

# Temora Shire Development Control Plan 2012



Adopted: 16<sup>th</sup> August 2012  
Council resolution: 297/2012

TEMORA



NSW  
Riverina

***“Our community strives to reflect the qualities of its greatest asset – its people – friendly, supportive, practical, hardworking and successful people. Whilst holding on to the strengths of our past, we embrace change and grasp every opportunity to enhance our environment, economy and lifestyle.”***

| Version | Date         | Changes/Amendments                      | Prepared |
|---------|--------------|---|----------|
| Issue 1 | 27 May2011   | Draft Version 1                         | DO       |
| Issue   | 14 June 2011 | Draft Version 2                         | DO       |
| Issue   | 23 June 2011 | Draft Version 3 with Council<br>ections | DO       |
| Issue   | 28 June 2011 | Draft Version 4 – home business<br>tion | DO       |
| Issue   | 5 July 2011  | Final draft proof                       | DO/KM    |

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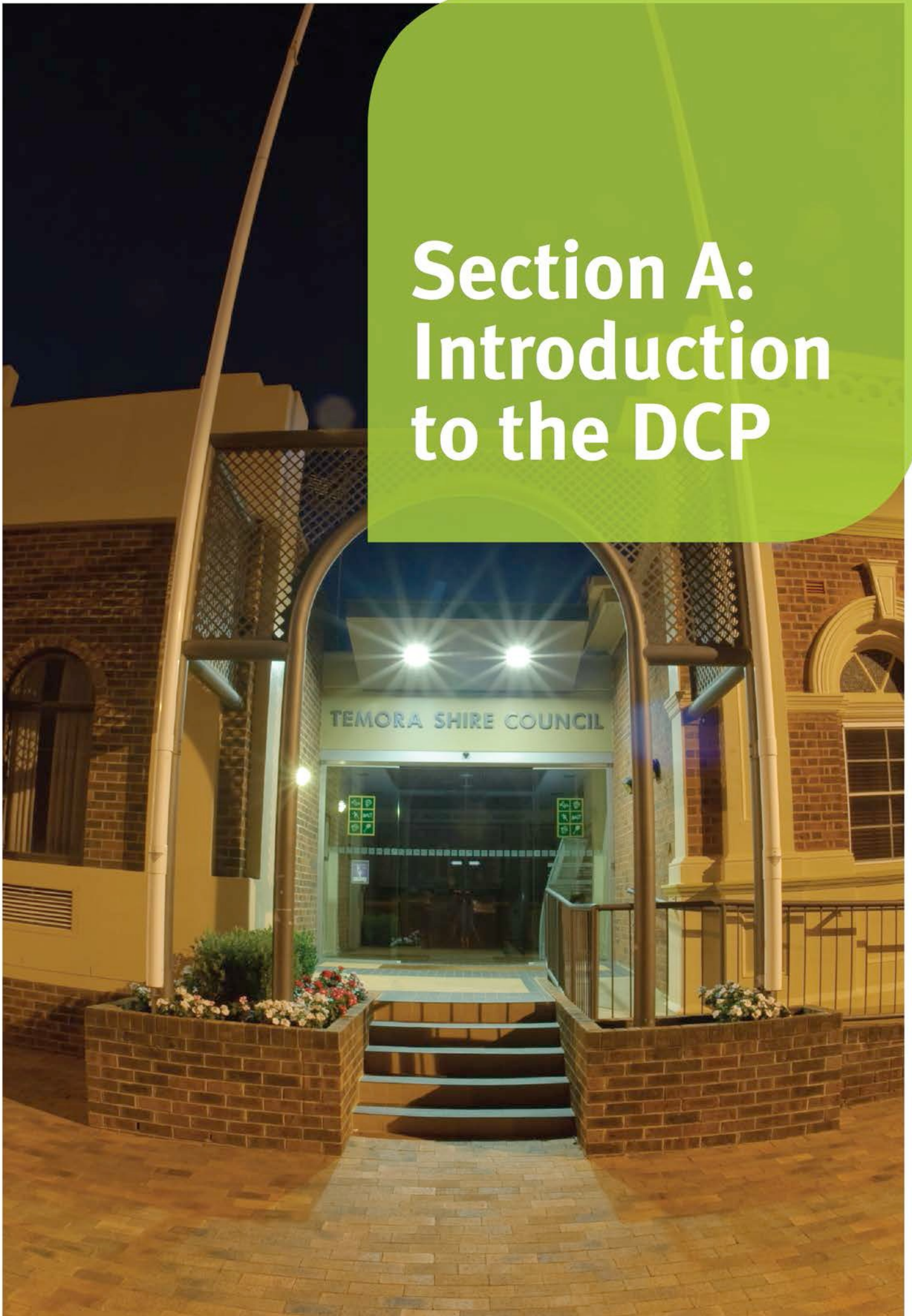
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# Section A: Introduction to the DCP



# Section A - Introduction to the DCP

## 1. DCP Objectives

The overall objectives of the Temora Shire Development Control Plan 2012 are to:

- help achieve the aims and objectives of the Temora Local Environmental Plan 2010 by providing more detailed controls for development.
- outline Council policies, standards and indicate the preferred future direction for development within Temora Shire.
- assist in the preparation of development proposals by providing applicants and owners the relevant details of Council requirements.

## 2. What is a Development Control Plan (DCP)?

A DCP is a source of information covering issues of legislative, administrative and technical aspects of development.

This DCP is known as ***Temora Shire Development Control Plan 2012*** pursuant to Division 6 of the *Environmental Planning and Assessment Act 1979*.

This DCP applies to the whole of the Temora Shire Local Government Area.

This DCP contains more detailed provisions than in the *Temora Local Environmental Plan 2010*. In the event of a conflict between the DCP and the *Temora Local Environmental Plan 2010* the Local Environmental Plan prevails.

This DCP applies from the date of adoption by Council. The date of adoption and amendments to the DCP are listed in **Section B – Amendments to the DCP**

## 3. How to use the Development Control Plan

The Development Control Plan (DCP) is designed to assist with various types of issues that may relate to a development proposal.

Section C contains separate controls to address specific development issues within the Shire. Section C forms only a single component of the overall DCP and should not be read in isolation.

Each part of Section C may include one or all of the following:

- **Objectives** – Each specific section has specific objectives which describe what Council aims to achieve
- **Specific Development controls** - These are used to measure the performance of a development in the development process.

#### **4. Variations to the DCP**

Notwithstanding any provisions of this DCP, other than those standards included in other legislation or are only permitted to be varied as development standards, Council may consider a variation to the DCP. Such a variation may only be considered where a written statement specifying the grounds for non-compliance is submitted for Council's consideration.

Council may consider advertising any variation to the DCP where it considers such variation is a major departure.

Council will only consider a variation where it is warranted by special circumstances, where the design of the proposed development is of a superior standard and where in Council's opinion the stated objectives of the development controls and particular standard are achieved.

#### **5. Disclaimer**

Council provides the information contained in this DCP in good faith. In some cases this DCP only provides a summary of legislative provisions and technical codes. This DCP also includes information that does not strictly meet the requirements of Division 6 of the *Environmental Planning and Assessment Act 1979*.

The information contained in this document is a guide to only some of the provisions that relate to development. Compliance with the requirements of this DCP will not necessarily mean that a development will be approved.

Always seek independent advice in relation to property purchases or investment decisions. This information should not be relied upon in reaching a decision to purchase a property.

#### **6. Starting your business**

Council maintains a "Start your Business Here" website which helps to guide prospective developers through a series of questions and prompts. This website also helps with the types of questions Council will ask. It also helps to identify early on in the planning process the types of issues that may need to be addressed. It also highlights state and federal requirements that a particular type of business may need to know about.

The link to this web site is [www.temora.nsw.gov.au/planning/9139/5524.html](http://www.temora.nsw.gov.au/planning/9139/5524.html)

## **7. Further information**

If you have enquiries or wish to clarify any aspect of this DCP please contact Council on the following

Phone (02) 6980 1100

Fax (02) 6980 1138

Email: [temshire@temora.nsw.gov.au](mailto:temshire@temora.nsw.gov.au)

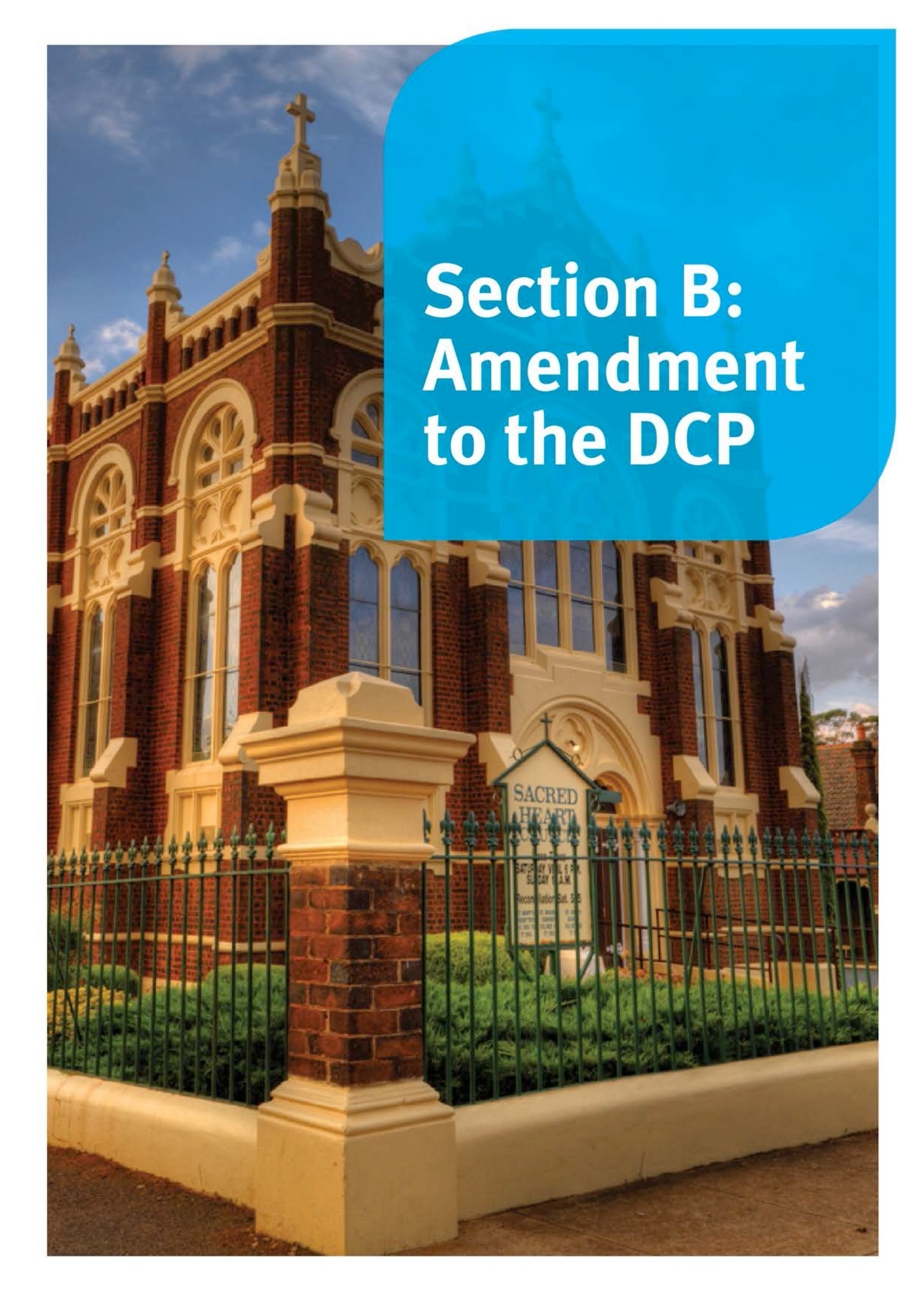
Address

105 Loftus Street

PO Box 262

TEMORA NSW 2666





# Section B: Amendment to the DCP

# Section B - Amendment to the DCP

## 1. Objectives

The objectives of this Section are to:

- identify the process for amending the DCP and providing for public participation
- provide an update on amendments to the Temora Shire Development Control Plan 2012
- identify the date of adoption of the DCP by Council and subsequent amendments

## 2. Date of adoption of original plan and date when plan comes into force

This plan was exhibited for public comment in accordance with the *Environmental Planning and Assessment Act 1979 and Regulations*. Council adopted this plan on the **16<sup>th</sup> August 2012**.

Subsequent amendments to the plan are listed below.

This plan came into force as of the **7<sup>th</sup> September 2012** (being the date of public notice in the local newspaper in accordance with Clause 21 of the *Environmental Planning and Assessment Regulations 2000*)

## 3. Amendments to Temora Shire Development Control Plan 2012

Where Council resolves to prepare an amendment to the Temora Shire Development Control Plan 2012 these must be exhibited for a minimum period of 28 days. Public notice must be given in the local newspaper, the Temora Independent. This notice is to indicate the details of the places, times and dates for the inspection of the draft amendments; and the period during which submissions may be made.

Copies of the draft amendments will be made available during the exhibition period free of charge.

**Table 1: List of DCP Amendments**

| Purpose of Amendment      | Section Amended   | Date Amendment effective (Public notice under Clause 21 EPA Regulations 2000) |
|---------------------------|---|---|
| Update and Revise Chapter | Temora Airpark Estate                                     | 24.10.2014  |
| Update and Revise Chapter | Engineering Standards, Large lot Residential, Subdivision | 28.04.2017  |
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