

## WHAT IS A WHOLESALE NURSERY?

The Hills Shire Council's Local Environmental Plan 2005 (BHLEP 2005) defines **a wholesale nursery** to mean:

*" a building or place used for both the growing and wholesale of plants."*

BHLEP 2005 defines a **retail plant nursery** as:

*"a building or place used for both the growing and retail selling of plants, whether or not ancillary products are also sold, but does not include a wholesale plant nursery."*

## IS APPROVAL FROM COUNCIL REQUIRED?

Development consent is required prior to the operation of a wholesale or retail nursery. This means a development application must be submitted to Council for determination.

### Is a nursery permitted in your zone?

Wholesale nurseries are permitted in all rural and business zones.

Retail nurseries are permitted in all rural and business zones except for Business 3(c)(Service Business) zone.

Refer to BHLEP 2005 to confirm permissibility.

### How do I design a nursery?

The design of a nursery depends upon the size, scale and location of the operation. The following at minimum should be investigated:-

- Site investigations to determine the suitability of the operation, including wind direction, access, water management, sediment and erosion control, flora/fauna, scenic qualities and proximity to and compatibility with adjoining landuses.
- How you will control the operation in terms of air quality, traffic, noise, chemical and nutrient runoff and water management.
- Should the proposal rely upon vehicular access to a 'classified road' (i.e Old Northern Road) then Clause 52 of BHLEP 2005 will need to be addressed.

It is advised to discuss your proposal with your neighbours to consider any suggestions and thereby avoid delay in the process of the application at a later date.

### Is it necessary to discuss the application with a Council officer?

Yes. Applicants are recommended to consult with the Duty Town Planner who can assist with any enquiries prior to formally preparing the application and accompanying documentation. No booking is required.

### Do I need to attend a formal pre-lodgement meeting?

Yes. After discussing your proposal with the Duty Town Planner, it is mandatory to attend a formal pre-lodgement meeting to consult with planning staff to discuss the draft proposal in more detail. Pre-lodgement meetings are held every Friday morning and can be arranged through the Duty Town Planner.

### I am ready to lodge a Development Application?

All applications for a nursery are to be submitted on the standard development application form, signed by ALL owners of the subject site. The development application is to be accompanied by eight (8) copies of the following:-

- Statement of Environmental Effects (SEE) describing the site, proposed use and details of employee numbers, parking provisions, signage and operation hours.

- Site Survey/Analysis Plan.
- Site Plan showing proposed car parking, location of signage, and access arrangements.
- Traffic/parking study and acoustic report may be required for some developments.
- Concept landscape plan in accordance with Part D Section 3 - Landscaping
- Signage details including dimensions, colour, and materials (if applicable)

The Duty Town Planner will check all applications to ensure the submission requirements are satisfied. It is advised to lodge the application before 4:00pm to ensure your application can be processed before the end of the day.

## **FEES**

Submission of the Development Application must be accompanied by the Development Application Fee. A schedule of Fees can be obtained from Council's Customer Service Centre and Council's website.

## **Further Information**

If you are unsure, please ask- Time spent early may avoid delays later  
Customer Service Centre: 129 Showground Road, Castle Hill NSW 2154  
Phone: 9843 0555  
Duty Town Planner: 9843 0469  
Hours: 8:30 am to 4:30 pm, Monday to Friday  
Website: [www.thehills.nsw.gov.au](http://www.thehills.nsw.gov.au)

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## **DISCLAIMER**

*This fact sheet provides a summary of the major issues concerning nurseries. Any person using this document must do so on the basis that not every scenario and issue can be addressed, and discussion with relevant staff at Council's Customer Service Centre should be undertaken. This document is subject to change without notice.*