



# AVON VALLEY BEEF

## NOTES TO BONING ROOM DEVELOPMENT APPLICATION

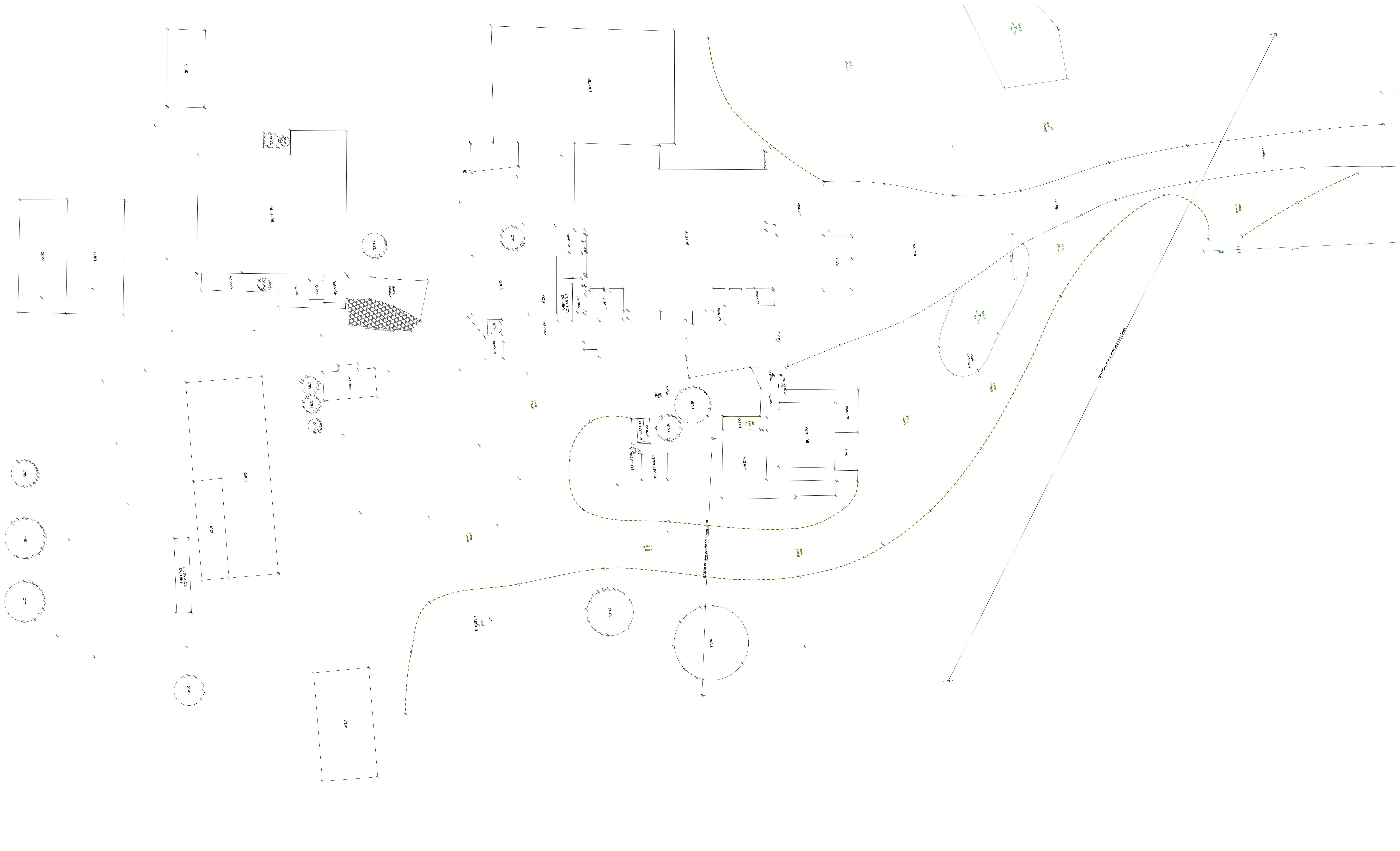
PRESENTED BY:  
MARK GRANT  
AVON VALLEY BEEF – FEB 22

## AVON VALLEY BEEF

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### SUMMARY

- AVON VALLEY BEEF has recently undertaken a streamlining of operations by shutting its Malaga Boning Room and relocating this part of the business to run co-jointly onsite at Northam where the Abattoir is located.
- This move has allowed us to better manage the overall business by pooling resources onsite at Northam which otherwise were spread across multiple sites.
- By centralizing processing operations all under one roof, Product Quality Assurance standards are immediately improved as the product never leaves the one facility until its processed and packaged for final sale – something that's looked upon favorably for export.
- In 2022, Avon Valley Beef proposes to construct a new lamb boning room onsite which is critical for the business as it continues to pursue export licensing approval.
- The new facility that will adjoin the current abattoir has been designed in consultation with leading industry experts and will allow for increased production efficiency by using the latest technology available to industry.
- Whilst production capacity will be increased substantially, Full Time Equivalent staffing levels will only raise by 15 units given the systems employed in the design of the new facility.
- Truck movements will not increase given the facility will now be sending the majority of product offsite boneless / in a carton thus allowing to send finished product more efficiently offsite.
- Trucking movements will also be largely transferred from nighttime as at present to early morning or daytime hours.
- There will be no increase in emissions from dust or noise.
- Avon Valley Beef has submitted its proposal to the Department of Water and Environmental Regulation, Department of Health and Shire of Northam for approval.
- Any questions regarding the above proposal can be emailed to: [m.grant@avonvalleybeef.com.au](mailto:m.grant@avonvalleybeef.com.au)



▲ NOTE: IF BUILDINGS ARE REMAINING, SURVEY OF BOUNDARIES FOR BUILDING POSITION IS REQUIRED.

▲ NOTE: THIS LOT IS WITHIN A DESIGNATED BUSHFIRE PRONE AREA.

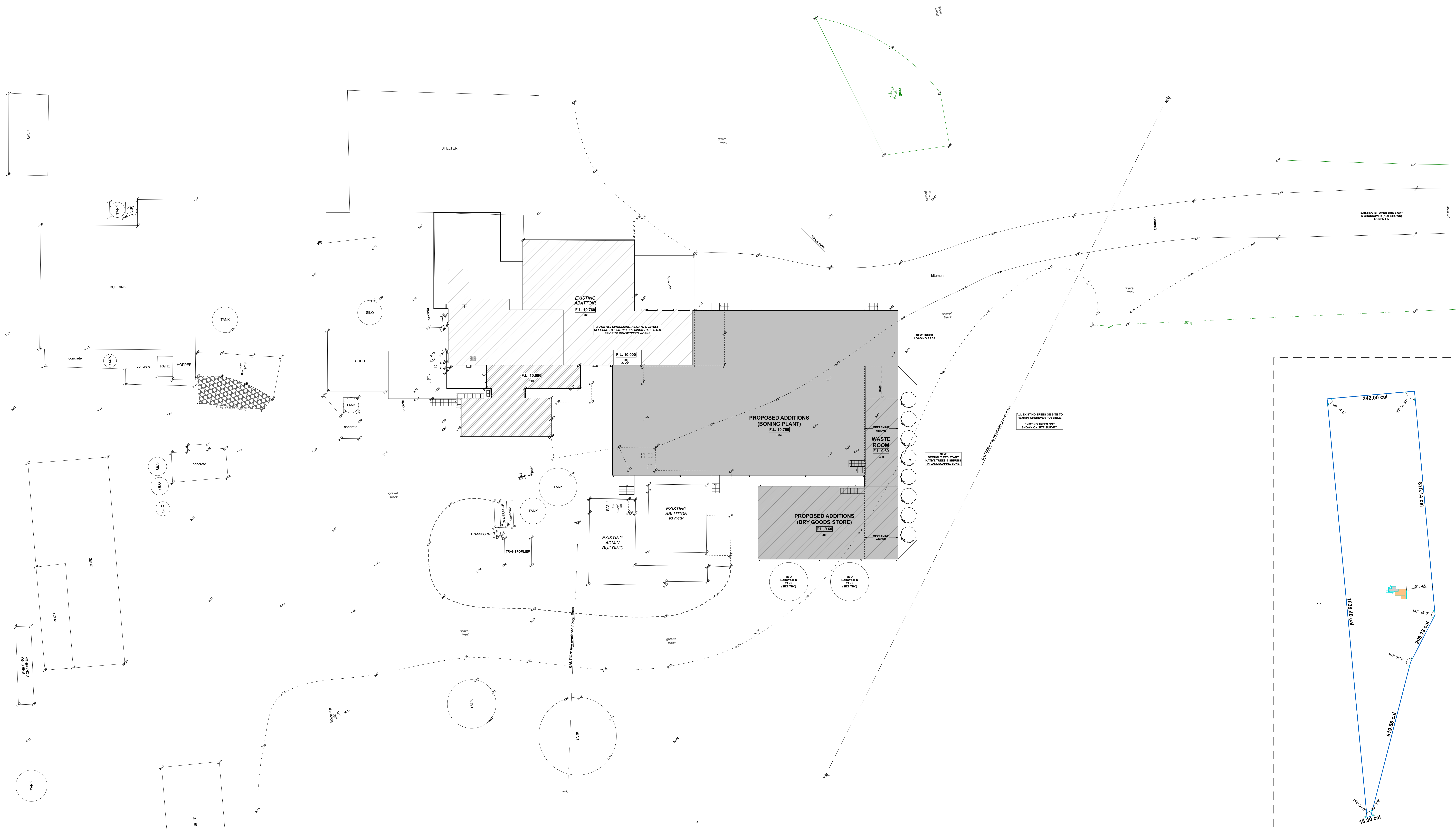
DISCLAIMER: THIS PLAN IS A REPRESENTATION OF THE INFORMATION PROVIDED TO US BY THE CLIENT AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED TO US IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES AND SERVICES.



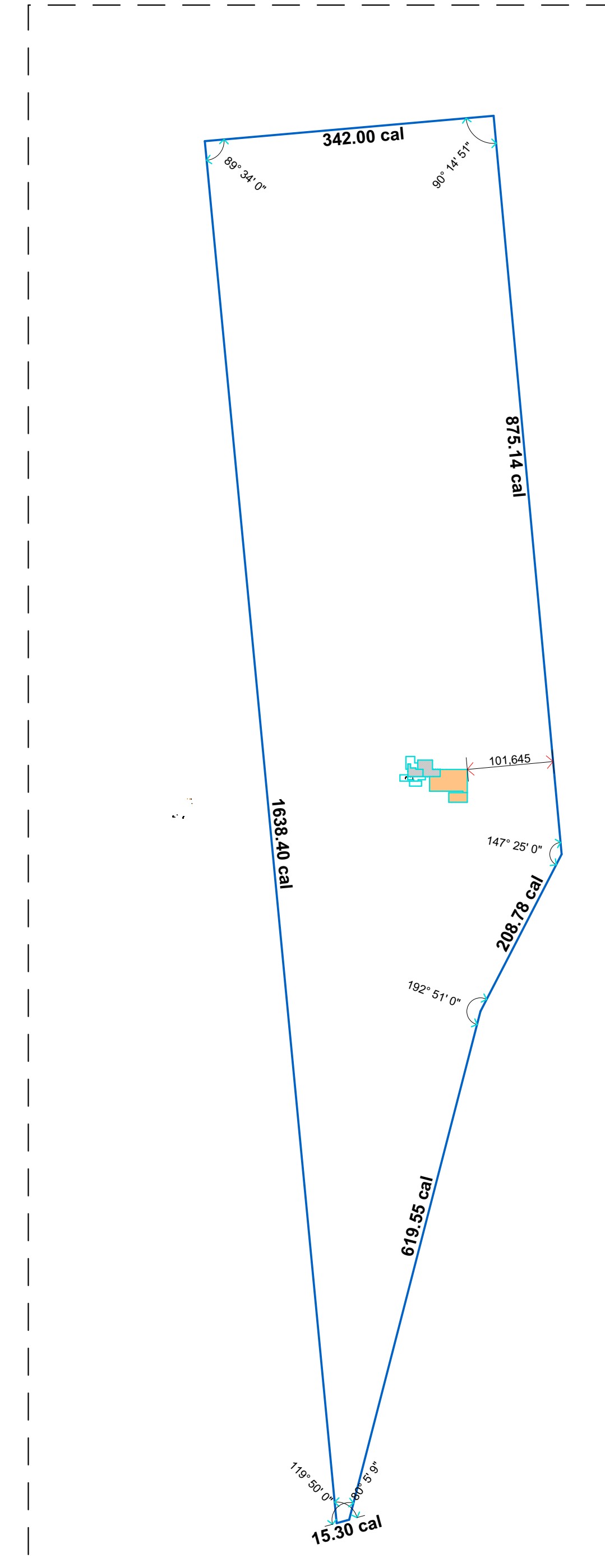
<b>SURVEYOR SITE</b> <b>INSPECTION REPORT</b> <b>SITE PLAN 1:200 at A0</b>		<b>R. G. LESTER &amp; ASSOCIATES</b> LICENSED LAND & ENGINEERING SURVEYORS NORTH BEACH PLAZA SHOP 7/11 NORTH BEACH ROAD NORTH BEACH WA 6023 PH: 9448 5044, 9448 5000, FX: 9203 6722 www.rgl.com.au		AREA: 41.8382ha
BUILDER: AVON VALLEY BEEF FARM	TITLE DETAILS Disposed Plan: 246966 FOL: 73 LOT NO: 1343 CIT VOL: 1043	<b>LEGEND</b> TANK LIGHT POLE FENCE END ELECTRICITY STOP OF TANKING WALL POWER POLE TELECOM PIT GRATED DRAIN WATER METER		JOB No: <b>70429</b> SHEET No: 1 of 1
SITE ADDRESS: LOT 1343 (#503) NORTHAM-PITHARA ROAD, IRISHTOWN		<b>NOTES</b> ALL DETAILS PLOTTED FROM INFORMATION SUPPLIED BY THE CLIENT. CONSULT THE ORIGINAL INFORMATION MANAGEMENT SYSTEM TO THE DISCREPANCY NOTE ON THE COMP PLAN. SHED FOUND FROM THE 1:5000 PLAN FROM THE COVER. BOUNDARY DETAILS: LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED. CHECK FOR DISCREPANCIES AND DISCREPANCIES BY THE CLIENT. CHECK TITLE FOR EASEMENTS, CAVES & COVENANTS. ALL WORKING CONDITIONS TO BE CONFIRMED BEFORE DISPLAYING.		LOCAL AUTHORITY: SHIRE OF NORTHAM Y:\070429\NORTHAM SKP



**DISCLAIMER NOTE**  
 PLEASE NOTE THAT THESE  
 ALL ARE PRELIMINARY PREPARING  
 THIS SET OF  
 PLANS & ELEVATIONS ANY  
 CONSTRUCTION WORKS ALTHOUGH  
 DEVIATIONS SHOULD BE  
 SPECIFIED BEFORE COMMENCING ANY  
 WORK TO ENSURE ACCURACY.



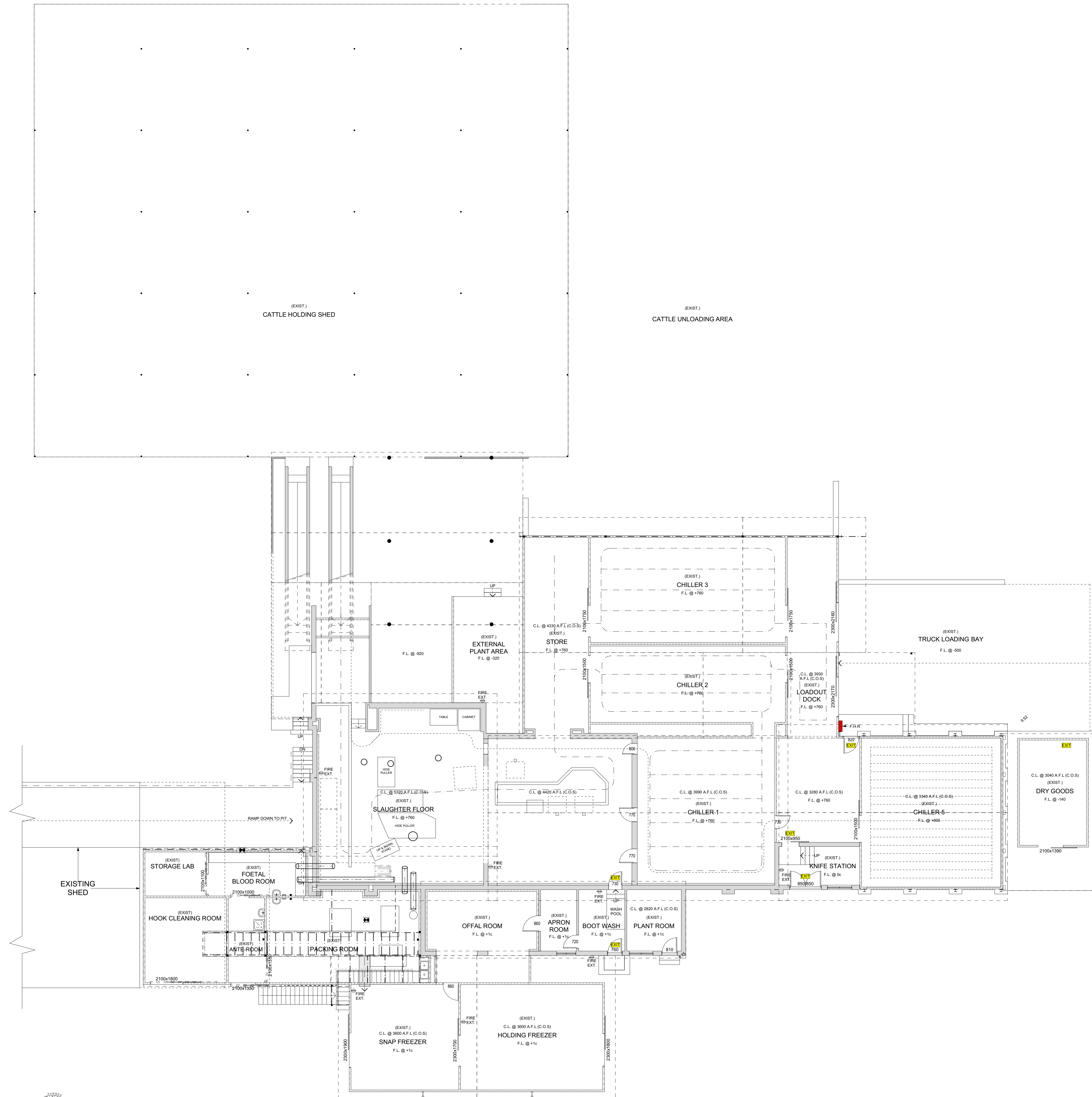
**PROPOSED SITE PLAN**  
 SCALE 1:200



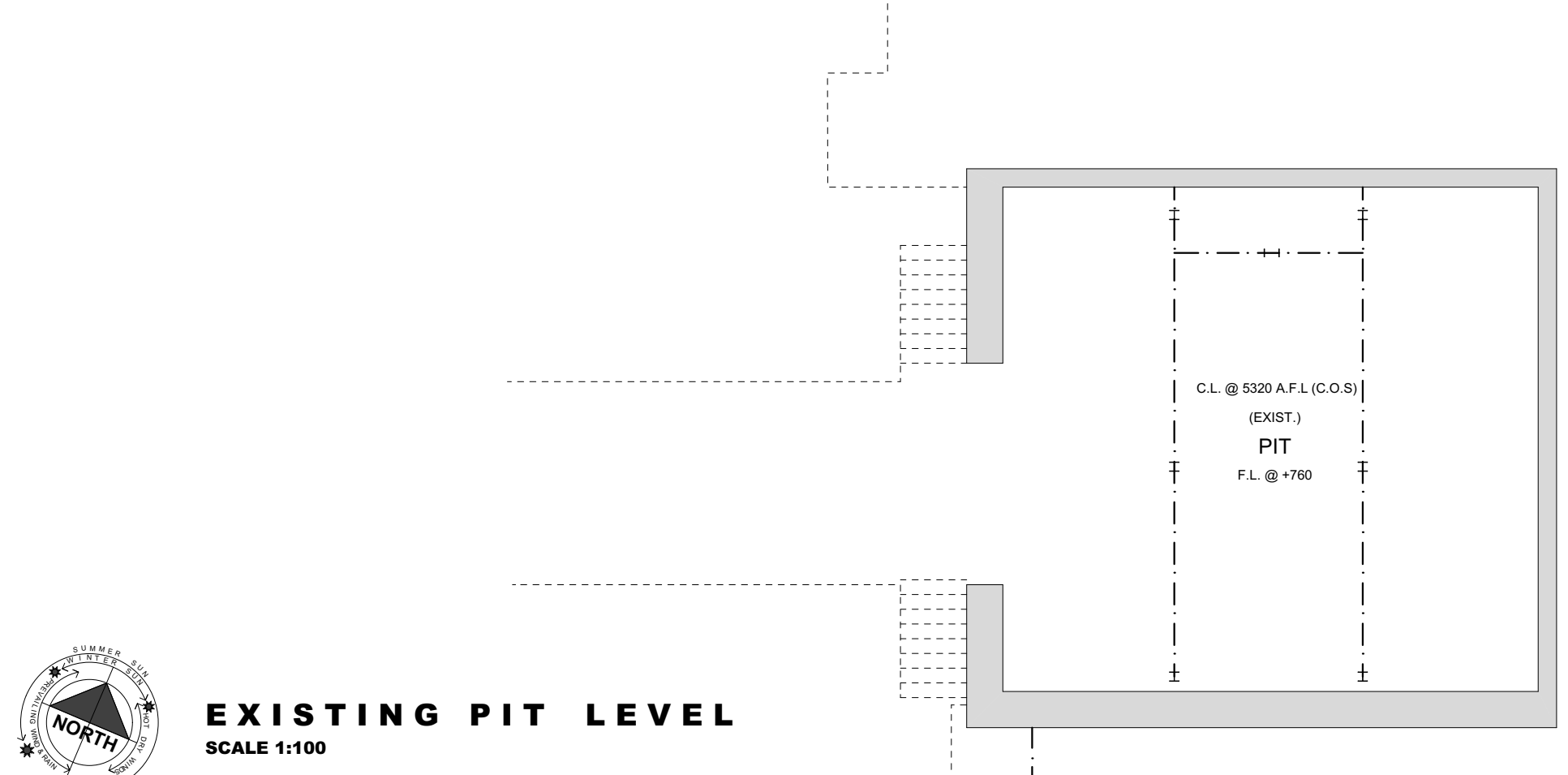
**LOCATION PLAN**  
 SCALE 1:5000



**DISCLAIMER NOTE**  
 PLEASE NOTE THAT WHILE ALL CARE HAS BEEN TAKEN IN PREPARING THIS SET OF PLANS & ELEVATIONS ANY CONSTRUCTION WORK AS REFERRED OR RENOVATIONS SHOULD BE REVIEWED BEFORE COMMENCING WORK TO ENSURE ACCURACY



**EXISTING FLOOR PLAN**  
 SCALE 1:100



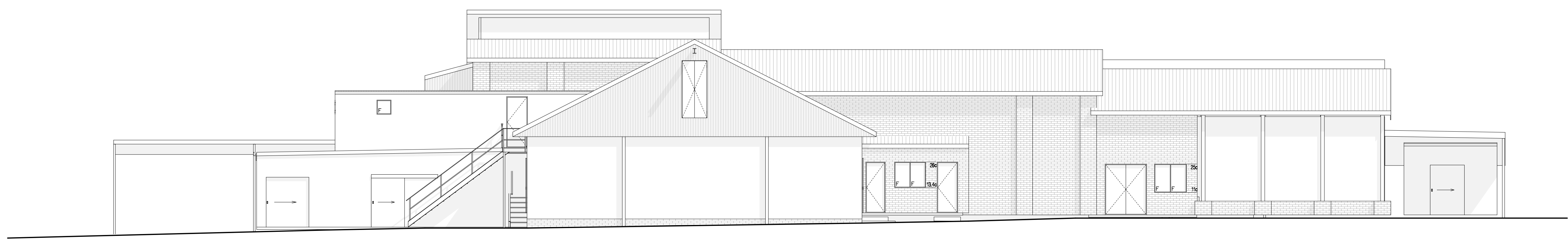
**EXISTING PIT LEVEL**  
 SCALE 1:100

**AREAS**

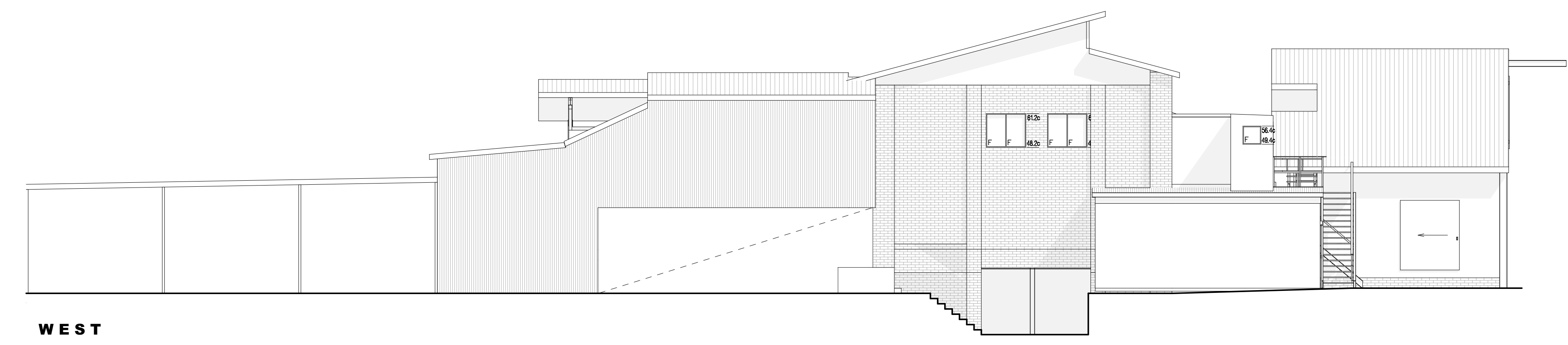
ADDITIONS - BORNING ROOM	1,048.88
ADDITIONS - SHED	248.82
Existing BLOOD ROOM	78.22
Existing CHILLERS / KNIFE / STORE	368.82
Existing DRY GOODS (WANDRO)	23.82
Existing EXTERNAL PLANT	151.97
Existing EXTERNAL PLANT & HOOK PASSAGE	77.98
Existing FREEZERS	84.88
Existing LEAN TO (TO BECOME BLOOD / PACKING)	22.12
Existing OFFAL / APRON / BOOT / PLANT	81.28
Existing PIT	87.44
Existing SLAUGHTER FLOOR	2,434.49



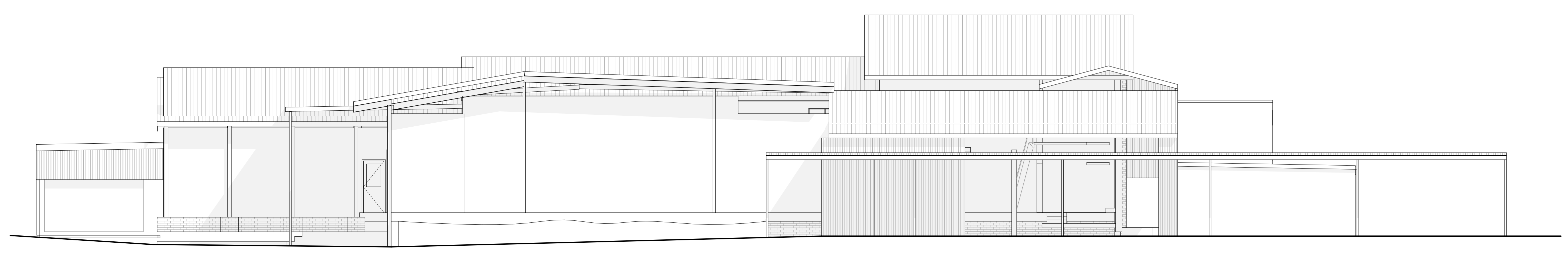
DISCLAIMER NOTE  
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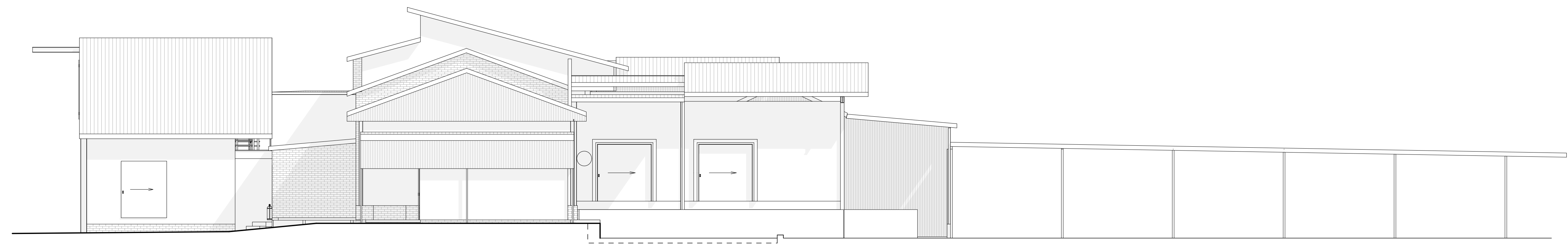
**EXISTING ELEVATION 1 - SOUTH**  
 SCALE 1:100



**WEST**

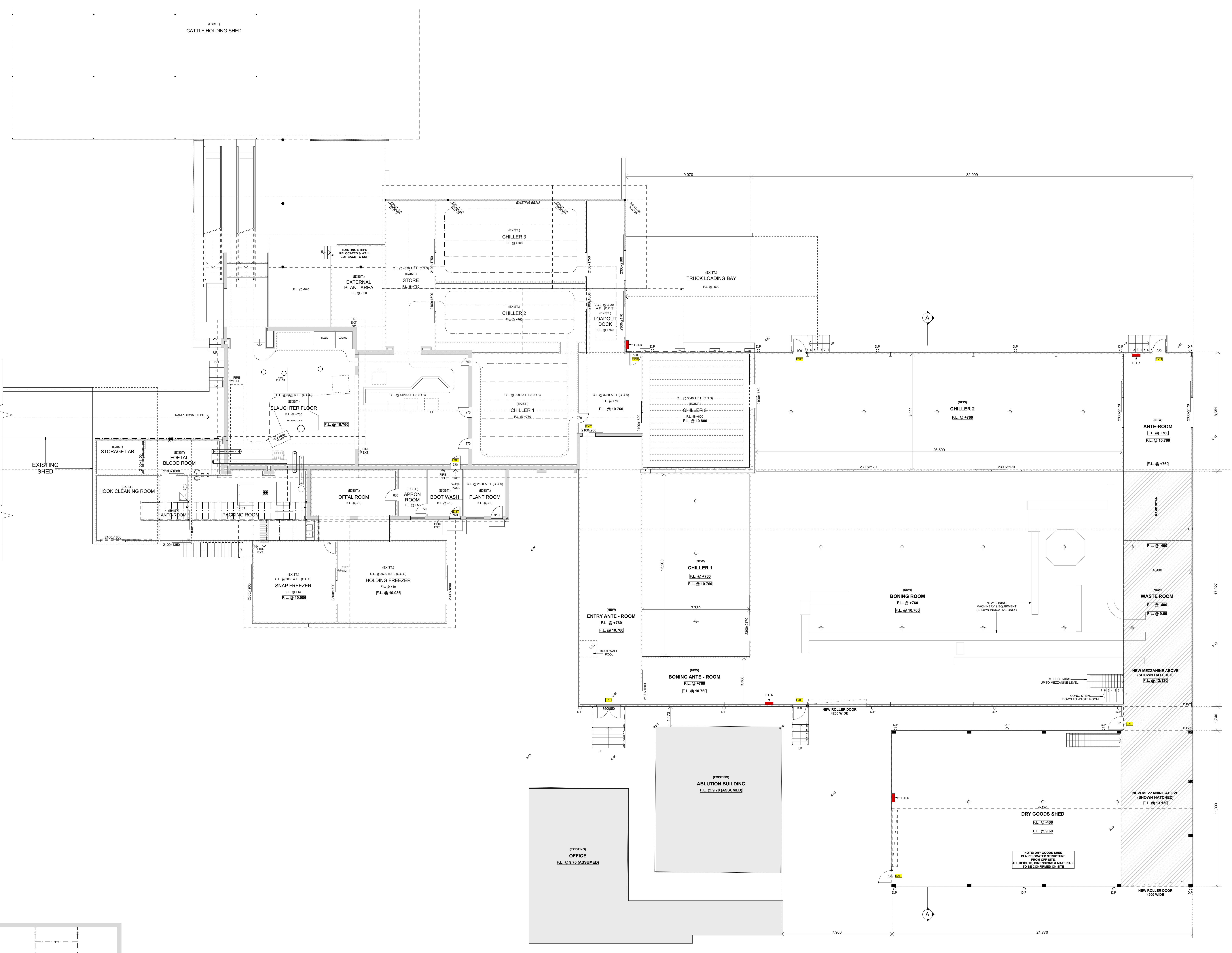


**EXISTING ELEVATION 3 - NORTH**  
 SCALE 1:100



**EXISTING ELEVATION 4 - EAST**  
 SCALE 1:100

**DISCLAIMER NOTE**  
 PLEASE NOTE THAT THESE  
 ALL WORKS MUST BE PREPARED  
 IN ACCORDANCE WITH ALL  
 RELEVANT REGULATIONS AND  
 STANDARDS. THE CLIENT  
 ACCEPTS RESPONSIBILITY FOR  
 THE ACCURACY OF THE  
 INFORMATION PROVIDED AND  
 THE RESULTS OF ANY  
 WORK TO ENSURE ACCURACY.



**PROPOSED FLOOR PLAN**  
 SCALE 1:100

**LEGEND**

	FLOOR WASTES & TUNDISH
	2000 DOWN PIPES
	ILLUMINATED EXIT SIGN
	FIRE HOSE REEL
	F.L. FLOOR LEVEL
	C.L. CEILING LEVEL

**AREAS**

ADDITIONS - BONING ROOM	1,044.88
ADDITIONS - SHED	246.85
Existing BLOOD ROOM	18.22
Existing CHILLERS / KNIFE / STORE	366.82
Existing DRY GOODS (REMOVED)	23.56
Existing EXTERNAL PLANT	151.97
Existing EXTERNAL PLANT & HOOK PASSAGE	77.98
Existing FREEZER (TO BECOME BLOOD / PACKING)	84.88
Existing LEAN TO (TO BECOME BLOOD / PACKING)	22.17
Existing OFFAL / APRON / BOOT / PLANT	61.28
Existing PIT	87.64
Existing SLAUGHTER FLOOR	103.40
<b>TOTAL</b>	<b>2,436.43 m<sup>2</sup></b>



**PRELIMINARY**



**TASCONE DESIGN**  
 p 08 9227 6799 f 08 9228 4326  
 www.tascone.com.au  
 422 Newbold Street (First Floor) West Perth, WA, 6005

**PROPOSED ADDITIONS FOR AVON VALLEY MEATS**  
 AT: 503 NORTHAM - PITHARA ROAD, IRISHTOWN

PLANNING  
 START DATE: MAY 2021 DRAWN: BM  
 ISSUE DATE: 22/02/2022 JOB No: 130-21  
 SCALE: AS SHOWN SHEET: 5 of 6



