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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 26 July 2012 to 31 August 2012, and was approved by the Narrandera Shire Council on the 18 June 2013.

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 2 July 2013 and the plan came into effect on 28 June 2013 (the date of the making of the Narrandera Local Environmental Plan 2013).

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 seven 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 H details the policy for notification of development.

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

Part H Notification of development

- Chapter 16 Notification of development

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Part B Strategic land use plans for the Shire

Chapter 2 Narrandera urban area strategic plan

The combined Housing Study and Industrial Lands Review, forming part of the background to the Narrandera Land Use Study and new LEP, provided a number of recommendations which have been shown spatially on a land use plan for the current Narrandera Township urban area. This plan is **Attachment 1** to this Chapter. The key provisions of the land use plan are explained below.

2.1 Land with potential for a second dwelling (dual occupancy)

The land use plan indicates potential dual occupancy sites within the Narrandera urban area, based on allotments that are at least 800m^2 in area, have rear lane or corner access and which appear on preliminary investigation to have sufficient room for a second dwelling and vehicle access.

The land use plan has been produced using a desktop analysis and individual properties have not been ground-truthed. The aim of the land use plan is to demonstrate the significant potential for infill development within the Township, to cater for smaller housing types to suit the changing population demographics and household structure.

A merit based site analysis and development application would be required to ascertain the actual development potential of individual lots. Some lots not indicated as such may have development potential, and vice versa.

The Council encourages land owners to arrange a development enquiry meeting to consider the development potential of a land parcel, prior to submitting final plans. The development enquiry meeting will consider matters such as site area, adjoining buildings, building height, site drainage, open space, solar access, parking and privacy.

Development controls for dual occupancy are found in Part D, Chapter 8 of this DCP.

2.2 Land with potential for multi dwelling housing (medium density sites)

The land use plan also indicates sites which may have potential, if combined, for multi dwelling housing, which is defined within the Narrandera LEP as "3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building". Multi dwelling housing therefore includes single storey units/villas or two-storey townhouses which have ground level access. Residential flat buildings do not have ground level access to open space for each dwelling and are two storeys and greater in height.

The sites indicated are (ideally) within 400m to 500m walking distance of the East Street shopping area and have more vacant land area than other comparative sites in the locality.

The indicative multi dwelling housing sites plan has been produced using a desktop analysis and individual properties have not been ground-truthed. The aim of the land use plan is to demonstrate the significant potential for infill development within the Township.

A merit based site analysis and development application would be required to ascertain the actual development potential of individual lots. Some lots not indicated as such may have development potential, and vice versa.

Development controls for multi dwelling housing are found in Part D, Chapter 8 of this DCP, and the Council encourages land owners to arrange a development enquiry meeting to consider the development potential of a land parcel, prior to submitting final plans.

2.3 Isolated industrial land uses in residential and non-industrial localities

The Narrandera Township has a number of isolated industrial/commercial sites. These include the concrete batching plant (off Broad Street within the Crown Recreation Reserve and adjacent to the Caravan Park) and the Forestry Nursery and Depot on Elizabeth Street (above the Caravan Park).

These land uses exist based on historical gravel and water access factors, however the highest and best use of that land, based on its residential and reserve locality, is likely to be a less intensive land use which could include residential, or recreation, or both. The batching plant (located on freehold land) adjoins the former quarry in the Crown Reserve, which has not been fully rehabilitated and is in need of a longer term management/rehabilitation plan for land improvement.

In relation to the future zoning of these isolated non-residential sites, the Council opted not to zone the land for industrial uses, as this would lock in that land use or a similar land use for the future, and would not give the land owners any signal to relocate to a more suitable industrial based area.

Retaining the current Village zoning on these sites, which permits residential and recreation based development, allows the land uses to continue, whilst discussion can occur to explore options for relocation of the land uses to an appropriate area, site clean-up and disposal for a more suitable infill land use which would benefit the locality and the Township in that locality.

2.4 Redundant industrial sites

These are a number of disused and redundant industrial and automotive sites within the Narrandera Township, both within the main business area (mainly east of East Street) and along or adjacent to the Highway. The former fuel depot and tank farm in Whitton Street is one such example.

Pending issues relating to site remediation, the owners of such sites will be encouraged by the Council to remediate and dispose of the land for, in most cases, low to medium density residential living, or aged care living, depending on the site location and access to the business area, and merit based development assessment.

Chapter 3 Strategic land use planning for Barellan

3.1 Barellan Village strengths and opportunities

Barellan is an attractive Village with historic main street commercial buildings located on the Burley Griffin Way approximately 58km North of Narrandera and 52km east of Griffith. The Villages has a sporting heritage and strong community and has a number of strengths, including the following.

Strengths

The Central School and school community

The rural areas of the Shire have a significant population of school age young people who contribute to the Shire community and require suitable social and recreational outlets. The Barellan Central School is a significant part of the economic and social fabric of the Barellan locality and should be supported wherever possible, to maintain and enhance the student numbers.

The Progress Association

Barellan has a strong Progress Association which has been operating for 100 years and has assisted in maintaining the profile of the town. The Progress Association has held the Barellan Masters Games on a number of occasions, and this event has gained in status, benefitting the town through visitation for this annual event. In 2010 the Progress Association won a NSW Government Regional Achievement Award for their activities.

Support and growth of annual events

Barellan has four main annual events, which each contribute to the profile of the Village and inject money into the community. These events are the Barellan Masters Games (late February), Swap Meet (end of March), Show (end of August) and the Clydesdale weekend (mid-October). The events also raise significant funds which are put back into the local community.

It is vital that these events continue on and continue to grow incrementally. Together they assist to strengthen the Village to cope with change and maintain social networks. If the Village can work toward some of the initiatives referred to above, along with those initiatives already in the pipeline, the profile and reputation of the Village will grow positively, for the betterment of all residents.

Sporting heritage

Barellan has a strong sporting heritage. The Village has a tribute to Evonne Goolagong-Cawley – the 'Big Racquet', in the main street. Combined with the annual Masters Games the Village has the potential to build on the sporting theme and attract more visitors.

Opportunities

The location of the Village on the Burley Griffin Way and within commuting distance to Griffith and Leeton, along with the entrepreneurial spirit of the residents and local progress association, provides a number of opportunities for the Village, including the following.

Main street renewal - vacant shop use

Present owners of vacant shops in the main street have the opportunity, through dialogue and negotiation to make those shops available for potential new business. The Shire Council can assist through the local heritage fund for improvement to historic buildings and through other improvements to the Village amenities and services.

Main street renewal - heritage buildings

Many small towns take advantage of historic buildings in the main street, through upkeep and paint schemes to provide an attractive scene to visitors and travellers. There is good potential for this to occur in Barellan, which has a continuous row of shops with significant heritage features, beginning at the Commercial Hotel and leading west toward Myall Street.

Vacant land marketing

Barellan has a large number of vacant land allotments. The Village is within an acceptable distance to travel to neighbouring rural industrial and agricultural processing industries, and the available land is affordable.

With the support of the Progress Association, local agents, landowners and the Shire Council, a marketing program could be developed and a series of sale and promotion days could be organised to showcase the Village, its people, its facilities and its lifestyle advantages.

Men's Shed and Carriage/Machinery Museum

There are at present a number of Barellan locals who are proposing to develop a machinery and carriage museum on the land east of the Commercial Hotel. At the same time locals believe that a Men's Shed would pay dividends for the mental health of older and younger persons within the Village. There is potential that these two activities could be combined, particularly for funding purposes, and that a future building could also be used for the traditional trades concept mentioned earlier in this strategy.

3.2 Barellan growth and development – land use plan

Barellan presently has two main types of residential living opportunity – Village residential allotments and a separate area of large lot residential lots, which are mostly undeveloped and used for grazing and light cropping.

The main Village area, consisting of a grid pattern row of streets (seven blocks east/west by five blocks north/south) has predominantly separate single storey dwelling houses. This area is zoned for Village purposes.

Within the Village area, there are approximately 55-60 vacant allotments of land with dwelling potential. Approximately 20% of these lots are in the eastern end of the Village between Kooba and Box Street. Some of the allotments are associated with the neighbouring dwelling and are used as an extension of the dwelling curtilage. Such lots are not effectively available. However there are still a significant number of lots which have dwelling potential and which could be marketed. Each of the lots is typically around 2,000m^2 in area.

The second area, west of Old Narrandera Road, is around 50% larger than the Village but is not actively used for large lot residential purposes, despite its potential. There are several houses in this area, mostly fronting Old Narrandera Road, on allotments of around 1ha. The remaining land is used for cropping and grazing, with Findlays grain and transport occupying part of the north-eastern corner of the zoned area.

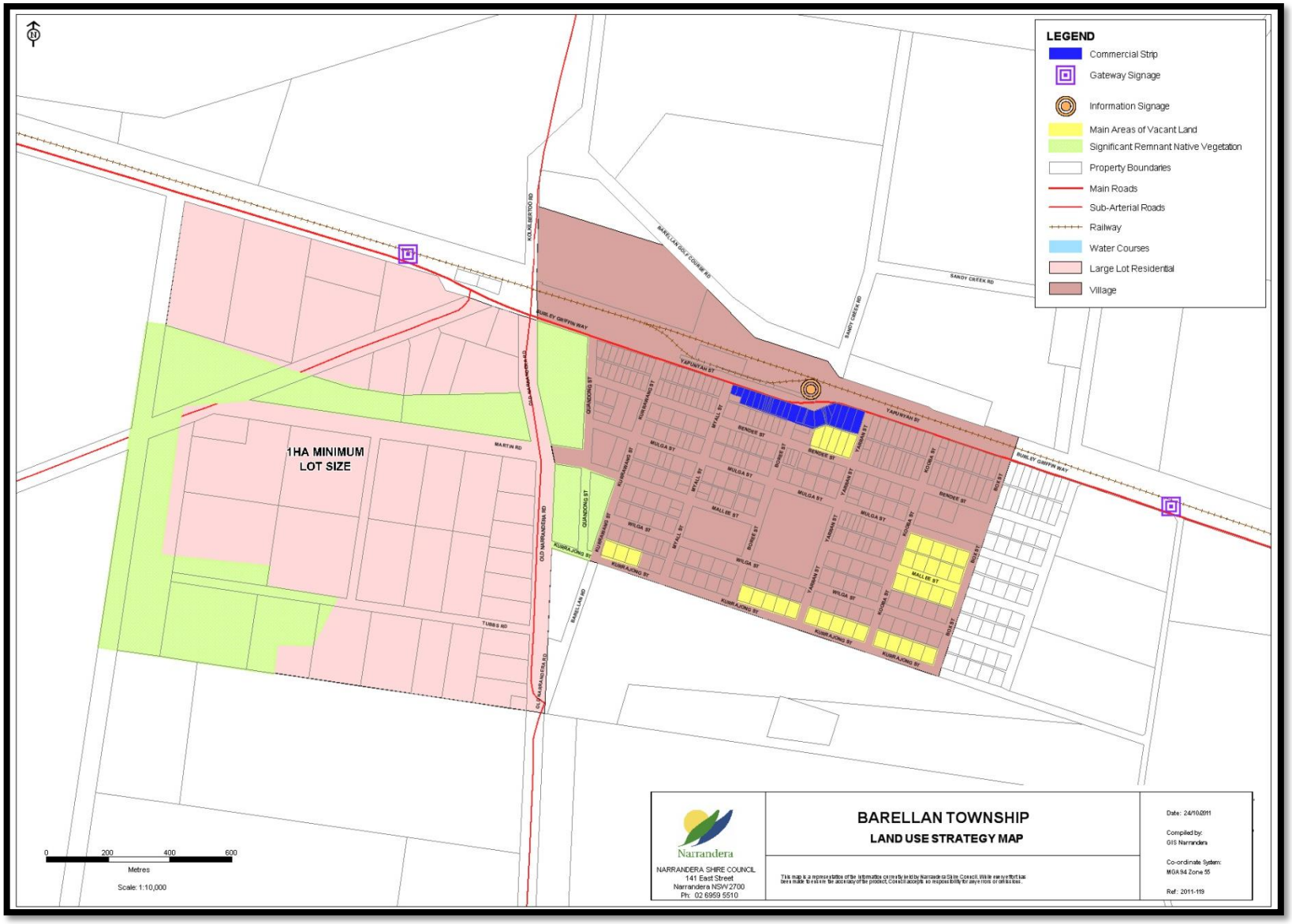
The new local environmental plan for the Shire zones this land 'R5' for large lot residential purposes, with a minimum subdivision lot size of 1 hectare for a dwelling.

Some of the large lot residential land includes remnant box gum woodland which has significant habitat value. This vegetation should be retained, and is shown on the Barellan land use plan map below. The vegetated area is also shown on the Natural Resources Sensitivity Maps – Land map in the Narrandera Local Environmental Plan.

The housing strategy for Barellan is to focus on marketing the advantages of existing vacant residential lots in the Village and to enable the development of large lot residential (lifestyle) lots west of the Village.

Figure 1 over is the Barellan land use plan.

Figure 1 Barellan land use plan



3.3 Barellan Main Street plan

In early 2011 the Council commissioned Matters More Consulting Pty Ltd to carry out a Business Centre's Study for the Narrandera Township and the Villages of Barellan and Grong Grong.[1]

The study included a specific workshop for Barellan residents, a discussion of issues for Barellan and a table of recommendations relating to retail, arts and culture, tourism and streetscape. The recommendations focussed on enhancing the main commercial buildings along the Burley Griffin Way (Yapunyah Street) and the creation of gateway entrances into the Village.

The following recommendations form the basis of the business and tourism strategy for Barellan Village. Each of the recommendations in its own way would contribute to the profile of the Village and provide more opportunity for travellers to stop. Figure 2 is a diagram providing some of the main streetscape recommendations. The implementation of the recommendations would be shared between the Barellan Progress Association and the local community, and the Narrandera Shire Council.

Retail, tourism, arts/culture recommendations

- Work with local landlords to lease or sell vacant shops to provide opportunity for new businesses to establish.
- Consider the dual use of shops, for example General Store and Bakery, where a standalone business may be cost prohibitive to commence.
- Develop Barellan as a specialty destination for arts, crafts and trades, with associated markets or shops. Provide a niche for trades of yesteryear which are not common today.
- Prioritise weekend trading in conjunction with the establishment of new business.
- Hold workshops for traditional and specialty trades to promote the Village.
- Develop a Barellan website to assist with the marketing of the Village, its various special events and agreed retail and niche directions.
- Encourage reuse of the CWA rooms, for example a CWA tea or coffee and refreshment stop on the weekends.
- Continue to pursue the local concept of establishing a carriage/machinery museum on the vacant land next to the Commercial Hotel.
- Determine a highly marketable traveller identity/logo/caption for the Village.
- In conjunction with the marketing logo establish gateway signage and/or entry features and directional signage for the Village.

[1] Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd July 2011 *Narrandera Business Centre's Study Fourth Draft*

- Highlight the silo towers with artistic paintwork or projected images associated with the Village annual events or Village marketing logo.

- Provide designated tour coach parking on both sides of the Highway.

- Provide daytime caravan/RV parking on the north side of the Highway in an area which preserves traveller visibility of the CWA rooms and public toilets.

- Construct new public toilets and parents room near to the 'Big Racquet'. This is where the majority of people stop along the Highway.

Streetscape recommendations

- Prepare a streetscape Masterplan for the core commercial area along Yapunyah Street. This plan will provide an indicative budget, an important basis for funding applications and guidance for improvement works.

- Establish a strong network of avenue trees along the Highway and entry to side streets. The presence of strong, shady trees is very inviting and will encourage travellers to stop in the Village.

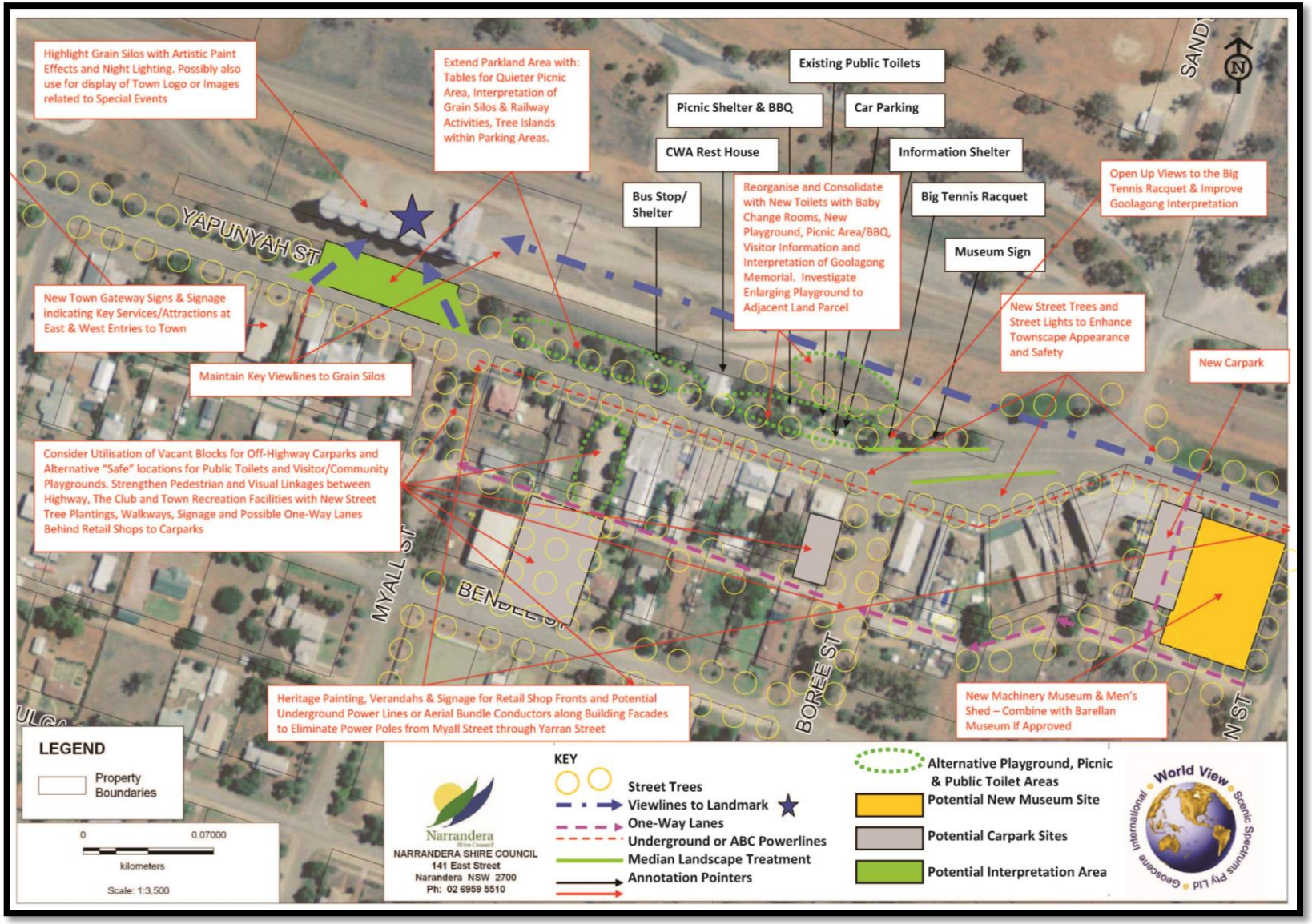
- Approach Essential Energy to discuss bundling the power lines along the southern side of Yapunyah Street in the commercial area. This will enhance the appearance of the historic buildings, particularly with new paint schemes.

- Discuss with the Roads and Traffic Authority the repaving of the Highway in the commercial area to a smooth asphalt seal. Consider the construction of kerb and gutter and adequate drainage on the northern side of the Highway to better define the travel lanes. Ascertain the best/safest layout for parking along both sides of the Highway.

- Better define the available parking and travel lanes along the southern side of Yapunyah Street where the road reserve bend is located. Consider the placement of avenue trees to define this area for parking.

- Generally, provide an urban design and traffic layout for Yapunyah Street to emphasise the urban, pedestrian, traveller and visitor amenity and safety and minimise the perception of a being a through road only.

Figure 2Tourism and streetscape recommendations for Barellan



Chapter 4 Strategic land use planning for Grong Grong

4.1 Grong Grong Village – strengths and opportunities

Grong Grong is an attractive Village located on the Newell Highway approximately 20km east of Narrandera. The Villages comprises a small but caring community (their motto) and has a number of strengths, including the following.

Strengths

Education

The Grong Grong Primary School is one of the Villages most important assets. The school presently has 11 students, and retention and possibly growth in student numbers is vital to the Village.

Industry – PIC Australia

A very important industry in the Village area and for the Shire is PIC Australia (PIC), which is located 3km southeast of the Village. PIC is a specialist pig breeding, growing and genetics company, with approximately 2000 breeding sows. PIC has over 25 on-farm employees and several in the Village office, making it one of the Shire's largest employers and vital to the Grong Grong Village for local employment.

Community spirit

One of the great strengths of Grong Grong is the community spirit exhibited by its residents and the Progress Association. The entry sign into the Village from the west states that Grong Grong is a "small caring community".

Sports and Clubs

There are a number of sports played by locals under the banner of the Grong Grong Sports Club limited. These include golf (nine-hole course), softball and tennis (two concrete courts). The Sports Club and tennis courts are located on the southern side of the rail line next to the Royal Hotel. Grong Grong is also a member of the Grong Grong Ganmain Matong Football Club. The Village also has an Anglers Club.

Annual special events

Grong Grong has two horse based events annually. These are the Team Penning and Gymkhana each August and the Rodeo "Flies, Pies and Bindi-eyes" and Camp Drafts each September. These events are held at the Recreation Ground.

Over the last two to three years the Village has also held a dog show, with good success.

Berembed Weir

The Berembed Weir on the Murrumbidgee River is a short distance to the south of the Village, and caters for swimming, picnics and fishing. Closer still is the Bundidgerry Creek which is popular with locals and visitors for camping, swimming and fishing.

Opportunities

The location of the Village on the Highway and close to Narrandera and the Murrumbidgee River, along with the entrepreneurial spirit of the residents and businesses provides a number of opportunities for the Village, including the following.

Location on the Newell Highway

The Village has the potential to capitalise on its position on the Newell Highway, through passing traffic, good visibility and location between larger destination centres, including Narrandera.

The 2011 Narrandera Business Centre's Study includes a suggestion to improve gateway signage into the Village, in conjunction with a Village identity caption which emphasises the positive attractions available.

The Pig Improvement Company (PIC) and similar rural industry

The PIC is vital to the longer term interests of the Village. PIC contributes significant employment income and assists trade at the General Store and Post Office. This type of rural industry can be promoted, using the available housing land at low prices and excellent transport access through the Newell Highway and Coolamon Road.

Availability of vacant lots and local marketing

The Narrandera Land Use Strategy has provided additional opportunity for village development, by rezoning residential size lots which were previously rural, to allow dwellings. These lots are located on the southern edge of the Village, but typically do not have broad acre rural uses. The Village is close enough to the Narrandera Township for a daily commute. A coordinated sale program between landowners, with Council and Progress Association promotion assistance, could generate interest in the Village for prospective residents from the area and/or metropolitan areas.

The sale program could focus on the lifestyle advantages in the area, the presentation of the land (tidy up of allotments) and a focus on available employment within the Narrandera area.

Special Events

The annual equine based events mentioned above have the potential to grow, particularly if visitors know there are good toilet and shower amenities for competitors and supporters. An upgrade of these facilities is required.

Caravan and RV industry

The last several years have seen a growing number of active retirees and families travelling Australia in caravans and RV's. Visitors are more likely to stop and stay in the Village if there are convenient, quality amenities available, such as toilets and a sewer dump point. The Progress Association has suggested that the Show Ground could be used for a caravan/RV stop. An upgraded amenities area would cater for visitors and events.

Recreation

The Progress Association believe that more comprehensive promotion and education of the (legal) fishing and camping opportunities at Berembed Weir, The Murrumbidgee River and the Bundidgerry Creek could bring more visitors to and through the town.

Highway or Coolamon Road coffee stop and crafts

It was suggested at the Village Business Centre workshop in mid - 2011 that a weekend coffee stop on the Highway, combined with display of local crafts, could help to promote the town and encourage travellers to stop and stay a while.

The concept involved purchase of a coffee machine, and conversion into a mobile unit (using volunteer skills) and setting up a stall. The stall would be accompanied by display and sale of local foods and manufactured items. A quick review at the workshop revealed that Grong Grong has a number of persons skilled at various crafts and trades, including:

- Metal sculpture;
- Woodwork;
- Boutique Soaps;
- Wine;
- Honey, and
- Lead-lighting.

The quality coffee and crafts idea received good support at the Business Centre workshop in the Village.

4.2 Grong Grong growth and development plan

The maintenance of the current population of Grong Grong, or preferably small but steady growth is vitally important to the continued operation of the school and the strengthening of social ties in the Village.

Expansion of the Village area

A key measure for the Village is the extension within the 2012 LEP of the current Village zone boundary to the south and south west to incorporate existing residential size allotments which previously did not have individual dwelling rights. The zoning of these allotments to Village will allow those landowners the opportunity to either develop or sell the lots. The intention is to stimulate some interest in the Village and free up previously encumbered land for disposal or development.

Within the 2012 LEP the western Village boundary has been extended to include Boree Street and adjacent allotments. The southern boundary of the Village has been extended to the border of Hulong Street. There are a total of around 80 allotments of an average size of 1,800m2 - 2,000m^2 within the new Village area. If these lots are sold in groups of two – similar to the existing pattern of development in the Village, substantial opportunity for new housing will be produced.

Large lot residential land

The second key measure is the rezoning of existing rural zoned lots in the eastern part of the Village for large lot residential purposes, with a minimum lot size of 1 hectare. There approximately 20 allotments ranging in size from 6,000m^2 to 5 hectares along the eastern Village edge.

To facilitate this new zoning the northern boundary of the Village has been moved to the crest of a hill running along Angle Street, and includes lots with existing dwellings and the potential to subdivide those lots along the existing road frontage. No new roads are required to service this area, and existing connections to the Newell Highway would remain – new intersections would not be required, and would not be favoured by the Roads and Traffic Authority due to the adjacent change of speed limit from urban to Highway.

The housing strategy for Grong Grong is to recognise and rezone existing Village sized allotments, to provide for new residential opportunity, and to rezone and a small amount of land on the western edge of the Village for large lot residential opportunity.

Woodland habitat

Some of the Village zoned land includes remnant box gum woodland which has significant habitat value. This vegetation should be retained, and is shown on the Grong Grong land use plan in Figure 3.below. The vegetated area is also shown on the Natural Resources Sensitivity Maps – Land map in the Narrandera Local Environmental Plan.

The growth and development land use plan for Grong Grong Village is provided as Figure 3 below.

Figure 3 Land use plan for Grong Grong

New plan to be inserted here

4.3 Grong Grong Main Street Plan

In early 2011 the Council commissioned Matters More Consulting Pty Ltd to carry out a Business Centre's Study for the Narrandera Township and the Villages of Barellan and Grong Grong.[2]

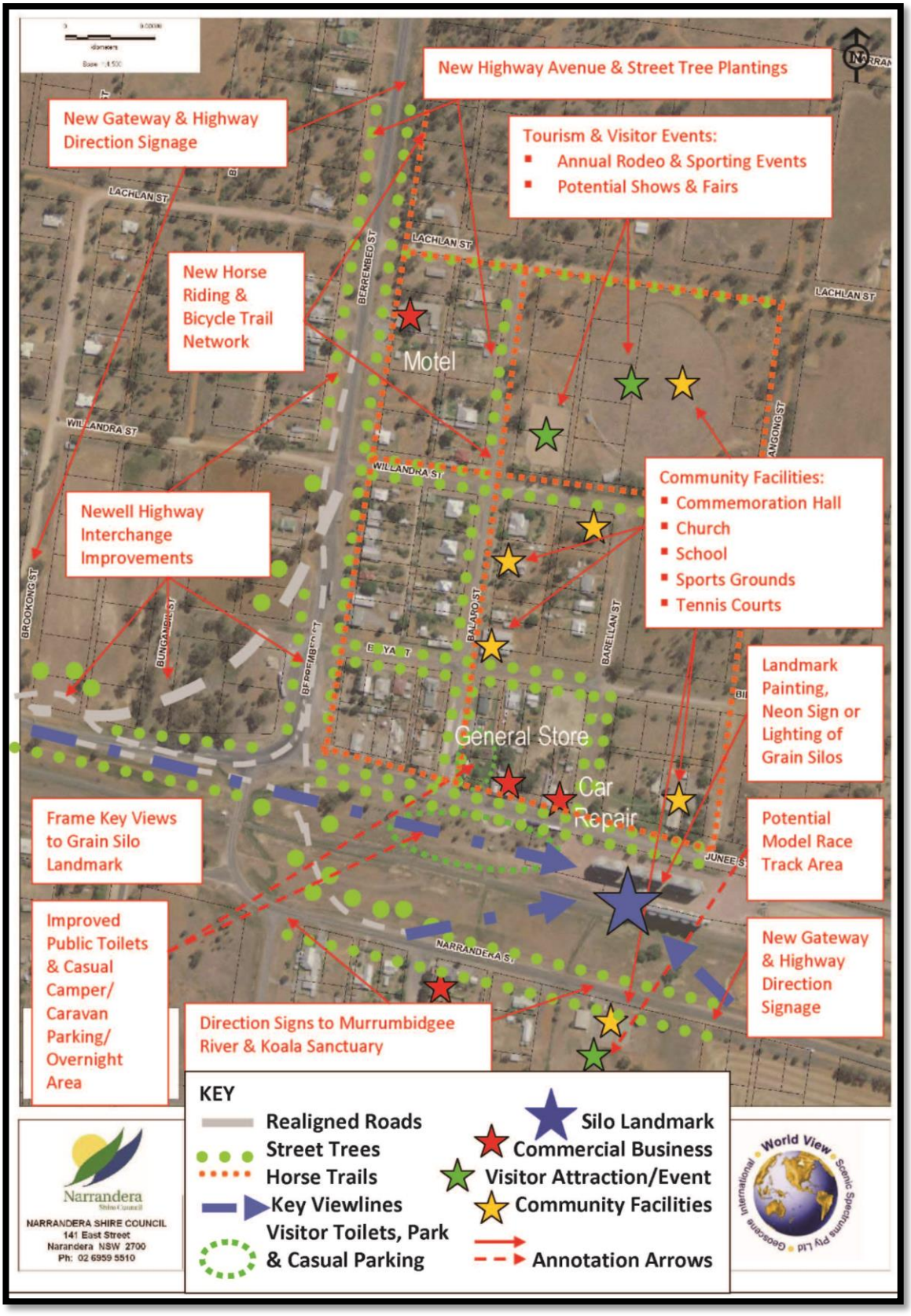
The study included a specific workshop for Grong Grong residents, a discussion of issues for Grong Grong and a table of recommendations relating to retail, arts and culture, tourism and streetscape. As the Village of Grong Grong does not have a true main street or extensive retail area the recommendations focussed on enhancing the Newell Highway and Coolamon Road corridors through the urban area.

The full list of recommendations can be found within the study document, however a summary is provided below. Each of the recommendations in its own way would contribute to the profile of the Village and provide more opportunity for travellers to stop. Figure 4 is a diagram providing some of the main streetscape and tourism recommendations arising from the study.

- Hold a monthly market near the General Store with examples of work from local artisans.
- Consider hosting a small town's conference where issues confronting small towns and businesses can be discussed and ideas and case studies shared.
- Provide an arts space within the town, perhaps within the community hall, for guest artists and publicised arts and crafts exhibitions, including Aboriginal arts.
- Use a local metal sculptor to create interesting pieces within the Village and along the gateway to the main road corridors.
- Determine a highly marketable traveller identity/logo/caption for the Village.
- In conjunction with the marketing logo establish gateway signage and/or entry features and directional signage for the Village.
- Provide designated parking for caravans and RV's opposite the General Store, along with a sewer dump point for waste disposal.
- Upgrade the Recreation ground toilets and provide shower facilities to support regular events.
- Highlight the silo towers with artistic paintwork or projected images associated with the Village annual events or Village marketing logo.
- Consider combining the annual rodeo with a Country Music event.
- Establish a strong network of avenue trees along the Highway and Coolamon Road, extending around to the sportsground/rodeo area. The presence of strong, shady trees is very inviting and will encourage travellers to stop in the Village.

[2] Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd July 2011 *Narrandera Business Centre's Study Fourth Draft*

Figure 4 Tourism, streetscape and community development actions for Grong Grong



Attachments

Attachment 1 **Land use plan - Narrandera Township current urban area**

LEGEND

- Narrandera CBD
- CBD walking distances
- 2nd dwelling potential site
- Medium density potential site
- Key Site
- Key redevelopment stie
- Vacant land
- Aged care site/potential site
- Community services/facilities
- Cadastre
- Main roads
- Sub-arterial roads
- Railway
- Sewerage Plant/ Channels Buffer
- Water bodies
- Extent of 1-in-100 Year Flood Event
- General industrial
- Light industrial

0 200 400 600

Scale: 1:10,000 metres at A3

Key Site - New housing development

Key Site - Major recreation reserve & lookout

NEW

Key Redevelopment Site - Former Fuel Depot

General Industrial

Key Site - Future aged care facility

Light Industrial

Refer to Map C

400m

800m

1200m

400m

Sewerage Plant Channels

Sewerage Treatment Plant

Key Site - Crown Land Future Plan of Management

Key Redevelopment Site - Batching Plant

Key Redevelopment Site - Foresty Depot

NEWELL HWY

NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

NARRANDERA CURRENT URBAN AREA

LAND USE STRATEGY - MAP B

Date: 05/10/2011

Compiled by: GIS Narrandera

Co-ordinate System MGA 94 Zone 55

Ref: 2011-119

LEGEND

- Gateway Signage
- Information Signage
- Newell Hwy realignment - existing route
- Newell Hwy realignment - preferred internal route
- Significant remnant native vegetation
- Property Boundaries
- Existing Village Zone
- Proposed Extended Village Zone
- Proposed Large Lot Residential Zone
- Main Roads
- Sub-Arterial Roads
- Railway
- Water Courses

0 150 300 450
Metres

Scale: 1:8,000

N

NEWELL HWY
NARRAN ST
BOREE ST
BROOKONG ST
BUNGANBIL ST
LACHLAN ST
BERREMBED ST
BARELLAN ST
BOGOLONG ST
WILLANDRA ST
BURRAMGONG ST
BALARO ST
BINYA ST
JUNEE ST
NULLONG RD
NARRANDERA ST
CURRAWONDOOL ST
GRONG GRONG STATION RD
HULONG ST
FEDERAL PARK RD

Narrandera

NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

GRONG GRONG VILLAGE

LAND USE STRATEGY MAP

Date: 13/06/2012

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-119

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Part C Controls that apply to all development

Chapter 5 Controls that apply to all development

5.1 On-site effluent disposal for land without reticulated sewer[1]

5.1.1 Background

The residential areas of the Narrandera Township have reticulated sewer, however the industrial zones and the Villages of Narellan and Grong Grong presently rely on on-site effluent disposal systems. Most of these systems are basic in nature, including secondary treatment septic systems where treated waste is deposited into a sub-surface trench. There are some parts of Barellan with known odour and migration of effluent issues, due to inadequate septic land application areas, system maintenance and system age.

Current New South Wales laws and guidelines require that an on-site sewage and wastewater management system must be designed, installed and maintained so that any risk to:

- public health (e.g. the spread of disease).
- the environment (e.g. pollution or contamination of groundwater, soil, land, surface waters and vegetation).
- community amenity (e.g. foul odours), is minimised.

The NSW State Government introduced State-wide legislation under the Local Government Act 1993 and Local Government (General) Regulation 1995 that requires Council approval be sought prior to the installation of on-site sewage management systems. This legislation also outlines Council's responsibilities to inspect on-site sewage management systems during their installation and operation.

Additional standards should be taken in to account with regard to the design, construction and maintenance of an on-site sewage and wastewater management system. These include, but are not limited to:

- AS/NZ 1547-2000 – On-Site Sewage Domestic Wastewater Management.
- AS/NZS 3500.5:2000 - National Plumbing and Drainage Code - Domestic Installations.
- Protection of the Environment Operations Act (POEO) 1997 and associated regulations.
- Local Government Act (1993) and associated regulations.

One of the most important elements of on-site effluent disposal is matching the system to the soil type at the development site. The onus is on the applicant to demonstrate, through soil tests or otherwise, the nature of the site soils and their suitability for on-site effluent disposal.

[1] The information within this Chapter is based on comprehensive research carried out by Junee Shire Council and embodied within the Junee Shire DCP No.20 of January 2011. The use of this information is duly acknowledged.

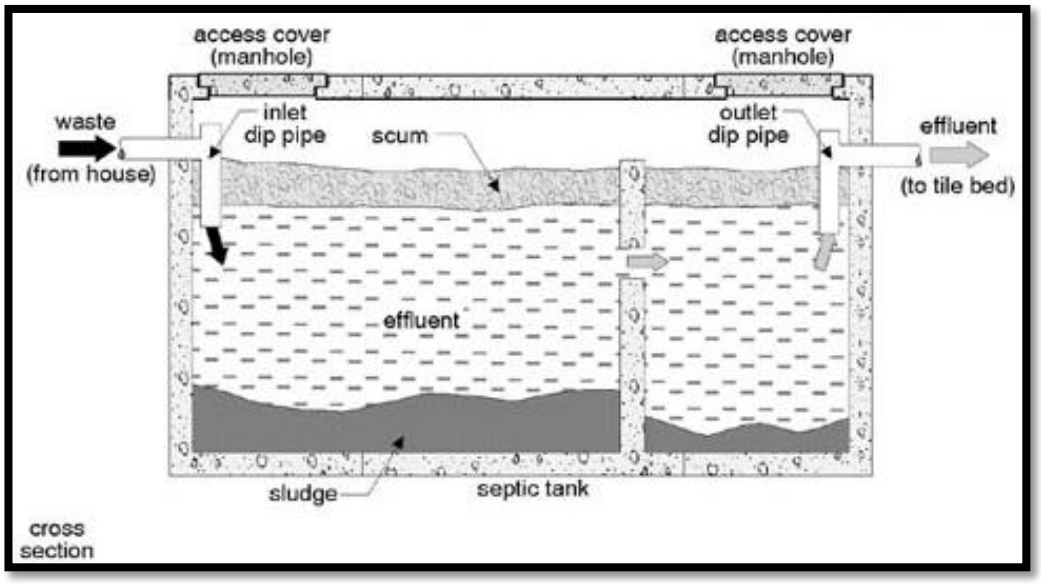
5.1.2 Types of on-site effluent disposal systems

Conventional septic tank

Septic tanks provide preliminary treatment for the entire wastewater stream by allowing solids to settle to the base of the tank, and oils and fats to float to the top to form a scum layer. The solids that have settled in the bottom of the chamber undergo anaerobic bacterial digestion which produces a sludge that must be pumped out periodically (dependant on use).

As septic tanks typically do not remove nutrients or bacteria, the wastewater is not disinfected. Due to this potential public health risk, the effluent must be applied to land below ground level via a suitable soil absorption system. The figure below shows a typical septic tank cross section.

Figure 1 Cross section of typical septic tank



Septic tank soil absorption systems – evapotranspiration or trench

An evapotranspiration bed generally consists of a layer of fine soil or sand within which grass grows, sitting on a layer of geo-textile fabric, with the effluent deposited into a layer of gravel sitting beneath the geo-textile layer. The grass layer is required to be continually maintained and cut, so that the grass growth pulls moisture from the gravel layer, which then transpires to the atmosphere. The hydraulic load is evaporated whilst the nutrient load is taken up by the grass.

A trench system is similar however it is deeper and does not rely on transpiration for dispersal of moisture...it relies solely on absorption of the hydraulic load and nutrient load.

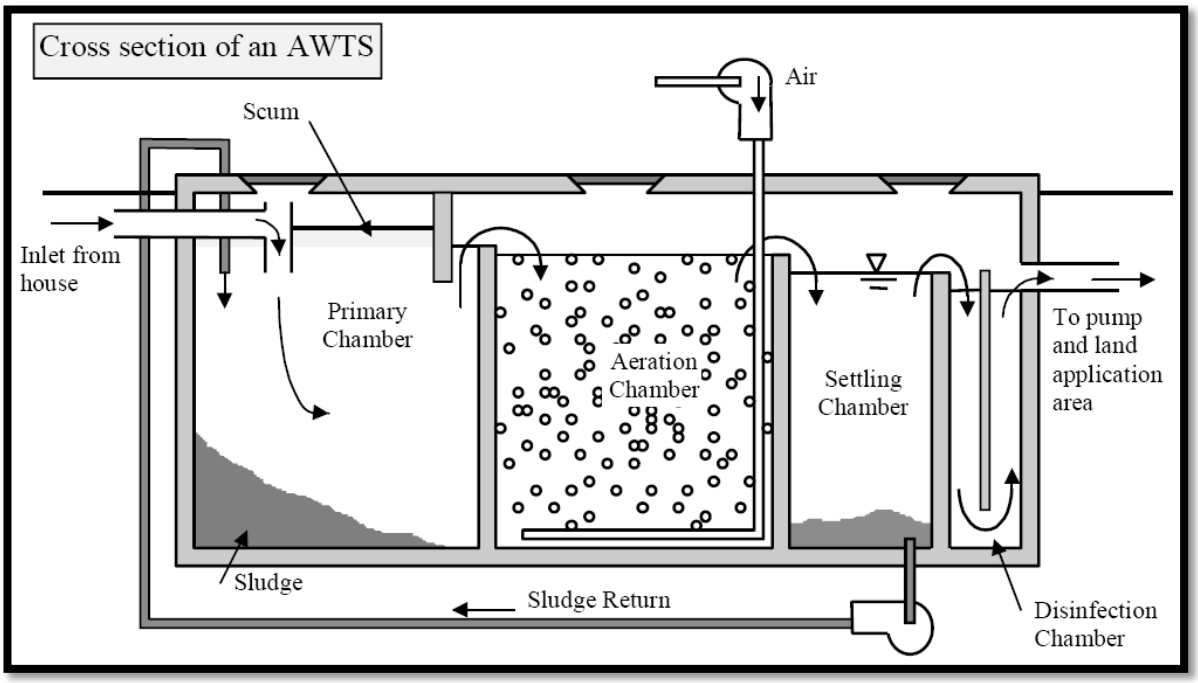
The Council does not favour trench based septic systems on any land (due to their inferior capacity to disperse hydraulic load and nutrient) and does not favour evapotranspiration based septic systems on allotments less than 4,000m^2 in the Villages area of Barellan and Grong Grong (R1 and R5 zones). Village areas should utilise an aerated water treatment system – see over.

Aerated water treatment system (AWTS)

An aerated wastewater treatment system consists of a series of treatment chambers combined with an irrigation system. The AWTS will operate as a small scale treatment plant to allow for aeration, clarification and disinfection to treat wastewater.

Final effluent is treated to a higher standard than the traditional septic system, provided the system is maintained according to the manufacturers' requirements. Such maintenance will include (usually at a minimum) quarterly servicing by a qualified/ accredited service technician. Refer to the Figure below.

Figure 2 Typical AWTS cross section



Aerated water treatment systems – surface irrigation or sub-surface disposal

Surface irrigation requires a specific area of land using specially designed sprinkler heads producing a large droplet to reduce spray drift. The irrigation areas cannot be used for recreation (eg normal back yard use) and the treated effluent cannot be used to irrigate fruit or vegetable plots.

The Council does not favour surface irrigation based AWTS on lots less than 4,000m^2 on any land, whether the land use is industrial, residential, commercial. Allotments of land less than 4,000m^2 should use an AWTS with sub-surface disposal. Sub-surface disposal discharges effluent evenly below ground through an arrangement of specially designed pipes. Effluent is applied to the root zone of plants to increase nutrient uptake, adsorption, treatment and evapotranspiration.

In summary then, allotments less than 4,000m^2 should use a sub-surface irrigation based AWTS and allotments above 4,000m^2 may choose between an evapotranspiration based septic system, or an AWTS, with sub-surface irrigation favoured in all scenarios over a surface irrigation system.

5.1.3 Land application areas for effluent disposal

The land application area is the portion of land allocated to the sub-surface or above ground network of pipes, trenches or sprinklers associated with on-site effluent treatment system.

The minimum land area for any on-site effluent treatment system, for a dwelling with up to four bedrooms, or a commercial or industrial premises, is 150m^2. Dwellings having more than four bedrooms, or non-residential buildings proposing an equivalent effluent load or higher, will require an individual justification of the land application area size.

The land application area for any AWTS where surface irrigation is proposed must be separated by fencing or other suitable method to prevent children or animals utilising the area. This area must be raised above the surrounding ground level to prevent infiltration of surface water runoff. The land application area for evapotranspiration based septic systems must also be raised or protected to avoid inundation by surface waters.

5.1.4 Buffers and setbacks to land application areas

On-site effluent disposal systems have the potential to contaminate surface water and groundwater, in domestic and rural environments, including bores used for domestic non-potable garden and animal use. The minimum buffer areas and property boundary setbacks for new systems are provided below, and should be adhered to unless specific circumstances can be demonstrated on merit.

Table 1 Buffers and boundary setbacks to effluent land application areas

System	Buffer, boundary setback or protection area
All land application areas	• 250m to a domestic groundwater well/bore used for human consumption • 100m to all permanent surface waters, including rivers, creeks and public dams • 40m to intermittent creeks, farm dams and drainage lines • Minimum 6m from fruit and vegetable plots intended for human consumption • Surface irrigation area for AWTS fenced or protected from human or animal use
Surface irrigation application area	• 10m from any property boundary, swimming pool or building
Evapotranspiration area or sub-surface irrigation area	• 6m to downhill (or level ground) property boundaries, swimming pools or buildings • 3m to uphill property boundaries

For rural properties where the land area is typically much more than 4,000m^2, the land owner may choose between an evapotranspiration based septic system, or an AWTS, with sub-surface irrigation favoured in all scenarios over a surface irrigation system.

5.1.5 Approval and inspection of systems

Council approval

Council approval is required for all alterations to or applications for new on-site effluent disposal systems. All work must be carried out by an appropriately licensed plumber and be subject to inspections by Council.

One of the most important elements of on-site effluent disposal is matching the system to the soil type at the development site. The onus is on the applicant to demonstrate, through soil tests or otherwise, the nature of the site soils and their suitability for on-site effluent disposal.

NSW Health accreditation

All AWTS must be accredited by NSW Health and have a maximum 10 person capacity.

Council records

The Council is required to keep records of identification, registration and inspection of all on-site sewage management systems. All existing operating systems should already be registered with the Council, through the submission of an on-site effluent disposal system application. If not an application should be lodged with Council and will be inspected and assessed for risk.

Inspection of systems, based on risk management

It is a requirement of the Council to carry out periodic inspections of all on-site waste management systems. The frequency of these inspections will depend on the risk assessment of the system and may be classed as high or low. The level of risk is based on, but not limited to, one or more of the following criteria.

High Risk

- Located within a RU5 Village or R5 Large Lot Residential zone under the Narrandera Local Environmental Plan 2012 (on land or allotments less than 4000m^2).
- Within 100 metres of a permanent surface water (river, creek, stream, lake or public dam).
- Within 40 metres of other waters (farm dam, intermittent waterway, drainage line).
- Within 250 metres of a domestic groundwater bore/well for human consumption.
- Located in an area prone to flooding in a 1 in 100 year flood event.
- A type of sewage management system which serves more than ten (10) people.

- Systems servicing schools, child care centres or other high risk populations.

- A system that is not operated in accordance within the provisions of this Chapter, the conditions of accreditation imposed by the NSW Health Department, or any installation and operating conditions set by the Council.

Low Risk

- The System is located on a property with a total land area greater than 4,000m^2 in area, and

- The system clearly over-complies with the buffer and setback distances in this Chapter.

Notwithstanding the above risk criteria, Council maintains the ability to conduct on-site inspections at any time where it is considered necessary.

Council can take legal action against the owners of any property that has an on-site effluent disposal system operating outside approved design and operating conditions, but prefers to work constructively with landowners to ensure safe operating systems, for the benefit of the wider community.

5.2 Off-street parking – Business centre and other land uses

The Narrandera Township is fortunate to have established off-street car parking areas in close proximity to the business centre. The Narrandera business centre does not have timed parking, but parking is regulated for compliance with No Standing zones, angle and parallel parking and the like.

The sections below address parking provision and design standards.

5.2.1 Car parking design standards

Car parking areas and individual spaces are to be designed in accordance with the Section 6 "Access and parking area design" of the NSW Roads and Traffic Authority Guidelines for Traffic Generating Development,[2] with the exception of the following standards.

- Individual car parking spaces are to have minimum dimensions of 2.6m x 5.2m.
- Car parking spaces for disabled persons are to comply with AS 2890.1-1993.
- For all land uses apart from single dwellings, vehicles are to enter and the leave the site in a forward direction.

5.2.2 Car parking provision

Car parking for individual land uses is to be provided in accordance with the Table below, with the exception of the following matters below.

- In the case of redevelopment or change of land use the required off-street parking is to be calculated by calculating the parking required for the current or previous land use, calculating the parking required for the new land use, and subtracting the existing or previous requirement from the new requirement to obtain the total number of new spaces required (above zero). A credit will be applied for any shortfall of parking that exists for the current use.

  Required parking = New land use requirement - Current/previous requirement (or credit)

- Large businesses, such as supermarkets, which occupy the whole of a street block frontage, that is, between two intersecting roads; may count as part of their requirement the existing kerbside parking along their frontage, for up to one third of their required off-street parking.
- Variations to off-street parking requirements may be considered where the building alterations or additions are minor and do not encroach upon or reduce existing off-street parking for the land use.
- The Council does not have a Section 94 Contributions Plan for off-street car parking and is not able to accept monetary contributions in lieu of parking provision.
- The provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 override the land use based provisions of this Chapter.
- Land uses not referred to in the Table should utilise the provisions of Section 5 of the Guidelines for Traffic Generating Development.

[2] NSW Roads and Traffic Authority October 2002, *Guide to Traffic Generating Developments*

Table of off-street parking provision

Land use	Off-street parking requirement
Residential land uses	
Dwelling house and dual occupancy	1 space
Multi dwelling housing and Residential flat building	• 1 space per 1-2 bedroom dwelling • 2 spaces per 3 bedroom dwelling • 1 visitor space per 4 dwellings (where there are 4 or more dwellings)
Seniors living	In accordance with the SEPP (Seniors Living) 2004
Tourist and short term accommodation	
Hotel/Motel	1 space per accommodation room
Caravan park	1 space per cabin and/or campsite
Bed & Breakfast	1 space per bedroom
Other tourist/visitor accommodation	1 space per unit/cabin
Business and retail land uses	
Commercial offices and professional services	3 spaces per 100m^2 gross floor area (GFA)
Retail shops	3 spaces per 100m^2 GFA
Restaurant/café/food sales	3 spaces per 100m^2 GFA
Industrial land uses	
General or light industry	1 space per 100m^2 GFA or 1 space per 2 employees, whoever is the greater
Storage/warehousing	1 space per 250m^2 GFA or 1 space per 2 employees, whoever is the greater
Industrial retail	1 space per 50m^2 of display area
Vehicle based land uses	
Vehicle repair	3 spaces per work bay
Health and community land uses	
Consulting rooms	3 spaces per consulting room pus 1 space per support staff member
Church or place or worship	1 space per 4 seats or 1 space per 10m^2, whichever is the greater
Nursing home & Seniors Living	Subject to the provisions of the SEPP (Seniors Living) 2004

5.3 Exempt and complying development

Approval of new single detached dwelling houses, and additions to existing houses in the Shire is typically covered under the separate provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – the 'Codes SEPP', see http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+572+2008+cd+0+N .

The Codes SEPP provides for a large range of residential based additions, such as pergolas and sheds, which are of minimal environmental impact, as **Exempt Development**. Exempt development does not require the Council's development consent, but must meet the set standards and controls outlined within the SEPP.

The Codes SEPP also provides for new dwellings and minor habitable dwelling additions to be considered and approved as **Complying Development**. Complying Development is of minor environmental impact and again must meet set standards and controls. Development consent for Complying Development must be provided by either the Council or an Accredited Certifier, within a 10 day period, provided it meets the set standards.

In addition to residential buildings the Codes SEPP also contains provisions for rural housing, commercial and industrial development and some forms of subdivision.

It is the intention of the NSW Department of Planning and Infrastructure to add further provisions to the Codes SEPP, including signage and advertising and a wider range of commercial and industrial controls.

Council staff are available to assist applicants with enquiries as to whether their proposed development will be exempt or complying development, or will require lodgement of a development application with the Council.

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Part D Rural, residential, business and industrial controls

Chapter 6 Rural subdivision and large lot residential development

6.1 Rural subdivision for agricultural purposes only

Clause 4.2 of the Narrandera LEP permits, on merit, the subdivision of a lot for the purpose of primary production, which is less than the minimum lot size shown on the relevant LEP map. This clause applies to the RU1 Primary Production zone and the RU4 Primary Production Small Lots zone.

The LEP provides that such a lot cannot be created if an existing dwelling would be situated on the lot, and a dwelling cannot be erected on such a lot following its creation.

In considering a development application to create a lot for the purpose of primary production the Council will have regard to the following matters (this list is not exhaustive).

- The zone objectives.
- The location, size and intended agricultural purpose of the lot.
- Whether the creation of the lot will assist with farm adjustment.
- Whether the creation of the lot will assist the introduction of new or innovative agricultural practice or a rural industry or permissible employment generating industry.
- If the lot is in the RU4 zone, whether its agricultural use will likely impact on the amenity of residents of the RU4 zone.
- Any relevant circumstances of the case.

6.2 Rural subdivision for agriculture with dwelling entitlement

Clause 4.2C of the LEP permits, on merit, the creation of a lot for the purposes of agriculture, and the erection of a dwelling on that lot, provided the lot is of the minimum size prescribed on the lot size map in the LEP. The minimum lot size for a dwelling in the RU1 Primary Production zone is 400 hectares. The minimum lot size for a dwelling in the RU4 Primary Production Small Lots zone is 200 hectares. Refer to the LEP map sheet for the zone applying to the land.

The LEP also permits, on merit, rural subdivision for the purposes of intensive plant agriculture, within the RU4 Primary Production Small Lots zone. Clause 4.2B of the LEP sets out the full requirements for consideration of such a lot, including a minimum lot size of 40 hectares, adequate arrangements being made for a water irrigation license suitable to the proposed use, and the intensive plant agriculture activity must have commenced or been established before the subdivision is registered.

6.3 Large lot residential development

6.3.1 Nallabooma Estate (former rural small holdings estate)

The Nallabooma Estate is located a short distance north west of Narrandera on the Leeton Road. The land is zoned R5 Large Lot Residential under the Narrandera LEP, with a minimum lot size of 2 hectares. This minimum lot size may allow consideration of re-subdivision of existing allotments, including the large residue allotment in the south west of the Estate.

Subdivision development applications for Nallabooma are subject to other provisions of the DCP, in particular flood liable land (section 11) and on site effluent disposal (section 6).

Setback controls for the Nallabooma Estate are as follows.

Setback location	Distance
Front setback to primary road access **Setback to secondary road access**	15m 15m
Side setback – residential building **Side setback – other building**	30m 15m
Rear setback – residential building **Rear setback – other building**	50m 30mm
Residential building setback to RU1 zoned land	150m minimum, unless exceptional circumstances can be demonstrated and the agricultural land use will not adversely affect the amenity of the dwelling
Leeton Road	30m minimum for any building Note that permanent vehicular access to Leeton Road will be subject to the approval of the NSW Department of Transport

Chapter 7 Residential development

7.1 Introduction

This chapter primarily considers housing development within the Shire, particularly residential subdivision in the green fields area in north Narrandera and multi dwelling infill housing within the Narrandera Township. Residential subdivision is considered in sections 8.2 and 8.3 below and multi dwelling housing and residential flat buildings are considered in sections 8.4 and 8.5 respectively.

Approval of new single detached dwelling houses, and additions to existing houses in the Shire is typically covered under the separate provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – the Codes SEPP, see http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+572+2008+cd+0+N .

The Codes SEPP provides for a large range of residential based additions, such as pergolas and sheds, which are of minimal environmental impact, as Exempt Development. Exempt development does not require the Council's development consent, but must meet the set standards and controls outlined within the SEPP.

The Codes SEPP also provides for new dwellings and minor habitable dwelling additions to be considered and approved as Complying Development. Complying Development is of minor environmental impact and again must meet set standards and controls. Development consent for Complying Development must be provided by either the Council or an Accredited Certifier, within a 10 day period, provided it meets the set standards.

Council staff are available to discuss your residential alteration/addition or new dwelling to advise on the appropriate approval path to follow.

7.2 Residential subdivision in greenfield areas

Corella Woods is the Narrandera Township's greenfield housing development area and main urban growth front. The land is located in north Narrandera, and is accessed mainly from Racecourse Road.

Figure 1 Green fields development area in North Narrandera

The typical allotment size is presently between 900m^2 and 1,100m^2. A draft Masterplan is under preparation for the large expanses of vacant land in north Narrandera. The Masterplan has been based on the development of lots 40m x 20m (800m^2) which are able to provide for typical dwellings of 4 bedrooms, 2 bathrooms, with a generous rear yard area and a 6m front setback. The road reserve has been set at 20m width for local and non-collector roads.

The lot size (and eventual yield) is flexible and can be varied up or down by increasing the lot width to 25m, to provide a land area of 1,000m^2, or by decreasing the lot width to 18m to provide a land area of 720m^2. Generally the Corella Woods area is positioned as the detached 'new housing' area for the Narrandera Township. The minimum lot size is encouraged to be 800m^2. Persons or families desiring smaller allotments or houses are anticipated to be accommodated in existing or new infill dwellings within the established Township.

The Council is presently finalising the draft Masterplan, which will be placed on exhibition in due course. Enquiries regarding the development of vacant land in the North Narrandera area should be directed to the Council's Planning Department.

7.3 Residential subdivision in established areas

The Council's housing strategy focuses on providing smaller dwellings and lots in the established areas of the Township, as a means of providing more affordable housing and housing to suit the ageing demographic and smaller household sizes. For this reason the Council strongly encourages new housing in the established areas of the Township to be multi dwelling housing, whether subdivision is proposed or otherwise.

The development standards (consisting of objectives and development controls) for multi dwelling housing are provided in section 8.4 over. Development standards are also provided in section 8.5 for residential flat buildings, which are not the preferred form of Township housing, but which may be appropriate on larger allotments with substantial frontage and neighbouring dwellings which have large setbacks to the subject boundary.

The minimum lot size for a dual occupancy development is 800m^2, however the Council will consider a lesser size if the objectives and development controls of section 8.4 can be reasonably met and there is no impact on adjoining properties. Subdivision of a dual occupancy development by torrens or strata title will require 400m^2 per lot.

The minimum lot size for a multi dwelling development is 900m^2, based on 3 dwellings each requiring an average of 300m^2 per dwelling, however the Council will consider a lesser overall lot size if the objectives and development controls of section 8.4 can be reasonably met and there is no impact on adjoining properties. Again, subdivision of a multi dwelling, by either torrens, strata or community title will require a minimum of 300m^2 per lot.

7.4 Dual occupancy and multi dwelling housing

7.4.1 Neighbourhood character and design response

Many of Narrandera's streets are laid out in a grid fashion, with traditional unsealed rear lanes providing vehicular access.

The development pattern is typically low scale, with single storey detached dwellings and sizeable rear yards, often with a large metal garden shed or garage. Closer to the east of the central business area the pattern of development remains single storey detached in nature, but with smaller and narrower lots than outlying areas.

Many streets have strong tree lines, a feature of the Township. Infill development, including dual occupancy and multi dwelling housing, should respect the existing character by providing low scale housing with dedicated open space areas with good solar access,

A mixture of street and laneway vehicular access should be provided if possible, to minimise driveway hardstand areas within the development.

Figure 2 Street layout of part east Narrandera showing traditional grid pattern and strong tree lines

7.4.2 Front building setbacks and streetscape

The objective of street setback controls is to recognise the character of existing residential streets and rear lanes and to provide flexibility where there is no dominant setback within the street.

Controls

- The primary setback to the front facade of the dwelling is to be a minimum of 5m, or otherwise the average of the two adjoining buildings.
- An entry feature such as a porch or other covered entry may extend up to 1.5m forward of the front façade.
- Garages or carports fronting any public road are not to be more than 6m wide or 50% of the frontage, whichever is the lesser.

7.4.3 Side and rear building setbacks

The objective of the side and rear building setback controls is to maintain the amenity of adjoining properties when new buildings are proposed.

Controls

- The secondary street setback to a dwelling or building is to be a minimum of 3m.
- Habitable buildings are to be set back 5m from a rear boundary.
- Car accommodation accessed from a laneway need not have any setback, but must be set back sufficiently to enable a single continuous car movement in order to enter the building.
- Garages or carports fronting any public road are not to be more than 6m wide or 50% of the frontage, whichever is the lesser.

7.4.4 Height limits

The objective of the height limit controls is to maintain the amenity of adjoining properties when new buildings are proposed, and to respect the existing residential character where possible.

Controls

- Site cut and/or fill is to be limited to 900mm above natural ground level. If site work is required above this height the buildings should be stepped through the site.
- Decks are to be limited to 900mm above natural ground level.
- Buildings are to be no more than two storeys in height.

7.4.5 Site coverage

The objective of the site coverage controls is to protect the development site and locality from overly dense development not in keeping with the character or the preferred character of the locality.

Controls

- Single storey buildings may have up to 60% site coverage.
- Two storey buildings may have up to 50% site coverage.
- Site coverage includes the footprint of any covered structure.

7.4.6 Open space provision

The objective of the private open space provision is to ensure that each dwelling is provided with adequate private open space and soft landscaping within the development site.

Controls

- Each dwelling requires a private open space area of minimum dimensions 4 x 6m, directly accessible from the main living area of the dwelling through glass doors.
- Private open space is not permitted forward of the front building line
- At least 20% of the development site is to be soft cover capable of absorbing rainfall

7.4.7 Solar access and protection

The objective of the solar access controls is to ensure that the private open space areas of neighbouring properties and the development site receive adequate direct sunlight during the cooler months of the year.

Controls

- At least half of the main private open space on each dwelling site is receive adequate morning sunlight at the winter solstice, that is, a minimum of three hours direct sunlight between 9am and 1pm at the winter solstice. This requirement excludes fence shadow from a side or rear boundary fence.
- The main private open space of a property bordering the development site is to have the same solar access entitlement preserved by the new development.
- The dwelling should be designed for good cross-ventilation.
- The use of extended eaves, particularly for two storey buildings is encouraged to shade window openings.

7.4.8 Privacy

The objective of privacy controls is to ensure that the private open space of neighbouring properties is protected from overlooking from new buildings on the development site.

Controls

- On sites where the fill at the boundary is 500mm or higher, dwelling windows which are opposite or adjacent the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey dwellings, upper level windows which overlook the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey dwellings, upper level windows which are within 3m of a window of an adjoining property are to have sill heights of at least 1.6m, or the window is to be offset at least 2m from the edge of the adjoining window.

7.4.9 Fencing

The objective of the fencing controls is to ensure that front fences do not overly dominate the street, to allow passive surveillance of the street, and to provide privacy along-side and rear property boundaries.

Controls

- Fencing forward of the front building line should be no higher than 1200mm, with 50% open appearance
- Fencing behind the building line should be a maximum of 1800mm high.
- Where a fence sits atop a retaining wall, 500mm in height or greater, on a side of rear boundary, the fence should be no more than 1500mm in height above the retaining wall.
- Metal sheet fencing is not permitted in front of the dwelling to the primary building frontage.

7.4.10 Landscaping

The objective of the landscaping controls is to provide relief from direct sunlight, cool the site and buildings, provide relief to building bulk and provide aesthetic benefits

Controls

- For north/south oriented lots, the western boundary is to have a 2m wide planting area, or otherwise 2 x 2m planting zones along the driveway in which to establish mid height (at maturity) shade trees.
- Shade trees should be selected according to quick growth, ease of maintenance, low water use after establishment, non-invasive root systems, and a mature height of around 6-8m.

7.4.11 Off-street car parking

The objective of the off-street parking controls is to ensure that adequate, secure off-street parking is provided on-site for residents, but to recognise that visitors will typically park on the street adjoining a small development.

Controls

- For one and two bedroom dwellings, 1 parking space should be provided.
- For three or more bedroom dwellings, 2 parking spaces should be provided.
- 1 visitor space per four dwellings should be provided (where are at least 4 dwellings in the development.
- Car space dimensions are provided in Chapter6.2.

7.5 Internal access standards for all ages

The Narrandera Township has significant potential for medium density infill development – dual occupancy and multi dwelling housing. It is likely that a significant proportion of new medium density units will be occupied by active retirees and older persons, and the trend for aged care is to provide ageing in place if possible, including private homes.

Landcom[1] have produced Universal Housing Design Guidelines Key Design Features. Landcom note that thoughtful house design can minimise or prevent the need for expensive modifications as homeowner's age.

The guidelines are based on a review of the Australian Standards for Adaptable Housing and for Access and Mobility, to identify those housing features which should be built in up-front.

The key design features (adapted from Landcom) are provided below, and are expected to be incorporated into dual occupancy and multi dwelling housing plans lodged with Narrandera Shire.

Importantly, kitchens, bathrooms, hallways and open living areas designed for universal access do not look 'institutional'.

Universal Housing Design Guidelines - Key Design Features

1. **Direct access –** Direct and level access from the car parking space to the dwelling.
2. Car parking – Car parking space with at least 6m length and *up to* 3.8m in width (internal dimensions single space).
3. **Front door –** Front entrance (and main car park entrance) with a minimum internal clearance of 850mm.
4. **Internal doors** – Internal entry level doorways with a minimum internal clearance of 820mm.
5. **Corridors** – Internal entry level corridors with a minimum width of 1000mm.
6. **Ground floor facilities** – Located on the ground/entry level – a living/family room; a room/space capable of being used as a bedroom; and a bathroom.
7. **Living circulation** – Living/family room with circulation space of at least 2.25m diameter (clear of furniture).
8. **Bedroom dimensions** – Bedroom space (on ground level/entry) large enough for a queen size bed, wardrobe and circulation space (ie 3.5 x 3.2m / 3.7 x 3m).
9. **Bathroom dimensions and features** – Bathroom (on ground/entry level) minimum 2.4 x 2.4m, with hobless shower, full floor waterproofed and strengthened walls around the toilet and shower for future handrails (at 700-150mm and 700-1850mm above floor level respectively)
10. **Kitchen dimensions** – Kitchen with a minimum of 2.7m between walls.
11. **Laundry circulation** – Laundry with a minimum clear circulation space of 1.55m diameter.
12. **Window heights** – Window sills on the ground/entry level at a maximum height of 730mm above floor level (excluding the bathroom and kitchen).

[1] NSW Government (Landcom) May 2011 *Built form design guidelines, second edition.*

7.6 Residential flat buildings

Whilst residential flat buildings are permissible with consent in the 2(v) Village zone covering much of the Narrandera Township, there are very few two storey residential flat buildings within the Township. One such building is located on the corner of Arthur and Bolton Streets. This building is characterised by its siting on a double block with large setbacks to the side and rear boundaries.

New two storey residential flats in the Narrandera Township should respect the character of the area by providing significant front, side and rear setbacks.

The design of the residential flats should demonstrate compatibility with the design quality principles of *SEPP 65 Design Quality of Residential Flat Development* and local context, site design and building design principles of the *Residential Flat Design Code*, as supplemented by the following numeric guidelines.

The minimum lot size for a residential flat building is 1,800m^2, with a minimum primary street frontage of at least 30m and a lot length to width ratio of no more than 2.5:1.

Development controls guidelines for residential flat buildings are provided below.

7.6.1 Front building setbacks and streetscape

The objective of street setback controls is to recognise the character of existing residential streets and rear lanes and to ensure that residential flat buildings do not dominate the street-scene.

Controls

- The primary setback to the front facade of the building is to be a minimum of 6m, or otherwise 25% greater than the average of the two adjoining buildings, whichever is the greater.
- An entry feature such as a porch or other covered entry may extend up to 1.5m forward of the front façade, but no closer than 6m to the front boundary.
- Garages or carports fronting the primary public road are not to be more than 6m wide. Generally parking areas or structures should not dominate the primary street frontage

7.6.2 Side and rear building setbacks

The objective of the side and rear building setback controls is to maintain the amenity of adjoining properties when new buildings are proposed.

Controls

- The secondary street setback to a residential flat building is to be a minimum of 5m.
- The side setback for any two storey building is to be a minimum of 5m.
- The rear setback for any habitable building is 6m.
- Car accommodation accessed from a public laneway need not have any laneway setback, but must be set back sufficiently to enable a single continuous car movement in order to enter the building.
- Garages or carports fronting any public laneway are not to be more than 9m wide or 50% of the frontage, whichever is the lesser
- Garages or carports (single storey structure) are to be setback a minimum of 3m from a side boundary.

7.6.3 Height limits

The objective of the height limit controls is to maintain the amenity of adjoining properties when new buildings are proposed, and to respect the existing residential character where possible.

Controls

- Site cut and/or fill is to be limited to 900mm above natural ground level. If site work is required above this height the buildings should be stepped through the site.
- Decks are to be limited to 900mm above natural ground level.

- Residential flat buildings are to be no more than two storeys in height.

7.6.4 Site coverage

The objective of the site coverage controls is to protect the development site and locality from overly dense development not in keeping with the character or the preferred character of the locality.

Controls

- Residential flat buildings are to have maximum site coverage of 40%. Site coverage includes the footprint of any covered structure.

7.6.5 Open space provision

The objective of the open space provisions is to ensure that the development is provided with adequate common open space and soft landscaping within the development site, and adequate balcony space

Controls

- A residential flat building should provide a common open space area of minimum dimensions 6m x 6m.
- Each dwelling must have a balcony of at least 5m x 1.5m or a private courtyard of at least 5m x 3m.

7.6.6 Solar access & protection

The objective of the solar access controls is to ensure that the private open space areas of neighbouring properties and the development site receive adequate direct sunlight during the cooler months of the year.

Controls

- At least half of the main common open space on the site is to receive adequate morning sunlight at the winter solstice, that is, a minimum of three hours direct sunlight between 9am and 1pm at the winter solstice. This requirement excludes fence shadow from a side or rear boundary fence
- The use of extended eaves, particularly for two storey buildings is encouraged to shade window openings

7.6.7 Privacy

The objective of privacy controls is to ensure that the private open space of neighbouring properties is protected from overlooking from new buildings on the development site.

Controls

- On sites where the fill at the boundary is 500mm or higher, dwelling windows which are opposite or adjacent the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey buildings, upper level windows which overlook the main private open space of an adjoining property are to have sill heights of at least 1.6m.
- For two storey buildings, upper level windows which are within 3m of a window of an adjoining property are to have sill heights of at least 1.6m, or the window is to be offset at least 2m from the edge of the adjoining window.
- Upper level balconies are to be fully screened at each end.

7.6.8 Fencing

The objective of the fencing controls is to ensure that front fences do not overly dominate the street, to allow passive surveillance of the street, and to provide privacy along-side and rear property boundaries.

Controls

- Fencing forward of the front building line should be no higher than 1200mm, with 50% open appearance.
- Fencing behind the building line should be a maximum of 1800mm high.
- Where a fence sits atop a retaining wall, 500mm in height or greater, on a side of rear boundary, the fence should be no more than 1500mm in height above the retaining wall.
- Metal sheet fencing is not permitted in front of the dwelling to the primary building frontage.

7.6.9 Landscaping

The objective of the landscaping controls is to provide relief from direct sunlight, cool the site and buildings, provide relief to building bulk and provide aesthetic benefits

Controls

- At least 35% of the development site is to be soft cover capable of absorbing rainfall.
- The side boundaries of the site are to have a 2m wide planting area in which to establish evergreen shade trees.
- Shade trees should be selected according to quick growth, ease of maintenance, low water use after establishment, non-invasive root systems, and a mature height of around 6-8m.
- The main common open space area is to be planted with at least two *deciduous shade trees.*
- The applicant is required to submit with the development application a landscape plan incorporating the landscaping and open space elements above.

7.6.10 Off-street car parking

The objective of the off-street parking controls is to ensure that adequate, secure off-street parking is provided on-site for residents, but to recognise that visitors will typically park on the street adjoining a small development.

Controls

- For one and two bedroom dwellings, 1 parking space should be provided.
- For three or more bedroom dwellings, 2 parking spaces should be provided.
- 1 visitor space per four dwellings should be provided (where are at least 4 dwellings in the development.
- Car space dimensions are provided in Chapter6.2.

Chapter 8 Narrandera Business Centre

8.1 Land use strategy plan for the business centre

The land use strategy plan for the Narrandera business centre is aimed at the strategic level to influence change, rather than setting numeric standards or targets. The land use plan is aimed to act as a guide to development, and does not set out to create outright prohibitions on development (by differentiating between business and residential zones).

Notwithstanding this point, new commercial/retail development which is outside the strategic provisions of the plan as described below should demonstrate how it will both meet the outcomes envisaged by the adopted Business Centre's Strategy[2], and strengthen the Narrandera business centre. The strategy plan is provided as Attachment 1 to this Chapter.

Narrandera business area

The Narrandera business area is generally bounded by the Newel Highway (west and north), Charles Street (east) and Larmer Street (south). Within the business area but away from East Street there are a number of private dwelling uses and individual businesses such as the RSL Club complex, Churches and office premises.

These uses contribute to the success of the business area and the offering provided by the Township, however the expansion of retail and commercial traders into the non-core areas is not favoured.

The strength of the Narrandera business centre and its future growth relies on maintaining a compact form along East Street and the nominated core areas. Should the core areas be effectively utilised there may be opportunity to reuse existing buildings along the south side of Bolton Street for trading uses which will enhance the gateway linkage between the highway and East Street.

[2] Matters More Consulting Pty Ltd and Scenic Spectrums Pty Ltd August 2011 *Business Centres Strategy - Input to Narrandera Land Use Strategy*

Core retail area

The core retail area encompasses East Street between King Street and the laneway between Audley Street and Larmer Street. It is within the core retail area that the majority of the town's retail shops are located, and where future retail premises should locate to keep the centre compact and limit vacant sections of street frontage and improve the shopper experience. One of the town's two anchor supermarkets forms the northern edge of the core retail area.

Core trading area

The core trading area encompasses the core retail area and adjoining commercial and service based traders. It includes commercial, retail and service businesses on the side streets to East Street, and extends north to the laneway between King and Elwin Street and south to Larmer Street.

Within the core trading area are accommodation based land uses (which do not necessarily have to locate in the core area but have historical precedence) and two sites nominated as potential locations for cultural facilities for the township.

Key highway development sites

The Newell Highway passes one block to the west of East Street and has two vacant development sites and one site with older storage shedding. These sites have been nominated as key development sites due to their relative potential for development and their highway visibility.

The Business Centres Strategy does not nominate particular land uses for these sites, however the sites may be appropriate for commercial or food related uses which rely on passing trade and local patronage.

Potential medium density redevelopment sites

Within the business area, and particularly between East Street and Charles Street there are a number of older low capital industrial buildings either for sale or now nearing the end of their usable life. Subject to appropriate site investigation these sites may be suitable for medium density development and have been nominated as such on the business centre land use strategy plan.

The introduction of medium density housing into non-core areas of the business centre (generally adjoining the existing established residential areas to the east) may increase the accessibility of the shopping area for active retirees and residents looking for lower maintenance properties.

8.2 Summary of key promotion actions for the business centre

The Business Centre Strategy contains a large number of actions aimed at strengthening the business centre against external influences and increasing the local capacity of traders and residents to grow the business centre. A summary of each promotional sector of the adopted Business Centre Strategy is provided below. The full list of actions can be found within the Strategy document.

Retail

The key actions for retail revolve around setting up a Business Chamber or similar to work with local shop owners and tenants in marketing, shop presentation, filling of vacant shops, on-line presence, and to work with the Council on marketing, incentives for business and a focus on vacant shops and escape spending businesses.

Arts and culture

The key actions for arts and culture include utilising an existing vacant building, preferably in Bolton Street, to use an arts centre, scoping the depth of local artisans, working with the Narrandera and district Aboriginal community to better showcase Aboriginal culture, and rallying local arts groups to pursue a shared vision and arts plan.

Tourism

The key actions for tourism include better marketing of the retail and business area by the use of billboards at key intersections and at Gillenbah, and the creation of four annual events which draw on Sturt and Newell Highway travellers visiting other parts of the State. The creation of dedicated caravan and RV parking along Cadell Street is also included.

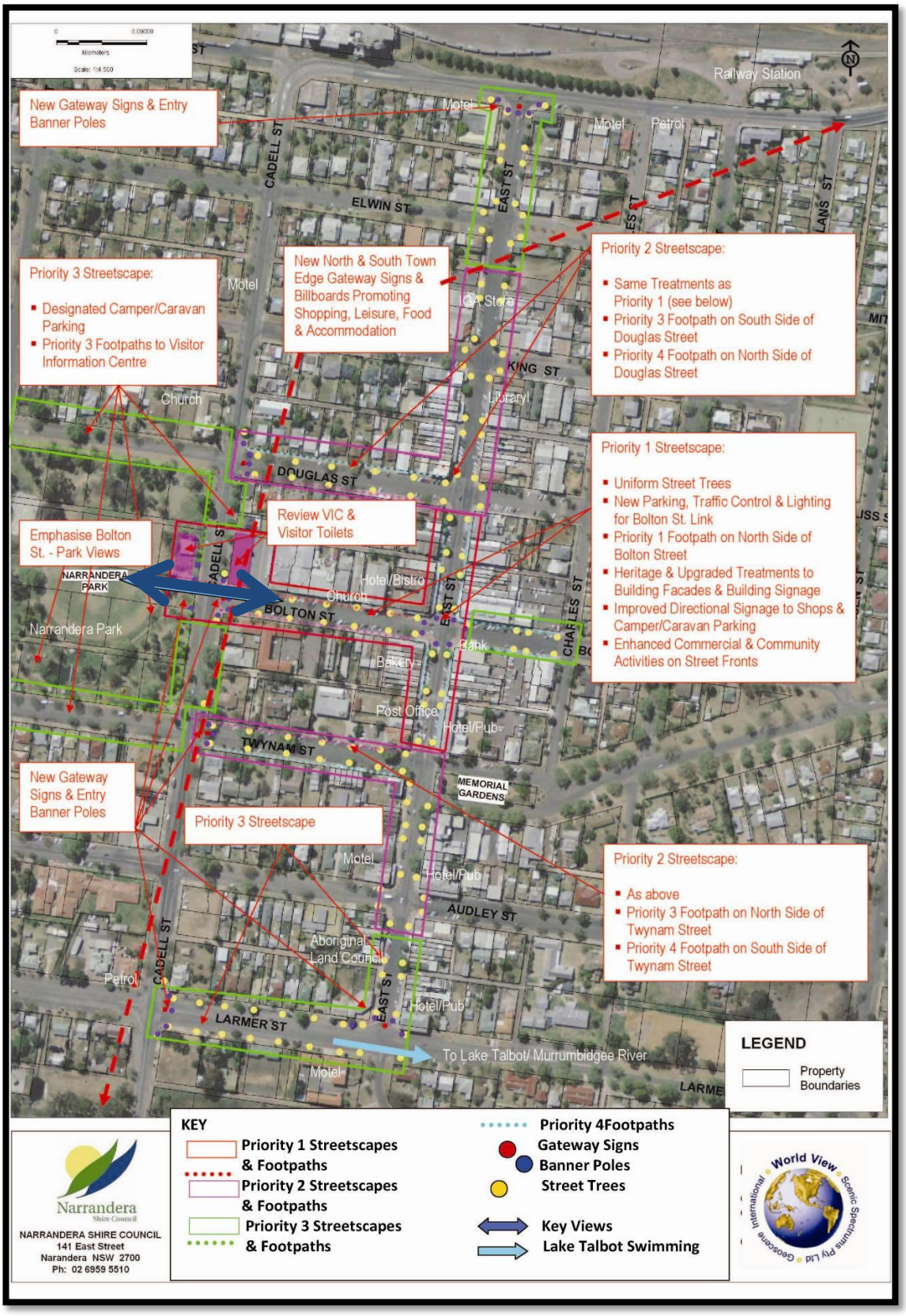
Streetscape

The key actions for streetscape, which aim to tie into the above initiatives, include linking Highway travellers and town visitors with the business area through urban design works on Bolton Street, the upgrade of core trading streets with footway improvements, consistent tree planting, improvement of heritage facades and shopfronts.

Figure 3 provides a summary of potential streetscape actions for the business centre. The implementation of these actions will be subject to priorities within the Council's budget cycle and external funding opportunities.

The purpose of providing the streetscape summary within this DCP is to allow future development proposals to be evaluated for their potential impact on streetscape and related works.

Figure 3 Summary of streetscape actions for the Narrandera Business Centre



Chapter 9 Industrial development controls

9.1 Introduction

The Narrandera villages of Barellan and Grong Grong do not have specific industrial zones; however the provisions of this section apply to the existing industrial facilities within those villages. The Narrandera Township has three industrial zoned areas, as shown at Attachment 2. Development controls for the zoned industrial areas are outlined in sections 10.2 and following. The provisions are based around headings, objectives and controls.

Applicants should also be aware that the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* applies to low scale industrial development. Contact the Council to see if your development proposal requires development consent, no development consent, or a complying development certificate.

9.1.1 Narrandera West industrial area

The Narrandera west industrial area was established in the early 1990's and is located on the western edge of the township, bounded by the (closed) Tocumwal rail line, River Street and the Leeton Road. The bulk of industrial lands are located within Redgum Street (a cul-de-sac) and on Douglas Street. The rail line borders the industrial land to the east and whilst closed to through rail traffic, is able to operate as a spur line/siding and connects to the main Griffith to Junee line which runs through the Township. Due to the presence of residential development east of the industrial lands, and the potential for residential development to the east, the land is zoned *IN2 Light Industry* under the Narrandera LEP. The land does not have reticulated sewer.

9.1.2 Pine Hill industrial area

The Pine Hill industrial area was established in the 1970's around the sheep yards and the grain storage silo's and bunkers on the main Griffith to Junee rail line. The land adjoins large rural residential style allotments which are sparsely populated but close enough to be affected by industries which may emit noise and other pollution. There is also a substantial dwelling situated within the industrial zoned allotments (however the residence is zoned 2(v) Village). The area features a small number of industrial land uses on lots between 0.6 hectares and 5 hectares in area. The land does not have reticulated sewer.

9.1.3 Red Hill industrial area

The Red Hill industrial area was established by the Narrandera Shire Council in the early 2000's, and the land was rezoned for industrial purposes via Amendment No.2 to the Narrandera LEP 1991 in May 1997. The intent of the Red Hill area is to provide for land extensive uses, including large employment generating uses and those requiring separation from the township, and for local businesses. The land does not have reticulated sewer.

9.1.4 Newell Highway and North Narrandera industrial and commercial uses

There are a number of existing industrial and commercial businesses located along the Newell Highway, adjacent to the business area of Narrandera, adjacent to the rail line, along Myrtle Street, and between Margaret Street, Dalgetty Street and the Barellan Road intersection. This latter area is described as Newell Highway and North Narrandera.

There are no specific development controls for these businesses. The Council's policy is to allow new and existing Highway based business to be proposed on its merits. Key issues for Highway based development include:

- No significant adverse effects on the operation of the Highway.
- Developer pays basis for traffic, safety or drainage or servicing works generated by the proposed development.
- No significant adverse effects on nearby residential properties.

9.2 Subdivision

The objective of industrial subdivision is to provide reasonable site area for buildings, manoeuvring, parking and landscaping, and to provide industrial sites of sufficient size to accommodate future potential uses.

Controls

- Minimum 25m lot frontage.
- Minimum lot size of 2,000m$^{2.}$

9.3 Building design

The objective of industrial building design is to be utilitarian and functional, but with a suitable brick/stone office and/or showroom area to the primary street frontage, promoting a consistent and attractive street frontage.

Controls

- In general, front elevations of buildings (offices, showrooms) which are visible from a public road, reserve or adjacent or adjoining residential areas should be constructed using brick, masonry, pre-coloured metal cladding, appropriately finished 'tilt-slab' concrete or a combination of a number of these materials.
- Large unrelieved expanses of wall or building mass are not favoured, and as such should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements. Attractive building design can, in most cases, be achieved simply and at comparatively low cost, and applicants are encouraged to consider variations in fascia treatments, rooflines and selection of building materials to achieve an attractive design.
- The proposed building must be designed to suit the prevailing soil conditions on the site. A soil classification report will be required for new buildings.

9.4 Building construction

The main objective of building construction (in this DCP) is to ensure provisions for the safety of persons in the event of fire, the suppression of fire and the prevention of spread of fire.

Controls

- The nature of the proposed use, the number of storeys, distance from boundaries and other buildings on the site, and the location within or outside fire zones will govern the type of construction required under the Building Code of Australia (BCA).
- When a change in use (Classification) of an existing building is proposed, Council will determine the necessity for full compliance with the BCA, whilst taking into account the proposed use, provisions for safety of persons in the event of fire, the suppression of fire and the prevention of the spread of fire. Development Applications should summarise the nature of construction proposed and preliminary advice as to the development's compliance with the BCA.

9.5 Building setbacks

The objective of building setbacks is to provide parking and landscaping at the front of the site and to ensure that the bulk and scale of new development reasonably protects the amenity of neighbouring properties and maintains appropriate neighbourhood character.

Controls

- Where possible, customer and staff parking should be provided at the primary street frontage, with the building behind. Additional staff parking can be provided down the side of the building.
- Notwithstanding the above, the minimum front building setback is 12m.
- The minimum side building setback is 3m, or otherwise in accordance with the BCA for zero lot line development.
- The minimum secondary frontage building setback is 5m. Zero lot line development is discouraged on secondary street frontages.

9.6 Parking and loading

The objective of parking and loading controls is to ensure that the industrial street is not used for loading/unloading and unnecessary car movements.

Controls

- Staff parking for industrial or light industrial uses is to be provided at 1 space per 100m^2 Gross Floor Area (GFA) or 1 space for every 2 employees, whichever is the greater (rounded up). Staff numbers are calculated on the proposed number to operate for the peak shift.
- For warehouse or distribution premises, or storage premises, as defined by the Narrandera LEP 2012, staff parking is to be provided at 1 space per 250m^2 Gross Floor Area (GFA) or 1 space for every 2 employees, whichever is the greater (rounded up)
- If the building has an industrial retail outlet facility, as defined by the Narrandera LEP, parking is to be provided at the rate of 1 space per 50m^2 GFA for the outlet.
- Loading is to take place off-street at all times.
- The site loading docks and manoeuvring areas are to be designed so that the largest potential vehicle to use the site can enter and leave in a forward direction.
- All vehicle areas are to comprise all weather hard stand material. Areas under constant load and heavy vehicle turning must be reinforced concrete or bitumen sealed on an appropriately engineered base.

9.7 Servicing and waste matters

The objective of the servicing controls is to ensure that the development is able to adequately dispose of its own waste.

Controls

- Town water must be connected to each industrial lot. Electricity must be connected to each lot.
- Each development with on-site amenities and an industrial sewer loading must make provision for on-site effluent disposal, to suit current NSW Government and Australian Standards. Where on-site disposal is not feasible due to the scale of the operation, the applicant should discuss with the Council sewer provision in the first instance.
- The development must have a waste disposal agreement with the Council or other provider.

9.8 Soil and water management

The objective of soil and water management is to ensure that soil erosion during construction and operation is minimised. The Red Hill and Pine Hill industrial soils have a weak sandy/loam character which is highly erodible.

- The development site must have a comprehensive soil erosion and water management plan during construction and for ongoing operation.
- Point discharge to Council's open earth swale drainage system is not permitted without measures to dissipate the water's energy. This may include on-site detention and/or rock beds.
- Stormwater quality leaving a site should aim to meet pre-development standards for nutrient and solids.
- The development should aim to store roof water for use on site landscaping (aim for 8,000 to 10,000 litres storage).

9.9 Landscaping

The objective of landscaping is to soften the appearance of hardstand areas and building bulk.

Controls

- The front boundary of the site is to have a 1m wide landscaping strip for planting shrubs (mature height of 2m-3m).
- The side boundary of the site (unless a zero lot line is proposed) is to have a 2m wide planting strip for shade trees of mature height 6m-8 m.
- A site with a secondary frontage is to have a 2m wide planting strip for shade trees of mature height 6m-8m.

9.10 Air and noise pollution

The objective of air and noise amenity controls is to prevent pollution from adversely affecting industrial areas and urban areas generally.

Controls

- Noise emission from the site is to meet the NSW Government's Industrial Noise Policy and the requirements of the NSW Office of Environment and Heritage (EPA).
- Emissions to the atmosphere from the site are to meet the Clean Air Regulation and EPA requirements.

9.11 Outdoor storage

The objective of outdoor storage controls is to ensure that storage does not become dangerous and/or unsightly.

- Areas of outdoor storage of equipment, machinery, timber, metal, shipping containers, goods or other product should be screened to the public road by solid fencing 1.8m in height.
- Generally outdoor storage should not exceed 4m in height or the height of two shipping containers.
- Outdoor storage areas should have an adequate all weather base, appropriately drained and be kept free of weeds and vermin (well maintained).

9.12 Security lighting and fencing

The objective of the fencing and lighting controls is to provide site security without unduly affecting the amenity of the area.

Controls

- Site security fencing is to be a maximum of 2.1m in height, using chain link with three strand angled barbed wire (if necessary).
- Security fencing is not to be provided in front of the primary building frontage.
- Razor wire is not permitted on privately owned or leased sites.
- Security lighting is to illuminate the subject property and not produce undue glare to nearby premises or residential areas.

9.13 Advertising and identification signage

The objective of the advertising and signage controls is to provide for easy business recognition and consistency of approach without producing signage blight within a locality.

Controls

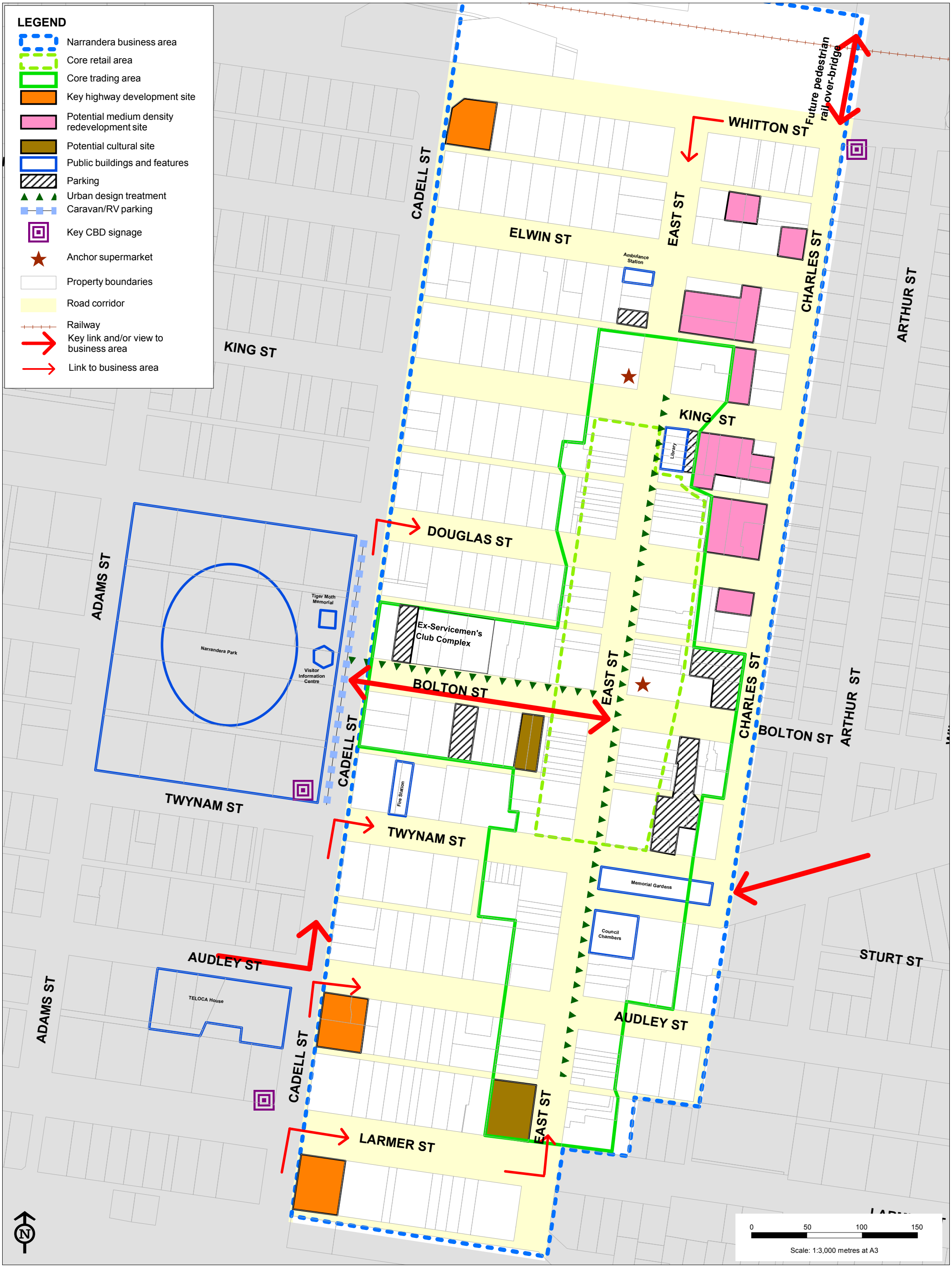
- Business identification signage is to be provided in accordance with the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or otherwise through lodgement of a development application with the Council, utilising the signage wall/frontage and proportion principles within the SEPP.

Attachment 1 Narrandera business centre – land use strategy plan

[insert CBD map v2 at K:\LEP 2010\DCP - Comprehensive\CBD maps]

Attachment 2 Narrandera Township industrial zoned areas

[insert Industrial areas map at K:\LEP 2010\DCP - Comprehensive\Industrial zones]



Narrandera Shire Council

NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

NARRANDERA BUSINESS AREA

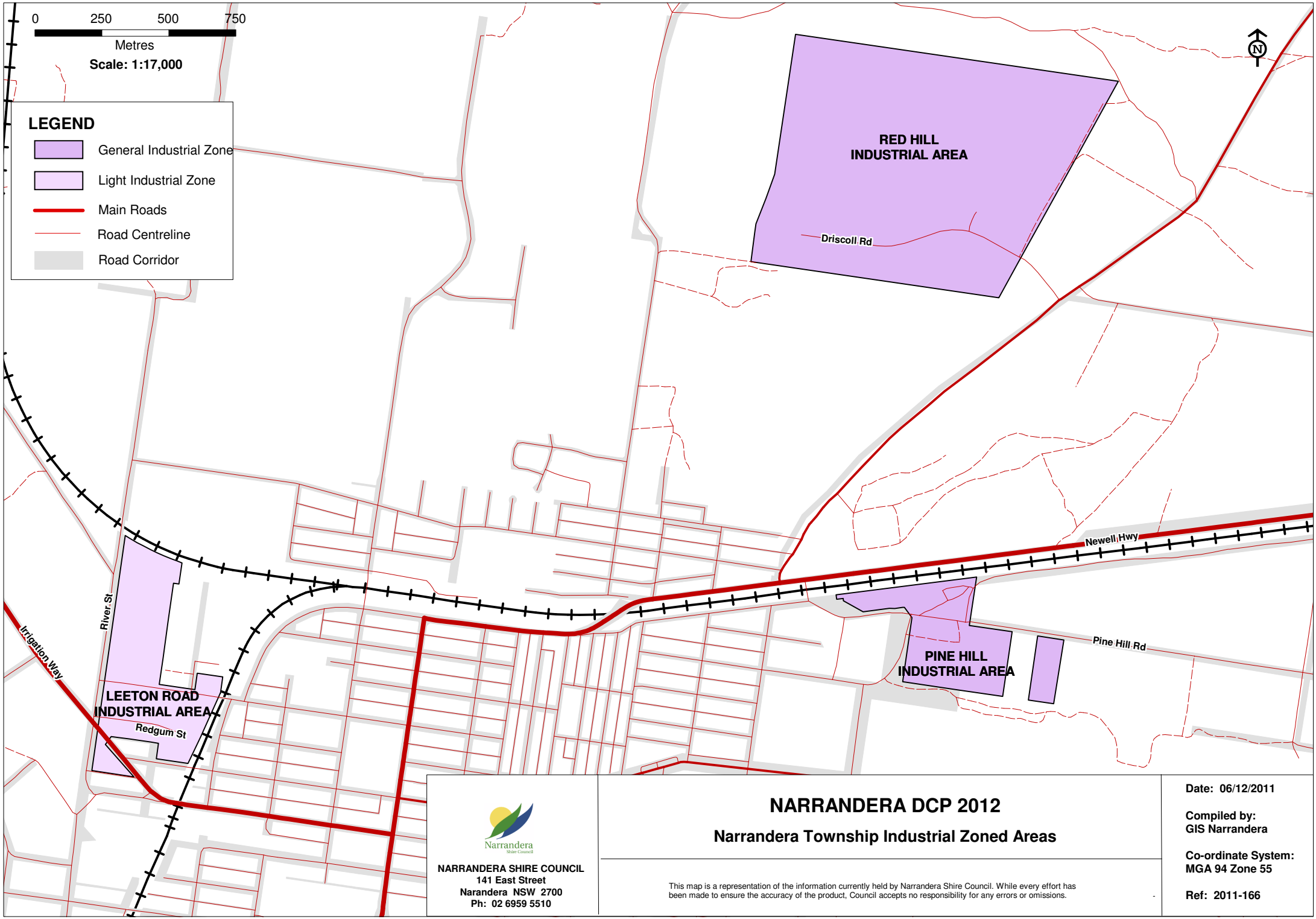
LAND USE STRATEGY MAP

Date: 10/11/2011

Compiled by:
GIS Narrandera

Coordinate System:
MGA 94 Zone 55

Ref: 2011-119



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NARRANDERA DCP 2012

Narrandera Township Industrial Zoned Areas

Date: 06/12/2011

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-166

Table of Contents

This Chapter came into effect on 25 September 2012.

Part E Planning for natural hazards

Chapter 10 Flood liable land

10.1 How to use this Chapter

The southern Narrandera Township and some rural areas of the Shire are affected by flooding from the Murrumbidgee River. The Council has modelled, through consultants, the extent of flooding during the 1 in 100 year event, and has placed development controls on the further development of flood liable land in those areas of the Shire.

To assess the flood related controls for various development types and locations the following steps should be undertaken.

- Determine the location of the development using Figure 1 (overall floodplain area map);
- Determine the flood hydraulic category shown upon the map (note that Gillenbah is located in both the floodway and flood storage hydraulic category and Nallabooma is located in the flood storage category);
- Identify the category of development outlined in Table 1, section 11.4 to this plan;
- Refer to section 11.5 and Figure 2 for Gillenbah development controls, section 11.6 and Figure 3 for Nallabooma Estate development controls, and section 11.7 for development controls for all other areas;
- Consider the criteria used to determine development applications in section 11.3. The Council encourages pre-lodgement meetings and will meet the applicant on site if needed to discuss the particulars of the development.

Attachment 1 to this Chapter contains supplementary material related to the flood liable land controls, including definitions and abbreviations used in the plan, information required to be lodged with a development application, historic flooding in the plan area, a description of flood hydraulic and hazard categories, a description of the area impacted by flooding, a discussion on the flood protection measures in this plan, a list of building components and flood compatible materials and methods of flood proofing buildings.

The supplementary material also includes the design flood levels in cross-sections of the floodplain. The Council will use the Design Flood Levels to estimate the required floor height plus freeboard for buildings within the floodplain.

10.2 Flood risk management zone map

Figure 1 Flood risk location and hydraulic category map

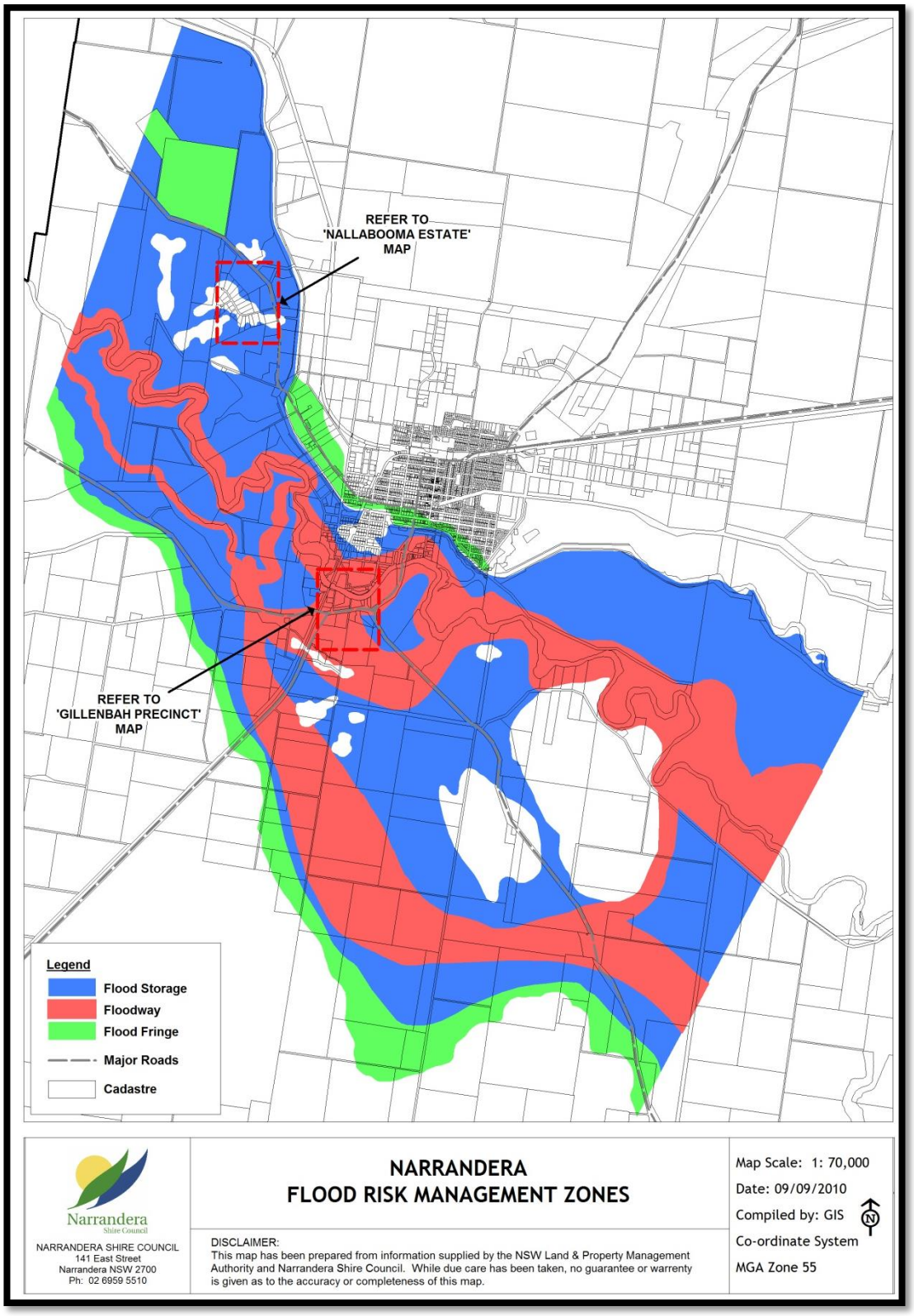


Table 1 Hydraulic categories of flood prone land

Hydraulic categories of flood prone land

The Floodplain Development Manual[1] defines three hydraulic categories for flood prone land, being floodway, flood storage and flood fringe.

Together with the Manual, consultants Sinclair Knight Merz have defined the hydraulic categories in Narrandera's context as set out below.

Floodway
Floodways are areas where a significant volume of water flows during flood and are often aligned with obvious natural channels. They are areas which, if only partially blocked would cause a significant increase in flood levels and/or a significant redistribution of flood flow.

- Floodways use the minimum bank full level for all creeks and waterways;
- Floodways use the 20 year ARI flood outline as a starting point, and
- Floodways are very sensitive to obstruction and blocking.

Flood storage
Flood storage comprises those areas of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood.

- Flood storage is the area between the floodway and the 100 year ARI event.

Flood fringe
The flood fringe is the remaining area of land affected by flooding, after the floodway and flood storage have been derived.

- Flood fringe is the remaining area beyond the flood storage within the extent of the extreme flood event.

The hydraulic categories are relevant to the type of building proposed for construction. For example different controls can be required for commercial buildings and residential buildings within the same hydraulic category. The building controls are based on the risk to the building and its occupants.

The effect of hydraulic categories is summarised in the flood development control matrix at Appendix 1.

[1] New South Wales Government (2005) *Floodplain Development Manual*

10.3 What are the criteria for determining development applications?

When a development application is lodged the Council will utilise the prescriptive and performance controls within sections 11.5 to 11.7 of this Chapter. This information is also provided in summary form (a flood control matrix) in the supplementary material at Attachment 1.

The prescriptive controls include:

- The setting of habitable and non-habitable floor levels, and
- The use of flood compatible building components and construction methods.

The performance controls include, in defined circumstances:

- An engineer's report on the structural adequacy of the building with regard to flood waters, debris impact and buoyancy;
- An engineer's report certifying that the development will not increase the flood effects elsewhere on the floodplain;
- Evidence of reliable evacuation access during flood events;
- Evidence that the land use will not cause pollution during flood events;
- Evidence that the building has been designed to minimise impact on flood flow, and
- Evidence that the storage of materials within the building or development can be carried out above a specified flood planning level.

Where an applicant wishes to vary the requirements of this plan, the variation will be assessed on its merits according to the intent of the relevant development controls and the provisions of the NSW Floodplain Development Manual 2005.

10.4 Land use categories in this plan

Within this plan the land use category that a building or structure falls into has an important bearing on the development controls and performance criteria to be met. The principal land use categories are tabled within sections 11.5 to 11.7 of this Chapter. The *land use type within each category* is outlined in the Table 11.1.

Table 2 Principal land use categories and individual land uses

Category	Land uses
Critical uses and facilities	Community facilities which play a vital role during floods or where evacuation is difficult, or infrastructure that must not be disrupted, which include: Hospitals, Nursing and dependent care homes, Police, Fire and Ambulance stations, SES headquarters, Rescue Squad headquarters, Council depot and administration office, sewage and water treatment plant and pump stations, major roads.
Sensitive uses and facilities	Community and other facilities and infrastructure which are not critical uses but which are essential to evacuation during flood or which if affected would unreasonably affect the ability of the community to return to normal activities after flood events, which include: Communication facilities, Housing for aged or disabled persons, Institutions, Educational establishments, Waste disposal facilities, Utility installations and generating works, Public halls, Liquid fuel depot, Hazardous or offensive or potentially hazardous or offensive industry or storage establishment, similar land uses to those in this category.
Residential	Residential subdivision, Dwellings, Alterations and additions to all types of dwellings, Bed and breakfasts, Dual occupancy and Multi dwelling housing, Residential flats, Boarding houses, Group homes, all Child care facilities, Health consulting rooms, Caravan Parks and camping grounds (long-term sites)[2], similar land uses to those in this category.
Commercial	Business premises, Retail premises, Highway Service Centre, Hotel and Motel, Place of Worship, Motor showroom, Bulky goods premises, Recreation facility, Restaurant, Road or rail transport terminal, similar land uses to those in this category, similar land uses to those in this category.
Industrial	General and light industry including for the purposes of this plan intensive livestock or intensive plant keeping.
Recreation & agriculture & non-urban	Caravan Park and camping ground (short-term sites only), Recreation areas and ancillary structures such as toilets and kiosk, Agriculture, Extractive industry, Forestry, Retail plant nursery.
Other	Flood fringe only, matters not included in other categories.

[2] Defined by the Local Government (Caravan Park and Camping Grounds) Transitional Regulation 1993

10.5 Flood controls in the Gillenbah precinct

The Gillenbah precinct is located in both the floodway and flood storage hydraulic categories. Figure 2 shows the extent of the Gillenbah precinct. Table 2 on the following page provides the prescriptive and performance based development controls for Gillenbah.

Figure 2 Gillenbah precinct floodplain area

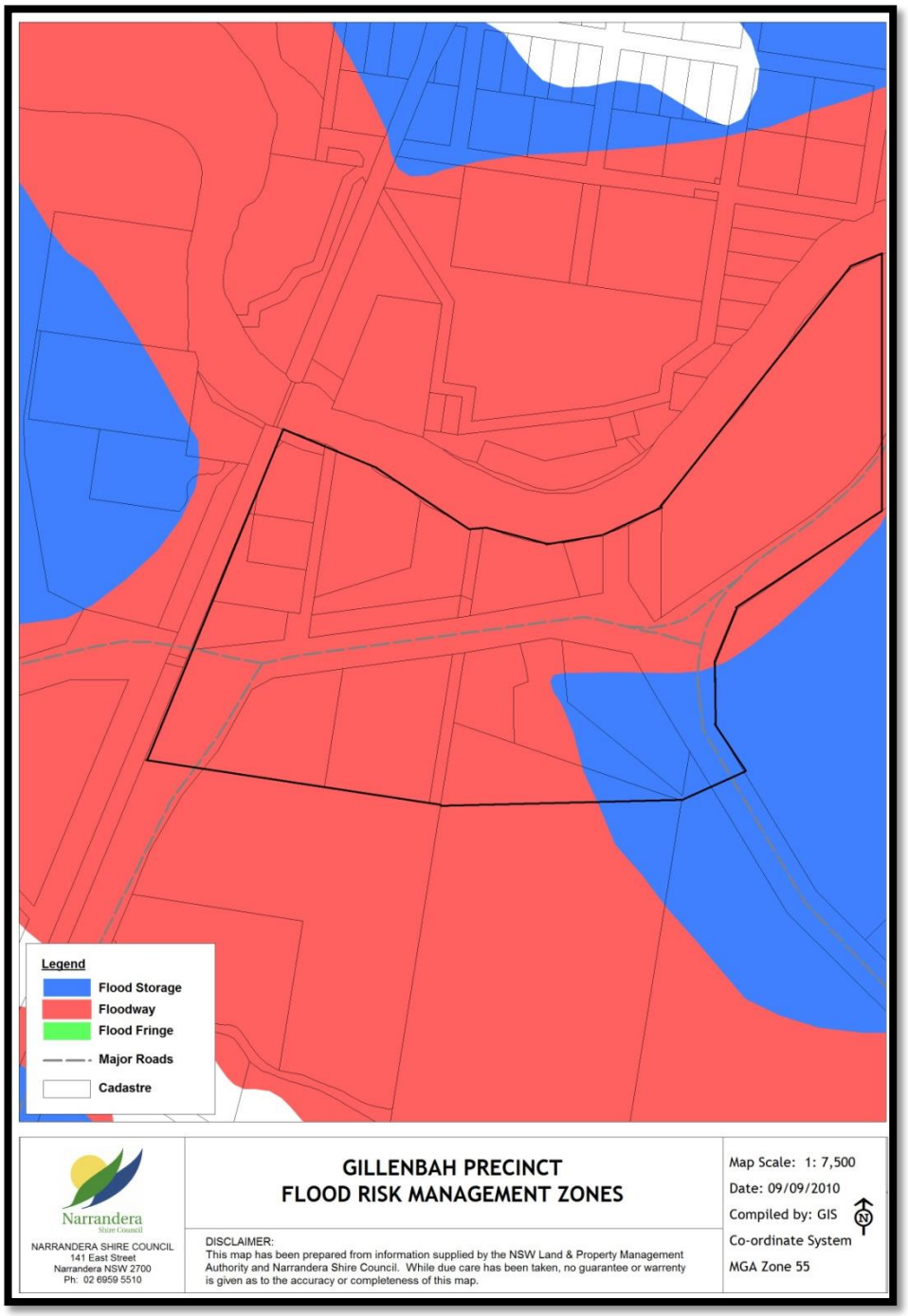


Table 3 Flood controls in the Gillenbah Precinct

Land Use	Hydraulic Category	Criteria to be met
Critical uses	**Floodway**	Not suitable for critical land uses
	Flood storage	Not suitable for critical land uses
Sensitive uses	**Floodway**	Not suitable for sensitive land uses
	Flood storage	Not suitable for sensitive land uses
Residential *New residential development (apart from minor extensions and replacement dwellings) is not suitable in the floodway or flood storage hydraulic categories*	**Floodway**	**Floor level** • Extensions to existing houses only, up to 20% of existing floor area, at existing dwelling height; • For dwelling extensions over 20% of existing floor area and replacement of existing dwelling the entire habitable floor level must not be lower than the 100 year ARI level plus freeboard of 500mm; • Replacement of a dwelling will only be permitted if its location on site will be **the same or improved** with respect to floor level and flood affectation controls, and evacuation. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • Extensions to existing houses only, up to 20% existing floor area, at existing dwelling height – no requirement. • Extensions over 20% floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood.

Land Use	Hydraulic Category	Criteria to be met
		• Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.
	Flood storage	**Floor level** • Extensions to existing houses only, up to 20% of existing floor area at existing dwelling height; • For dwelling extensions over 20% of existing floor area and replacement of existing dwellings the entire habitable floor level must not be lower than the 100 year ARI event plus freeboard of 500mm. • Non-habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • Extensions to existing houses only, up to 20% existing floor area, at existing dwelling height – no requirement. • Extensions over 20% floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the PMF level. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during flood.
Commercial	**Floodway and Flood storage**	**Floor level** • Habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below

Land Use	Hydraulic Category	Criteria to be met
		the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI plus freeboard of 500mm. **Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. The development should be generally in accordance with the Floodplain Risk Management Study provisions for Gillenbah, otherwise an engineer's report should be provided. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods. • Applicant to demonstrate that the proposed development is aligned with the direction of flood flow and where possible of an open nature (that is the building should be aligned/oriented in the direction of the flood flow and should be preferably broken up to avoid one long building mass which may redirect flows).
Industrial	**N/A**	**All industrial development is unsuitable in the Gillenbah precinct**
Recreation & agriculture	**Floodway and Flood storage**	**Floor level** • All floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100

Land Use	Hydraulic Category	Criteria to be met
		year ARI level plus freeboard of 500mm. **Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. The development should be generally in accordance with the Floodplain Risk Management Study provisions for Gillenbah, otherwise an engineer's report should be provided. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods. • Applicant to demonstrate that the proposed development is aligned with the direction of flood flow and where possible of an open nature (that is the building should be aligned/oriented in the direction of the flood flow and should be preferably broken up to avoid one long building mass which may redirect flows).
Other development	**Floodway and flood storage**	Other development is not suitable in the Gillenbah precinct

10.6 Flood controls in the Nallabooma Estate

The Nallabooma estate is located the flood storage hydraulic category. Figure 3 shows the extent of the Nallabooma estate. Table 4 on the following page provides the prescriptive and performance based development controls for Nallabooma.

Figure 3 Nallabooma Estate floodplain area

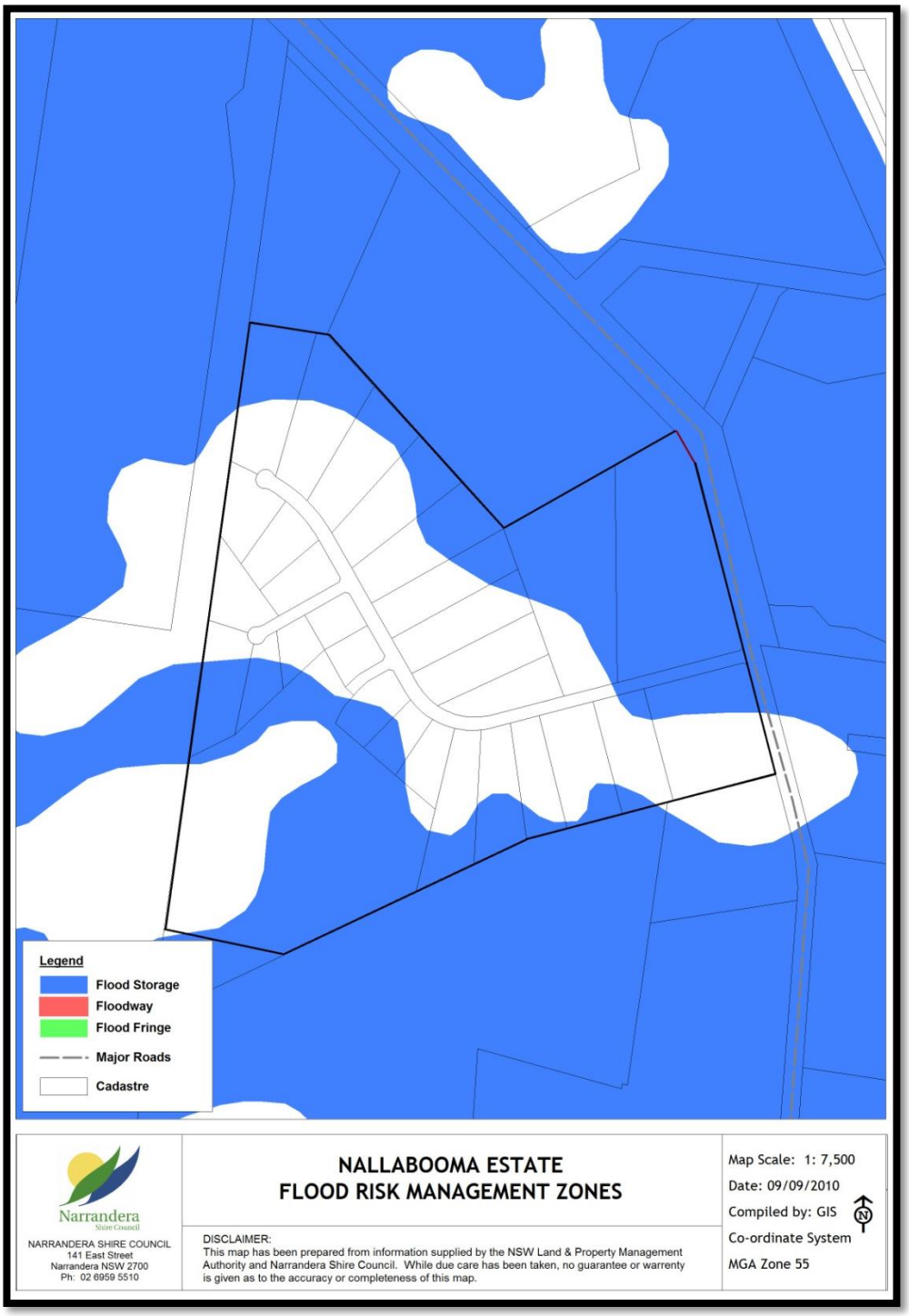


Table 4 Flood controls in the Nallabooma Estate

Land Use	Hydraulic Category	Criteria to be met
Critical use	**Flood storage**	Not suitable for critical land uses
Sensitive use	**Flood storage**	Not suitable for sensitive land uses
Residential	**Flood storage**	**Floor level** • Extensions to existing houses only, up to 20% of existing floor area at existing dwelling height; • For dwelling extensions over 20% of existing floor area and replacement of existing dwellings the entire habitable floor level must not be lower than the 100 year ARI level plus freeboard of 500mm. • Non-habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • Extensions to existing houses only, up to 20% existing floor area, at existing dwelling height – no requirement. • Extensions over 20% floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.

Land Use	Hydraulic Category	Criteria to be met
Commercial	**Flood storage**	Commercial land uses are not suitable within the Nallabooma Estate having regard to its zoning under the Narrandera LEP 1991.
Industrial	**Flood storage**	Industrial land uses are not suitable within the Nallabooma Estate having regard to its zoning under the Narrandera LEP 1991.
Recreation & agriculture	**Flood storage**	Recreation, and broad scale or intensive agricultural land uses (involving construction of buildings or structures) are not suitable within the Nallabooma Estate having regard to its zoning under the Narrandera LEP 1991. Buildings or structures which are ancillary to the use of a dwelling will be considered through the residential category above.
Other	**Flood storage**	Other development is not suitable in the Nallabooma Estate unless it is ancillary to the use of a dwelling. This development will be dealt with through the residential category above.

10.7 Flood controls in all other areas

The remainder of the floodplain has land within each hydraulic category – floodway, flood storage and flood fringe. Figure 1 at the beginning of this plan shows the floodplain area, with separate maps for Gillenbah and Nallabooma. Table 5 below provides the prescriptive and performance based development controls for the remainder of the floodplain.

Table 5 Flood controls in the remainder of the floodplain

Land Use	Hydraulic Category	Criteria to be met
Critical use	**Floodway**	Not suitable for critical land uses
	Flood storage	Not suitable for critical land uses
	Flood fringe	Not suitable for critical land uses
Sensitive use	**Floodway**	Not suitable for sensitive land uses
	Flood storage	Not suitable for sensitive land uses
	Flood fringe	**Floor level** • Habitable floor levels to be no lower than the PMF level. Non-habitable floor levels to be no lower than the PMF level, unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the PMF level. **Structural soundness** • Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level. An engineer's report may be required at the discretion of the Council. **Flood affectation** • The flood impact of the development must be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council.

Land Use	Hydraulic Category	Criteria to be met
		Management and design • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood.
Residential *All new residential development apart from minor extensions and replacement dwellings is not suitable in the floodway hydraulic category* *All new dwelling entitlements created by rural subdivision and existing holdings must meet the new dwelling controls in this plan*	**Floodway**	**Floor level** • Extensions to existing houses only, up to 20% of existing habitable floor area, at existing dwelling height; • For dwelling extensions over 20% of existing habitable floor area and replacement of existing dwelling the entire habitable floor level must not be lower than the 100 year ARI level plus freeboard of 500mm. • Replacement of a dwelling will only be permitted if its location on site will be **the same or improved** with respect to floor level and flood affectation controls, and evacuation. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • Extensions to existing houses only, up to 20% existing habitable floor area, at existing dwelling height – no requirement. • Extensions over 20% of existing habitable floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.

Land Use	Hydraulic Category	Criteria to be met
	Flood storage	**Floor level** • Extensions to existing houses only, up to 20% of existing habitable floor area at existing dwelling height; • For dwelling extensions over 20% of existing habitable floor area and replacement of existing dwellings the entire habitable floor level must not be lower than the 100 year ARI level plus freeboard of 500mm. • Non-habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • Extensions to existing houses only, up to 20% existing habitable floor area, at existing dwelling height – no requirement. • Extensions over 20% of existing habitable floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.
	Flood fringe	**Floor level** • Extensions to existing houses only, up to 20% of existing habitable floor area at existing dwelling height; • For dwelling extensions over 20% of existing habitable floor area and replacement of existing dwellings the entire habitable floor level must not be lower than the 100 year ARI level plus freeboard of 500mm. • Non-habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment.

Land Use	Hydraulic Category	Criteria to be met
		Building components • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level . **Flood effect** • Extensions to existing houses only, up to 20% existing habitable floor area, at existing dwelling height – no requirement. • Extensions over 20% of existing habitable floor area and replacement dwellings, engineers report required to certify that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood.
Commercial	**N/A**	***Commercial development is generally not suitable in the rural areas of the Shire. Commercial land uses are located in the Narrandera town centre***
Industrial *Industrial development is generally unsuitable in the rural areas of the Shire. There are designated industrial areas in the Narrandera township. However rural industrial*	**Floodway** **Flood storage**	Not suitable for industrial land uses or rural industrial land uses **Floor level** • Habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood affect**

Land Use	Hydraulic Category	Criteria to be met
development will be considered		• The flood impact of the development must be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.
	Flood fringe	**Floor level** • Habitable floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level. **Flood affect** • The flood impact of the development must be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council.

Land Use	Hydraulic Category	Criteria to be met
		Management and design • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods.
Recreation & agriculture	**Floodway and Flood storage**	**Floor level** • All floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level plus freeboard of 500mm. **Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods. • Applicant to demonstrate that the proposed development is aligned with the direction of flood flow and where possible of an open nature.
	Flood fringe	**Floor level** • All floor levels to be no lower than the 20 year ARI level unless justified

Land Use	Hydraulic Category	Criteria to be met
		by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level. **Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood.
Other development	**Floodway**	Other development is not suitable in the floodway
	Flood storage	**Floor level** • All floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level.

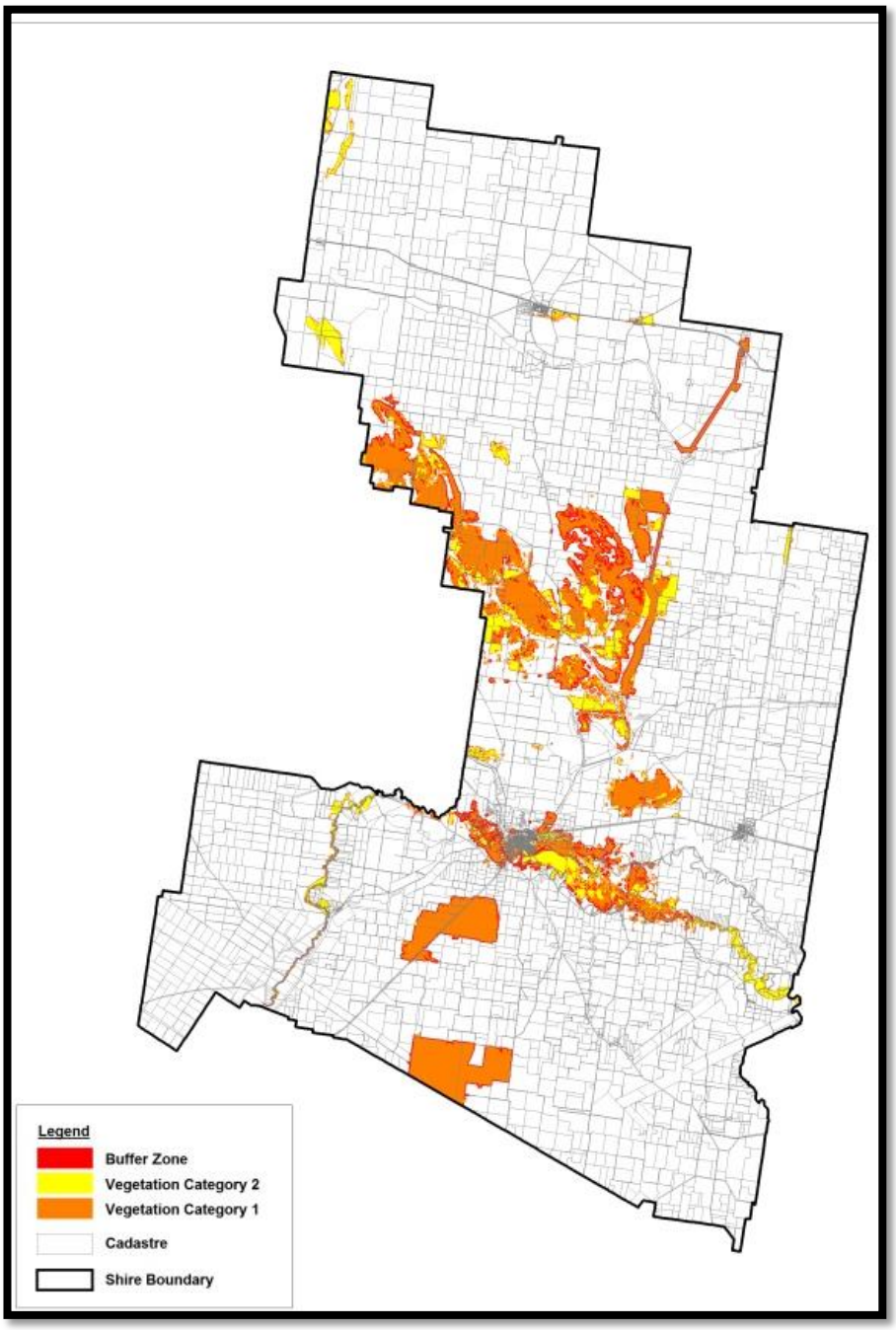
Land Use	Hydraulic Category	Criteria to be met
	Flood fringe	**Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council. **Evacuation** • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood. • Applicant to demonstrate that any proposed fencing is of an open nature and collapsible during floods. **Floor level** • All floor levels to be no lower than the 20 year ARI level unless justified by a site specific assessment. **Building components** • All new structures to have flood compatible building components below the 100 year ARI level. **Structural soundness** • Engineers report to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year ARI level. **Flood effect** • The flood impact to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by alterations to the flood conveyance, and (iii) the cumulative impact of multiple developments in the floodplain. An engineer's report may be required at the discretion of the Council.

Land Use	Hydraulic Category	Criteria to be met
		Evacuation • Reliable access for pedestrians or vehicles is required from the building to an area of refuge above the PMF level: the access commencing and continuing at a level no lower than the lowest level of the building. • The development is to be consistent with the evacuation plans specified in the SES Local Flood Plan adopted by the Council. **Management and design** • The applicant is to demonstrate that area is available to store goods above the 100 year ARI level. • No storage of materials below the 100 year ARI level which may cause pollution or be hazardous during a flood.

Chapter 11 Bushfire prone land

The Narrandera Shire is fortunate to be home to significant areas of native vegetation, including riparian area based River Red Gum, and Cypress Pine and Box Gum woodland. This vegetation, particularly when located in denser patches or on slopes, hillsides and escarpments, can be bushfire prone. The NSW Rural Fire Service has mapped bushfire prone land in the Shire.

Figure 4 Bushfire prone land in Narrandera Shire

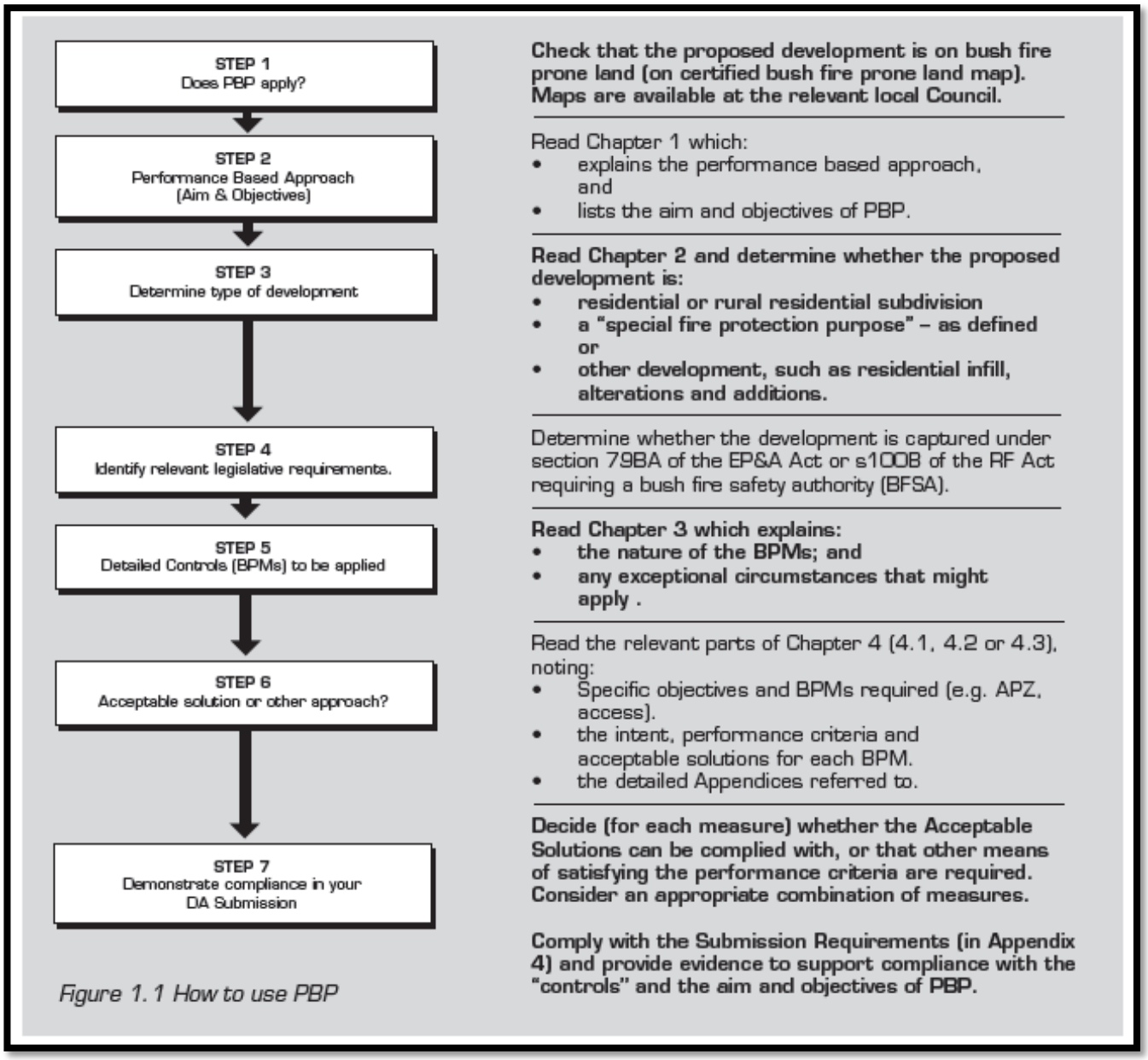


In the above figure, the Murrumbidgee River, State Forests and elevated hillsides feature prominently.

Appendix 2 contains more detailed maps of bushfire prone land for the Narrandera Township and Villages of Barellan and Grong Grong.

The NSW Government, through the Rural Fire Service, has prepared a publication titled *Planning for Bushfire Protection* – go to http://www.rfs.nsw.gov.au/ .*Planning for Bushfire Protection* (PBP) contains a set of guidelines for determining the type of development proposed, vegetation category, legislative requirements, bushfire protection measures - including asset protection zones (distance and clearing buffers) and method of building construction. An excerpt of Figure 1.1 from PBP is provided below.

Figure 5 Excerpt of Planning for Bushfire Protection



If your proposed development site is identified on any of the bushfire maps, or is identified as bushfire prone land on a Planning Certificate, please contact the Council for assistance with your application.

Appendix 1 Flood liable land additional information

A. Information required with a development application;
B. Definitions relevant to flood liable land;
C. Historic river flooding in the Narrandera Township locality;
D. Local areas impacted by flooding;
E. Flood protection measures;
F. Flood development control matrix;
G. Design flood levels and river cross-sections.

A. Information required with a development application

All applicants proposing development in the floodplain are to submit a Statement of Environmental Effects (SEE) which addresses the matters within this sub-chapter of the DCP.

Apart from the SEE, the following supporting information is to be provided.

- A survey plan showing:
  - The position of existing buildings and/or proposed buildings;
  - The existing ground levels and contours of the site to Australian Height Datum (AHD), and
  - The existing or proposed floor levels to AHD;

- Applications for earthworks, filling of land or subdivision are to be accompanied by a survey plan with contours to 0.25 metres showing levels to AHD;

- Where the controls in this plan require an assessment of structural soundness during potential floods, an engineer's report must be submitted addressing the impacts on the foundations and the building of:
  - Hydrostatic and hydrodynamic pressure;
  - Impact of debris, and
  - Buoyancy forces.

B. Definitions used in this sub-chapter

Term	Explanation
Australian height datum	A common national surface level datum approximately corresponding to mean sea level.
Average recurrence interval	The long term average number of years between the occurrences of a flood as big as or larger than the selected event. For example, floods with a discharge as great as or greater than the 20 year ARI flood will occur on average once every 20 years.
Flood	Relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage before entering a watercourse.

Term	Explanation
Flood fringe areas	The remaining areas of flood prone land after floodway and flood fringe areas have been defined.
Flood liable land	Also known as flood prone land. Any land susceptible to flooding by the Probable Maximum Flood (PMF).
Floodplain	Area of land which is subject to inundation by floods up to and including the PMF.
Flood planning levels	The combination of flood levels (derived from significant historical events or floods of specific Average Exceedence Probability) and freeboard levels selected for floodplain risk management purposes.
Flood proofing	A combination of measures incorporated in the design, construction and alteration of individual buildings and structures subject to flooding. Flood proofing aims to reduce or eliminate flood damages.
Flood storage areas	Those parts of a floodplain that are important for the temporary storage of floodwaters during passage of a flood. See floodway below.
Freeboard	Is a safety factor expressed as a height of a design flood level. The typical freeboard is 0.5 metres.
Floodway	Areas where a significant volume of water flows during flood and are often aligned with obvious natural channels.
Habitable floor level	In a residential situation means a living or working area, such as a bedroom, lounge room or kitchen. In a commercial situation means an area used for offices and to store valuable possessions or equipment susceptible to flood water damage.
PMF (Probable Maximum Flood) & Extreme Flood	The largest flood that could conceivably occur at a particular location.
Risk	In the context of a flood, is the chance of the flood happening, measured in terms of the consequences and likelihood.

C. Historic river flooding in the Narrandera Township locality

Floods passing through the Narrandera reach of the Murrumbidgee River, flow essentially westward over a 15km wide floodplain. The predominant flow paths over the floodplain are the Murrumbidgee River and its overbank sections, Sandy Creek/Poison Waterholes Creek, and Gillenbah Creek.

The main obstacles impeding flood flow are the Narrandera River Bridge on the Newell Highway, the Narrandera-Tocumwal Railway viaduct and the banks of the Main Canal.

Downstream of the railway viaduct the flood extends northwards to an area in the vicinity of the Narrandera Aerodrome and Cudgill Sandhills. This area is considered predominantly a flood storage area.

Serious flooding has been reported in the region since settlement began over 150 years ago. Flood events in the Murrumbidgee Valley described from 'serious' to 'disastrous' were recorded in 1824, 1832, 1852, 1867, 1875 and 1878 (*Sinclair Knight and Partners, 1977*).

The flood of June 1852 is considered the most severe prior to the commencement of gauging in 1887, mainly because of the 89 lives lost in Gundagai. However, the 1853 flood exceeded this flood in terms of level. Since regular recording of levels in the Murrumbidgee Valley, the most significant floods were identified as having occurred in 1891, 1900, 1925, 1931, 1950, 1952, 1956, 1974 and 1989.

The 1974 flood is the highest recorded at Narrandera. It reached a level of 146.36m AHD at the Narrandera gauge (GSN 410005) and had an estimated discharge of 266,000 ML/d. This flood was initially recorded as a 100 year Average Recurrence Interval (ARI) event; however the 2007 review[3] determined that the 1974 flood was approximately a 65 year ARI event.

D. Local areas impacted by flooding

Newell Highway

The Newell Highway, south of the Gillenbah Commercial area is cut by flood waters including and exceeding the 5 year ARI event. The Highway has areas categorised as both floodway and flood storage, with flood fringe at the southern extremity of the flood plain.

Sturt Highway

The Sturt Highway, west of the Gillenbah Commercial area is cut by flood waters including and exceeding the 5 year ARI event. The Highway also has areas categorised as both floodway and flood storage, however east of the Gillenbah area the category is mostly flood storage.

Gillenbah Commercial Area (see section 11.5)

The Gillenbah Commercial Area will suffer inundation for floods including and exceeding the 10 year ARI event. The hydraulic category is mostly floodway. Anecdotal advice indicates that at the height of the 1974

[3] Sinclair Knight Merz (2007) *Narrandera Flood Study Review*

flood there was about one metre of water flowing through the commercial area, at the then Mobil service station building (now Caltex).[4]

Narrandera-Tocumwal Railway

The base of the railway formation is inundated in the 100 year ARI event. The flood waters will pass through the formation; however the structure represents a significant obstruction to floodplain flow. The likelihood of the formation being removed to relieve the obstruction is very small. The rail line formation transects the flood plain and therefore is affected by all three categories.

Main Canal

The southern bank of the Main Canal provides an effective flood defence for the town, and is likely to provide protection up to and including the 100 year ARI event. The Canal however has a freeboard of between 300mm and 1.4m above the 100 year event.

The Canal will be overtopped during an extreme event, and it is assumed that such overtopping will result in flood waters ponding north of the Canal bank and flooding some lower lying properties within the township. The main hydraulic category adjacent to the Canal is flood storage.

Nallabooma Estate (Rural Small Holdings – see section 11.6)

The Nallabooma Estate is located south west of the town and is partly inundated by the 100 year ARI event. Houses in the estate have been required to be constructed at the 1974 flood level (now known to be a 65 year ARI event) plus a freeboard of 500mm.

New houses in this estate will be required to meet the 100 year ARI event plus 500mm freeboard based on the 2007 Sinclair Knight Merz Flood Study Review. The hydraulic category in this locality is flood storage.

Narrandera Aerodrome

The aerodrome is protected by a ring levee which would be overtopped at some points by a 100 year ARI event. During the 1974 flood parts of the levee required sandbagging to prevent overtopping. During an extreme event the aerodrome will be completely inundated. The hydraulic category is flood fringe.

Town and rural development

If the Main Canal is overtopped there is a risk that some properties within the township will be affected by flooding, depending on the size of the flood event above the 100 year ARI event.

There are existing rural properties in the flood plain, some of which are located upon earthen mounds or have small ring levees, which may provide protection to the 5 or 10 year ARI event. Those rural dwellings in close proximity to the River, Bundidgerry Creek, Gillenbah Creek and Sandy Creek/Poison Waterholes Creek are likely to be in the floodway category, and otherwise in the flood storage category.

[4] Pers com (31/08/2010) *Mr Wal Lingen Narrandera SES Controller describing the 1974 Flood*

E. Flood protection measures

The two main flood protection measures proposed in this sub-chapter are *development controls,* including provision of *minimum height floor levels* to Australian Height Datum and *flood proofing*. Other flood protection measures are also considered below.

The risks of house raising as a flood protection measure

The Council does not recommend or encourage raising existing or new houses in the floodplain, to meet the 100 year ARI event plus freeboard, particularly within the floodway hydraulic category areas, for the following reasons.

- The likely expense of raising an existing house;
- The perception that the occupant is 'safe' from the flood;
- The high likelihood of isolation for a period ranging from a few days to a number of weeks, and the strong possibility of disruption to utility services such as telephone, electricity, potable tank water and on site effluent disposal, and
- The increased risk to emergency services once evacuation routes have been cut by flood waters. *It is noted that the local flood plan requires evacuation from isolated dwellings to be completed before evacuation routes are closed.*

In limited circumstances it may be appropriate to consider raising a house to avoid more frequent floods, say 10 or 20 year ARI events. However the merits of these cases will be considered with regard to the above points and sections 11.5-11.7 of this plan.

Filling in the floodplain

The Council does not support significant filling of the land within the floodway hydraulic category, whether that filling constitutes a levee or raised mound to elevate a dwelling.

The Council will consider, with development consent, minor filling of up to 100m^2 of land to a maximum fill depth of 300mm within the floodway area.

The Council may consider filling of land to elevate a dwelling within the flood storage hydraulic category, where there is an offset to the filling on the same land. Such a proposal must be supported by an Engineers report justifying the filling on the basis that the change in flood flow will not detrimentally affect other buildings or structures or places in the vicinity of the work.

Development controls

Through this plan, in sections 11.5-11.7, development controls have been put in place to govern the location and type of development permitted within the Gillenbah Commercial precinct, the Nallabooma rural residential estate and other general rural areas.

The development controls do not provide for outright prohibition of development (unless that development is prohibited in the particular zone by the Narrandera LEP 2012). Instead the controls are based on prescriptive and performance controls which will dictate whether a given development type is acceptable, on flood risk grounds in a given location.

Minimum floor levels (flood planning level)

The flood planning level is derived from the adopted flood level plus freeboard (safety margin). The incorporation of the freeboard allows for uncertainties in the estimation of flood levels, wave action, localised hydraulic behaviour and embankment or levee settlement. The freeboard acts as a factor of safety and should not be relied upon to protect against a flood larger than that adopted as the basis for defining the flood planning level for a given area.

Flood planning levels in this plan are based on the Narrandera Floodplain Risk Management Study and Plan 2009, prepared by Sinclair Knight Merz.

This plan adopts a flood planning level for **new residential development** equivalent to the 100 year ARI event plus a freeboard of 500mm. This is in accordance with the NSW Floodplain Development Manual 2005. This plan adopts a flood planning level for **new commercial/industrial development** equivalent to the 20 year ARI event, as these developments are typically not exposed to the same socio-economic risks.

Appendix 1 to this plan contains the flood development control matrix. The matrix attempts to provide for a 'low risk' outcome if the controls are followed. The matrix considers the following factors in pursuit of this outcome.

- Appropriate development category;
- Floor level of building;
- Building components;
- Structural soundness of building;
- Flood effects of the building;
- Evacuation potential for pedestrians and vehicles, and
- Management and design of the building, (that is the building should be aligned/oriented in the direction of the flood flow and should be preferably broken up to avoid one long building mass which may redirect flows), internal goods storage, outdoor storage and pollution impact.

Flood proofing

Flood proofing involves construction or retrofitting of buildings with flood compatible and/or water resistant materials and methods. The aim of flood proofing is to minimise structural damage to the building and to ideally minimise damage to the contents of the building if inundated. Tables of flood compatible materials and building flood proofing methods follow. The Table contents are not exhaustive and other materials or methods may be appropriate, if professionally justified.

Flood proofing guidelines are as follows.

- Flood proofing is only appropriate in the case of commercial buildings, where the social costs and consequences are anticipated to be less than for residential buildings. However flood proofing is a property protection measure and will not reduce the economic disruption of a flood. Flood proofing a building should not be expected to be 100% effective, even in new buildings.
- Flood proofing is not a panacea for avoiding flood related problems and will not be used in isolation. The Council will not permit new development in a given area on the basis of flood proofing alone.
- Flood proofing, where permitted, will be used in conjunction with other flood protection measures such as flood planning levels.

Building component	Flood compatible material
Flooring and sub floor structure	• Concrete slab on ground monolith construction (Note: clay filling not permitted beneath slab on ground construction which could be inundated); • Pier and beam construction, or • Suspended reinforced concrete slab
Floor covering	• Clay or concrete tiles; • Concrete, pre caste or in situ; • Epoxy formed in place; • Mastic flooring, formed in place; • Rubber sheets or tiles, vinyl sheets or tiles, with chemical set adhesive; • Ceramic tiles fixed with mortar or chemical set adhesive; • Asphalt tiles, fixed with water resistant adhesive, or • Removable rubber backed carpet
Wall structure	• Solid brickwork, block work, reinforced concrete or mass concrete
Windows	• Aluminium frame with stainless steel or brass rollers
Doors	• Solid panel with water proof adhesives; • Flush door with marine ply filled with closed cell foam; • Painted material construction; • Aluminium or galvanised steel frame
Wall and ceiling lining	• Brick, face or glazed; • Clay tile glazed in waterproof mortar; • Concrete or concrete block; • Steel with waterproof applications; • Stone, natural solid or veneer, waterproof grout; • Glass, or plastic sheeting or wall with waterproof adhesive
Insulation	• Foam or closed cell types
Nails, bolts, hinges or fittings	• Galvanised, • Removable pin hinges

Building component	Flood proofing methods and treatments
External walls	Ventilation openings (for example, weep holes) to be re-routed
Doors and windows	To be sealed through construction methods and design
Main power supply	Subject to the approval of the relevant authority the incoming power line and meter should be located above the flood planning level. The power supply must be able to be easily cut from the building
Wiring	All wiring, power outlets, switches to the maximum extent possible should be located above the flood planning level. All wiring below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers (core balance relays) must be installed. Only submersible type splicers should be used below the flood planning level. All conduits located below the flood level should be installed so that they are self-draining
Equipment	All equipment installed below or partially below the flood planning level should be capable of disconnection by a single plug and socket assembly
Heating and air conditioning systems	Where viable, heating and air conditioning systems should be installed in areas and spaces above the flood planning level. If this is not possible, fuel supply lines should have a manual cut off valve, heating equipment and tanks should be installed on secure footings to withstand impact and buoyancy and to prevent movement which could damage the fuel lines, tanks should be vented to above the flood planning level, ductwork should be provided with openings for drainage and cleaning (self-draining if possible) and a closure assembly operated from above the flood level should be installed where ductwork must pass through a watertight wall or floor
Sewer	All sewer connections to properties are to be fitted with reflux valves
Reconnection	Should any electrical device and/or part of the wiring be flooded it should be thoroughly cleaned or replaced and checked by an approved electrical contractor before reconnection

F. Flood development control matrix

Planning Consideration	Floodplain Category																			
	Flood fringe							Flood storage							Floodway					
	Critical uses and facilities	Sensitive uses and facilities	Residential	Commercial	Industrial	Recreation and Agriculture	Other development	Critical uses and facilities	Sensitive uses and facilities	Residential	Commercial	Industrial	Recreation and Agriculture	Other development	Critical uses and facilities	Sensitive uses and facilities	Residential	Commercial	Industrial	Recreation and Agriculture	Other development
Floor Level		3	2,4	5	5	5	1			2,4	5	5	1	1			6	5		1	
Building Components		2	1	1	1	1	1			1	1	1	1	1			1	1		1	
Structural Soundness		3	2	2	2	2	2			1	1	1	1	2			1	1		1	
Flood Affectation		2	2	2	2	2	2			1	2	2	2	2			1	1		2	
Evacuation		2,3	2,3	1 or 2,3	1 or 2,3	2,3	2,3			2,3	2,3	2,3	2,3	2,3			2,3	2,3		2,3	
Management and Design		2,3	3	1,3	1,3	1,3	1,3			3,4	1,3,4, 5	1,3	1,3	1,3,4			3,4	1,3,4, 5		1,3,4, 5	

KEY: Unsuitable Land Use

General Notes:

a	Freeboard equals an additional height of 500mm.
b	The Narrandera Local Environmental Plan 1991 identifies development permissible in various zones of the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting consent to certain forms of development on all or part of a site. This matrix along with Section 6, 7 and 8 identifies where flood risks are likely to determine where certain development types will be considered 'unsuitable' due to flood related risks.
c	The Gillenbah precinct covers both floodway and flood storage areas. Refer to Section 6 for specific development controls.

Floor Level:

1	All floor levels to be no lower than the 20 year flood level unless justified by site specific assessment.
2	Habitable floor levels to be no lower than the 100 year flood level plus freeboard.
3	Habitable floor levels to be no lower than the Extreme flood level. Non-habitable floor levels to be no lower than the Extreme flood level unless justified by site specific assessment.
4	Non-habitable floor levels to be no lower than the 20 year flood level unless justified by site specific assessment.
5	Habitable floor levels to be no lower than the 20 year flood level unless justified by site specific assessment.
6	Minor extensions to existing dwellings only. Habitable floor levels to be no lower than the 100 year flood level plus freeboard.

Building Components and Method:

1	All structures to be flood compatible building components below the 100 year flood level.
2	All structures to be flood compatible building components below the Extreme flood level.

Structural Soundness:

1	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year flood level plus freeboard.
2	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year flood level.
3	Applicant to demonstrate that the structure can withstand the forces of floodwater, debris and buoyancy up to and including the 100 year flood level; Engineer's report may be required at the discretion of Council.

Flood Effects:

1	Engineer's report required to certify that the development will not increase flood effects elsewhere, having regards to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by the alterations to the flood conveyance, and (iii) the cumulative impact of multiple potential developments in the floodplain.
2	The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regards to (i) loss of flood storage, (ii) changes in flood levels and velocities caused by the alterations to the flood conveyance, and (iii) the cumulative impact of multiple potential developments in the floodplain; an Engineer's report may be required.

Evacuation:

1	Reliable access for pedestrians and vehicles required during the 100 year flood.
2	Reliable access for pedestrians and vehicles is required from the building, commencing at a minimum level equal to the lowest habitable floor level to an area of refuge above the Extreme flood level
3	The development is to be consistent with the evacuation plans specified in the Local Flood Plan adopted by Council, if the development will have multiple occupancy (ie. of a commercial nature) a development specific evacuation plan is required.

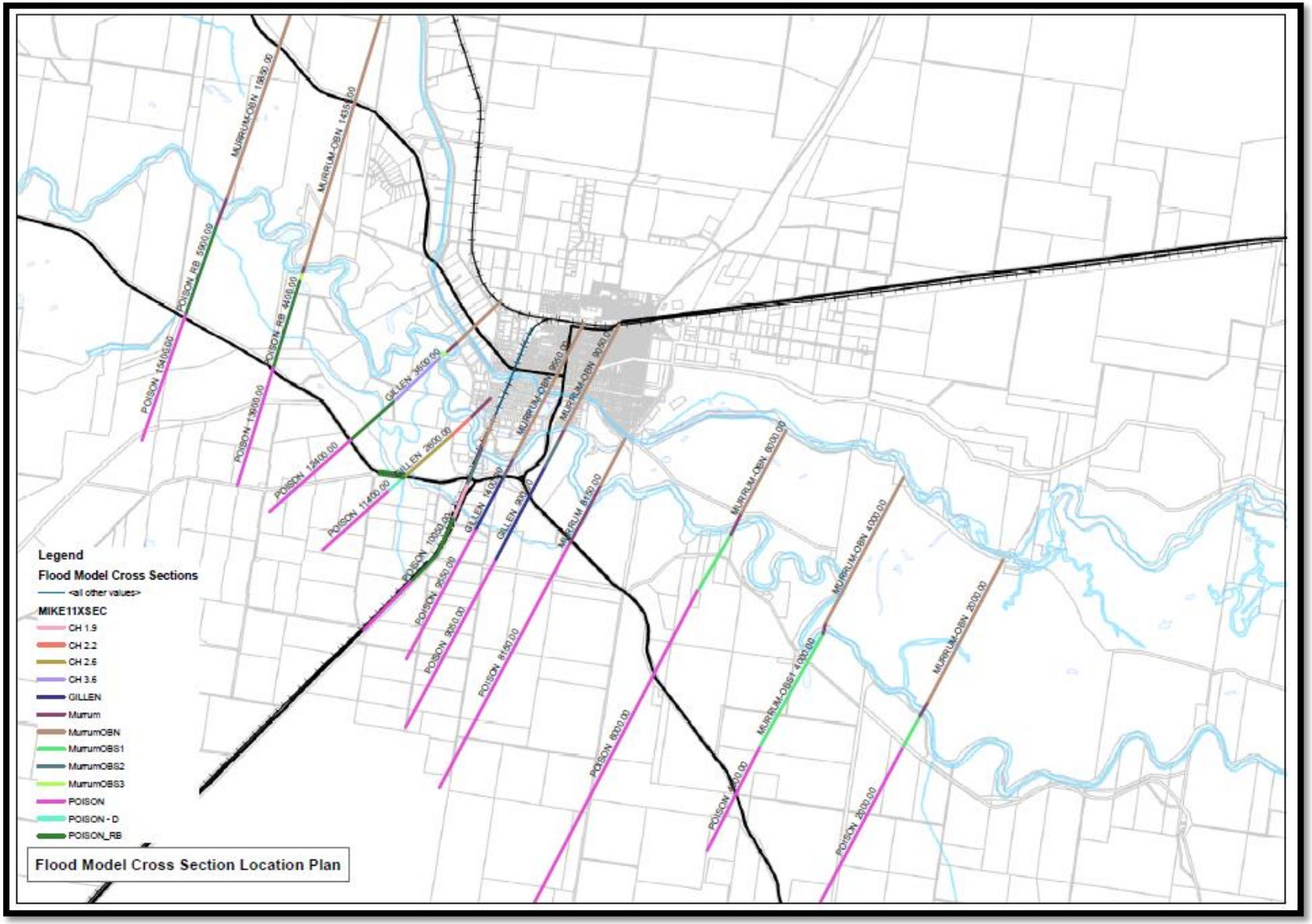
Management and Design:

1	Applicant to demonstrate that area is available to store goods above the 100 year flood level
2	Applicant to demonstrate that area is available to store goods above the Extreme flood level
3	No storage of materials below the 100 year ARI flood level which may cause pollution or be hazardous during any flood.
4	Application to demonstrate that any proposed fencing is of an open nature and collapsible during floods.
5	Applicant to demonstrate that the proposed development is aligned with direction of flow and where possible is of an open nature.

G. Design flood levels and river cross-sections

The Narrandera Floodplain Risk Management Plan provides Design Flood Levels in cross -sections of the floodplain. These levels are used by the Council to estimate the required floor height of buildings within the floodplain.

The cross-section diagram is provided over along with cross-section river level tables.


Legend
Flood Model Cross Sections
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MIKE11XSEC
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CH 2.2
CH 2.6
CH 3.6
GILLEN
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MurrumOBS2
MurrumOBS3
POISON
POISON - D
POISON_RB
Flood Model Cross Section Location Plan

Maximum Flood Levels for Flood Planning Purposes

	Maximum Flood Levels (mAHD)					
Model Cross Section	5 year ARI	10 year ARI	20 year ARI	50 year ARI	100 year ARI	Extreme Flood Event
POISON 2000	147.647	147.988	148.146	148.543	148.895	151.069
POISON 4000	147.241	147.564	147.706	148.065	148.337	150.385
POISON 6000	146.239	146.409	146.502	146.752	147.109	149.641
POISON 6000	146.239	146.409	146.502	146.752	147.109	149.641
POISON 8150	145.56	145.819	145.971	146.353	146.795	149.426
POISON 9050	145.254	145.55	145.722	146.164	146.616	149.199
POISON 9550	145.075	145.383	145.555	145.991	146.417	148.819
POISON 10000	144.933	145.221	145.39	145.841	146.244	148.473
POISON 10050	144.889	145.211	145.382	145.834	146.236	148.414
POISON 10060	144.88	145.193	145.358	145.795	146.168	148.089
POISON 10070	144.872	145.184	145.348	145.732	146.12	148.446
POISON 10070	144.872	145.184	145.348	145.732	146.12	148.446
POISON 11400	144.701	144.996	145.184	145.554	145.779	147.923
POISON 11400	144.701	144.996	145.184	145.554	145.779	147.923
POISON 12400	144.672	144.872	144.902	144.974	145.36	147.629
POISON 12400	144.672	144.872	144.902	144.974	145.36	147.629
POISON 13900	142.772	143.355	143.553	143.761	144.53	146.709
POISON 13900	142.772	143.355	143.553	143.761	144.53	146.709
POISON 15300	142.626	143.333	143.531	143.68	144.065	145.218
POISON 15400	142.626	143.333	143.531	143.68	144.063	145.217
GILLEN 0	145.357	145.715	145.963	146.55	147.09	149.639
GILLEN 900	144.846	145.25	145.576	146.292	146.894	149.526
GILLEN 1025	144.838	145.243	145.569	146.283	146.884	149.508
GILLEN 1025	144.838	145.243	145.569	146.283	146.884	149.508
GILLEN 1400	144.816	145.215	145.539	146.247	146.842	149.422
GILLEN 1650	144.798	145.183	145.498	146.192	146.775	149.305
GILLEN 1850	144.786	145.159	145.466	146.146	146.716	149.208
GILLEN 1900	144.72	145.135	145.447	146.132	146.705	149.158
GILLEN 1910	144.712	145.113	145.409	146.05	146.576	148.755
GILLEN 1920	144.713	145.119	145.424	146.095	146.66	149.138
GILLEN 2450	144.567	144.895	145.149	145.741	146.256	148.621
GILLEN 2450	144.567	144.895	145.149	145.741	146.256	148.621
GILLEN 2500	144.352	144.851	145.138	145.733	146.248	148.587
GILLEN 2600	144.215	144.765	145.057	145.65	146.139	148.462
GILLEN 3500	143.573	144.385	144.635	145.16	145.637	147.853
GILLEN 3500	143.573	144.385	144.635	145.16	145.637	147.853
GILLEN 3600	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 0	147.647	147.988	148.146	148.543	148.895	151.069
MURRUM 2000	147.359	147.681	147.832	148.249	148.636	150.884
MURRUM 2000	147.359	147.681	147.832	148.249	148.636	150.884
MURRUM 4000	146.586	146.863	146.995	147.343	147.799	150.491
MURRUM 4000	146.586	146.863	146.995	147.343	147.799	150.491
MURRUM 6000	145.816	146.051	146.197	146.738	147.281	149.885
MURRUM 6000	145.816	146.051	146.197	146.738	147.281	149.885
MURRUM 8150	145.357	145.715	145.963	146.55	147.09	149.639
MURRUM 8150	145.357	145.715	145.963	146.55	147.09	149.639
MURRUM 9050	145.098	145.525	145.779	146.361	146.901	149.32
MURRUM 9050	145.098	145.525	145.779	146.361	146.901	149.32
MURRUM 9230	145.036	145.479	145.732	146.315	146.854	149.266
MURRUM 9230	145.036	145.479	145.732	146.315	146.854	149.266
MURRUM 9250	144.983	145.43	145.68	146.253	146.782	149.126
MURRUM 9270	144.959	145.418	145.67	146.25	146.785	149.168
MURRUM 9550	144.544	145.118	145.376	145.954	146.485	148.814
MURRUM 9550	144.544	145.118	145.376	145.954	146.485	148.814
MURRUM 10050	144.28	144.894	145.129	145.635	146.1	148.181
MURRUM 10050	144.28	144.894	145.129	145.635	146.1	148.181
MURRUM 10055	144.277	144.891	145.126	145.633	146.099	148.18
MURRUM 10060	144.372	144.984	145.208	145.681	146.144	148.208
MURRUM 10065	144.277	144.89	145.125	145.632	146.098	148.179
MURRUM 10750	144.061	144.704	144.975	145.564	146.045	148.171
MURRUM 10750	144.061	144.704	144.975	145.564	146.045	148.171
MURRUM 11750	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 11750	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 13050	142.383	143.366	143.788	144.362	144.746	146.552

Maximum Flood Levels for Flood Planning Purposes

	Maximum Flood Levels (mAHD)					
Model Cross Section	5 year ARI	10 year ARI	20 year ARI	50 year ARI	100 year ARI	Extreme Flood Event
POISON 2000	147.647	147.988	148.146	148.543	148.895	151.069
POISON 4000	147.241	147.564	147.706	148.065	148.337	150.385
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GILLEN 1920	144.713	145.119	145.424	146.095	146.66	149.138
GILLEN 2450	144.567	144.895	145.149	145.741	146.256	148.621
GILLEN 2450	144.567	144.895	145.149	145.741	146.256	148.621
GILLEN 2500	144.352	144.851	145.138	145.733	146.248	148.587
GILLEN 2600	144.215	144.765	145.057	145.65	146.159	148.462
GILLEN 3500	143.573	144.385	144.635	145.16	145.637	147.853
GILLEN 3500	143.573	144.385	144.635	145.16	145.637	147.853
GILLEN 3600	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 0	147.647	147.988	148.146	148.543	148.895	151.069
MURRUM 2000	147.359	147.681	147.832	148.249	148.636	150.884
MURRUM 2000	147.359	147.681	147.832	148.249	148.636	150.884
MURRUM 4000	146.586	146.863	146.995	147.343	147.799	150.491
MURRUM 4000	146.586	146.863	146.995	147.343	147.799	150.491
MURRUM 6000	145.816	146.051	146.197	146.738	147.281	149.885
MURRUM 6000	145.816	146.051	146.197	146.738	147.281	149.885
MURRUM 8150	145.357	145.715	145.963	146.55	147.09	149.639
MURRUM 8150	145.357	145.715	145.963	146.55	147.09	149.639
MURRUM 9050	145.098	145.525	145.779	146.361	146.901	149.32
MURRUM 9050	145.098	145.525	145.779	146.361	146.901	149.32
MURRUM 9230	145.036	145.479	145.732	146.315	146.854	149.266
MURRUM 9230	145.036	145.479	145.732	146.315	146.854	149.266
MURRUM 9250	144.983	145.43	145.68	146.253	146.782	149.126
MURRUM 9270	144.959	145.418	145.67	146.25	146.785	149.168
MURRUM 9550	144.544	145.118	145.376	145.954	146.485	148.814
MURRUM 9550	144.544	145.118	145.376	145.954	146.485	148.814
MURRUM 10050	144.28	144.894	145.129	145.635	146.1	148.181
MURRUM 10050	144.28	144.894	145.129	145.635	146.1	148.181
MURRUM 10055	144.277	144.891	145.126	145.633	146.099	148.18
MURRUM 10060	144.372	144.984	145.208	145.681	146.144	148.208
MURRUM 10065	144.277	144.89	145.125	145.632	146.098	148.179
MURRUM 10750	144.061	144.704	144.975	145.564	146.045	148.171
MURRUM 10750	144.061	144.704	144.975	145.564	146.045	148.171
MURRUM 11750	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 11750	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM 13050	142.383	143.366	143.788	144.362	144.746	146.552

	Maximum Flood Levels (mAHD)					
Model Cross Section	5 year ARI	10 year ARI	20 year ARI	50 year ARI	100 year ARI	Extreme Flood Event
MURRUM-OBS2 0	145.357	145.715	145.963	146.55	147.09	149.639
MURRUM-OBS2 100	145.073	145.597	145.877	146.481	147.025	149.378
MURRUM-OBS2 900	145.039	145.515	145.771	146.354	146.894	149.311
MURRUM-OBS2 900	145.039	145.515	145.771	146.354	146.894	149.311
MURRUM-OBS2 1080	145.034	145.488	145.74	146.322	146.861	149.271
MURRUM-OBS2 1080	145.034	145.488	145.74	146.322	146.861	149.271
MURRUM-OBS2 1100	145.034	145.486	145.738	146.319	146.859	149.268
MURRUM-OBS2 1120	144.852	145.209	145.468	146.083	146.656	149.055
MURRUM-OBS2 1400	144.81	145.16	145.415	145.982	146.528	148.845
MURRUM-OBS2 1400	144.81	145.16	145.415	145.982	146.528	148.845
MURRUM-OBS2 1900	143.918	144.742	145.022	145.633	146.105	148.197
MURRUM-OBS2 1900	143.918	144.742	145.022	145.633	146.105	148.197
MURRUM-OBS2 1905	143.915	144.742	145.021	145.632	146.104	148.196
MURRUM-OBS2 1910	143.91	144.74	145.019	145.629	146.102	148.195
MURRUM-OBS2 2200	143.752	144.694	144.965	145.555	146.035	148.16
MURRUM-OBS2 2200	143.752	144.694	144.965	145.555	146.035	148.16
MURRUM-OBS2 2500	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM-OBS3 0	143.568	144.379	144.628	145.152	145.628	147.731
MURRUM-OBS3 100	143.563	144.372	144.621	145.145	145.621	147.721
MURRUM-OBS3 2600	142.484	142.779	142.921	143.509	143.857	145.428
MURRUM-OBS3 2600	142.484	142.779	142.921	143.509	143.857	145.428
MURRUM-OBS3 2800	140.225	141.212	141.771	142.185	142.497	143.933
POISON_RB 0	144.872	145.184	145.348	145.732	146.12	148.446
POISON_RB 1850	144.498	144.834	145.032	145.432	145.775	147.933
POISON_RB 1850	144.498	144.834	145.032	145.432	145.775	147.933
POISON_RB 1900	144.041	144.343	144.618	145.284	145.735	147.936
POISON_RB 2900	143.603	143.963	144.27	144.992	145.459	147.634
POISON_RB 2900	143.603	143.963	144.27	144.992	145.459	147.634
POISON_RB 4400	142.675	143.162	143.507	144.036	144.55	146.712
POISON_RB 4400	142.675	143.162	143.507	144.036	144.55	146.712
POISON_RB 5800	140.594	141.693	142.29	142.961	143.613	145.191
POISON_RB 5800	140.594	141.693	142.29	142.961	143.613	145.191
POISON_RB 5900	140.225	141.212	141.771	142.185	142.497	143.933
POISON_15400 0	142.626	143.333	143.531	143.68	144.063	145.217
POISON_15400 50	140.594	141.693	142.29	142.961	143.613	145.191
POISON_13900 0	142.772	143.355	143.553	143.761	144.53	146.709
POISON_13900 50	142.675	143.162	143.507	144.036	144.55	146.712
POISON_12400 0	144.672	144.872	144.902	144.974	145.36	147.629
POISON_12400 50	143.603	143.963	144.27	144.992	145.459	147.634

Appendix 2 Bushfire prone land maps for Narrandera, Barellan and Grong Grong

[insert pdf maps – located at K:\LEP 2010\DCP - Comprehensive\Bushfire]

DCP 2012

NARRANDERA TOWNSHIP

NARRANDERA SHIRE COUNCIL
141 East Street
Narandera NSW 2700
Ph: 02 6959 5510

Date: 28/11/2011

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-161

0 0.5 1 1.5
Kilometres

Scale: 1:23,000

LEGEND

- Property Boundaries
- Road Corridor
- Water Courses
- Railway

RFS Bushfire Risk Zones

- Buffer
- Vegetation Category 2
- Vegetation Category 1

0 150 300 450

Metres

Scale: 1:8,000

LEGEND

- Property Boundaries
- Road Corridor
- Railway
- Water Courses

RFS Bushfire Risk Zones

- Buffer
- Vegetation Category 2
- Vegetation Category 1

BURLEY GRIFFIN WAY
KOLKILBERTOO RD
BARELLAN GOLF COURSE RD
SANDY CREEK RD
YAPUNYAH ST
OLD NARRANDERA RD
QUANDONG ST
KURRAWANG ST
MYALL ST
BENDEE ST
MULGA ST
BOREE ST
YARRAN ST
KOOBA ST
BOX ST
MALLEE ST
WILGA ST
KURRAJONG ST
MARTIN RD
TUBBS RD
BARELLAN RD

DCP 2012

BARELLAN TOWNSHIP

Narrandera
NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

Date: 28/11/2011

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-161

0 150 300 450

Metres

Scale: 1:8,000

LEGEND

- Property Boundaries
- Road Corridor
- Railway
- Water Courses

RFS Bushfire Risk Zones

- Buffer
- Vegetation Category 2
- Vegetation Category 1

NEWELL HWY

NARRAN ST

BOREE ST

BROOKONG ST

BUNGAMBIL ST

BERREMBED ST

LACHLAN ST

BALARO ST

BARELLAN ST

BOOLOONG ST

BURRANGONG ST

WILLANDRA ST

BINYA ST

JUNEE ST

NULLONG RD

NARRANDERA ST

FEDERAL PARK RD

GRONG GRONG STATION RD

CURRAWONDOOL ST

HULONG ST

Narrandera

NARRANDERA SHIRE COUNCIL
141 East Street
Narrandera NSW 2700
Ph: 02 6959 5510

DCP 2012

GRONG GRONG VILLAGE

Date: 28/11/2011

Compiled by:
GIS Narrandera

Co-ordinate System:
MGA 94 Zone 55

Ref: 2011-161

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Part F Natural Resources

Chapter 12 Sensitive land resources in the Shire

12.1 Biodiversity (vegetation)

Figure 1 comprises biodiversity mapping provided by the NSW Office of Environment and Heritage. Vegetation has been used as a surrogate for biodiversity, as is common with sensitive land mapping. The same maps are provided within the Narrandera Local Environmental Plan 2012 (however the local environmental plan maps are to be utilised to identify particular properties).

Significant areas of vegetation within the Shire are not limited to the Murrumbidgee River corridor. The Colinroobie Hill ranges and nearby ranges have significant native vegetation stands, as do the Cypress Pine based State Forests.

The dominant tree species in the Shire are the White Cypress and the Red Gum. The most prevalent vegetation groupings in the Shire are:

- The Bimble Box woodland (Barellan to Binya and generally the Mirrool Creek area);
- The Dwyer's Red Gum, White Cypress Pine and Currawang shrubby bushland (Narrandera Range and Colinroobie Hills);
- The River Red Gum forest along the Murrumbidgee River, Yanco Creek and Bundidgerry Creek;
- The grey box, White Cypress Pine groups of the State Forests and Yanco Creek, and
- The Weeping Myall (Boree) open woodland and Riverina Plains Grasslands complex of the south west of the Shire near Yanco Creek and toward Coleambally.

Clause 6.1 of the LEP contains provisions for the impact assessment of development applications for land identified on the Natural Resource - Biodiversity maps, and provisions related to impact avoidance for that mapped land.

12.2 Dry-land salinity

Figure 1 also shows land mapped by the NSW Office of Environment and Heritage as having active or potential affectation by dry-land salinity. Again the LEP maps should be referred to for property identification.

The mapping indicates an isolated area of salinity north-west of Grong Grong known locally as 'Hibbards salt patch', and a 2-3km stretch of Cowabbie Creek south of Grong Grong.

South of the river there is a substantial area of land in the Strontian Road locality (south west of Sandigo) which has undergone salinity processes in the past. This land has been under active rehabilitation through planting of Old Man Saltbush over the past 20 years or so.

Clause 6.4 of the LEP contains provisions to assess and minimise the impact of a development on salinity processes and vice versa.

Figure 1 Sensitive land resources – vegetation and salinity in the Shire

Chapter 13 Sensitive water resources in the Shire

13.1 Riparian land and waterways

Waterways and riparian areas dominate the landscape of the southern areas of the Shire. The riparian area is the part of the landscape adjoining rivers and streams that has a direct influence on the water and aquatic ecosystems within them. It includes the stream banks and a strip of land of variable width along the banks.

The Murrumbidgee River runs the width of the Shire, east to west and is the dominant water feature. It is accompanied by remnant River Red Gum forest along the waterfront and within the flood plain areas. Significant stands of River Red Gum forest are located east of the Narrandera Township (the Common and Narrandera Crown Lands Recreation Reserve) and the new Regional Park west of the Township (formerly the Narrandera State Forest).

Yanco Creek is a major tributary of the Murrumbigdee and runs northward through the south-western part of the Shire. Colombo Creek, Woolshed Creek and Cuddell Creek are minor tributaries of Yanco Creek.

Sandy Creek is a tributary of the Murrumbidgee and runs northward through the south-eastern part of the Shire bordering the Sturt Highway for around 20km.

Old Man Creek is located east of Sandy Creek and runs north partly along the eastern border of the Shire and then to the Murrumbidgee. Little Sandy Creek is a minor tributary of Old Man Creek.

Bundidgerry Creek is a major tributary of the Murrumbidgee and has been modified along most of its length from the Berembed Weir to form a supply channel for Murrumbidgee Irrigation Ltd (MIL). Immediately east of the Narrandera Township Bundidgerry Creek forms the Lake Talbot recreational waterway, adjoining the MIL main channel. Lake Talbot is essentially a storage facility for MIL, but plays an important part in the life of Narrandera residents and visitors.

Cowabbie Creek runs south past Grong Grong village into Bundidgerry Creek and has a number of minor tributaries.

Mirrool Creek is the Shire's main northern creek and runs east west across the Shire, below the village of Barellan. The central part of the Shire features a number of elevated areas with localised creeks, but not to the same extent as the southern part of the Shire.

Figure 2 includes riparian and waterway mapping provided by the NSW Office of Environment and Heritage.

Clause 6.6 of LEP contains provisions for the impact assessment of development applications for areas identified on the Natural Resource - riparian and waterway maps, and provisions related to impact avoidance for those mapped areas.

13.2 Wetlands

Figure 2 includes wetland mapping provided by the NSW Office of Environment and Heritage.

Wetlands within the Shire are mainly located within the riparian corridors (see section 15.1 above) however north of the Narrandera township along the Barellan Road there are two significant wetland areas known as the Mejum Swamp and Lake Coolah. These areas of land are usually dry, however with the right balance of seasonal and above average rainfall the wetlands can rejuvenate substantially.

Clause 6.2 of the LEP contains provisions for the impact assessment of development applications for areas identified on the Natural Resource - wetlands maps, and provisions related to impact avoidance for those mapped areas.

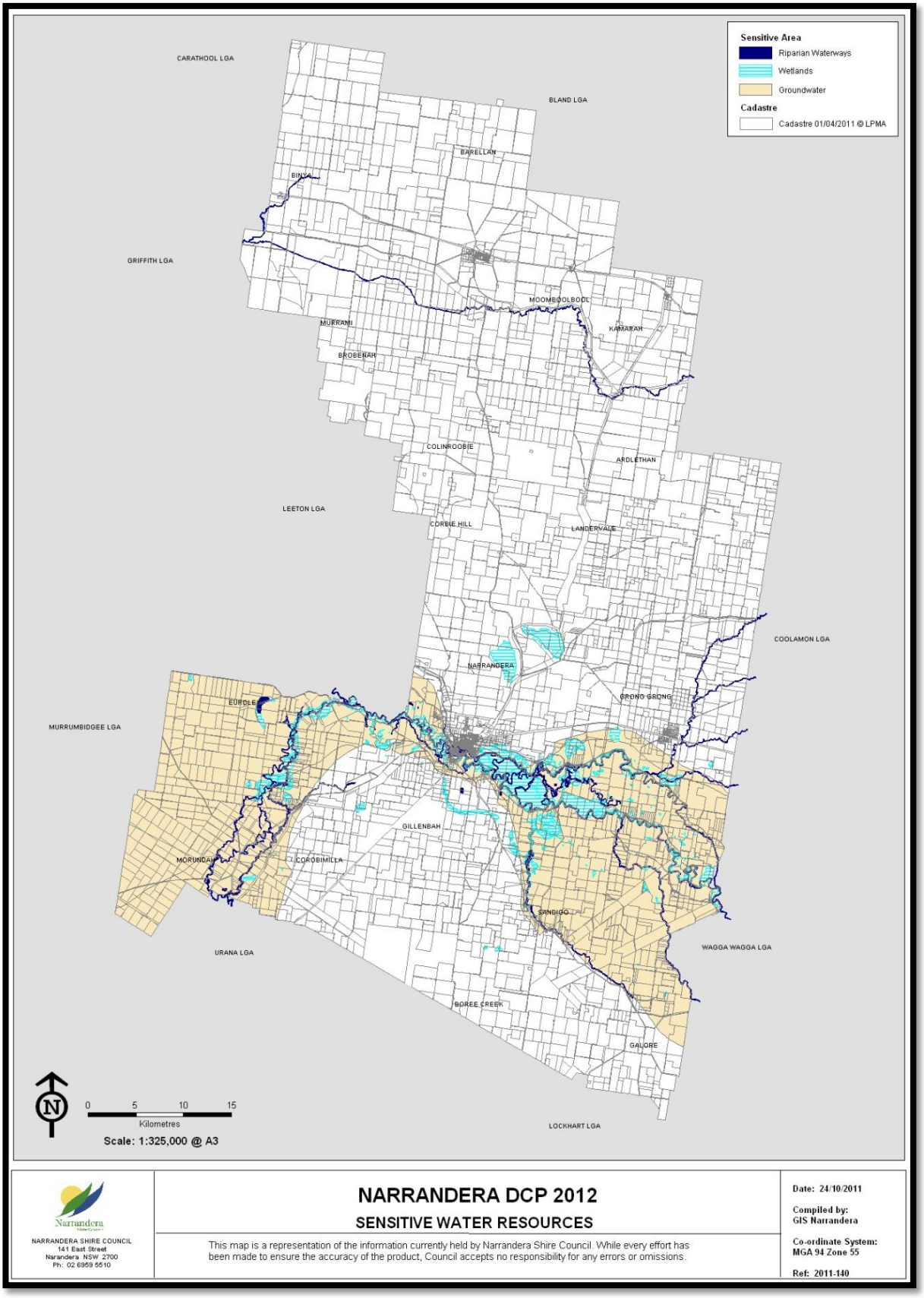
13.3 Groundwater vulnerable land

Figure 2 includes groundwater vulnerable land mapping provided by the NSW Office of Environment and Heritage.

The groundwater vulnerable areas of the Shire extend generally along the corridors of the Murrumbidgee River, Bundidgerry Creek, Sandy Creek and Yanco Creek, and throughout the alluvial plains west of Yanco Creek towards Colleambally.

Clause 6.3 of the LEP contains provisions for the impact assessment of development applications for areas identified on the Natural Resource – groundwater vulnerable land maps, and provisions related to impact avoidance for those mapped areas.

Figure 2 Sensitive water resources in the Shire



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Part G Heritage controls

Chapter 14 Heritage items in the Shire

14.1 Heritage items

Schedule 5 Part 1 of the Narrandera LEP 2012 lists Local Heritage Items within the Narrandera Shire. The heritage items were selected through the Council's Heritage Committee and through a community based heritage study. The study was overseen by the Council's Heritage Advisor – Noel Thompson, a Wagga Wagga based architect.

The heritage items within the Shire range from grand commercial buildings within the Narrandera Township, to significant rural homesteads and places of cultural significance within the Shire villages.

14.2 Statement of significance – local heritage items

The Council's development consent is required to carry out demolition work, external alterations and additions, repainting and significant internal alterations to heritage items.

The Council understands that heritage items, typically due to their age, are often the subject of renovations or additions to provide a more modern standard of living. The Council wishes to see the essential character and features of the building/place retained, conserved and if possible enhanced through any work proposed.

Each heritage item has been provided with a Statement of Significance which will assist the landowner in understanding the key elements of the building/place if work is proposed on the building.

NARRANDERA SHIRE HERITAGE ITEMS JULY 2012

Name	Address	Statement of significance	Photograph	Item No.
BARELLAN				
Barellan Post Office	108 Yapunyah St, Barellan	The Post Office in Barellan was opened in 1909 on this site, with this new single storey symmetrical rendered brick building constructed c1920's. The building has a projecting bay with three windows flanked by pilasters and covered entry porches at either end with square columns and hipped corrugated iron roof. The building makes a contribution to Barellan's mainstreet and is important for its continued operation as Post Office.		I001
Barellan Uniting Church	54 Mulga St, Barellan	The Barellan Uniting Church is a simplified 'Gothic Revival' weatherboard church with gabled ends, decorative barge, corrugated iron roof and smaller entry nave to the front constructed in the early 20th century. The Church is important due to its continuous use as a religious building for the local Wesleyan community over the last 80 years.		I002
CWA Rooms	Yapunyah Street, Barellan	The CWA Rest House in Barellan is of local significance for its aesthetic contribution to the streetscape as a historic weatherboard community facility and for its role in contributing to community life in the town throughout the twentieth century. The Country Women's Association Rest House in Barellan, dating from July 1924, is of significance for being one of the first 'CWA rest houses' purpose-built by local country women in Australia. It is significant for its associations with the foundation years of this nationally important women's group which was formed in New South Wales in 1922 in order to 'improve the conditions of women on the land'.		I003

Name	Address	Statement of significance	Photograph	Item No.
Former Bank (two storey)	70 Yapunyah Street, Barellan	The building is a well built example of the 1920's Inter-War Georgian Revival style bank, with interesting brickwork and details of this style. The two storey building has a symmetrical facade with terracotta Marseille tiles at roof and distinctive arched windows at lower level. The building has a projecting rendered central portico with 'Corinthian' style columns and makes an aesthetic contribution Yapunyah Street.		I004
Former Billiards Shop	90 Yapunyah Street, Barellan	The former Billiard Shop was constructed in 1929 and is an impressive building which has retained the original shopfront, tiles and stained glass windows. The upper facade above the cantilevered awning is rendered with decorative mouldings and cornice at the parapet. The building has aesthetic qualities and makes a important contribution to Barellan's mainstreet.		I005
Former Masonic Hall	63 Mulga Street, Barellan	The former Masonic Lodge in Barellan is significant for its association with the Masons when it was the main social institution in Barellan in the early 20th century. Stylistically the composition of the building design is a simplistic Edwardian style with a classical revival pediment and pilasters to the front of this single storey brick building now painted.		I006
Former Refreshment Rooms	60 Yapunyah Street, Barellan	The former refreshment rooms / Vienna Café was once a thriving shop in Barellan, It is significant due to its largely intact shopfront, upper leadlight, rendered façade, cantilever awning and original interior. The building has a distinctive 'art deco' style motif and mouldings at the parapet. It makes a contribution to the mainstreet streetscape and is sited adjacent to the Commercial Hotel.		I007

Name	Address	Statement of significance	Photograph	Item No.
General Store & Newsagency	100 Yapunyah St, Barellan	The building is a well built example of the 1920's Inter-War 'Art Deco' style shop which is of symmetrical design with central doors and parapet projection above. It has interesting horizontal brick banding to the upper rendered facade and a striking brickwork 'deco' detail. There is an impressive steel cantilevered awning over the footpath that continues the horizontal theme for the building. The Barellan General Store makes an important contribution to Yapunyah Street.		I008
St Clement's Anglican Church	51 Wilga Street, Barellan	The St Clement's Anglican Church is a single storey brick building with an interesting non-typical ecclesiastical design. The church does not face the street and is entered from the side approach. The Church is important due to its historical background as a religious building and its contribution to the streetscape.		I009
St Therese's Catholic Church	45 Mulga Street, Barellan	The St Therese's Catholic Church is designed in the Free Gothic Style which has a quite powerful presence considering its size. The church is flanked by a series of buttresses and arched windows to the sides and a large stain glass window dominates its front elevation. The Catholic Church is important due to its historical background and its continued use for over 80 years as a religious building, its aesthetic qualities and contribution to streetscape.		I010
BINYA				
Merribee Homestead	2053 Barellan-Merribee Road, Binya	Originally Part of North Gogelderie Station and was purchased in 1908 by William W Killen and renamed Merribee. In 1910 W.W. Killen built this grand two storey sandstone mansion including the roof attic which leads to the front tower. This building clearly demonstrates the Federation style with the impressive double storey verandah with timber balustrade and fretwork detailing wrapping the residence on three sides.		I011

Name	Address	Statement of significance	Photograph	Item No.
		Meribee Homestead is significant due to its association with the Killen family from 1908 to 1948 which was prominent for its merino stud and was the home of the W.W.Killen M.H.R. member for the Riverina in the 1920's. It is a rare surviving example of a two storey 'federation' style homestead which is representative of the confidence in the pastoral industry in the early 20th century.		
COROBIMILLA				
Union Church	63 Campbells Rd Corobimilla	The Union Church is a simplified 'Gothic Revival' weatherboard church with gabled ends, corrugated iron roof and smaller entry nave to the front constructed in the early 20th century. The Church is important due to its continuous use as a religious building for the local Corobimilla community and is representative of small timber churches common throughout regional NSW.		I012
COWABBIE WEST				
Murrell Creek Woolshed	5080 Newell Highway, Cowabbie West	The 'Murrill Creek' run was established in the 1860's with the woolshed being constructed c1880's. The plan is an unusual 'L' shape and 6 stalls for shearers formed part of the central board. The woolshed is constructed from locally sourced 'cypress' pine poles / saplings framing and corrugated cladding/roofing. It is significant as it exhibits a rare intact example of timber 'bushcraft' construction of a late 19th century woolshed.		I013
GRONG GRONG				
Former Reliance Garage	Junee Street, Grong Grong	The Reliance Garage is significant due to its association with the Choy family, who have been in Grong Grong for over 100 years since settling in the late 1890's. The Choy family built this garage around the 1930's and operated it until it the1960's when the steel fabrication business they also established started to thrive.		I014

Name	Address	Statement of significance	Photograph	Item No.
Grong Grong Police Station	Bunganbil St, Grong Grong	The Grong Grong Police Station Office is of historic and social significance as it is important for its long and continuous association with the provision of police services in the local area. It was constructed in 1899 and is a single storey red brick building with a hipped corrugated iron roof continuing over the verandah.		I015
Grong Grong Public School (original building 1897)	Junee Street, Grong Grong	The Grong Grong School was established in 1882 and the original timber building was replaced with the new two classroom brick building in 1895. The verandah was in- filled in 1922 to accommodate more students. The School has historical significance due to its continued operation as a school use for over 110 years.		I016
Railway Platform	Railway Line Junee Street, Grong Grong	The railway arrived at Grong Grong in February 1881 and the railway station and platform were constructed shortly after. The original building was destroyed by fire and a new timber station was constructed in 1906. The railway station ceased operation in 1984 and was demolished in 1987. The platform has social significance and links with railway travel and connects the town to other cities.		I017
Residence	Boree Street, Grong Grong	The residence was constructed in c 1890 in the 'Victorian' style and is important due its simple form, bullnose verandah and importantly being clad in 'iron'. The residence retains its original features and contributes to the streetscape.		I018
Residence (former St Paul's Uniting Church)	Bunganbil St, Grong Grong	This former Church was constructed in 1919 and is important due to its historical background as a religious building until its closure in 2002. It is now a residence however it retains the design characteristics of a church, with steeply pitched slate roof, red brickwork with rendered bands and arched windows and doors. It is significant due to its aesthetic qualities and contribution to streetscape.		I019

Name	Address	Statement of significance	Photograph	Item No.
Royal Hotel	Narrandera St, Grong Grong	The Royal Hotel consist of two parts – the older section constructed in 1881 to the east and the stuccoed corner wing built in 1923. The extension is a well built example of the 1920's Inter-War 'Art Deco' style hotel, with interesting castellated parapet, cornice and dentil details. The verandah connects the two differing building styles and is currently in good condition. The hotel is significant as the social centre of Grong Grong for over 100 years.		I020
St Matthew's Anglican Church	Willandra St, Grong Grong	The St Mathews's Anglican Church is a simplified 'Gothic Revival' red brick church with gabled ends, corrugated iron roof and smaller entry nave to the front constructed in 1912. The church is important due to its historical background as a religious building, its aesthetic qualities and contribution to streetscape.		I021
St Patrick's Catholic Church	Balaro Street, Grong Grong	The St Patrick's Catholic Church was built in1917, is designed in the Free Gothic Style and has a quite powerful presence. The Church is a finely detailed building constructed of the red brick characteristic of Grong Grong, is flanked by a series of buttresses and a tower dominates its front elevation. The Catholic Church is important due to its historical background and its continued use for nearly 100 years as a religious building, its aesthetic qualities and contribution to streetscape.		I022
War Memorial Commemoration Hall & School of Arts	Balaro Street, Grong Grong	The War Memorial Commemoration Hall & School of Arts building was constructed in 1924, is designed in the Inter-War Free Classical Style. The building is single storey and constructed of red brick with projecting rendered cornice, bands and basecourse with imposing 'Doric' columns at the entries. The building is of historical and architectural significance to Grong Grong and is in relatively original intact condition. The Hall is regarded as the finest building in the town and is significant due to its aesthetic qualities and contribution to streetscape.		I023

Name	Address	Statement of significance	Photograph	Item No.
NARRANDERA				
Ambulance Station	18 East Street, Narrandera	The ambulance station is significant as it's a good example of the late 1940's architect designed public building and its association with J.H. Robertson, Narrandera architect. The station is a two storey red brick building with a rendered at first floor window sill and an interesting roof form, which contributes to the streetscape.		I024
Antique Corner	126 Larmer Street, Narrandera	A two storey late Victorian style building of symmetrical design constructed in c1870 of red brick with gabled corrugated iron roof. The building has a rendered moulding to the main facade and the upper storey windows are arched. The building is significant as one of the earliest stores in Narrandera and part of the original Larmer Street development parallel to the river.		I025
ANZ Bank	126 East Street, Narrandera	This bank is significant due to it being a notable example of Federation architecture, its continuing operation as a bank, its aesthetics and its contribution to the streetscape. This building is a two storey symmetrical Federation Free Style brick bank and residence. The red brick building has rendered bands and prominent arched entry and balcony over. Terracotta tiled roof has exposed rafters at eaves and prominent chimney's.		I026
Argus Printing Plates - held by Process Printers	92 Audley Street, Narrandera	The printing plates are associated with people, places and events in Narrandera and form an historical record. They exhibit technical skills of earlier printing processes, reflect changing fashions in type faces and design and the pictorial images have aesthetic appeal. The Narrandera Argus was established in 1880 and the newspaper also ran a printing business until 1994 - in 1995 some printing plates were sold to Process Printing.		I027

Name	Address	Statement of significance	Photograph	Item No.
Baptist Church (former Wesleyan Church)	32 Bolton Street, Narrandera	The building is late 19th century church architecturally reflecting the Wesleyan doctrine and is a red brick Gothic Revival church with gabled corrugated iron roof. It is significant as it's the second oldest surviving church building in Narrandera and contributes to the streetscape.		I028
Bendigo Bank - former Bank of NSW	94 East Street, Narrandera	The building is a well built example of the 1920's Inter-War Georgian Revival style bank, with interesting brickwork and details of this style. The two storey building has a symmetrical facade divided into three bays by full height engaged brick piers. The basecourse and cornice are rendered, as the projecting mouldings to the windows and the central portico. The building was constructed in 1927 by local builders Hayes and Dixon and makes a contribution East Street.		I029
Bishop's House - Maranoa	127 Audley Street, Narrandera	The residence is significant due to it being architecturally distinctive, key town residence which has historic associations with Dr Lethbridge, doctor and prominent cultural figure in Narrandera. The building is of late Victorian style constructed in red brick with corrugated iron roof. Significant elements remain indicating an interesting and well constructed garden.		I030
Buckingbong Homestead & Outbuildings	Buckingbong Road, via Narrandera	Buckingbong Homestead & Outbuildings are associated with the Jenkins family since the 1840's. The original house shown on the 1867 survey prepared by surveyor Arthur C Bates still exists at the rear of the later constructed brick homestead building with corrugated iron roof and wrap around verandah. There are numerous additions to these building s and are characterised by the peaked iron roofs, brick chimneys in a warren of buildings. To the south of the homestead are the stables – a brick building with delicate vent openings on the side and end walls and a simple gabled roof lantern allowing light to the stalls.	 	I031

Name	Address	Statement of significance	Photograph	Item No.
Buckingbong Woolshed	Buckingbong Road, via Narrandera	The Buckingbong woolshed constructed in c1895 and has 35 stalls for shearers formed part of the central board. The woolshed is constructed with timber framing and corrugated cladding/roofing. The woolshed is significant as it is an intact example of a late 19th century woolshed when wool production was important to Australia's development.		I032
Catholic Convent	Audley Street, Narrandera	The convent is a substantial two storey red brick building forming part of the Catholic Church Group of buildings on an elevated town site. It has aesthetic significance due to its symmetrical façade and gabled parapets surmounted by crosses at each end. It has some architectural interest in the combination of the two building stages and styles as it was originally constructed as a single storey building in 1908 with second storey additions designed by local architect J H Robertson being undertaken in 1926.		I033
Catholic Presbytery	60 Audley Street, Narrandera	A substantial single storey red brick Federation style presbytery with a characteristically steeply pitched corrugated iron roof incorporating the early presbytery and surviving largely unaltered. The building is a recognisable town landmark on the elevated site and part of the group of Catholic Church buildings. The presbytery is significant due to its association with Father Patrick Hartigan, (poet John O'Brien), who was parish priest for 27 years. The building has historic and community associations.		I034
Cemetery - Forestry Commission	Lake Drive, Narrandera	A early cemetery for Narrandera comprising of with six remaining headstone. The headstones are simple pointed arched shape made of local quartzite stone and appear to be the work of the same artisan. They are significant due this being early graves and an early cemetery site.		I035

Name	Address	Statement of significance	Photograph	Item No.
Charles Sturt Hotel - stables at rear	77 East Street, Narrandera	The Charles Sturt Hotel building although substantially altered from the historic photograph as it operated as the Commercial Hotel in 1935, it has historic and cultural associations with Narrandera. The former stable building at the rear are of more architectural interest than the main hotel building. The stables are constructed of red brick with steeply sloping corrugated iron roof and are rare intact surviving example of a late 20th century hotel outbuildings.		I036
Christian Revival Crusade - former Plaza Theatre	31-35 Bolton Street, Narrandera	The picture theatre was an important part of social life of country towns before the arrival of television, and the former Plaza Theatre is associated with a significant cultural and social aspect of Narrandera that no longer exists. The building is significance due to its association with Nick Laurantus who built many picture theatres in the region. The former Plaza Theatre is a substantial two storey brick building with a notable large verandah extending over the footpath.		I037
Coles Supermarket - former Richards Store	103 East Street, Narrandera	A prominent main street building is significant as a notable example of a large country town emporium / department store with many original features. This large red brick building has the East St parapet divided into bays with curved tops and pebble dash render. The upper storey windows are alternating pairs of rectangular and arched heads and are one storey high with coloured glass panes. The building is significant due to its association with Solomon Richards, an early Narrandera businessman, having established a drapers and general store in 1889, and an era of rural prosperity that supported a large department store.	 	I038

Name	Address	Statement of significance	Photograph	Item No.
Commercial Building	132 East Street, Narrandera	The former Narrandera pharmacy is a well designed Federation building retaining the original contrasting render and its distinctive 'gothic' parapet. The building is aesthetically significant and makes an important contribution to Narrandera's main street. It is an important element in the architecturally distinctive group with the ANZ Bank and the Post Office.		I039
Commercial Building	88-90 East Street, Narrandera	A simple early 20th century building with a colourful local history and substantially original interiors in the Leslie Lander section of the building. The street facade of this single storey building has a three part parapet with a central semi-circular section with sloping end sections divided by projecting engaged brick piers. The building contributes to the built character of East Street.		I040
Court House	Larmer Street – Cnr Cadell Street, Narrandera	The Courthouse is one of the original public buildings, part of the Courthouse/Police Station Group, and the location is related to the early development of the town parallel to the river along Larmer Street. The courthouse historically represents law and order in the local community and is significant for its continued use since the late 19th century. The design of the courthouse is the work of two prominent Government Architects (Barnet and Vernon) who were influential in the design of public buildings in NSW. The red brick courthouse is constructed in Federation Freestyle, symmetrically designed with a prominent terracotta Marseille tile roof featuring a lantern.		I041

Name	Address	Statement of significance	Photograph	Item No.
Derrendi	30-32 Twynam Street, Narrandera	'Derrindi' is a large red brick residence with terracotta Marseille tiled roof covering the verandah with dominant gable fronts and chimneys. A key town residence, reflecting prosperity from local industry and the work of architect Ernest Laver, who made a significant architectural contribution in Southern NSW. The residence is significant due to its association with the Roach family and is a notable example of a substantial and well detailed Queen Anne / Federation residence which is locally rare. A number of essential interior and exterior features are still intact.		I042
Edenholme Homestead	420 Irrigation Way, Narrandera	Edenholme Homestead is a large 'Federation' style single storey brick residence with terracotta Marseille tiled roof extending over the west facing verandah. There is a prominent gabled entrance featuring large brick piers and round columns supporting the roof. The residence is in good condition and a fine example of early 20th century pastoral homestead. The residence is significant due to its association with the Roach family.		I043
Emergency Services Building - Former Mechanics' Institute	17-21 Twynam Street, Narrandera	The Mechanics Institute was designed by the architect Ernest Laver and is a good example of the quality of his design and detailing in the Federation style in Narrandera. The building was constructed in 1909, is symmetrical in design around a central gabled porch and decorative timber treatment to the facade and gables. It is significant as an example of 'The Mechanics Institute' that emerged in many country towns, which as cultural institutions of their era were significant in 'elevating the minds and aspirations of the working man.'		I044

Name	Address	Statement of significance	Photograph	Item No.
Ensign Now & Then	164 East Street, Narrandera	A well preserved Victorian Classical Revival style two storey commercial building in a similar style to Bungoona, adjacent which contributes to the streetscape, The building is constructed in red brick with the front facade rendered and painted which features a distinctive parapet and three arched windows at first floor. Originally the building had single storey verandah which has been replaced by a cantilever awning. The building is significant due to its historical associations with early local businesses, notably the Ensign Newspaper and Richard's Store.		I045
Former Commonwealth Bank	78 East Street, Narrandera	A prominent 1920's main street building built in the Inter-War Mediterranean style. Architect designed but alterations have diminished the original design intentions. The two storey brick building with hipped Marseille tiled roof and arched upper storey windows. The building is significant due its association with the Commonwealth bank and accommodating J H Robertson's architectural office on the first floor.		I046
Former Garage - Riverina Motorcycles	178-186 East Street, Narrandera	This garage was constructed in the 'roaring twenties' when Narrandera was expanding and when cars were becoming more commonplace. This building constructed on a corner block exhibits the design principles for the period. Even though the building is unoccupied, i.t is of significance as one of the few remaining early 20th century service stations in the district.		I047
Former London Bakery	50 East Street Narrandera	The former London Bakery was built in 1926. It is an attractive and distinctive two storey shop and residence in original condition which is a good original example of 1920's shopfronts. The rendered parapet has a shaped central section and the upper storey has three sets of French doors with Juliet balconies, which is an interesting treatment of the residence above.		I048

Name	Address	Statement of significance	Photograph	Item No.
Former Masonic Lodge	31 Cadell Street, Narrandera	The Leopold Masonic Lodge is significant for its association with the Masons and the Narrandera architect J.H. Robertson, whose work over 45 years had a profound affect on the quality of buildings in Narrandera. The 'Lodge' is one of the oldest social institutions in Narrandera. Stylistically the composition of the building design is unique in the region and is built in the Edwardian style with a classical revival portico and parapet pediment to the facade. Many of the original interiors are of considerable interest both for the detailing and the retained joinery.		I049
Former Oakbank Brewery	Old Brewery Road, Narrandera	George Wildman built the Narrandera Brewery in 1879, it subsequently burnt down and was rebuilt in 1894 with the brick tower being constructed in 1912. The brewery complex is associated with the growth, development and decline of a major industry in Narrandera. The tower is a distinctive and visually prominent landmark of the Murrumbidgee riverbank and is architecturally a notable example of a massive tower associated with a country town brewery.		I050
Former Royal Hotel	134 Larmer Street, Narrandera	This building is one of the early buildings constructed after the town was gazetted in 1863. Its location is part of the early development along Larmer Street, parallel to the river. The building is historically significant, as In the absence of public and community buildings many events important to the towns early history occurred in the building. The building now comprises of a single storey section and a two section with a verandah. The brick stables and garages at the rear were designed by Narrandera architect J H Robertson.		I051

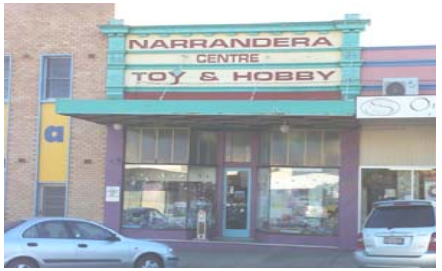
Name	Address	Statement of significance	Photograph	Item No.
Grandstand	Narrandera Park, Cadell Street, Narrandera	The grandstand is significant as it is a surviving example of a timber & weatherboard grandstand with tiered seating and gabled corrugated iron roofing constructed in c1910. The grandstand is constructed in the Federation style and contributes to the earlier 19th century character and the aesthetic character of Narrandera Park		I052
Hall's Hotel	Cnr Whitton & East Streets, Narrandera	Halls Hotel was originally constructed in c1890 following the opening of the railway line as a single storey building and was known as the New Junction Hotel. The building is now two storey of brick construction with parapet and galvanised roofing and rectangular windows to both street facades. The hotel is of Georgian style, defines the corner at the northern end of East street and is important for its physical and historical relationship to the railway precinct.		I053
Hankinson Memorial Fountain	Memorial Gardens, Victoria Square, Narrandera	The Hankinson Fountain is an attractive English ceramic fountain which is rare being one of two such fountains made by Royal Doulton. The fountain is significant due to its association with Ald R.H Hankinson, who was an important figure in Narrandera history and town development and the donation of the fountain as a war memorial was a civic gesture by Hankinson and his wife.		I054
Hit or Miss Hotel (former)	154 Larmer Street, Narrandera	The former Hit or Miss Hotel is a single storied building fronting Larmer Street and following its closure became a boarding house and is now a residence. Historically significant as one of the first hotels when the town was established. Town development was along Larmer street and the river, due to the riverboat transport and the punt crossing. There are numerous historical associations in the recorded uses of the building and events that took place there.		I055

Name	Address	Statement of significance	Photograph	Item No.
J & T Auto Spares	56 East Street, Narrandera	This building is a group of shops built c1925 which contribute to the building fabric and character in East Street. The facade is divided into two shopfronts with recessed entries which are in original condition. The shops are important due to their aesthetic qualities and contribution to streetscape.		I056
Jonsen's Building	149-157 East Street, Narrandera	This building is significant due to it being architecturally a fine group of Victorian buildings, and the only examples of two storey Victorian style terraces locally. Historically the building is associated with Jonsen, a significant figure in the early town history who owned a large estate of town blocks. Aesthetically the buildings are significant and an important element contributing to the streetscape in lower East Street.		I057
Lethbridge Collection - held by Parkside Museum	28 Twynam Street, Narrandera	Dr Lethbridge (1880-1994), a great grandson of Governor King, began practice in Narrandera in 1904 and he made a substantial contribution to cultural life in Narrandera. He amassed a private collection of Wiradjuri artefacts, many books,several relics of Gov King including the Macarthur cloak, his charts and letters. The Macarthur cloak is significant as it was made form the first merinos from Camden Park	 	I058
Midgeon Woolshed	Lake Midgeon, via Narrandera	The Narrandera run was changed to Lake Midgeon and in 1895 the woolshed was built. The conventional ‘T’ shaped plan was adopted and 42 stalls for shearers formed part of the central board. Due to the dimensions of the building, the hipped roof over the central board has ‘cathedral’ type proportions. The woolshed is constructed with timber framing and corrugated cladding/roofing. The woolshed is significant as it exhibits a rare intact example and detailing of late 19th century woolshed when wool production was important to Australia’s development.		I059

Name	Address	Statement of significance	Photograph	Item No.
Mon Repos - former Murrumbidgee Club	43 Douglas Street, Narrandera	A well known landmark in the town, the building is a notable example of a substantial early Federation Queen Anne style red brick residence, well detailed with hipped and gabled Marseille terracotta tile roof and particularly fine interior features. Interior furnishings, building stages, records and minute books are important documentation of the growth and aspirations of this social institution. The building is significant due to its association with the Murrumbidgee Club, a Pastoralists' Club founded in the early 1900s, whose members were prominent in the Pastoral history of Narrandera and the Riverina.		I060
Murrumbidgee Hotel	159 East Street, Narrandera	The Murrumbidgee is a large hotel dominating a corner location with a wide verandah over the footpath and contributes to the streetscape. This Federation style red brick two storey hotel was constructed in 1910. The distinguishing features are the fine parapet with shaped pilasters and the cast iron fluted Doric columns supporting the double storey verandah.		I061
Narrandera Council Chambers	141 East Street, Narrandera	The building is an excellent example of Inter-War Classical architecture and is a prominent two storey brown brick and rendered building addressing the site with a corner entry, tower and balcony. The building is well detailed and built with considerable attention given to the interiors. It represents the era of civic pride in which it was built and is a town landmark. The building is significant due to its association local architect J.H. Robertson and was one his major commissions.		I062
Narrandera District Hospital Group	Douglas Street, Narrandera	The original 1885 hospital building is constructed of red brick with bracketed eaves and two projecting facetted bays and a central entrance portico. Over the years other buildings have been added to the site and in the 1990's extensive work was done to 'modernise' the hospital. The Victorian buildings in the hospital complex are of significance as they are some of the earliest in Narrandera and are locally rare examples of a type		I063

Name	Address	Statement of significance	Photograph	Item No.
		of Victorian architecture. The additions and changes to the hospital reflect the growth of the town and the changing requirements of population and health to an institution that is historically of great importance to the community. The mature pines and planting to the east of the site are significant in the development of the cultural landscape of Narrandera.		
Narrandera Fire Station	23 Twynam Street, Narrandera	The fire station is significant as it's an architecturally well designed building exemplifying the late Federation style and was constructed by Haynes and Dixon builders in 1926. The fire station is a rectangular two storey red brick building and Marseille tile roof with vented roof gable. The main facade is constructed in two distinctive bays with semi-circular and standard windows and large doors for fire engine access.		I064
Narrandera Hotel (Top Pub)	185 East Street, Cnr Larmer Street, Narrandera	A good example of a Federation style hotel on a corner site. It is significant as a prominent and substantial two storey building in the town centre, with a finely detailed facade and double storey verandah. It has aesthetic and historical significance and is an important contribution to the streetscape.		I065
Narrandera Post Office	140 East Street. Narrandera	The building is aesthetically significant and is a good example of early Federation architecture, well detailed with an interesting architectural composition responding to the main street corner site. The two storey red brick building is of asymmetrical design with a prominent Marseille terracotta tile roof and Queen Anne style influences. The building is significant due to its long association and use as a Post Office.		I066

Name	Address	Statement of significance	Photograph	Item No.
Narrandera Public School	Adams Street, Narrandera	An interesting group of school buildings that show the development of the school and importance of education to Narrandera from the late 19th to early 20th century. A & B: A pair of 1880's single storey red brick buildings of historic and architectural merit. Stylistically Victorian buildings with Georgian influences. C: The weatherboard building is representative of well-built 1920's timber building with galvanised iron roof. D: The 1930's single storey red brick classroom buildings are significant as the work of Evan Smith, Government Architect, designed in the Inter-War Georgian Revival style. The School has historical significance due to its continued operation as a school and recently celebrated its 125 year anniversary.	  	I067
Narrandera Railway Station	Junee-Hay Railway Whitton Street, Narrandera	The railway and station was officially opened in 1881 with station being design by John Whitton and construction by Wagga Wagga builders Charles Hardy. The station is aesthetically significant with the painted brickwork, articulated quoins, corbelled eaves, gabled wings and elaborately decorated platform awning. The Railway Station is a notable example of Victorian style railway station and the focal point of a transportation link that affected events, the physical form and the growth of the town.		I068
Narrandera Railway Yards	Railway Line, Whitton Street, Narrandera	Narrandera was a significant rail interchange point for the Hay and Jerilderie lines, with the locomotive / goods shed was constructed prior to1926. The Goods Shed is a well built steel framed industrial building, associated with the era when Narrandera had major rail activity, however it is now disused. Original Goods Shed, Crane, Turntable & Water Tank at Railway Yards are significant due to their association with the prosperous past of the Narrandera railway complex. Note: The Goods Shed with approval from NSW Heritage Office has been demolished in early 2012.	 	I069

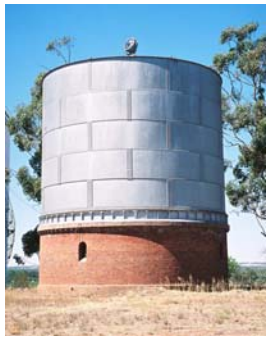
Name	Address	Statement of significance	Photograph	Item No.
Narrandera Toy & Hobby	68 East Street, Narrandera	The building forms part of a group of shops built c1925 which contributes to the building fabric and character in East Street. The painted brick shop has a distinctive parapet and the geometric shape and detailing is typical of the Inter-War period.		I070
National Australia Bank	142 East Street, Narrandera	The building is significant as it is a particularly fine and locally rare, Victorian Style commercial building built in 1884 and is representative of the tradition of well-designed C.B.C. country banks. The building is sited opposite the War Memorial Gardens at the end of Victoria Avenue and aesthetically makes a strong contribution to the townscape. The bank is significant due to its association with the architects Mansfield Brothers and its continued use as a bank for over 100 years.		I071
Normanville	98-100 Victoria Avenue, Narrandera	Normanville is a well preserved original Victorian house and one of the few remaining in Narrandera. The location reflects the town development in the 1880s centred between Larmer St, for the river trade and the Wagga Rd (now Victoria Ave.) the Cobb and Co. coach route. The residence is a single storey red brick building with hipped corrugated iron roof with prominent brick chimneys, symmetrical facade with central entry door and full length verandah with cast iron frieze.		I072
Police Station Group	129, 131, 133 Larmer Street, Narrandera	Police Station – is a notable example of a Victorian Regency police station designed by Government architect James Barnet, part of the Police Courthouse Group, and one of the early Larmer Street brick buildings. Police Sargent's residence – is architecturally interesting building combining two building stages and styles as it was originally constructed as a Post and Telegraph Office. An early public building in the town development along Larmer Street.		I073

Name	Address	Statement of significance	Photograph	Item No.
		The Lockup Keepers residence – is an early building, part of the development of Narrandera and representative of Victorian Georgian Revival architecture. This group of police buildings are significant due to their continued association with the NSW Police and demonstrate the prosperity of Narrandera and the town's development.		
PS Wagga Wagga - remains of	Murrumbidgee River, Narrandera	The PS Wagga Wagga was the last operational Paddle Steamer to ply the Murrumbidgee. From 1884 it journeyed from Narrandera to Mildura carting timber, wool and general cargo, however on 11 November 1918 it developed a leak and sank in the Murrumbidgee River near Narrandera. It is significant as a surviving shipwreck with an interesting history and historical documentation held in Narrandera.		I074
Rail Bridge over Murrumbidgee River	Junee-Hay Railway (Murrumbidgee River), Narrandera	The extension of the railway is significant due to its pivotal role in connecting Narrandera to Jerilderie and the South. This and the Hay line made Narrandera a major interchange railway point. The bridge is a notable and relatively rare example of a late 19th century prefabricated iron bridge and the river setting has strong aesthetic appeal. The timber structure supporting the railway line is significant for scale and the massive timber construction.		I075
Residence	49 Elwin Street, Narrandera	A notable architect designed late Federation Arts and Crafts bungalow, with an interesting composition. The corner location and garden elements contribute to the aesthetic character. The residence was constructed in 1927 for J H Baldwin and stylistically has a number of Federation elements, particularly the asymmetrical facade and gabled roof extending over the projecting bay window.The residence is significant due to its association with Narrandera builders Haynes and Dixon.		I076

Name	Address	Statement of significance	Photograph	Item No.
Residence	129 Audley Street, Narrandera	This item is significant as a representative example of Victorian residential architecture in Narrandera. This is a large red brick residence with corrugated iron roof which was enlarged during the Federation period, in particular the distinctive entry portico. The residence has the original fence, hedge and remnant planting of an older garden.		I077
Residence - Allowrie	101 Audley Street, Narrandera	This residence is a fine example of a 'Federation' style timber residence constructed in the early 20th century. Its is asymmetrical in design and has a projecting bay and gable end with shingles at the right hand side. The roof is steeply pitched with corrugated iron extending over the verandah with distinctive 'dormer' vent and chimneys. The residence is in very good original condition and contributes to the streetscape		I078
Residence	42 Victoria Avenue, Narrandera	A large residence in the Inter-War bungalow style of brick construction, low pitched terracotta tiled roof with a central entry porch supported by brick piers. The large well proportioned rooms are substantially original. This residence is significant as a good example of a grand town residence by the Narrandera architect J.H. Robertson set in large garden.		I079
Residence - former AMP Building	13-15 Twynam Street, Narrandera	The former AMP building is notable architecturally for the high quality of the design, detailing and finishes, and is an excellent example of Mediterranean / Classical Revival style, the only one in Narrandera. The AMP Society building was designed Sydney architects Wright and Apperly and built by Kell & Rigby in 1922. The two storey building features are, rendered walls, hipped roof of Marseille half round tiles, wrought iron detailing, double hung windows with shutters and the dominant stone entrance portico and statues.		I080

Name	Address	Statement of significance	Photograph	Item No.
Residence - former Bushman Arm's Hotel	78 Audley Street, Narrandera	This is typical of a late 19th century residence and hotel. The building has significance due to its previous use as an early hotel, is reasonably intact commercial building still containing much evidence of its original function.		I081
Residence - former Farrelle residence	53 Douglas Street, (Cnr Adams St), Narrandera	Substantial red brick residence has architectural significance with three gables and large corrugated iron roof extending over the verandah which is splayed at the corner. The residence has significance due to its association with the architect J. H. Robertson. It is representative of a grand residence and garden on a corner block with some exclusivity.		I082
Royal Mail Hotel	137 East Street, Narrandera	This prominent main street building and having been completed as a two storey hotel in 1889, one of the earliest hotels still functioning. The hotel is a two storey red brick building with parapet, galvanised iron roof and double storey timber verandah with decorative cast iron posts and panels. A good example of a late Victorian hotel. Association with transportation-owned by Cobb and Co. for many years.		I083
South African War Memorial	Memorial Gardens, Victoria Square, Narrandera	The earliest monument in a group of monuments in the War Memorial Gardens precinct commemorating local soldiers, associated with events that occurred nationally with the Australian commitment to the South African War.		I084

Name	Address	Statement of significance	Photograph	Item No.
St John's Uniting Church	Cnr Cadell & Douglas Streets, Narrandera	St John's Uniting Church is a good example of Federation Gothic ecclesiastical architecture with many intact original furnishings and landmark spire and is significant due to its association with Sir Samuel McCaughey, its major benefactor. Exterior walls are of local red brick and the Gothic stonework details are consistent with the internal carved timber details. It is also significant to the community as there has been continuity of religious worship since 1908.		I085
St Joseph's Primary School	Audley Street, Narrandera	St Joseph School is a good example of red brick buildings constructed in two stages and architectural styles. The original Gothic Style building was constructed in c1900 and Inter-War Gothic Revival style was constructed in 1923. The school forms part of a group of Catholic Church buildings facing Audley Street and is an important contribution to the streetscape.		I086
St Mel's Catholic Church	Audley Street, Narrandera	St Mel's Catholic Church has significance as fine example of a well ornamented Gothic Revival Church, with continuity of religious worship since 1910. The church was designed by Melbourne architects Kempson and Connolly, is asymmetrical in form due to the tower location and is constructed from distinctive red coloured local bricks. The church stands as a landmark on this elevated site and makes a significant contribution to the town of Narrandera. The church is significant due to its association with Father Patrick Hartigan, (author John O'Brien), who was parish priest for 27 years.		I087
St Thomas' Anglican Church	141 Larmer Street, Narrandera	St Thomas' is well built, with buttressed walls in local brick, and is representative of a simplified Gothic Revival style church. A square bell tower is a later addition to the entry porch and pointed arch windows are prominent features. It is the oldest church in Narrandera and one of the earliest surviving red brick buildings in Larmer Street and the focal building in the St Thomas' Church group. The church has a long cultural association with the Anglican section of the community.		I088

Name	Address	Statement of significance	Photograph	Item No.
St Thomas' Rectory	124 Audley Street, Narrandera	A simple and attractive rectory building in the St Thomas' Church Group, incorporating the late Victorian rectory in an attractive garden setting. The rectory is a red brick building with a steeply sloping corrugated iron roof and double posted verandah which contributes to the streetscape.		I089
Star Hotel	64 Whitton Street, Narrandera	The Star Hotel is a two storied red brick building with substantial double storey verandah with cast iron columns, balustrades and frieze panels to two sides of the hotel. The building is in good condition and is significant as it was designed by Narrandera architect J H Robertson. The Star Hotel is architecturally a fine hotel building dominating a corner site, and is visually linked with the Railway Station Group of buildings. It exemplifies the large well-built railway hotels of the period.		I090
Station Master's Residence	Whitton Street, Narrandera	Station Master's residence – is a good example of a Victorian two storey residence and an important element in the group of buildings forming the railway station precinct. The two storey brick residence has aesthetic significance with its symmetrical façade and hipped roofline with tall chimneys, the double storey verandah and cast iron lacework balustrade recently painted in heritage colours.		I091
Steel and Brick Water Tower	Watermain Street, Narrandera	The circular 455,000 litre cast iron tank with red brick base was constructed in 1891. The brickwork is laid in Garden Wall bond with projecting basecouse and cornice with dentil bricks as a feature. This early water tower is significant as it exemplifies late 19th century construction methods, with aesthetic and engineering interest associated with the first water system provided to the town.		I092

Name	Address	Statement of significance	Photograph	Item No.
The Gunya Boy Scouts Hall	9 Sturt Street, Narrandera	Architecturally distinctive garage and stable building constructed in 1924 in randomly dressed stone blocks with castellated parapet, associated with an ambitions housing development thwarted by the effects of the economic depression of the late 1920's. The building is significant due to its association with Mr O.H. Dangar and Narrandera architect J.H. Robertson. The building has been known locally as Dangar's Folly.		I093
Westaway	88 Victoria Ave, Narrandera	One of the few surviving late Victorian style residences built in weatherboard with remaining outbuildings among the grand houses built on the southern side of Victoria Avenue by affluent citizens. The residence is aesthetically significant due to its simple symmetrical design and full length cast iron verandah The residence is significance due to its association with prominent Narrandera resident Mr G Dangar.		I094
SANDIGO				
Sandigo Hall	7499 Sturt Highway, Sandigo	The Sandigo Hall was constructed in 1921 and has served as the community meeting place for local farmers for over 90 years. This single storey building is clad in weatherboard has gabled ends with corrugated iron roof and a skillion extension to the west side. The site and the building has social significance for the residents of Sandigo and district.		I095

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Part H Notification of development

Chapter 15 Notification and advertising of development applications

15.1 Background to public participation in planning

The NSW planning system has a long history of public notification of development, embodied in the Environmental Planning and Assessment Act 1979. The Act provides for a scale of public participation, depending on the significance or environmental impact of the development, and includes public participation in the plan making process. This Part of the DCP deals with only the development assessment system.

15.2 Notification of development vs (published notice) advertisement

A Council can give written notice of an application to adjoining owners or a wider group of persons (notification), or can give published notice, where details of an application are advertised in a local newspaper. Within the Environmental Planning and Assessment Regulation 2000 various forms of development have different requirements for notification and published notices. Council's are able to set notification and published notice provisions for development not described in the Regulation or Act, which is the purpose of this Part of the DCP.

15.3 Development not requiring notification or advertising

15.3.1 Exempt development

Exempt development does not require notification or advertising.

Exempt development may be carried out without the need for development consent under the Act.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies exempt development under that Policy. The Policy has State-wide application.

15.3.2 Development not requiring consent

Within the LEP the land use table for each zone specifies development which is permitted without consent. This specified development does not require notification or advertising.

15.3.3 Complying development

Complying development does not require notification or advertising.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 specifies complying development and the complying development conditions for that development under that Policy. The Policy has State-wide application.

15.4 Hierarchy of development application notification and published notices

The Table below describes Designated, Integrated and Advertised Development, as prescribed by the Act and Regulation, by which the Council must follow the prescribed notification and published notice requirements.

The final column indicates notification and published notice provisions identified by this DCP, for development described in sections 15.5 and 15.6 below.

	Designated development	Integrated development	Advertised development	Narrandera Shire DCP Part H (notified and/or advertised)
Prescribed by Act or Regulation or Narrandera DCP	S.79 of the Act Part 6, Division 5 of the Regulation	S.79A of the Act Part 6, Division 7 of the Regulation	S.79A of the Act Clause 5, & Part 6, Division 7 of the Regulation	S.79A(2) of the Act Part H Narrandera DCP 2012
Specific information to be provided in notification or published notice	Yes, sections 78-80	Yes, clause 89 of the Regulation	Yes, clause 89 of the Regulation	Yes, see Part H provisions 15.7 and 15.8
Published notice(s) in local newspaper	Yes (Two)	Yes (one)	Yes (One)	See Part H section 15.6 provisions below
Time period	30 days (see Note 1	30 days (see Note 1)	14 days (see Note 1)	7 working days for notification (only), or otherwise as for advertised development
Notice placed on the relevant land	Yes	No	No	No
Written notice to adjoining owners	Yes	Yes	Yes	Yes
Written notice to other persons who may be affected	Yes	At discretion of the Council	At discretion of the Council	At discretion of the Council, see Part H provisions
Written notice to public authorities	Yes	Yes	Yes	At discretion of the Council, see Part H provisions

Note 1: Commencing on the day after the day on which the published notice is first published in a newspaper.

Note 2: The Narrandera LEP does not specify advertised development. Advertised development is specified in this Part of the DCP – see section 15.6 below.

15.5 Notified development specified by this DCP

The only development classified as notified development for the purposes of this DCP and section S.79A(2) of the Act is Dwelling houses and Dual occupancy. The development must be notified as per the provisions of section 15.7. Definitions of development are contained in the Dictionary to the LEP.

Note: Notwithstanding this section, the provisions of the Act and Regulation take precedence over this DCP where an inconsistency arises.

15.6 Advertised development specified by this DCP

The following development as advertised development for the purposes of this DCP and section S.79A(2) of the Act. The development must be notified and advertised as per the provisions of the Regulations. Definitions of development are contained in the Dictionary to the LEP. Notwithstanding this section, the provisions of the Act and Regulation take precedence over this section where an inconsistency arises.

Heritage

- The demolition or alteration of a building or work that is a heritage item (not being a partial demolition which, in the opinion of the Council, is of a minor nature and does not adversely affect the significance of the building or work as part of the environmental heritage of the Shire of Narrandera).

Primary Production zones (RU1 and RU4)

- Animal boarding or training establishments, Cemeteries, Correctional centres, Extractive industries, Freight transport facilities, Hazardous industry, Hazardous storage establishments, Helipads, Home occupations (sex services), Intensive livestock agriculture, Intensive plant agriculture, Landscaping material supplies, Liquid fuel depots, Offensive industry, Offensive storage establishments, Open cut mining, Recreation facilities (major), Rural industries.

Village zone (RU5)

- All development other than Building identification signs, Business identification signs, Dwelling Houses, Dual occupancy, Home business and Home industry.

Large lot residential zone (R5)

- All development other than Building identification signs, Business identification signs, Dwelling Houses, Extensive Agriculture, Home business and Home industry.

Industrial zones (IN1 and IN2)

- Funeral homes, Hazardous industry, Hazardous storage establishments, Heliports, Liquid fuel depots, Neighbourhood shops, Offensive industry, Offensive storage establishments, Sex service premises, Take-away food and drink premises.

Waterway zones (W1 and W2)

- All development, other than Building identification signs, Business identification signs, Roads and Water supply systems.

15.7 Information to be provided in a written notice

The information to be provided in a written notice is the same as that required by clause 89 of the Regulation. This information is as follows (or as amended by the Regulation from time to time).

A written notice must contain the following information:

(a) a description of the land (including the address) on which the development is proposed to be carried out,

(b) the name of the applicant and the name of the consent authority,

(c) a description of the proposed development,

(d) a statement that the application and the documents accompanying that application may be inspected at the consent authority's principal office for a period specified in the notice during the consent authority's ordinary office hours,

(e) a statement that any person during the period specified under paragraph (d) may make a written submission in relation to the development application to the consent authority,

(f) the dates of the period specified under paragraph (d).

In addition the written notice must specify that any person making a submission by way of objection should specify the grounds of objection.

15.8 Information to be provided in a published notice

The information to be provided in a published notice is the same as that required by clause 89 of the Regulation. This information is as follows (or as amended by the Regulation from time to time).

A published notice must contain the following information:

(a) a description of the land (including the address) on which the development is proposed to be carried out,

(b) the name of the applicant and the name of the consent authority,

(c) a description of the proposed development,

(d) a statement that the application and the documents accompanying that application may be inspected at the consent authority's principal office for a period specified in the notice during the consent authority's ordinary office hours,

(e) a statement that any person during the period specified under paragraph (d) may make a written submission in relation to the development application to the consent authority,

(f) the dates of the period specified under paragraph (d).

In addition the published notice must specify that any person making a submission by way of objection should specify the grounds of objection.

15.9 Circumstances where additional persons other than adjoining owners may be notified or advertising carried out

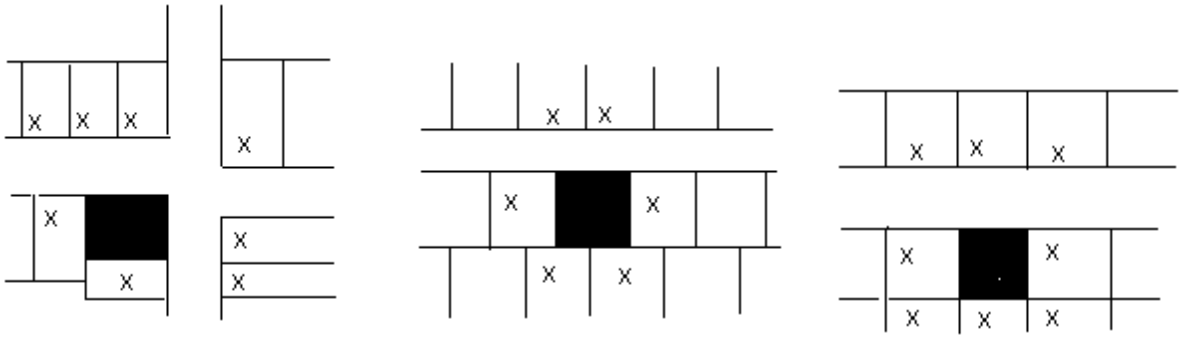
Where the Council believes that a particular development application will have the potential for social, economic, environmental, amenity or strategic planning impacts beyond adjoining owners (see section 15.11), the application may at the discretion of the Council be notified to additional nearby properties who in the Council's view may be impacted, or the application may advertised in the local newspaper (or both).

15.10 Circumstances where the Council may notify public or other authorities of the development

Where the Council believes that a particular development application will have the potential to impact public or private infrastructure or services the Council may notify the relevant public or other authority in writing, and allow up to 14 days from the date of notification for a written response from that authority.

15.11 Who is an adjoining owner for the purpose of notification?

An adjoining owner to a development site includes all owners with a common boundary to the land, or separated from the land only by a road, pathway, driveway, easement or similar thoroughfare. For examples see diagrams below.



15.12 Written notice or published notice in relation to amendment of undetermined development applications or determined applications

- Where an application is amended prior to being determined by the Council it will be re-notified and re-advertised (if previously advertised). The Council may charge an additional fee if the application is readvertised.
- Where an application is amended after being determined by the Council (and the application is substantially the same development) it will be re-notified and re-advertised (if previously advertised). Only applications under section 96(2) of the Act will be notified or advertised. The Council may charge an additional fee if the application is readvertised.
- A Review of Determination under section 82A of the Act will be notified or advertised in the same manner as the original application.

15.13 Privacy of persons lodging submissions

Persons making submissions should be aware that their submissions may be the subject of an information request under the *Government Information (Public Access) Act 2009* – the GIPA Act. The Council will treat each request according to the provisions of the Act and Regulation. A submitter may request that the Council redact any identifying details from their submission before releasing that submission.

It is the Council's policy not to publish submissions to development applications in Council reports or on the Council website.

If submissions to a development application are received by the Council, the Council will provide the applicant with a full summary of all points of objection or support, in order that the applicant is given the opportunity to respond to the submissions prior to determination of the application.