



STATEMENT OF ENVIRONMENTAL EFFECTS

58A Keera Street, Bingara

Lot B/-/DP361403

*Proposed New Pre-Manufactured
Dwelling*

Property Owners: Ruth Carruthers

Report Prepared by: J. Tan

Reviewed by: J. Bourne

Date: 12/02/2025

Referenced Documents:

ABODE Building Design: Construction Plans

Zone: RU5 - Village

1 INTRODUCTION	3
2 THE SITE AND LOCALITY	4
2.1 SITE DESCRIPTION AND OWNERSHIP	4
2.2 THE SITE AND ADJOINING USES	4
2.3 SITE CHARACTERISTICS	5
2.4 SITE PHOTOS	6
3 THE PROPOSED DEVELOPMENT	7
3.1 SUMMARY OF PROPOSED DEVELOPMENT	7
3.2 DWELLING DESIGN	7
3.3 STAGES OF THE PROPOSAL	7
4 PLANNING CONTROLS	8
4.1 INVERELL LOCAL ENVIRONMENTAL PLAN 2012	8
4.2 SECTION 4.46 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	9
5 ENVIRONMENTAL ASSESSMENT	10
5.1 INTRODUCTION	10
5.2 CONTEXT	10
5.2.1 Heritage Area and Items	10
5.3 VISUAL IMPACTS	10
5.4 SITE ACCESS	10
5.4.1 Summary	10
5.4.2 Additional Vehicular Access Points	10
5.4.3 Vehicle Movement	10
5.5 SERVICES	10
5.5.1 Summary	10
5.5.2 Power	10
5.5.3 Sewerage	10
5.5.4 Stormwater	11
5.6 HAZARDS	11
5.6.1 Bushfire	11
5.6.2 Flooding	11
5.6.3 Materials & Process	11
5.7 FLORA AND FAUNA	11
5.8 ENVIRONMENTAL IMPACTS	11
5.8.1 Summary	11
5.8.2 Air Pollution	11
5.8.3 Earthworks	11
5.9 CULTURAL HERITAGE	11
5.10 IMPACTS ON SURROUNDING PROPERTIES	12
6 SUMMARY	12

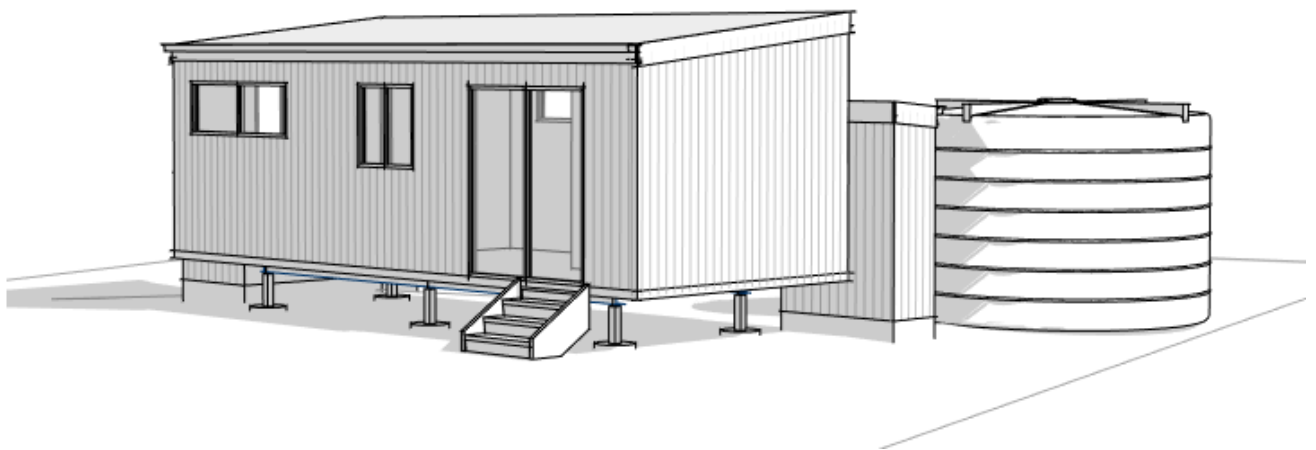
1

Introduction

The proposed development is for the installation of a single storey pre-manufactured dwelling with elevated sub-floors on isolated concrete piers. The aim of the project is to construct a comfortable and sustainable dwelling for the landowner. Current legal access is available from Keera Street.

The proposed development includes the following:

- Installation of a pre-manufactured dwelling house on an elevated sub-floor.
- Minimal earthworks with only minor cut and fill;
- Provision of new sewer main connection.
- Provision of new water main connection & water meter.
- Provision of rainwater tank to provide for watering gardens.
- Installation of a 6.4kwh solar & battery storage system to provide power supply.



2 The Site and Locality

2.1 Site Description and Ownership

The site is described as Lot B/-/DP361403, 58A Keera Street, Bingara NSW and has a total area of 674m². The land is owned by Ruth Carruthers.

2.2 The Site and Adjoining Uses

The site is located in the Township of Bingara.

The site is zoned RU5-Village, and the surrounding land is zoned RU5-Village and is primarily used for residential dwellings. The Gwydir River is located approximately 400M North/East. **Figure 1 – Location Plan** shows the site in the context of surrounding topography, neighbouring dwellings, and the locality.

Figure 2 – Site Plan shows the site and the location of the proposed residential development.



Figure 1 - Location Plan

Building site



Figure 2 - Site Plan

2.3 Site Characteristics

The following is a summary of the physical characteristics of the site:

- The vacant site is mostly vegetated with grass with some scattered trees.
- The site gently slopes naturally back to Keera St.
- Access to the site is via an existing access driveway off Keera St.

2.4 Site Photos

The following series of photographs shows the attributes of the proposed building site.



Photo 1 - Northern Aspect



Photo 2 - Southern Aspect

3 The Proposed Development

3.1 Summary of Proposed Development

The main components of the development include:

- Installation of a pre-manufactured dwelling containing 1 bedroom.
- Minimal earthworks with only minor cut and fill;
- Provision of rainwater tank & water main connection to provide for domestic water.
- Provision for sewer main connection.
- Installation of a 6.4kwh solar & battery storage system to provide power supply.

Plans for the proposed development are included in **Appendix B**.

3.2 Dwelling Design

It is proposed that the construction of the dwelling will incorporate the following features:

- Walls to be metal cladding, fully sarked with joints taped & installed per manufacturer's detail.
- Aluminum framed windows.
- Roofing – Colorbond metal sheeting;
- Floors – Internal, particleboard on a steel frame Sub-Floor.

3.3 Stages of the Proposal

It is not proposed to stage this development.

4 Planning Controls

4.1 Inverell Local Environmental Plan 2012

The subject land is zoned RU5-Village pursuant to the *Gwydir Local Environmental Plan 2013* (LEP). The proposed development is categorised as a “pre-manufactured dwelling”. A pre-manufactured dwelling is permissible with consent in the RU5-Village.

Other Clauses from the Gwydir LEP that relate to the assessment of this proposal include:

- **Clause 4.2 – Minimum Land size**

The proposed site has a total area of 4615 m², exceeding the minimum required size of 550m² by 124m².

- **Clause 6.1 – Earthworks**

Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters:

- i the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development;*
- ii the effect of the development on the likely future use or redevelopment of the land;*
- iii the quality of the fill or the soil to be excavated, or both;*
- iv the effect of the development on the existing and likely amenity of adjoining properties;*
- v the source of any fill material and the destination of any excavated material;*
- vi the likelihood of disturbing relics;*
- vii the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area; and*
- viii any appropriate measures proposed to avoid, minimise, or mitigate the impacts of the development.*

Issues relating to earthworks will be discussed in [Section 5](#) of this report.

- **Clause 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:

- ix the supply of water;*
- x the supply of electricity;*
- xi the disposal and management of sewage;*
- xii stormwater drainage or on-site conservation; and*
- xiii suitable vehicular access.*

It is considered that all the essential services are available or can be adequately provided to the development. There will be no significant environmental impacts as a result of providing the services to the development. (See [Section 5](#) for Detail)

4.2 Section 4.46 of the Environmental Planning and Assessment Act 1979

The development does not require any other approval licence and as such is not integrated Development as provided for under Section 4.46 of the *Environmental Planning and Assessment Act 1979*.

5 Environmental Assessment

5.1 Introduction

This section includes discussion on the issues arising out of the characteristics of the site, the proposed development and the planning controls identified in previous sections.

5.2 Context

5.2.1 Heritage Area and Items

The development is not in a heritage or conservation area.

5.3 Visual Impacts

The potential visual impacts of the proposed development have been considered in the design and siting of the dwelling. Existing vegetation will screen the dwelling from the road and neighbouring dwellings.

5.4 Site Access

5.4.1 Summary

The site is currently accessed off Keera Street which is a public street.

5.4.2 Additional Vehicular Access Points

No additional access points are proposed.

5.4.3 Vehicle Movement

Vehicles will enter and exit in a forward manner.

5.5 Services

5.5.1 Summary

All essential services will be provided to the proposed development.

- Water is to be provided via rainwater tank & new water connection to the council water supply.
- Effluent will be disposed of via new sewage connection and discharged to the council sewer system.
- Installation of a 6.4kwh solar & battery storage system to provide off-grid power supply.

5.5.2 Power

It is proposed that during development, the dwelling will be fitted with a 6.4kwh solar & battery storage system to provide off-grid power supply.

5.5.3 Sewerage

It is proposed to install a new connection to the sewer main which runs parallel to Keera Street.

5.5.4 Stormwater

The development will produce no water pollution (Sediment run-off, water contaminants). During construction standard erosion controls (sediment fences and sandbags) must be implemented to minimize erosion and sediment concerns and prevent soil and other pollutants entering adjacent properties/waterways. All stormwater from the roof will be connected into a rainwater tank. Overflow directed to the council stormwater system in Keera Street.

5.6 Hazards

5.6.1 Bushfire

The site is not in a Bushfire area.

5.6.2 Flooding

The site is not in a flood area.

5.6.3 Materials & Process

There are no hazardous materials or processes associated with the development.

5.7 Flora and Fauna

The proposed building site is mostly clear of vegetation and will have minimal impact on existing vegetation.

5.8 Environmental Impacts

5.8.1 Summary

Minimal earthworks will be required to construct the proposed dwelling which is located on a gentle slope.

5.8.2 Air Pollution

The development will produce minimal air pollution (smoke, dust, odour etc).

Topsoil to be battered back from pad and grass seed spread to prevent erosion and dust.

5.8.3 Earthworks

The development will produce no water pollution (Sediment run-off, water contaminants). During construction standard erosion controls (sediment fences and sandbags) will be implemented to minimize erosion and sediment concerns and prevent soil and other pollutants entering adjacent properties/waterways.

All exposed topsoil will be seeded to establish grass cover.

5.9 Cultural Heritage

It is considered that the proposed dwelling does not require significant excavations and therefore will have negligible impact on cultural heritage and the likely hood of disturbing artefacts. Should any construction activities uncover any material and/or sites of Aboriginal cultural heritage value works will stop, and the relevant authorities contacted.

5.10 Impacts on Surrounding Properties

The above sections provide discussion on the environmental issues that may have the potential to impact on adjoining properties and show how the potential impacts will be mitigated. The potential impacts of this proposed development should not adversely affect adjoining land uses, significantly impact on the surrounding road network, or preclude future development of adjoining lands.

6 Summary

The application is for a proposed pre-manufactured dwelling.

The proposed development site is located in the Bingara township.

The proposal specifically relates to Lot B/-/DP361403 58A Keera Street, Bingara comprising a total of approximately 674m².

The zoning of the land is RU5-Village, pursuant to the *Gwydir Local Environmental Plan 2013*. The proposal is permissible in the zone with the consent of Council.

The proposed development is consistent with the objectives of the *Gwydir Local Environmental Plan 2013*, the objectives of the RU5-Village zone and complies with the relevant Development Control Plans.

Development issues have been addressed in the context of:

- Site Access
- Services
- Hazards
- Flora and Fauna
- Environmental Impacts
- Cultural Heritage

-
- Impacts on Surrounding Properties

The discussions in the report demonstrate that the proposed development has been designed appropriately. The provision of the essential services to the proposed development will have no significant environmental impacts in the locality. It has been demonstrated that the environmental impacts can be adequately mitigated, and the site is suitable for the proposal.