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Part A Introduction

Chapter 1 This development control plan

1.1 What is this plan?

This plan is known as the Narrandera Development Control Plan 2012 and was made under section 74(C)(1) of the Environmental Planning and Assessment Act 1979 (the Act).

1.2 Commencement of this plan

This Development Control Plan was publicly exhibited from xxx to xxx, and was approved by the Narrandera Shire Council on the xxx.

In accordance with clause 21 (4) of the Environmental Planning and Assessment Regulation 2000, Notice of this plan was published in the Narrandera Argus on xxx and the plan came into effect on xxx (the date of the making of the Narrandera Local Environmental Plan 2012).

1.3 What land does this plan apply to?

This plan applies to all land within the Narrandera local government area.

1.4 How does this plan relate to environmental planning instruments and planning policies?

This plan supports and supplements the provisions of the Narrandera Local Environmental Plan 2012 (the LEP) by providing more detail than the statutory controls in the LEP. Whilst a development may be permissible under the provisions of the LEP, the development must also be considered against the numeric, performance and merit based controls in this plan.

1.5 Repeal of previous development controls plans

Pursuant to the provisions of section 74(C)(4) of the Act this plan repeals the following development control plans.

- Narrandera Development Control Plan No.1 – Nallabooma Estate (1989);
- Narrandera Development Control Plan No.4 – Exempt and Complying Development (2000);
- Narrandera Development Control Plan - Industrial Land (2009);
- Narrandera Development Control Plan – Flood Liable Land (2011), and
- Any other development control plan which may have been in force within the local government area of Narrandera at the commencement of this plan.

1.6 Contents of this plan

This plan in six parts, with key features of each part listed below. Part B contains the strategic town plans for the Shire, whilst Part C includes development controls common to many developments.

Part D provides development controls for rural, residential, business and industrial based land uses. This is a key part of the DCP. Parts E and F outline natural hazards and sensitive natural resources, and Part G lists and provides a Statement of Significance for the heritage items in the Shire.

Part A Introduction

- Chapter 1 Administrative provisions

Part B Strategic land use plans for the Shire

- Chapter 2 Narrandera locality Growth and Development Masterplan
- Chapter 3 Narrandera Urban Area Strategic Plan
- Chapter 4 Strategic land use planning for Barellan
- Chapter 5 Strategic land use planning for Grong Grong

Part C Controls that apply to all development

- Chapter 6.1 On-site effluent disposal for land without reticulated sewer
- Chapter 6.2 Off-street car parking – Business and other land uses
- Chapter 6.3 Exempt and Complying Development

Part D Rural, residential, business and industrial controls

- Chapter 7 Rural and large lot residential subdivision
- Chapter 8 Residential development (including multi dwelling housing and dual occupancy)
- Chapter 9 Narrandera Business Centre development controls and strategy
- Chapter 10 Industrial land development controls

Part E Planning for Natural Hazards

- Chapter 11 Flood liable land
- Chapter 12 Bush fire prone land

Part F Natural Resources

- Chapter 13 Sensitive land resources (biodiversity and salinity)
- Chapter 14 Sensitive water resources (riparian land, wetlands and groundwater vulnerable land)

Part G Heritage

- Chapter 15 Heritage items and statements of significance