Planning Report

External Works

24-26 & 32-38 Tapio Street, Dareton, NSW, 2717



EXECUTIVE SUMMARY

Proposal	External works
Street Address	24-26 & 32-38 Tapio Street, Dareton
Formal Land Description	Lot 3,4 and 6 of Section 11 in Deposited Plan 758338
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site, Lots 3, 4 and 6 DP758338, are three existing allotments with areas of all 489.98m² respectively. The subject sites are located centrally within Dareton; along the Tapio Street which is a Classified Road. Vehicle access continues to be available at the rear of the site along an existing laneway.

The site contains existing buildings that are currently used for commercial purposes, which were all occupied during 2024.

The surrounding area to the south generally comprises similar sized residential allotments, with the majority of parcels already containing existing dwellings and associated structures. Commercial land is also located across Tapio Street (Walkers IGA)

The subject site appears to have access to reticulated electricity, telecommunications, water and sewer.



Aerial Image of the Site and Surrounding Area

Figure 1: Subject site and surrounding area (Source: Landchecker Jan 2020)

Site Photos

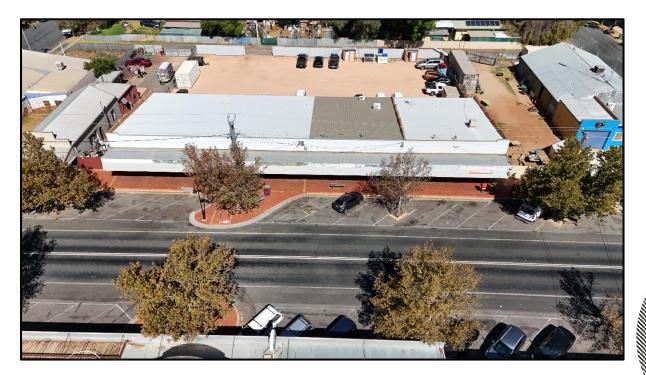


Figure 2: View of site from Tapio Street



Figure 3: View of the rear yard of the site

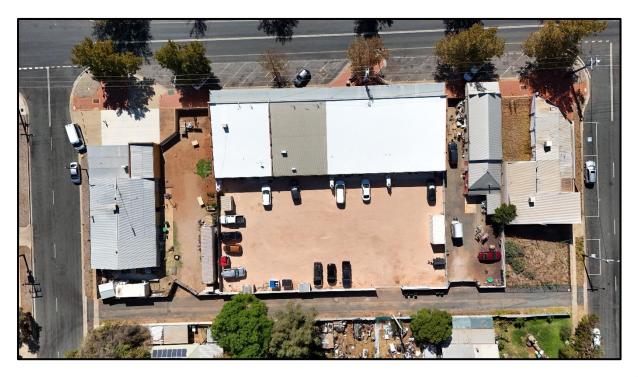


Figure 4: Aerial view of the site

PROPOSAL DESCRIPTION

This application seeks approval to upgrade the existing awning along the building's frontage and provide small verandahs (for weather protection).

The awning has a length of 48 metres and a height of 3 metres and will be located along the frontage of the building's entirety. The awning will be finished in Alucobond (Crisp White).

The verandahs are proposed to be located at the rear of each premises to provide weather protection for employees. The verandahs will have a length of three meters width of 1.7 metres and a height of 2.4 metres for lots 3 and 4. Lot 6 verandahs have a width of 1.5 metres.



PLANNING CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The subject site is within the RU5 – Village Zone.

The objectives of the zone are:

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function.
- To encourage well-serviced sustainable development.
- To ensure there are opportunities for economic development.
- To deliver new residential and employment growth in Buronga and Gol Gol.
- To ensure business and retail land uses are grouped within and around existing activity centres.

The proposed works are associated with a number of existing commercial buildings that will visually improve current streetscape; thus aligning with the objectives found within the zone.

Wentworth Development Control Plan (DCP)

Chapter 6 – Design of Commercial Development

6.1.1 Design

The frontage will be visually improved by updating the dilapidated awning. Due to the finish of the awning, reflectivity will not be an issue.

6.1.2 Site Analysis

The plans providing show the relevant information to allow a proper assessment of the application.

6.1.3 Front Setback

Not applicable for this application as the front setback of the works will remain unchanged.

6.1.4 Height of Buildings

All works proposed are less than the existing height of the main building located along the frontage, it is considered the proposed awning will not dominate the streetscape.

6.1.5 Landscaping

Not applicable for this application

6.1.6. Car parking

Not applicable as this application is not proposing a new use.

6.1.7 Pedestrian Paving

Not applicable for this application as the paving along the frontage is remaining unchanged.

6.1.6 Advertising Structures

Not applicable for this application.

6.1.9 Water Pollution

Not applicable for this application

State Environmental Planning Polices (SEPP)

There are no SEPP's applicable to this application.

General Assessment

Visual Impacts

Please refer to DCP assessment.

Open Space

Please refer to DCP assessment.

Overshadowing and Privacy

Not applicable for this application.

Noise

Not applicable for this application.

Erosion Control Measures

No erosion control measures are considered necessary for this development.

Economic and Social Impacts

It is considered that there will be a minor economic impact as the shops will be

Environmental Benefits

Due to the nature of this development, there are no significant environmental benefits predicted.

Disabled Access

Not applicable for this application.

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Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Not applicable for this application

Building Code of Australia

The Construction Certificate will be issued by a Building Surveyor who will review the structures compliance with the Building Code of Australia.

Traffic

Traffic will not be impacted on from the proposed development.

Stormwater/flooding

Not applicable for this application

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CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the Wentworth Local Environmental Plan 2011.

The proposed dwelling is appropriate for the site as it:

- Is encouraged in the RU5 Village Zone
- Is appropriately designed:
- Will have minimal impacts on the locality
- Will not result in any detrimental impacts on the environment.

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant a Notice of Decision for the development as described in this report at 24-26 & 32-38 Tapio Street, Dareton.

PROPOSED SHOP VERANDAH AWNING ROOF WORKS LOT 3-6 DP758338 No.24-38 TAPIO STREET DARETON, NSW 2717

PROPOSED SUBJECT SITE LOT 3-6, DP758338 No. 24-38 TAPIO STREET DARETON, NSW 2717



PROPOSED LOCALITY PLAN

nts



Drawing List									
Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Checked By					
1 of 4	PROPOSED LOCALITY PLAN	25/03/25	G.J.H.	G.H.					
2 of 4	PROPOSED 3D VIEWS	25/03/25	G.J.H.	G.H.					
3 of 4	PROPOSED SITE PLAN	25/03/25	G.J.H.	G.H.					
4 of 4	PROPOSED ELEVATIONS	25/03/25	G.J.H.	G.H.					

GENERAL NOTES

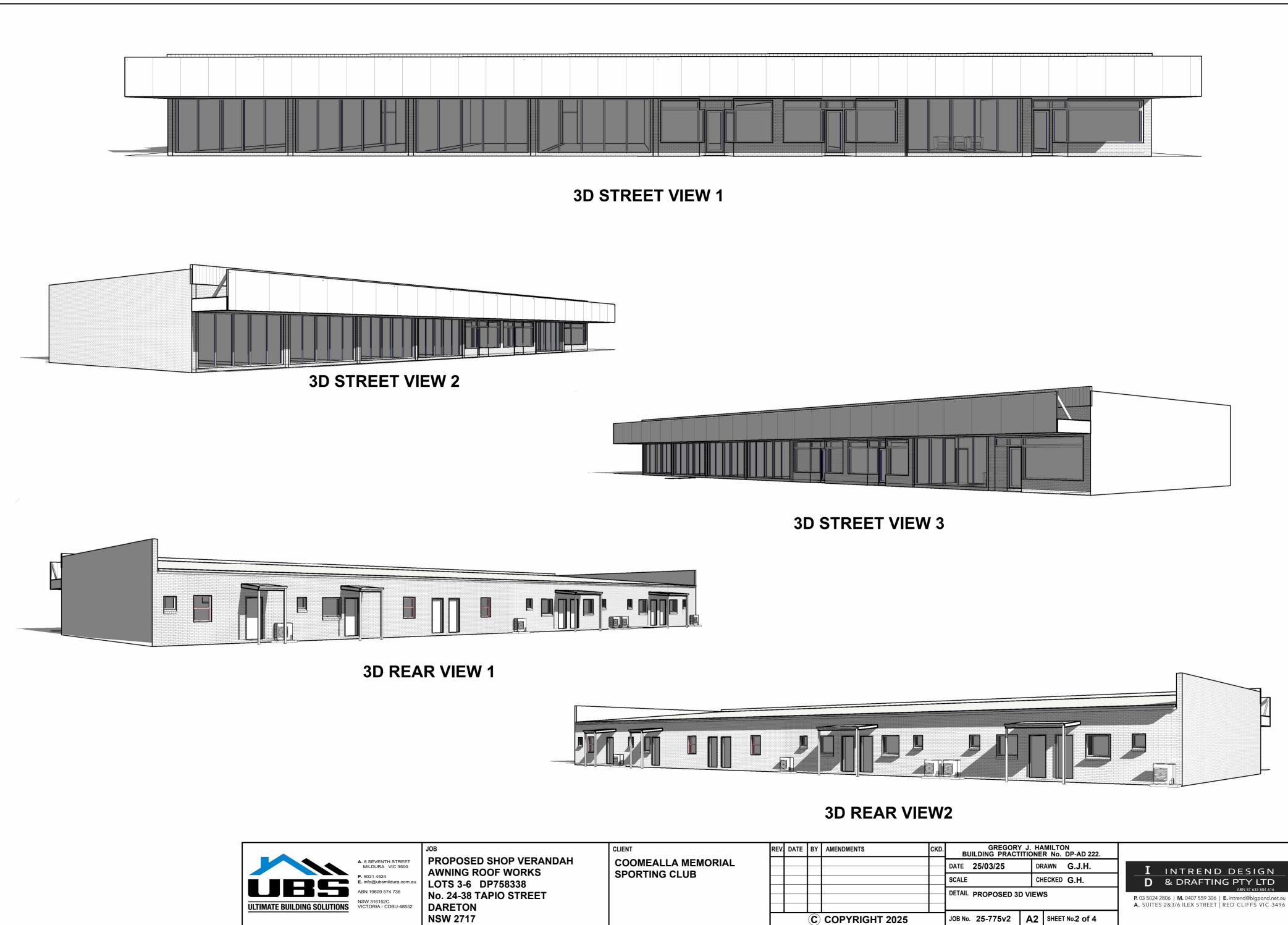
WIND LOAD CLASSIFICATION

REGION TERRAIN CATEGORY SHIELDING CLASSIFIC/ TOPOGRAPHIC CLASS		A TC 3.0 (closely spaced obstructions) FS (full shielding) T0 (maximum slope <1:20)							
DESIGN GUST WIND SPEED		N1	26m/s Serviceability (Vh,s) 34m/s Ultimate (Vh,u)						
ENERGY EF	FICIEN	ICY I	NFORMATION						
ITEM	INSTAI	_L.							
Roofs and Ceilings	R 4.0 BULK	INSULATION - ROOF COLOUR ~ LIGHT							
External Walls	RELFECTIV	INSULATION & ANTIGLARE REFLECTIVE FOIL WRAP. /E FOIL WRAP TO COMPLY WITH AS/NZS 4200.1 and NSTALLED IN ACCORDANCE WITH AS 4200.2.							
Internal Walls between Conditioned and Unconditioned Spaces	R 2.0 BULK WITH AS 42		ION MUST BE INSTALLED IN ACCORDANCE						
Floor	NO INSULA	TION RE	QUIRED - EXISTING CONCRETE FLOORS						
Windows & Sliding Doors	ALUMINIUN		ED FIXED & AWNING WINDOWS						
External Doors	WEATHER	SEALS &	DRAUGHT EXCLUDERS.						
Exhaust Fans		// & TOILET EXHAUST FANS TO BE SEALED UNITS O OUTSIDE AIR WITH DAMPERS.							

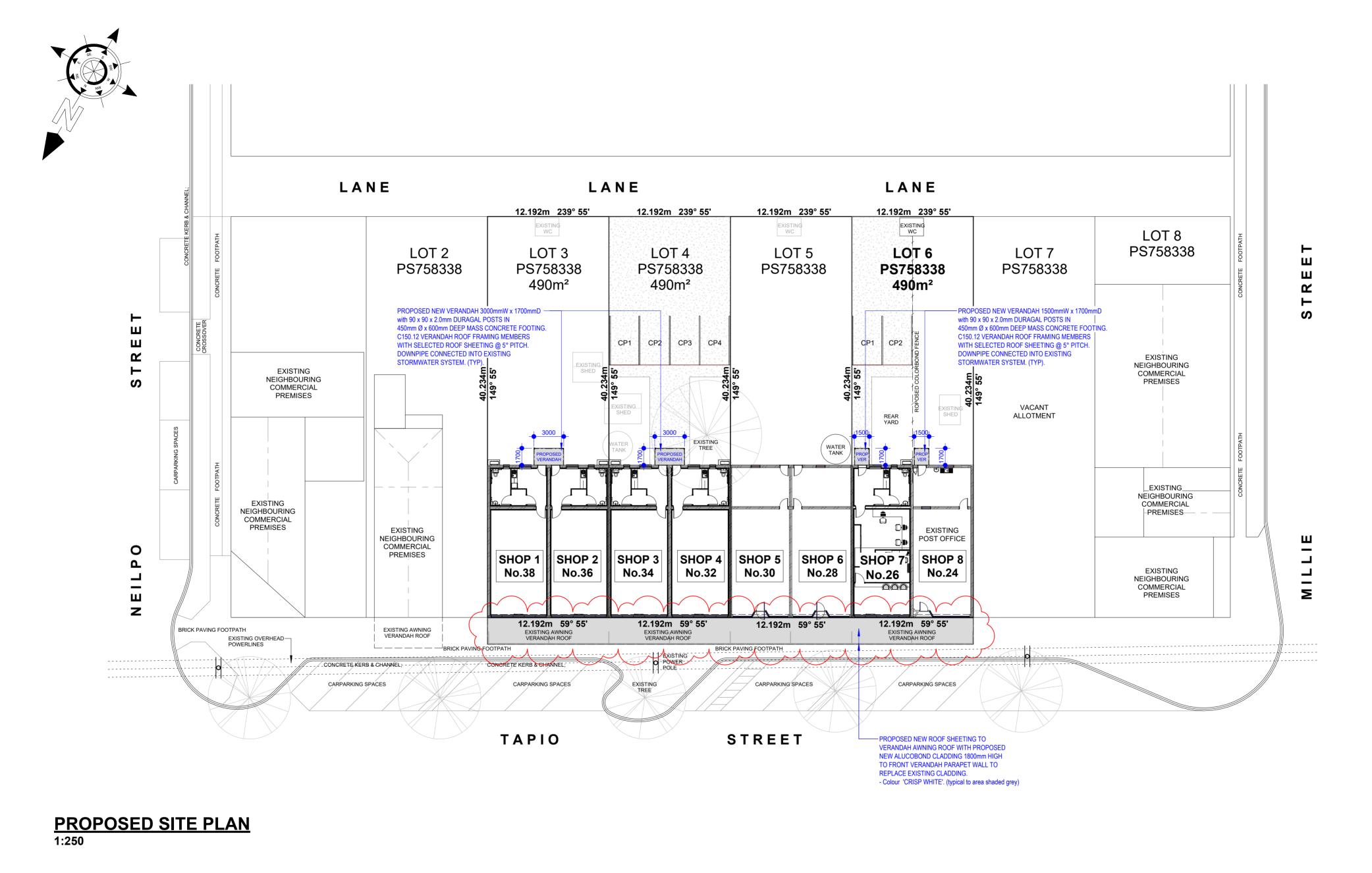


ELEMENT	REQUIRMENT
GENERAL	-ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC 2022 BUILDING CODE OF AUSTRALIA (BCA) & ALL OTHER RELEVANT STANDARDS -CONTRACTORS TO CHECK SITE DIMENSIONS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE -FIGURED DIMENSIONS HAVE PREFERNCE TO SCALE.
	-PLANS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION. -IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS
	WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT. IT IS THE BUILDERS RESPOSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
SITE	-TEMPORARY SOLID HOARDING, BUILDER TO OBTAIN SEPERATE PERMIT FROM COUNCIL IF REQUIRED -EARTHWORKS TO COMPLY WITH THE NCC 2022 BCA & AS.3798 -ALL DRAINAGE TO COMPLY WITH AS/NZS 3500.3.2
STRUCTURE	-MASONRY STRUCTURES TO COMPLY WITH THE NCC 2022 BCA & AS.3700
	-ARTICULATION JOINTS PROTECTED IN ACCORDANCE WITH THE NCC 2022 BCA C4D16 & AS.1530.4
	-CONSTRUCTION IN CYCLONE AREAS TO COMPLY WITH THE NCC 2022 BCA & AS.1684 PART 3
FIRE RATING	-FIRE INDICES OF MATERIALS, LININGS & SURFACE FINISHES TO COMPLY WITH NCC 2022 BCA - SECTION C PART C1 - S13C6.
	-F.R.L.'S OF WALLS AND FLOORS TO COMPLY WITH NCC 2022 BCA - SECTION C PART C1 - S13C6.
GLAZING	-LIGHT & VENTILATION IS TO BE PROVIDED TO ALL HABITABLE ROOMS IN ACCORDANCE WITH THE NCC 2022 BCA PART F6
	-WINDOWS IN BUILDINGS TO COMPLY WITH THE NCC 2022 BCA & AS.2047-2014 -INTERNAL GLAZING TO BE IN ACCORDANCE WITH AS.1288-2006 AND
	-INTERNAL GLAZING TO BE IN ACCORDANCE WITH AS.1286-2006 AND EXTERNAL GLAZING TO BE IN ACCORDANCE WITH AS.2047-2014 SAFETY GLAZING TO BE IN ACCORDANCE WITH AS.2208-1996. -ALL WINDOWS AND EXT. DOORS TO BE SITE MEASURED PRIOR TO FABRICATIO
EGRESS	-DOOR FURNITURE TO COMPLY WITH THE NCC 2022 BCA. PART D3D26
	-ALL EXIT DOORS & DOORS IN PATH OF TRAVEL TO EXITS ARE TO BE CAPABLE OF BEING OPENED AT ALL TIMES FROM THE SIDE FACING A PERSON SEEKING EGRESS FROM THE BUILDING WITH A SINGLE HANDED DOWNWARD OR PUSHING ACTION ON A SINGLE DEVICE WITHOUT THE USE OF A KEY AND LOCATED BETWEEN 900mm AND 1200mm ABOVE FLOOR LEVEL IN ACCORDANCE WITH NCC 2022 BCA PART D3D26.
	-EXIT DOORS TO BE FITTED WITH A FAIL SAFE MECHANISM CAPABLE OF BEING OPENED WITH A FORCE GREATER THAN 110Kn.
	-DOOR SCHEDULE - REFER TO SPECIFICATIONS FOR FURNITURE REQUIRMENTS
	-FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS ARE TO COMPLY WITH AS.1657 -NEW STEPS TO COMPLY WITH NCC 2022 BCA. VOL. 1 SECTION & TABLE D3D14
SANITARY	-ALL FLOOR WASTES TO COMPLY WITH NCC 2022 BCA PART F4. -FEMALE AND DISABLED TOILETS TO BE PROVIDED WITH MEANS OF DISPOSAL SANITARY TOWELS
PLUMBING	-SERVICE PENETRATIONS TO COMPLY WITH SPEC. C3.15 OF THE BCA. -RAINWATER GOODS, ACCESSORIES & FASTENERS TO COMPLY WITH THE
	NCC 2022 & AS.2179 -GUTTERS, DOWNPIPES, RAINHEADS & SUMPS TO COMPLY WITH AS.2180
	-STEEL SHEET ROOF DESIGN & INSTALLATION IN ACCORDANCE WITH AS/NZS 1562.1
	-RAINWATER GOODS, ACCESSORIES & FASTENERS TO COMPLY WITH NCC 2022 & AS.2179
VENTILATION	-MECHANICAL VENTILATION AND OR AIR-CONDITIONING SYSTEM TO COMPLY WITH AS.1668.2 & THE BCA VOLUME 1 PART F6
LIGHTING	-ARTIFICIAL LIGHTING TO PROVIDE MIN. Lux. AS REQUIRED BY AS.1680 PART 1, PART 2.0 & PART 2.1
EMERGENCY	-EXIT SIGNS & EMERGENCY LIGHTS TO COMPLY WITH A.S.2293 -SMOKE DETECTORS TO COMPLY WITH AS.3786 & AS.1670.1 HARD WIRED TO
	MAINS POWER -PROVIDE 2A 30 BE FIRE EXTINGUISHER ADJACENT TO ALL SWITCHBOARDS.
	NOT LESS THAN 2.0M AWAY - MAX. 20.0M -FIRE HYDRANT DESIGN & INSTALLED IN ACCORDANCE WITH AS.2419.1
	-FIRE HOSE REEL DESIGN & INSTALLED IN ACCORDANCE WITH AS.2441 -PORTABLE FIRE EXTINGUISHERS TO COMPLY WITH AS.2444
DISABLE	-NON-SLIP FINISHES TO BE PROVIDED TO ALL STEPS, RAMPS & LANDINGS
	-HANDRAILS TO COMPLY WITH NCC 2022 BCA VOLUME 1 PART D1P3 & AS.1428.1 -RAMPS TO COMPLY WITH AS.1428.1 2021
	-THE CARPET PILE HEIGHT OR PILE THICKNESS SHALL NOT EXCEED 11mm AND THE CARPET BACKING THICKNESS SHALL NOT EXCEED 4mm IN ACCORDANCE WITH NCC 2022 BCA VOLUME ONE :- CLAUSE D4D4.(g)
ELECTRICAL	ALL SWITCHBOARD AND DISTRIBUTION BOARD LOCATIONS ARE NORMAL. LOCATIONS SHOULD BE READ AS PER ELECTRICAL DESIGN SPECIFICATIONS

	REV.	DATE	BY	AMENDMENTS	CKD.	в	GREGORY		MILTON R No. DP-AD 222.		
						DATE	25/03/25	DR	AWN G.J.H.	Ι	INTREND DESIGN
Б						SCALE	As indicated	СН	ECKED G.H.	 D	& DRAFTING PTY LTD
						DETAIL	PROPOSED LC	CALIT	Y PLAN	STORE IN LINE CONTRACTOR IN	ABN 57 633 884 616 2806 M. 0407 559 306 E. intrend@bigpond.net.au 5 2&3/6 ILEX STREET RED CLIFFS VIC 3496
			C	COPYRIGHT 2025	1	JOB No.	25-775v2	A2	SHEET No.1 of 4		



IEMORIAL IB	REV.	DATE	BY	AMENDMENTS	CKD.	GREGORY J. HAMILTON BUILDING PRACTITIONER No. DP-AD 222. DATE 25/03/25 DRAWN G.J.H. SCALE CHECKED G.H. DETAIL PROPOSED 3D VIEWS			INTREND DESIGN & DRAFTING PTY LTD ABN 57 633 884 616 2806 M. 0407 559 306 E. intrend@bigpond.net.au		
			(C)	COPYRIGHT 2025		JOB No.	25-775v2	A2	SHEET No.2 of 4	A. SUITE	S 2&3/6 ILEX STREET RED CLIFFS VIC 3496





	REV.	DATE	BY	AMENDMENTS	CKD.	BL	GREGORY JILDING PRACTI		MILTON R No. DP-AD 222.				
						DATE	25/03/25	DR	AWN G.J.H.	I	INTREND DESIGN		
JB					SCALE	1 : 250	СН	ECKED G.H.		& DRAFTING PTY LTD			
						DETAIL	PROPOSED SI	TE PLA	N		ABN 57 633 884 616 2806 M. 0407 559 306 E. intrend@bigpond.net.au S 2&3/6 ILEX STREET RED CLIFFS VIC 3496		
			C	COPYRIGHT 2025		JOB No.	25-775v2	A2	SHEET No.3 of 4				

