

TO WHOM IT MAY CONCERN

This letter is to further outline our proposal to operate a Rural Home Business from our home at 146 Dalgety Road Middle Swan.

We are seeking approval to run a light machine shop as a part-time family business as we transition to retirement.

The business would operate approximately three days per week. Initially the hours will be Monday, Friday, and Saturday 8am to 4pm.

We will utilise 160m² of the existing shed on the property. There is already a separate driveway and hardstand in place, though we would not anticipate more than 2 customer vehicles per week, and these by appointment only. There will be no shopfront or retail sales, and no employees.

A collection of vintage milling machines, lathes and other equipment has been acquired over several years, and we are currently in the process of restoring these to full working order. They will be powered by the solar panels already in place on the shed roof and will not impact on the environment either by noise or pollution.

The shed is set back from the road and partially screened from view by trees so there will be no additional visual impact. No signage will be installed on the front fence or verge.

Decibel testing has been carried out at the closest boundary to the workshop. Test results indicated a base line fluctuating between 66.1 and 85.9 decibels. When machines were switched on there was no apparent increase to the base line readings.

The business will provide general light machining and welding processes using a manual lathe, a milling machine and welding equipment to carry out repair work as required, subject to the required fire brigade online permits.

Services offered will include the repair and reconditioning of worn, damaged or unavailable parts and miscellaneous items used in the local horticultural, farming and equestrian businesses.

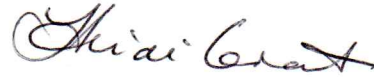
Steven is a third-generation fitter and turner, with 40 years' experience and a reputation for quality craftsmanship, both in the repair and refurbishment of parts, as well as the creation of custom components made to order.

We feel that we can offer a quality service to the Swan Valley producers and the local community by way of precision machining and repairs to parts for rural equipment and other machinery, looking to restore items rather than simply replacing them, and we can do this without impacting the amenity of the area.



Steven Grant

21/02/2024



Heidi Grant