

DEVELOPMENT APPLICATION TO PENRITH CITY COUNCIL
STATEMENT OF ENVIRONMENTAL EFFECTS

CHANGE OF USE

Existing brick shed to rural supplies

804-810 Richmond Rd, Berkshire Park, NSW 2765

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1.0 INTRODUCTION

2.0 SITE LOCATION & DESCRIPTION

3.0 DESCRIPTION OF PROPOSAL

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1.0 INTRODUCTION

The following is a Statement of Environmental Effects (SEE) in support of a development application of Retail premises at 804-810 Richmond Road,

Please note this SEE shall be read in conjunction with the following supporting building certificate documentation, which accompanies this report:

- Architectural Plans (Site plan, Floor plan, Sign elevation)
- Development Application form

2.0 SITE LOCATION & DESCRIPTION



Figure 1 – location map

Location	804-810 Richmond Rd, Berkshire Park, NSW 2765
Site area	1.6 hectares (by title)
Land zoning	RU4 _ Primary Production Small Lots
Proposed Rural supplies	Permitted with consent

Definition of Rural Supplies from Penrith Local Environmental Plan 2010:

rural supplies means a building or place used for the display, sale or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Note—

Rural supplies are a type of **retail premises**

3.0 DESCRIPTION OF PROPOSAL

Due demand for business, the existing storage (Shed) at the Northern Boundary is proposed converting to Rural Supplies to sale the goods and materials used in farming with one office and one store room.

Business includes only selling pre-made products, no packaging or any on-site production method

- **Access and traffic:** No truck or heavy vehicle requires for the business. However, the existing vehicle crossing and drive way are big enough for big cars. The position of car space has been shown in the site plan. No need to separate the staff and customer parking based on the small size of the business
- **Parking:** No more 3 customer at the same time, parking will be provide at the back of the site as shown in site plan.
- **Operational information:** from 10am to 4pm work days
- **Services:** Power (No sewer/ no water supply required)
- **Waste management:** No construction waste required. Can use the existing bins from the dwelling in operational time if needed
- **Impact on neighbouring properties:** No noise, smoke or any pollution proposed. The building is existing, no construction required, also no view or privacy impact to the neighbour
- **Social and economic effects:** we believe that our business support the economic activities of the adjoining
- **Planning policies and controls:** Based on the Penrith Local Environmental Plan 2010. The Rural supplies business is permitted with consent. Further requirement may require by Council
- **Heritage:** No
- **Advertising sign:** A sign proposed at the front of the property, size and location has been shown in the site plan
- **Construction:** No

NOTE : No seeding, growing, irrigation or similar activities to be proposed for the business.

We only supply the tools and products to help farmers and agriculture

HOW BUSINESS WILL BE RUN + WHAT GOODS ARE BEING SOLD:

The business will be Rural supplies for the farms around us and the following is what we will be selling

Pots for plants (quantities : 30-50 in store)

plastic pots

fabric pots

mesh pots

Propagation equipment's (quantities : 20-30 in store)

clone trays

clone station

seedling kits

seedling tray and domes

seedling mediums

Propagation gels and powders

Misting equipment

Environmental control

Lights for plants

Irrigation for plants kits (quantities : 30-50 in store)

Flexible tubing

fittings

tub outlets

reducers and joiners etc

pot stake
















valves

timers

filters

float valves

some product's photos :

	<p>Automatic Clone Station 24 Cell Cloning System Root Sprayer W/ Clo...</p>		<p>Techline AS 13mm Pressure Compensating</p>
	<p>12 Holes Plant Site Hydroponic Grow System Bubble Tub Box Cloner Kit ...</p>		<p>4mm Garden Irrigation Drill Punch Irrigation Hose Dripper Inserting</p>
	<p>French Super Cloner Water System Propagation Cloning Seedling Grow</p>		<p>Riser Removal Tool</p>
	<p>Jiffy Pellet Greenhouse [36 x 36mm Pellets]</p>		<p>12Pcs Automatic Watering Spikes Plant Self-Watering Kits Garden Tool</p>
	<p>Jiffy Windowsill Propagator Kit [12 x 36mm Pellets]</p>		<p>DIY 30M Automatic Irrigation System Micro Drip Watering Garden Plant</p>
	<p>Jiffy Windowsill Propagator Kit [12 x 36mm Pellets]</p>		<p>2 Vent Propagator Package 530mm x 270mm tray and lid</p>
	<p>Automatic Self-watering Tool Plant Water Bottle Water Drip Irrigation</p>		<p>Quality Harvemax Hydroponic Mylar Seedling Cutting Propagation Grow</p>
	<p>2 Pcs 3mm 8mm Hole Punch Pipe Fittings Hose Tool Drip Irrigation</p>		

4.0 CONCLUSION

Located in RU4 zone, the proposed Rural Supplies business is a appropriate development to the property. With no negative impact to the environment, we believe it should be considered for the approval