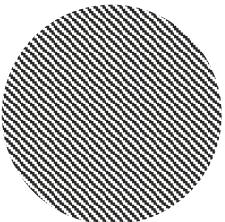




JACKSON
PLANNING



Planning Report

Dual Occupancy (Attached)

32 Riverview Drive
Dareton, NSW, 2717

EXECUTIVE SUMMARY

Proposal	Construction of an attached dual occupancy
Street Address	32 Riverview Drive, Daretton
Formal Land Description	Lot 1096 in Deposited Plan 43269
Zone	RU5 – Village
Relevant State Environmental Planning Policies	Not applicable

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 32 Riverview Drive, Dareton, and more formally as Lot 1096 in Deposited Plan 43269. It has an area of approx. 875 square metres (sqm) and a frontage of approx. 18.4m to Riverview Drive. The site is vacant and there are no formally constructed crossovers. All reticulated services are available to support the proposed development. No heritage or cultural sensitivities affect the land and there are no natural hazards or environmental sensitivities including native vegetation.

The site is situated within an established residential area, approximately 150 metres (m) to the south west of Tapio Street. The surrounding area predominantly consists of single storey detached dwellings and dual occupancies on similar sized allotments. The bank of the Murray River is situated approximately 120m to the south of the site.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

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 Riverview Drive



Figure 3: View of the site from the south

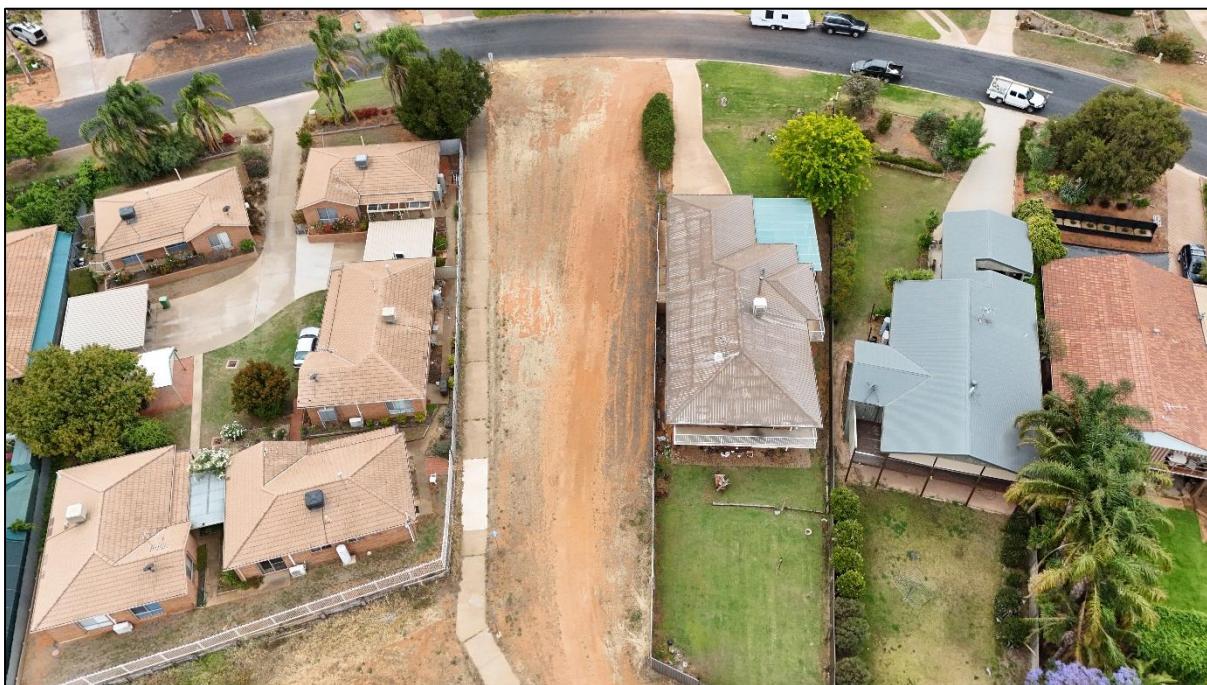


Figure 4: View of the site from the west



Figure 5: View of the site from the north



Figure 6: Recent aerial of the site

PROPOSAL

DESCRIPTION

This application is for the construction of an attached dual occupancy, as summarised under the following points:

- The attached dual occupancy is single storey and each dwelling contains two bedrooms, open plan kitchen, dining and living area, bathroom, laundry and alfresco.
- The external appearance of the building is contemporary with the walls and roof clad in corrugated iron and a front porch distinguishing the entry. The colour scheme is neutral with a mixture of soft grey tones.
- The building has a maximum height of 5.05m above natural ground (due to the slope of the land).
- A new 3.6m wide crossover is proposed to provide access to the site.
- A total of four car parking space (two for each dwelling) are proposed in front of the building.
- As the proposed building will be constructed on stumps, no notable earthworks are required.
- Approximately 50% of the site will be made available for landscaping and over 175sqm will be private open space.
- The building will be connected to all reticulated services with the exception of gas.

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The Subject site is within the RU5 – Village

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 attached dual occupancy is located within an established residential area and will support the growth of Dareton. The building has been designed to meet sustainability targets and is appropriately located so as not to unreasonably impact on the adjoining land. As such, the proposal supports the objectives of the RU5 zone.

Clause 4.1A Minimum lot sizes for dual occupancies, multi dwelling housing and residential flat buildings

The objective of this clause is to achieve planned residential density in certain zones.

Development consent must not be granted to development on a lot in Zone RU5 Village for a Dual Occupancy (Attached) unless the area of the lot is equal to or greater than 400sqm. The subject site is 875sqm and as such, development consent may be granted.

Wentworth Development Control Plan

Chapter 4 – Residential Development Controls

4.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed building responds to site specific conditions and the site has been described in detail previously in this report. The site is within an established residential area and typically comprised of single storey dwellings on similar sized allotments. The site does not have any specific constraints such as native vegetation, reticulated services and heritage etc. The topography of the land does not pose any constraints as the building has been designed on stumps to minimize the extent of earthworks.

4.1.2 Streetscapes

The proposed attached dual occupancy is consistent in siting, scale and external appearance to existing development within the surrounding area. The proposed building will have a positive impact on the streetscape. It is setback a notable distance from the street and despite there being a generous driveway, landscaping can be established to mitigate the visual impact. Habitable room windows overlook the internal accessway and street to provide for casual surveillance. Carparking will be located on an open hard stand area, and as such, garage dominance is not a concern.

A front porch is included to address the street and clearly identify the dwelling entry and windows have been limited on the west facing elevation to assist with reducing the harsh impacts of the afternoon sun. The external materials and colours of the building will complement existing dwellings in the broader area which have external materials and colours that vary considerably.

4.1.3 Front Setback

The dwelling has a front setback of 26m which complies with this control.

4.1.4 Side setbacks and Corner Lot Setback

The proposed building is setback at least 1m from the side boundaries which complies with this control. The building achieves a combined total side setback of between 2m and 4.45m which does not comply with this control. The shortfall is acceptable as the

allotment narrows towards the rear and the setbacks are consistent with existing dwellings in the surrounding area.

4.1.5 Rear setbacks

The proposed dwelling is setback 8.8m from the rear boundary, thus meeting this control.

4.1.6. Walls on Boundaries

Not applicable. No walls are proposed on or within 150mm of a boundary.

4.1.7 Building heights and overshadowing

The proposed building is single story and will not cause unreasonable overshadowing to adjoining allotments, refer enclosed shadow diagrams. Sufficient setbacks are achieved from side and rear boundaries and at least 40sqm of private open space unaffected by overshadowing between 9am and 3pm on 22 September. Taking into consideration the above, the proposal suitably complies with this control.

4.1.8 Site Coverage

The site coverage of the proposed development is approximately 23% which complies with this control.

4.1.9 Private Open Space

As stated in the proposal section above, approx. 175sqm of land can be used for private open space which a minimum dimension of 11m and is easily accessible from a living room.

4.1.10 Energy Efficiency and Solar access

Living rooms and private open space have a westerly aspect, which is unavoidable due to the orientation of the site. These areas still receive 4 hours of direct sunlight between 9am and 3pm on 22 June and a BASIX is included with this application to demonstrate that the relevant energy efficiency requirements are met.

4.1.11 Daylight to existing windows

All existing windows on adjoining allotments achieve the requisite light court (minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky).

4.1.12 North-facing windows

The proposed building is setback between 1.6m and 1.8m from the southern boundary, thus meeting the minimum setback requirements of this clause. The building has a wall height of approx. 3.2m adjacent to the north facing windows which requires a minimum boundary setback of 1m.

4.1.13 Overlooking

Overlooking from the rear alfresco and kitchen window will be mitigated using a mixture of opaque glazing and fixed screening, meeting the requirements of this clause. This mitigation methods have been shown on the plans.

4.1.14 Fencing and Retaining Walls

No fences or retaining walls are proposed as part of this application. Existing fencing will be maintained.

4.1.15 Car Parking and Vehicle Access

As per the car parking requirements specified within the table at Chapter 3, Part 5, two car parking spaces are required for a dual occupancy. A total of four car parking spaces (two for each dwelling) are proposed and as such, the car parking requirements have been met. A new crossover is proposed which will be constructed in accordance with Council Standards and does not conflict with any street infrastructure. The driveway is setback 1.5m from the side boundary and will include substantial landscaping and a turnaround area to vehicle can exit the site in a forward direction. Appropriate stormwater infrastructure will be installed to manage stormwater from the proposed driveway, although it is anticipated to be finished in a permeable surface.

4.1.16 Cut and Fill

As the proposed building will be erected on stumps, no notable earthworks are proposed.

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

Please refer to DCP assessment.

Noise

Only standard domestic mechanical plant will be associated with the proposed attached dual occupancy, which will emit noise typical for a residential area.

Erosion Control Measures

As no major earthworks are proposed, specific erosion control measures are not considered necessary for this development.

Economic and Social Impacts

Albeit minor, the proposed dual occupancy will contribute to the economic and social wellbeing of the Municipality by increasing investment in the local area and affordable housing opportunities for the local community.

Environmental Benefits

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

Disabled Access

Not applicable for this application. Any accessibility requirements under the National Construction Code will be assessed as part of the Construction Certificate process.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

Not applicable for this application – standard domestic waste services will be provided by Council.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

The proposed attached dual occupancy will result in standard domestic travel within the existing road network.

Stormwater/flooding

The site is not subject to any identified natural hazards and stormwater will be directed to the legal point of discharge.

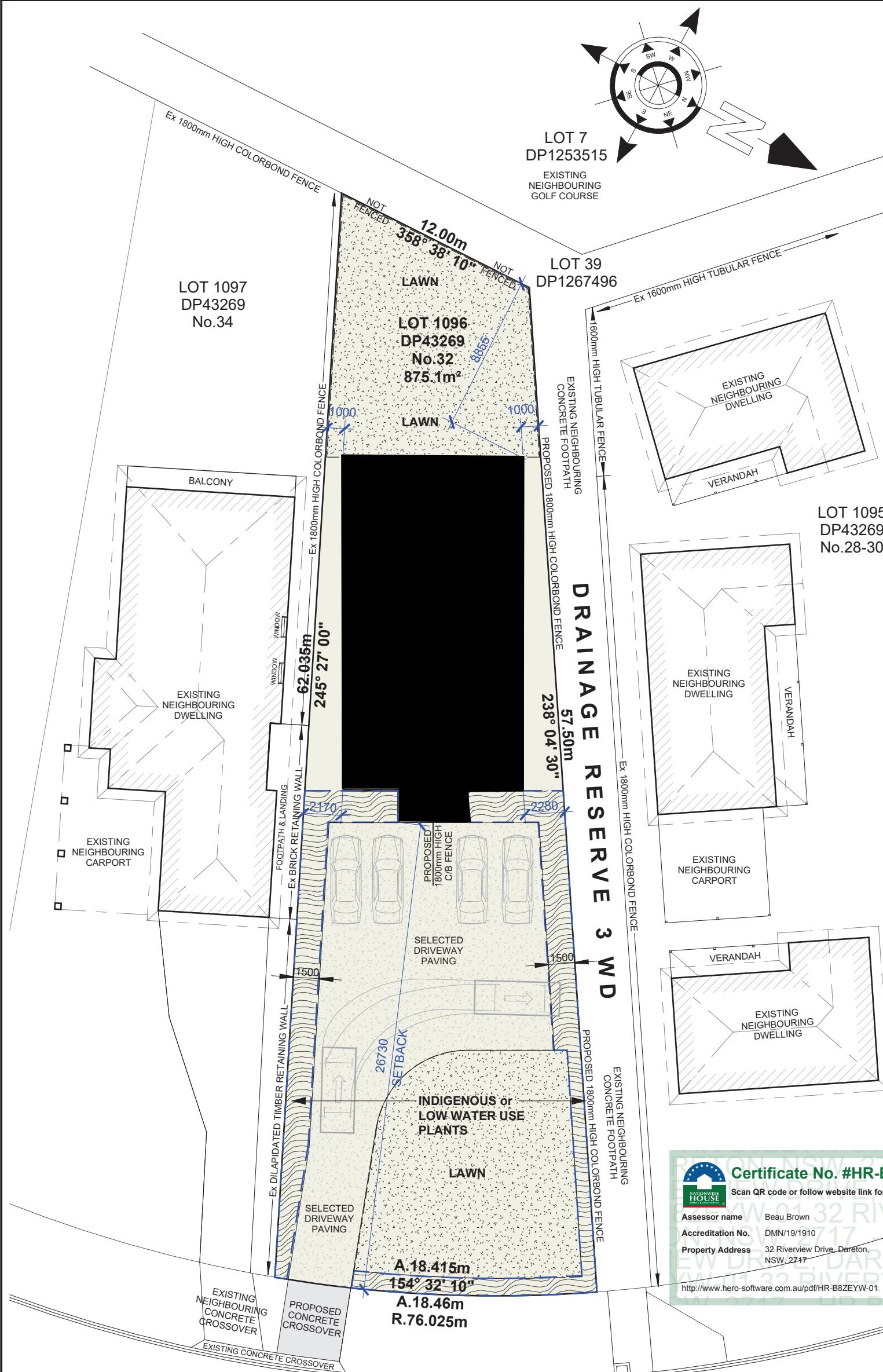
CONCLUSION

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

The proposed dual occupancy (attached) is appropriate for the site as it:

- Supports the objectives of the Zone RU5 - Village;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of character and amenity; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for the construction of a dual occupancy (attached) as described in this report at 32 Riverview Drive, Daretton.



PROPOSED SITE & BASIX LANDSCAPING PLAN

1:250

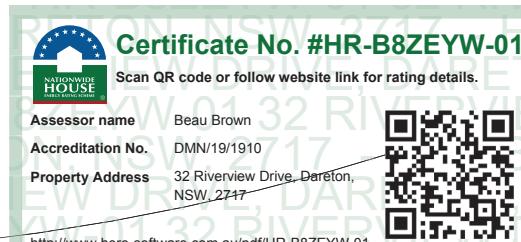
CLIENT SASCHA HEALY	JOB PROPOSED NEW DWELLING LOT 1096 DP743269 32 RIVERVIEW ROAD DARETON NSW 2717	REV.	DATE	BY	AMENDMENTS	CKD.	GREGORY J HAMILTON BUILDING PRACTITIONER No. DP-AD 222	
							DATE 27/11/25	DRAWN G.J.H.
							SCALE As indicated	CHECKED G.H.
							DETAIL PROPOSED SITE & LANDSCAPING PLAN	
							JOB No. 25-857v2	A3 SHEET No. 4 of 11

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RESCODE BUILDING REGULATION REQUIREMENTS	
BUILDING HEIGHT (9.0m max.)	
MAXIMUM OVERALL HEIGHT OF DWELLING	5.15m
SITE COVERAGE	
SITE AREA (LOT 1096)	875.10m ²
MAXIMUM 60% OF SITE COVERAGE ALLOWABLE	145.85m ²
DWELLING 1	
DWELLING FLOOR AREA	84.98m ²
ALFRESCO & DECK	12.88m ²
PORCH & DECK	3.60m ²
DWELLING 2	
DWELLING FLOOR AREA	84.98m ²
ALFRESCO & DECK	12.88m ²
PORCH & DECK	3.60m ²
TOTAL BUILDING AREA	202.92m²
ACTUAL SITE COVERAGE %	23.19%
GARDEN AREA	
MINIMUM GARDEN AREA :-	
(a) ALLOTMENT \geq 400m ² \leq 500m ²	- NOT LESS THAN 25% OF THE AREA OF THE ALLOTMENT
(b) ALLOTMENT \geq 500m ² \leq 650m ²	- NOT LESS THAN 30% OF THE AREA OF THE ALLOTMENT
(c) ALLOTMENT $>$ 650m ²	- NOT LESS THAN 35% OF THE AREA OF THE ALLOTMENT
TOTAL ALLOTMENT AREA	= 875.10m ² - adopt (c) @ 35%
Therefore MINIMUM GARDEN AREA	= 306.29m ²
TOTAL BUILDINGS & DRIVEWAYS AREA	440.00m ²
TOTAL GARDEN AREA	435.18m²
ACTUAL GARDEN AREA %	49.73%
PERMEABILITY	
MINIMUM 20% OF ALLOTMENT AREA REQUIRED	175.02m ²
TOTAL BUILDING AREA, PAVED AREAS & DRIVEWAYS	440.00m ²
TOTAL PERMEABLE AREA	435.18m²
ACTUAL PERMEABLE AREA %	49.73%
CARPARKING	
2 SPACES ON ALLOTMENT REQUIRED (6.0m x 3.5m + 4.9m x 2.6m)	
2x DOUBLE CARPARKING SPACES	6.0m WIDE x 6.0m LONG
SOLAR ACCESS	
NEIGHBOURING BUILDING WINDOWS ARE NOT NORTH FACING	
WINDOWS.	
OVERSHADING	
AS SHOWN ON SITE ANALYSIS PLANS.	
OVERLOOKING	
AS DETAILED ON OVERLOOKING PLAN AND WHERE APPLICABLE	
FLOOR LEVEL IS BELOW 800mm AT BOUNDARY AND THERE IS A	
VISUAL BARRIER 1.8m HIGH (COLORBOND BOUNDARY FENCE).	
PRIVATE OPEN SPACE	
MINIMUM 20% OF ALLOTMENT AREA REQUIRED	175.02m ²
TOTAL SITE AREA	875.10m ²
TOTAL DWELLING AREA	202.92m ²
TOTAL PRIVATE OPEN SPACE	672.18m²
ACTUAL TOTAL PRIVATE OPEN SPACE %	76.81%

LANDSCAPING LEGEND

	INDICATES TURFED AREA
	INDICATES LOW WATER USE SPECIES OF VEGETATION
	INDICATES EXISTING NATIVE TREES
235m ² MAXIMUM TURFED AREA	
100m ² INDIGENOUS or LOW WATER USE SPECIES OF VEGETATION	
PLANTED THROUGHOUT THE SITE.	
TOTAL LANDSCAPE AREA = 325m ² IN ACCORDANCE WITH	
BASIX CERTIFICATE No.	

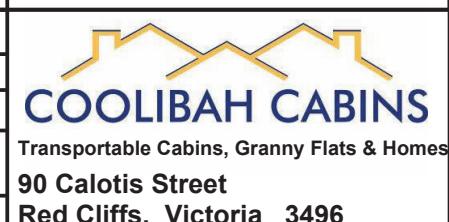


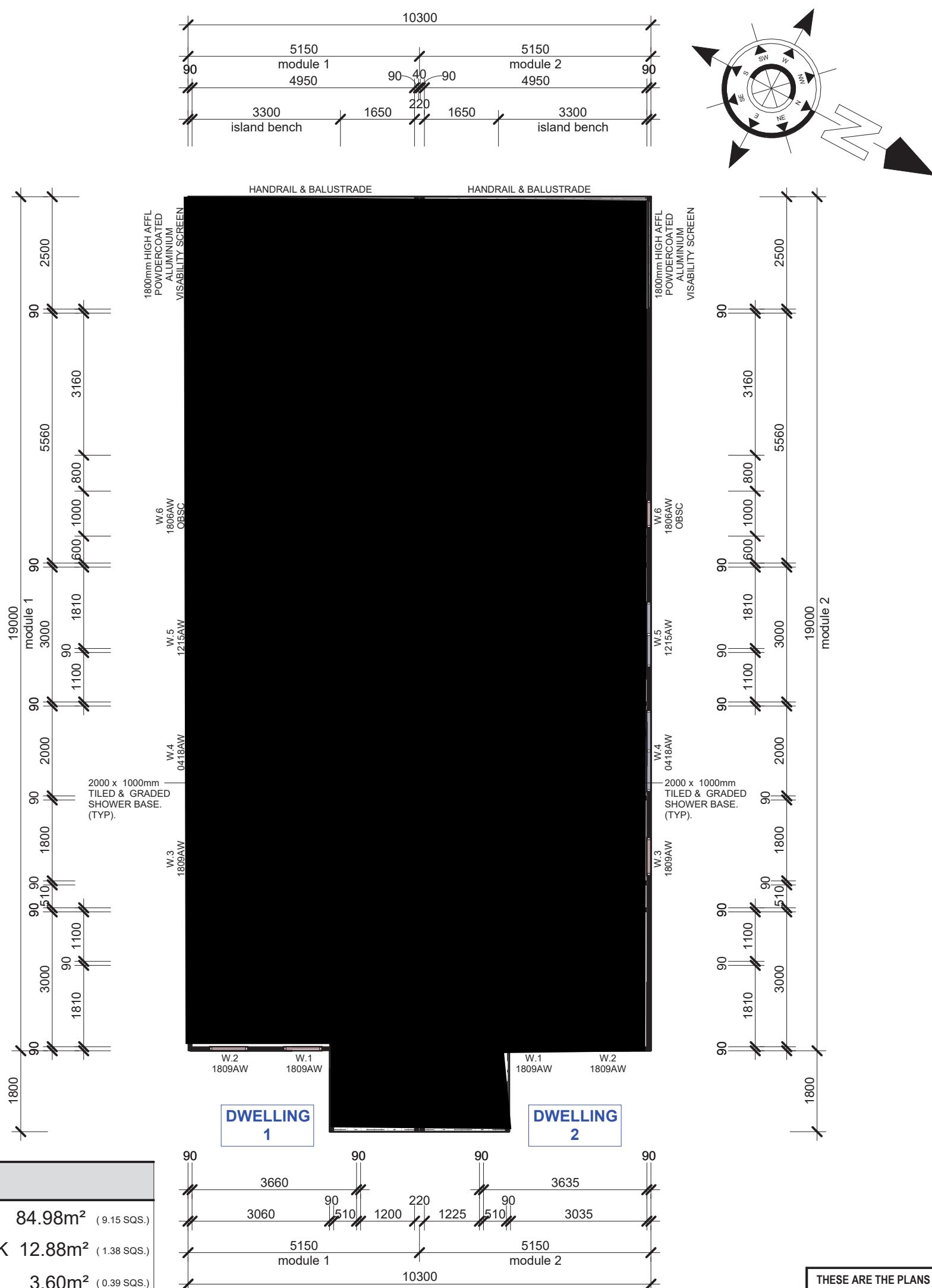
THESE ARE THE PLANS REFERRED TO
IN THE SPECIFICATION AND CONTRACT
SIGNED :

OWNERS
.....

BUILDER

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AREAS		
DWELLING 1	84.98m ²	(9.15 SQS.)
VERANDAH & DECK	12.88m ²	(1.38 SQS.)
PORCH & DECK	3.60m ²	(0.39 SQS.)
DWELLING 2	84.98m ²	(9.15 SQS.)
VERANDAH & DECK	12.88m ²	(1.38 SQS.)
PORCH & DECK	3.60m ²	(0.39 SQS.)
TOTAL	202.92m²	(21.84 SQS.)

PROPOSED FLOOR PLAN

1:100



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