

Our Town  
Our Future

# DARETON REVITALISED

Strategy

**WENTWORTH**  
SHIRE COUNCIL





## ACKNOWLEDGEMENT OF COUNTRY

*Wentworth Shire Council acknowledges the Traditional Owners of the land on which we live, meet and work, and pays respect to Elders both past, present and future. Council recognises and considers the wishes and desires of the Indigenous community of Dareton Coomealla within the Strategy.*

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A thank you is extended to the community members who have provided input into the preparation of the Strategy. Their valuable feedback and ideas have informed and shaped the development of this document.

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## EXECUTIVE SUMMARY

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The Our Town Our Future Dareton Revitalised Strategy has been developed in response to community passion and interest in revitalising the township.

The Strategy focuses on identifying issues and constraints that may be limiting or causing stagnation of the township and creating achievable actions that will reinvigorate the town and unlock its true, yet concealed potential.

The Strategy focuses on a mix of land use controls, infrastructure servicing, commercial renewal, demographic data, opportunities and constraints, specific site assessments and community input to improve the liveability and visual aesthetics of Dareton.

The objectives of the Strategy align with the Directions under Goal 3 of the Far West Regional Plan 2036 and Planning Priority 6 Sustainable Settlements of the Local Strategic Planning Statement 2040.

Dareton has been experiencing an overall decline in population and an increase in an ageing population, consistent with rural trends state wide. Over 55% of the population fall into the over

40 year age cohort with almost a quarter of the population over 65 years of age. With over 38% of the population identifying as being of Aboriginal or Torres Strait Islander descent, the township contains a library of cultural history and knowledge.

The commercial precinct is traversed by the Silver City Highway which includes high volumes of traffic and a lack of pedestrian crossings, lighting and visual appeal.

The Strategy has been developed to respond to those issues and to address improvements in connectivity, increase development opportunities, attraction of new economic investment, social infrastructure and public recreation land.

The Strategy also assesses nine key sites that provide opportunity for new or adaptive reuse that present an increase in opportunities for growth and prosperity of the township.

Section 5 of the Strategy outlines 27 actions to be enacted upon to respond to the objectives and achieve the overall vision for Dareton.



# 1 INTRODUCTION



## 1.1 Purpose of the Strategy

The purpose of the Strategy is to establish a revitalisation vision to rejuvenate Dareton and to guide the future development of Dareton's urban area.

The Strategy explores development opportunities and challenges of Dareton, in order to propose urban growth and management directions that respond to community aspirations and values.

The Strategy also assesses the potential of specific sites and buildings for suitable alternative uses and adaptive reuses.

The Strategy primarily focuses on urban land use and development in the Dareton study area. This includes housing, retail and manufacturing, public open spaces, community facilities and physical infrastructure.

Driven by extensive community consultation, the Strategy provides a long-term revitalisation and sustainable development framework for Dareton and will complement the implementation of the relevant goals and actions of the Wentworth Community Strategic Plan 2027 in the township.

The Strategy will be used to guide land use and development in the town over the next 20 years and beyond with planned reviews every five years.



## 1.2 Study area and context

### 1.2.1 National context

Dareton is located in the Wentworth Shire in the far west region of New South Wales. The landscape of the area ranges from a semi-arid 'outback' environment to rich farmlands and wetlands. The nationally significant Murray River traverses the area, while Dareton's southern border is the mighty river. The region has strong links to Adelaide in South Australia and Melbourne in Victoria.

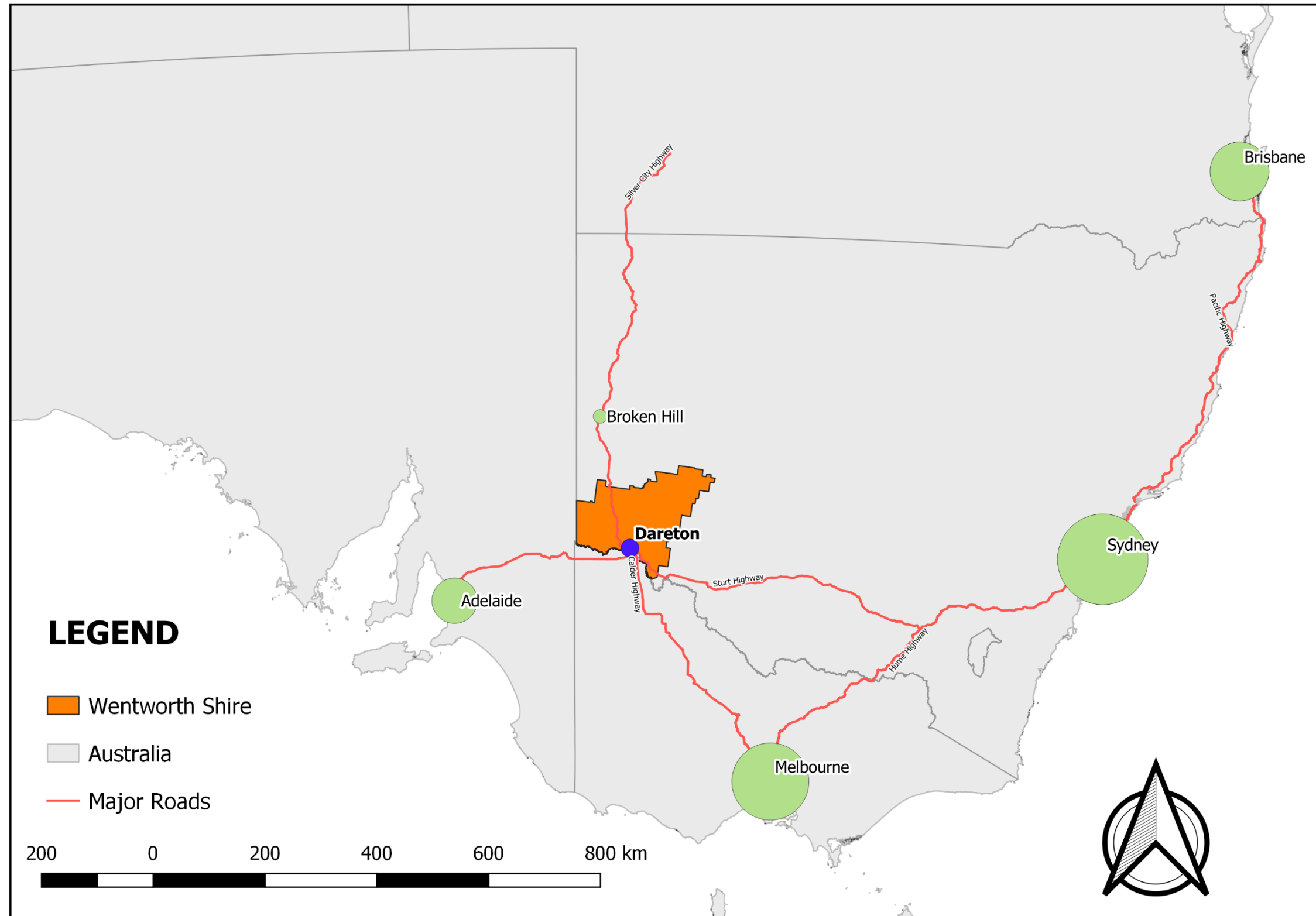


Figure 1.1: Dareton in national context

### 1.2.2 Regional context

Dareton is located in the Sunraysia region approximately 20 kilometres north-west of the growing Victorian regional centre of Mildura, which provides the area with a range of regional facilities and services. Situated on the Murray River, Dareton is the centre of the Coomealla Irrigation District and Wentworth Shire's intensive and productive agricultural sector.

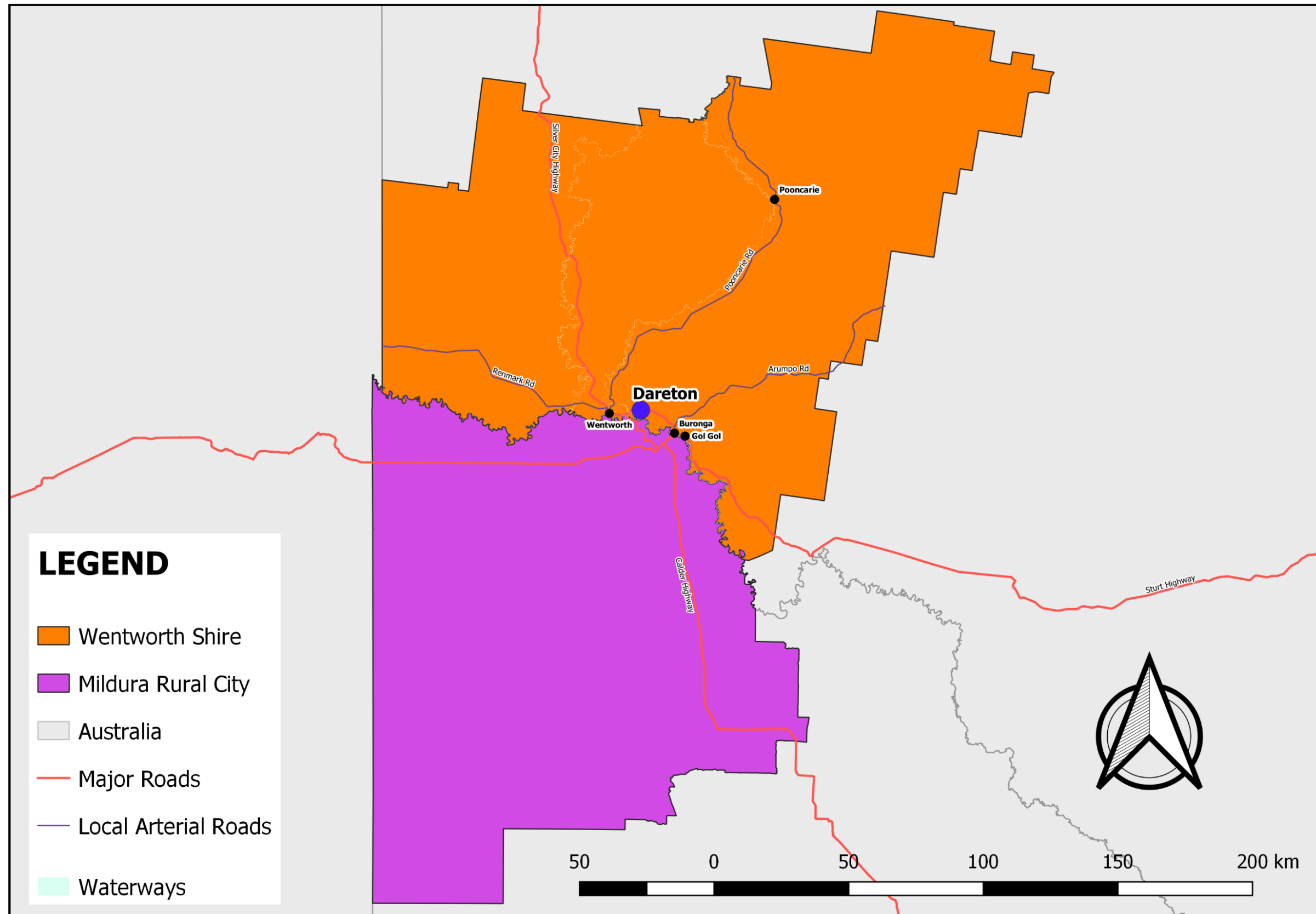


Figure 1.2: Dareton in regional context



### 1.2.3 Local context

Dareton is situated approximately halfway between the townships of Wentworth to the west, and Buronga and Gol Gol to the east on the Silver City Highway, making it an important meeting place within the Wentworth Shire. Dareton provides local retail, health and agricultural-oriented services to the highly productive irrigated horticultural district.

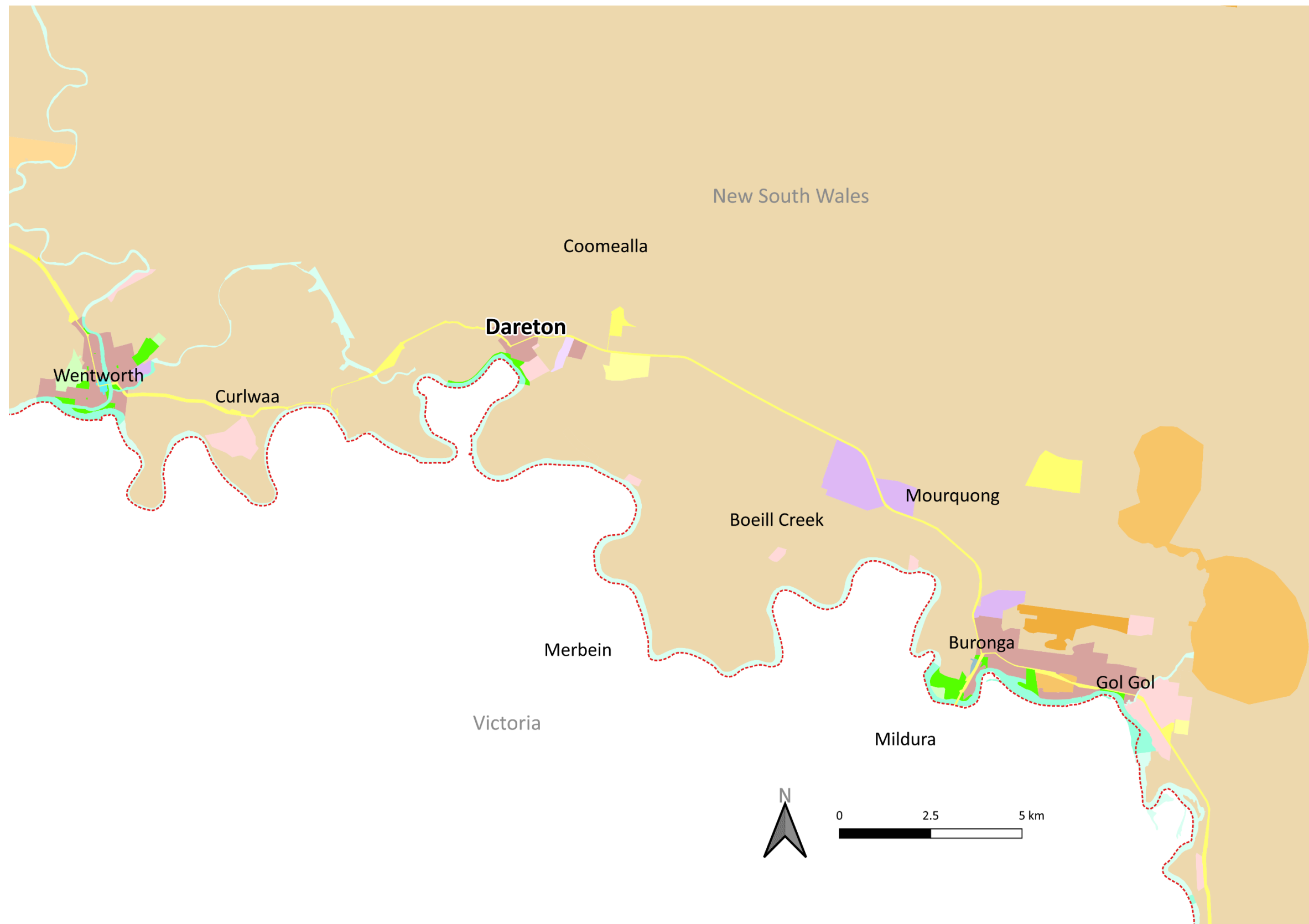


Figure 1.3 Dareton local context

### 1.2.4 Study area

The Dareton study area is located in the south-central part of Wentworth Shire Council in far south-west New South Wales. The area covers a land area of 566 hectares (5.7 km<sup>2</sup>) and encompasses the entire township of Dareton and its satellite Aboriginal Settlement of Namatjira, which is situated two kilometres south-east of the town.

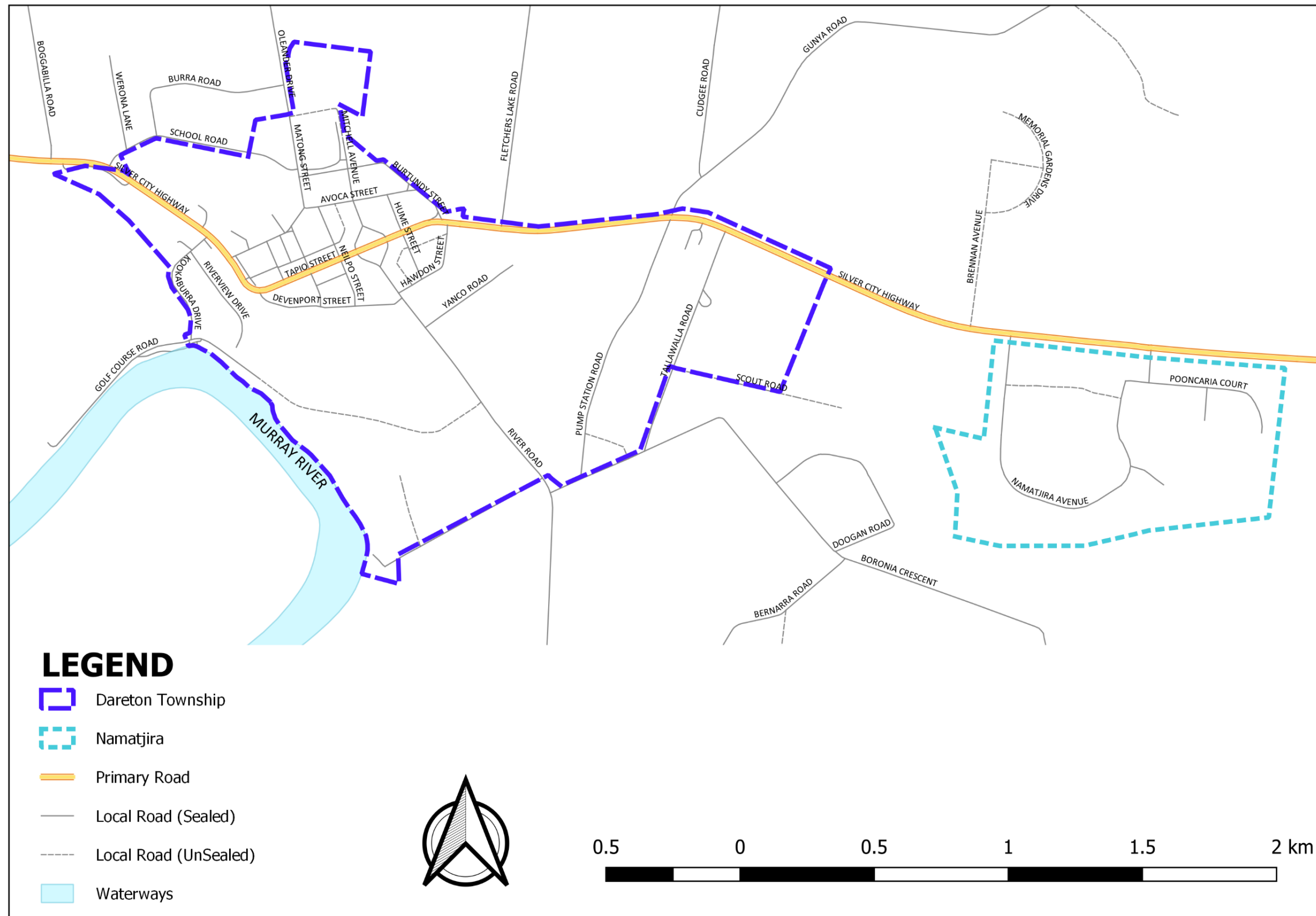


Figure 1.4: Dareton study area



### 1.3 Strategic planning context

A number of strategic plans and policies were reviewed and have contributed to the development of the Strategy. The relevant strategic directions of these documents in relation to Dareton are summarised in Table 1.1.

Table 1.1: Relevant strategic planning documents

| Strategic Policy/Document                                    | Relevance to Directions/Provisions   |
|--|--|
| Far West Regional Plan 2036                                  | <p>The Far West Regional Plan 2036 is a 20-year strategic land use planning and infrastructure funding framework which aims at ensuring a diverse economy supported by efficient infrastructure, an exceptional natural environment and resilient and connected communities in the Far West region. Strategic land use directions and actions of the Plan relevant to the Strategy include:</p> <ul style="list-style-type: none"> <li>a) creating healthy built environments and managing changes in the settlements;</li> <li>b) providing greater opportunities for housing affordability and choice;</li> <li>c) improving freight transport infrastructure and public transport services;</li> <li>d) growing the agribusiness sector, value-added manufacturing opportunities and supply chains;</li> <li>e) managing land uses along river corridors and protecting environmental assets; and</li> <li>f) protecting Aboriginal cultural and European heritage assets.</li> </ul>   |
| Western Murray Regional Economic Development Strategy        | <p>The Western Murray Regional Economic Development Strategy is a regional economic development framework developed through a ‘bottom-up’ process to identify economic development opportunities that capitalise on the endowments and industry specialisations of the Western Murray functional economic region. The Strategy has a vision to make the region <i>“a diverse, flourishing economy built on its current strengths in high-value agriculture and agricultural product manufacturing, along with potential future strengths in mining, tourism and construction”</i>. The three elements of the Strategy for achieving this vision are to:</p> <ul style="list-style-type: none"> <li>a) drive growth in high-value agriculture and value adding in agricultural product manufacturing;</li> <li>b) enhance and diversify the economy by leveraging growth opportunities in tourism; and</li> <li>c) grow the mining industry and construction industries by capitalising on the region’s mineral and solar endowments.</li> </ul> <p>The priority actions and projects articulated in the Strategy relevant to Dareton include:</p> <ul style="list-style-type: none"> <li>a) developing suitable and affordable accommodation for large-scale projects;</li> <li>b) improving zoning and servicing of industrial land;</li> <li>c) improving road and rail infrastructure for freight capability and movement;</li> <li>d) facilitating land-use change for high-value agriculture;</li> <li>e) supporting investment in water efficiency infrastructure; and</li> <li>f) training the local workforce and attracting skilled workers to the region.</li> </ul> |
| Wentworth Shire Council Community Strategic Plan 2017 - 2027 | <p>The Community Strategic Plan 2017 - 2027 is a general roadmap for guiding future development and delivery of services and has a broad vision to make Wentworth Shire <i>“a thriving region, supported by a robust economic base, distinctive open spaces, and strong local governance and leadership”</i>. The strategic goals of the Plan are to make Wentworth a:</p> <ul style="list-style-type: none"> <li>a) vibrant, growing and thriving Shire;</li> <li>b) desirable Shire to visit, live, work and invest;</li> <li>c) community that works to enhance and protect its physical and natural assets; and</li> <li>d) caring, supportive and inclusive community that is informed and engaged in its future.</li> </ul> <p>The implementing strategies of the Plan that are relevant to the Strategy include, to:</p> <ul style="list-style-type: none"> <li>a) encourage and support population growth and resident attraction;</li> <li>b) grow the potential for business and industry to develop and expand;</li> <li>c) maintain/create desirable open spaces and recreation facilities;</li> <li>d) plan for and develop the right assets and infrastructure;</li> <li>e) prepare for natural disasters, biosecurity risks and climate change; and</li> <li>f) promote the celebration of the region’s rich cultural and social heritage.</li> </ul>   |

|   |  |
|---|--|
| Local Strategic Planning Statement (LSPS)             | <p>The Local Strategic Planning Statement (LSPS) sets the land use framework for the Wentworth Shire by addressing planning and development issues of strategic significance through planning priorities and actions, spatial land use direction and guidance. The LSPS identifies and prioritises the need to develop the Strategy to guide future development opportunities in Dareton. Strategic directions specifically set for the Dareton township in the LSPS are to:</p> <ul style="list-style-type: none"> <li>a) locate new development in the identified settlement boundary of Burtundy Street, School Road, Boronia Crescent and the Murray River;</li> <li>b) provide for rural residential development located along River Road close to the Murray River and public recreation land within the settlement boundary;</li> <li>c) concentrate new retail, commercial and community development along the high street of Tapio Street (Sturt Highway); and</li> <li>d) deliver a new publicly accessible green link (pedestrian and cycleway) from the centre of Dareton through the growth area on River Road to connect to the green grid public recreation land along the Murray River.</li> </ul> |
| Wentworth Local Environmental Plan (WLEP) 2011        | The Wentworth Local Environmental Plan (WLEP) 2011 provides a framework for guiding planning decisions through land zoning and development standards in the Shire. The zonings applied to Dareton under the WLEP are RU5 Village, R5 Large Lot Residential, IN2 Light Industrial, RU1 Primary Production, RE1 Public Recreation, SP2 Infrastructure, SP1 Special Activities and W1 Natural Waterways. The development standards and controls such as minimum lot size and flood planning of the WLEP also apply to certain parts of the Dareton study area.  |
| Wentworth Shire Development Control Plan (WSDCP) 2011 | The Wentworth Shire Development Control Plan (WSDCP) 2011 is a non-statutory document that provides localised planning and design guidelines and standards for informing land use planning and development decisions, as well as addressing development issues at a local level. Development controls and standards detailed in the Plan include building setbacks, streetscape design, walls on boundaries, building heights and overshadowing, overlooking, energy efficiency and solar access, car parking and vehicle access and fencing, among others. These are all relevant to the Dareton study area.  |

## 1.4 Strategy preparation process

Generally, the process for developing localised strategies would include extensive consultation through community workshops, drop-in sessions, stakeholder group meetings, interviews and several advertisements in newspapers and social media.

However, due to the Coronavirus pandemic throughout 2020, there have been restrictions imposed on meetings and gatherings in general. Therefore, in order to obtain a general view of the township of Dareton from the resident's perspective, particularly on current issues, identifying resources, and gaps and solutions for the community, Council developed a survey that was distributed to the community by several local organisations. The response to the Wentworth Shire Council Dareton Township Strategy Development Survey was extremely encouraging, with 139 responses received.

Prior to the exhibition of the Strategy, consultation with Wentworth Shire Councillors was also undertaken to ascertain their response to the draft document and to seek their comments and feedback.

Public exhibition of the draft Our Town Our Future Dareton Revitalised Strategy was undertaken from 6 March 2021 to 9 April 2021 and included:

- notification of exhibition in the local newspaper;
- posts on Council's Facebook page;
- public accessibility to the Strategy on Council's website;
- two drop in sessions in Dareton; and
- letters to potentially affected land owners

State agency consultation was conducted from 1 June 2021 to 30 June 2021.



## 2 THE COMMUNITY AND LOCAL ECONOMY



### 2.1 Population and demographics

Dareton (including Namatjira) has a population of 618 which was a decrease of 25 people from the 2011 population of 643 (see Table 2.1). Based on this current trend the population is projected to further decline to 543 by the year 2040. This trend is largely attributed to out-migration of families from town due to the consolidation of agricultural holdings in response to agricultural economics, changes in water entitlement or sharing practices (i.e. decoupling of water entitlements from land), as well as low in-migration of new residents.

The median age of the residents of Dareton increased from 44 in 2011 to 45 in 2016 with more than 55% of the residents being in the 40 years and over age group. In addition, the proportion of the population in the older age bracket of 65 years and over increased from 22.7% in 2011 to 24.8% in 2016, while children aged between 0-14 years increased from 16.6% to 17.8% over the same period. In contrast, the proportion of the population aged 15-64 years declined from 60.8% 2011 to 57.4% in 2016. The decrease in the youth and working age population cohorts is largely due to the exodus of young people and families in search of employment, lifestyle, housing and social services in major capital cities and regional centres. Overall, the age structure of Dareton residents is consistent with the national trend towards an ageing population across Australia, especially in rural areas.

Dareton had a total of 190 households with an average of 2.3 persons per household in 2016, which indicates a decrease from the 2011 total household and average household size of 203 and 2.5 respectively. The proportion of family households in Dareton also declined from 69.5%

in 2011 to 64.7% in 2016, while single person households increased from 30.5% to 33.2% over the same period. Additionally, couple families with children decreased from 28.7% in 2011 to 26.2% in 2016, while one parent families increased from 23.1% to 29.4% over the same period. These household and family characteristics further illustrate the exodus of young families and couples to cities and regional centres with more opportunities and services leaving behind an older resident population.

Given Dareton's ageing population, it is imperative that facilities and services that will be required in the future are established to ensure that aged residents are not compelled to relocate to other towns to gain access to medical, aged care and support services. It is also equally important to ensure the adequate ongoing availability of business services, residential land, recreational facilities, education and childcare services meet the demands of the entire community, in order to retain current residents and attract new residents.

In 2016, 38.3% of the residents of Dareton identified themselves as being Aboriginal or Torres Strait Islander. This was significantly higher than the Australian and NSW average of 2.9% and 2.8% respectively. In addition, the Namatjira Aboriginal Settlement was inhabited by 117 Aboriginal people in 2016 which is a decrease of 10 people in the 2011 residents of 127. The median age of the Namatjira residents was 26 and the average number of people per household was 3.7.

Dareton's high Aboriginal or Torres Strait Islander population coupled with its close proximity to the Namatjira Aboriginal Settlement provides a rich Indigenous culture and art that can be harnessed to inform urban streetscape design and promote local tourism in the area. This also indicates the need for strong consideration of Indigenous perspectives and interests in making land use planning decisions that affect the area. The youthfulness of the Indigenous population also suggests the need to cater for an increasing demand of services and facilities for young and early childhood groups across all service sectors such as health, education, housing and recreation in the town.

## 2.2 Employment, industry and income

About 82% of the labour force in Dareton are employed, resulting in an unemployment rate of 18%, which is significantly higher than the Wentworth Shire and NSW average of 6.1% and 6.3% respectively. The majority of the employed residents work in the accommodation and food services, and health care and social assistance sectors. Nonetheless, the agricultural industry remains the main driver and backbone of the local economy of Dareton and the Shire in terms of output (\$295 million) (REMPPLAN, 2020).

The median weekly household income is \$744, with 57% of the residents of Dareton owning their homes. The household income level and home ownership rate are both below the average for Wentworth Shire (i.e. \$1,050 and 70%) and NSW (i.e. \$1,486 and 65%).

The above income and employment characteristics suggest the need to identify and facilitate development of employment land and opportunities within and around the township. One way of achieving this is by revitalising the commercial precinct to attract new retail and service businesses to provide local employment opportunities and essential services to the community.



Table 2.1: Summary of key demographic and economic characteristics

| Characteristic                     | Dareton |       | Namatjira |       |
|------------------------------------|---------|-------|-----------|-------|
|                                    | 2011    | 2016  | 2011      | 2016  |
| Total population                   | 516     | 501   | 127       | 117   |
| Indigenous population              | 36.2%   | 38.9% | 100%      | 100%  |
| Age profile                        |         |       |           |       |
| Median age                         | 44      | 45    | 17        | 26    |
| 0-14 years                         | 16.6%   | 17.8% |           |       |
| 15-24                              | 14.4%   | 11.4% |           |       |
| 25-44                              | 19.2%   | 20.3% |           |       |
| 45-64                              | 27.2%   | 25.7% |           |       |
| 65+                                | 22.7%   | 24.8% |           |       |
| Household and family profile       |         |       |           |       |
| Total households                   | 203     | 190   | 32        | 29    |
| Mean household size                | 2.5     | 2.3   | 3.8       | 3.7   |
| Family household                   | 69.5%   | 64.7% |           |       |
| Single person household            | 30.5%   | 33.2% |           |       |
| Group household                    | 0.0%    | 2.1%  |           |       |
| Total families                     | 143     | 126   |           |       |
| Couple family without children     | 48.3%   | 39.7% |           |       |
| Couple family with children        | 28.7%   | 26.2% |           |       |
| One parent family                  | 23.1%   | 29.4% |           |       |
| Other family                       | 0.0%    | 4.8%  |           |       |
| Average children per family        | 1.8     | 0.7   |           |       |
| Economic profile                   |         |       |           |       |
| Unemployment                       | 18.0%   | 10.3% |           |       |
| Median weekly household income     | \$787   | \$744 | \$558     | \$480 |
| Median monthly mortgage repayments | \$867   | \$693 | \$0       | \$0   |
| Median weekly rent                 | \$125   | \$150 | \$155     | \$130 |

## 2.3 Community facilities and services

Dareton functions as the operational base for many Shire wide community services and facilities (see Table 2.2 and Figure 2.1). These include Far West Local Health District, Coomealla Health Aboriginal Corporation, regional headquarters of NSW Rural Fire Services and NSW Police, Department of Communities and Justice, Coomealla High School, Riverina TAFE Campus, and many private specialist Indigenous and family services, including Mallee Family Care and Australian Unity Home Care Services.

Plans are underway to establish a new Community Health Centre in Buronga by Far West Local Health District, with consequential relocation of a significant proportion of the services currently provided at the Dareton facility. Given that the facility is situated in a highly accessible location, it will be prudent to promote the adaptive reuse of the building. The building could be converted to a social services hub by consolidating organisations such as Mallee Family Care

and Australian Unity Home Care Services, which are located outside the perimeter of the commercial centre and quite obscured from the public domain.

Dareton also has a number of local community services and facilities including a primary school, preschool, library, post office and youth centre. While Dareton appears to be relatively well-serviced and supported, the absence of a local childcare centre still undermines its appeal to young and growing families. This however does not warrant the establishment of a local childcare facility as the town does not have the required number of children to support the facility. This service provision shortfall can be addressed by establishing a childcare centre in Wentworth to complement the existing facilities in Buronga and provide Dareton residents with the choice of accessing child care services in either of the locations, as it fits their work destination or daily activities.

Table 2.2: Services and facilities

| Facility   | Location                              | Purpose/Function                 |
|--|---------------------------------------|----------------------------------|
| Australian Unity Home Care Services                              | 58 Sturt Place                        | Aged & Disability Services       |
| Coomealla Club Bowling Greens                                    | 2-8 Matong Street                     | Sport, Leisure & Recreation      |
| Coomealla Club Motel & Caravan Park Resort                       | 1788 Silver City Highway              | Visitor Accommodation            |
| Coomealla Golf Course  | 188 Golf Course Road                  | Sport, Leisure & Recreation      |
| Coomealla Health Aboriginal Corporation                          | 47-51 Sturt Place                     | Health                           |
| Coomealla High School  | Silver City Highway                   | Educational Facility             |
| Coomealla Memorial Sporting Club                                 | 2-8 Matong Street                     | Sport, Leisure & Recreation      |
| Coomealla Scout Hall   | 22 Scout Road                         | Public Hall                      |
| Dare 2 for Dareton (Dareton Girl Guides/Dareton Activity Centre) | 11 Mitchell Avenue                    | Public Hall                      |
| Dareton Basketball Courts  | Matong Street                         | Sport, Leisure & Recreation      |
| Dareton Communications Tower                                     | Fletchers Lake Road                   | Telecommunication Tower          |
| Dareton Fire Station   | 43-45 Tapio Street                    | Emergency Service                |
| Dareton Library & Senior Citizens Room                           | Lot 701 DP1126798 26-30 Millie Street | Public Hall/Library              |
| Dareton Police Station   | 48-52 Sturt Place                     | Emergency Service                |
| Dareton Post Office  | 24 Tapio Street                       | Post Office                      |
| Dareton Primary/Community Health Centre                          | 44-46 Tapio Avenue                    | Medical & Emergency              |
| Dareton Public School  | 49 Matong Street                      | Educational Facility             |
| Dareton Swimming Pool  | Matong Street                         | Sport, Leisure & Recreation      |
| Department of Community & Justice                                | 34 Neilpo Street                      | Children & Family Services       |
| Eileen Kirby Memorial Centre                                     | 42 Tapio Street                       | Public Hall                      |
| George Gordon Oval   | Matong Street                         | Sport, Leisure & Recreation      |
| Gyndarna Pre-School  | Hawdon Street                         | Educational Facility             |
| Mallee Accommodation & Support Program                           | 24 Millie Street                      | Government & Community           |
| Mallee Family Care Dareton                                       | 3 Devenport Street                    | Children & Family Services       |
| Men In A Shed  | 1845 Silver City Highway              | Government & Community           |
| Mission Australia Dareton  | 16 Neilpo Street                      | Social Support Services          |
| Ramon Deed Veterans Retreat                                      | 63 Scout Road                         | Public Hall                      |
| Rural Fire Service NSW   | 58-60 Mitchell Ave                    | Medical & Emergency Services     |
| TAFE Riverina Coomealla Campus                                   | Silver City Highway                   | Education, Employment & Training |
| Youth & Community Centre   | 22 Tapio Avenue                       | Public Hall                      |



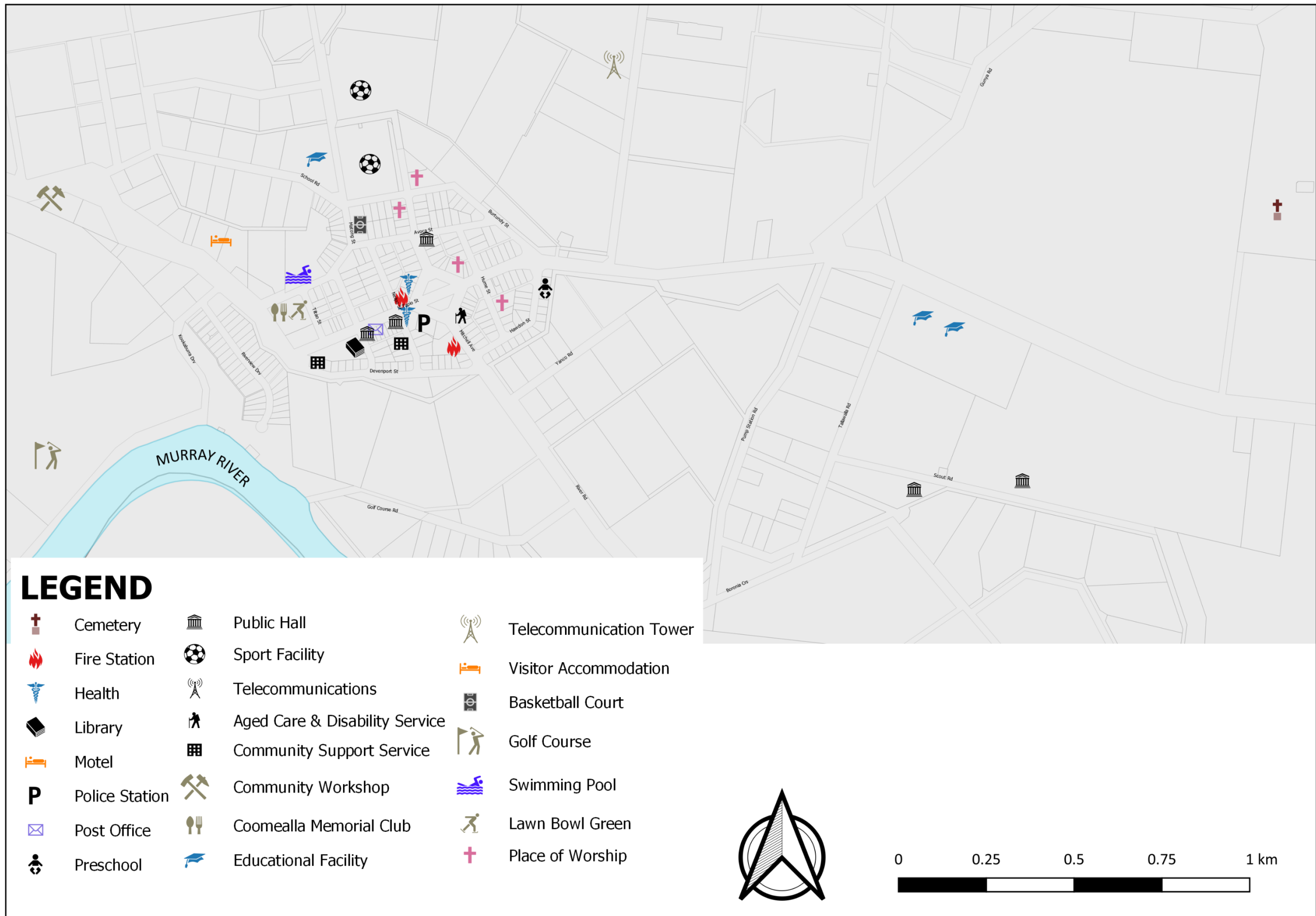


Figure 2.1: Location of facilities and services

2.4 Recreational areas and services

Dareton has 207.49 hectares (2,074,900 m<sup>2</sup>) of public open spaces, which is used for active and passive recreational purposes (see Figure 2.2 and Table 2.3). This far exceeds the Growth Centres Commission’s community open space standard benchmark of 2.83 hectares of public open space per 1,000 people (GCC, 2003). In terms of provision of public open space for current and future residents, Dareton has sufficient space to cater for over 70,000 people. It should be noted that some of the open spaces in Dareton, such as the Coomealla Golf Course and George Gordon Oval serve as regional and local sport facilities.

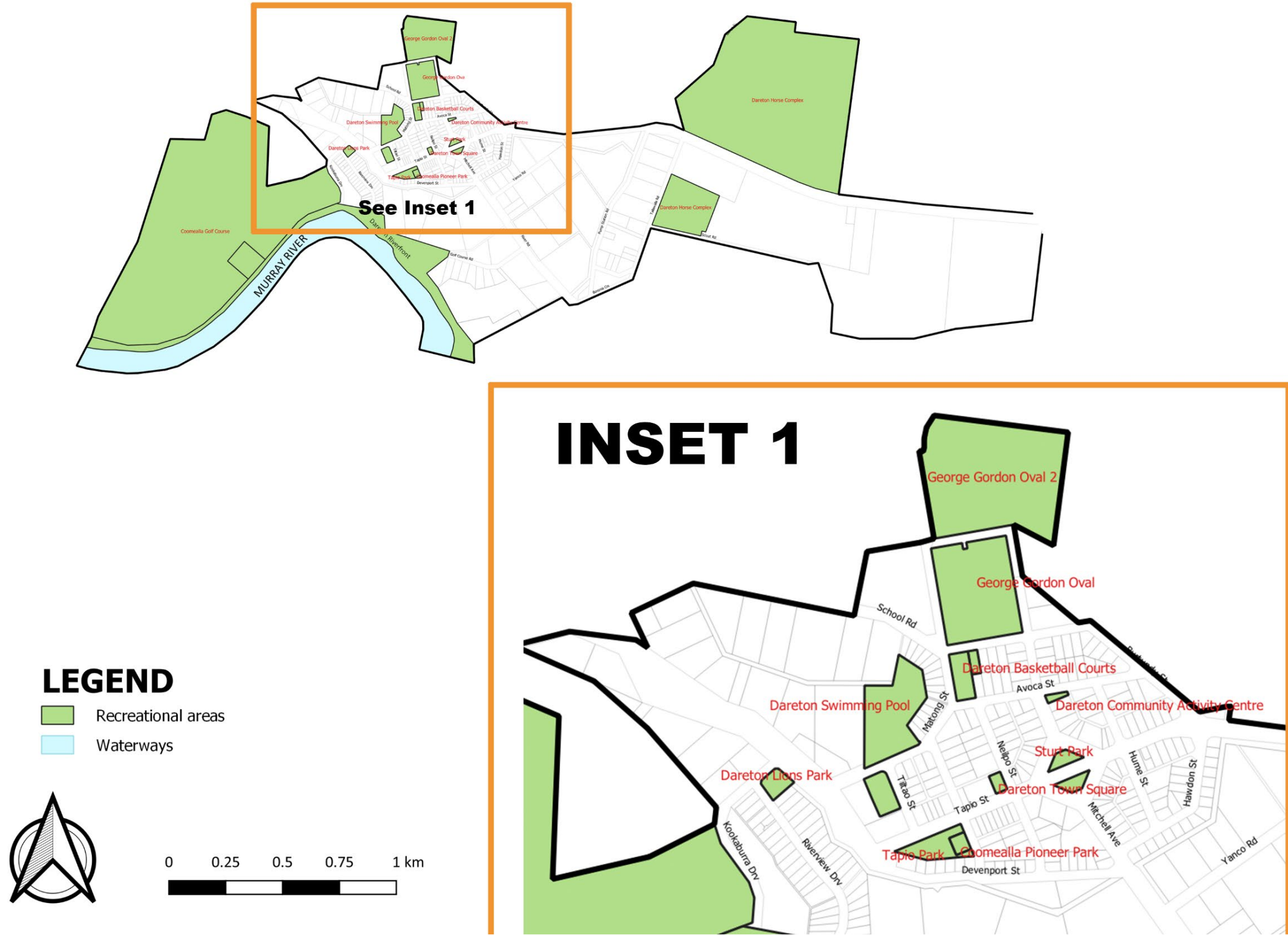


Figure 2.2: Recreational areas

Public open spaces are generally well-serviced, maintained and connected by footpaths and shared ways. This makes the open spaces generally useful and accessible for both the community and visitors. It considered imperative to rezone the open spaces to appropriate recreational zones to reflect their existing recreational uses and facilitate future development and maintenance.

Dareton is also home to the Coomealla Memorial Sporting Club and together with the Coomealla Golf Course, are among the major recreational facilities in the Sunraysia region.

The Club is considered to be the most important entity in the township, providing financial support and funding to the local community.

Dareton benefits from public recreation land along the northern bank of the Murray River. The riverfront has a well-maintained boat ramp and connected footpaths which facilitate easy public access to the river and allows the community and visitors to enjoy water-based recreational activities, such as boating and fishing.

Table 2.3: Summary of recreational areas

| Public open space   | Location   | Land area | Playground | Exercise equipment | Toilet | Disability toilet | Baby change | BBQ | Drinking water | Picnic table | Boat ramp |
|---|--|-----------|------------|--------------------|--------|-------------------|-------------|-----|----------------|--------------|-----------|
| Coomealla Golf Course   | Lot 1136 DP725640;<br>Lot 7318<br>DP1181698<br>Golf Course Road              | 90.46 ha  |            |                    | ✓      |                   |             | ✓   | ✓              | ✓            |           |
| Dareton Basketball Court  | Lot 701 DP1126803<br>Matong Street   | 4140 m²   |            | ✓                  |        |                   |             |     |                |              |           |
| Dareton Children's Playground   | Lot 1 Sec 15<br>DP758338<br>2 Belar Street                                   | 1012 m²   |            |                    |        |                   |             |     |                |              |           |
| Dareton Community Activity Centre (Dareton Girl Guides)                                     | Lot 16 Sec 5<br>DP758338<br>11 Mitchell Avenue                               | 607 m²    |            | ✓                  | ✓      |                   |             |     | ✓              |              |           |
| Dareton Horse Complex (Council Gravel Pit & High School Agricultural Plot & Bus turnaround) | Lot 2 DP853243<br>Trawalla Road &<br>Lot 713 DP756961<br>Silver City Highway | 123.3 ha  |            |                    |        |                   |             |     |                |              |           |



|   |  |                     |                    |  |   |   |  |                    |   |                    |   |
|---|--|---------------------|--------------------|--|---|---|--|--------------------|---|--------------------|---|
| Coomealla<br>Pioneer Park/<br>Dareton Library | Lot 701 DP1126798<br>26-30 Millie Street   | 1470 m <sup>2</sup> | ✓                  |  |   |   |  | ✓                  |   |                    |   |
| Dareton Lions<br>Park                         | Lot 21 Sec 19<br>DP758338<br>Riverview Drive   | 2618 m <sup>2</sup> | ✓                  |  | ✓ |   |  | ✓                  |   | ✓                  |   |
| George Gordon<br>Oval                         | Lot 7011 DP1101609<br>& Lot 7012<br>DP1101611<br>Lot 1 DP1158152<br>Lot 2 DP1239025<br>Mitchell Avenue | 11.03 ha            | ✓<br>(In Progress) |  | ✓ | ✓ |  |                    | ✓ | ✓                  |   |
| Dareton<br>Riverfront Area                    | Golf Course Road   |                     |                    |  |   |   |  |                    |   |                    | ✓ |
| Dareton<br>Swimming Pool                      | Lot 101 DP1232722<br>Matong Street   | 2.03 ha             |                    |  | ✓ |   |  | ✓                  | ✓ | ✓                  |   |
| Dareton Town<br>Square                        | Lot 1 & 2 Sec 3<br>DP758338 39-41<br>Tapio Avenue  | 1037 m <sup>2</sup> |                    |  | ✓ |   |  |                    |   | ✓                  |   |
| Sturt Park                                    | Lot 7300 & 7301<br>DP1121297   | 3042 m <sup>2</sup> |                    |  |   |   |  |                    |   |                    | ✓ |
| Tapio Park<br>Reserve                         | Lot 702 DP1126798<br>Tapio Avenue  | 5454 m <sup>2</sup> | ✓                  |  |   |   |  | ✓<br>(In Progress) |   | ✓<br>(In Progress) |   |

Other recreational opportunities are provided by a range of community groups and clubs including sporting clubs, such as football and netball, and service clubs, such as Senior Citizens, Dareton Coomealla Namatjira Community Action Team (DCNCAT) and Dare 2 for Dareton (Dareton Girl Guides) (see Table 2.4). These groups and clubs organise and participate in various community events such as Australia Day Afternoon Tea, Dareton Street Markets, annual races and monthly fishing competitions.

Table 2.4: Community groups/clubs

| Group/Club  | Location                              | Purpose/Function            |
|---|---------------------------------------|-----------------------------|
| Coomealla Club Angling Club                       | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Coomealla Golf Club                               | 188 Golf Course Road                  | Sport, Leisure & Recreation |
| Coomealla Lawn Bowling Club                       | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Coomealla Memorial Sporting Club                  | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Coomealla-Mildura Mountainless Bike Club          | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Coomealla Triathlon Club                          | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Coomealla Wentworth Cricket Club                  | Mitchell Avenue (George Gordon Oval)  | Sport, Leisure & Recreation |
| Dare 2 for Dareton (Dareton Girl Guides)          | 11 Mitchell Avenue                    | Sport, Leisure & Recreation |
| Dareton Coomealla Namatjira Community Action Team | Senior Citizens Rooms                 | Government & Community      |
| Dareton Senior Citizens                           | Lot 701 DP1126798 26-30 Millie Street | Sport, Leisure & Recreation |
| Mildura Coomealla Cycling Club                    | 2-8 Matong Street                     | Sport, Leisure & Recreation |
| Murray Darling Swimming Club                      | Matong Street                         | Sport, Leisure & Recreation |
| Wentworth & District Football & Netball Club      | Mitchell Avenue (George Gordon Oval)  | Sport, Leisure & Recreation |
| Wentworth & District Junior Football Netball Club | Mitchell Avenue (George Gordon Oval)  | Sport, Leisure & Recreation |

## 2.5 Community wellbeing and safety

Wentworth Shire Council is committed to improving wellbeing by building partnerships between Police, Government agencies, local Councils, community organisations and individuals to promote community safety.

From a land use planning perspective, this would involve incorporating Crime Prevention Through Environmental Design (CPTED) principles in the design of neighbourhoods and precincts to promote awareness of environment, visibility by others and natural surveillance among others.

## 2.6 Cultural and Indigenous heritage

An assessment of Aboriginal cultural heritage and consultation with Aboriginal people indicates that Dareton is endowed with significant Aboriginal heritage values with the area displaying low to high Aboriginal archaeological sensitivity. The Aboriginal heritage values generally occur on the margins of the Murray River and in the remnant Black Box and Red Gum communities (see Figure 2.3). This is largely explained by the current and historical land use and disturbance patterns in the area.

An extensive search of the Aboriginal Heritage Information System found that two Aboriginal sites are located within the Dareton Study area. It is anticipated that these sites include

middens such as shells and artefacts, scar trees where tree bark has been harvested to make canoes and coolamons (i.e. food and water containers or shields), open camp sites marked by activities associated with cooking and stone tool production, use and/or maintenance and potential archaeological deposit and burials.

As indicated earlier, Dareton has a significant Aboriginal population who maintain a strong connection to the country through cultural heritage sites and experiences. Dareton is also home to many proud and passionate Barkandji Elders who have rich Indigenous cultural knowledge of the area. Many of the Aboriginal people work in the community around Dareton in organisations such as Barkindji Maraura Elders Environment Team (BMEET), Barkandji Native Title Group Aboriginal Corporation (RNTBC) and Dareton Local Aboriginal Land Council (DLALC). The Barkandji Nation land rights also co-exist on a multitude of public reserves and crown owned lands in the area. These present opportunities for developing and pursuing appropriate measures to ensure long-term protection, preservation and management of the town's rich Indigenous heritage values.

In relation to European heritage, the former State Bank located in Tapio Street is the only locally significant heritage item in Dareton listed in the Wentworth Local Environmental Plan 2011. Further investigation and assessment should be undertaken to identify, protect and adaptively reuse more European heritage items or buildings in Dareton.

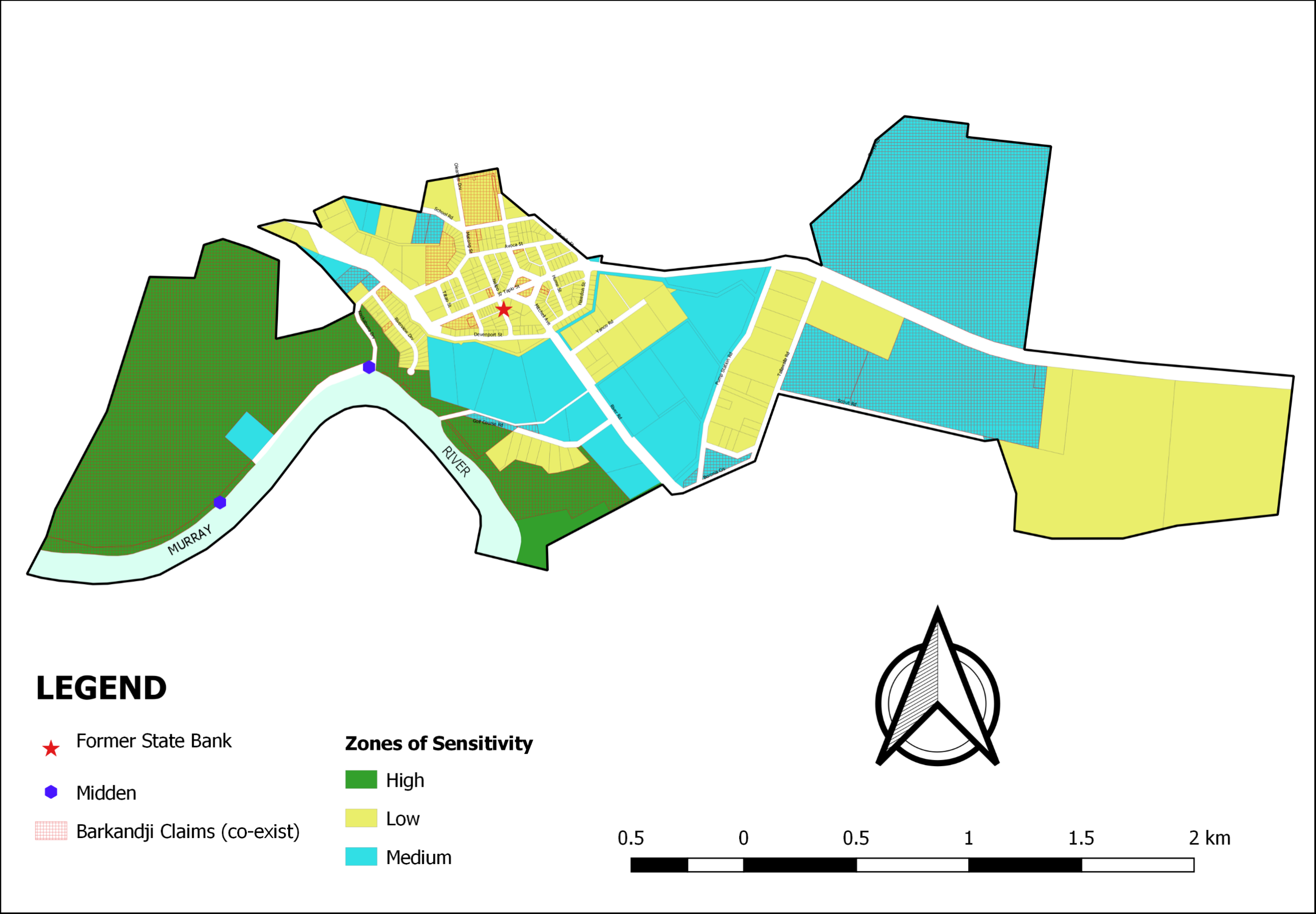


Figure 2.3: Heritage items and areas



## 3 COMMUNITY CONSULTATION



### 3.1 Purpose of consultation

Community consultation is integral to the preparation of the Strategy with initial community input sought at the very early stage. This has been done to effectively identify the issues and opportunities in the community from a broad perspective and assist in formulating a vision and strategic objectives for the township. It was also aimed at enhancing the strength of the Strategy and ensuring that its recommendations deliver optimum benefit to Dareton and the surrounding community.

The specific intents of the community consultation were to:

- a) ascertain and understand community and stakeholder views and opinions to inform the Strategy;
- b) identify issues and obtain community input on ways to resolve them;
- c) assist in developing a 'vision' for the town;
- d) communicate and inform the community and stakeholders of the process and key messages of the Strategy;
- e) obtain feedback and input throughout the Strategy preparation process; and
- f) encourage public ownership of the final Strategy.

### 3.2 Community consultation process

Council aims to provide numerous opportunities for the community and key stakeholders to provide formal and informal comment and feedback to assist with the continued preparation of the Strategy. The consultation process allows the community and relevant stakeholders to identify various relevant issues as being important for the future development, growth and sustainability of Dareton. The specific consultation activities undertaken and the resultant outcomes are summarised below.

#### 3.2.1 Community survey

An online community survey was undertaken for two weeks between 9 and 22 June 2020. The survey allowed community members to identify the fundamental issues and strengths of the town and suggest ways to improve their liveability in Dareton.

There were 140 responses to the community survey and these revealed key community concerns and desired improvements in the town. The survey responses have been categorised as issues, opportunities and ideas for improvements under key thematic topics in Tables 3.1-3.3, with raw survey responses provided in Attachment 1.

Table 3.1: Issues

| Community  |
|--|
| Low recognition of cultural diversity which is a barrier to community integration and participation  |
| Inadequate youth activities which sometimes make the youth disengaged  |
| Inadequate employment opportunities and prevalence of poverty  |
| Poor reputation of the town is a disincentive to attracting new residents and businesses   |
| Absence of community meeting spaces  |
| Residents feel neglected as the town is largely reliant on the local Club to provide and maintain facilities   |
| Prevalence of youth anti-social behaviours creates a sense of insecurity   |
| Built environment  |
| Main street is untidy and contains disused, poorly maintained buildings which undermines the appearance of the town. The area is uninviting for tourists and visitors to stopover in the town. |
| Town entrances are untidy and lacking in identity and attraction   |
| Vacant shopfronts on the main street and limited local retail options for residents  |
| Lack of a dedicated recreational vehicles caravan parking area is a disincentive for tourists and visitors to stopover in the town   |
| Untidy house blocks that undermine overall aesthetic appeal of the town and instil wrong perceptions   |
| Lack of outdoor dining   |
| Lack of shady native trees in road reserves and public spaces  |
| Infrastructure and services  |
| Poor public transport affects movement of residents to other parts of the region   |
| Inadequate sharedways and footpaths which inhibit community uptake/use of active transport such as cycling and walking   |
| Lack of street lighting on some streets including near certain public facilities like the swimming pool  |
| Excessively long 50 kilometre speed limit zone beyond the main township area   |
| The high volume of heavy vehicle traffic on the Silver City Highway impacts on amenity of the town   |
| Absence of pedestrian crossing facilities in the commercial precinct creates public safety concerns with heavy vehicles passing through the area at high speeds                                |
| The impending relocation of NSW Health from the town   |
| Cannot walk around safely because there are too many dogs roaming around the town  |
| Recreational facilities  |
| Lack of community gardens  |
| Untidy parks and recreational areas  |
| Natural environment  |
| Lack of maintenance of the riverfront area which sometimes impedes access to and usage of the boat ramp  |

Table 3.2: Opportunities

| Community  |
|--|
| The local Men's Shed provides an avenue for older residents to meet and interact which helps in relieving boredom and builds social cohesion |
| Cost of living in the town is relatively affordable  |
| Strong sense of belonging and personal connections among community residents   |
| Many Indigenous community events that bring residents together and could attract visitors to the town  |
| Many proud and passionate residents (community pride and spirit) that can be leveraged for community development initiatives                 |
| Strong Indigenous heritage and character of the town that can be harnessed to boost tourism  |

|  |
|--|
| Presence of local employment opportunities especially in the community and health sectors                                  |
| Culturally and socially diverse community that is being slowly recognised albeit sustained improvement is required         |
| <b>Built environment</b>   |
| Essential services are all within walking distance due to the compact nature of the town                                   |
| The town provides a tranquil and idyllic country lifestyle   |
| Green urban landscape which enhances the town's aesthetic appeal and microclimatic conditions                              |
| <b>Infrastructure and services</b>   |
| Hub of services; schools, RFS, hall, public transport and health services, which ensures easy access by local residents    |
| The close proximity to Mildura ensures easy access to high order services  |
| <b>Recreational facilities</b>   |
| The Coomealla Memorial Club and Golf Course are major attractions to the town  |
| Presence of recreational facilities with modern/improved facilities (football oval, tennis courts, golf and swimming pool) |
| <b>Natural environment</b>   |
| The high-quality soil and availability of water for horticulture help attract residents to the town                        |
| The proximity to River Murray makes it a desirable destination for people to live and visit                                |

Table 3.3: Ideas

|  |
|--|
| <b>Community</b>   |
| There needs to be more visual acknowledgement of the local Aboriginal community and tribe  |
| Men's Shed needs a purpose-built structure   |
| Help the youth and community centre  |
| Develop Dareton Community Hub to support the operation of community led groups and organisations and provide greater facilities to the overall community             |
| Redevelop the vacant Eileen Kirby Memorial building for community purposes   |
| Encourage cross-cultural events (i.e. sports, dreamtime stories) to breakdown colour barriers among the diverse residents  |
| Encourage families in the town to take their children to the Dareton Public School   |
| Develop ways to engage youth (i.e. trades training/skills)   |
| <b>Built environment</b>   |
| Develop the town entrance with signage, landscape or sculpture that showcases Indigenous identity and the river  |
| Revitalise the main street through Dareton to make it more attractive and welcoming  |
| Remove existing untidy trees on the main street and plant low maintenance trees or shrubs  |
| Shopfronts in the town need be maintained and painted to make them visually appealing  |
| A café with indoor and outdoor dining options is needed in the town  |
| Attract more small businesses and variety of shops to occupy vacant shops  |
| Encourage owners/landlords to tidy up their properties/blocks and nature strips  |
| Rezone more land to support and encourage housing development  |
| <b>Infrastructure and services</b>   |
| The NSW Health needs to remain in Dareton to ensure residents have direct access to alternative healthcare other than Coomealla Health Aboriginal Corporation (CHAC) |
| Improve the quality and frequency of public transport services   |
| Provide streetlights along streets and footpaths and replace/repair existing dysfunctional lights on the main street   |



Roads near town need to be sealed (i.e. Golf Course Road)

Improve the drainage network

Develop a walking and cycling network and seal the footpath along the river

Improve water supply pressure

**Recreational facilities**

Provide diverse playground opportunities

Provide more landscaped parks and public spaces

Develop and promote rest areas

Enhance and publicise local camping areas

Monitor activities in the parks to track down inappropriate uses such as drinking

Provide a jetty at the boat ramp

Develop horse riding tourism in the town

Provide a water park near the swimming pool

**Natural environment**

Plant more trees at vantage areas (i.e. parks, streets) in the town

Improve attractiveness of the riverfront and clearing of scrub vegetation around Kookaburra Drive and Golf Course Road area

The above survey results together with the findings of extensive documentary reviews and field observations undertaken by Council staff, were used to support and inform the preparation of the Strategy.

**3.2.2 Public Exhibition**

Following consideration and resolution by Council, the draft Our Town Our Future Dareton Revitalised Strategy was publicly exhibited for 35 days from 6 March 2021 to 9 April 2021.

The draft Strategy was available for viewing on Council's website, as well as advertised in the Sunraysia Daily and Mildura Weekly newspapers and posted on Council's Facebook page for public comments and feedback.

Letter mailouts were sent directly to proposed affected landowners whose properties have been identified for rezoning or other recommendations.

The draft Strategy was also referred to relevant state agencies and community groups for comment and feedback.

Council received eight submissions at the end of the exhibition period of the draft Strategy.

These issues were considered by Council and adjustments were made to the final Strategy. A detailed summary of the points made in the submissions and Council's responses, including adjustments made to the draft Strategy is provided in Attachment 2.

A summary of comments made by the community members who attended the two drop in sessions are tabled together with Council's responses in Attachment 3.

## 4 LAND USE AND INFRASTRUCTURE



### 4.1 Land zoning analysis

The land use zones applied to Dareton under the Wentworth Local Environmental Plan 2011 are presented in Table 4.1 and Figure 4.1.

The main township area is zoned RU5 Village with the Silver City Highway zoned SP2 Infrastructure. The RU5 zone is also applied to an area located east of the main township area on the Silver City Highway, which encompasses the Coomealla High School and TAFE Campus, the Dareton Horse & Pony Club and partially over the Wentworth & Coomealla District Sub Branch of the Vietnam Veterans Association of Australia.

It is considered that the RU5 Village zone is an appropriate zone for Dareton. The flexibility of this zone supports the development of mixed, compatible land uses to service the local rural community and promote local economic development.

However, some of the areas that are currently zoned RU5 Village should be rezoned to more accurately reflect the on-ground activities and purpose of those sites. This particularly applies to the area of RU5 Village land east of the township as it is not only distant from the main urban area but the current ownership and uses are not accurately reflected in the RU5 Village zone. It is considered that the following zones will more appropriately suit the current conditions of the area:

- SP2 Infrastructure – Coomealla High School and TAFE Campus
- RE2 Private Recreation – Dareton Horse & Pony Club

- RU1 Primary Production or RE2 Private Recreation – Wentworth & Coomealla District Sub Branch of the Vietnam Veterans Association of Australia

In addition, the public open spaces within the town which are all currently zoned RU5 Village should be considered for rezoning to appropriate recreation zones.

The R5 Large Residential zone is located to the immediate south-east of the township providing a seamless transition from the urban to rural land. Demand for land in this zone is very high with all seven lots created by a recent subdivision taken up within 12 months of completion of the subdivision.

The Namatjira Aboriginal Settlement area is zoned SP1 Special Activities with community facilities being the main land use permitted with consent under the zone. However, the dominant existing land use in the area is residential housing which is largely inconsistent with the purpose shown on the land zoning map for the area. This inconsistency needs to be addressed by either expanding the purpose shown on the land zoning map to include residential accommodation or applying a new zone that reflects the current residential use of area.

The IN2 Light Industrial zone is applied to a parcel of land located east of the main township area along the Silver City Highway. The light industrial zone is sandwiched between the Silver City Highway, Pump Station Road, Tallawalla Road and Boronia Crescent making it highly



accessible. The area currently contains a mix of land uses including a bulk retail outlet (agricultural retail outlet), car dealership, truck depot (earthmoving business) and rural residential housing, but the greater proportion of it remains vacant and depicts lack of growth in the area. It would be appropriate to rezone this area to a zone that supports the existing diverse land uses, especially the residential uses which are actually prohibited under the current IN2 Light Industrial zone. The B4 Mixed Use zone is considered the most suitable zone for this area as it supports and encourages a wide range of land uses including commercial, residential and light industrial activities.

The remainder of the Dareton study area is zoned RU1 Primary Production. Most of the land in this zone is used for irrigated horticulture although a considerable area immediately adjoining the township to the east has gradually transitioned into rural residential with no potential of being reused for productive agricultural purposes.

Table 4.1: Land use zones

| Land use zone             | Zoned          |                | Developed      |                | Undeveloped    |                |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                           | Area (hectare) | Percentage (%) | Area (hectare) | Percentage (%) | Area (hectare) | Percentage (%) |
| RU5 Village               | 102            | 18.0           | 77             | 75.5           | 25             | 24.5           |
| R5 Large Lot Residential  | 33             | 5.8            | 9              | 27.3           | 24             | 72.7           |
| IN2 Light Industrial      | 23             | 4.1            | 19             | 82.6           | 4              | 17.4           |
| RE1 Public Recreation     | 17             | 3.0            |                |                |                |                |
| RU1 Primary Production    | 254            | 44.9           |                |                |                |                |
| SP1 Special Activities    | 78             | 13.7           |                |                |                |                |
| SP2 Infrastructure        | 25             | 4.4            |                |                |                |                |
| W1 Natural Waterways      | 0.01           | 0.0            |                |                |                |                |
| W2 Recreational Waterways | 35             | 6.1            |                |                |                |                |
| <b>Total</b>              | <b>566</b>     | <b>100</b>     |                |                |                |                |



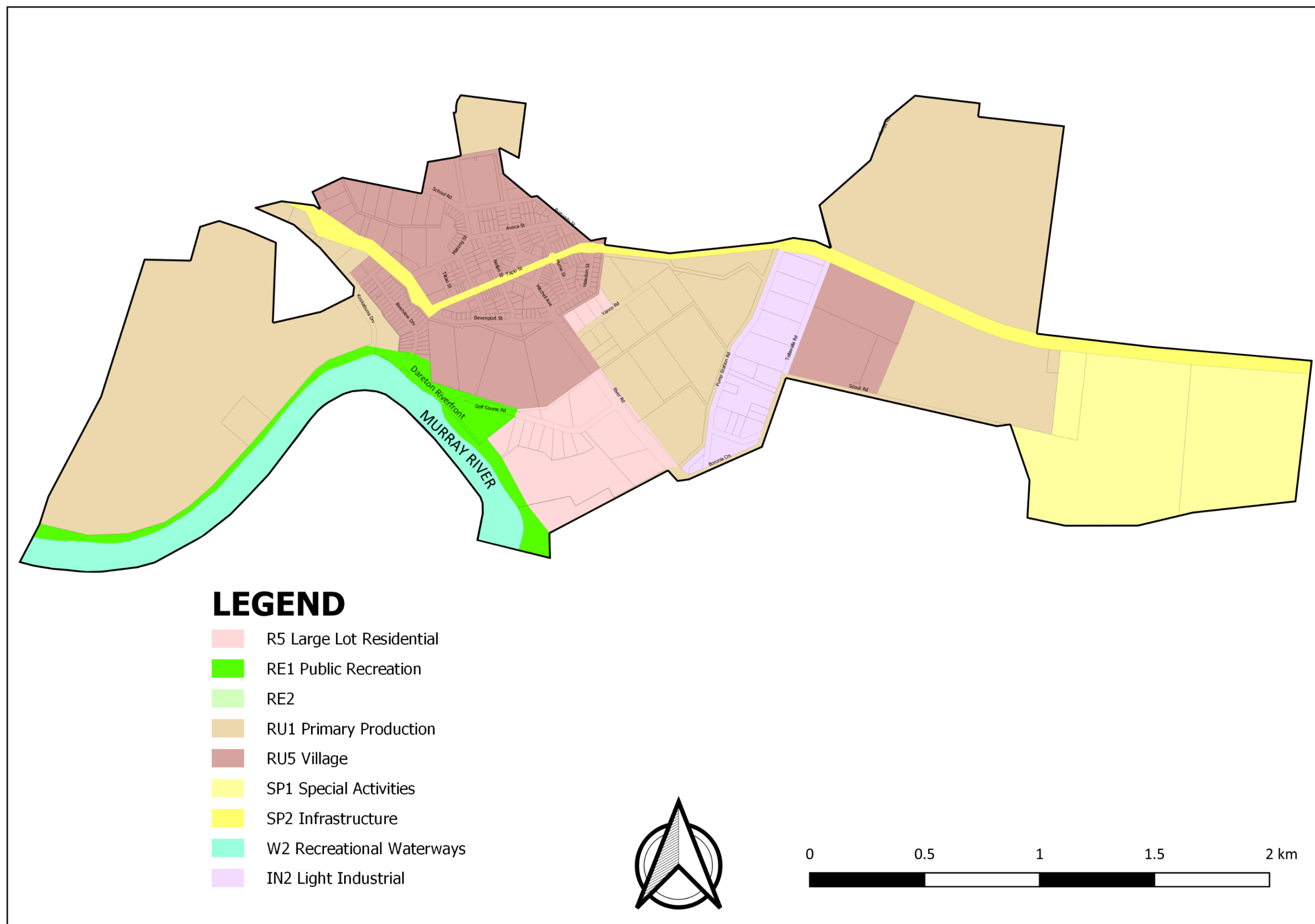


Figure 4.1: Land zoning map

## 4.2 Residential land and development

In 2016, Dareton had a total housing stock of 209 with the greater majority 88.5% (161) of the dwellings being a detached residential dwelling type structure. This suggests the need for increased housing diversity to make housing more affordable, as well as meet the needs of the town’s diverse residents, especially the increasing older population and single person households.

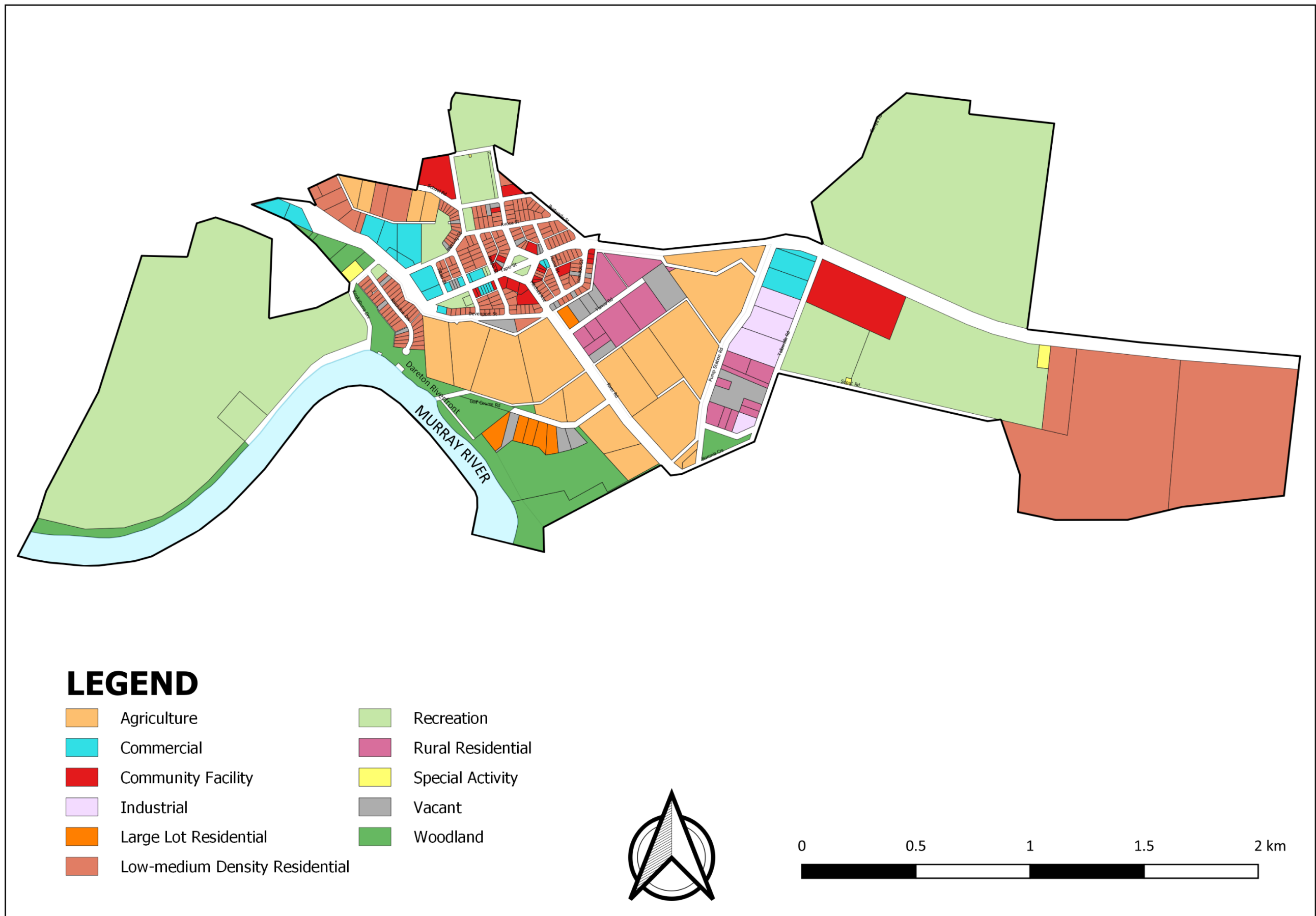
Dareton had 27 and 26 unoccupied dwellings in 2016 and 2006 respectively, indicating that some properties are purchased for either temporary accommodation or holiday rentals.

Residential land uses occupy an area of 204.46 hectares and can be broadly categorised as low-medium density residential (100.78 hectares) and large lot residential (3.68 hectares) (see Table 4.2).

Table 4.2: Land uses

| Land use                       | Area (hectare) | Percentage (%) |
|--------------------------------|----------------|----------------|
| Low-Medium Density Residential | 100.78         | 17.81          |
| Large Lot Residential          | 3.68           | 0.65           |
| Commercial                     | 11.00          | 1.94           |
| Industrial                     | 6.86           | 1.21           |
| Community Facility             | 13.01          | 2.30           |
| Recreation                     | 214.63         | 37.92          |
| Rural Residential              | 13.40          | 2.37           |
| Special Activity               | 1.08           | 0.19           |
| Vacant                         | 9.78           | 1.73           |
| Agriculture                    | 61.33          | 10.84          |
| Woodland                       | 33.10          | 5.85           |
| Road & Access                  | 62.32          | 11.01          |
| Waterways                      | 35.01          | 6.19           |
| Total                          | 566.00         | 100.00         |

The low-medium density residential area encompasses the main township area and forms a near nucleated settlement pattern traversed by the Silver City Highway (see Figure 4.2). The large lot residential housing is confined to the south-east providing some transition between the main township area and the surrounding active agricultural land.



10/10

11/11/2019



10

5

5



11

11



### Figure 4.2: Land use map



The annual residential land take-up rate in Dareton between 2015 and 2019 was 12 lots for RU5 Village zone and four lots for R5 Large Lot Residential. It must be noted that demand for large lot residential land only dates back to 2017 when the first subdivision in this zone was completed. To date only two subdivisions have been undertaken in this zone with a cumulative lot yield of 11 out of which nine have been taken up. The remaining two lots have lot sizes of about 3000 m<sup>2</sup> and this could partly explain why they have not been taken up as all the remaining lots are above 5000 m<sup>2</sup>. Therefore, minimum lot size for future subdivision in this zone should be maintained at 5000 m<sup>2</sup> as this appears a more attractive lifestyle choice.

Between 2015 and 2019, 37 development approvals were granted in Dareton with seven approvals being specifically for new residential dwellings. This culminated into an annual average housing approval rate of 1.4, which is far below other areas, such as Buronga and Gol Gol, which recorded an average of 34 new dwelling approvals per year over the same period. This may be linked to the fact that no significant residential subdivisions have been undertaken in the town in recent times. For example, most of the new housing development occurred in the recent large lot residential subdivision on Golf Course Road, which indicates that the residential lots are likely to be taken up and developed when they become available.

At the time of preparing the Strategy there were only two residential lots available for sale in Dareton based on data obtained from Domain. This situation makes it imperative to introduce measures and incentives to attract and stimulate housing and residential subdivision development in the township.

Dareton has a total of 25 hectares of undeveloped RU5 Village zoned land comprising of, six hectares of brownfield and 19 hectares of green field. The available RU5 Village land equates to approximately 284 lots based on the current median lot size of 880 m<sup>2</sup>. Based on current take-up rate, the lot yield can provide 24 years supply.

There are 24 hectares of existing undeveloped R5 Large Lot Residential land comprising of, two hectares of brownfield and 22 hectares of green field. However, 13 hectares of this undeveloped land is owned by NSW Crown Land and Western Murray Irrigation Limited. Council has been advised by both agencies that these are unlikely to be developed for residential purposes in the immediate future. This leaves a balance of 11 hectares of developable R5 Large Lot Residential with a potential lot yield of 15 lots based on 30% for roads and other public infrastructure and the minimum lot size of 5000 m<sup>2</sup>. The current available lot yield therefore, can only support an immediate to short-term supply for up to four years based on the prevailing large lot residential land take-up rate. This calculation is on the assumption the current landowners are prepared to undertake the subdivision and associated works to bring those lots onto the market.

In the RU5 Village zone, emphasis should be placed on attracting development to the brownfield given that most of the green field still contains active horticultural farms. This is because the widespread vacant brownfield lots have created a leapfrogging development pattern which means existing Council services are being underutilised (see Figure 4.3). Also, most of the vacant lots are poorly maintained and have overgrown bushes which affect the aesthetic appeal of the town and could potentially serve as breeding grounds for vermin. Options that can be considered by Council to facilitate uptake and development of these brownfields include discount and/or exemptions on development contribution charges, service connection fees and property rates, among others.

However, given the popularity of the R5 Large Lot Residential zone as well as the constraints around existing undeveloped land in the zone, additional land needs to be identified and rezoned to prevent a future supply shortage, as well as attract and drive housing development in Dareton.

Based on historical trends, it is not unreasonable to expect that the provision of additional large lot residential land may provide an impetus for increased demand and large lot residential development in Dareton.

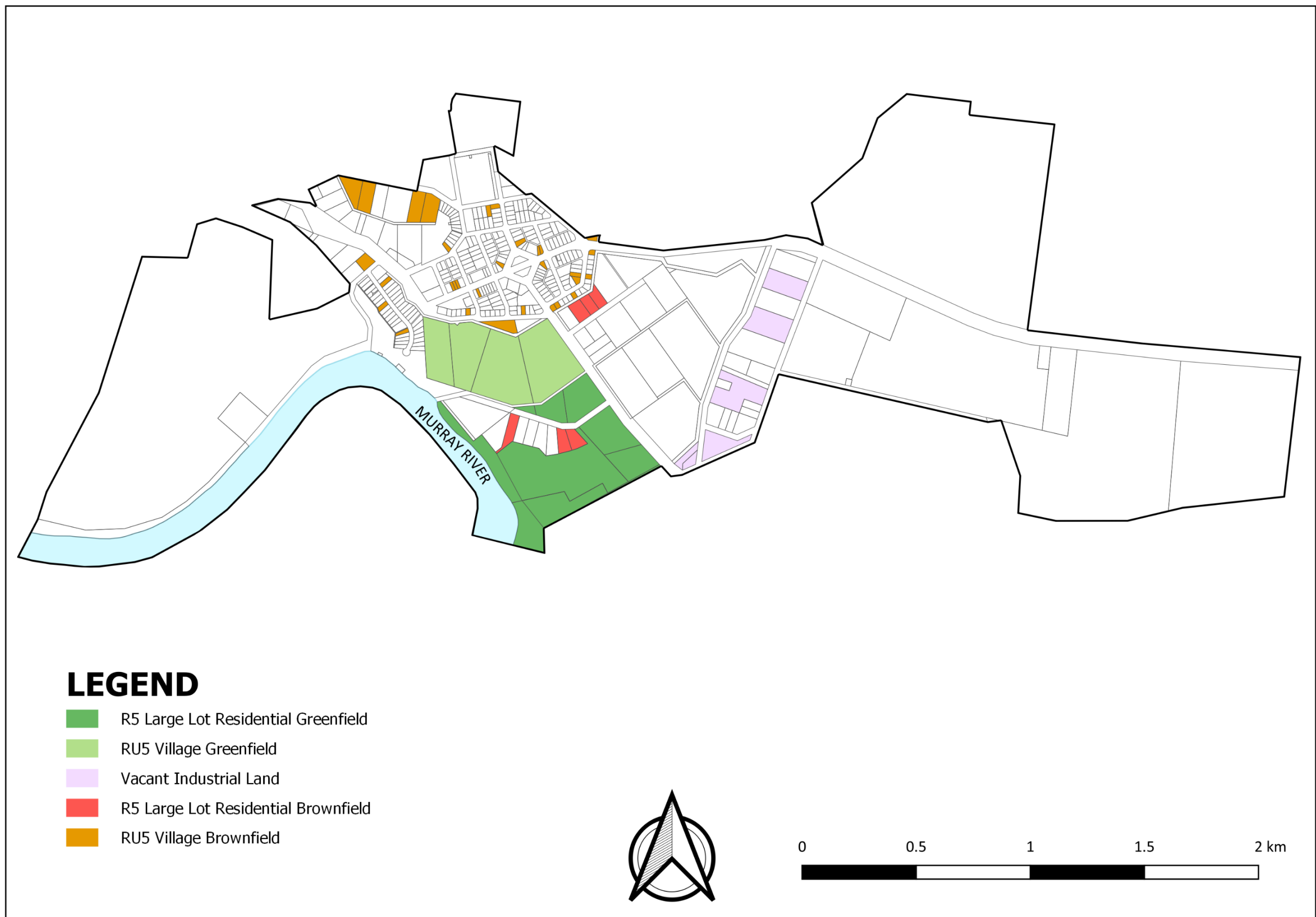


Figure 4.3: Vacant land

### 4.3 Commercial land uses

The small commercial precinct in Tapio Street straddles both sides of the Silver City Highway, making the precinct highly visible and accessible to both the local community and through traffic. The precinct, containing numerous businesses, is defined by Tapio Lane to the north, Devenport Lane to the south, Neilpo Street to the east and Tiltao Street to the west. The commercial precinct is surrounded by residential, recreational and community land uses.

Table 4.3: Businesses in Dareton and its immediate surroundings

| No. | Business name                              | Location                 | Business type                  |
|-----|--|--------------------------|--------------------------------|
| 1   | Australian Unity Home Care Services        | 58 Sturt Place           | Aged Care & Disability Service |
| 2   | CDC Mildura                                | 68-70 Tapio Avenue       | Transport Services             |
| 3   | Chemist                                    | 28 Tapio Street          | Health                         |
| 4   | Coomealla Club Motel & Caravan Park Resort | 1788 Silver City Highway | Visitor Accommodation          |
| 5   | Coomealla Fuel Station                     | 1-3 Tapio Street         | Retail                         |
| 6   | Coomealla Health Aboriginal Corporation    | 47-51 Sturt Place        | Health                         |
| 7   | Coomealla Memorial Club                    | 2-8 Matong Street        | Restaurant/Café                |
| 8   | Dareton Mini Mart/Takeaway                 | 19-21 Tapio Street       | Restaurant/Café                |
| 9   | Dareton Police Station                     | 48-52 Sturt Place        | Police Station                 |
| 10  | Dareton Primary/Community Health Centre    | 44-46 Tapio Avenue       | Health                         |
| 11  | Department Community and Justice           | 34 Neilpo Street         | Government/Community Services  |
| 12  | E.E. Muir & Sons                           | 1585 Silver City Highway | Retail                         |
| 13  | Indigenous Shop                            | 1845 Silver City Highway | Retail                         |
| 14  | James Cheap Cars & Wreckers                | 50 Tallawalla Road       | Trade & Manufacturing          |
| 15  | JB'S Automotive Repairs                    | 1-3 Tapio Street         | Trade & Manufacturing          |
| 16  | Mallee Accommodation & Support Program     | 24 Millie Street         | Government/Community Services  |
| 17  | Mallee Family Care Dareton                 | 3 Devenport Street       | Government/Community Services  |
| 18  | Poppys Takeaway                            | 27-37 Tapio Street       | Restaurant/Café                |
| 19  | Post Office                                | 24 Tapio Street          | Post Office                    |
| 20  | Rural Fire Service                         | 58-60 Mitchell Avenue    | Emergency Services             |
| 21  | Vinnies                                    | 36 Tapio Street          | Retail                         |
| 22  | Walkers IGA                                | 31-37 Tapio Street       | Retail                         |
| 23  | Western Murray Irrigation Limited          | 5 Tapio Street           | Water Supply Service           |

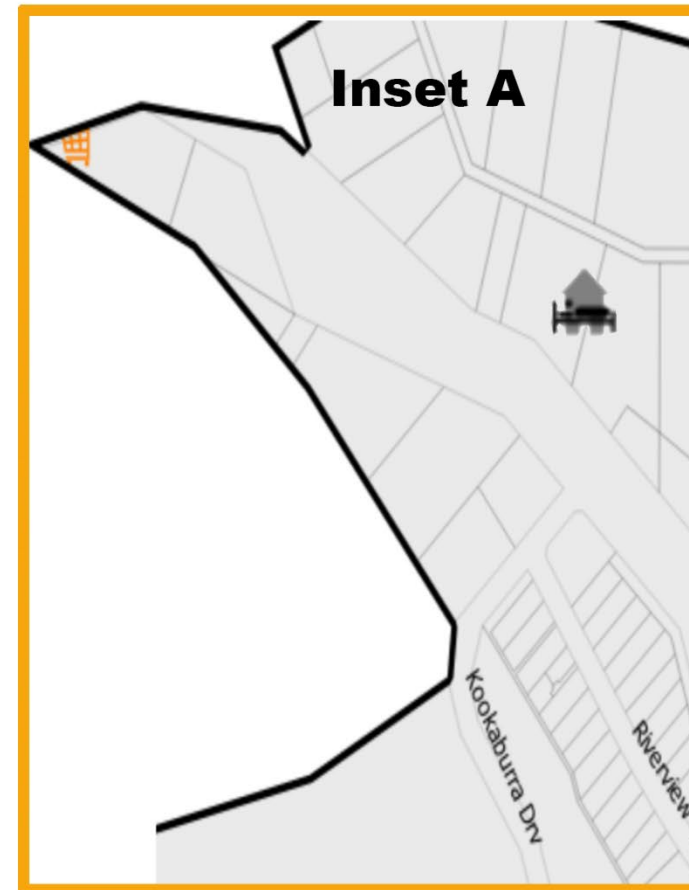
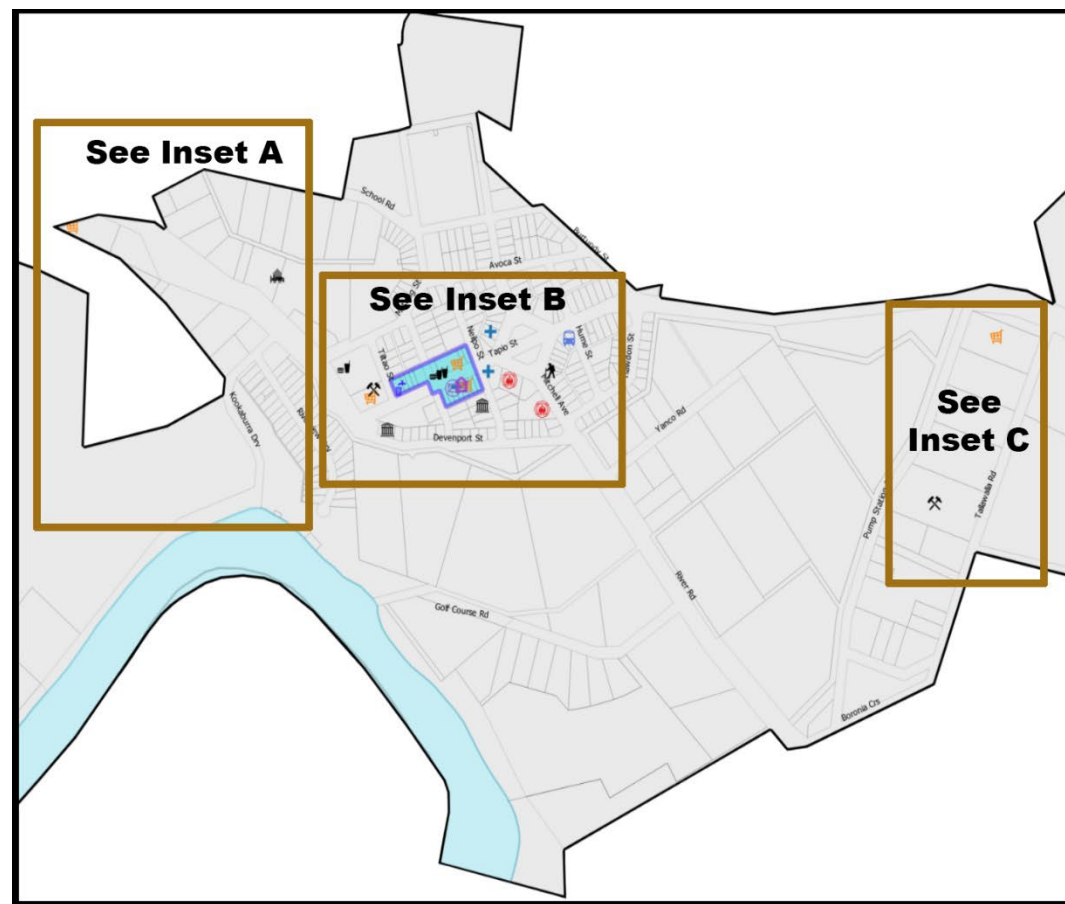


The location of the precinct on the highway means high volumes of vehicle traffic traversing the precinct and presenting issues relating to pedestrian safety and functioning of the local road network. The current traffic management regime of the stretch of the highway within the precinct prioritises vehicular traffic over pedestrians, which poses an enormous safety risk to those who need to frequently cross the highway to access services located on both sides.

Field observations determine many drivers do not adhere to the speed limit restrictions within the precinct. The Strategy needs to consider traffic treatments that facilitate safe pedestrian movements and compel drivers to slow down within the commercial precinct area.

The precinct is characterised by the presence of tired, vacant buildings which portray a lack of growth, vitality and development in the town. A typical example is the Eileen Kirby Memorial Centre. To address these issues, the Strategy assesses these buildings with the aim of identifying appropriate alternative uses for the buildings. The Strategy will also need to consider ways to encourage existing shops and cafés to update and refresh existing buildings, and extend activities outdoor on the shared pathway (at the discretion of the business proprietor) to project the feeling of activity and progression of the commercial precinct.

Beside the main commercial precinct, other commercial and light industrial activities have established along the Silver City Highway in the western end of the town. The types of businesses in this area include a bottle return shop, art gallery and workshop (Men's Shed). There is also a proposal to establish a dairy processing factory with attached retail outlet and restaurant in this area. However, the area is currently zoned RU1 Primary Production which does not support or facilitate the development of the existing or intended future uses. Therefore, the area should be considered for rezoning to support the existing and establishment of emerging businesses in the area to boost the commercial sector in Dareton. Given that the area is located directly on the Silver City Highway, an appropriate zone would be B6 Enterprise Corridor. The Wentworth Local Environmental Plan 2011 already includes this zone and applying it to the area will facilitate the development of a subsidiary commercial centre and afford local enterprises the opportunity to take advantage of the main road traversing the town.



## LEGEND

- |                                |                       |
|--------------------------------|-----------------------|
| Aged Care & Disability Service | Retail                |
| Emergency Services             | Trade & Manufacturing |
| Employment Services            | Transport Services    |
| Government/Community Services  | Visitor Accommodation |
| Health                         | Water Supply Service  |
| Post Office                    | Local Town Centre     |
| Restaurant/Café                |                       |

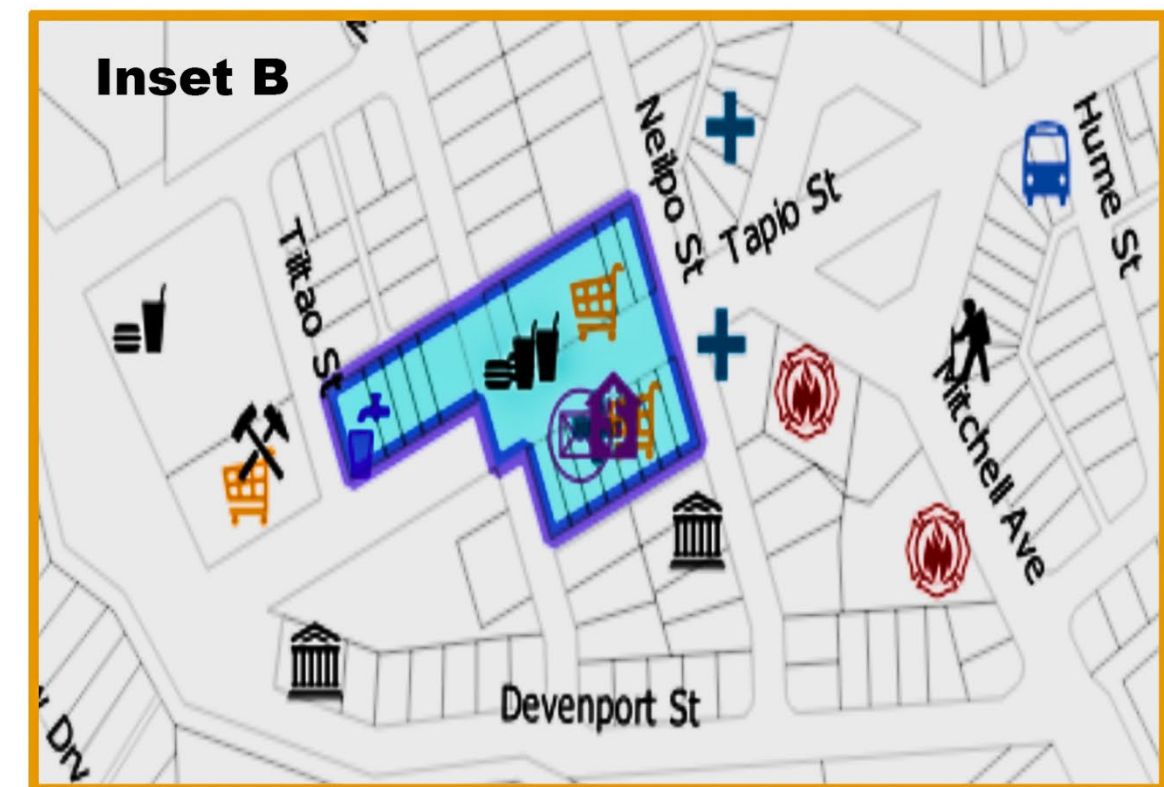


Figure 4.4: Business locations

## 4.4 Industrial land uses

Dareton has an existing IN2 Light Industrial zone however there are currently no significant industrial activities established in the area. The two main businesses in the industrial zone include a car dealership and wrecking yard, and a bulk agricultural retail shop. The area also contains a defunct fruit processing company (packing sheds) and abandoned machinery/implement repair yard.

While industrial development has not occurred in the area, there has been growing interest from both new and local people to develop residential housing in the area. In fact, a significant proportion of development in the area is residential with almost all the properties rated as residential rural under Council's property rating system.

Given the existing diverse mix of land uses in the area, the IN2 Light Industry zone currently applied is considered inappropriate and therefore rezoning is required to facilitate and support existing and similar future development of the area. It would be appropriate to rezone the area to a zone that supports the existing diverse land uses, especially the residential uses which are actually prohibited under the current IN2 Light Industrial zone. In this instance, the land use zone considered suitable is B4 Mixed Use as it supports and encourages a wide range of land uses including commercial, residential and light industrial activities.

## 4.5 Roads and footpaths

Dareton is serviced by a well-connected network of arterial, collector and local access roads (see Figure 4.5). The majority of roads are in good condition and will be able to support the community into the future, subject to Council's routine maintenance.

However, there are roads servicing existing residential and large lot residential areas that are unsealed or un-formalised. There is a need to prioritise and provide sealed roads, streets and formal accesses to properties within the residential and rural residential areas of Dareton.

Another major issue with traffic and transport is the increasing freight and traffic on the Silver City Highway. Although, the speed limit for the section of the highway within the township area has recently been reduced to 50 kilometres per hour, field observations indicate that most drivers exceed this speed limit. This creates serious pedestrian safety concerns, especially within the commercial precinct. Council should implement traffic controls that make the highway corridor within the township safer for the community and visitors.

Some forms of active transport infrastructure exist along most of the roads within the town. In particular, the areas within and immediately adjoining the commercial precinct are well serviced by both pedestrian and bicycle paths, providing easy access and connection to essential services in the precinct for the community. However, some of the paths are disjointed or non-existent along some roads, particularly in outer areas of the town, which limits pedestrian and bicycle accessibility to other areas of the town. It is however noted that Council's current Pedestrian Access and Mobility Plan (PAMP) would largely address this shortfall when it is fully implemented (see Figure 4.6).



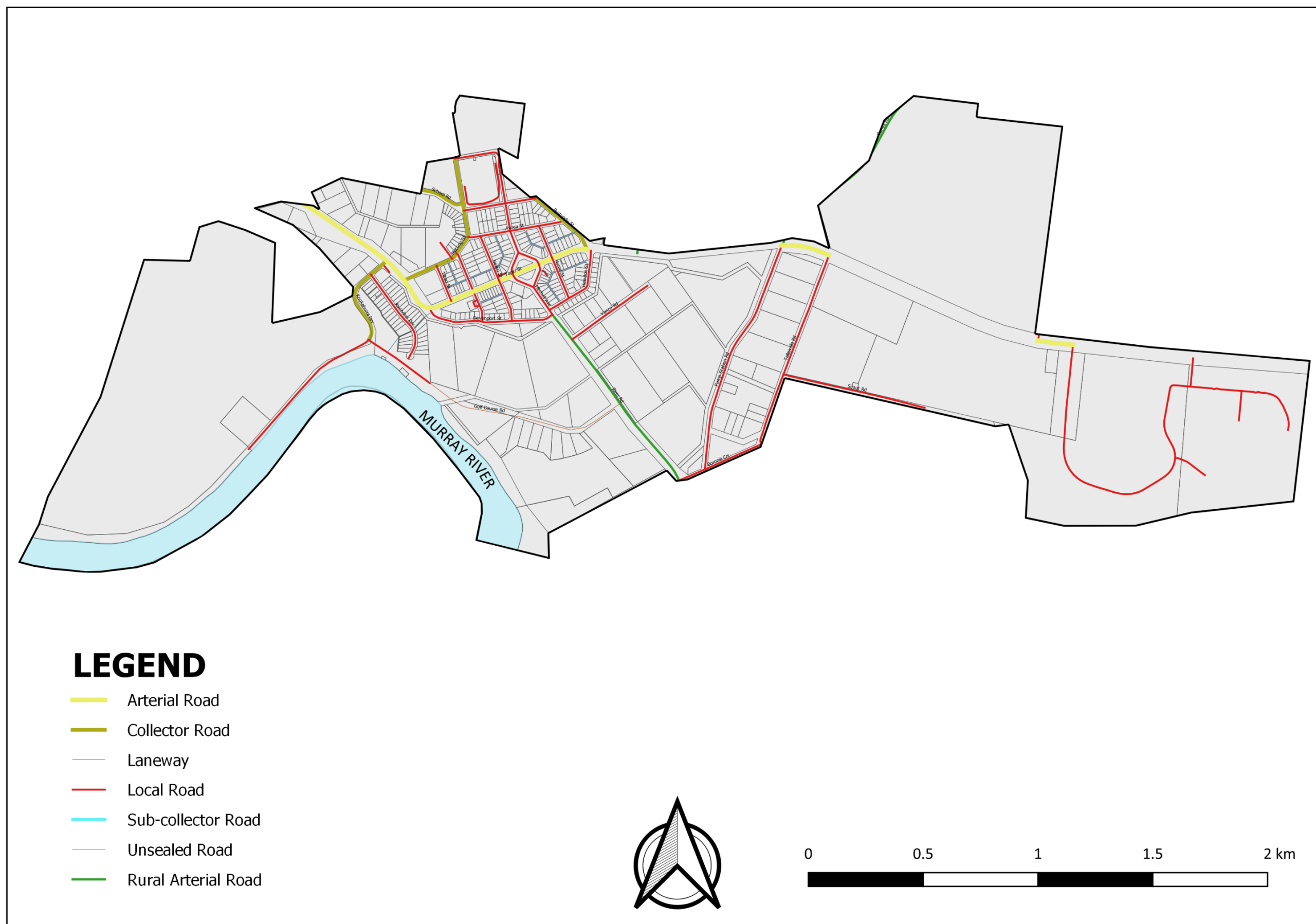


Figure 4.5: Road network

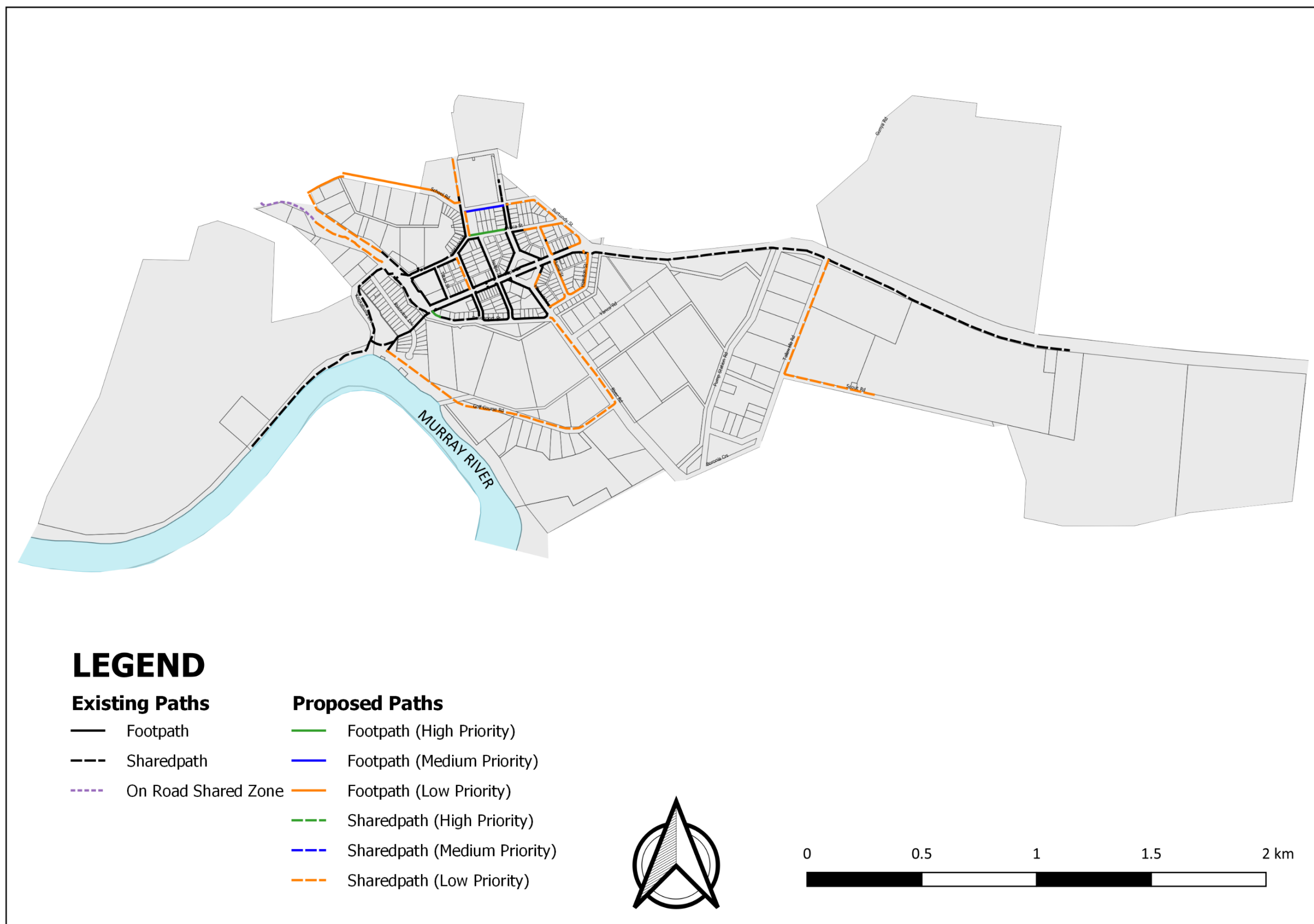


Figure 4.6: Pedestrian Access Mobility Plan for Dareton

## 4.6 Site specific assessments

This section assesses the existing conditions and uses of selected sites and buildings in Dareton (see Figure 4.7). This is done with the aim of identifying future development and use potentials and opportunities for the applicable sites or buildings.

### 4.6.1 SS 1 - Men's Shed, Indigenous shop & warehouse

This site is located at the western end of town on the Silver City Highway and encompasses an area of 1.6 hectares. The site is zoned RU1 Primary Production and currently contains the local Men's Shed, Indigenous shop, bottle return business and an unused warehouse. There is a proposal to convert the unused warehouse into a dairy factory with attached retail outlet and restaurant. The existing and planned uses reveal the potential of the site to support more commercial and light industrial development in a highly accessible and visible location on the Silver City Highway. This potential is inhibited by its current zoning of RU1 Primary Production as very limited commercial and industrial uses are permitted within the zone. Therefore, it would be appropriate to apply a suitable business zone to facilitate the development of a subsidiary commercial centre and afford the local people the opportunity to take advantage of the main road traversing the town. A suitable zone that can be considered is B6 Enterprise Corridor.

### 4.6.2 SS 2 - Dareton Septic Ponds

Once the Dareton Sewerage Treatment Plant has been decommissioned it is considered that this site should be rezoned to RE2 Private Recreation to integrate the land into the Coomealla Golf Course. It is noted that the Coomealla Golf Club has already expressed interest in taking over and pumping water into the waste treatment ponds after the treatment plant is demolished to maintain the rich biodiversity surrounding the site.

### 4.6.3 SS 3 - Dareton Riverfront

This location is Dareton's only developed and accessible riverfront area and is equipped with facilities such as a boat ramp and picnic area. The site is appropriately zoned RE1 Public Recreation consistent with its use as public open space. However, the site is not clearly defined as it incorporates parts of various lots, which have other land use zones applied to them and are under different ownership. This presents challenges for the development and management of the area. It would be ideal to realign and consolidate boundaries to clearly delineate this recreational area to facilitate future development and management. The recreational riverfront area could also be expanded to include the vacant strip of land that adjoins Kookaburra Drive to the north.

### 4.6.4 SS 4 - Eileen Kirby Memorial Centre

This building is located within the commercial precinct directly opposite the IGA Supermarket. The building is visually dominant from the streetscape and has been vacant for an extended period and has subsequently deteriorated which impacts the aesthetics of the Dareton

commercial precinct. It would be beneficial for the future of Dareton, if the building was re-occupied or adaptively reused. Given that the building is in a highly visible location, it is suggested that consultation with the landowner is undertaken to discuss its future and possible uses. One suggestion is that the building could provide an opportunity to display local Indigenous art work and details of the rich Aboriginal history in the surrounding area, an Indigenous Cultural Centre. The Centre could also incorporate a dine-in restaurant or café service, which is currently lacking in Dareton.

### 4.6.5 SS 5 - RU1 Primary Production land between River Road and Silver City Highway

This site is located between River Road and the Silver City Highway and adjoins existing RU5 Village and R5 Large Lot Residential areas to the south-east of the township. The site is zoned RU1 Primary Production and contains an area of 46 hectares. The average size of lots within this site is approximately 3 hectares, which is significantly below the applicable minimum lot size of 10,000 hectares. Much of the area has not been actively used for agriculture for many years. As a result, the area has gradually transitioned into a rural residential area with properties within this area either used for residential purposes or remain vacant. There is a strong demand for this area to be used for residential purposes, which is reflected in the frequent enquiries from landholders and perspective buyers regarding the permissibility of dwelling houses on these lots.

Given the site's access to services (water and stormwater) and proximity to the township, it is considered that a suitable zone that supports the existing and evolving rural residential uses should be applied to the site. From the suite of land use zones, R5 Large Lot Residential is considered the most appropriate for this site given its location adjacent to RU5 Village zone applied over the township. Applying the R5 Large Lot Residential to this site will complement the existing R5 Large Lot Residential area.

### 4.6.6 SS 6 - Former Mildura Co-Operative Fruit Company

A former fruit packing shed located at the eastern entrance of Dareton, this building is one of the most prominent structures in town. Unfortunately, the building has been rendered largely redundant after the company relocated all of its operations to its Mildura site. While the building lays dormant it deteriorates and portrays a strong feeling of emptiness and lack of growth and development in Dareton.

Therefore, it would be beneficial for the future of Dareton if the building was adaptively reused.



Located in a highly visible and accessible area within an industrial zone (recommended to be rezoned to B4 Mixed Use), it would be ideal if, in consultation with the landholder, Council promoted and marketed the building for reuse as a workshop or warehouse.

This would complement the existing adjacent agricultural retail shop and may stimulate development of a large scale commercial sector in Dareton to support local employment generation and economic growth.

#### *4.6.7 SS 7 - Dareton Swimming Pool site*

This site is Crown owned land with Council as trustee and is centrally located within the township on approximately two hectares.

The Swimming Pool, associated buildings and landscaping encompass only a third of the site, therefore consideration should be undertaken as to the infill development for suitable purposes. As the site is currently used for public recreation purposes, further development in situ should be compatible and community focussed as well.

The Dareton survey revealed a need for a community hub and the desire for members of the local community, both Indigenous and European, to be more cohesive, able to meet together to learn more about each other's culture and become more united. The development of a community hub, where there are multiple rooms or buildings designed for specific community groups and organisations, presents an opportunity for the Dareton community to consolidate and grow together.

In addition to a community hub, the site could also accommodate the development of a water park for the enjoyment of both young and old residents and visitors.

#### *4.6.8 SS 8 - Vacant land and Dareton Sewerage Treatment Plant*

There is an area of land on the Silver City Highway on the western fringe of town, between the existing RU5 Village zone and the land identified as Site 1 in the Strategy. The area contains approximately 1.8 hectares and does not contain any buildings or structures.

The location of the site has visibility from the highway, is within close proximity to the Coomealla Club and Resort and has elevated views across an attractive, natural, environmental landscape to the south-west. This site would be ideal for the development of an amphitheatre, or something similar, to provide a suitable environment for increasingly popular outdoor entertainment, such as theatre, concerts and movies.

This site also includes the Dareton Sewerage Treatment Plant (DSTP) and a vacant lot between it and the highway, together the area of land is just under one hectare. The site has split zones of RU5 Village and RU1 Primary Production. At present one lot contains the DSTP but it will be vacant in the near future following completion of the Dareton Sewerage Rationalisation Project and demolition of the existing plant.

It is highly likely that the DSTP site is contaminated and therefore unsuitable for sensitive uses without significant remediation works. Therefore, with access to the site from Kookaburra Drive, these lots would support the development of an amphitheatre by way of providing off highway access and adequate space for car parking for patrons of the amphitheatre.

Additionally, this car parking space, when not in use for the amphitheatre would provide an opportunity for self-contained recreational vehicles to use as overnight parking in Dareton. This would encourage and facilitate these tourists to stop, stay and spend in the township.

#### *4.6.9 SS 9 - Retirement Village*

Dareton has a large area of R5 Village zoned land south of Devenport Street that remains undeveloped.

Suitably located within close proximity to commercial services in Tapio Street and access to servicing infrastructure, part of this site would be ideal for the development of a retirement village or gated community. Council does not have a retirement village or anything similar to provide the older community. With this type of service/lifestyle and development growing in appeal, it would provide an alternative housing choice to new and existing residents.

As the Shire is experiencing a growth in older residents, Dareton provides the opportunity for this type of development to cater for the growing demographic in an area that is quite central to Wentworth, Buronga and the regional city of Mildura. Not to mention the close proximity to the Murray River.

Council should consult with the landholders to obtain permission or support to lobby to both state Government and private investors with regard to this proposal.

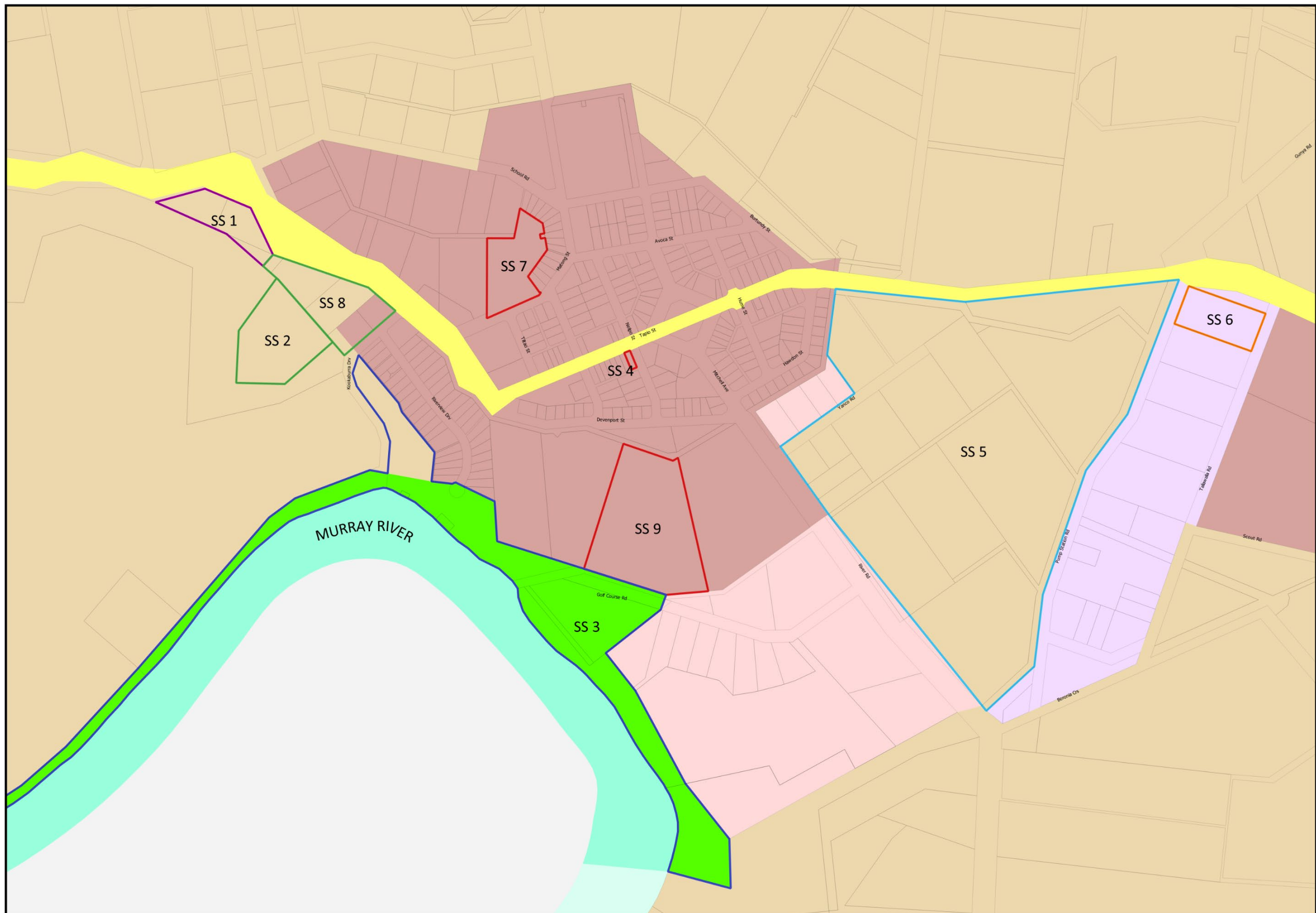


Figure 4.7: Site specific assessments



## 5 REVITALISATION STRATEGY FOR DARETON

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### 5.1 Vision

*The Our Town Our Future Dareton Revitalised Strategy is intended to provide a framework for guiding future land use planning decisions and Council's development initiatives in Dareton. The overarching vision of the Strategy has been developed following input from the community survey "Dareton will be a revitalised, sustainable and vibrant town that provides housing diversity, grows local businesses and employment, attracts new residents and a diverse labour force and promotes and respects its rich Indigenous culture and is supported by enhanced public open spaces, functional infrastructure, efficient services and a safe transport network".*



## 5.2 Key objectives

The following key objectives have been identified to guide the realisation of the vision of the Strategy:

- a) Revitalise and activate the commercial precinct to retain and attract new businesses.
- b) Stimulate diverse residential development at appropriate locations in the town.
- c) Upgrade and expand infrastructure and facilities to meet demand.
- d) Identify alternative and adaptive reuse opportunities for existing vacant buildings.
- e) Improve quality of recreational areas and promote healthy, active lifestyles.
- f) Develop and promote the Indigenous cultural heritage potential of the town.
- g) Build community image, identity and participation.
- h) Promote conservation and protection of the environment and natural landscapes.

## 5.3 Recommendations and actions

### 5.3.1 Improve and revitalise town 'gateways' and aesthetics

Council should implement improved and visually appealing 'gateway' treatments at the entrances of Dareton. The improvement could include formal landscaping and tree planting, informative signage, and Aboriginal sculpture and lighting. The entrance signage should showcase significant local landmarks, Aboriginal art and other attractions. This will provide a sense of identity to which the local community of Dareton can relate, improve the visual appearance of the town, as well as help travellers and visitors to better identify the town and become aware of its attractions. The improved entrances will also alert drivers to a different speed regime which could help maximise traffic safety and improve pedestrian amenity.

It is recommended that Council encourage and partner with the community to clean unkept areas within the township. Council should show leadership by scheduling routine maintenance of road reserves, laneways and public open spaces within the town. Council should use a dialogue approach to encourage property owners to maintain their buildings and landscaping. Communal cleaning events should also be explored and used particularly as Dareton has a relatively high close-knit and proud community.

### 5.3.2 Revitalise the commercial precinct and streetscape

The commercial precinct forms the hub of the community life providing essential retail needs for residents and opportunity for local social interaction. The growth of this precinct is vital to the ongoing sustainability of Dareton. The following recommendations are provided to facilitate revitalisation and growth of the precinct.

- a) Consolidate a mix of land uses and activities (i.e. retail, tourism and community use) in the precinct.
- b) Encourage the use of empty shops to display educational and local artwork.
- c) Attract and promote diversity of businesses that encourage people and traffic to stop over in the town (i.e. cafés and restaurants, landmarks and points of interest).
- d) Encourage businesses to trial the use of footpaths for outdoor dining and display areas.
- e) Promote vitality of the precinct to attract new and diverse businesses while supporting growth of existing businesses.
- f) Encourage property and business owners to improve the aesthetic appeal and appearance of their buildings (i.e. painting and redesign building façades).
- g) Support and collaborate with property and business owners to seek grant funding opportunities to improve the aesthetic appeal and appearance of their buildings.
- h) Investigate the feasibility of upgrading and redevelopment of Dareton Town Square to provide additional car parking, seating, lighting, and landscaping, with the aim of improving the visual amenity and reactivating the public space.
- i) Encourage and support the IGA Supermarket to change the shop front to face the new car park (Dareton Town Square).
- j) Develop and promote Tapio Park as a rest area due to its close proximity to the commercial precinct. Ensure car parking is considered in the commercial precinct when assessing Development Applications to ensure all businesses have adequate car parking spaces.
- k) Support campaigns to encourage locals to buy from local businesses.
- l) Undertake streetscape improvements to enhance the overall appearance of the precinct as per the concept plan in Figures 5.1 and 5.2. Specific improvements could include:
  - i. providing a median strip with pedestrian island and pram crossing facilities in Tapio Street;
  - ii. converting the Dareton Town Square to undercover car parking with attractive landscaping;
  - iii. utilising stencilled or pebble concrete for median strips and pedestrian islands to enhance their aesthetic appeal;
  - iv. planting low maintenance trees and shrubs and utilising soft landscaping where appropriate;
  - v. installing both Indigenous and European artwork at vantage locations;
  - vi. improving signage in the precinct, including directional and business identification signage;
  - vii. installing improved street lighting; and
  - viii. providing disabled parking along Tapio Street.





Figure 5.1: Concept plan for commercial precinct



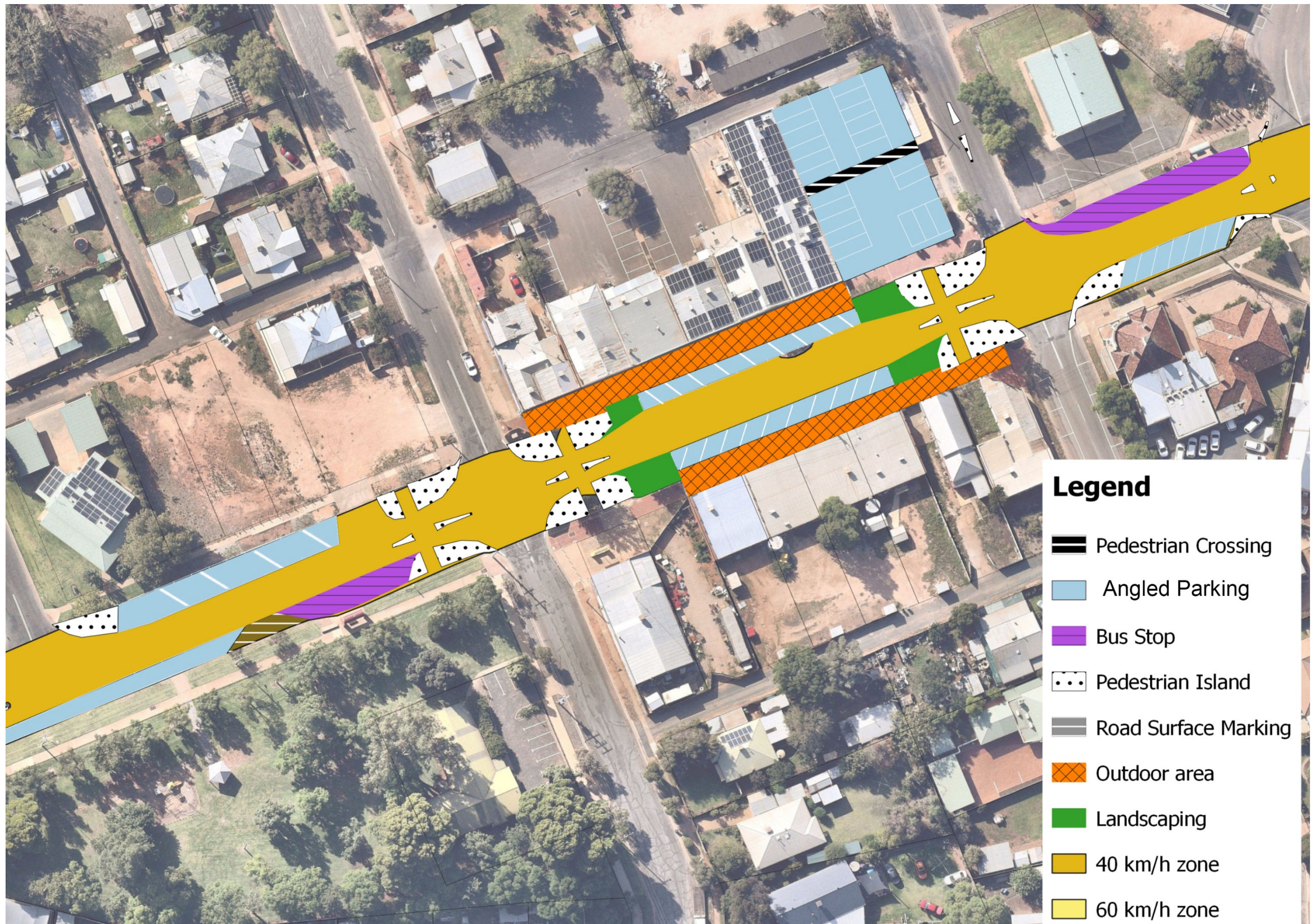


Figure 5.2: Close up of concept plan for commercial precinct

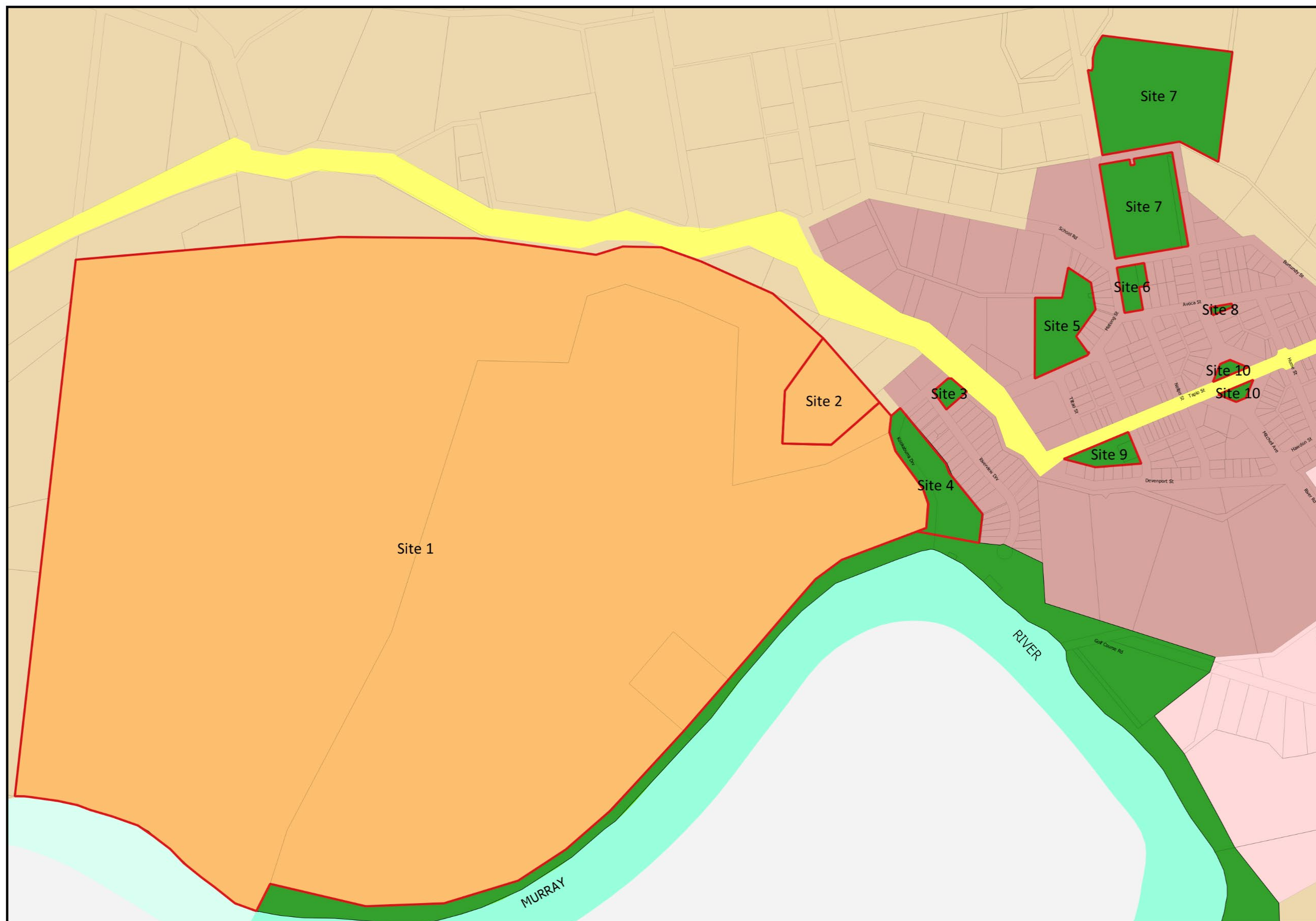


### 5.3.3 Rectify land zoning map anomalies

It is recommended that Council amend the Wentworth Local Environmental Plan 2011 by rezoning the land outlined in Table 5.1 and Figures 5.3 and 5.4 to the corresponding recommended zone. This rezoning will ensure that the zones applied will reflect their actual uses and purposes, as well as facilitate their future development and management.

Table 5.1: Anomalies rezoning sites

| Site No. | Site name   | Property/Location   | Current zoning                          | Proposed zoning        | Justification  |
|----------|---|---|---|------------------------|--|
| 1        | Coomealla Golf Course                                       | Lot 1136 DP725640;<br>Lot 7318 DP1181698<br>Golf Course Road                  | RU1 Primary Production                  | RE2 Private Recreation | Reflect existing use for recreational purposes by club members |
| 2        | Dareton Septic Pond   | Lot 1 DP607423<br>Kookaburra Drive  | RU1 Primary Production &<br>RU5 Village | RE2 Private Recreation | Reflect future take over and use by Coomealla Golf Course      |
| 3        | Dareton Lions Park  | Lot 21 Sec 19 DP758338<br>Riverview Drive                                     | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 4        | Dareton Riverfront Expansion Area                           |   | RU1 Primary Production                  | RE1 Public Recreation  | Reflect future use as public open space                        |
| 5        | Dareton Swimming Pool                                       | Lot 101 DP1232722<br>Matong Street  | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 6        | Dareton Basketball Court/Dareton Children's Playground      | Lot 701 DP1126803<br>Matong Street<br>Lot 1 Sec 15 DP758338<br>2 Belar Street | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 7        | George Gordon Oval  | Lot 7011 DP1101609<br>& Lot 7012 DP1101611<br>Mitchell Avenue                 | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 8        | Dareton Community Activity Centre (Dareton Girl Guides)     | Lot 16 Sec 5 DP758338<br>11 Mitchell Avenue                                   | RU5 Village                             | RE1 Public Recreation  | Reflect existing use recreational use                          |
| 9        | Tapio Park Reserve/ Coomealla Pioneer Park/Dareton Library  | Lot 702 DP1126798<br>Tapio Avenue<br>Lot 701 DP1126798<br>26-30 Millie Street | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 10       | Sturt Park  | Lot 7300 & 7301<br>DP1121297  | RU5 Village                             | RE1 Public Recreation  | Reflect existing use as public open space                      |
| 11       | Scout Association   | Lot 767 DP756961<br>22 Scout Road   | RU1 Primary Production                  | RE2 Private Recreation | Reflect existing use for recreational purposes by club members |
| 12       | Dareton Horse Complex                                       | Lot 2 DP853243 Trawalla Road & Lot 713 DP756961<br>Silver City Highway        | RU1 Primary Production                  | RE2 Private Recreation | Reflect existing use for recreational purposes by club members |
| 13       | Coomealla High School & TAFE                                | Lot 1 DP591831<br>9 Tallawalla Road   | RU5 Village                             | SP2 Infrastructure     | Reflect existing use as educational facility                   |
| 14       | Dareton Filtered Water Reservoir                            | Lot 1 DP853243<br>31 Scout Road   | RU5 Village                             | SP2 Infrastructure     | Reflect existing use for infrastructure purposes               |
| 15       | Wentworth & Coomealla District Vietnam Veterans Association | Lot 3 DP853243<br>63 Scout Road   | RU1 Primary Production &<br>RU5 Village | RE2 Private Recreation | Reflect existing use for recreational purposes by club members |
| 16       | Namatjira Water Reservoir                                   | Lot 1 DP803205<br>1471 Silver City Highway                                    | RU1 Primary Production                  | SP2 Infrastructure     | Reflect existing use for infrastructure purposes               |



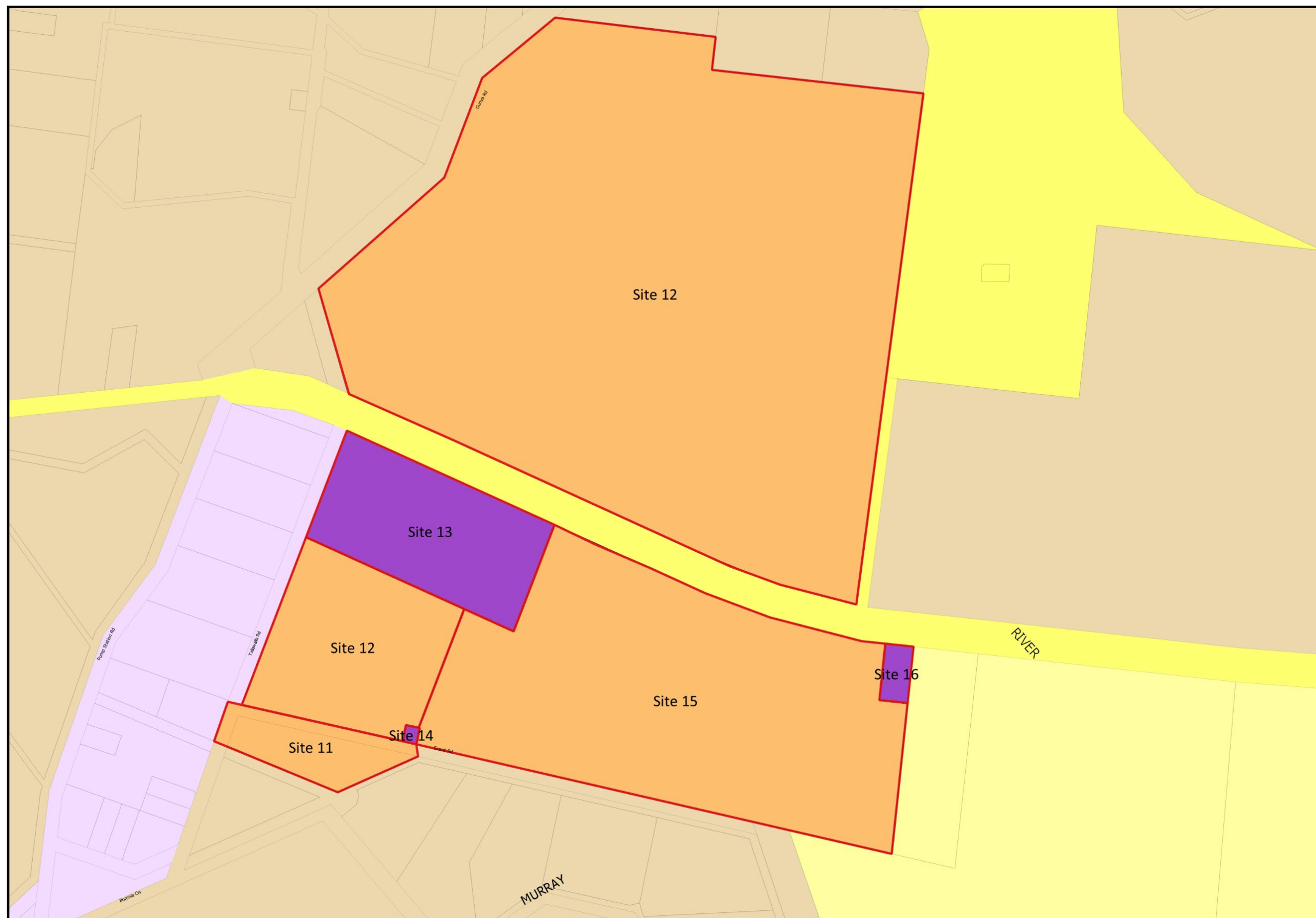


Figure 5.4: Map B - anomalies rezoning



#### *5.3.4 Rezone land to R5 Large Lot Residential*

It is recommended that Council amend the Wentworth Local Environmental Plan 2011 by rezoning the parcels of land marked as Site 17 in Figure 5.5 to R5 Large Lot Residential with a minimum lot size range from 3000 m<sup>2</sup> to 5000 m<sup>2</sup>. The total area of the land recommended for rezoning is 46 hectares, which together with the existing undeveloped zoned land culminates into 70 hectares of R5 Large Lot Residential land. This calculation includes the area of 11 hectares where there will be no immediate or short term development. With an allowance of 30% for road and other non-residential infrastructure, proposed and existing undeveloped R5 Large Lot Residential zoned land could provide 98 lots which equates (based on 5000 m<sup>2</sup> lots) to 24 years supply based on the prevailing annual take-up rate of four lots. This means that by rezoning the designated area, Dareton would have a guaranteed long-term supply of R5 Large Lot Residential land which may also attract and drive new housing development in the town given the popularity of the zone. It must be noted the future lot take-up rate could be much higher based on historical trends and when lots become available, particularly when all seven lots from a subdivision were taken-up within 12 months of completion. The rezoning of Site 17 should be undertaken in stages in response to demand, take up and subsequent development.

#### *5.3.5 Rezone land to B4 Mixed Use*

It is recommended that Council amend the Wentworth Local Environmental Plan 2011 by rezoning Site 18 to B4 Mixed Use but retain the minimum lot size of 2,000 m<sup>2</sup>. The total area of the Site is 23.2 hectares. This rezoning is intended to facilitate appropriate integration of a mixture of compatible land uses such as commercial, light industrial and residential in an accessible location. The residential component is particularly important to revitalising and sustaining the area, and increasing housing diversity close to the main township area and a major transport route. Nonetheless, residential uses should only be permitted as part of a mixed-use development.

#### *5.3.6 Rezone land to B6 Enterprise Corridor*

It is recommended that Council amend the Wentworth Local Environmental Plan 2011 by rezoning Site 19 to B6 Enterprise Corridor. The total area of the site is 1.6 hectares and comprises Lots 381, 382 and 1034 DP756961 which are all freehold.

The recommended rezoning would facilitate the development of this highly accessible and visible area as a subsidiary commercial centre and afford the local people the opportunity to take advantage of the main road traversing the town.

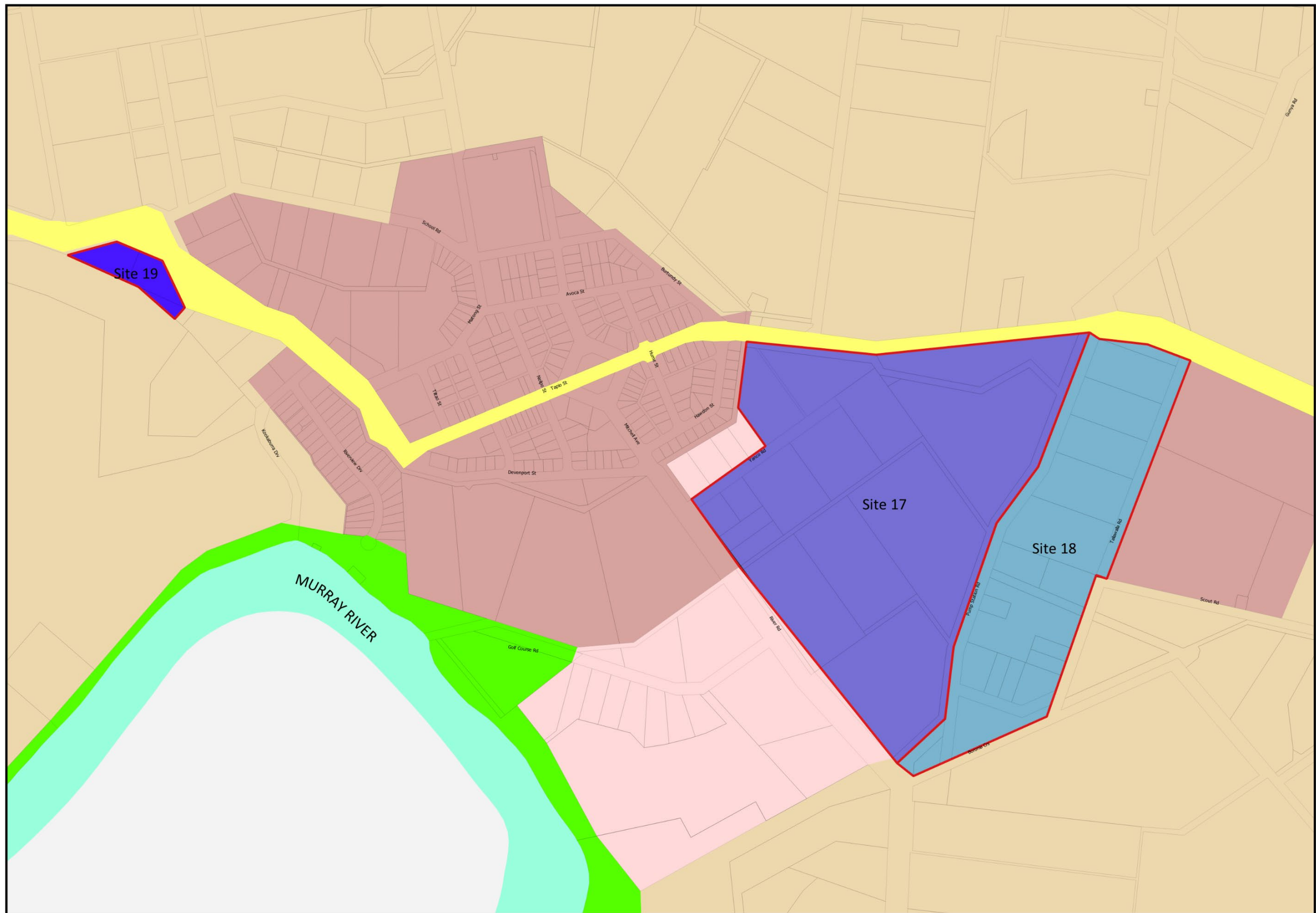


Figure 5.5: Proposed residential and business rezoning map

### 5.3.7 Public open spaces

It is recommended that Council consult and collaborate with NSW Crown Land and Western Murray Irrigation Limited to realign and consolidate boundaries of lots that form the Dareton Riverfront to delineate the recreational area. The new boundary should incorporate the vacant strip of land that adjoins Kookaburra Drive to the east (see Figure 5.6). Following the delineation of the riverfront, Council should take further steps to have the area reserved for recreational purposes with Wentworth Shire Council as Trustee.

It is recommended that Council prepare a masterplan to guide the development and revitalisation of the riverfront. Key improvements that should be considered and investigated include play equipment, seating, picnic and BBQ area, wharf, walking and bicycle tracks and suitable landscaping.

It is recommended that Council develop the southern portion of Sturt Park into an active open space. The development of the park could feature a children's bicycle training area and playground, for which there is strong community demand and support. It is anticipated that developing this portion of the Sturt Park into an active open space will not only provide an important community meeting place but will also discourage its use as a 'hangout' area for youth.

It is recommended that Council redevelop and promote Tapio Park as a rest area to encourage more tourists and travellers to stop in Dareton. This will help boost local businesses given the park's proximity to retail services. To maximise its use, redevelopment of the park could include off or on street parking facilities, including designated areas for recreational vehicles, toilet block, picnic and seating area and information board featuring local attractions and events. It is noted that the Coomealla Memorial Club is in the process of erecting a cenotaph in the park, further complementing its use as a rest area.

It is also recommended that Council investigate and identify a suitable site to trial a short stay/overnight facility for RV vehicles within walking distance to the business centre.



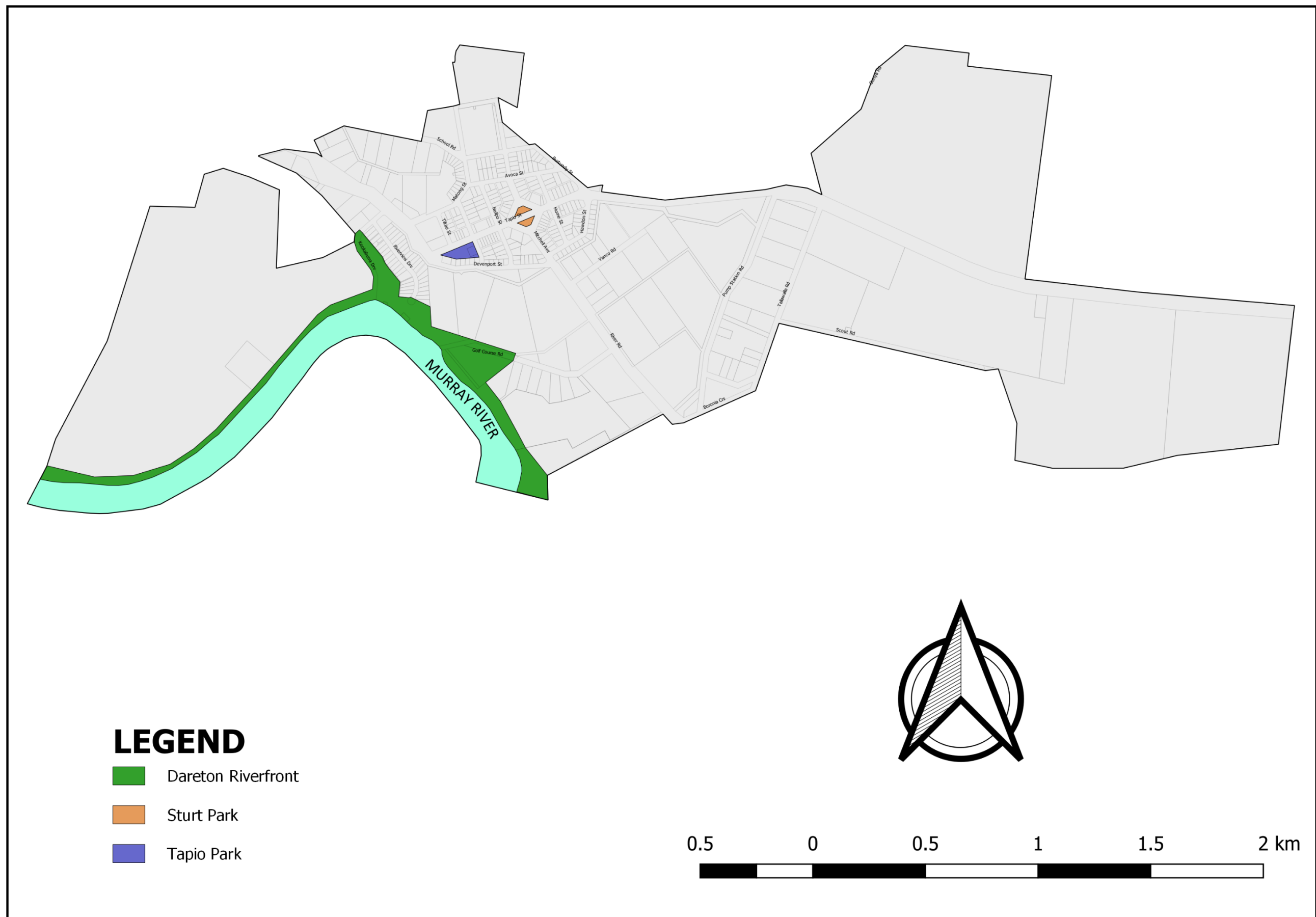


Figure 5.6: Proposed public open spaces

### **5.3.8 Road and traffic**

Council should prioritise to ensure that all developed areas throughout Dareton are serviced with sealed roads. This would involve formalising into Council-owned and maintained assets, all existing unsealed roads in Dareton.

The speed zone of the stretch of the Silver City Highway within the Dareton study area should be reviewed in consultation with Transport for NSW. A speed limit of 40 kilometres per hour could be considered for the stretch of the highway between Sturt Place and Matong Street where most of the pedestrian activities in the town are concentrated. A speed limit of 60 kilometres per hour should be considered for the remaining stretch of the highway within the study area (see Figures 5.1 and 5.2).

Council should collaborate with key stakeholders to investigate the options for weekend public transport between Dareton and Mildura.

### **5.3.9 Footpaths and shared ways**

It is recommended that Council provide shared ways along River Road between Devenport Street and Golf Course Road to improve linkages between the main township and the large lot residential area. Retrofitting and linking of footpaths should be a priority for Council, especially given Dareton's ageing population and the necessity to provide adequate pedestrian, cycle and gopher access around town and to the commercial precinct.

While the ongoing implementation of the Pedestrian Access and Mobility Plan (PAMP) will result in almost every street in Dareton being provided with at least one pathway, Council should further ensure that these pathways are lined with shade trees and appropriate seating or rest areas.

It is recommended that Council investigate the demand or possibility for an extended river walk in collaboration with key stakeholders.

### **5.3.10 Develop a policy to attract development**

It is recommended that Council develop a policy to attract more residential development to Dareton, especially in the RU5 Village zone. The policy should be used to direct residential growth to the brownfield areas and maximise residential infill opportunities in the town.

Development attraction strategies that can be implemented through the policy are, discounts or exemptions on development application fees, development contribution charges, service connection fees, and property rates among others.

These benefits should only be made available to new development in brownfield areas to help consolidate urban development, optimise the use of existing infrastructure and resolve the social and environmental problems associated with vacant land around the town. The policy should also include a land use monitor to accurately track take-up and development of land with the results used to inform extension or termination of the development incentives.

### **5.3.11 Undertake development attraction and promotion campaigns**

Council should collaborate with the Dareton Aboriginal Local Council to embark on community attitudinal campaigns to eradicate the stigma that has become attached to living and working in Dareton. These campaigns can be undertaken through, targeted media advertisements, community events, school outreaches, and civic enhancement projects. These campaigns should be used to promote the attractions of living in Dareton such as, the river views, idyllic country lifestyle, and the existence of rich Indigenous culture. The campaigns should also be used to promote Indigenous home ownership incentives such as the rent and buy package provided by the Aboriginal Housing Office (AHO) and Indigenous Business Australia (IBA), to encourage home building and ownership by the Aboriginal residents in Dareton.

The campaigns should also be used to market and promote vacant commercial buildings in Dareton to new business users for employment and economic generation. Of priority is the Former Mildura Co-Operative Fruit Company which is situated in a highly visible and accessible location, making it well suited for warehousing, workshop and bulk retail uses.

### **5.3.12 Harness Indigenous cultural heritage**

It is recommended that Council consult and collaborate with the Dareton Local Aboriginal Land Council to develop the Eileen Kirby Memorial Centre as a Regional Aboriginal Cultural Heritage Hub. The hub could provide a centralised location for the display and sale of local Indigenous art work, as well as help harness and share the rich Indigenous knowledge and values through sharing dreamtime stories and holding events as part of tourism development and promotion of the Shire. It could further promote tourism and economic development in the town. The development of the hub could be undertaken as a joint project between Wentworth Shire Council and Dareton Local Aboriginal Land Council.

### 5.3.13 *Improve community safety and security*

Council should actively implement the Crime Prevention Through Environmental Design (CPTED) controls adopted in the Wentworth Shire Development Control Plan 2011.

Specifically, attention should be directed towards:

- a) providing adequate and appropriate lighting along streets and pathways and in public open spaces;
- b) installing of mirrors at pathway bends to allow users to see ahead and around corners;
- c) promoting the use of permeable landscaping along pathways and streets to promote natural surveillance (i.e. low ground cover or high-canopied trees with clean trunks);
- d) encouraging property owners to prune street trees within road reserves and properties to avoid entrapment spots and ensure clear sightlines;
- e) promoting the use of fencing that maximises natural surveillance from the street to the building and from the building to the street, and minimises the opportunities for intruders to hide;
- f) improving street signage to ensure ease of way finding;
- g) providing playgrounds in parks to attract active group users such as families;
- h) undertaking frequent safety inspections and audits of parks and public spaces;
- i) installing CCTV in consultation with the community;

- j) promoting good practice home and business security information; and
- k) providing avenues for engaging the youth (i.e. local recreational and sports activities and, skills training opportunities).

### 5.3.14 *Establish social services hub*

It is recommended that Council consult with the Far West Local Health District about the feasibility of converting the community health centre building to a social services hub. Council should subsequently encourage and support social services organisations such as, Mallee Family Care and Australian Unity Home Care Services to relocate to this building to create a social services hub in a highly visible and accessible location.

### 5.3.15 *Agricultural land*

It is recommended that Wentworth Shire Council protects high value agricultural land to the north, east and west of the town by precluding further non-farm expansion towards the area (see Figure 5.7).



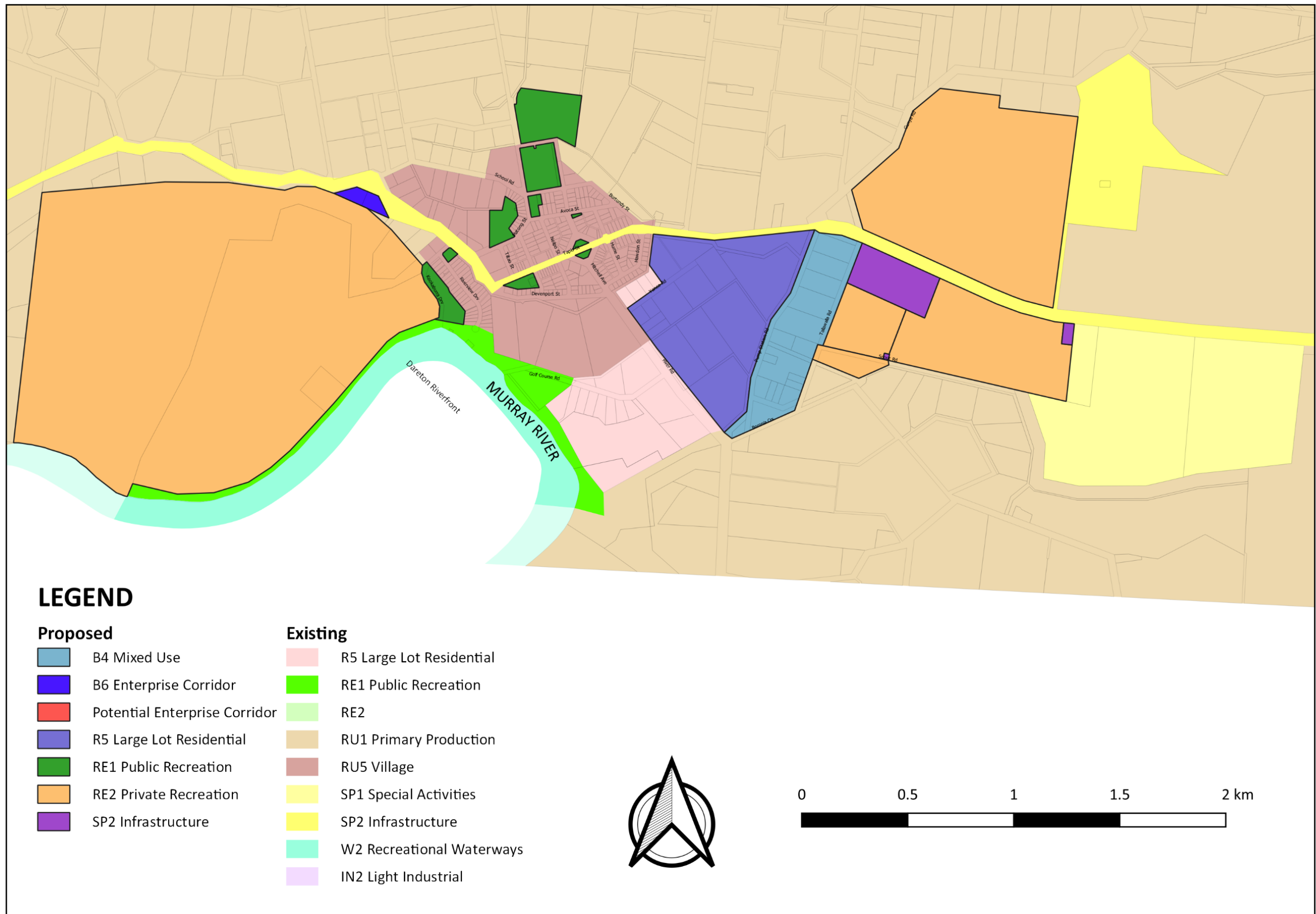


Figure 5.7: Proposed land zoning map for Dareton study area

## 6 IMPLEMENTATION PLAN AND REVIEW



### 6.1 Implementation plan

Table 6.1 presents the staged implementation of the recommendations of the Structure plan. This implementation approach has been adopted to ensure coordinated land development and servicing, while preventing undue pressure on Council resources.

Council would seek to fund implementation of infrastructure and community facilities projects in the Strategy through internal budgetary allocations and external grants. Council would also actively advocate for implementation of infrastructure projects that are outside its jurisdiction by engaging, collaborating and liaising with the relevant agencies and organisations.



Table 6.1: Implementation plan

| No. | Project Title/Description  | Category  | Responsible organisation<br>L: Lead<br>S: Support              | Timing (years)<br>Short: 0- 3<br>Medium: 3-5<br>Long: 10+ | Funding source                              |
|-----|--|---|--|---|---|
| 1   | Establish enhanced 'gateway' entries   | Infrastructure development                        | L: WSC<br>S: TfNSW   | Short   | NSW<br>WSC                                  |
| 2   | Undertake streetscape improvement of the main street as per Concept Plan   | Infrastructure development                        | L: WSC<br>S: TfNSW   | Short   | NSW<br>WSC                                  |
| 3   | Redevelop Dareton Town Square to reactivate area   | Infrastructure development                        | WSC  | Short-Medium  | WSC   |
| 4   | Encourage and support IGA Supermarket to reorient shop front to face new car park  | Land use development                              | L: IGA<br>S: WSC   | Short-Medium  | IGA   |
| 5   | Redevelop and promote Tapio Park as rest area  | Infrastructure development                        | L: WSC<br>S: TfNSW   | Short-Medium  | NSW<br>WSC                                  |
| 6   | Planning proposal for anomalies rezoning   | Land use planning                                 | WSC  | Short   | WSC   |
| 7   | Planning proposal for R5 Large Lot Residential rezoning  | Land use planning                                 | L: Landowners<br>S: WSC  | Short-Medium  | WSC   |
| 8   | Planning proposal for B4 Mixed Use rezoning  | Land use planning                                 | WSC  | Short   | WSC   |
| 9   | Planning proposal for B6 Enterprise Corridor rezoning  | Land use planning                                 | WSC  | Short   | WSC   |
| 10  | Define boundary of Dareton Riverfront and prepare master plan to guide its development   | Land use planning &<br>Infrastructure development | L: WSC<br>S: NSW Crown<br>Lands                                | Short-Medium  | NSW<br>WSC                                  |
| 11  | Redevelop southern portion of Sturt Park as active open space  | Infrastructure development                        | L: WSC   | Short   | WSC   |
| 12  | Review and change speed limit of Silver City Highway within study area if necessary  | Infrastructure development                        | L: WSC<br>S: TfNSW   | Short   | WSC   |
| 13  | Provide footpaths as per Pedestrian Access and Mobility Plan (PAMP)  | Infrastructure development                        | L: WSC   | Ongoing   | WSC   |
| 14  | Provide footpath along River Road between Devenport Street and Golf Course Road  | Infrastructure development                        | L: WSC   | Short   | WSC   |
| 15  | Undertake development and business attraction campaigns  | Development policy & promotion                    | L: WSC   | Short-Medium  | WSC   |
| 16  | Develop a policy to attract development  | Development policy & promotion                    | L: WSC   | Short-Medium  | WSC<br>DLALC                                |
| 17  | Promote and support redevelopment of Eileen Kirby Memorial Centre as a Regional Aboriginal Cultural Heritage Hub                     | Community facility/service                        | L: WSC<br>S: DLALC   | Short-Medium  | WSC<br>DLALC                                |
| 18  | Collaborate with the Dareton Local Aboriginal Land Council (DLALC) to organise dreamtime stories events as part of tourism promotion | Community facility/service                        | L: WSC<br>S: DLALC   | Short-Medium  | WSC<br>DLALC                                |
| 19  | Promote and market vacant buildings to business users  | Development policy & promotion                    | L: WSC   | Ongoing   | WSC   |
| 20  | Promote and support establishment of social services hub   | Community facility/service                        | L: Relevant<br>social service<br>organisations<br>S: WSC, MRCC | Short-Medium  | Relevant social<br>service<br>organisations |



|    |   |                             |                                      |              |                                       |
|----|---|-----------------------------|--------------------------------------|--------------|---------------------------------------|
| 21 | Ensure cleanliness of road reserves, public spaces and promote maintenance of private properties                      | Community facility/service  | L: WSC                               | Ongoing      | WSC                                   |
| 22 | Explore and organise communal cleaning events   | Community facility/service  | L: WSC<br>S: Community organisations | Short        | WSC                                   |
| 23 | Undertake community security and safety improvement actions outlined in the Strategy                                  | Community facility/service  | L: WSC<br>S: NSW Police              | Ongoing      | WSC<br>NSW Police                     |
| 24 | Investigate potential for community hub building(s) and water park to be co-located with Dareton Swimming Pool        | Community facility/services | L: WSC<br>S: Community organisations | Short-Medium | Grant funding<br>WSC<br>Organisations |
| 25 | Investigate potential for an amphitheatre and associated car parking on suggested site                                | Land use planning           | L: WSC                               | Short-Medium | Grant funding<br>WSC                  |
| 26 | Consult with landholders of feasibility of the development of a Retirement Village in area identified in the Strategy | Land use planning           | L: WSC<br>S: landholders             | Short-Medium | Private<br>developers                 |
| 27 | Investigate and identify a trial site for an overnight facility for RV vehicles                                       | Infrastructure development  | L: WSC                               | Short        | WSC                                   |
| 28 | Consult and collaborate with key stakeholders to investigate opportunity for weekend public transport                 | Community facility/service  | L: WSC<br>Public<br>Transport        | Medium       | NSW<br>VIC                            |
| 29 | Consult and collaborate with key stakeholders to investigate an extended river walk                                   | Infrastructure development  | L: WSC<br>S: MRCC                    | Long         | NSW<br>VIC                            |

## 6.2 Review

A review of the Our Town Our Future Dareton Revitalised Strategy will be necessary to ensure that the implementation of the recommendations outlined in the Strategy are assisting with achieving the vision for Dareton.

The vision aims for Dareton to:

- be a revitalised, sustainable and vibrant town;
- provide housing diversity to attract new residents;
- grow local businesses and employment to attract a diverse labour force;
- promote and respect its Indigenous culture; and
- be supported by enhanced public open spaces, functional infrastructure, efficient services and a safe transport network.

The responsibility for monitoring and reviewing the Strategy will be the responsibility of the staff of Wentworth Shire Council.

It is recommended that the Strategy is reviewed every five (5) years. In addition, regular monitoring of emerging population, demographic and economic trends in Dareton is imperative to ensure the recommendations outlined in the Strategy remain relevant to the revitalisation of the Dareton township and its community.

## REFERENCES

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Wentworth Local Environmental Plan 2011

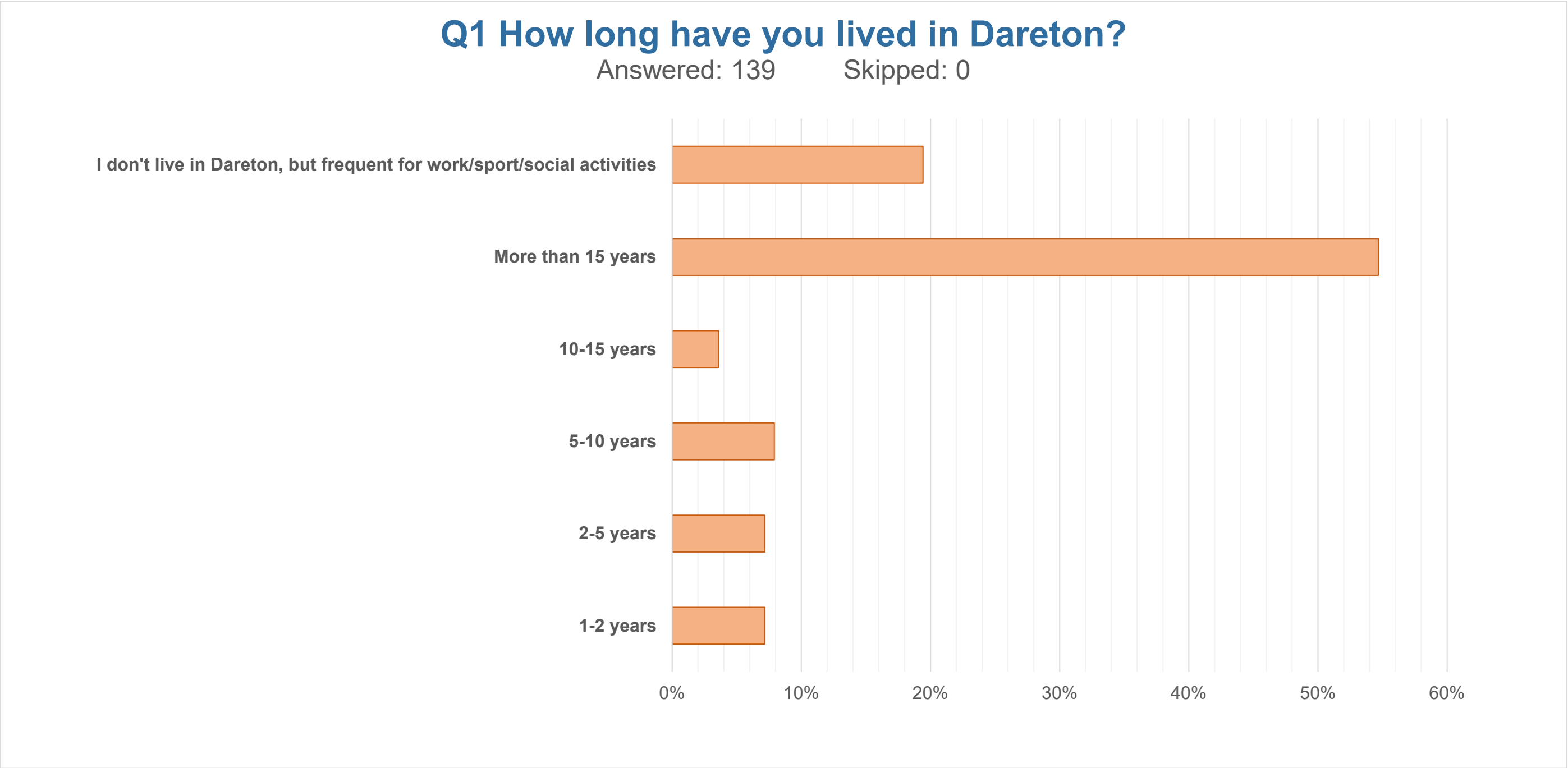
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Wentworth Shire Council Community Strategic Plan 2017-2027, Wentworth Shire Council, 2017

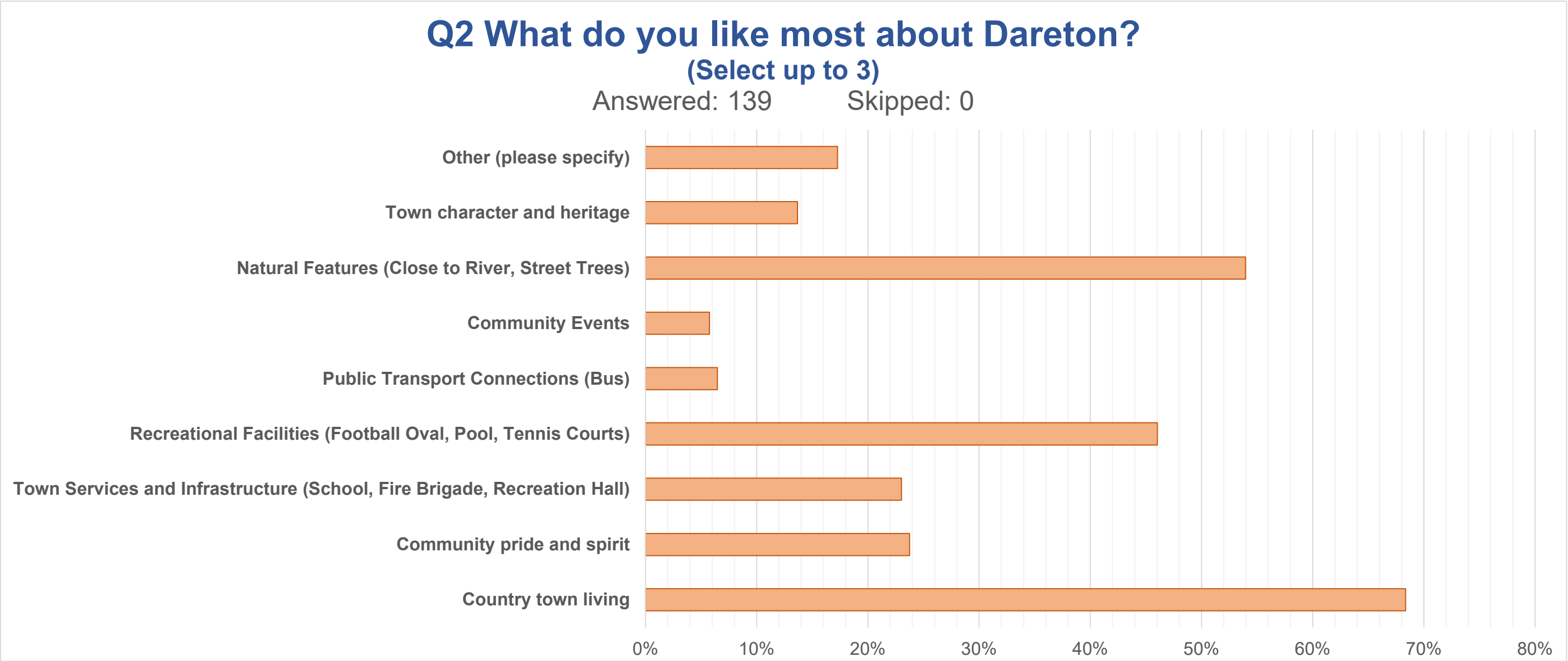
Wentworth Shire Development Control Plan 2011

Western Murray Regional Economic Development Strategy 2018-2022, Balmoral Group Australia Pty Ltd, 2018





| Answer Choices   | Responses |     |
|--|-----------|-----|
| 1-2 years  | 7.19%     | 10  |
| 2-5 years  | 7.19%     | 10  |
| 5-10 years   | 7.91%     | 11  |
| 10-15 years  | 3.60%     | 5   |
| More than 15 years   | 54.68%    | 76  |
| I don't live in Dareton, but frequent for work/sport/social activities | 19.42%    | 27  |
| Total  |           | 139 |

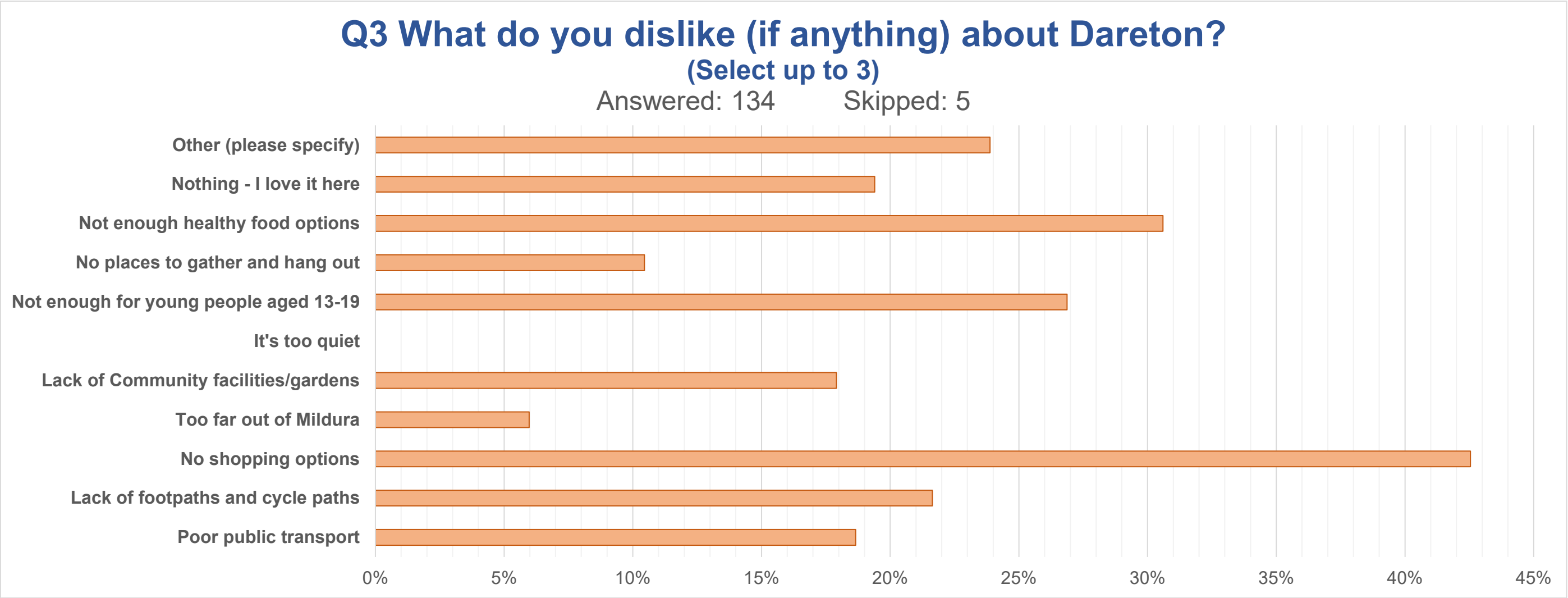


| Answer Choices   | Responses |    |
|--|-----------|----|
| Country town living  | 68.35%    | 95 |
| Community pride and spirit   | 23.74%    | 33 |
| Town Services and Infrastructure (School, Fire Brigade, Recreation Hall) | 23.02%    | 32 |
| Recreational Facilities (Football Oval, Pool, Tennis Courts)             | 46.04%    | 64 |
| Public Transport Connections (Bus)                                       | 6.47%     | 9  |
| Community Events   | 5.76%     | 8  |
| Natural Features (Close to River, Parks, Street Trees)                   | 53.96%    | 75 |
| Town character and heritage  | 13.67%    | 19 |
| Other (please specify)   | 17.27%    | 24 |
| Total Respondents: 139   |           |    |

## Q2 What do you like most about Dareton?

| No. | Other (Please Specify)  | Date               |
|-----|---|--------------------|
| 1   | Coomealla Golf Club   | 6/18/2020 6:42 PM  |
| 2   | Local Men in Shed activities which is much needed in our community catering for those Men in our community that have retired & need this facility to relieve the boredom that sometimes comes with retirement. We are looking to build a purpose built Shed near the Swimming Pool at some stage. | 6/18/2020 11:15 AM |
| 3   | having health services locally  | 6/17/2020 7:41 PM  |
| 4   | great soil for horticulture and water facility  | 6/17/2020 1:26 PM  |
| 5   | Coomealla Club and their facilities ie Golf Club and Motel. Without the club the town would have nothing  | 6/17/2020 12:06 PM |
| 6   | Golf course   | 6/17/2020 9:18 AM  |
| 7   | Golf course   | 6/16/2020 11:09 PM |
| 8   | Close to current occupation.  | 6/16/2020 7:37 PM  |
| 9   | Nothing anymore   | 6/16/2020 3:06 PM  |
| 10  | Slow recognition of our diverse Community, which requires improvement and continuity.   | 6/16/2020 1:36 PM  |
| 11  | Golf Course. 1. Would like to see removal of Plane Trees in main street (very Untidy).  | 6/16/2020 12:50 PM |
| 12  | Coomealla Memorial Sporting Club because without it the town would be nothing.  | 6/16/2020 11:54 AM |
| 13  | Close proximity to major services (i.e. Mildura)  | 6/16/2020 11:01 AM |
| 14  | Local Men's Shed, important for Older members of the community  | 6/16/2020 10:39 AM |
| 15  | Very compact town everything within walking distance  | 6/16/2020 9:29 AM  |
| 16  | I work with the poor and I'm very grieved at the level of poverty in the area.  | 6/16/2020 7:53 AM  |
| 17  | Peace and quiet   | 6/15/2020 10:11 PM |
| 18  | potential   | 6/15/2020 4:45 PM  |
| 19  | Personal connections within the community.  | 6/10/2020 3:01 PM  |
| 20  | river   | 6/10/2020 1:12 PM  |
| 21  | the river   | 6/10/2020 11:53 AM |
| 22  | The people that live in the community make it what it is. its proximity to Mildura  | 6/10/2020 11:02 AM |
| 23  | Living in an affordable rural area. Community. Natural features. Events   | 6/9/2020 12:00 PM  |
| 24  | The NSW health centre is a very important part of the town.   | 6/9/2020 11:10 AM  |





| Answer Choices                         | Responses |    |
|--|-----------|----|
| Poor public transport                  | 18.66%    | 25 |
| Lack of footpaths and cycle paths      | 21.64%    | 29 |
| No shopping options                    | 42.54%    | 57 |
| Too far out of Mildura                 | 5.97%     | 8  |
| Lack of Community facilities/gardens   | 17.91%    | 24 |
| It's too quiet                         | 0.00%     | 0  |
| Not enough for young people aged 13-19 | 26.87%    | 36 |
| No places to gather and hang out       | 10.45%    | 14 |
| Not enough healthy food options        | 30.60%    | 41 |
| Nothing – I love it here               | 19.40%    | 26 |
| Other (please specify)                 | 23.88%    | 32 |
| Total Respondents: 134                 |           |    |

## Q3 What do you dislike (if anything) about Dareton?

| No. | Other (Please Specify)  | Date               |
|-----|---|--------------------|
| 1   | Empty shops, lost the township feel from 30 years ago. 50k speed limit from before the high school is too far. Should only be through township.   | 6/22/2020 8:37 PM  |
| 2   | The flats behind the local supermarket are an eyesore. Turn off for any tourists of new comers to our town  | 6/22/2020 1:33 PM  |
| 3   | No bakery   | 6/21/2020 10:03 AM |
| 4   | Nature Strips need a good clean up.   | 6/18/2020 11:15 AM |
| 5   | Seems like Dareton Coomealla is the forgotten town if it wasn't for the club the town wouldn't exist. The Shire relies too much on the club to look after the town and its facilities   | 6/17/2020 12:06 PM |
| 6   | Sad looking empty main shopping area. 50km speed limit extends too far.   | 6/17/2020 9:18 AM  |
| 7   | The street and buildings Look poor  | 6/16/2020 11:05 PM |
| 8   | Thefts and lack of action against theft   | 6/16/2020 10:07 PM |
| 9   | I would like to see more trees around public services like pool, It would be great to have some sort of water park like what is at Mildura, There is a lot of unused space at the Dareton pool?   | 6/16/2020 6:29 PM  |
| 10  | dirty streets   | 6/16/2020 6:11 PM  |
| 11  | especially along the river front with cleaning up scrub areas around the kookaburra drive, golf course road area. Garden and parks and recreation.  | 6/16/2020 5:47 PM  |
| 12  | The poor reputation which is promoted by some real estate agents, the press & a few council officers.   | 6/16/2020 5:21 PM  |
| 13  | Lack of industry for jobs   | 6/16/2020 4:25 PM  |
| 14  | The trouble that occurs in Dareton  | 6/16/2020 3:06 PM  |
| 15  | 1. Untidy housing facilities (eg Neilpo Street- disgusting) 2. Vacant blocks kept tidy especially in main street 3. Not enough street lighting in some of the streets e.g. around swimming pool.  | 6/16/2020 12:50 PM |
| 16  | Not much maintenance to clean streets and gardens etc   | 6/16/2020 11:50 AM |
| 17  | Lack of council action. If a service or infrastructure of some kind is needed in Wentworth or Gol Gol, it is attended to very quickly. Dareton is always low on council's priority list. The fact there has been no streetscaping in Dareton and the Dareton Town Plan has not been started, attests to this. Dareton is a good place to live – we just want what other village areas have. | 6/16/2020 11:39 AM |
| 18  | Old grape vines on entry I know you can't do anything about it though   | 6/16/2020 11:23 AM |
| 19  | Unkept properties that make the town look like a ghetto and create the wrong perception to potential new residents. Time to time juvenile crime is an issue.  | 6/16/2020 11:00 AM |
| 20  | Dareton town entrances are the worst in the Shire, particularly the eastern entrance from CoOp to kinder.   | 6/16/2020 10:50 AM |
| 21  | Lack of community respect for others and facilities.  | 6/16/2020 9:55 AM  |
| 22  | Main street is a bit on an eye saw which can make it a little bit embarrassing. Would be fantastic to see the shops full and cleaned up   | 6/16/2020 7:21 AM  |
| 23  | I no longer live in Coomealla   | 6/15/2020 10:44 PM |
| 24  | Untidy yards and dead grapevines  | 6/15/2020 10:14 PM |
| 25  | Run down untidy building's, ugly entrance to township, crime  | 6/15/2020 10:03 PM |

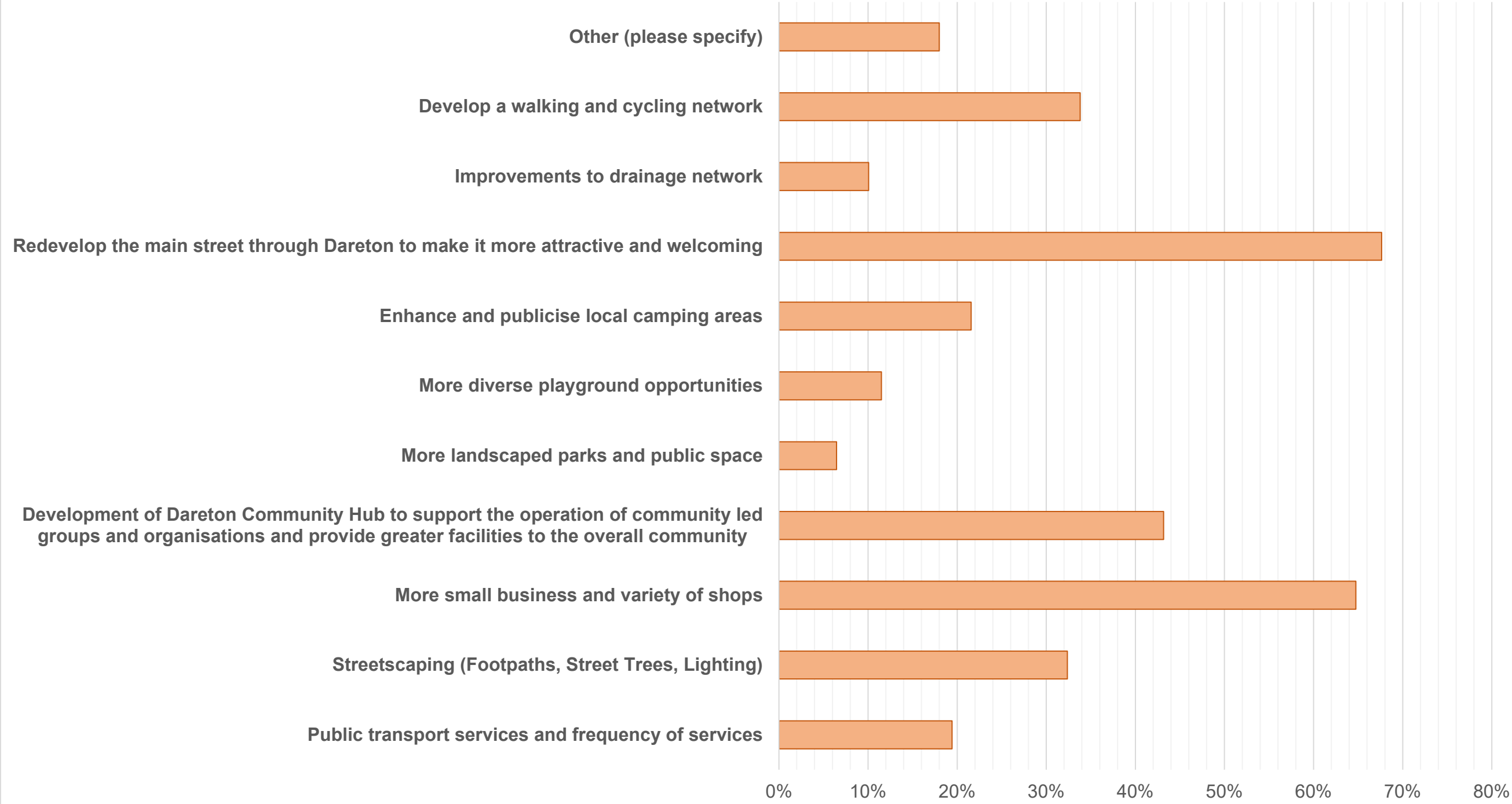
## Attachment 1: Raw Survey Responses

|    |  |                    |
|----|--|--------------------|
| 26 | presentation of certain areas of town insights wrong perceptions   | 6/15/2020 4:45 PM  |
| 27 | Main Street could be more attractive. Some roads near town need to be sealed.  | 6/11/2020 8:03 PM  |
| 28 | Very limited things for Youth, areas, road, footpaths need to be upgraded and there needs to be more visual acknowledgement of the local Aboriginal community and tribe especially given that Dareton does have a higher Indigenous population vs No Indigenous.   | 6/10/2020 2:28 PM  |
| 29 | Whilst I do like it here A nice café meeting area would be good. More community event with aboriginal and white fellas together. There are a lot of activities for aboriginals in Dareton and white fella should be encouraged to attend these, helping to break down barriers. More involvement of Aboriginals in sports like bowls. Shared story times the elders sharing their knowledge with those in the community for example at the Ilene Kirby building that stands empty in a prominent part of Dareton why is this not utilised for meetings and stories and yarns | 6/10/2020 11:02 AM |
| 30 | The main street can look unkept with leaves and pigeon poo in front of closed shops  | 6/10/2020 8:29 AM  |
| 31 | I dislike the racism. I dislike lack of native tree shade in public roadsides. I dislike the lack of parking facilities and applicable signage for RV & caravans, & other unfriendly actions towards them such as No Camping! There must be somewhere for self-sufficient travellers.  | 6/9/2020 12:00 PM  |
| 32 | I don't like that the NSW health is moving out of Dareton.   | 6/9/2020 11:10 AM  |



**Q4 What improvements would you like to see in Dareton?**  
**(Select up to 3)**

Answered: 139      Skipped: 0



## Q4 What improvements would you like to see in Dareton?

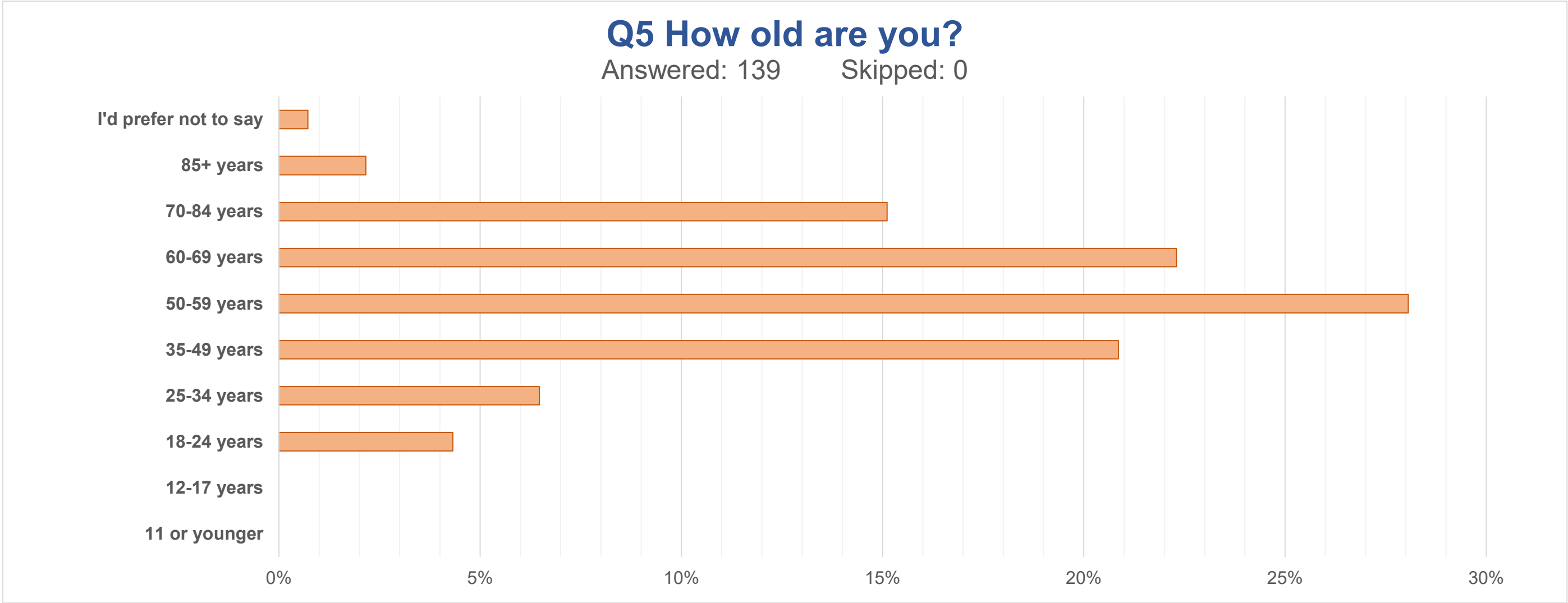
| Answer Choices  | Responses |    |
|---|-----------|----|
| Public transport services and frequency of services   | 19.42%    | 27 |
| Streetscaping (Footpaths, Street Trees, Lighting)   | 32.37%    | 45 |
| More small business and variety of shops  | 64.75%    | 90 |
| Development of Dareton Community Hub to support the operation of community led groups and organisations and provide greater facilities to the overall community | 43.17%    | 60 |
| More landscaped parks and public space  | 6.47%     | 9  |
| More diverse playground opportunities   | 11.51%    | 16 |
| Enhance and publicise local camping areas   | 21.58%    | 30 |
| Redevelop the main street through Dareton to make it more attractive and welcoming  | 67.63%    | 94 |
| Improvements to drainage network  | 10.07%    | 14 |
| Develop a walking and cycling network   | 33.81%    | 47 |
| Other (please specify)  | 17.99%    | 25 |
| <b>Total Respondents: 139</b>   |           |    |

| No. | Other (Please Specify)   | Date               |
|-----|--|--------------------|
| 1   | Some work could be done at the pool. Golf club road at back needs sealing. Houses on highway driving into Dareton need a clean up. Footpath along river to bike tracks | 6/22/2020 8:37 PM  |
| 2   | New signage to promote our town. A big street sign show casing our river front. Also more street lights In Main Street. Footpath very dark                             | 6/22/2020 1:33 PM  |
| 3   | A bakery   | 6/21/2020 10:03 AM |
| 4   | Signage for Coomealla including Indigenous name and better welcome sign/landscape/sculpture coming into Coomealla and Dareton from Mildura.                            | 6/19/2020 11:13 PM |
| 5   | New Men's Shed – Purpose Built.  | 6/18/2020 11:15 AM |
| 6   | Help and assistance for the youth and community centre   | 6/17/2020 8:37 PM  |
| 7   | We need more land to build homes on. Change some zoning.   | 6/17/2020 7:27 PM  |
| 8   | Work harder at keeping families in the area. Why are all the primary school aged kids going to other schools not Dareton   | 6/17/2020 12:06 PM |
| 9   | Mainly lighting right through the Main Street is a highway. The street lighting front of shops haven't worked for years  | 6/16/2020 10:07 PM |
| 10  | I am sorry to say it is past reviving and money spent here would be a waste. It has become a low cost town. And that brings certain challenges.                        | 6/16/2020 3:06 PM  |
| 11  | Shop fronts in town need to be filled and painted to make more visually appealing.   | 6/16/2020 1:20 PM  |
| 12  | 1. Remove Plane Trees main street very untidy. Plant low maintenance trees or shrubs. 2.   | 6/16/2020 12:50 PM |
| 13  | All of the above   | 6/16/2020 11:39 AM |
| 14  | Re public spaces are being frequently used as 'outside bars' so maybe a bit of thought on where these are placed   | 6/16/2020 11:23 AM |

## Attachment 1: Raw Survey Responses

|    |  |           |          |
|----|--|-----------|----------|
| 15 | Properties tidied up by owners/landlords especially Mildura side of town entrance.   | 6/16/2020 | 11:00 AM |
| 16 | Clean up Nature Strips around the Town   | 6/16/2020 | 10:39 AM |
| 17 | Old buildings to be cleaned up, Kirby centre, houses around the town   | 6/16/2020 | 10:35 AM |
| 18 | Rubbish and leaves in main street need attention every day council staff seam to stay in Wentworth or drive to Buronga/Gol Gol   | 6/16/2020 | 9:29 AM  |
| 19 | Improved water supply/pressure   | 6/15/2020 | 10:30 PM |
| 20 | Have properties tidied up by landlords, reduce crime. Develop ways to engage youth, maybe trade training/skills  | 6/15/2020 | 10:03 PM |
| 21 | Jetty at boat ramp   | 6/15/2020 | 9:51 PM  |
| 22 | encourage housing development  | 6/15/2020 | 4:45 PM  |
| 23 | Utilizing empty shops and Buildings for community coming together, yarns, meeting, selling craft and local produce.  | 6/10/2020 | 11:02 AM |
| 24 | Horse riding tourism could be developed. It is entirely overlooked as the point above clearly shows.   | 6/9/2020  | 12:00 PM |
| 25 | The NSW heath centre to stay in dareton, not move to Buronga. Important for the dareton to community to have direct access to healthcare, other than CHAC. Need another GP here also for clients to have choice. | 6/9/2020  | 11:10 AM |





| Answer Choices        | Responses |     |
|-----------------------|-----------|-----|
| 11 or younger         | 0.00%     | 0   |
| 12-17 years           | 0.00%     | 0   |
| 18-24 years           | 4.32%     | 6   |
| 25-34 years           | 6.47%     | 9   |
| 35-49 years           | 20.86%    | 29  |
| 50-59 years           | 28.06%    | 39  |
| 60-69 years           | 22.30%    | 31  |
| 70-84 years           | 15.11%    | 21  |
| 85+ years             | 2.16%     | 3   |
| I'd prefer not to say | 0.72%     | 1   |
| Total                 |           | 139 |

## Attachment 2: Submission Details and Council Response

| No. | Submission Details   | Council Response  |
|-----|--|---|
| 1   | <p>a) Disappointment with the number of people who were surveyed and the majority of main businesses were not included in the survey.</p> <p>b) Strongly disagree with the proposed parallel parking as it will be too dangerous to road user's and detrimental to the businesses. We suggest roundabouts be installed instead to slow the traffic and form part of the pedestrian crossings.</p> <p>c) Disagree with the concept of outdoor dining as previous tenants had tables and chairs out the front and the only people who used them were kids and drunks. There is ample seating inside where it is cool in summer and warm in winter.</p> <p>d) Do not believe the supermarket should relocate its front entrance to the side carpark as this would be detrimental to them and other businesses.</p> <p>e) Agree with plans for better street lighting, upgrading the parks and facilities, improved signage, having owners of empty buildings maintain them better and clean up (how do you access funding for this purpose?), promotion of Dareton in a better light than it previously has been, improve youth facilities and working with local Indigenous people to better the community.</p> <p>f) We suggest that due to alcohol being a major problem, that the Coomealla Club cut back its takeaway alcohol curfew to 8:00pm and also fund a local service for drug, alcohol and gambling addiction.</p> | <p>a) Due to COVID-19 restrictions, the survey was deemed to be the most appropriate manner in which to obtain general community input into the preparation of the draft Strategy. The Coomealla Club and several local businesses were asked if the link to the survey could be distributed to their local members or clients, including both groups and individuals.</p> <p>b) The suggestion of roundabouts in Tapio Street is noted. These suggestions will be further explored to ensure the best interests and safety of the community. In response to the strong objections from the community to the proposed parallel parking, this has been removed from the final Strategy.</p> <p>c) The suggestion for outdoor dining was generated from responses to the survey. It would be at the discretion of each business as to whether they sought Council approval to have table and chairs outdoors for dining purposes.</p> <p>d) Further discussion as to the location of the main entrance door to the supermarket will be undertaken with the landholder/proprietor.</p> <p>e) The aim of the Strategy, particularly the redevelopment of Tapio Street, is to improve the aesthetics, amenity and reactivate the business district. Funding opportunities for individual landholders, whilst primarily their responsibility, may be undertaken collaboratively with Council. Dareton is a little town with so much to offer, the Strategy aims to recognise its benefits and promote the township as a liveable and inviting residential option to new residents.</p> <p>f) Council will share these ideas with the Board of the Coomealla Club.</p> |
| 2   | <p>a) We acknowledge and thank the Wentworth Shire Council for developing a future Strategy for Dareton and the Coomealla area.</p>  | <p>a) Comment noted.</p>  |

## Attachment 2: Submission Details and Council Response

|   |   |   |
|---|---|---|
|   | b) We see our role as a key stakeholder and we see this role further developing with our partnership with the Wentworth Shire Council.  | b) Council looks forward to continuing to work with key stakeholders to progress the actions of the Dareton Strategy.   |
| 3 | <p>a) Consider placing a BBQ in the park opposite the fuel station and replace the ugly seating. It's a lovely park.</p> <p>b) Consider modernising the bus stop at this park, the brick structure is not appealing. Maybe an aluminium one and offer advertising on it.</p> <p>c) Consider planning a BBQ at the rotunda near the boat ramp and parking for caravans and RVs.</p> <p>d) Agree old shop fronts are not appealing. Could the local schools display what they are doing as a window display at reduced rental?</p> <p>e) Could a cycle network be created which would include Mildura Rural City Council? A loop from Buronga following the river through Curlwaa to Wentworth and back to Mildura, perhaps with campsites along the way. Could be promoted as a riverboat, kayaking, cycle trail.</p> <p>f) As a renter who walks to work every day, I would like to see the Police book the vast number of vehicles that do not comply with the speed limit.</p> <p>g) Better control of weeds along the shared way between Dareton and the Coomealla High School.</p> <p>h) Love the rose bushes on the eastern side of Dareton.</p> <p>i) Lack of public transport, would get on bus and go into Mildura on a Saturday but there is no service.</p> | <p>a) Council will continue to review provision of facilities in each of the public parks and spaces to ensure maximum benefit for the local community and visitors.</p> <p>b) Council will review the provision of bus stops and shelters in Dareton. Advertising on structures adjacent to a highway will need to be considered and approved by Transport for NSW.</p> <p>c) As per a) above.</p> <p>d) This suggestion will be included in the Strategy, however, the initiative will need to be acted upon by either the local property/shop owners or the individual schools.</p> <p>e) During the drop in sessions held in Dareton, there were suggestions of a walking/cycle trail along the river raised several times. This will be further investigated as a tourism attraction and in conjunction with Mildura Rural City Council.</p> <p>f) Throughout exhibition there have been numerous submissions regarding the speed at which vehicles travel through the township, particularly the business district. Council will liaise with both the Dareton Police and Transport for NSW to identify measures that can be put in place to ensure that compliance with speed limits are adhered to for the safety of the community.</p> <p>g) An investigation into the maintenance of Council's road reserves will be undertaken to ensure that public spaces are maintained for the benefit of the public.</p> <p>h) Comment noted.</p> <p>i) A recommendation of the Strategy will action consultation with the local bus service provider to identify if there is any opportunity to trial weekend bus services.</p> |



## Attachment 2: Submission Details and Council Response

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|---|---|---|
|   | j) Promote the local birds in the area e.g. Major Mitchell cockatoos to attract bird watchers.  | j) This could be considered for inclusion in a promotions or tourism plan for the Wentworth Local Government Area.  |
| 4 | <p>a) The exit on Neilpo Street behind the supermarket is problematic, it scrapes the underneath of my car.</p> <p>b) Murray Darling Swimming Club operates out of Dareton and was excluded from the clubs/groups. The Club had 52 members in the 2020/21 season.</p> <p>c) Not sure if parallel parking would be advantageous for an aging population.</p>   | <p>a) This exit should be investigated by Council's Roads &amp; Engineering Department.</p> <p>b) The omission has been recently rectified by amending the list in the final Strategy.</p> <p>c) In response to the strong objection from the community to the proposed parallel parking, this has been removed from the final Strategy. Further investigation into treatments in this area will be undertaken to ensure the best interests and safety of the community.</p>  |
| 5 | <p>a) Can we establish a processing centre for the recycling of old phones?</p> <p>b) Have seen paintings done on the bottom half of telephone poles, it gives a friendly feel to the towns, as does art in the streets. Could we ask the Barkindji Elders to identify animals/birds important to this area? Could the local Art Gallery be involved? The water tower does not present a safe place for vehicles to stop and look at art, its partially hidden, is there some other surface for art to be painted? The Silo Art Trail is very popular.</p> <p>c) For some communities, the cup of coffee bought at a café or the meal bought at the pub is helpful to revitalise them.</p> <p>d) Barmera has scenes and objects from the past displayed in empty shops, it looks better than empty shops.</p> | <p>a) Council has recently installed Community Recycling Stations at both of its administration offices located at Adelaide Street in Wentworth and the Midway Centre in Buronga. These stations provide for the disposal and recycling of mobile phones. It is planned to provide Community Recycling Stations at additional locations throughout the Wentworth Local Government Area, Dareton included.</p> <p>b) Council plans to investigate opportunities to provide suitable sites for the display of artwork, as part of an overall tourism attraction. This investigation will most likely include opportunities for grants to fund this type of project. Council will ensure to consult with the local community as this project progresses.</p> <p>c) If able to do so, Council will assist the promotion of locals buying from local businesses.</p> <p>d) Where able to do so, Council will promote this initiative as part of the revitalisation and improvement to the visual amenity of the business district.</p> |

## Attachment 2: Submission Details and Council Response

|   |   |   |
|---|---|---|
| 6 | <p>a) Applaud Council on developing this plan for the future of Dareton.</p> <p>b) Concerned about the parallel parking replacing the angled parking. Elderly people prefer angled parking. People also prefer the convenience of parking along the shopping precinct rather than at the end of the street in a car park.</p>   | <p>a) Comment noted.</p> <p>b) In response to the strong objection from the community to the proposed parallel parking, this have been removed from the final Strategy. Further investigation into treatments in this area will be undertaken to ensure the best interests and safety of the community.</p>   |
| 7 | <p>Dareton Police – comments relate to Section 5.3.13 Improve Community Safety and Security</p> <p>a) Plans for road markings, modifications and speed limits will need to be progressed with the standing Traffic Committee comprised of various agencies.</p> <p>b) Lighting of the main high traffic areas would provide Police with easier observation when conducting patrols. There are various locations where lighting is insufficient. An environmental design review should be prepared to ascertain the best location for lighting and Dareton Police would be prepared to be involved in community consultation in respect of this matter.</p> <p>c) Improved street signage would assist with all emergency response, including the marking of individual premises.</p> <p>d) Safety inspections and audits of parks and public spaces would be a welcome addition.</p> <p>e) The installation of CCTV is the most important aspect for policing within Dareton. This would deter offences from being committed and allow quick identification of offenders. Dareton Police would seek to have significant input into the location of cameras.</p> <p>f) Dareton Police will continue to work with Council towards the establishment of a PCYC to provide programs and engagement with the local youth of Dareton.</p> | <p>a) Comment noted.</p> <p>b) Council will consult with Dareton Police and the community when preparing a design for new/additional lighting.</p> <p>c) Council will ensure the consultation with the Dareton Police is conducted when planning any changes or upgrades to street signage.</p> <p>d) Council aims to prepare an audit schedule for all parks, gardens and public spaces.</p> <p>e) Council is aware of the importance of the location of camera in public areas, as such Council will consult and seek input from Dareton Police early in the stages of planning for this project.</p> <p>f) Comment noted. Council will continue to be involved in this valuable project to benefit the youth of Dareton and surrounds.</p> |
| 8 | <p>Department of Primary Industries Agriculture</p> <p>DPI Agriculture supports the intent of the draft Dareton Revitalised Strategy to confirm the Dareton township and rezone land within the township to reflect current uses.</p>   | <p>Comment noted.</p>   |

### Attachment 3: Drop In Session Comments and Council Responses

| No. | General Comment Details  | Council Response   |
|-----|--|--|
| 1   | Keep angled parking – numerous objections to the proposed parallel parking in Tapio Street.  | In response to the strong objection from the community to the proposed parallel parking, this has been removed from the final Strategy.          |
| 2   | Keep pedestrian crossing where it is but with the addition of crossing lights, like Merbein.   | Will be further investigated as part of the redevelopment of the business precinct.  |
| 3   | Need two speed humps in business district.   | Will be further investigated as part of the redevelopment of the business precinct.  |
| 4   | Need the 50km/h speed zone extended past Namatjira as there are too many accidents and near misses.  | Will be considered in collaboration with Transport for NSW.  |
| 5   | More trees along the highway.  | Comment noted.   |
| 6   | Remove speed hump in School Road.  | Council's Roads & Engineering Department to investigate.   |
| 7   | Keep 50km/h speed zone through main township but implement 80km/h out further.   | Will be considered in collaboration with Transport for NSW.  |
| 8   | Change name of Dareton to Coomealla.   | Comment noted.   |
| 9   | Retain name of Dareton.  | Comment noted.   |
| 10  | Town and boat ramp/riverfront areas needs regular clean up (bark chips, rubbish, etc.).  | Request will be referred and considered by Council as part of the audit of public recreational spaces.   |
| 11  | Plant trees and grass to beautify the area between Riverview Drive and Kookaburra Drive to become an attractive parkland.                          | This area will be included in the recommendation to prepare a masterplan for the development and revitalisation of the riverfront area.          |
| 12  | Support for the PCYC development, is there a site yet?   | Council will continue to collaborate with Dareton Police on this project.  |
| 13  | Is there potential to rezone land north of School Road?  | This area will be further considered when a review of the Strategy is undertaken.  |
| 14  | Would like to see the local Councillors presence more in the town.   | Comment noted.   |
| 15  | The old preschool building could be repurposed as a meeting centre.  | This site will be included in the investigation of Council owned/managed buildings review.   |
| 16  | The block opposite the corner store (corner Tapio Street and Millie Street) could be used for cap parking.   | This is private land. Council will investigate the future intentions for the site with the landholder.   |
| 17  | Needs to be more housing provided by agencies, their employees work here but live elsewhere as rentals are non-existent.                           | This will be noted and Council will consult with local agencies as to the demand for new residential development to support their employees.     |
| 18  | The former Bank building will need to be repurposed when Far West Health Services vacate the building and relocate to Buronga.                     | Council will consult with current landholder and discuss the future for the building.  |
| 19  | Need a new site and building for the Men's Shed.   | Consultation with the members of the Men's Shed has commenced.   |
| 20  | The town is losing its knowledge of history. There needs to be a location for this information to be stored and available for locals and visitors. | Council will encourage and support the community to identify the best way to manage the retainment of historical information.                    |
| 21  | There should be a river walk established, similar to the Walk the Murray in South Australia.   | Council will investigate the demand, potential site(s) and collaborate with key stakeholders to determine the eligibility of this large project. |
| 22  | An outdoor gym somewhere along the river, where it could be incorporated into a walk or cycle track route.   | Will be considered as part of the overall masterplan for the riverfront area.  |



### Attachment 3: Drop In Session Comments and Council Responses

|    |  |   |
|----|--|---|
| 23 | Need an overnight camp site for self-contained RV vehicles. Those visitors would spend money in the town while staying on these sites. | Will be considered as part of the overall masterplan for the riverfront area.   |
| 24 | In NSW there are \$100 vouchers to be spent in local businesses, Wentworth Shire Council is not listed.                                | Council will further investigate this initiative.   |
| 25 | Change the road crossing points to areas where they would be more used and beneficial.   | Will be further investigated as part of the redevelopment of the business precinct.   |
| 26 | The town has a problem with roaming unattended dogs.   | Comment noted.  |
| 27 | Vehicles speed along Avoca Street.   | Council will investigate and consult with Dareton Police.   |
| 28 | Change Coomealla High School to a Prep to Year 10 facility.  | Comment noted. For consideration by NSW Education Department.   |
| 29 | The Eileen Kirby building has rubbish surrounding the area. It is untidy and an eyesore.   | Council will encourage and promote the upkeep and maintenance of properties.  |
| 30 | It would be beneficial to the local community if there was a hairdresser and hardware shop.  | Comment noted. If able to do so, Council will encourage the establishment of new businesses to service the community.             |
| 31 | Council should initiate a hard waste pick up (large items) every 3 to 4 months, that would help with keeping the town clean and tidy.  | Council has recently conducted a hard waste pick up drive and continues to investigate options for future disposal of hard waste. |
| 32 | The town needs to have tennis courts. They used to be located on the corner of Matong Street and Avoca Street.                         | Council will further investigate the re-establishment of tennis courts.   |
| 33 | The land on the river past the Golf Course could contain echo huts – a different type of tourist accommodation experience.             | Council will further investigate this suggestion with the current landholder.   |
| 34 | The town of Dareton celebrates its 100-year anniversary in 2025. Planning should commence to celebrate this milestone.                 | Council will endeavour to work with the community and assist with the promotion of this important event.                          |

# OUR TOWN OUR FUTURE

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**WENTWORTH**  
**SHIRE COUNCIL**