

80 Kemps Valley Road, Kains Flat: Masterplan - Statement of Environmental Effects

EXECUTIVE SUMMARY

The proposal is erect 9 Greenhouse Sheds (Staged Construction) to the existing rural residential lot 57 DP255534, located at 80 Kemps Valley Road, Kains Flat NSW. 2850. A Development Consent originally approved for the whole of the development being undertaken in three (3) Construction Stages, will now be amended to two (2) Constrution Stages.

Stage 1: Erection of first 6 Greenhouse Sheds

Construct new greenhouse sheds as specified by the manufacturer. The size of each greenhouse shed is modular coming in 20m width and spanning 24.0m (width of each module is approx. 3.0m) with the height of 5.5m.

Footings - footings for the Greenhouse structure will be designed and constructed in accordance with engineering specification.

Utilities - new Greenhouse sheds will be connected with 1-2 rain water tanks that will be required for irrigation.

Power will be drawn from the existing power coming from the work shed located at the north west boundary of the property.

New security fence - erect 2.4m high chain wire fence around the perimeter of newly created area for the Greenhouse Sheds and new vehicular gate ,

Stage 2: Future Extension and Erection of additional 3 Greenhouse Sheds

Construct additional greenhouse sheds as specified by the manufacture. The size of each greenhouse shed is modular coming in 20m width and spanning 24m (width of each module is approx. 3.0m) with height at 5.5m.

Existing Site Infrastructure

In addition to the building works relocation of existing smaller olive trees will be undertaken to make space for the new Greenhouse Sheds. Landscaping – screening will be undertaken in several stages to enhance visual barrier and privacy for the greenhouse sheds.

Existing infrastructure including access road, work sheds and power will be utilized for the for the new nursery.

There are no substantive impacts for resolution with this application.

The SEE has considered the following impacts:

- 1: Bush Fire – low impact of bush fire impact due to position of the subject site – which is located in rural residential zone of Kains Flats that is not in vicinity of any nature reserve or national parks.
- 2: Traffic – there will be no impact on local traffic due to the nature of nursery busies.
- 3: Height of Building– new greenhouses will be 5.5m in height. Three is no current height restriction as in accordance with Mid Western Regional LEP.
- 4: Flood - the subject site is not in the food prone area as per Mid Western Regional LEP Flood Map information.
- 5: Bio-diversity – there is no significant impact on biodiversity as the subject site is not location bio diversity critical areas as per Western Regional LEP Bio-diversity map.

THE SITE

Locality and Address

The site subject to this development application is 80 Kemps Valley Road, Kains Flats, NSW, 2850, and registered under Lot 57 DP255534, Mid Western Region LGA.

Existing Rural Character

The site is currently occupied by single storey residential dwelling and 3 work sheds as shown as shown in 201708-ARC-CD-004 – Existing Site Plan.

The site's current use is residential zoned R5 Large Lot Residential under Mid Western Regional LEP.

The site has been currently used as olive tree grove – planted with approximately 500 existing trees.

The topography is predominantly flat at RL 394m AHD with the exception being the north western corner of the site where the RL falls towards the dam to RL of 391m AHD.

Context

The general location context is shown in 201708-ARC-CD-004 6 – Rural Context Plan

The subject site is bound to its west by lot 58, north by Kemps Valley Road, adjoining lot 56 at the eastern boundary. All adjoining lots are zoned R5.

The Proposal

The proposal is detailed by the plans submitted with the development amendment application. It is proposed to:

- 1: Construct 9 new greenhouse sheds in two stages at the North Eastern portion of the site.
- 2: Provide landscape screening to new greenhouse sheds - nurseries.

ENVIRONMENTAL EFFECTS

Visual Character

In most simplistic terms, the proposal des not exceed height of existing structures, the juxtaposition of the proposal to its neighbours, topography and screening vegetation (existing and proposed), will result in a development that is visually consistent with the character of neighboring development. The planning principles expressed in Mid Western Regional Council DCP and LEP in relation to agriculture and primary industries guidelines, building heights, bio diversity and zoning uses – that are unchanged.

Utility and services

The proposed greenhouse sheds will utilize existing power and will be irrigated by using rain water harvested from the newly created greenhouse roofs, that will be collected in number of RWT (in addition to existing ones)

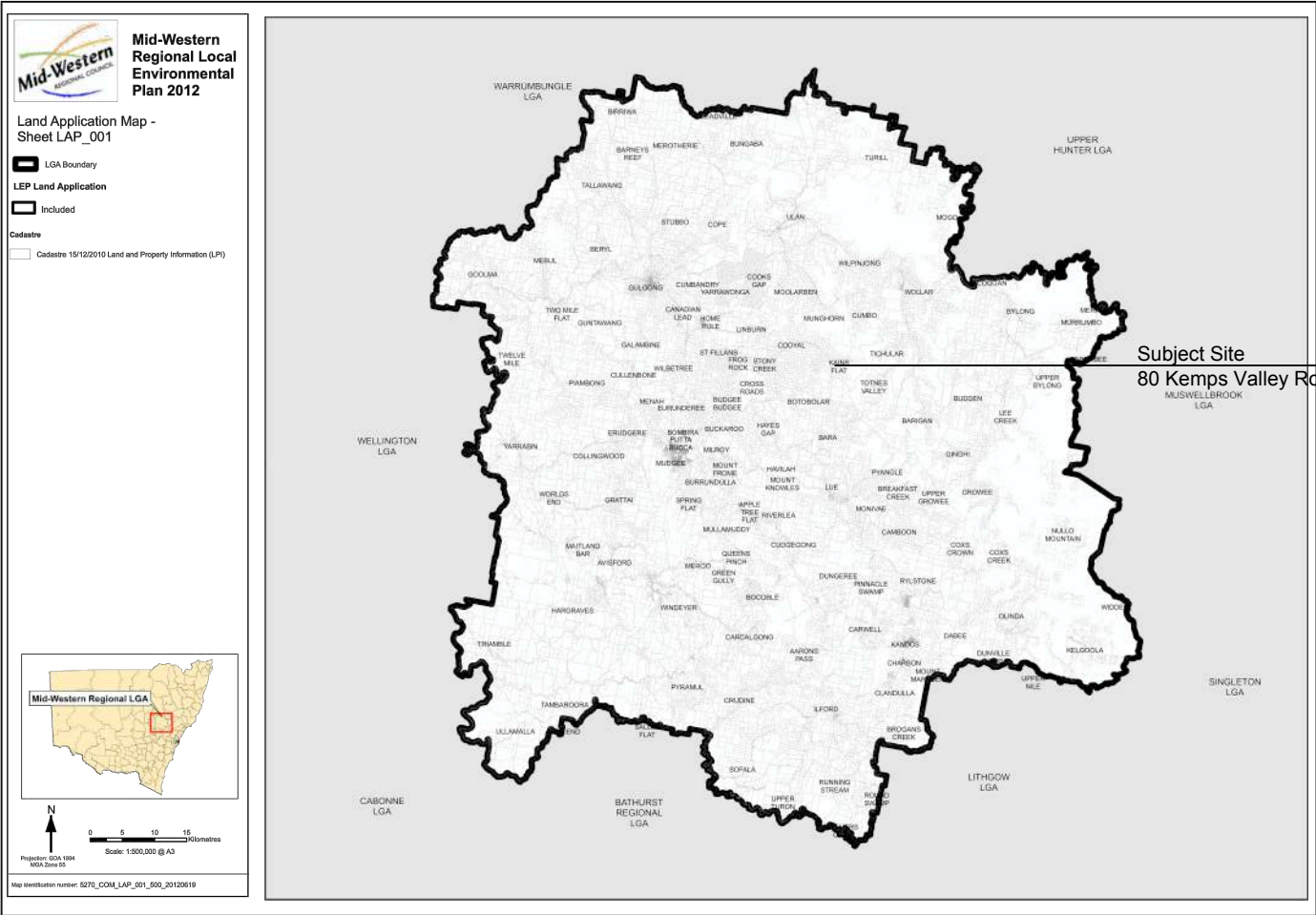
Solar access and overshadowing

Proposed greenhouse sheds are positioned in optimal direction north-south, distance between the sheds is 9.0m west-east direction that will enable optimal solar access and ventilation to each shed and minimize any overshadowing that might occur in winter months.

CONCLUSION

Existing Zoning and use

The site is currently being zoned under R5 (large residential lots) with agricultural use of growing olive trees. The proposed greenhouse nurseries will be utilized for growing range of products such as Tomatoes, Olive Tree's, and possibly Medicinal Cannabis (if licence is approved by the ODC).



DO NOT SCALE OFF THIS DRAWING. INFORMATION IS INDICATIVE ONLY.
CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.

80 Kemps Valley Road Greenhouse Masterplan

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drawn by: SC

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