## Information Memorandum FOR SALE

Under Instructions from Swickers Kingaroy Bacon Factory Pty Ltd Account Sunpork Processing Pty Ltd



# **Flo Dry Low Temp Rendering Plant Pittsworth Abattoir**



ACN 141 578 725 ABN 5414 1578 725 **Project Marketers** Industrial Auctioneers Valuers **Technical Appraisers** 1A 692 Gympie Road, Chermside, Qld 4032 P.O. Box 5541 Brendale 4500 Phone: 07 3256 4942 Fax: 07 3861 5906 www.grahammesser.com.au Mobile / Email: 0417 771 642 graham@grahammesser.com.au Associations:

CTIONFERS

VALUERS

Auctioneers & Valuers Association of Australia (inc)

Australian Property Institute

(Equipment located at Pittsworth Abattoir Boundary Street, Pittsworth Qld Aust) Expressions of Interest including Firm Offers to **Purchase Are Invited** c/- Offices of the Agents for the Vendor (Neither The Highest Nor Any Offer Necessarily Accepted)

Inspections by appointment only with the Marketing Agents, enquiries to:

Graham Messer Industrial Auctioneers and Valuers (As Agents for the Vendor) PO Box 5541 Brendale QLD 4500 Tel: +61(0)7 3256 4942 Fax: +61(0)7 3861 5906

#### Contact-

Graham Messer: Mobile 0417 771 642

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### 1.0 Disclaimers

- i. The assets will be sold as they stand with all faults and defects existing therein whether the same are apparent or ascertainable on inspection or not, and with no warranty or representation (express or implied) whatsoever as to the quality or fitness for its purpose. All details are approximate only and are subject to verification on inspection by intending purchasers.
- ii. The agents and the Principals for whom they act give notice that whilst every care has been taken in the preparation of this material it is given without any responsibility being accepted and intending purchasers should satisfy themselves as to the truth and accuracy of all information in these particulars by their own searches, inspections, enquiries, advices or as otherwise necessary.
- iii. The assets are offered on an "as-is-where is" basis. Interested parties must conduct their own thorough examination of the equipment, and must not rely on any representation of the vendor or the vendor's agent whether written, verbal or otherwise.
- iv. Note: the vendors and the marketing agents acting for the vendors, reserve the right to withdraw any or all of the assets from sale without prior notice.
- v. Neither the highest nor any offer necessarily accepted.
- vi. The vendor reserves the right to accept any offer/s prior to the closing date for Expressions of Interest

### 2.0 Introduction

Graham Messer Industrial Auctioneers and Valuers, in association with Nicholson Valuations as agents for the vendor Swickers Kingaroy Bacon Factory Account Sunpork Processing, are offering for sale the Flo Dry Low Temperature Rendering Plant located at Pittsworth Abattoir.

The assets are located at Boundary Street, Pittsworth, Queensland, Australia.

The rendering plant was first installed in 2008 and last operated in 2011. During this time the plant was only operated for a period of approximately 12 months.

It has the capacity to process 3 tonne of wet product per hour.

Whilst the plant has recently been used for processing pork products it is also suitable for processing beef, fish and chicken.

A detailed plant inventory, process description and flow chart are contained in this document.

This is an opportunity to purchase a well constructed rendering plant at a fraction of the cost of a new plant.

### 3.0 Method of Sale

Offers to purchase are invited and should be submitted in the specified format set out in Appendix 'I' and posted in a sealed envelope, clearly marked 'Swickers Protein Extract Plant Expression of Interest'.

#### Expressions of Interest including Firm Offers to Purchase Are Invited c/- Graham Messer Industrial Auctioneers and Valuers Agents for the Vendor PO Box 5541 Brendale QLD 4500

(neither the highest nor any offer necessarily accepted)

The assets are offered on an "as-is where-is" basis, Ex Pittsworth Abattoir, Boundary Street, Pittsworth, Queensland.

### 4.0 Goods and Services Tax (GST)

The assets will be sold on the basis of plus GST, if GST is applicable.

### 5.0 Enquires and Inspections

Inspections are available by prior arrangement with the marketing agents; Prospective purchasers seeking further information should contact:

Office Ph: +61(0)7 3256 4942 Fax: +61(0)7 3861 5906

Graham Messer Mobile: 0417 771 642 Email: .graham@grahammesser.com.au.

Brian Nicholson: Mobile 0418 722 714 Email: nicholson.valuations@gmail.com

### 6.0 Terms of Payment

The successful purchasers may be informed of acceptance of offer by telephone, email, facsimile, or letter.

Upon acceptance of the successful offer, payment of the price offered is to be made in Australian currency. Full payment is required prior to collection.

### 7.0 Notice to Prospective Purchasers

Inspections will be conducted by appointment only with the marketing agents. All persons attending are notified that they will have to comply with the provisions of the Workplace Health and Safety Act (QLD) and the Regulations made pursuant to the Act.

Fully covered footwear must be worn at all times. Persons attending are advised that they should at all times be accompanied by a representative of the marketing agents.

Any person attending shall be deemed to be there at his or her own risk. No persons shall have any claim against the Vendors, their agents, employees or principals for any injury sustained nor for damages to or loss of property which may occur from any cause whatsoever.

### 8.0 Removal

Removal of plant will be co-coordinated by the marketing agents. Following settlement by the purchaser a strategic plan will be developed to ensure a speedy and smooth removal of assets.

In this regard particular attention is drawn to the provisions of the Workplace Health and Safety Act (QLD) and the Regulations made pursuant to the Act.

All dismantling and removal costs will be at the purchaser's expense. Contractors will need to be approved by Swickers management prior to the commencement of dismantling and removal of items.

### 9.0 Performance Bond

Prior to commencing removal of the plant, the successful purchaser will be required to pay a performance bond (to be determined by owners) to ensure that the equipment is removed in an orderly manner.

The bond will be fully refunded on completion of the satisfactory removal of the plant.

The owners reserve the right to determine as to what is "satisfactory" removal.

#### 10.0 Form of Offer to Purchase

SUBMIT TO: Graham Messer Industrial Auctioneers and Valuers PO Box 5541 Brendale QLD 4500

I/we hereby offer to purchase the following asset for removal, at the price detailed below.

### **Flo Dry Rendering Plant Pittsworth Abattoir**

Price Offered ex GST:	AUD	
Plus GST (if applicable):	AUD	
TOTAL (incl GST if applicable	e): AUD	
Signature:	Official Position Held	
Duly authorised to sign Expressions of Interest for and on behalf of:		
State Full Tra	ading Name (Block Letters)	
D. 1		

Date: / /2013	Date:	/	/2013
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					Postcode:
(Address of Prospecti	ve Purchas	er)			
			-		Postcode:
(Postal Address of Pro	ospective P	urchaser)			
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Telephone No.	M	obile Phone I	No.	·	Facsimile No.

Email: \_\_\_\_

Mild Steel Cased Raw Material Bin Feed Screw Conveyor, 300mm Dia x 3,000mm Long with 4kw Drive, Supports
<b>200</b> Mild Steel Raw Material Bin, 20 Tonne Capacity with Supports and Access
<b>200b</b> Raw Material Bin Bottom Mounted Discharge Screw Conveyor, 600mm Dia x 7,000mm Long with 4kw Geared Drive
<b>200c</b> Raw Material Bin Bottom Mounted Discharge Screw Conveyor, 600mm Dia x 7,000mm Long with 4kw Geared Drive
206 Stainless Steel/Galvanized Framed Inspection Belt Conveyor 1,000mm Wide x 8,000mm Long with 4kw Geared Drive, Supports and Access

	<b>206</b> Fortress Model DYN080954 Metal Detector with Reject Pusher, Supports and Access
	207 Napier Model PB 4/12 Mild Steel Cased Prebreaker with 55kw Geared Drive, Supports and Access
	<b>208</b> Mild Steel Cased Pre-Broken Product Screw Conveyor 300mm Dia x 8,000mm Long with 2.2kw Geared Drive, Supports
203	209 Stainless Steel/Galvanized Framed Inspection Belt Conveyor 1,000mm Wide x 5,000mm Long with 4kw Geared Drive, Supports and Access
209	<b>209</b> Fortress Model DYN080954 Metal Detector with Reject Pusher, Supports and Access
	<b>211</b> Bellmor Model B-300 Mild Steel Cased Grinder/Mincer with 55kw Geared Drive, Supports and Access

	<b>212</b> Mild Steel Cased Ground Surge Bin with Supports
N/A	<b>212a</b> Mild Steel Cased Ground Surge Bin Screw Conveyor 200mm Dia x 3,000mm Long with 1.5kw Geared Drive, Supports
	213 Mild Steel Cased Ground Screw Conveyor 200mm Dia x 7,500mm Long with 2.2kw Geared Drive, Supports
	<b>214</b> Mild Steel Cased Reactor Feed Screw Conveyor 200mm Dia x 2,700mm Long with 1.5kw Geared Drive, Supports
	<b>215</b> Stainless Steel, Reactor Vessel 1,000 Litre Capacity with Top Mounted Agitator, Internal Steam Heating, Supports and Access

210	<b>216</b> Flomor Model B900 Decanter Feed Pump with 5.5kw Geared Drive, Supports
E GEA	<b>217</b> GEA Model CC-450-00-00 Decanter with 30kw Drive, Supports and Access
	<b>218a</b> Grundfos Model CR17 Tallow Recycle Pump with Drive, Supports
216a	<b>218b</b> Tallow Buffer Tank, 2,000 Litre Capacity with Supports
219	<b>219</b> Stainless Steel Liquid Phase Screen 500mm Dia x 1,200mm Long with 0.37kw Geared Drive, Supports

	<b>220</b> Stainless Steel Liquid Phase Tank, 2,000 Litre with Internal Steam Heating, Top Mounted Agitator, Supports
	<b>221</b> Hydropokav Model KX-038 Separator Feed Pump with 2.2kw Drive, Supports
	<b>222</b> GEA Model SD-30-03-077 Mild Steel Cased Separator With 15kw Drive, Supports and Access
	<b>223</b> Rotodel Model HG-100 Tallow Pump with 0.75kw Drive, Supports
N/A	<b>225</b> Rotodel Model HG-75 Tallow Pump with 0.75kw Drive, Supports

	<b>400</b> Stainless Steel Sulphuric Acid Tank 3,000 Litre Capacity with Associated Equipment
N/A	<b>401</b> LMI Model B136-362T1 Acid Pump with 0.2kw Drive, Supports
N/A	<b>402</b> Model Mix 0808 Acid Mixer with Associated Equipment
	<b>500</b> Flo Dry Model 3S-750 Low Temperature Gas Fired Dryer with 5.5kw Drive, Supports and Associated Equipment
	<b>501</b> Mild Steel Cased Dryer Exit Screw 200mm Dia X 3,000mm Long with 1.5kw Geared Drive, Supports
503	<b>503</b> Mild Steel Cased, Water Jacketed Dryer Infeed Screw 150mm Dia x 2,400mm Long With 1.5kw Geared Drive, Supports

	<b>504</b> Weishaupt Model G5/1/D Gas Burner, 1,000kw Capacity
	<b>505</b> Mild Steel Cased Cyclone 900mm Dia with Ducting and Supports
506	<b>506</b> Cyclone Discharge Rotary Valve 350mm Dia with 0.37kw Geared Drive
	<b>507</b> Henry Model HSE-06-01 7000 Dryer Fan with 37kw Drive, Ducting, Supports
	<b>508</b> Mild Steel Cased Shell and Tube Condenser, 195 Tubes with Supports
N/A	<b>509</b> Mild Steel Knock Out Drum 1,150mm Dia with Supports

	<b>510</b> Concrete Block Formed Biofilter, 12,000mm x 10,000mm x 2,500mm High with Bark Chip Filling, Piping and Associated Equipment
	<b>601</b> Mild Steel Cased Meal Transfer Screw Conveyor 250mm Dia X 10,000mm Long With 2.2kw Geared Drive, Supports
62	<b>602</b> Bliss Model IER-4415-TF Mild Steel Cased Rotary Hammer Mill with 90kw Drive, Supports and Access
	<b>603</b> Henry Model HSE-06-03 4000 Hammer Mill Fan with 5.5kw Drive, Ducting, Supports
	<b>604a</b> Mild Steel Cased Hammer Mill Cyclone 915mm Dia with Ducting and Supports

	<b>604b</b> Cyclone Discharge Rotary Valve 300mm Dia with 0.37kw Geared Drive
605	<b>605</b> Mild Steel Cased Mill Relief Screw Conveyor 250mm Dia x 6,000mm Long with 2.2kw Geared Drive, Hopper, Supports
	<b>607</b> Mild Steel Cased Meal Transfer Screw Conveyor 250mm Dia x 10,000mm Long with 2.2kw Drive, Supports
	<b>609</b> Mild Steel Meal Bin 6.5m <sup>3</sup> Capacity with Supports and Access
	<b>609</b> Mild Steel Cased Meal Bin Discharge Screw Conveyor 250mm Dia x 6,000mm Long with 2.2kw Drive, Supports

	Mild Steel Vertical Tallow Tank, 12 Tonne Capacity with Associated Equipment
	Mild Steel, Insulated and Heated Horizontal Tallow Tank with Concrete Bunding and Associated Equipment
	Stainless Steel Water Storage Tank 10,000 Litre Capacity with Float Valve and Associated Equipment
	Marley Model Tamcal TED600 Water Cooling Tower with Recirculating Pumps and Associated Equipment
	Heat Transfer Model DXT-1/IP-/5 Plate Heat Exchanger with Pump and Associated Equipment
N/A	Electrical and Process Control Systems and Switchboards

#### APPENDIX II - FLO DRY DETAILED PROCESS DESCRIPTION

#### 2a Material Size Reduction

Raw material is delivered to the plant in an unbroken state and dumped into the RM storage bins by a number of elevator/tipping Loaders. The Soft and Hard material is stored in RM bin prior to processing. Screw conveyors inside the bin discharge a metered amount of raw material for processing, as set by the VSD speed selection.

The unbroken RM is discharged onto Metal Detector Belt 206, which checks for metal. If metal is present the detector stops the raw material bin screws and the belt with the offending material in front of an air operated ram. The ram pushes the material off the belt into a sorting tray where the metal can be removed. The ram retracts then the belt reverses back over the metal detector, then goes forward again to ensure that no metal escapes detection. The belt transfers the material to Pre- Breaker 207 for primary size reduction.

The broken material is transferred by Screw 208 onto Metal Detector Belt 209, which checks for metal. If metal is present the detector stops the raw material bin screw and the belt with the offending material in front of an air operated ram. The ram pushes the material off the belt into a sorting tray where the metal can be removed. The ram retracts then the belt reverses back over the metal detector then goes forward again to ensure that no metal escapes detection.

The belt conveyor feeds the material into a small surge bin. Surge bin Screw 210 meters material feed to the Grinder 211. This Grinder reduces the material down to approximately 12-16 mm in size. The amp meter for the grinder motor indicates how hard the machine is working and whether the feed rate should be adjusted and/or grinder maintenance performed. The ground material goes into a small Surge bin 212 prior to being screw conveyed 213 & 215 to the Reactor 214.

#### 2b Cooking

The Reactor uses steam coils to heat the material up to the set point (usually 95°C). Water or Recycle Tallow may be added to the Reactor to help fluidise the ground material as it is agitated and provide a heating medium. It is critical that the mixture is always moving with a good agitation pattern. The agitator motor amps indicate how well the mixture is moving and can be used as a guide when an adjustment is necessary. Excessive water addition will increase product losses and effluent, which is undesirable.

Feed rate to the Reactor 214 is set by a variable speed controller on the Surge bin screw 212 and is usually set to match the vessels capacity. Cooked material leaves the vessel by an overflow tube which goes direct to the decanter feed pump 216.

#### 2c Solid/Liquid Separation

The cooked material is pumped to the Decanter 217 where the solids and liquids are centrifugally separated. The decanter feed pump 216 speed is set to pump all the material that flows from the outlet of the render vessel. The decanter rotates at high speed and has a long start up time to reach operating speed. Hot water is turned onto the decanter after start up to bring it up to operating temperature before product is put through. The decanter back drive rotates an internal screw which moves the solids to the discharge point. The motor amps indicate the solids loading on the decanter and can be used as a guide for adjusting the feed to the render vessel. The solids are ejected at high speed into the solids screw conveyor and should not be interfered with. The liquid is collected and gravity discharged through a pipe to the liquid phrase screen 219 which removes any light solid particles like plastic etc.

#### 2d Tallow/Water Separation

The screened liquid is held in the LP tank 220 where it is dosed with dilute sulphuric acid to aid the separation process. The acid reacts with the liquid and this reaction takes a certain time to occur, for this reason the tank should always be agitated and remain part full. It should not be run empty.

The correct pH of 4.5 for the liquid phase is critical to the process. The liquid phase is pumped from the tank at 95°C to the Separator 222. The separators also operate at high speed requiring a long wind up time, after which, hot water is turned on to bring it up to operating temperature.

The separator produces tallow and stick water. The tallow is pumped to a storage tank and the stick water is discharged down the drain. Tallow outlet from the separator has a sight glass to see the product. Tallow should always be a clear golden colour and the stick water an opaque light brown colour. If tallow goes milky/opaque and the stickwater a creamy/yellow colour then the separation process is failing and must be rectified.

Acid addition to the tank is controlled by a pH sensor in the liquid phase tank which automatically maintains a pH of 4-5. The separator automatically changes valve positions and process flows when the machine goes through its limed cleaning cycle

#### 2e Drying

The decanter solids are screw conveyed into the Dryer 500. The dryer infeed Screw

503 is water jacketed and uses cooling water to maintain a steady temperature.

The dryer is a direct fired, hot air, rotary type. Here the air is heated by a Gas fired Bumer 504 in the combustion chamber and the hot air is then used to evaporate water from the solids as they tumble through the airflow. The burner is automatically controlled by sensing the dryer outlet air temperature. Gases exiting the dryer go through a Cyclone 505 to remove any light particles before continuing on to the main Fan 507 and then to Condenser 508. The Condenser removes heat from the gas/vapour in the form of hot water by condensing out previously evaporated water and cooling the air prior to recycle or discharge. Moisture content of the meal leaving the dryer is affected by the final end point temperature setting and barrel rotation speed which dictates material residence time within the dryer.

Dry meal is gravity discharged into the Exit screw 501 which also collects the cyclone fines discharged by the Cyclone rotary valve. Meal discharges from the exit screw which has an air lock section for the Dryer system. Meal is screw conveyed 601 to the millsystems on leaving the dryer.

#### 2f Meal Milling

The meal is typically fed by the inclined meal transfer screw 601 to the Mill 602. The Mill reduces the meal to 2-3mm size and is mounted on an air relief plenum, which includes Cyclone 604 and Mill air extraction fan 603. The meal is discharged from the mill plenum screw 605 into transfer screw 607 where it is conveyed to the Storage Bin.

The storage bin has a bagging screw 609 that can be independently operated for bagging of meal.

