



## Statement of Environmental Effects



### PROPOSED NEW DWELLING WITH ATTACHED DOUBLE GARAGE

Lot 22/-/DP1239214  
69 Riddell Street, Bingara 2404  
Reference: 241205

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## SUMMARY

### SITE

Address	69 Riddell Street, Bingara 2404
Description	Lot 22/-/DP1239214
Area	711 m <sup>2</sup>
Current Use	Residential – Vacant
Current Buildings	Vacant
Average Slope	Site drains north/west to Riddell Street
Vegetation	Nil
Site Access	Existing gravel driveway.

### SERVICES

Water Supply	Council water main supply located in road reserve
Electricity	Mains overhead supply located along road reserve
Sewerage Management	Council Sewerage System located along road reserve
Stormwater Drainage	Stormwater drained to table drain along Riddell Street

### PLANNING CONTROLS

Local Environmental Plan	Gwydir Local Environmental Plan 2012			
Zoning	RU5 - Village:			
Minimum Land Size	550 m <sup>2</sup>			
Application Type	Residential Development			
Heritage	n/a			
Local Provisions	Nil			
Hazard	Bushfire	n/a	Flooding	n/a

### DEVELOPMENT DETAILS

Proposal Development	New dwelling with attached double garage		
Building Classification (NCC)	Class 1a Habitable Dwelling (Class 10a carport		
Areas	Garage & Carport	116.6 m <sup>2</sup>	
	Dwelling	38.2 m <sup>2</sup>	

## PROPOSED DEVELOPMENT

The construction of a new dwelling with steel portal frame and timber stud infill walls on concrete slab. Containing 1 bedroom and an open plan living with laundry and bathroom and an attached double garage. An open carport will be located on the northern side of the garage.

### Built Environment

The site is currently vacant and surrounded by other residential properties.

The proposed dwelling is shown in Figures 1 & 2.



Figure 1 South/western View



Figure 0-2 South/eastern View



## THE SITE

The subject site, Lot 22/-/DP1239214, is 69 Riddell Street, Bingara 2404 which is within the Gwydir Shire Council Local Government Area.

The site is irregular in shape, consisting of a single lot, with an approximate area of 711 m<sup>2</sup>, fronting Riddell Street (Figure 3).

The site has direct vehicular access off Riddell Street, which is a sealed road.

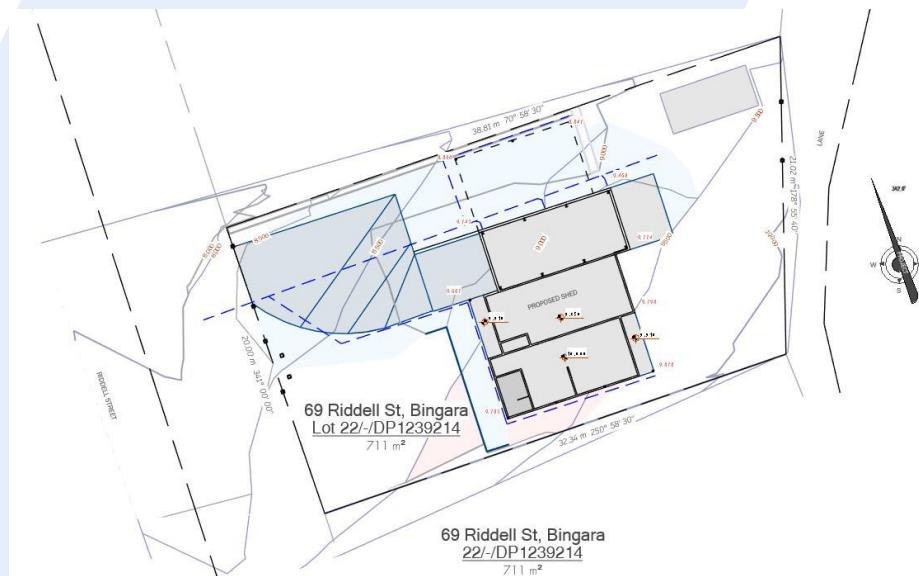


Figure 0-3a The Site

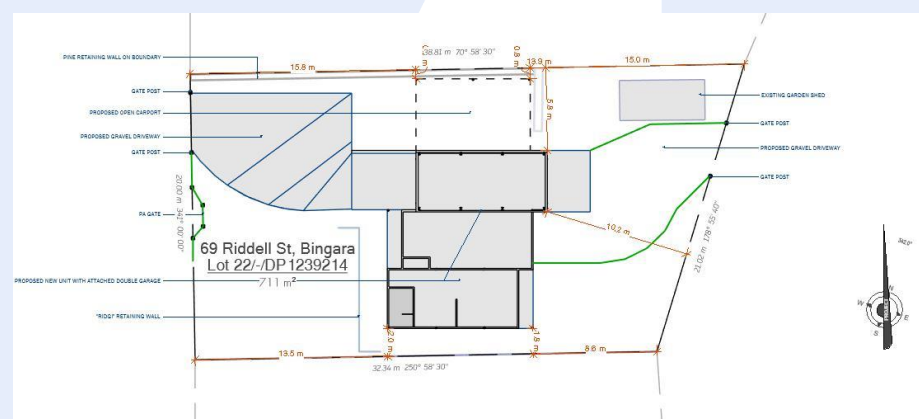


Figure 0-3b The Site



## Existing structures on the Site

The site is vacant with Colorbond fencing on the norther, eastern, and southern boundaries and a post & rail fence on the western boundary.

## Surrounding Development

The site is located on the southern side of Bingara  
 Figure 4 shows an aerial photograph of the area.

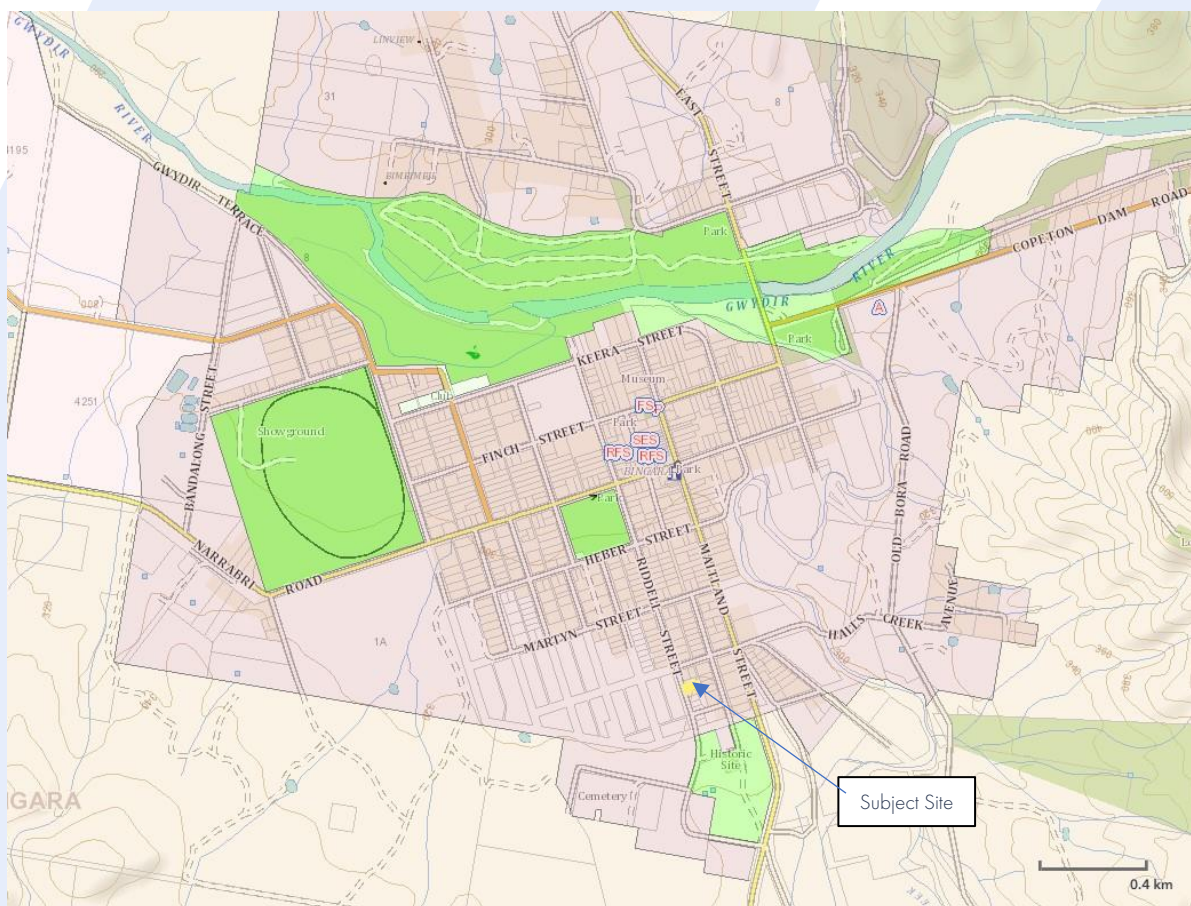


Figure 0-4: Planning Image of the Locality

## Site Constraints

The following planning site constraints apply or affect the development site.

- The site is zoned RU5 - Village:.
- The site has a minimum lot size of 550 m<sup>2</sup>.

## REFERRALS AND OTHER APPROVALS

### Concurrences and Integrated Development

The development is not classified as integrated development under 4.46 of the Environmental Planning and Assessment Act 1979.

The development does not require concurrences under any environmental planning instrument.

### Referrals

Nil

### Other Approvals Required

Section 68 approval for sewerage drainage and water connection and Section 138 driveway access.

## PLANNING MATTERS

### Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 has three triggers that determine if a Biodiversity Assessment Report (BDAR) is required to be submitted with a Development Application. The three triggers applicable to the subject site are detailed below:

#### 1. Biodiversity Values Map.

- No part of the site is identified on the Biodiversity Values Map.

#### Conclusion:

The proposed development does not trigger the Biodiversity Conservation Act 2016 thresholds.



## Environmental Planning Policies

The following State Environmental Planning Policies apply to the proposed development.

- State Environmental Planning Policy (Resilience and Hazards) 2021

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#### Chapter 4 Remediation of Land

The site is not identified as contaminated on the Environmental Protection Authority or Council's property register. It has historically been used for primary production and residential purposes, so the likelihood of contamination on site is considered very low.

## Local Environmental Plan

### Gwydir Local Environmental Plan 2012

#### Permissibility of Development

Under the Gwydir Local Environmental Plan 2012, the site is zoned Residential; with the objective to provide residential housing in a rural setting.



Figure 5 Zoning Map

The permissibility of the proposed development in a RU5 - Village: zone is established by the Land Use Table which states that dwelling houses may be permitted with consent.



## 6.6 Essential Services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access

The following images show that the subject site is or can be connected to the required essential services.



Figure 6 - Electrical connection



Figure 7 - Sewer & Water

## Development Control Plans

The Gwydir Shire council does not currently have a DCP however the following design guides have been implemented to ensure that good design principles are adhered to.

### Residential Development

#### Site Analysis

The proposal considers the slope and orientation of the land and does not impact existing drainage patterns.

There are no known hazards such as flooding, bushfire, or unstable ground conditions that would impact the proposed works.

No contamination issues are identified on-site.

The proposal does not affect existing utilities or require additional stormwater drainage modifications.

#### Neighbourhood Character

The development is consistent with the existing built form and character of the neighbourhood.



The single-story dwelling is positioned to minimize visual impact and maintains a compatible scale on adjoining properties.

### Streetscape

The proposal contains articulation to the street frontage to ensure that it presents good architectural design.

The carport will be located behind the building line and does not impact the streetscape.

### Density

The proposed development is within permissible site coverage limits and does not alter the density of the residential lot.

### Building Height

The proposed addition is single-story and does not exceed the maximum allowable height.

There are no adverse overshadowing impacts on adjoining properties.

### Setbacks

The proposed development can achieve compliance with setback requirements and does not impact existing sightlines or privacy. The proposed open carport will comply with NCC 2022 Part 9.2.8 Open Carports.

### Private Open Space

The proposal provides the required private open space, ensuring adequate outdoor living areas for the occupants.

### Privacy and Amenity

Windows and openings of the development have been designed to prevent overlooking of neighbouring properties.

No external lighting is proposed that would impact adjoining properties.

### Solar Access

The development is positioned to ensure that adequate solar access is maintained to the proposed dwelling space particularly for morning sun when the development is most likely to be occupied.

The development does not impact the solar access of neighbouring properties.

### Utilities

The extension will connect to existing services, including water and electricity.

Wastewater from the development will discharge to the existing council sewerage connection point.



### Stormwater Drainage

Stormwater will be directed to the existing drainage system in Riddell Street without adverse impact. No significant increase in impervious area is proposed.

### Landscaping

The proposal does not require the removal of vegetation. The proposed development is designed to blend with the existing site layout without impacting established landscaping.

### Site Facilities

The proposal does not impact existing waste storage and collection arrangements. The development does not require additional site facilities beyond those currently in place.

### **Parking and traffic**

#### Provision of Car Parking

The proposal provides for covered parking.

#### Design

All vehicles entering and exiting the site can do so in a forward manner.

#### Conclusion

The proposed development can meet requirements of good design principals and community expectations.

## **Likely Impacts of the Development**

### **Indigenous Cultural Heritage**

A search of the Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) with a buffer of 200m of 69 Riddell Street, Bingara 2404 shows no Aboriginal sites or places have been declared in or near the subject property. This report is attached to this application. As the development does not involve any construction or excavation work, it is unlikely any objects will be discovered.

### **European Heritage**

The site is not listed as a heritage item under the Gwydir Local Environmental Plan 2012 and is not located within any defined Heritage Conservation Area.

### **Natural hazards**

The site has no identified natural hazards.



## Social impact

The proposed development is unlikely to have any social impact.

## Economic impact

The proposed development is likely to have only minimal economic impact.

## Cumulative impacts

The proposed development is not considered to create any cumulative impacts in the locality.

## Suitability of the Site

The site is considered suitable for the proposed development for the following reasons:

- The site is zoned RU5 - Village; and the development is permitted with consent.
- The proposal is considered consistent with the intended character of the locality.
- The site has no native vegetation and is not bushfire or flood-prone.
- The site connects to various essential utilities to service the development.

## Contribution Plans

No Section 7.12 Contributions should apply to this development.

## Planning Agreements

No Planning Agreement or draft Planning Agreements apply to the site or the proposed development.

## Public Interest

The proposed development is considered to be in the public interest.

## CONCLUSION

The proposed development involves the construction of a new dwelling with steel portal frame and timber stud infill walls on concrete slab. Containing 1 bedroom and an open plan living with laundry and bathroom and an attached double garage.

The development is permissible in the zone and complies with the relevant environmental planning instruments, development control plan and other related policies.



**ABODE**  
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## INDIGENOUS CULTURAL HERITAGE





Jonathon Bourne

Date: 16 April 2025

34 Oswald Street

Inverell New South Wales 2360

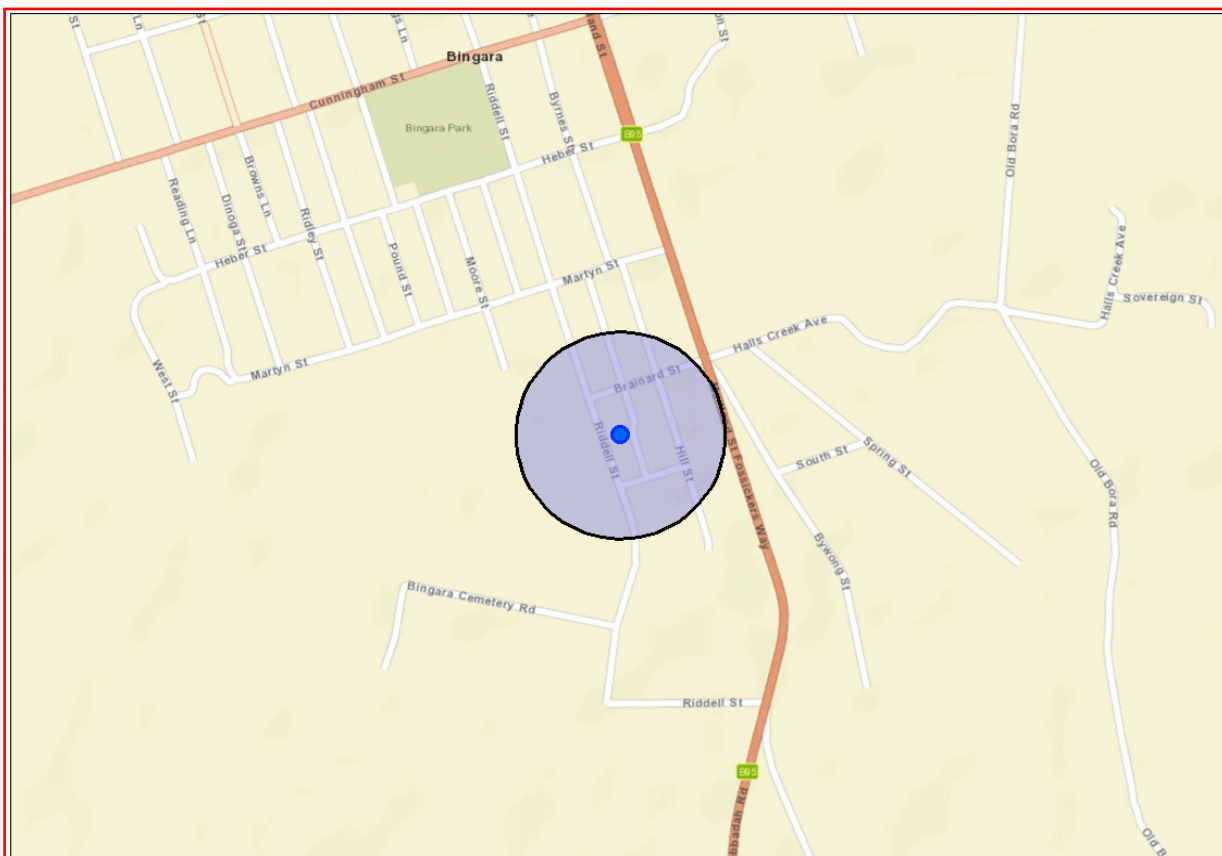
Attention: Jonathon Bourne

Email: admin@abodebuildingdesign.com.au

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Address : 69 RIDDELL STREET BINGARA 2404 with a Buffer of 200 meters, conducted by Jonathon Bourne on 16 April 2025.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

**If your search shows Aboriginal sites or places what should you do?**

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the [NSW Government Gazette \(https://www.legislation.nsw.gov.au/gazette\)](https://www.legislation.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Heritage NSW upon request

**Important information about your AHIMS search**

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not to be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Heritage NSW and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.