

# Statement of Environmental Effects.

## Overview

With the onset of the twenty first century, technology is revolutionising the way in which business is being conducted. The world wide web has increased opportunities for the distribution of motor vehicles to a national market. The storage and distribution of Inventory is a critical link in the motor vehicle supply chain.

The distribution centre will be a hub for procurement, warehousing and distribution of motor vehicles. The following information will show how this application will comply with Council's development control requirements and blend with the existing character of the locality.

## Procurement of Inventory

The distribution centre will perform a range of activities from sourcing, negotiating and acquisition, of used motor vehicle stock. The entire procurement process is performed entirely off site, predominately acquiring Stock from the private market. These transactions are carried out at the vendors premises, as a part of our free mobile service. Other avenues of acquisition include auctions and tenders facilitated by government and private organisations. There will be no advertising or soliciting of sellers to attend the subject property, nor is there any signage displayed, pertaining to the acquisition or disposal of motor vehicles on site.

Following procurement of inventory, prior to warehouse receiving, all vehicles are prepared for distribution, adhering to the static handling of product in the operation of this business all work necessary which may include, refurbishment, and presentation assignments like paintwork, interior trim work, electrical, mechanical work , RMS Compliance and detailing is contracted out to local businesses and no work is performed on site.

## Warehousing:

The Kingswood based distribution centre, operates in a way in which motor vehicles are received, coded and stored for days, weeks, or even months at a time. During this period, the vehicles are held and preserved in a static manner, pending their dispatch.

Beside fuel contained within motor vehicles, there are no flammable fuels or materials stored on premise. No washing of vehicles occurs, only basic maintenance tasks including vacuuming, bucket chamois, wiping and dusting are carried out on site, minimising the effect on the environment or issues with safety.

## Distribution

The outsourcing of transportation services is our preferred method of distribution. We engage the services of national vehicle logistic companies, to transport vehicles to our corporate and private customers Australia wide.

The distribution centre is responsible for financial control, warehouse and transportation management. Tasks include receiving inventory, return Inventory processing, maintenance, storage, handling, order preparation and dispatch.

The Distribution Centre is a facility from which wholesale and fulfilment of Internet online orders are filled

Transportation companies Compliance Condition checks and pre dispatch inspections is by appointment only, The property gates will be closed for security purposes and entry will be restricted to the general public.

## Description of Property

**The Distribution Centre** Utilises the existing structures and land on the property, contained within the perimeter of secured fencing.

**Structure One** : A freestanding building (existing 2 room Cottage) located on the front of the property consisting of two open areas, kitchen amenities, two separate toilets with wash basins. two rooms enclosed by doors, each room labeled "**Office**" and "**Store Room**"

**Structure Two**: An undercover warehouse with open yard space at rear ,situated behind structure one, labeled "**Warehouse**" and "**Yard**"

**On site car parking**: 3 spaces labeled "**Car Space 1**" **Car Space 2**" **Car Space 3**"

The property is used for a small Family business and has one employee with a maximum of 2 employee's at any time. The premise offers sufficient car storage and parking on site, no vehicles are parked on the main road. The production of waste is very minimal, caused by recyclable office and light kitchen use. This waste is taken care of by the existing Penrith Council weekly green bin with alternate fortnightly of Yellow and Red bin pick up.

There is no requirement for any further development except for the replacement of the existing 1.8 Metre cyclone fencing upgraded to 2.1 Metre black security fence and gate system, to match the adjoining council property.