



## Statement of Environmental Effects Form

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	L and L Projects Pty Ltd			John Lanfranchi
Location of Development	Lot		DP	385255.
	No	24	Street	Hamilton Street
	Locality	Culcairn	NSW	

### 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).

2 lot subdivision 1 being 1200m<sup>2</sup> parcel of land with existing 3br dwelling and lot2 balance of land approx. 19ha.

## Description of the Site

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

Land is flat, no waterways or vegetation. Current dwelling is a rental property.

## 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

## 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 Septic tank will be de commission and will be connected to town sewer system.

## 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 checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |
| • Is the development likely to disturb any aboriginal artefacts or relics?   | No | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> |

Comments No

## 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

## Natural Hazards

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

- ☐ Bushfire Prone?      ☐ Landslip?      ☐ 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 No.

## 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

## 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

## 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

11-11-21

**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.