

All forms to:

Greater Hume Council, 39 Young Street (PO Box 99) HOLBROOK NSW 2644

Email: [mail@greaterhume.nsw.gov.au](mailto:mail@greaterhume.nsw.gov.au)

### Legislation

In accordance with Schedule 1 of the *Environmental Planning and Assessment Regulation 2000* a development application must be accompanied by a Statement of Environmental Effects (except for “designated development” which must be accompanied by an Environmental Impact Statement).

### Qualifier

This *Statement of Environmental Effects Template* has been produced to assist applicants to identify the environmental impacts of a development and the steps to be taken to protect the environment or lessen the expected harm. The template is suitable for minor impact development such as dwellings, alterations and additions, outbuildings, small scale commercial and industrial developments and minor subdivisions. It may be necessary for Council to request additional information depending on the nature and impacts of a proposal. Larger scale developments should be accompanied by a detailed and specific Statement of Environmental Effects. For further information in this regard please see Council's Fact Sheet '*Guide on the Preparation of a Statement of Environmental Effects*'.

**(When completing template if any potential environmental impact is identified please provide additional comment. If necessary attach additional information).**

### Application Details

Applicant's Name	Mark Giffin	AGnVET Services
Location of Development	Lot 114	DP 753340
	No 10	Street Bond
	Locality	Holbrook

### Description of the Development

(Should include where applicable physical description of building, proposed building materials, nominated colour scheme, nature of use, details of any demolition etc).

There is no building developement changes as it all existing buildings.

Showroom and offices to be constructed within existing external walls of current shed.

Current smaller shed at rear of block to be adapted into a fertiliser storage shed with internal concrete retaining walls.

No external changes to external building materials or colour schemes.

No demolition of existing buildings required.

Premises will be occupied by an agricultural inputs business servicing the local farming community

## Description of the Site

(Describe the physical features such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site).

Current site has two permanent sheds. The site was previously tenanted by an engineering business.

The site is currently vacant

The site is of a rectangular shape that is wider at the rear boundary vs the front.

The block with a gentle slope to the southern boundary where a drain exists to remove any runoff.

There is minimal vegetation on the site. Only a number of trees exist in the south eastern corner.

The block only has one neighbour. The remaining boundaries are shared with public roads/laneways.

There are two access points to the block. One via Bond st and the other via side unnamed public road

## Context and Setting

Will the development

- |  |    |                                     |     |                          |
|--|----|-------------------------------------|-----|--------------------------|
| • Be visually prominent in the surrounding area?                               | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Be inconsistent with the existing streetscape or Council's setback policies? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Be out of character with the surrounding area?                               | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |

Comments     The business is existing already

The site will be tenanted by an existing business that is currently operating on the opposite side of Bond street. All operations will be in keeping with the current surroundings and streetscape.

## Access/Traffic and Utilities

(Note 1 dwelling = approximately. 10 vehicle movements per day)

- |   |    |                                     |     |                                     |
|---|----|-------------------------------------|-----|-------------------------------------|
| • Is legal and practical access available to the development?   | No | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> |
| • Will development increase local traffic movements / volumes?<br>If yes, by how much?  | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Are additional access points to road network required?  | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Has vehicle manoeuvring and onsite parking been addressed in the design?<br>(Commercial / Industrial / Multi Res / Public Buildings only) | No | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> |
| • Are power, water, electricity, sewer and telecommunications services readily available to the site?                                       | No | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> |

Comments     This is an existing business and so the traffic will be the same .

Traffic movements and volume will be no different in the immediate area as the business currently operates on the opposite side of Bond street

Vehicle manoeuvring and onsite parking will be more more than adequate as this site is larger than the site where the business currently operates

## Environmental Impacts

- |  |    |                                     |     |                                     |
|--|----|-------------------------------------|-----|-------------------------------------|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)?                                | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Does the development have the potential to result in any form of water pollution (e.g. sediment run-off)?                  | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Will the development have any noise impacts above background noise levels (e.g. swimming pool pumps)?                      | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Does the development involve any significant excavation or filling?  | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Could the development involve any significant excavation or filling?   | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Is there any likelihood in the development resulting in soil contamination?  | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | No | <input type="checkbox"/>            | Yes | <input checked="" type="checkbox"/> |
| • Is the development likely to disturb any aboriginal artefacts or relics?   | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/>            |

Comments THIS IS AN EXISTING BUSINESS AND SO NO IMPACT TO THE ENVIRONMENT WILL OCCUR .

The site will be tenanted by an existing business that currently operates on the opposite side of Bond street. There will be no impact on the environment to the local area.

## Flora and Fauna Impacts

(For further information on threatened species, see [www.threatenedspecies.environment.nsw.gov.au](http://www.threatenedspecies.environment.nsw.gov.au))

- |   |    |                                     |     |                          |
|---|----|-------------------------------------|-----|--------------------------|
| • Will the development result in the removal of any native vegetation from the site?    | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is the development likely to have any impact on threatened species or native habitat? | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |

(If the answer is yes to either of the above questions it may be necessary to have a formal seven-part test completed to assess the impact on threatened species – applicants are encouraged to consult Council).

Comments We are an existing business and so no new impacts should occur.

## Natural Hazards

Is the development site subject to any of the following natural hazards

- |  |                                    |                                    |
|--|------------------------------------|------------------------------------|
| <input type="checkbox"/> Bushfire Prone? | <input type="checkbox"/> Landslip? | <input type="checkbox"/> Flooding? |
|--|------------------------------------|------------------------------------|

(Note if the site is identified as Bushfire Prone it will be necessary to address the Planning for Bushfire Protection Guidelines and in the case of subdivision the development will be integrated. For further information please consult the NSW Rural Fire Service website [www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)).

Comments THIS IS AN EXISTING BUSINESS

## Waste Disposal

- How will effluent be disposed of? To Sewer ☒ Onsite ☐
- Will liquid trade waste be discharged to Council's sewer? No ☒ Yes ☐
- How will stormwater (from roof and hard standing) be disposed of?  
☒ Street Drainage System ☐ Other (provide details)

### Comments

Any further waste will be predominantly paper based from supplier packaging and will be disposed of via skip bin.

## Social and Economic Impacts

- Will the proposal have any economic consequences in the area? No ☒ Yes ☐
- Will the proposal affect the amenity of surrounding residences by overshadowing / loss of privacy / increased noise or vibration? No ☒ Yes ☐
- Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? No ☒ Yes ☐

Comments This is an existing building and business in the street

## Operational and Management Details

(This section is only relevant to commercial / industrial / public buildings and other non-residential uses)

Please attach a separate statement to this form addressing the following matters

- Description of operation.
- Numbers of staff.
- Description of production process.
- Type and quantity of goods handled including any hazardous substances.
- Provision for disabled access and facilities.
- Hours and days of operation.
- Maximum expected number of customers.
- Nature of any waste generated.

Applicant's Signature



Date

08/09/2021

**Privacy Policy** – This information is required under the Environmental Planning and Assessment Act and Regulation to process your application. Your information would comprise part of a public register related to this purpose. This information will be kept by Council and disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting this Council.