

COVER LETTER
Proposed Free-Range Egg Farm
66 Chintapee Road, Bringo WA

1. Proposal Overview

This application seeks Development Approval for a small-scale free-range egg farming operation at 66 Chintapee Road, Bringo.

The proposal consists of approximately 500 free-range laying hens operating as a rural agricultural business with eggs to be sold through:

- local farmers markets,
- supply to a small number of local cafés and restaurants within the Geraldton region.

The proposal is intended to remain consistent with the rural character and agricultural nature of the locality.

2. Nature of Operations

The operation will involve:

- free-range poultry within designated fenced grazing areas,
- poultry housing in fitted out caravans for laying hens
- 3 tonne self feeders and troughs for fresh drinking water
- feed storage (8 tonne silo)
- egg collection, cleaning and packaging on-site
- limited vehicle movements associated with deliveries and customer visits.

No large-scale industrial poultry sheds are proposed.

3. Amenity and Environmental Considerations

The proposed operation is considered low-scale in the context of the property size being over 16 hectares.

Potential impacts are expected to be minimal due to:

- large separation distances to neighbouring properties (1km or more)
- low stocking intensity relative to land size,
- free-range management practices,
- regular cleaning and manure management,
- controlled feed storage,
- limited vehicle traffic,
- absence of industrial processing activities, and
- generally daytime operational hours.

The operation is not expected to generate significant:

- noise,

- odour,
- vibration,
- smoke,
- dust,
- light spill, or
- health hazards to nearby landowners.

4. Hours of Operation

General operational activities will occur during standard daytime hours only.

5. Employment

Initially the operation is expected to be owner-operated

6. Machinery and Equipment

Machinery and equipment associated with the proposal are expected to include:

- small utility vehicle,
- poultry feeders and drinkers,
- refrigeration for egg storage (coolroom on trailer)
- small farm maintenance equipment, and
- general agricultural tools.

No heavy industrial machinery is proposed.

7. Vehicle Movements

Vehicle movements associated with the operation are anticipated to remain low and primarily consist of:

- owner vehicles,
- occasional customer vehicles,
- local delivery vehicles, and
- feed supply deliveries.

Traffic generation is expected to remain consistent with rural residential and agricultural land use expectations.

8. Site Plans and Supporting Information

Supporting site plans accompanying this application will identify:

- poultry housing/coops
- free-range areas (rotating fencing to keep the hens grazing areas varied)
- access arrangements,
- existing structures,

9. Conclusion

The proposal represents a modest rural diversification opportunity that is compatible with the rural character of Bringoo and the agricultural intent of the locality. I have already spoken with neighbours in the vicinity of Chintapee Road and our neighbours support the proposal due to our rural landscape and do not have any opposition or foresee any issues with the operation of a small scale free range egg farm.

The development is considered low impact in nature and is expected to provide local food production and small business opportunities while maintaining the amenity of surrounding rural properties.