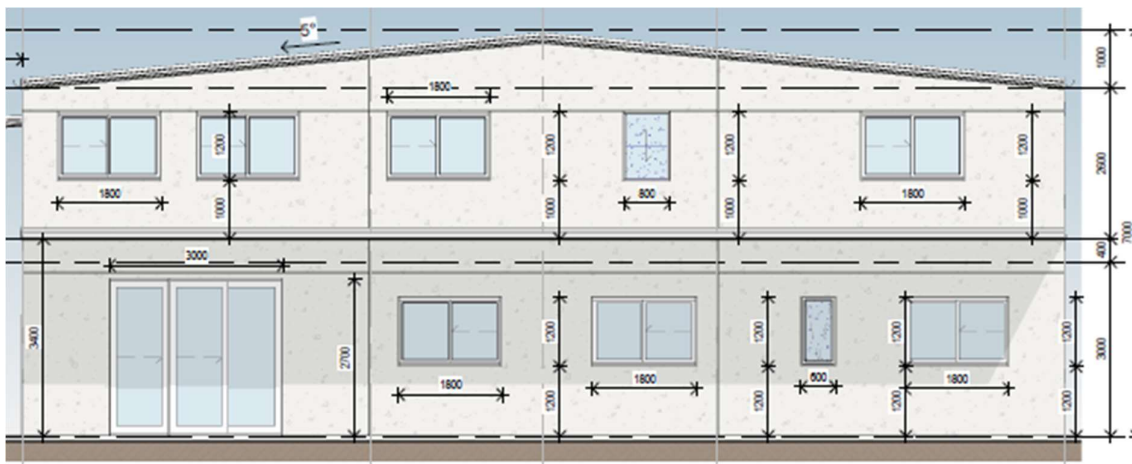


April 2025

STATEMENT OF ENVIRONMENTAL EFFECTS

For the approval of:

Farm Building



Project Location:

2411 The Bucketts Way, Ward River

Lot 1, DP 1166147

1. Introduction

This Statement of Environmental Effects relates to the proposed farm building at

Lot 1, DP1166147, 2411 The Bucketts Way, Ward River

This Statement of Environmental Effects has been prepared to demonstrate the environmental, social and economic matters associated with the proposal outlined below.

This statement examines how the proposal fits the location and the planning merits of the development in accordance with Great Lakes Local Environmental Plan 2013 and Great Lakes Development Control Plan 2014.

This statement provides the supporting documentation for the development application to seek consent for the development.

The objectives of this statement are the following:

- To provide a description of the subject site and the surrounding locality
- To provide a description of the proposed development
- To provide discussion of the relevant environmental planning instruments
- To provide an assessment of the potential environmental and social impacts

2. Site Details

Site Locality and Context:

The title details of the parcels subject to this Development Application are:

Lot 1, DP1166147, 2411 The Bucketts Way, Ward River.

The subject site is an extensive lot that covers approximately 700 hectares. The site currently contains a shed building.

The land is zoned RU2 Rural Landscape and is surrounded by existing rural/residential development

Image - Site Location



3. Development Description

This Development Application seeks approval for the use and construction for of a farm building with associated required infrastructure. Full details are provided below.

1.2 Buildings

This proposal incorporates a farm building the has 654m² of storage area.

This will be utilized to store the below listed equipment,

- Jon deer 6175m tractor
- Jon deer 6140m tractor
- Cableco skr140 excavator
- Jon deer 333G skid steer loader
- Doyle rural 20m³ manure spreader
- Jon deer 790 pro series seeder
- Howard rotary hoe 3m
- Jon deer 4 blade disk plough
- Knobli 3.6m mulcher
- 4 leaf diamond harrow
- 28 plate little grumpy offset disk plough
- Caravan

Additionally, there will be an ancillary office that has a GFA of 120m² including,

- 2 offices
- Store room
- Kitchen
- Meeting area

The owner of this site holds a logging permit and often requires meetings to be held. Additionally, it is a space to facilitate the running of the farm.

There is also a storage mezzanine, to mainly be utilized for the storage or records and other documents.

1.3 Access

Access to the site is off existing access from Buckets Way, this is demonstrated on the site plan provided.

1.4 Signage

Not Applicable

1.5 Waste

No additional waste will be generated from this development. A construction waste management plan has been provided.

4. Planning Legislation & Guidelines

Great Lakes Local Environmental Plan 2014 (LEP)

Part 1 Preliminary

Name of Plan – 1.9A Suspension of Covenants, Agreements and Instruments

The subject site is situated within the Midcoast Local Government Area therefore the Great Lakes Local Environmental Plan 2014 applies to this development.

Part 2 Permitted or Prohibited Development

2.1 Land Use Zones - 2.2 Zoning of Land to Which Plan Applies

The land is Zoned 'RU2 Rural Landscape under the provisions of GLLEP 2014.

2.3 Zone Objectives and Land Use Table

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for rural tourism in association with the primary industry capability of the land which is based on the rural attributes of the land.
- To secure a future for agriculture in the area by minimising the fragmentation of rural land and loss of potential agricultural productivity.

Permitted without consent

Extensive agriculture; Home occupations

Permitted with consent

Agriculture; Airports; Airstrips; Animal boarding or training establishments; Aquaculture; Backpackers' accommodation; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Exhibition homes; Extractive industries; **Farm buildings**; Farm stay accommodation; Flood mitigation works; Forestry; Hazardous storage establishments; Helipads; Heliports; Home-based child care; Home businesses; Hotel or motel accommodation; Industrial training facilities; Industries; Information and education facilities; Jetties; Kiosks; Landscaping material supplies; Marinas; Mooring pens; Moorings; Neighbourhood shops; Offensive storage establishments; Open cut mining; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities

(outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Roadside stalls; Rural industries; Rural supplies; Secondary dwellings; Sewerage systems; Signage; Timber yards; Transport depots; Truck depots; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities

Prohibited

Any development not specified in item 2 or 3

4.3 Height of Buildings

The proposed development has a height of 7m, which is compliant with the 8.5m limit.

4.4 Floor Space Ratio

The subject site has a specified FSR of 0.4:1, the proposal is compliant with these requirements.

4.6 Exceptions to development Standards

Not applicable.

5.10 Heritage Conservation

The subject site is not located within a heritage conservation area and does not contain any heritage items.

5.11 Bush Fire Hazard Reduction

The site is located in a bushfire prone area, and a bushfire report accompanies this application.

7.1 Acid Sulfate Soils

The subject site does not have an acid sulfate soils classification.

7.2 Earthworks

The proposal involves minimal earthworks for footings and slabs. The proposed earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

7.7 Riparian land and water courses

The subject site has numerous water courses throughout, however the proposed development does not include any works within 40m of a watercourse.

7.21 Essential Services

The subject site is not connected to water or sewer, an on site sewerage management plan has been provided. The required water tanks will be provided. This information can be provided at CC stage.

GLLEP 2014 Map Summary

Floor Space Ratio Map	1:1
Land Zoning Map	RU2
Height of Buildings Map	8.5m
Lot Size Map	40 Hectares
Land Reservation Acquisition Map	No
Heritage Map	No
Acid Sulfate Soils Map	No
Flood Planning Map	No
Watercourse Map	Yes
Wetlands Map	No
Active Street Frontages Map	No
Coastal Risk Planning Map	No
Foreshore Building Line Map	No
Drinking Water Catchment Map	No
Carmona Drive Development Map; Seven Mile Beach Development Map	No
Mineral Resource Area Map	No
Winda Woppa Coastal Development Map	No
Urban Release Area Map	No
Additional Permitted Uses Map	No
Protection of Wildlife Corridors Map	No
Dwelling Density Map	No

5. Great Lakes Development Control Plan 2014 (DCP)

1 Name of Plan

The subject site is situated within the Great Lakes Local Government Area therefore the Great Lakes Development Control Plan 2014 applies to this development.

2 Introduction

The proposed farm building is consistent with the aims and objectives of the Great Lakes Development Control Plan 2014.

3 Character Statements

The subject site is not land located within a character statement area on the associated character statement area maps.

4 Environmental Considerations

There will be no ecological impacts as a result of the proposed alterations.

8 Heritage

The subject site is not located within a heritage conservation area and does not contain any heritage items.

9 Subdivision

Not applicable

10 Car Parking, Access, Alternative and Active Transport

Given the nature of the building, no car parking has been provided.

11 Water Sensitive Design

Not applicable, due to the scale of the development.

12 Tree and Vegetation Preservation

No vegetation will be removed or added within this application.

13 Landscaping and Open Space

Not applicable.

14 Waste Management

A waste management plan accompanies this application.

15 Advertising and Signage

Flush wall signage in the form of numbers are proposed on each unit.

16 Site Specific Development Controls

The subject site is not located within an area identified under a master plan with site specific development controls.

6. Impacts of the development

Natural Environment

The site of the proposed development is an existing rural area. There are no items of environmental significance that will be affected by the proposed development.

Built Environment

The proposed development comprises of contemporary buildings and associated car parking, landscaping and signage within an established industrial area. Appropriate design elements and landscaping have been incorporated to ensure the development integrates with the existing character of the locality. The proposed building will not have an adverse impact on the built environment by way of overshadowing, overlooking or adverse visual impacts.

Social and Economic Impacts

The proposed development will have a positive economic and social impact in that it will create employment during construction and ongoing operation.

Topography

Minor filling works will be required to achieve suitable levels to facilitate drainage.

Flora and Fauna

The subject site is substantially cleared of all vegetation. The site is not situated within, or in close proximity to any identified 'green corridors' or key habitat localities or associated buffers therefore development is unlikely to have any adverse impact on any ecological community. The site is not part of a wildlife corridor, nor does it provide any significant linkages with vegetation in the region.

Waste

The proposal will not produce offensive or toxic waste. Operational waste will be minimal due to the nature of the proposed land use, given how the site already operates. A Waste Management and Minimisation Plan has been submitted with the application.

Noise / Vibration

The proposed industrial premise will not produce offensive noise and/or vibration. Any noise produced will be compliant with the Noise Policy for Industry.

Air Quality

The proposed industrial premise will have no impact on existing air quality and will not produce air-pollution in accordance with the National Clean Air Agreement.

Flooding

The location of the farm building is not located in a flood prone area.

Contamination

Given the nature of the site, it can be assumed that the site is free of all contamination.

Bushfire

The subject site is located within a bushfire prone area as defined by the Rural Fire Service. A bushfire report accompanies this application.

Mine Subsidence

The subject site is not located within a proclaimed Mine Subsidence District.

Heritage

The subject site is not located within a Heritage Conservation Area and does not contain any Heritage Items.

Earthworks

The proposal involves minor earthworks for footings and slabs and will not have a detrimental impact on environmental functions and processes, neighbouring uses or features of the surrounding land.

7. Conclusion

This Statement of Environmental Effects has successfully demonstrated the environmental, social and economic matters associated with the proposed farm building at 2411 The Bucketts Way, Ward River.

The proposed development has been considered in terms of relevant State, Regional, and Local planning controls and legislation. The proposed development is consistent with the aims of the planning controls, legislation and surrounding development.

The proposal is considered to have a relatively low environmental impact on existing conditions being residential dwellings within an established residential area. Overall, the development is consistent with the built form of the surrounding area and will contribute positively to the streetscape.

The statement has proved compliance of the proposed development with the Great Lakes Local Environmental Plan 2013 and Great Lakes Development Control Plan 2014. It is therefore, considered the proposal is in the public interest and consent be given.