

# Statement of Environmental Effects

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Development Application – Home-Based Food Business

Property Address: 50 Suffolk Road, Marulan NSW

Business Name: Better Baby Co.

Zoning: R5 Large Lot Residential

Applicant: Niall Thompson / Better Baby Co.

Date: 15/05/25

## 1. Overview of the Proposed Development

This application seeks consent to operate a home-based food business, Better Baby Co., from the existing residential dwelling at 50 Suffolk Road, Marulan. The business involves the preparation and packaging of baby food within the existing kitchen. There are no structural changes proposed, and no increase in occupancy or customer visits. All sales and deliveries will occur off-site.

## Business and Household Separation

The business activities will be clearly separated from normal household operations. Food preparation will occur in a designated time block between 9:00 AM and 3:00 PM, Monday to Friday, which does not interfere with the daily domestic use of the kitchen. The space will be cleaned, sanitised, and prepared before each business use. Family use of the kitchen is outside these hours.

## Food Safety Compliance

The food business will comply with the Food Act 2003, Food Regulation 2015, and the NSW Food Authority Home-Based Food Business Guidelines. Specific safety measures include:

- A designated room, separate from residential use, will be used for storage of dry goods and equipment.

- Use of separate, clearly labelled containers for baby food storage
- Refrigeration & frozen items in a dedicated fridge & freezer with temperature gauges, monitoring & record logs - maintaining temperatures of 5c and -18c respectively

- Use of a food-grade sanitiser before and after preparation
- All ingredients will be stored in airtight, BPA-free containers
- Allergy management includes labelling all ingredients and cleaning all surfaces between batches
- All packaging will be food-grade, tamper-evident, and appropriately labelled
- Transportation of frozen items will be in a freezer delivery vehicle at -18c.
- Designated hand washing sink that is separate from dishwashing sink
- We have obtained a Food Safety Supervisor certificate
- Maintaining a cleaning & sanitising schedule
- Waste will be minimal but will comply with council requirements
- Routine calibration of food thermometer to monitor safe cooking and cooling temperatures
- Record-keeping of production batches, ingredients used, and cleaning schedules
- Use of gloves and hair coverings during food handling
- Use of a digital thermometer and cleaning log as part of the food safety plan
- There are no pets

### **Hours of Operation**

Business hours will be 9:00 AM to 3:00 PM, Monday to Friday. These hours are separate from regular household use.

### **Photographic Support**

Photographs of the kitchen area showing food prep and storage areas are as follows:

Prepared by: Sarah Hodgins / Better Baby Co

Date: 15/05/25

Dry Goods & Equipment Storage & Hand Sink:



Alternative angle of dry goods, equipment storage & Hand Sink:



Marketing materials, packaging & proposed Freezer Area:





Kitchen prep & cooking area:





Designated business fridge:



## 2. Environmental Impacts of the Development (a)

The proposed development is low-impact and contained entirely within the existing dwelling. Anticipated environmental impacts are minimal and may include:

- Minor increase in energy and water use
- Domestic-scale food waste
- Vehicle movements limited to one car for deliveries

### **3. How Impacts Were Identified (b)**

Environmental impacts were considered by:

- Assessing the scale of operations and equipment to be used
- Reviewing NSW Food Authority guidance and home-based business planning policies
- Observing existing residential activities typical in the R5 zone

### **4. Steps to Reduce Harm (c)**

- Domestic composting of food waste where possible
- Adherence to food safety and hygiene practices
- Limiting business hours to reduce noise
- No external alterations or added infrastructure
- Using existing council waste collection services

### **5. Guidelines Issued by the Planning Secretary (d)**

This application aligns with the requirements outlined in:

- Environmental Planning and Assessment Regulation 2021
- Secretary's approved form for development applications
- Goulburn Mulwaree Local Environmental Plan 2009 (R5 zoning use)
- State Environmental Planning Policy (Sustainable Buildings) 2022 – Chapter 3 is not applicable

### **6. Drawings of the Development in Context (e)**

Site and floor plans are attached, showing:

- Existing house footprint in relation to site boundaries
- The internal kitchen area to be used for the business
- The property's setting within a low-density, large-lot residential streetscape

### **7. Compliance with Building Controls (f)**

No new construction is proposed. The development uses existing building layout and footprint, which complies with all height, setback, and envelope controls under the LEP and DCP.

### **8. Landscape and Materials (g)**

The landscape and building materials remain unchanged. The site includes existing lawn and garden areas typical of rural residential properties. No alterations to vegetation, paving, or structures are proposed.

### **9. Existing and Likely Future Context (h)**

The area is stable in character with existing low-density housing on large blocks. No significant changes to built form are expected. The home business is consistent with the existing and anticipated use of the area.

### **10. Photomontages (i)**

Not applicable — no changes to building appearance or external works are proposed.

#### **11. Sample Board of Materials and Colours (j)**

Not applicable — no changes to the facade, structure, or finishes.

#### **12. Detailed Sections of Facades (k)**

Not applicable — no alterations to the building's exterior.

#### **13. Physical Model (l)**

Not applicable — the existing dwelling remains unchanged, and no model is required for minor home business use.

#### **14. Conclusion**

The proposal complies with all relevant planning instruments and poses no detrimental impact to the surrounding environment or community. It represents a sustainable, small-scale use consistent with the objectives of R5 zoning and Council policy for home-based businesses.