

# Planning Report

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## External Works

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

## EXECUTIVE SUMMARY

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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

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The subject site, Lots 3, 4 and 6 DP758338, are three existing allotments with areas of all 489.98m<sup>2</sup> 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)

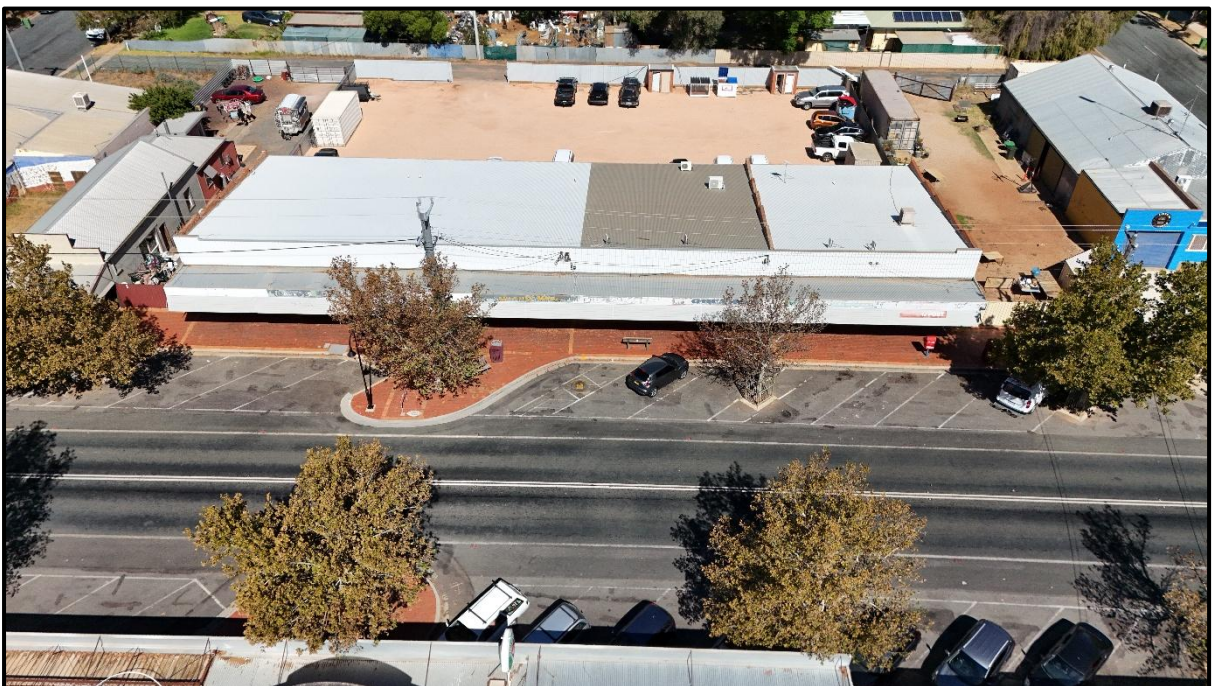
The subject site appears to have access to reticulated electricity, telecommunications, water and sewer.

## Aerial Image of the Site and Surrounding Area



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

## Site Photos

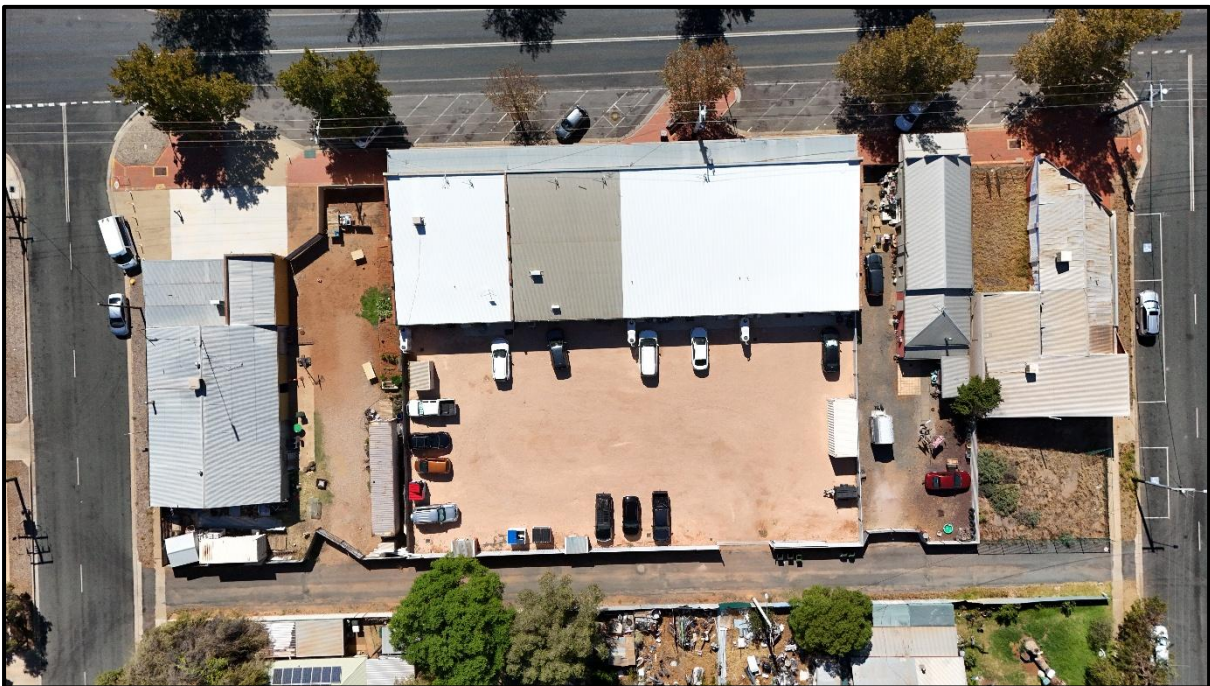


*Figure 2: View of site from Tapio Street*





*Figure 3: View of the rear yard of the site*



*Figure 4: Aerial view of the site*

## PROPOSAL

# DESCRIPTION

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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

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### 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 Policies (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.

**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

## CONCLUSION

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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  
ANDAH AWNING ROOF WORK  
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



**A. 8 SEVENTH STREET  
MILDURA VIC 3500**

**P. 5021 4524**

**E. [info@ubsmildura.com.au](mailto:info@ubsmildura.com.au)**

**ABN 19609 574 736**

**NSW 316152C**

**VICTORIA - CDBU-48552**

**JOB**

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

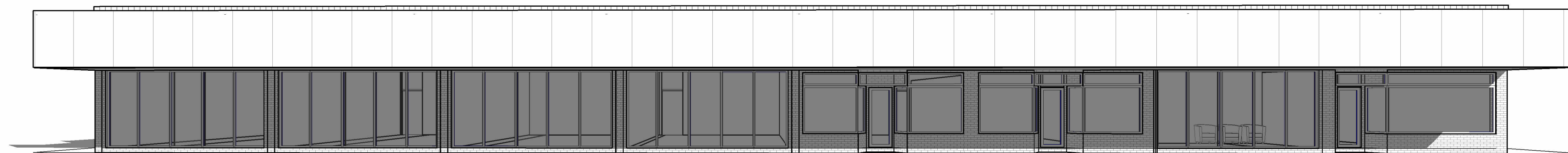
CLIENT

**COOMEALLA MEMORIAL  
SPORTING CLUB**

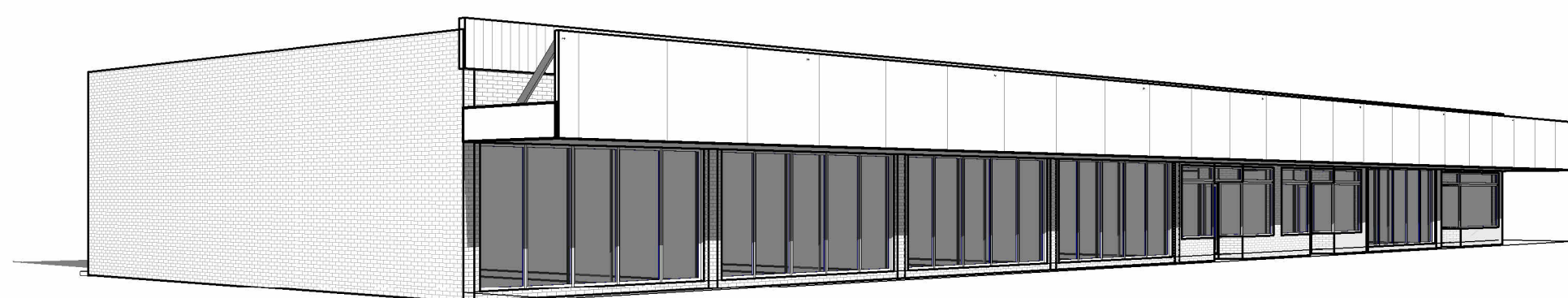
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					SCALE As indicated	CHECKED G.H.	
					DETAIL PROPOSED LOCALITY PLAN		
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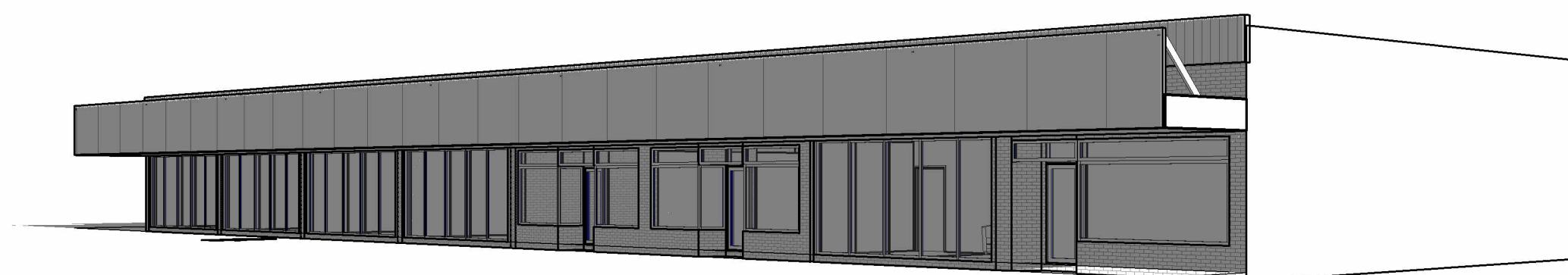




### 3D STREET VIEW 1



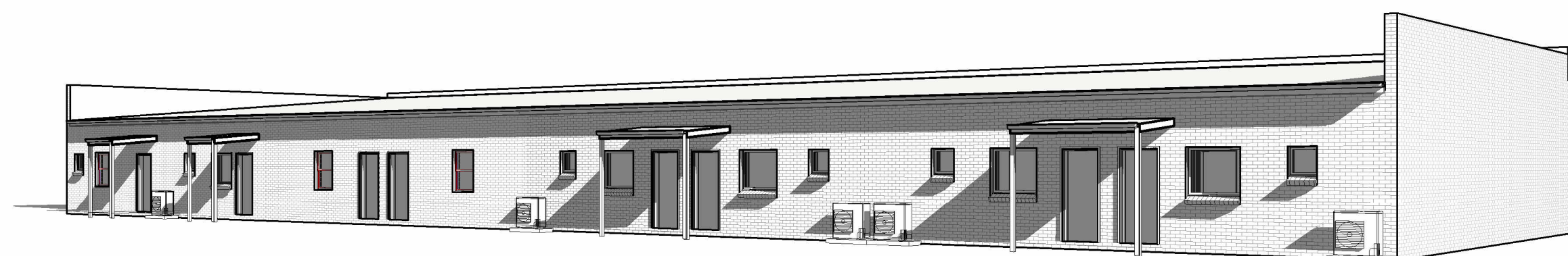
### 3D STREET VIEW 2



### 3D STREET VIEW 3



### 3D REAR VIEW 1



### 3D REAR VIEW2



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**NSW 2717**

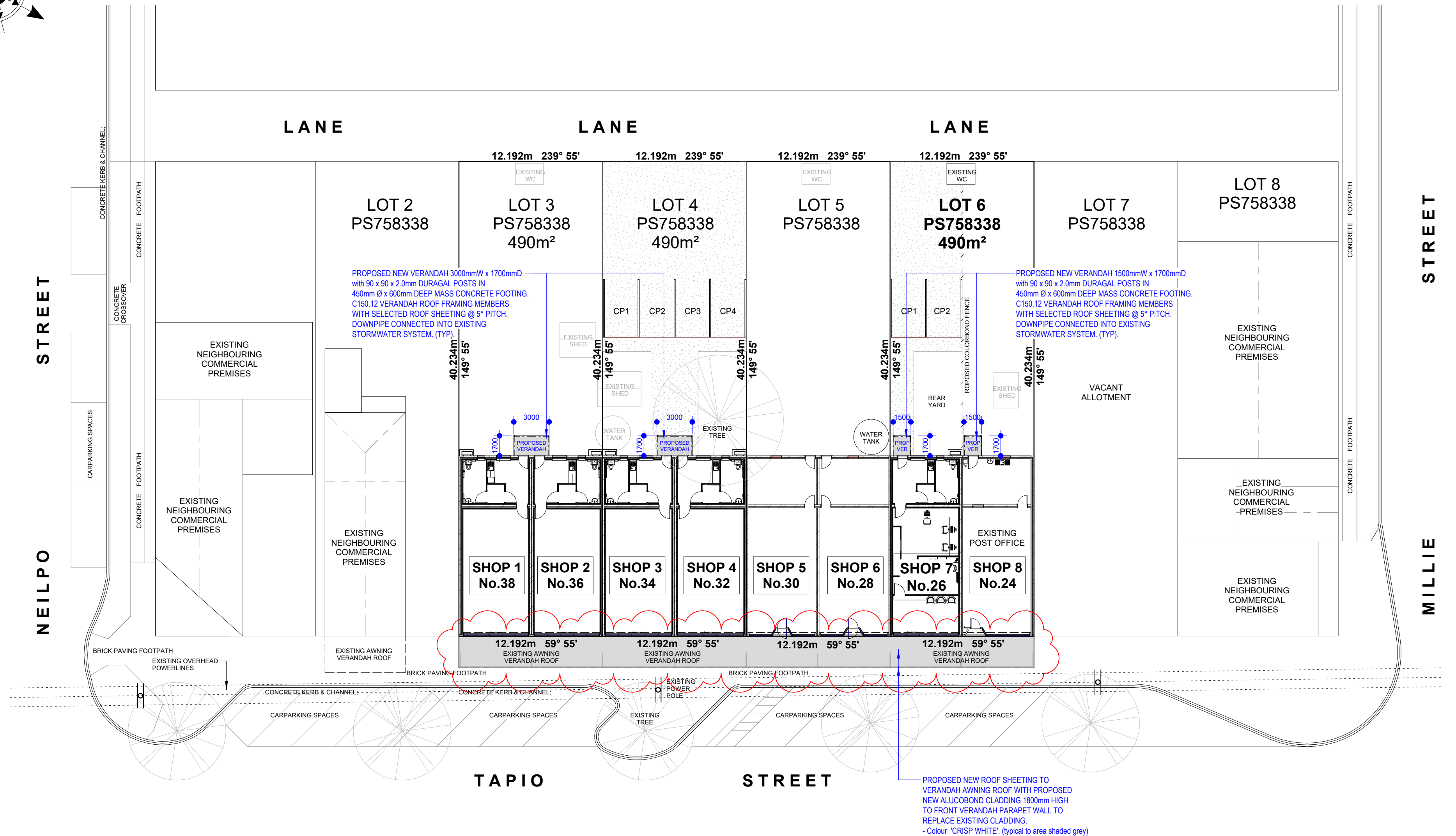
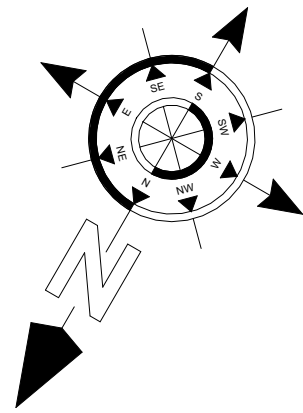
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					DATE 25/03/25	DRAWN G.J.H.	
					SCALE	CHECKED G.H.	
					DETAIL PROPOSED 3D VIEWS		
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**I** INTREND DESIGN  
**D** & DRAFTING PTY LTD

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A. SUITES 2&3/6 ILEX STREET | RED CLIFFS VIC 3496



**PROPOSED SITE PLAN**  
1:250



A. 8 SEVENTH STREET  
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JOB

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DETAIL PROPOSED SITE PLAN		
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INTREND DESIGN

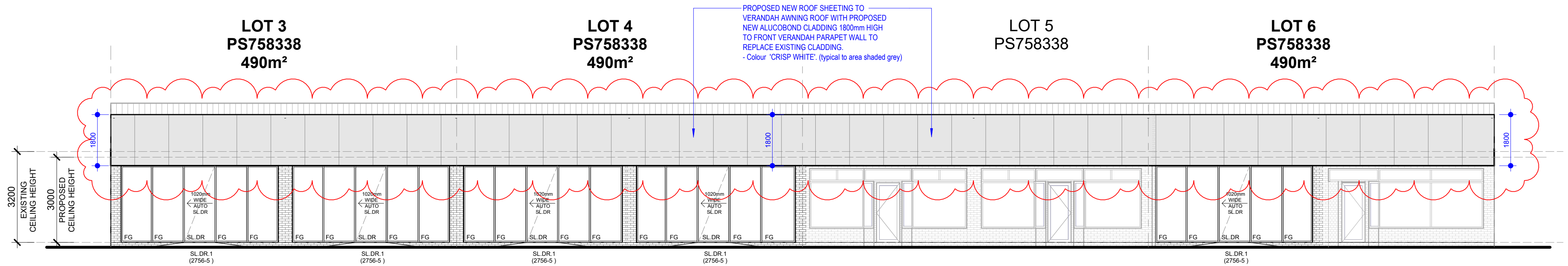
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& DRAFTING PTY LTD

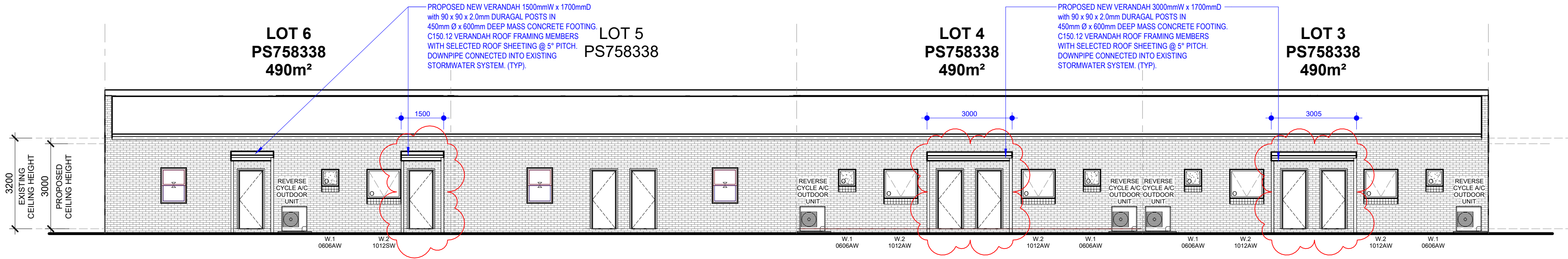
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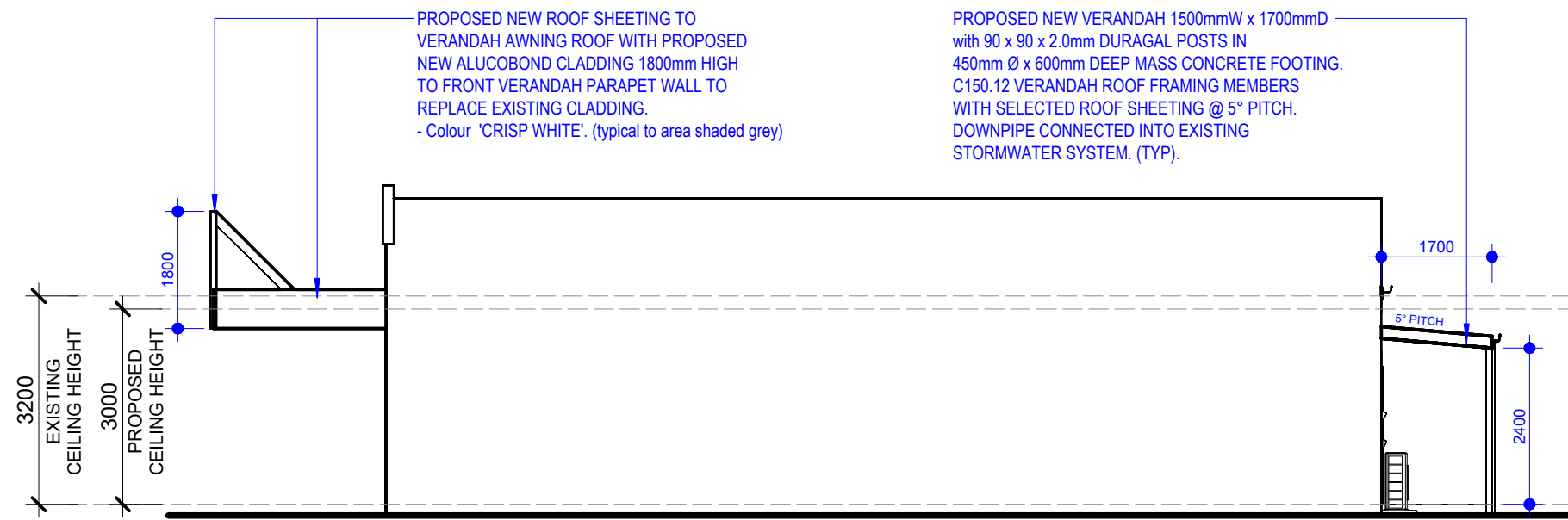




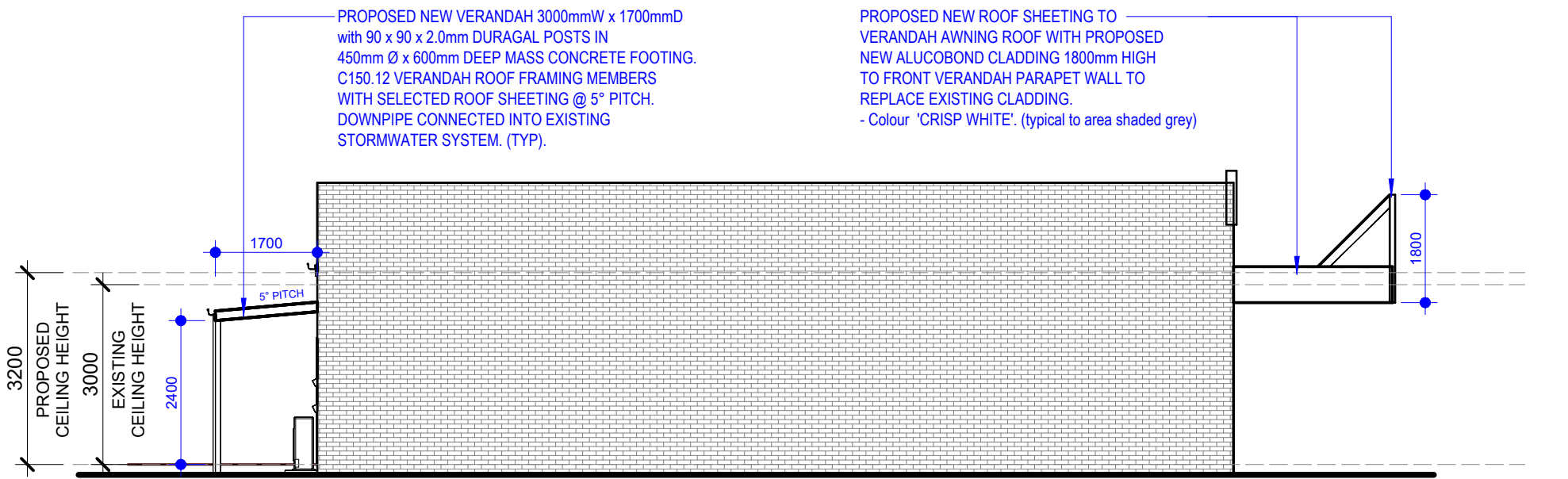
**PROPOSED north ELEVATION**  
1:100



**PROPOSED south ELEVATION**  
1:100



**PROPOSED west ELEVATION**  
1:100



**PROPOSED east ELEVATION**  
1:100



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