

Junction Bridge

Proposed Hard Boiled Egg Plant

June 2025



AAA Egg Company Pty Ltd

Junction Bridge Site

2524 Gingin Brook Road

Neergabby 6503 WA

<i>Table of Contents</i>	Page(s)
Cover	1
Table of Contents	2
Introduction	3
Background Information	4
Overview – Hard Boiled Egg Plant	4
Fire Risk Management	5

Introduction

The proposed *Hard Boiled Egg Plant* is a machine capable of producing approximately 8,000 hard boiled eggs per hour. Through the process, the eggs are automatically boiled and peeled, hygienically packaged, chilled and are then ready to transport locally, nationally or ship internationally. The proposed equipment being supplied by the *Sanovo Group* – a German based European company with global egg and associated egg production plants is recognized by industry as the leading manufacturer.

This proposal includes a separately provided Environmental Management Plan 2017 (revised February 2025) and Supplementary Environmental Management Plan - Hard Boiled Egg Plant – 2025).

Hard Boiled Egg Plant



Hard boiled egg – Packaged Product



Background Information



Pulp Plant History Timeline

1946 – 2015

Golden Eggs operate from Palmyra, Western Australia with both aging and new pulping equipment. Products include value added processes including egg separation into white and yolks, hard-boiled egg processing and scrambled egg mix for many years servicing the Western Australian, national and export market including Singapore, Hong Kong, Malaysia etc. Over those years, Golden Eggs developed a strong market brand awareness and products that were a staple in the retail and food processing segment until 2015.

2015 – 2016

The main pasteuriser and associated pulping equipment was relocated from Palmyra, WA to Golden Egg's principal egg production site in Neergabby, WA. Most of the older equipment was deemed uneconomical to relocate to the new purpose built Neergabby pulping facility. As a result, due to considerable demand on capital resources involved with the relocation, the decision was made to forego the hard-boiled egg, egg white and yolk markets until more favorable times presented.

2016 – 2021

Golden Eggs embarked on a capital-intensive expansion program of egg production at new sites in Hill River, WA and Jurien Bay, WA that inevitably led to significantly higher numbers of pulp eggs to be processed. This saw an increase in volume from around 4 tonnes per day to 8 tonnes per day – 6 days per week. This increase highlighted the capacity limitations of the existing pulp plant and the need to upgrade capacity.

2021 – 2022

Due to increased demand for pulp egg products leading up to during Covid19 and the continuation post Covid19, the decision was made to investigate options to increase throughput and to look at options to resurrect the lucrative "value adding" segment of the market with egg separation, scrambled eggs and potentially hard-boiled eggs. Again, the internal competition for capital resources in the business resulted in the project being put on hold whilst the conversion from cage to cage free egg production took precedence.

2023 – 2025

Saw the pulp market and value add segment gain further traction with market share and with improved market and financial returns the decision was made to again pursue capacity building and the desire to re-enter the value-add market with the latest equipment being quoted from Europe.

During 2024, AAA Egg Company applied to the Department of Primary Industries and Regional Development (DPIRD) for a VAIG (Value Add Investment Grant) to complement our proposed pulp plant upgrade. Late 2024, DPIRD advised that we were successful in achieving significant grant funding (AUD \$1Million). This grant funding will assist us fast-tracking the development and installation of new state-of-the-art equipment to provide value-added products locally, nationally and internationally – including the Hard Boiled Egg Plant.

Overview – Hard Boiled Egg Plant

The proposed hard-boiled egg plant requires a small building extension to the existing facility – summarised details below.

Key Operational Details	
Proposed production days per week	1 - 2
Normal production hours	6am - 4pm
Normal production days	Weekday(s)
Part time employees required for production and cleaning	3.0
Waste water produced per production day (litres)	2,200
Cleaning waste water produced (litres)	800
Total water usage per production day (litres)	3,000
Quality Assurance Program (SQF + HACCP)	Yes
DWER consultation regarding hard-boiled egg plant.	Yes
DWER has deemed that egg processing is not a prescribed activity and therefore no licencing nor work approvals are required.	N/A
Weekly hard-boiled egg transport to warehouse movements.	1
Building Extension Details	
Building length (m)	19.60
Building width (m)	9.90
Ceiling height (m)	4.00
Roof height (m)	6.00
Foor space (m)	194.04
Construction materials - concrete, steel, coolroom panel (PIR), colorbond.	-

Fire Risk Management

The existing factory complies with Australian Standards for fire services including fire extinguishers, fire doors, fire hydrants, fire hose reels and various other fire risk mitigation strategies including alarms monitoring and staff training.

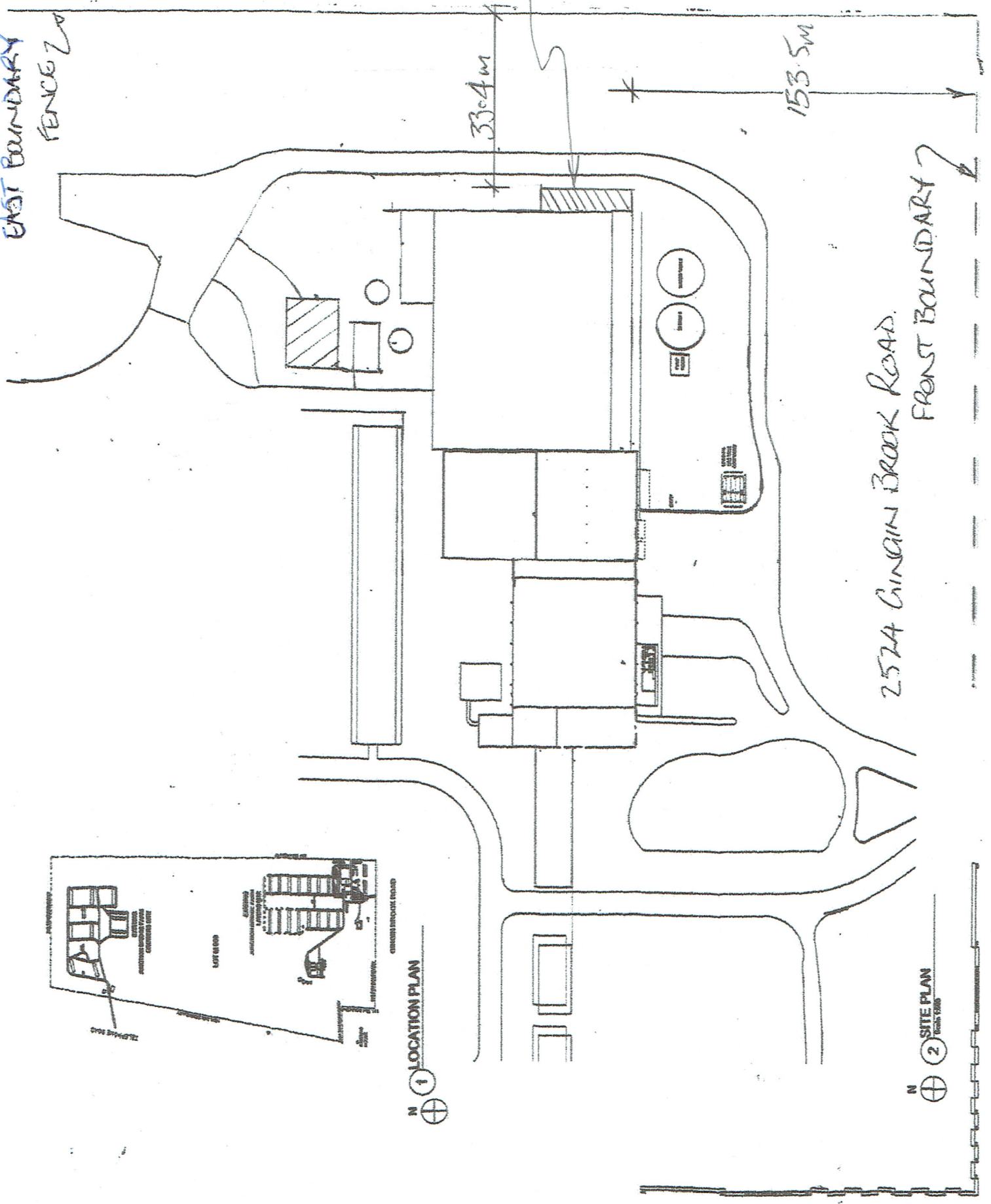
The proposed new building extension will encroach on an existing fire hydrant. The plan is to relocate the fire hydrant in accordance with the relevant building codes and fire services standards to the east of the new building ensuring compliance with the standards (see image below).

Materials used in the proposed building extension construction will be fire rated to mitigate



SITE PLANS
 PROPOSED
 HARD BOILED
 EGG ROOM

PROPOSED
 H.B.E. ROOM

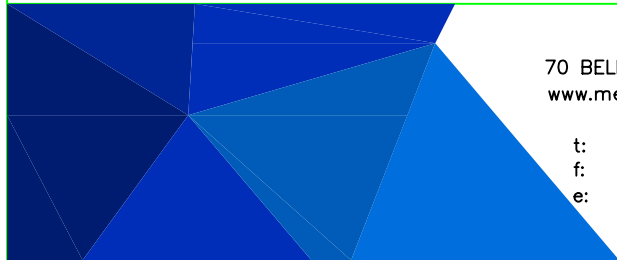


2574 GINGIN BROOK ROAD.

FENCE

1 LOCATION PLAN

2 SITE PLAN



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