

# Statement of Environmental Effects

## Description of Proposed Business

The proposed business is an internet-based company that will focus on the sale of wine, wine-based products and other alcohol products. While the initial target will be the domestic market, it will, over time, develop into a more global approach, resulting in international sales. The proposed site is located at 1 Sheffield Street, Kingsgrove. This site will operate as a warehouse, distribution centre and office facility. Once approval has been gained, the business will supply alcohol only as permitted by the conditions approved by Liquor & Gaming NSW, and as such, is aware that it will not be able to offer onsite sales or tastings and only operate during specified times.

## Proposed Business Operation

<u>Hours of operation:</u>	Monday to Friday	9am to 4pm
Limited operations (as required) on	Saturday & Sunday	10am to 4pm
<u>Maximum number of employees on duty at any one time?</u>	Two	
<u>Maximum number of customers per day?</u>	Nil	
<u>Maximum number of customers at any one time?</u>	Nil	
<u>Equipment associated with business.</u>	Hand trolley, trolley jack	

## Context and Setting

The business operations WILL NOT be out of character with the area or streetscape.

The business WILL NOT impact any items of heritage or cultural significance.

## Transport Traffic and Access

Local traffic movements and volumes to and from the site WILL NOT be significant.

NO additional access will be required during business operations.

## Social and Economic Impacts

The proposed business WILL NOT affect the amenity of surrounding residences by way of overshadowing, visual or acoustic privacy, loss of significant views or likewise.

The proposed business WILL NOT have any economic impact or consequence on the local area.

## Environmental Effects

The proposal WILL NOT result in soil contamination.

The proposal WILL NOT emit fumes, steam, smoke, vapour or dust.

## **Disabled Access**

The proposal should be exempt regarding disability access as it will not allow the general public, clients or alike to visit the facility. Further the type of work required, lifting, packing, etc and would be unsuitable and unsafe for a person with a disability to perform.

## **Proposed deliveries and vehicle movements**

Frequency of deliveries                      Once established, the proposed business is hopeful that frequency of deliveries and collections will occur Monday to Friday between the hours of 9am and 4pm. On extremely rare occasions, deliveries and collections may occur on Saturday and Sunday between the hours of 10am and 4pm.

Types of vehicles                              The proposed business expects the types of vehicles to be delivery vans, station wagons and occasionally light rigid vehicles.

## **Proposed Carparking Arrangements**

There are 2 car park spaces within the grounds of the proposed business site. Additionally, there are two (2) street parking sites on the Sheffield Street frontage boundary while there are an additional five (5) street parking sites on the Forrester Street boundary of the proposed business site.

## **Waste Disposal**

The business in the proposed format would generate minimal waste during its normal operations. This minimal waste would easily be incorporated into the current domestic service. If business waste was to increase, waste management principles would be initiated that would include commercial waste and recycling bins, regular collections arrangements and utilising local recycling centres.