

Development Guide



FURTHER INFORMATION

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Development Guide

Our Three-Step Process

Any type of development, from building an access ramp or granny flat to a new home or shopping centre, will either be an:

- **Exempt Development** - Low impact developments, such as fences, barbeques, driveways and sheds.
- **Complying Development** - Straightforward developments, such as home renovations and additions or a new home up to two storeys.
- **Not Exempt or Complying Development** – All other development e.g Local and State significant development.

The type of development you are undertaking determines the steps you need to take to get the job done, the right way.

Step 1: Determine what type of development you are undertaking

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 outlines various forms of developments that may not require development consent, subject to specified development standards. If these standards cannot be achieved then development consent may be required. Refer to www.planning.nsw.gov.au for access to a copy of the policy.

Narrabri Local Environmental Plan 2012 (LEP) includes definitions for various land uses, most of which require **development consent**. The LEP identifies development that does not require consent; Development that needs consent; and prohibited development within the zone applicable to the land.

Step 2: Start works or engage an expert

- **If your development is Exempt**, you can start works without engaging Council or a private building certifier.
- **If your development is Complying**, you need to employ Council or a private building certifier for a complying development certificate before starting works.

For more information on Council's efficient and competitive building certification services, please contact your local Council.

- **If your development is Not Exempt or Complying**, you need to submit a Development Application (DA) to Council and wait for approval before starting works, either yourself or with the help of an architect or builder.

For further information on Development Applications, please contact Council.

Step 3: If you have any questions, contact our development experts

To find out more about our service, please contact the Planning and Development Department within your local Council.

Useful Links

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Affordable Rental Housing) 2009