# 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

Prepared by Harry Deisgn Studio Sep 2020

- 1.0 INTRODUCTION
- 2.0 SITE LOCATION & DESCRIPTION
- 3.0 DESCRIPTION OF PROPOSAL
- 4.0 CONCLUSION

### 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

1

#### 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

3

#### 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	

mesh pots

fabric 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:



Automatic Clone Station 24 Cell Cloning System Root Sprayer W/ Clo...



12 Holes Plant Site Hydroponic Grow System Bubble Tub Box Cloner Kit ...



French Super Cloner Water System Propagation Cloning Seedling Grow



Jiffy Pellet Greenhouse [36 x 36mm Pellets]



Jiffy Windowsill Propagator Kit [12 x 36mm Pellets]



Jiffy Windowsill Propagator Kit [12 x 36mm Pellets]



Automatic Self-watering Tool Plant Water Bottle Water Drip Irrigation



2 Pcs 3mm 8mm Hole Punch Pipe Fittings Hose Tool Drip Irrigation



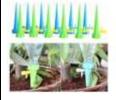
Techline AS 13mm Pressure Compensating



4mm Garden Irrigation Drill Punch Irrigation Hose Dripper Inserting



Riser Removal Tool



12Pcs Automatic Watering Spikes Plant Self-Watering Kits Garden Tool



DIY 30M Automatic Irrigation System Micro Drip Watering Garden Plant



2 Vent Propagator Package 530mm x 270mm tray and lid



Quality Harvemax Hydroponic Mylar Seedling Cutting Propagation Grow

## 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