

APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details		
Name: <i>Mark Furphy of Furphy & Co</i>		
ABN (if applicable): <i>45 130 446 725</i>		
Address: <i>290 Gath Road, PO Box 3 CUBALLING WA 6311</i>		
Phone: Home: <i>9888 4018</i> Mobile: <i>0427 818 004</i>	Fax: <i>9888 4018</i>	Email: <i>furphy01@bigpond.com</i>
Contact person for correspondence: <i>Mark Furphy</i>		
Signature:	Date:	
Signature:	Date:	
<i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i>		

Applicant Details (if different from owner)		
Name: <i>Furphy & Co</i>		
Address: <i>290 Gaths Road, Cuballing WA 6311</i>		
Phone: Home: <i>9888 4018</i> Mobile: <i>0427 818 004</i>	Fax: <i>9888 4018</i>	Email: <i>furphy01@bigpond.com</i>
Contact person for correspondence: <i>Mark Furphy</i>		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No		
Signature:	Date:	

Property Details		
Lot No:	House/Street No:	Location No: 9081
Diagram or Plan No: <i>P135464</i>	Certificate of Title Vol. No:	Folio:
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: <i>Gaths Road</i>	Suburb: <i>Cuballing</i>	
Nearest street intersection: <i>Gath & Walsh Road Intersection</i>		

Proposed Development	
Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use: <i>This land is currently used as a piggery with 26 eco-shelters. Proposed works will include an additional 10 12x28 metre eco-shelters.</i>	
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use: <i>Eco-Shelters, straw based piggery growout</i>	
Approximate cost of proposed development: <i>Estimated cost of \$400,000 for expansion of 10 shelters</i>	
Estimated time of completion: <i>July/August 2020</i>	

Acceptance Officer's initials:	<i>OFFICE USE ONLY</i>
Local government reference No:	Date received:

FURPHY & CO

Piggery Planning Application to the Shire of Cuballing

Furphy & Co is a family partnership which owns and operates a mixed enterprise farming property in Cuballing. The pig, cropping and sheep enterprise is managed by Mark Furphy.

SITE DESCRIPTION

The 1100 hectare property is located at 290 Gaths Road, Cuballing, with the piggery being located on Loc 9081 (Appendix 1: Location & Farm Map)

Cropping and sheep production are the main enterprise of the property with pig production being an additional income.

The piggery was originally built in 1998 containing 12 shelters; 4 weaner, 7 growers and 1 weigh shelter, office/lunchroom and grain storage facilities. Since then a further 14 shelters have been erected allowing the site to hold 5000 weaner/grower bacon pigs. (Appendix 2: Infrastructure)

Access to the piggery is from Gaths Road, Cuballing, approximately 15km from the Cuballing town site. Both Gaths Road and the access roads are good quality gravel surfaces. The piggery is not visible from council roads.

The piggery does not have an electricity connection, nor does it use petrol generators. Surface water is collected in large dams and pumped to holding tanks, as is good quality groundwater from 2 bores. (Appendix 3: Farm Plan – services)

The piggery does not have any effect on the use and development of surrounding land and buildings.

PIGGERY OPERATION

There are currently 5000 pigs within the shelters. Expansion of the piggery is currently under debate with Westpork Pty Ltd. and Furphy & Co would like these probably plans discussed and included in this application.

The expansion will comprise of an additional 10 shelters allowing a further 5000 weaner, grower and finisher pigs to be grown out in the facility. The new shelters will be erected west of the current piggery and built at the same eco shelter design. (Appendix 4: Expansion)

Class	Weight	Age (weeks)	SPU Factor	Current no. of pigs	Current SPU's
Weaner	5-25			1650	
Grower	25-50kg	11-15	1.0	4400	4400
Finisher	50-100kg	16-22	1.6	3300	5280
Heavy Finisher	100-130kg	24-30	1.8	550	990
				9900	10670

Replacement weaner stock is sourced from Westpork Pty Ltd, near Kojonup. Bacon weight stock is slaughtered at Linley Valley Pork in Wooroloo.

Piggery Management

Feed is sourced off farm by Wesfeeds and brought in once a week. Straw for bedding is provided on-farm.

Weaner pigs arrive on farm at 3 weeks and remain in the shelters for approximately 21 weeks. Sale weight pigs are sorted in the weigh shed before being loaded for transport to the abattoir.

Waste & Mortalities

Shelter waste is stockpiled on a clay-based site adjacent to the shelters and spread on cropping paddocks during February and March each year.

Mortalities are disposed of by shallow burial within combined straw/pig waste, composted and spread on paddocks. (Appendix 2)

We understand that an increase in pig numbers may impact on odour and noise, however, believe that an expansion of this size will not have a large effect on neighbouring properties. It is also expected that the farm will be able to manage and dispose of the increase in waste and mortalities in the same manner as noted previously in this application.

Staff Numbers & Vehicle Movements

The piggery is currently managed and operated by Ferdinand F. David of Narrogin with Mark Furphy aiding when required. A further pig hand may be required once the addition pig numbers arrive on farm.

Vehicle movements are highest at harvest time, along with a weekly feed delivery, delivery of replacement breeding stock and removal of sale pigs.

Gath Road is a good quality gravel road; with main access to the piggery also via a good quality road, occasionally graded by the Shire Council to maintain safety.

ENVIRONMENTAL IMPACT ASSESSMENT

The piggery is not visible from main roads. The nearest towns are Cuballing, Popanyinning and Wickepin all in excess of 15km away.

There are 7 residences within an 8km radius of the piggery. The nearest resident belongs to Mark Furphy with the second closest being Simon Newman, residing on Walsh Road. (Appendix 5: Residential Housing)

No complaints have been received from neighbours in relation to odour, dust or noise since the piggery has been located at the site.

Shelter cleaning is the event causing the highest odour risk. Noise is minimal except during loading times; however, this is a weekly event and short in duration.

Water, Soil & Vegetation

Rainfall drainage runs into a natural waterway which travels a kilometre before leaving the farm. There are no drainage banks to prevent water flow through the piggery. (Appendix 6: Water Drainage)

Waste piles are located on higher ground, resulting in water flowing away and not through the storage site.

There are no impacts on soils and remnant vegetation.

INDUSTRY GUIDELINES

The piggery is currently accredited under the Australian Pork Industry Quality Assurance Program, APIQ (Appendix 7)

Appendix 1: Location & Farm Map

Location - 290 Gaths Road, Cuballing



Farm Map



Appendix 2: Infrastructure



Appendix 3: Farm Plan - Services



Appendix 4: Expansion

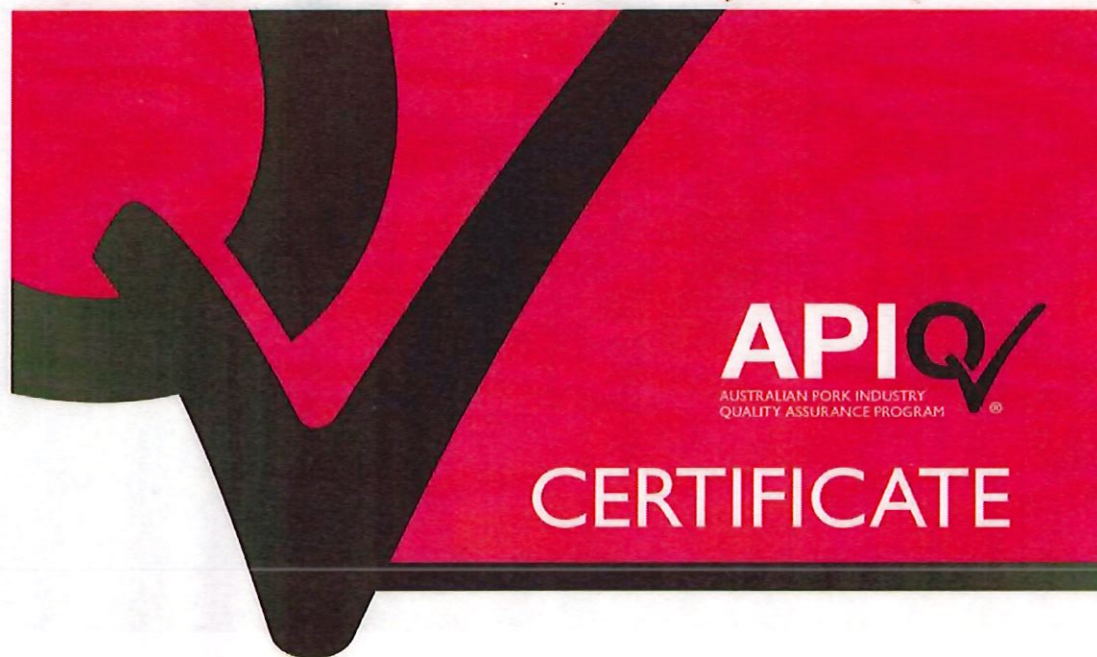


Appendix 5: Residential Housing



Appendix 6: Water Drainage





Westpork Pty Ltd - Furphy

*PIC: WDCU0056 Brand: 22067
has achieved*

APIQ[✓]® Certification

PigPass Registration Number:	10072609
APIQ [✓] ® Certificate Number:	18/APIQ.0853
APIQ [✓] ® Expiry Date:	30/11/2019

A handwritten signature in black ink, appearing to read 'Anthony Abel'.

*Anthony Abel
Manager, Product Integrity
Australian Pork Limited*

