shed.

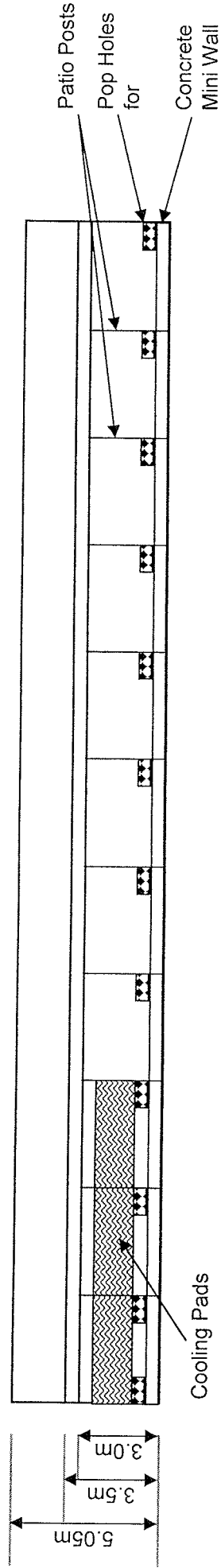
Packing/Coolroom building is made from insulated panel.

Conveyor transports eggs from each shed to the packing/coolroom

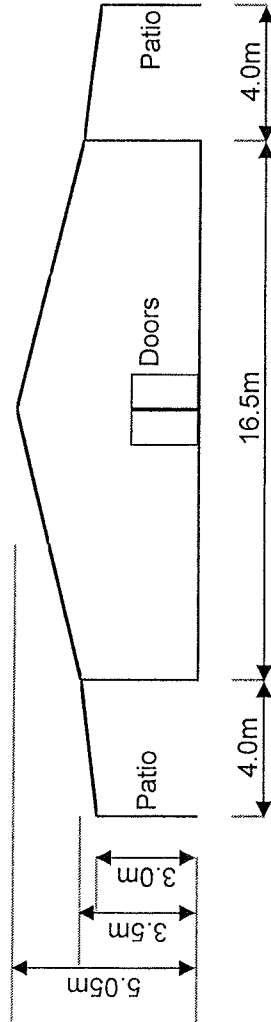
Top View of Shed



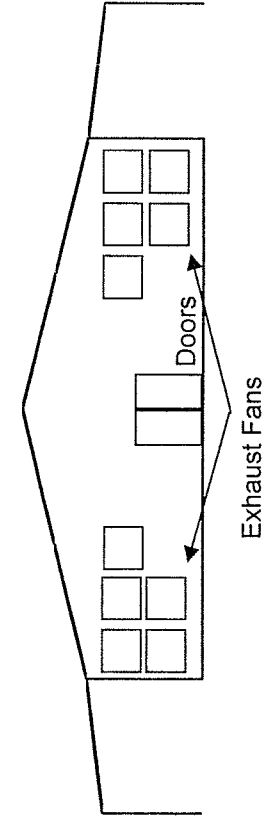
Side View of Shed



Front View of Shed



Rear View of Shed



19th January 2012

By: Email – mail@gingin.wa.gov.au

Planning Officer
Gingin Shire
7 Brokman Street
Gingin WA 6503

ATTN: Kevin Tang



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Email: mward@mews.com.au

Dear Kevin

RE: **Proposed Development: Lot 7974 Cowalla Road, Wanerie – Poultry Farm**
Application No. P850 Your Ref: BLD/6201

I refer to your correspondence of 9 January 2012 and provide the following and attached as the further information requested.

Vehicular Access

We are planning to use the existing access from Cowalla Road. I have attached a sketch indicating the planned access and circulation within the site.

Description of type of farm operation

Free range and other non-cage egg production farm, including layer and pullet rearing sheds, for up to 300,000 layers and 100,000 pullet. Some cattle and cropping.

Effluent Management

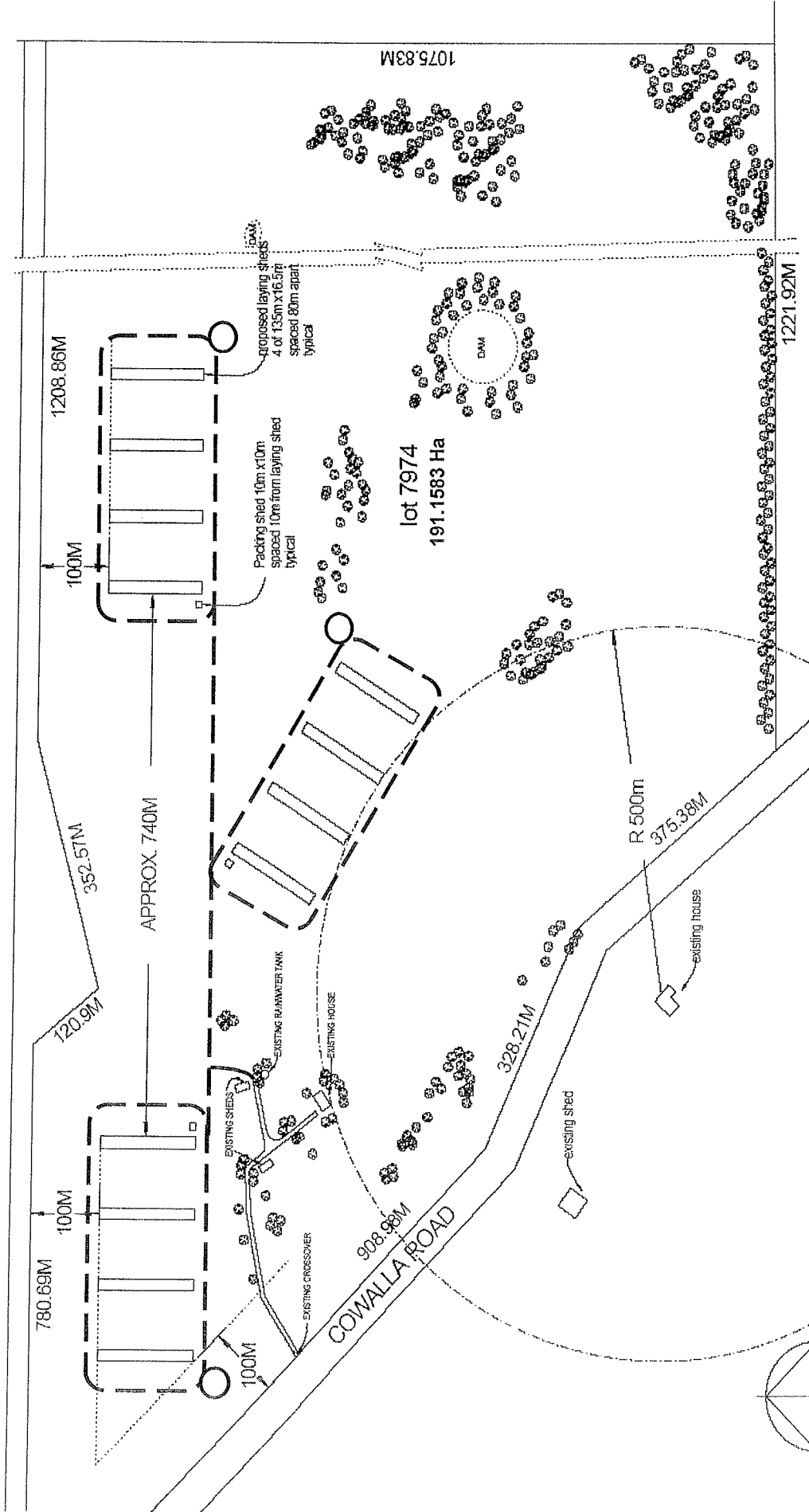
Our principal effluent is poultry manure. The layer sheds have concrete floors and will have manure belts fitted. Manure belts will be operated on a weekly basis to remove manure from the sheds and will be trucked in bulk off the property. Any areas not covered with manure belts will be cleared as required and trucked in bulk off the property.

Sales of manure to the public will be by way bulk sales of semi-trailer or road-train size loads.

Types of Machinery

We will be using normal farm machinery within the property including motor vehicles, utilities, medium size tractor, vehicle trailer. Deliveries and pickups to the property will include a variety of trucks including rigid body, semi-trailer, b-doubles and road trains.

REDGUM FARM



==== Existing Internal Access Roads - - - - New Internal Access Roads

○ Truck turnaround

19th March 2012

By: Email – mail@gingin.wa.gov.au

Planning Officer
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ATTN: Kevin Tang



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Dear Kevin

RE: Proposed Development: Lot 7974 Cowalla Road, Wanerie – Poultry Farm
Application No. P850 Your Ref: BLD/6201

I refer to correspondence from Lisa of 1 March 2012 and respond as follows.

1. Separation Distances
Refer to attached page – Separation Distances
2. Water Licence
There is a water licence for 124,500 KL for the property. We have been advised by the vendor's agent this volume is available and the transfer of the water licence forms part of our offer to purchase the property from the vendor. We have received assurance from the vendors they will arrange for the transfer of the water licence pending approval of our development application.
3. Waste Management Plan and Stable Fly Management Plan
Refer to attached pages – Waste Management Plan and Stable Fly Management Plan
4. Odour Report.
We have commissioned odour consultant The Odour Unit to prepare an Odour Report for the property. We are waiting for confirmation as to when this will be available.

We trust this provides you sufficient information but please don't hesitate to contact me if you need anything further.

Thankyou

Yours sincerely

Malcolm Ward
Director

AAA Egg Company – Redgum Farm

Separation Distances

Justification for less than 1000m separation distance.

The EPA Guide – Separation Distances between Industrial and Sensitive Land Uses 2005 describes sensitive land uses as:

2.3 Types of sensitive land uses

Land uses considered to be potentially sensitive to emissions from industry and infrastructure include residential developments², hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing facilities.

We don't believe the rural area of Cowalla Road where we are looking to develop our business is justifiably classed as a sensitive land use under the EPA guide.

The type of egg farming business we are planning to operate in controlled environment shedding will have minimal impact with regards to noise dust or odour.

The size of the planned development is significantly smaller than our existing egg farming operation in Gingin Brook Road which has negligible impact on its neighbours.

The Redgum Farm proposal is an egg laying operation and not a broiler operation. We have stocking densities significantly lower than that of any broiler operation and properly operated egg laying farms have very little impact on neighbouring properties..

By developing the northern part of the property and by separating the production sheds into 3 blocks of 4 sheds across a significant area of the property further spreads any potential impact on neighbouring properties. The planned significant separation between our production sheds within the property further negates any potential impacts.

The predominantly prevailing winds in the area even further reduce any potential impact on any neighbouring properties to the south west of our planned development.

AAA Egg Company – Redgum Farm

Redgum Farm Waste Management Plan

Introduction

The Redgum Farm Waste Management Plan determines how the various waste components of the farming operation are dealt with.

Waste Components

- Manure
- Hen – Mortalities
- Hen – End of production cycle shed de-stocking
- General Farm Waste
- Domestic Waste

The Plan

Manure

Manure is contained inside each production shed on a conveyor belt system built into each shed. During the livestock stocking period, which is approximately 14 months for each batch of hens, the conveyor system is operated every 7-14 days depending on the age of the hens and the amount of manure on the conveyor system. When the conveyor is operated the manure is transported to the elevator conveyor at the rear of each shed and then directly into the waiting truck/trailer.

Manure is not stockpiled outside of the shed other than in the event of a severe breakdown of equipment. If this occurs the manure is either temporarily stored under cover in another building or under a waterproof membrane.

Hens – Mortalities

Hen mortalities are very low and any identified are stored in a freezer/refrigerated container and removed off-site 1-2 times per week depending on the flock numbers and transport cycle.

Hen – End of production cycle shed de-stocking

At the end of each production cycle the sheds are de-stocked. The hens are euthanised using approved methods and then loaded directly into the waiting truck/trailer and transported off site for further abattoir processing.

General Farm Waste & Domestic Waste

General Farm and Domestic waste will be disposed of at the local rubbish tip in accordance with the rubbish tip operating requirements.

Recycling

A number of waste items can be recyclable and where possible and economically reasonable these are recycled.

Conclusion

We anticipate operating the Redgum Farm property for many years and we have a practice of minimizing any potential impact on the land of our farming business.

Redgum Farm Stable Fly Management Plan

Introduction

Given the type of farming operation planned on the Redgum Farm we do not expect the egg production operations to create any stable fly issues. We will not be providing an environment for stable fly breeding.

Our Stable Fly Management Plan determines how we manage the potential for stable or other fly breeding.

Components

- Manure
- Hen – Mortalities
- Hen – End of production cycle shed de-stocking
- General Farm Waste
- Domestic Waste

The Plan

Manure

Manure is contained inside each production shed on a conveyor belt system built into each shed. Manure is removed from each shed every 7-14 days depending on the age of the hens and the amount of manure on each conveyor system. The manure is transported directly from the shed to the waiting truck/trailer using a conveyor.

Manure is not stockpiled outside of the shed other than in the event of a severe breakdown of equipment. If this occurs the manure is either temporarily stored under cover in another building or under a waterproof membrane.

Hens – Mortalities

Hen mortalities are very low and any identified are stored in a freezer/refrigerated container and removed off-site 1-2 times per week depending on the flock numbers and transport cycle.

Hen – End of production cycle shed de-stocking

At the end of each production cycle the sheds are de-stocked. The hens are euthanised using approved methods and then loaded directly into the waiting truck/trailer and transported off site. This will negate any potential for fly breeding on-site.

General Farm Waste & Domestic Waste

Any General Farm and Domestic waste which has the potential for fly breeding will be stored in a such a way as to minimize any potential for breeding and disposed of in accordance with the rubbish tip operating requirements.

Conclusion

We do not expect to breed any stable flies due to the way we will operate the farming business. We have a continuous ongoing program of monitoring for any type of fly breeding and will take the necessary steps to resolve it if it occurs. As well as the mechanical methods of prevention we also have access to approved insecticide treatment methods, if required.