



# **AGENDA**

## **General Committee Meeting**

**Date: Monday, 10 February 2025**

**Time: 5.30 pm**

**Location: Cowra Council Chambers  
116 Kendal Street, Cowra**

**Larissa Hackett  
Acting General Manager**

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## **I INTRODUCTION**

### **I.1 Recording & publishing**

In accordance with the Local Government Act (1993), Cowra Council is recording this meeting and will upload the recording to Council's website. By speaking at this meeting, you agree to being recorded and having that recording published in the public domain. Please ensure that when you speak at meetings you are respectful to others and use appropriate language at all times. Cowra Council accepts no liability for any defamatory or offensive remarks or gestures made during the course of this meeting.

### **I.2 Acknowledgement of Country**

We acknowledge the traditional custodians of the land on which we gather, the Wiradjuri people, and pay our respects to elders both past and present.

### **I.3 Apologies and Applications for Leave of Absence by Councillors**

List of apologies for the meeting.

### **I.4 Disclosures of Interest**

Councillors and staff please indicate in relation to any interests you need to declare:

- a. What report/item you are declaring an interest in?
- b. Whether the interest is pecuniary or non-pecuniary?
- c. What is the nature of the interest?

### **I.5 Presentations**

### **I.6 Public Forum**

I invite any member of the public wishing to speak on an item in the agenda to please come to the lectern, introduce yourself, state the item you wish to speak on and allow time for any councillor or member of staff if they have declared an interest in the item to manage that conflict which may include them leaving the chamber during your presentation.

## **2 CONFIRMATION OF MINUTES**

Confirmation of Minutes of General Committee Meeting held on 9 December 2024



# **MINUTES**

**General Committee Meeting  
Monday, 9 December 2024**

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**MINUTES OF COWRA COUNCIL  
GENERAL COMMITTEE MEETING  
HELD AT THE COWRA COUNCIL CHAMBERS, 116 KENDAL STREET, COWRA  
ON MONDAY, 9 DECEMBER 2024 AT 5PM**

- PRESENT:** Cr Ruth Fagan, Cr Paul Smith (Mayor), Cr Nikki Kiss OAM (Deputy Mayor), Cr Erin Watt, Cr Peter Wright, Cr Tony Horton, Cr Cheryl Speechley
- IN ATTENDANCE:** Mrs Larissa Hackett (Acting General Manager and Director - Environmental Services), Mr Dirk Wymer (Director - Infrastructure & Operations), Mr Alan Dalton (Director - Corporate Services)

**I INTRODUCTION**

1.1 Recording & Publishing

The Mayor advised that the meeting was being recorded.

1.2 Acknowledgement of Country

The Mayor delivered the Acknowledgment of Country.

1.3 Apologies and Applications for Leave of Absence by Councillors

Apology

**COMMITTEE RESOLUTION**

Moved: Cr Ruth Fagan

Seconded: Cr Nikki Kiss OAM

**That the apology received from Cr Cheryl Downing be accepted and leave of absence granted.**

CARRIED

1.4 Disclosures of Interest

Cr Nikki Kiss OAM declared a non-pecuniary interest in relation to item 3.3 *2024-2025 Policy Review - Draft Policy - Honour Roll (Order of Australia)* as she has an Order of Australia title and will remain in the Chamber during consideration of this item.

Cr Erin Watt declared a non-pecuniary interest in relation to item 4.1 *Col Stinson Park Netball Facilities Project Budget Update* as a family member has made a submission and will remain in the Chambers during consideration of this item.

Cr Erin Watt also advise in relation to Item 4.3 she had previously declared an interest but the family member no longer resides or owns operty in the location and she will remain in the Chamber.

1.5 Presentations

Nil

1.6 Public Forum

Nil

**2 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Peter Wright

**That the minutes of General Committee Meeting held on 11 November 2024 be confirmed.**

CARRIED

**3 DIRECTOR-CORPORATE SERVICES REPORT**

**3.1 2024-2025 Policy Review - Draft Policy - Legislative Compliance**

**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Peter Wright

**That Council adopt the draft Legislative Compliance Policy as presented.**

CARRIED

The Chair acknowledged Karren Cave's, Councillor elect, attendance in the Gallery.

Cr Cheryl Speechley arrived at the meeting at this point at 5:06 pm.

**3.2 Investments and Financial Report**

**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Erin Watt

**That Council note the Investments and Financial Report for November 2024.**

CARRIED

**3.3 2024-2025 Policy Review - Draft Policy - Honour Roll (Order of Australia)**

**COMMITTEE RESOLUTION**

Moved: Cr Paul Smith

Seconded: Cr Erin Watt

**That Council adopt the draft Policy – Honour Roll (Order of Australia) as presented.**

CARRIED

**3.4 Cowra Library Operating Hours & Dolly Parton's Imagination Library Program****PROPOSED AMENDMENT TO RECOMMENDATIONS 1 AND 2**

Moved: Cr Erin Watt

Seconded: Cr Peter Wright

That Council:

1. Note outcomes of the extended Cowra Library opening hours.
2. Develop a strong marketing plan and conduct a second trial from January to March 2025.

LOST

**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Tony Horton

That Council:

1. **Note outcomes of the trial of extended Cowra Library opening hours, which have resulted in a negligible increase of library patronage compared to regular hours, requiring a disproportionate increase in annual staff costs of \$2,571 over the trial period.**
2. **Agree to retain regular library opening hours, without amendment.**

CARRIED

**COMMITTEE RESOLUTION**

Moved: Cr Erin Watt

Seconded: Cr Nikki Kiss OAM

That Council:

1. **Note that State Government funding for the Dolly Parton Imagination Library Program expired on 30 June 2024, however the program administrator, United Way Australia, has drawn on grant savings to continue the program while it seeks further funding.**
2. **Note that to fully fund the Dolly Parton Imagination Library Program, an annual budget up to \$70,074 would be needed.**
3. **Agree to contribute up to \$2,907 for January to June 2024-25, to meet the program costs of newborn registrants only, to provide an opportunity for United Way Australia to seek future funding from the State Government.**
4. **Lobby the State Government and local Member Steph Cooke to restart the financial commitment to provide the Dolly Parton Imagination Library.**

CARRIED

At 5:33 pm, Cr Peter Wright left the meeting.

At 5:36 pm, Cr Peter Wright returned to the meeting.



**4 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT****4.1 Col Stinson Park Netball Facilities Project Budget Update****COMMITTEE RESOLUTION**

Moved: Cr Ruth Fagan

Seconded: Cr Nikki Kiss OAM

- 1. That the Director – Infrastructure & Operations report on the Col Stinson Park Netball Facilities Project budget update be noted.**
- 2. That the Col Stinson Park Netball Facilities project cost variations of \$230,000 are to be funded from the ‘Cowra Services Projects Reserve’ funds.**

CARRIED

**5 DIRECTOR-ENVIRONMENTAL SERVICES REPORT****5.1 Public Exhibition of Draft Cowra Housing Strategy.****COMMITTEE RESOLUTION**

Moved: Cr Peter Wright

Seconded: Cr Tony Horton

- 1. That Council notes the report on the progress of the Cowra Housing Strategy Project.**
- 2. That Council notes the Draft Cowra Housing Strategy.**
- 3. That the Draft Cowra Housing Strategy be placed on public exhibition in accordance with the requirements of the Cowra Community Participation Plan 2024 from 20 December 2024 to 7 February 2025.**
- 4. That a further report be prepared for Council presenting the findings of public exhibition and recommendations for finalisation and adoption of the Draft Cowra Housing Strategy.**

CARRIED

**5.2 Cowra Development Control Plan 2021 – Amended Part E.4 – Urban and Village Development – addition of Valley View Estate planning controls****COMMITTEE RESOLUTION**

Moved: Cr Erin Watt

Seconded: Cr Nikki Kiss OAM

- 1. That Council notes the findings of the public exhibition of the draft amended Part E.4 which seeks to modify Cowra Development Control Plan 2021 by including specific planning controls for Valley View Estate.**
- 2. That Council notes one submission was received from the 28-day public exhibition process with no objection to the draft amended Part E.4 of the Cowra Development Control Plan 2021**

3. That Council approve the draft amended Part E.4 of Cowra Development Control Plan 2021 in accordance with Clauses 14 & 16 of the Environmental Planning and Assessment Regulation 2021.
4. That a notice of Council's decision to approve the draft amended Part E.4 of the Cowra Development Control Plan 2021 be published on the Cowra Council website within 28 days in accordance with Clauses 14 & 16 of the Environmental Planning and Assessment Regulation 2021.
5. That the amended Part E.4 of the Cowra Development Control Plan 2021 comes into effect on Friday, December 20, 2024 and that this date be specified in the notice given in accordance with recommendation No. 4.
6. That a copy of the Cowra Development Control Plan 2021 be forwarded, within 28 days, to the Planning Secretary of the NSW Department of Planning, Housing and Infrastructure in accordance with the requirements of Clause 20 of the Environmental Planning and Assessment Regulation 2021.

CARRIED

In Favour: Crs Ruth Fagan, Paul Smith, Nikki Kiss OAM, Erin Watt, Peter Wright, Tony Horton and Cheryl Speechley

Against: Nil

CARRIED 7/0

5.3 Minimum Lot Size for Dual Occupancy in R2 Low Density Residential Zone - West Cowra

**COMMITTEE RESOLUTION**

Moved: Cr Erin Watt

Seconded: Cr Cheryl Speechley

1. That Council notes the report on the recommended Minimum Lot Size for dual occupancies in the R2 Low Density Residential zone in West Cowra
2. That consideration of the report be deferred to a future meeting to allow for further information to be provided.
3. That an extension be sought for the timing of reply to the Department of Planning, Housing and Infrastructure's request for advice from Council regarding appropriate lot sizes for R2 Low Density Residential Zones under Stage I of the Low and Mid Rise Housing Policy, to enable Council to receive and consider further information.

CARRIED

In Favour: Crs Ruth Fagan, Paul Smith, Nikki Kiss OAM, Erin Watt, Peter Wright, Tony Horton and Cheryl Speechley

Against: Nil

CARRIED 7/0

**6 LATE REPORTS**

Nil

**7 NOTICES OF MOTIONS**

Nil

**8 CONFIDENTIAL MATTERS**

**COMMITTEE RESOLUTION**

Moved: Cr Ruth Fagan

Seconded: Cr Nikki Kiss OAM

**That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 10A(2) of the Local Government Act 1993:**

**9 CONFIDENTIAL DIRECTOR-CORPORATE SERVICES**

**9.1 Cowra Community Service Medal 2025**

**This matter is considered to be confidential under Section 10A(2)(a) of the Local Government Act 1993, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with personnel matters concerning particular individuals (other than councillors).**

CARRIED

### 3 DIRECTOR-CORPORATE SERVICES REPORT

#### 3.1 Donation - Cowra Magpies

File Number: D25/40

Author: Alan Dalton, Director - Corporate Services

#### RECOMMENDATION

**That Council provide Cowra Magpies Rugby League Club a donation of \$922 from the Section 356 expenses budget for reimbursement of fees associated with installation of plumbing and drainage for new female toilet facilities at West Cowra Recreation Ground.**

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#### INTRODUCTION

Cowra Magpies Rugby League Club's 'She Matters Hub' project includes installing new female toilet facilities at West Cowra Recreation Ground, to provide equitable support for females who must currently share male facilities. The Club has approached Council seeking for a reimbursement of development fees for the project (letter of request and subsequent application included at [Attachments 1 and 2](#)).

#### BACKGROUND

The request is to support facilities needed to provide fair and equitable support for female players and associates of Cowra Magpies.

The application fits the following eligibility criteria under Clause 9 of Council's Donations Policy:

- Community development projects – projects that meet an identified community need, have been developed in consultation with the community and encourage participation in the development of the project.
- Community, charity and not for profit organisations' use of Council owned and controlled facilities including halls, sporting grounds and other venues.

It is recommended that a donation of \$922 be provided to the applicant.

#### BUDGETARY IMPLICATIONS

\$4,988 is the available balance of Council's Section 356 Donations Budget for 2024-25.

#### ATTACHMENTS

1. Letter from Cowra Magpies Rugby League - 6 January 2025 [↓](#)
2. Donation Application from Cowra Magpies Rugby League - 22 January 2025 [↓](#)

Cowra Magpies Rugby League

6 January 2025

Subject: Request for Waiver of Plumbing and Draining Application Fees – Female Change Facilities at West Cowra Recreation Ground

Dear General Manager,

On behalf of Cowra Magpies Rugby League Club, I am writing to formally request that Cowra Council consider waiving the fees associated with the plumbing and draining application for the installation of an additional toilet and hand basin in the building currently identified as the Greyhound Shed at the West Cowra Recreation Ground.

This initiative is part of the 'She Matters Hub' project, which aims to establish dedicated female change facilities at the recreation ground. The addition of these amenities will greatly enhance the accessibility and inclusivity of the facility, providing a safe and welcoming space for female athletes and community members.

As a community-driven project, we have worked hard to secure funding and in-kind contributions from local businesses and tradespeople. Generous donations from supporters such as Porters Plastering, as well as committed involvement from local trades, have enabled us to move forward with this important project. However, as we strive to manage costs and maximize the impact of available funds, waiving the application fees would provide invaluable financial relief and support to this initiative.

We are confident that this project aligns with Cowra Council's vision of promoting equitable access to high-quality recreational facilities and fostering community engagement. By supporting this request, the Council will play a pivotal role in championing the needs of female athletes and encouraging greater participation in sport and recreation within our region.

We kindly ask for your consideration of this request and look forward to your favourable response. Should you require any further information or wish to discuss this matter, please do not hesitate to contact me at 0419 288 579.

Thank you for your continued support of this important community project.

Yours sincerely,

Greg Garlick

Treasurer



Cowra Shire Council  
 Private Bag 342  
 Cowra NSW 2794  
 Phone: 02 6340 2000  
 council@cowra.nsw.gov.au  
 www.cowracouncil.com.au

## Application for Financial Assistance/Donation

### Applicant Information

Local Sporting Team/Organisation

[ applications must be made by the local team of which the individual is a member ]

Contact Name/ Sporting Applicant: Cowra Magpies Rugby League Club  
 Mailing address: 19 Carleton St. COWRA NSW 2794  
 Phone: (Home) 0419 288 579 (Business) \_\_\_\_\_  
 Email: cowramagpiesrl@gmail.com  
 Signature: Greg Garlick Date: 22 / 01 / 2025

### Organisation Details

Organisation responsible for the event/activity: Cowra Magpies Rugby League Club  
 President/Secretary Contact Details: Greg Garlick  
 Organisation Type (please circle): Non Profit / Charity / Incorporated / Business / other:  
 Do membership fees apply?  YES  NO  
 If yes, annual membership/fees \$ \_\_\_\_\_

### Event Details

Description of the event/project/request/person for which assistance is sought Request for Waiver  
of Plumbing and Draining Application Fees – Female Change Facilities at West Cowra Recreation Ground  
 Date/s of the proposed event/project February – March 2025  
 Venue where will the event/project take place? West Cowra Recreation Ground

### Financial Details

Amount of assistance being sought: \$922.00  
 Total Estimated cost of the total event/project \$5500.00  
 How are funds to be raised? In kind donations for labour from local trades,  
Christmas Pudding Fundraiser, Pop Up Shop and local business sponsorship.  
 Funds available at present to go towards event \$5500.00  
 Will the event/project support charities  YES  NO  
 If YES, value of support \$0.00  
 Previous / Other Assistance: \_\_\_\_\_  
 Has Council previously assisted you/your organisation?  YES  NO  
 If so what was the amount of the assistance from Council? \$  
 When was it provided? Unsure of answer to this question, as new to committee.  
 Have you applied for funding from other organisations?  YES  NO  
 If YES, how much has been sought \$

**Eligibility** - Please tick the applicable areas relevant to the application:-

- Community development projects – projects that meet an identified community need, have been developed in consultation with the community and encourage participation in the development of the project.
- Festivals and special events which enhance community spirit.
- Support for a locally based voluntary community service or program where the majority of its income is fundraising.
- Local Community, charity and not for profit activities or events/functions that may be conducted outside the shire, but provide a benefit to the shire's residents
- To assist an individual's or team's sporting, cultural or academic achievement at a significant and recognised level.
- Community, charity and not for profit organisations' use of Council owned and controlled facilities including halls, sporting grounds and other venues.

**Request Details** – Please complete either **A** or **B** below

**A. Sporting applications** – Please select relevant sporting category below

- Australian/NSW/Territory Representative or team competing overseas
- Australian/NSW/Territory Representative or team competing in NSW or interstate

**PLEASE NOTE:** Sporting applications will only be considered when made by the local organisation/club of which the individual/team is a member, and must be supported by a letter of confirmation from the State or National body.

**Attachments required for sporting applications:**

- Supporting letter from local organisation body
- Supporting letter from State/Australian Supporting body
- Please attach any other information to support your application to Council

**B. Community/Event applications** – Please ensure all questions are answered

**Council Community Objectives** - To enable Council to consider your application, Council requires details of how this event/project will meet Council's objectives.

**Objective 1:** To provide benefit to the residents of Cowra Shire Council.

The proposed Female Change Facilities at West Cowra Recreation Ground will provide significant benefits to the residents of Cowra Shire by enhancing access to inclusive, safe, and modern amenities for female participants in recreational and sporting activities. Currently, there is a lack of appropriate change facilities for women, which limits their ability to participate fully in community sports and recreational programs. By addressing this gap, the project will promote gender equality, improve participation rates, and foster a more welcoming environment for women and girls in Cowra Shire. Furthermore, the new facilities will support local sports clubs and organisations by creating a more inclusive and comfortable space for their female members. This development is expected to increase the overall use of the West Cowra Recreation Ground, benefiting both the local economy and the community's wellbeing.

Ultimately, the provision of these facilities will contribute to a more equitable, supportive, and thriving community for all residents of Cowra Shire, encouraging a healthier lifestyle and stronger social connections.

**Objective 2:** To conduct quality cultural, sporting and community service programs or events which cannot attract sufficient funds from other sources. **[Please indicate why you are running the event]**

The development of the Female Change Facilities at West Cowra Recreation Ground will directly support the delivery of high-quality cultural, sporting, and community service programs by providing essential infrastructure that enables more inclusive participation. Without the construction of these facilities, many programs and events aimed at encouraging female participation in sports and recreational activities would struggle to attract sufficient funding or engagement. Currently, the lack of appropriate change facilities for women is a barrier to hosting larger events, sporting competitions, and programs that cater to diverse community needs.

By addressing this infrastructure gap, the project will make it possible to host a broader range of community events, including women's sports. These events are important for community engagement, health promotion, and social cohesion but often lack sufficient funds or resources from other sources due to infrastructure limitations.

The development of these change facilities will not only enhance local participation but also create opportunities for attracting external funding or sponsorships from organisations that support women's empowerment, community wellness, and inclusive sporting initiatives. It will serve as a foundation to expand and diversify the community's program offerings, ensuring their long-term sustainability and success.

**Objective 3:** To provide access and usage of community resources, services and facilities, and equity of access for special needs groups

The development of the Female Change Facilities at West Cowra Recreation Ground will significantly enhance access to community resources and services, ensuring greater equity for all users, including special needs groups. The project will provide a safe, accessible, and inclusive environment for women and girls, addressing a current gap in facilities for female participants in recreational and sporting activities.

**Objective 4:** To encourage and enable broad community participation in cultural/ community service programs.

The development of the Female Change Facilities at West Cowra Recreation Ground will play a pivotal role in encouraging and enabling broader community participation in cultural and community service programs. By providing modern, accessible, and gender-inclusive facilities, the project will create a welcoming environment that supports increased female participation in a variety of recreational and sporting activities. This will not only enhance the inclusivity of local programs but also encourage women and girls to engage in community-driven cultural and sporting initiatives that they may have previously been deterred from due to inadequate facilities.

In addition, the project will offer an opportunity for local organisations, schools, and clubs to partner with the Cowra Shire Council to deliver inclusive community service programs. With improved facilities, these groups will be able to reach a broader audience and engage more people in healthy, educational, and culturally enriching experiences.

Ultimately, the Female Change Facilities will be a catalyst for increased participation in community programs by breaking down barriers, promoting inclusivity, and encouraging all members of the Cowra Shire to take part in meaningful, community-building activities.

**Attachments required for Community/Event applications:**

- copy of the project's proposed budget, detailing anticipated costs, with quotations if applicable; **previously supplied**
- If you are a registered public charity, a copy of the registration certificate
- Please attach any other information to support your application to Council

Please check: **1. All questions on Page 1 to be completed**  
**2. Eligibility criteria has been selected**  
**3. Section A or Section B above has been completed**  
**4 Supporting documents for sporting activities included**



**3.2 Investments and Financial Report**

File Number: D25/136

Author: Alan Dalton, Director - Corporate Services

**RECOMMENDATION****That Council note the Investments and Financial Report for January 2025.**

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**INTRODUCTION**

The purpose of this report is to provide Councillors with useful and timely information on Council's investments, rate collections, loans and estimated financial position.

**BACKGROUND**

The Local Government (General) Regulation 2021 requires that Council receive a monthly report detailing all money that has been invested under Section 625 of the *Local Government Act 1993*.

The report must include a certificate as to whether the investment has been made in accordance with the Act, the Regulation and the Council's Investment Policies. This certificate appears below the table of investments.

**BUDGETARY IMPLICATIONS**

Nil

**ATTACHMENTS**

1. Investments & Financial Report - January 2025 [↓](#)

**ATTACHMENT**

**2024-2025 Investments and Financial Report**  
**January 2025**

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## Investments

### I. Investments Portfolio

Council's investments are as listed below in lodgement date order as at 31 January 2025

Funding Institution	S&P Rating	Date Lodged	Term (Days)	%	Date Due	Principal \$
NATIONAL AUSTRALIA BANK LTD	A-2	25/06/2024	252	5.15%	4/03/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	25/06/2024	287	5.15%	8/04/2025	500,000.00
BENDIGO & ADELAIDE BANK LTD	A-2	2/07/2024	217	5.16%	4/02/2025	500,000.00
ING BANK	A-2	2/07/2024	217	5.09%	4/02/2025	500,000.00
ING BANK	A-2	18/07/2024	243	5.16%	18/03/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	23/07/2024	245	4.97%	25/03/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	23/07/2024	252	4.97%	1/04/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	30/07/2024	210	5.30%	25/02/2025	500,000.00
ING BANK	A-2	1/08/2024	187	5.12%	4/02/2025	920,914.23
COMMONWEALTH BANK OF AUSTRALIA	A-1+	6/08/2024	182	4.81%	4/02/2025	500,000.00
ING BANK	A-2	6/08/2024	245	5.10%	8/04/2025	500,000.00
SUNCORP-METWAY LTD	A-1	13/08/2024	182	4.93%	11/02/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	20/08/2024	210	5.00%	18/03/2025	500,000.00
ING BANK	A-2	27/08/2024	182	4.94%	25/02/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	3/09/2024	182	4.80%	4/03/2025	500,000.00
IMB LTD	A-2	3/09/2024	189	4.85%	11/03/2025	500,000.00
ST GEORGE BANK	A-1+	3/09/2024	231	3.85%	22/04/2025	500,000.00
SUNCORP-METWAY LTD	A-1	3/09/2024	189	5.00%	11/03/2025	500,000.00
BANK OF QUEENSLAND	A-2	10/09/2024	189	4.95%	18/03/2025	500,000.00
IMB LTD	A-2	10/09/2024	182	4.85%	11/03/2025	600,000.00
SUNCORP-METWAY LTD	A-1	10/09/2024	210	5.00%	8/04/2025	2,000,000.00
IMB LTD	A-2	17/09/2024	182	4.85%	18/03/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	24/09/2024	140	5.00%	11/02/2025	500,000.00
ST GEORGE BANK	A-1+	1/10/2024	273	4.70%	1/07/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	8/10/2024	189	5.05%	15/04/2025	500,000.00
BANK OF QUEENSLAND	A-2	10/10/2024	173	4.95%	1/04/2025	500,000.00
SUNCORP-METWAY LTD	A-1	15/10/2024	210	5.08%	13/05/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	22/10/2024	182	4.85%	22/04/2025	500,000.00
BANK OF QUEENSLAND	A-2	29/10/2024	182	5.00%	29/04/2025	1,000,000.00
SUNCORP-METWAY LTD	A-1	29/10/2024	210	5.02%	27/05/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	5/11/2024	182	4.93%	6/05/2025	500,000.00
ST GEORGE BANK	A-1+	5/11/2024	273	4.70%	5/08/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	12/11/2024	98	5.00%	18/02/2025	500,000.00
SUNCORP-METWAY LTD	A-1	12/11/2024	189	5.05%	20/05/2025	500,000.00
SUNCORP-METWAY LTD	A-1	18/11/2024	211	5.05%	17/06/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	19/11/2024	182	5.10%	20/05/2025	500,000.00
SUNCORP-METWAY LTD	A-1	3/12/2024	210	5.10%	1/07/2025	500,000.00
SUNCORP-METWAY LTD	A-1	5/12/2024	201	5.00%	24/06/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	10/12/2024	182	5.10%	10/06/2025	500,000.00
BENDIGO & ADELAIDE BANK LTD	A-2	17/12/2024	182	5.05%	17/06/2025	1,000,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	17/12/2024	98	4.92%	25/03/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	17/12/2024	105	4.92%	1/04/2025	500,000.00
ING BANK	A-2	20/12/2024	214	4.93%	22/07/2025	500,000.00
ING BANK	A-2	20/12/2024	221	4.93%	29/07/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	20/12/2024	123	5.05%	22/04/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-2	20/12/2024	130	5.05%	29/04/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	7/01/2025	147	4.80%	3/06/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	7/01/2025	182	4.79%	8/07/2025	500,000.00
ST GEORGE BANK	A-1+	7/01/2025	245	4.70%	9/09/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	14/01/2025	91	4.80%	15/04/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-1+	14/01/2025	133	4.85%	27/05/2025	500,000.00
IMB LTD	A-2	14/01/2025	119	4.85%	13/05/2025	250,000.00
SUNCORP-METWAY LTD	A-1	14/01/2025	112	4.75%	6/05/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	21/01/2025	91	4.95%	22/04/2025	500,000.00
BANK OF QUEENSLAND	A-2	23/01/2025	152	4.90%	24/06/2025	500,000.00
BANK OF QUEENSLAND	A-2	24/01/2025	158	4.92%	1/07/2025	500,000.00
BANK OF QUEENSLAND	A-2	25/01/2025	185	5.00%	29/07/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	A-1+	28/01/2025	91	4.95%	29/04/2025	500,000.00
BANK OF QUEENSLAND	A-2	30/01/2025	181	4.85%	30/07/2025	500,000.00
Total						<b>\$32,270,914.23</b>

I hereby certify that all of the above investments have been placed in accordance with the Act, the Regulations and Council's Investment Policy.  
Scott Ellison, **Manager – Finance**, 31/1/25

**2. Interest Rate**

The average interest rate for Council's investments held is 4.94%. At the time of preparing this report, average (market rates) interest rates were as follows as at 31 January 2025

30 Days	60 Days	90 Days	120 Days	150 Days	180 Days	270 Days	1 YR
4.32%	4.51%	4.76%	4.80%	4.85%	4.90%	4.83%	4.79%

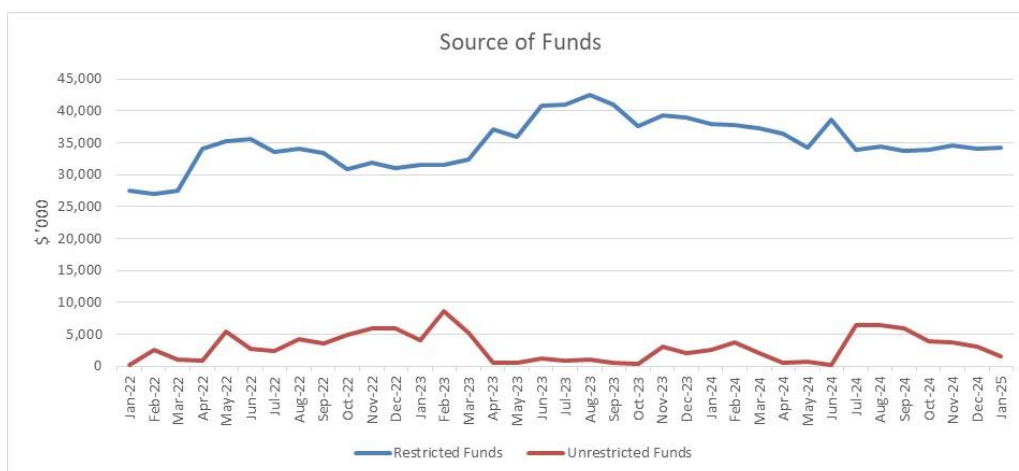
**3. General Fund Balance**

As at 31 January 2025 balances for Cowra Shire Council for Transaction Accounts and Cash in hand were as follows:

CBA General Account		\$'000
General Fund bank account		1,317
On-Call account balance		2,250
Cash in hand		4
<b>TOTAL</b>		<b>\$3,571</b>

The table and graph below show Council's source of funds with the split between Restricted and Unrestricted. The unrestricted funds representing the operating capital available to Council at any given time.

Source of Funds		\$'000
Investment Portfolio		32,271
Cash and Cash Equivalents - General Ledger		3,571
<b>TOTAL</b>		<b>\$35,842</b>
<b>Represented By:</b>		
Restricted Funds		34,265
Unrestricted Funds		1,577
<b>TOTAL</b>		<b>\$35,842</b>



**4. Council's Investments – Mix of Investment Ratings**

Council's investments are made in accordance with its investment policy and in particular are subject to Section 6 of that policy as follows:

**“6. Approved Investments**

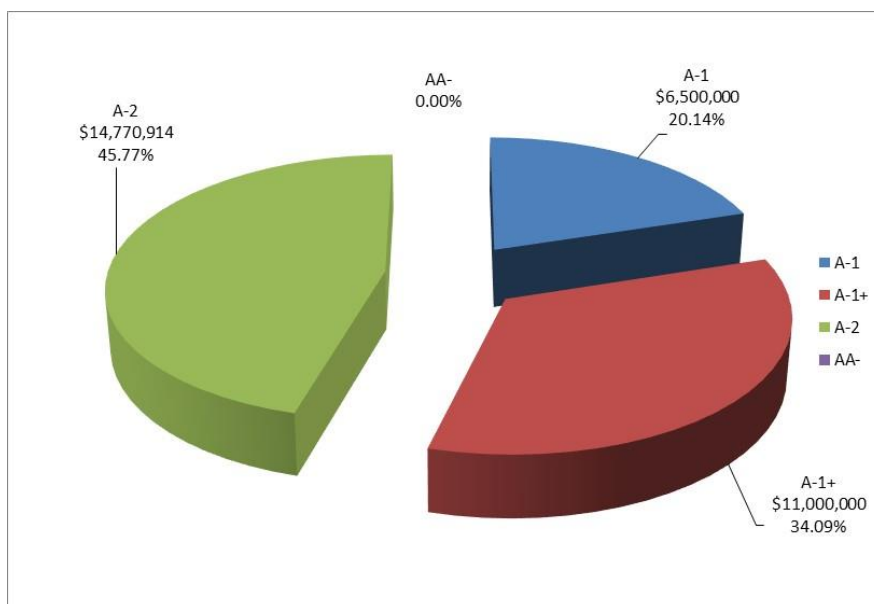
Investments are limited to those allowed by the most current Ministerial Investment Order that has been issued by the NSW Minister for Local Government.

All investments must be denominated in Australian Dollars. Authorised new investments as from 12 January 2011 are limited to the following, as per the attached Ministerial Investment Order.

- a. Any public funds or securities issued by or guaranteed by, the Commonwealth, any State of the Commonwealth or a Territory.
- b. Any debentures or securities issued by a Council (within the meaning of the Local Government Act 1993 (NSW).
- c. Interest bearing deposits with, or any debentures or bonds issued by, an authorised deposit - taking institution (as defined in the Banking Act 1959(Cwth)), but excluding subordinated debt obligations.
- d. Any bill of exchange which has a maturity date of not more than 200 days; and if purchased for value confers on the holder in due course a right of recourse against a bank which has been designated as an authorised deposit-taking institution by the Australian Prudential Regulation Authority.
- e. A deposit with the New South Wales Treasury Corporation or investments in an Hour - Glass Investment Facility of the New South Wales Treasury Corporation.”

It should be noted that 100% of Council's investments are as per (c) above.

The following pie-chart shows Council's mix of investments for the period detailing the various classes of investments as per the Moody's and Standard and Poor's classifications.



**Rating Types as per Council's Investment Policy and the Department of Local Government Guidelines**

Any securities which are issued by a body or company (or controlled parent entity either immediate or ultimate) with a Moody's Investors Service, Inc. credit rating of "Aaa", "Aa1", "Aa2", "Aa3", "A1" or "A2" or a Standard & Poor's Investors Service, Inc credit rating of "AAA", "AA+", "AA", "AA-", "A+", or "A"

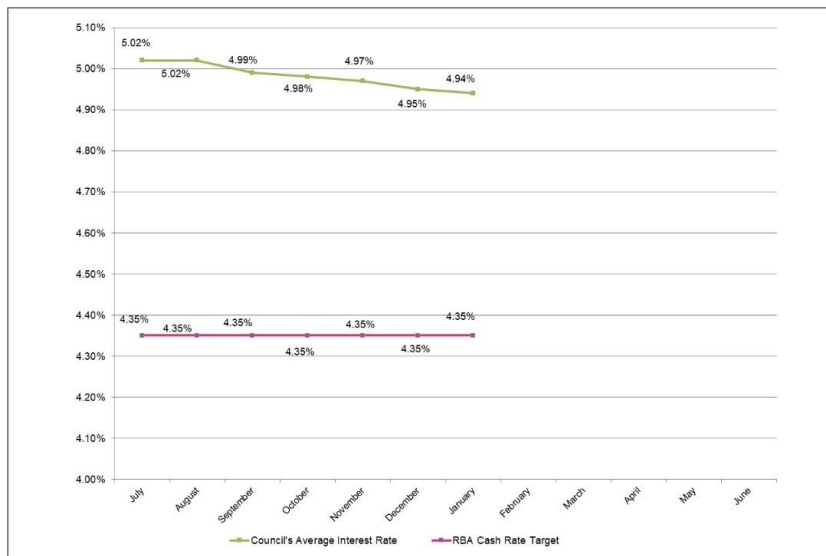
Any securities which are given a Moody's Investors Service Inc credit rating of "Aaa", "Aa1", "Aa2", "Aa3", "A1", "A2" or "Prime-1" or a Standard and Poor's Investors Service, Inc credit rating of "AAA", "AA+", "AA", "AA-", "A+", "A", "A1+" or "A1"

**5. Interest on Investment Income**

2024-2025 estimated interest on investments amount is \$1,716,932 and has been included in the Budget. Performance of investments is monitored monthly.

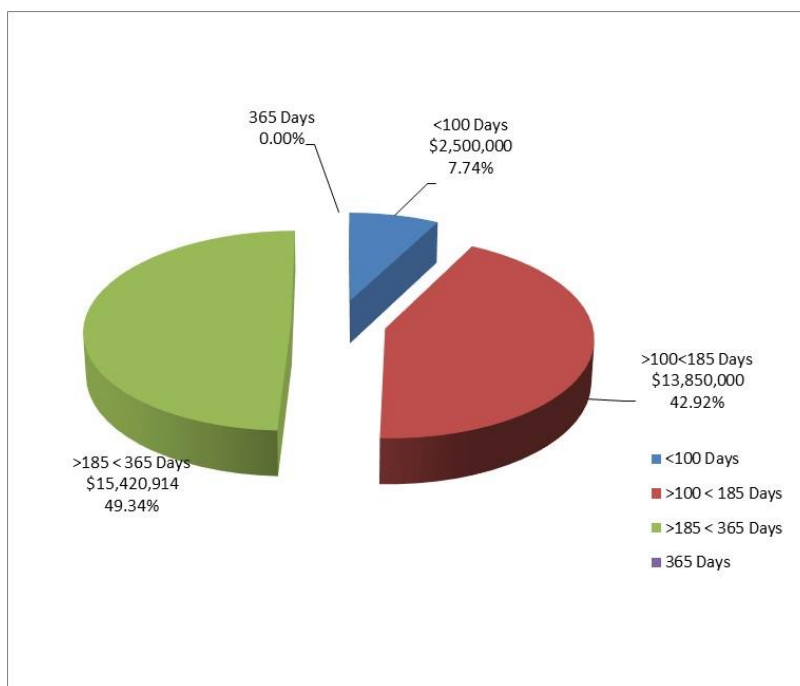
**6. Term Deposit Average Monthly Interest Rate Compared to the RBA Cash Rate Target**

The following graph compares the average monthly interest rate secured by Council to the RBA Cash Rate Target. Monetary policy decisions by the RBA are expressed in terms of a target for the cash rate, which is the overnight money market interest rate.



**7. Maturity Profile of Council's Investments**

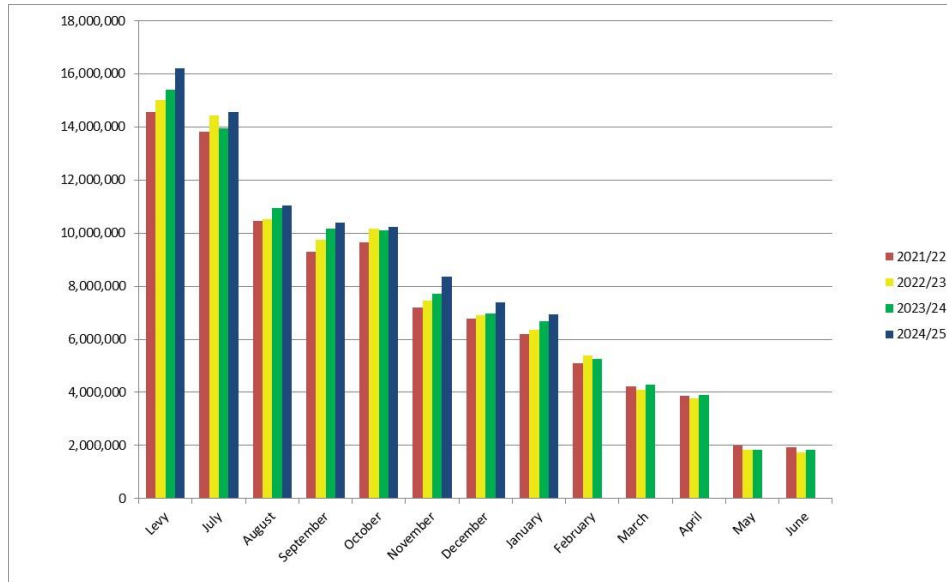
The following pie-chart shows the mix of Council investments for the month by maturity type.



## Rates

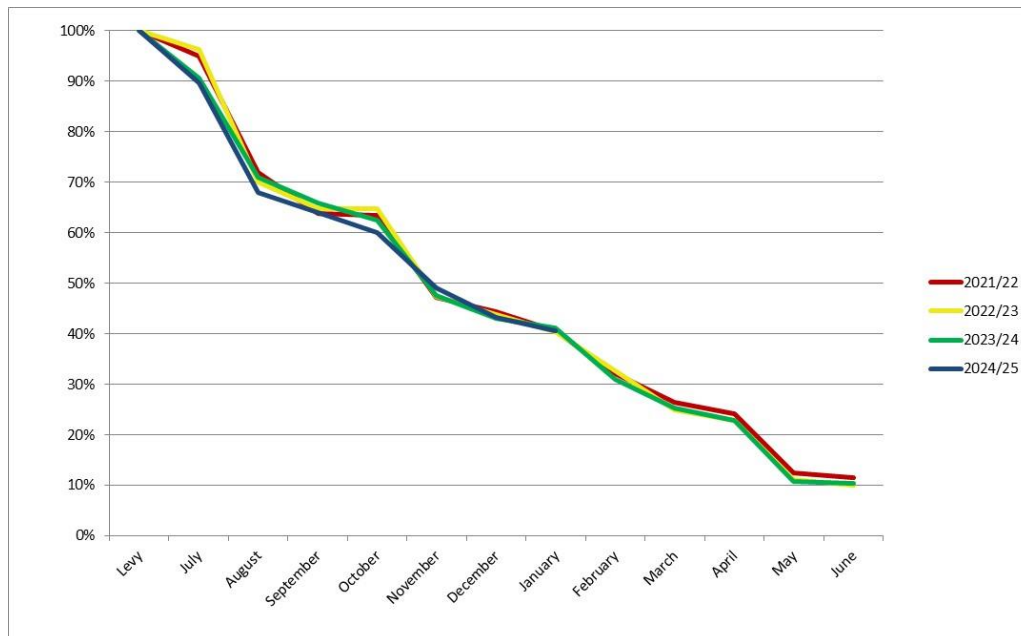
### 8. Comparison of Rate Collection Progress for 2024-2025 to prior years

The following graph shows the total rate levy and arrears collectable as at January 2025:



### 9. Council Rate Levy - % Comparison

As the levy varies each year, the following graph shows the total percentage of rates and arrears outstanding each month based on 100% being total levy plus total arrears in each year.



**10. Council Rate Levy – Arrears and Recovery Action**

At the 30 June each year, the total rate arrears figure consists of the unpaid rates from the year just ended together with outstanding balances from previous years.

Arrears at 30 June 2024		\$1,232,569
Collected year to date	-681,440	
Collected in January 2025	-110,624	-792,065
<b>Balance as at 31/1/2025</b>		<b>-792,065</b>

**11. Indicative Position of General Fund for the Current Year to 30 June 2025**

The following table shows Council’s current budget result based on the budget set as per Council’s Operational Plan for 2024-2025.

		Budget Income Statement - 2024/2025 Operating Result - Before Capital Grants & Contributions					Budget Cash at End of Year - 2024/2025				
Resolution		Consolidated	General	Water	Sewer	Waste	Consolidated	General	Water	Sewer	Waste
		'000	'000	000	'000	'000	'000	'000	'000	'000	'000
	Adopted Budget	(1,747)	(951)	(103)	(915)	222	40,189	21,158	6,294	9,647	3,090
136/24	Rent of enclosed Dedicated Roads	(4)	(4)				(4)	(4)			
132/24	Dam Surveillance & Inspections	(29)	(29)				(29)	(29)			
144/24	Civic Centre Theatre Seating						(40)	(40)			
178/24	Safe & Secure Water Program	(48)		(48)			(48)		(48)		
	End of 1st Quarter - Prior to Review	(1,828)	(984)	(151)	(915)	222	40,068	21,085	6,246	9,647	3,090
	1st Quarter Budget Review	(1,387)	(828)	(165)	(934)	540	35,664	16,508	6,163	9,628	3,365
258/24	Dolly Parton Imagination Library Program	(3)	(3)				(3)	(3)			
	End of 2nd Quarter - Prior to Review	(1,390)	(831)	(165)	(934)	540	35,661	16,505	6,163	9,628	3,365



## Loans

### 12. Interest Rate

The average interest rate for Council's current loans is 5.65%. Weighted Average Interest Rate (based on principal outstanding) is 6.57%.

### 13. Loan Summary

Summary of Current Loans and Purpose as at 31 January 2025.

Loan No	Lender	Date Obtained	Due date	Principal \$	Interest Rate %	Principal \$ O/S 31/1/25
<b>GENERAL</b>						
236	COMMONWEALTH (RIVER PK AMEN/VAUX DRAINAGE)	28/01/2005	1/02/2025	433,500	6.31	18,264
241B	COMMONWEALTH BANK (VAUX ST DRAINAGE WEST)	18/12/2006	18/12/2036	166,000	6.35	103,458
242B	COMMONWEALTH BANK (MULYAN OVAL AMENITIES)	22/08/2007	24/08/2037	95,000	6.80	63,201
249	NATIONAL AUST. BANK (CIVIC CENTRE REFURBISHMENT)	22/12/2008	22/12/2033	1,395,390	8.15	827,452
245	NATIONAL AUST. BANK (CIVIC CENTRE REFURBISHMENT)	29/06/2009	29/06/2029	234,000	8.33	88,053
246	NATIONAL AUST. BANK (SALEYARDS EFFLUENT SCREENS)	16/04/2010	16/04/2025	225,000	8.01	6,355
250	NATIONAL AUST. BANK (DRAINAGE IMPROVEMENTS)	28/06/2013	28/06/2028	250,000	6.36	81,014
253A	NSW TREASURY (DEPOT REDEVELOPMENT - STAGE 1)	27/06/2016	27/06/2026	400,000	2.63	66,906
253B	NSW TREASURY (AIRPORT SUBDIVISION)	27/06/2016	27/06/2026	1,478,993	2.63	247,364
253C	NSW TREASURY (CEMETERY EXPANSION)	27/06/2016	27/06/2026	250,000	2.63	41,803
254A	NSW TREASURY (DEPOT REDEVELOPMENT - STAGE 2)	11/05/2020	11/05/2040	512,120	2.41	417,266
254B	NSW TREASURY (CBD FOOTPATH REFURBISHMENT)	11/05/2020	11/05/2040	1,437,788	2.41	1,171,739
254C	NSW TREASURY (LOW LEVEL BRIDGE REPAIRS)	11/05/2020	11/05/2040	500,000	2.41	407,483
						<b>3,540,358</b>
<b>WASTE</b>						
247	NATIONAL AUST. BANK (RECYCLING PLANT)	16/04/2010	16/04/2025	538,500	8.01	15,209
255	NSW TREASURY (MRF AMENITIES/ADMINISTRATION BUILDING)	28/06/2024	28/06/2044	450,000	5.76	443,896
						<b>459,105</b>
<b>WATER</b>						
238	COMMONWEALTH (CBD MAINS REPLACEMENT)	22/02/2006	23/02/2031	1,000,000	6.03	414,124
241A	COMMONWEALTH BANK (WATER MAIN REPLACEMENT)	18/12/2006	18/12/2036	1,256,000	6.35	783,075
242A	COMMONWEALTH BANK (1C1 ZONE)	22/08/2007	24/08/2037	1,286,500	6.80	855,421
251	WESTPAC (EMERGENCY WATER SUPPLY CONSTRUCTION)	28/06/2013	27/06/2033	1,186,124	6.566	692,465
						<b>2,745,085</b>
<b>SEWERAGE</b>						
244	NATIONAL AUST. BANK (SEWER TREATMENT PLANT )	6/05/2010	04/05/2040	7,213,230	8.13	5,682,021
						<b>5,682,021</b>
<b>GRAND TOTAL</b>						<b>12,426,569</b>

## 4 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

- 4.1 Development Application No. 10.2024.95.1, Lot 1 DP 1099039, 13 Brougham Street Cowra, demolition of a shed and outbuilding, removal of two shipping containers and construction of a garage, lodged by I G Walker

File Number: D25/142

Author: Larissa Hackett, Director - Environmental Services

### RECOMMENDATION

1. That Council notes that the reason for the decision is that the proposal largely complies with Section 4.15 of the Environmental Planning and Assessment Act 1979. The variations to E.5.4.1.b and E.5.4.2.b. of Part E of Council's Development Control Plan 2021 is sufficiently justified and the application was publicly notified and no submissions were received; and
2. That Council approves variations to E.5.4.1.b and E.5.4.2.b. of Part E of Council's Development Control Plan for this development to allow a garage setback of 3.6 metres and a height of 5.366 metres; and
3. That Development Application No. 10.2024.95.1, for the Demolition of a shed and outbuilding, removal of two shipping containers and construction of a garage on Lot 1 DP1099039, 13 Brougham Street Cowra be approved subject to the following conditions:

### GENERAL CONDITIONS

1. Development is to be in accordance with approved plans.

The development is to be implemented in accordance with the plans and supporting documents stamped and approved and set out in the following table except where modified by any conditions of this consent.

Plan No./ Supporting Document	Prepared by/Reference Details	Cowra Shire Council Reference
Site Plan – As Existing Sheet 01	Currajong Drawn 25/11/24 REV A	Received 6 December 2024 Stamped No. DA 10.2024.95.1
Site Plan – Demolition Work Sheet 02	Currajong Drawn 25/11/24 REV A	Received 6 December 2024 Stamped No. DA 10.2024.95.1
Site Plan – As Proposed	Currajong	Received

Sheet 03	Drawn 25/11/24 REV A	6 December 2024 Stamped No. DA 10.2024.95.1
Elevations Sheet 2	Best Sheds Job 2795788594 5 March 2024	Received 6 December 2024 Stamped No. DA 10.2024.95.1
Floor Plan Sheet 4	Best Sheds Job 2795788594 5 March 2024	Received 6 December 2024 Stamped No. DA 10.2024.95.1
Statement of Environmental Effects Revision A	Currajong Pty Ltd 29 November 2024	Received 6 December 2024 Stamped No. DA 10.2024.95.1

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

2. The applicant shall comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the Environmental Planning and Assessment Regulation 2021 (see attached Advisory Note).
3. Where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the Applicant and plumbing/drainage contractor shall ensure that the following procedures are carried out:
  - (i) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicle loadings is to be utilised;
  - (ii) The opening in the kerb is created by either a saw cut or bored hole only. Breaking out the kerb by impact methods is not permitted;
  - (iii) The kerb adaptor is to be kept flush with the top and outside face of the kerb; and
  - (iv) The fixing of the kerb adapter and filling in of side gaps is to be undertaken by the use of an epoxy resin. Mortar or concrete is not to be used.

#### **CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS**

4. All utility service connections, including sewer and water, shall be properly disconnected as part of the demolition works. In this regard the Applicant must

consult with relevant service authorities regarding their requirements for the disconnection of services prior to any demolition works commencing at the site.

### **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION WORKS**

5. The demolition works shall comply with the provisions of Australian Standard AS2601:2001 The Demolition of Structures and the Work Health and Safety Act 2011.
6. Demolition works are to be carried out so as not to cause damage to adjacent and adjoining properties. All damage arising from the removal of the building is to be made good and any necessary repairs and renovations are carried out within six months. Existing site to be left in a clear, clean condition with all existing plumbing and drainage lines terminated to the satisfaction of Council.
7. All works involving the removal and disposal of asbestos cement and other products containing asbestos must only be undertaken by contractors who hold a current WorkCover licence appropriate to the work being undertaken.
8. Any removal, transport and disposal of asbestos or other contaminated waste materials shall be controlled in accordance with the Work Health and Safety Act 2011 and the Safe Work Australia Code of Practice – How to Manage and Control Asbestos in the Workplace. Any delivery of asbestos waste to Cowra Shire Council's Materials Recycling Facility (MRF) must be pre-booked by phoning the MRF on (02) 6340 2140.
9. In the event of any damage being caused to the existing kerb, guttering, footpath, water mains, sewer mains or public roadway during demolition works, the applicant shall reimburse the Council for the full costs of repairing and making good. Any temporary cross-over material must not remain in the street gutter.
10. All storage of goods and building materials and the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. All vehicles must be parked legally and no vehicles are permitted to be parked over the public footpath. The unloading of building materials over any part of a public road by means of a lift, hoist or tackle projecting over the footway will require separate approval under Section 68 of the Local Government Act 1993.
11. Demolition work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 1.00 pm on Saturdays. No work on Sundays or Public Holidays is permitted.
12. All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an approved Waste Landfill Depot. The container shall be erected on the development site prior to work commencing and shall be maintained for the term of the demolition to the completion of the project. No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road. The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the demolition site.

13. On the completion of any asbestos removal works, a Clearance Certificate is to be obtained in accordance with the Work Health and Safety Regulations 2011 and provided to Council.

**CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS**

14. The Applicant is to obtain a Construction Certificate from either Council or an Accredited Certifier, certifying that the proposed works are in accordance with the Building Code of Australia and applicable Council Engineering Standards prior to any building and or subdivision works commencing. No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificates have been obtained. It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable engineering standards in the case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.
15. It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable engineering standards in the case of building work.
16. The Applicant is to submit to Cowra Shire Council, at least two days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works' and 'Appointment of Principal Certifier'.
17. Prior to the commencement of work on the site, all erosion and sediment control measures shall be implemented and maintained prior to, during and after the construction phase of the development. The erosion and sediment control measures are to comply with Part B of Cowra Shire Council Development Control Plan 2021 at all times.
18. Prior to the construction of the garage a 'peg-out' survey plan is to be submitted to the Principal Certifier which establishes the position of the property boundary and demonstrates that the development will be constructed entirely within the boundaries of the property.

**CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION**

19. While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.
20. Any damage caused to footpaths, roadways, utility installations and the like by reason of construction operations shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration/repairs of property or services damaged during the works shall be met by the Applicant.
21. All storage of goods and building materials and the carrying out of building

operations related to the development proposal shall be carried out within the confines of the property. All vehicles must be parked legally and no vehicles are permitted to be parked over the public footpath. The unloading of building materials over any part of a public road by means of a lift, hoist or tackle projecting over the footway will require separate approval under Section 68 of the Local Government Act 1993.

22. **Building activities and excavation work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 1.00 pm on Saturdays. No work on Sundays or Public Holidays is permitted.**
23. **All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an approved Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project. No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road. The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.**
24. **All roofed and paved areas are to be properly drained in accordance with the Plumbing Code of Australia and discharged to Council's stormwater management system on Brisbane Street.**
25. **All plumbing work shall be carried out by a licensed plumber and drainer and to the requirements of the Plumbing Code of Australia. The licensed plumber or drainer must submit a Notice of Works form to Council prior to the commencement of any plumbing and drainage works and a Certificate of Compliance at the completion of the works. The plumbing and drainage works must be inspected by Council at the time specified below:**
  - (a) **Internal Drainage: When all internal drainage work is installed and prior to concealment. Pipes should be under water test.**
  - (b) **External Drainage: When all external drainage work is installed and prior to concealment. Pipes should be under water test.**
  - (c) **Water Supply: Hot and cold water supply pipework, when the pipework is installed and prior to concealment. Pipes should be under pressure test.**
  - (d) **Stormwater: When the stormwater and roof water drainage system has been completed.**

#### **CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

26. **The Applicant must not commence occupation or use of the garage until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.**

#### **ADVICE**

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If, during work, an Aboriginal object is uncovered then **WORK IS TO CEASE IMMEDIATELY** and the Office of Environment & Heritage is to be contacted urgently on (02) 6883 5300. Under the National Parks and Wildlife Act 1974 it is an offence to harm an Aboriginal object or place without an 'Aboriginal heritage impact permit' (AHIP). Before making an application for an AHIP, the applicant must undertake Aboriginal community consultation in accordance with clause 80C of the NPW Regulation.

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## **INTRODUCTION**

Development Application No. 10.2024.95.1 proposes the demolition of a shed and outbuilding, removal of two shipping containers and construction of a garage on Lot 1 DP 1099039, 13 Brougham Street Cowra. The application was lodged by I G Walker on 6 December 2024.

The application is being reported to Council because of a variation to the Cowra Development Control Plan 2021 which is discussed in the relevant section of the report.

A copy of the site and elevation plans of the proposed demolition of a shed and outbuilding, removal of two shipping containers and construction of a garage are included in Attachment '1' to this report and a copy of the Statement of Environmental Effects is included in Attachment '2'.

### **Description of Site**

Lot 1 DP 1099039, 13 Brougham Street Cowra is a rectangular allotment of approximately 702m<sup>2</sup>. The lot is located in the R1 General Residential zone under Cowra Local Environmental Plan (LEP) 2012. The site contains a dwelling with two unauthorised shipping containers, an outbuilding, and a shed.

A location map is included in Attachment '3' and an aerial photograph is included in Attachment '4' to this report.

### **Description of Proposal**

The applicant proposes the demolition of a shed and outbuilding, removal of two shipping containers and construction of a new garage. The new garage would have a footprint of 12m x 16m, and a ridge height of 5.366 metres, large enough to store a caravan and the items in the existing shed and shipping containers. The new garage includes a water closet.

### **Environmental Impact Assessment**

In determining a development application, a consent authority is to take into consideration such of the matters as are of relevance to the development in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979. The following section provides an evaluation of the relevant Section 4.15 Matters for consideration for DA 10.2024.95.1:

#### **Section 4.15(1) Evaluation Matters**

##### **S 4.15(1)(a)(i) provisions of any environmental planning instrument(s)**

##### **Local Environmental Plan (LEP)**

The applicable LEP is the Cowra LEP 2012 (CLEP) and the relevant provisions of the LEP are discussed as follows.

**1.2 Aims of Plan**

The development is not inconsistent the aims of the LEP.

**1.4 Definitions**

The existing development is defined as a dwelling house under the LEP. The proposed development is ancillary to the existing lawful use of the dwelling house.

**1.6 Consent authority**

The consent authority for the purposes of this Plan is (subject to the Act) the Council.

**1.9A Suspension of covenants, agreements and instruments**

Any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose. There are no covenants imposed by Council or that Council require to be imposed affecting the subject lot.

**2.1 Land use zones**

The site is zoned R1 General Residential, and the proposed development is permitted in the zone with consent.



**2.3 Zone objectives and Land Use Table**

**I Objectives of the Zone**



Objective	Comment
• To provide for the housing needs of the community.	Not inconsistent
• To provide for a variety of housing types and densities.	Not inconsistent
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Not inconsistent
• To provide attractive, affordable, well located and market-responsive residential land.	Not inconsistent
• To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.	Not inconsistent
• To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.	Not inconsistent
• To maximise public transport patronage and encourage walking and cycling.	Not inconsistent

## 2 Permitted without consent

Environmental protection works; Home occupations

## 3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

## 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Comment:

The proposed the development is permitted with consent.

**2.7 Demolition requires development consent**

The proposed demolition requires development consent.

**2.8 Temporary Use of land**

The proposal does not involve the temporary use of the land.

**5.10 Heritage conservation**

There are no heritage items identified on either the State Heritage Register or in the LEP located on the site, and the site is not located in a Heritage Conservation Area.

**5.11 Bushfire**

Bush fire hazard reduction work authorised by the Rural Fires Act 1997 may be carried out without development consent.

**5.21 Flood planning**

The land is not in the flood planning area.

**Part 6 Urban release areas**

This Part applies to land that is identified as Urban Release Area on the Urban Release Area Map. The land is not mapped as being affected; accordingly, this clause is not applicable.

**7.1 Earthworks**

Minimal earthworks are required. It is considered that there will be no adverse impact or environmental risk from the earthworks required.

**7.3 Terrestrial biodiversity**

This clause applies to land that is identified as biodiversity land on the Terrestrial Biodiversity Map. The land is not mapped as being affected; accordingly, this clause is not applicable.

**7.4 Riparian land and watercourses**

This clause applies to land that is identified as a watercourse on the Watercourses Map, or is within 40 metres of a mapped watercourse. The land is not mapped as being affected; accordingly, this clause is not applicable.

**7.5 Wetlands**

This clause applies to land identified on the wetlands map. The land is not mapped as being affected; accordingly, this clause is not applicable.

**7.6 Groundwater vulnerability**

This clause applies to land that is identified as groundwater vulnerable on the Groundwater Vulnerability Map. The land is not mapped as being affected; accordingly, this clause is not applicable.

**7.7 Airspace operations**

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cowra Airport. Works carried out on the site will not project into the Airport airspace.

**7.8 Essential Services**

Water	The proposed development would connect to Council’s reticulated water service.
Electricity	The proposed development will be connected to electricity supply to the requirements of the relevant energy provider.
Sewage	The proposed development would connect to Council’s reticulated sewer service.
Stormwater	Stormwater would be directed to Brisbane Street.
Access	The proposed garage would use the existing driveway and crossover to Brisbane Street to the west.

**7.11 Development on land in karst areas**

This clause applies to land that is identified as karst environment on the Natural Resources Sensitivity Map. The land is not mapped as being affected; accordingly, this clause is not applicable.

**State Environmental Planning Policies**

<b>SEPP</b>	<b>COMMENTS</b>
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) 2021	Not applicable
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	See comment below.
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	Not applicable
SEPP (Transport and Infrastructure) 2021	Not applicable

**SEPP (RESILIENCE AND HAZARDS) 2021**

Under Clause 4.6 a consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose

There are no known prior land-uses on the site that are likely to have resulted in the contamination of the land. Site inspection carried out did not reveal any evidence of contamination of the site. The proposal does not involve any demolition or works likely to result in contamination of the site. The SEE submitted with the application does not mention any previous land use that likely to have resulted in contamination of the site. No further investigation is warranted in this instance.

**S 4.15(1)(a)(ii) provisions of any draft Environmental Planning Instrument(s)**

There are no draft Environmental Planning Instrument(s) that are relevant to the site.

**S 4.15(1)(a)(iii) provisions of any Development Control Plan(s)**

**Cowra Shire Council Development Control Plan 2021**

**PART A – PLAN INTRODUCTION**

Consent is required for the proposed development.

**PART B – LAND MANAGEMENT**

Appropriate erosion and sediment controls to be implemented prior to the commencement of works. The soil disturbance area is relatively minor.

**PART C – BIODIVERSITY MANAGEMENT**

The development site is not identified as Terrestrial Biodiversity in the LEP or identified on the Biodiversity Values Map. The development area is generally clear of vegetation. No further assessment required relating to Biodiversity.

**PART E – URBAN & VILLAGE DEVELOPMENT**

**E.4.4. Ancillary buildings – detached**

It is noted the Statement of Environmental Effects was written prior to the insertion of the Valley View Estate chapter into the DCP, and therefore refers to the previous detached development controls under part E.4.

Section	Comments
E.5.4.1. Setback Controls	The proposed garage would have side and rear setbacks compliant with the BCA, and would utilise the existing driveway and

	<p>crossover.</p> <p><b>Variation requested.</b></p> <p>The proposed garage would have a setback to Brisbane Street of 3.6m, contrary to the 4.5 required under E.5.4.1.e.ii.</p> <p>The variation is considered at the end of this section.</p>
E.5.4.2. Building Appearance	<p>The proposed garage would be mountain blue with an off-white roof, to complement the off-white and blue roof of the dwelling extension, and would therefore not be inconsistent with the appearance of the existing dwelling.</p> <p><b>Variation requested.</b></p> <p>The proposed garage would have a height of 5.366m, contrary to the 4.5 required under E.5.4.2.b.</p> <p>The variation is considered at the end of this section.</p>

**Variation:**

E.5.4.1. Setback Controls

Section E.5.4.1 of Part E of the Cowra Council DCP 2021 requires ancillary buildings should be setback to the boundary adjoining the secondary street frontage is always 4.5m, or behind the existing building line, whichever is the lesser.

The proposed development would have a setback to Brisbane Street of 3.6 metres.

The applicant provides the following response to the variation:

*“The proposed garage is on a corner lot and has a 3.6m secondary setback to Brisbane Street which varies from the 4.5m setback standard. Variation to the secondary setback standard is requested from Council, given the owner requires a building that can accommodate the width and height of a large caravan, and the proposed garage is a similar setback and height to other buildings on and surrounding the site.”*

Comment

It is considered the proposed variation was adequately justified as the proposed garage would be adjacent to an existing dwelling with a zero-lot-line setback, and would therefore not be inconsistent with the existing streetscape. Additionally, the proposed garage would be partially screened from the public domain by established trees. The proposed garage is not inconsistent with the objectives of the R1 zone.

**Variation:**

E.5.4.2 Building Appearance

Section E.5.4.2 of Part E of the Cowra Council DCP 2021 requires that the scale of new ancillary buildings should be consistent with the dwelling and should not be more than 4.5 metres high, measured from natural ground level to the peak of the structure.

The proposed development would include a ridge height of 5.366m above ground level.

The applicant provides the following response to the variation:

*“The proposed garage has a ridge height of approximately 5.36m which varies from the 4.5m height control for ancillary buildings. Variation to the height limit standard is requested of Council, given the owner requires a building that can accommodate the width and height of a large caravan and that the proposed garage is a similar setback and height to other buildings on and surrounding the site.”*

#### Comment

It is considered the proposed variation was adequately justified as the proposed garage would be subservient to the existing dwelling and adjacent dwelling. Additionally, the proposed garage would be located at a sufficient distance to nearby residential uses to not adversely impact on amenity. The proposed garage would overshadow the neighbouring driveway but would not adversely impact on private open spaces or internal living areas. The proposed garage is not inconsistent with the objectives of the R1 zone.

### **PART K – LAND USE BUFFERS**

#### **Cowra Airport Obstacle Limitation Surface**

The subject land is located outside of the OLS.

### **PART O – ENVIRONMENTAL HAZARD MANAGEMENT**

The subject land is not mapped as flood prone.

The subject land is not mapped as bushfire prone.

There is no identified contamination on the subject land.

### **PART N – LANDSCAPING**

Landscaping assessment is not considered necessary for residential ancillary development.

### **PART P – CPTED PRINCIPLES**

CPTED assessment is not considered necessary for residential ancillary development.

The development, as conditioned, will comply with the remaining relevant DCP controls.

#### **S 4.15(1)(a)(iiia) provisions of any Planning Agreement(s)**

There is no planning agreement that has been entered into under Section 7.4 of the Environmental Planning and Assessment Act 1979 by the applicant in relation to the development proposal. Similarly, the applicant has not volunteered to enter into a draft planning agreement for the development proposal.

#### **S 4.15(1)(a)(iv) any matters prescribed by the regulations**

Section 4.15(1)(a)(iv) requires the Council to also consider Clauses 61, 62, 63 and 64 of the Environmental Planning and Assessment Regulation. The following provides an assessment of the relevant Clauses of the Regulation:

- Clause 61 – The proposal **does** involve demolition of a building and therefore the requirements of AS 2601-2001 have been considered in accordance with Clause 61(1) and relevant conditions applied.
- Clause 62 – The proposal does not involve the change of a building use for an existing building, or the use of an existing building as a place of public entertainment and therefore the requirement to consider fire safety and structural adequacy of buildings in accordance with Clause 62 is unnecessary.
- Clause 63 – The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.
- Clause 64 – The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building or place of public entertainment and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia is not required to be undertaken.

### **S 4.15(1)(b) the likely impact on the natural and built environment(s) and the likely social and/or economic impact on the locality**

Section 4.15(1)(b) requires the Council to consider the likely impacts of the development, including environmental impacts on both the natural and built environments as well as the social and economic impacts in the locality. The following provides an assessment of the likely impacts of the development:

#### Context and Setting

The area is predominately characterised by dwelling houses, with an existing flat building to the west and a former commercial-residential use to the south. The proposal would not change the existing character of the land, and is therefore considered consistent with the existing character of the locality.

#### Access, Parking, traffic

The site has vehicular access via Brisbane Street which is a sealed local road. The proposed garage would be accessed via the existing driveway and crossover. No other traffic or parking concerns are identified.

#### Public Domain

The proposal will not have a negative impact on public recreational opportunities or public spaces in the locality.

#### Utilities

The site is serviced by adequate utilities to cater for the development.

#### Heritage

There are no items listed in schedule 5 of the LEP 2012 as present on the land and a search of the AHIMS records did not reveal any items or places of Aboriginal Cultural Significance identified as present on the land.

#### Other Land Resources

The land does not contain any recorded mineral deposits and the proposal will not negatively impact any water catchment areas.

#### Water, Sewerage and Stormwater

The proposed development would connect to Council's water, sewer and stormwater services.

#### Soils

No adverse impacts on soil is anticipated. A recommended condition will apply to require compliance with Council's DCP 2021.

#### Air and Microclimate

Minimal amounts of dust may be generated during the construction period. Once construction works are complete the development will not impact on air quality.

#### Flora and Fauna

The development would not require the removal of vegetation. It is assessed there will be no significant impact on native flora & fauna.

#### Waste

Any construction waste and ongoing domestic waste will be removed from the site and appropriately recycled or catered for at a licensed waste management facility.

#### Energy

A BASIX Certificate is not required.

#### Noise and Vibration

Some noise will occur during the construction period, but is not expected to adversely impact on any surrounding land uses. Council's standard condition regarding construction hours is recommended. The constructed development will not result in any ongoing noise or vibration.

#### Natural Hazards

The land is not identified as bushfire or flood prone land.

#### Technological Hazards

Council's records and inspection of the site did not reveal any technological hazards affecting the site. Council is not aware of and the SEE submitted with the application did not refer to any previous land use likely to have resulted in contamination.

#### Safety, Security and Crime Prevention

This development will not generate any activity likely to promote any safety or security problems to the subject land or surrounding area.

#### Social and Economic Impacts on the locality

The proposed development will not result in any negative social or economic impacts.



### Site Design and Internal Design

The design of the development is satisfactory for the site and without any identified adverse impacts.

### Construction

The proposed development will be built in accordance with the Building Code of Australia. No adverse impacts are anticipated to occur as a result of the development.

### Cumulative impacts

The proposal is not expected to generate any ongoing negative cumulative impacts. A minimal increase in traffic activity to the site will occur during the construction phase. This will be limited by a condition of consent and will not continue once construction is completed.

## **S4.15(1)(c) The Suitability of the Site for the Development**

The development is consistent with the zone objectives and consideration has been given to the impacts the development will have within the locality. It is considered that the proposed development will not create adverse impacts within its local setting. It is assessed that the development will not impact upon any existing services. The development site is not identified as bushfire or flood prone or otherwise unsatisfactorily constrained by natural features. The site is considered suitable for the development subject to the imposition of appropriate conditions of consent.

## **S4.15(1)(d) Any Submissions Received**

### Public Consultation

The subject Development Application was notified to adjoining owners in writing from 12 December 2024 to 17 January 2025, in accordance with Cowra Community Participation Plan 2024. No submissions were received in relation to the proposed development.

### Public Authority Consultation:

There are no public authority consultation requirements with this development application.

## **S4.15(1)(e) The Public Interest**

The proposed development is permissible on the subject land and is not expected to adversely impact on the community interests of the area. The proposed development has been considered in terms of the context and setting of the locality in previous sections to this report. The proposed alterations will positively contribute to the development within the locality and will not impose any identified adverse economic or social impacts on the local community.

## **S7.12 Fixed development consent levies**

The development is of insufficient estimated cost to trigger the requirement for development contributions under Cowra Council S94A Contributions Plan 2016.

## **Conclusion**

Development Application No. 10.2024.95.1 proposes the demolition of a shed and outbuilding, removal of two shipping containers and construction of a garage on Lot 1 DP 1099039, 13 Brougham Street Cowra. The application was lodged by I G Walker on 6 December 2024.

The application was supported by a Statement of Environmental Effects and development plans prepared by the applicant, which provide sufficient information to allow assessment of the proposal.

The proposed development has been assessed to be consistent with the requirements of Cowra Local Environmental Plan 2012, relating to development in the R1 General Residential zone and is consistent with existing land-use activities of the locality. The variations to E.5.4.1.b and E.5.4.2.b. of Part E of the Cowra Development Control Plan 2021 are sufficiently justified.

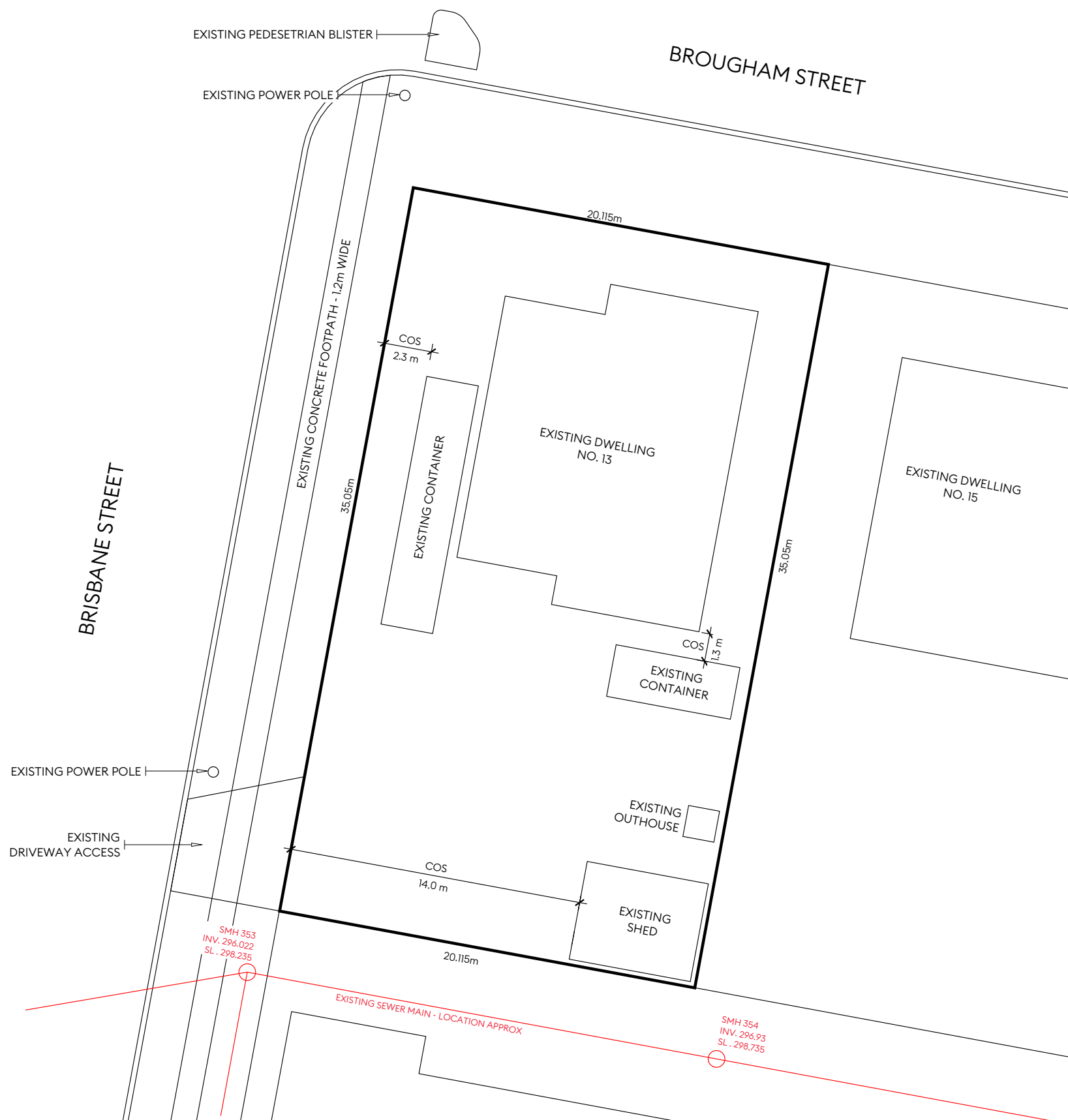
The development application was notified in accordance with Cowra Community Participation Plan 2024. No submissions were received following the consultation process.

Having considered the documentation supplied by the applicant, the findings of site inspection(s) and the comments made from consultation, it is assessed that the impacts of the proposal and the likely environmental interactions between the proposed development and the environment are such that Council should not refuse the development application. Accordingly, a recommendation of conditional approval is listed in the recommendation.

## **ATTACHMENTS**

1. DA 10.2024.95.1 - Development Plans [↓](#)
2. DA 10.2024.95.1 - Statement of Environmental Effects [↓](#)
3. DA 10.2024.95.1 - Location map [↓](#)
4. DA 10.2024.95.1 - Aerial view [↓](#)

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Plan No: DA 10.2024.95.1



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250A Clarinda Street  
PARKES NSW 2870

Project Contact  
Dean Steward  
0429 217 243

dsteward@currajong.com.au

**GENERAL NOTES:**

1. These drawings shall be read with the specification, other working drawings as may be issued during the course of construction and Engineering drawings, reports and/or computations. Any discrepancies are to be referred to the Architect prior to work commencing.
2. All dimensions and levels shall be verified on site by the Contractor prior to commencing work.
3. Do not scale from drawings. Work to figured dimensions only. Site dimensions are subject to final survey and should not be relied upon for accuracy

A	FIRST ISSUE	DS	25/11/2024
REV	DESCRIPTION	BY	DATE

**SHEET NO:**  
**01** of 03

**SHEET NAME:**  
Site Plan - As Existing

**DRAWING STATUS:**  
For Approval

**CLIENT NAME:**  
I & D Walker

**SITE DESCRIPTION:**  
13 Brougham Street  
COWRA NSW 2794

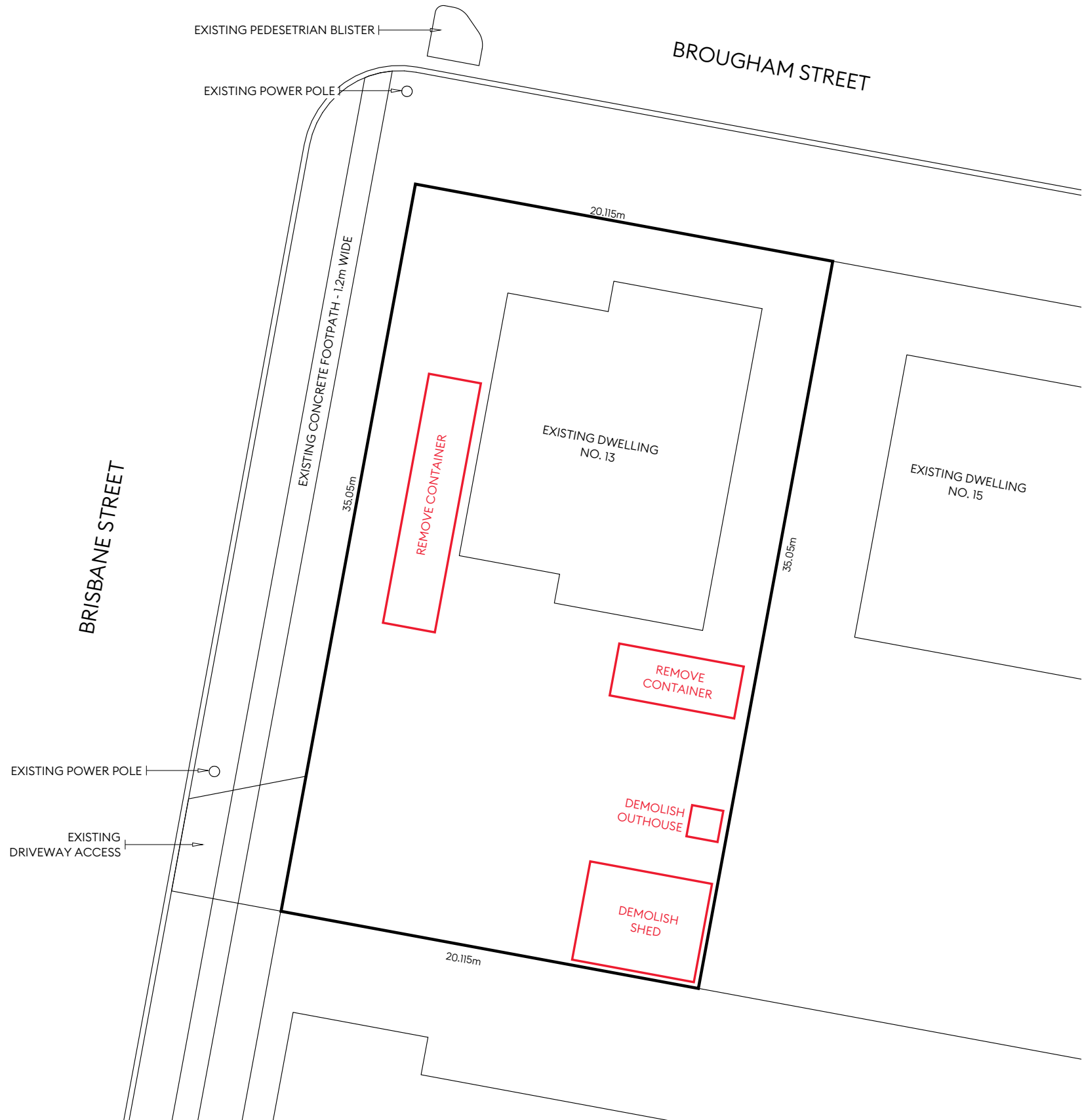
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Proposed Shed

**DRAWN:**  
25/11/2024

**SCALE:**  
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REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	DS	25/11/2024

**SHEET NO:**  
 02 of 03

**SHEET NAME:**  
 Site Plan - Demolition Work

**DRAWING STATUS:**  
 For Approval

**CLIENT NAME:**  
 I & D Walker

**SITE DESCRIPTION:**  
 13 Brougham Street  
 COWRA NSW 2794

**PROJECT NAME:**  
 Proposed Shed

**DRAWN:**  
 25/11/2024

**SCALE:**  
 1:200 @ A3



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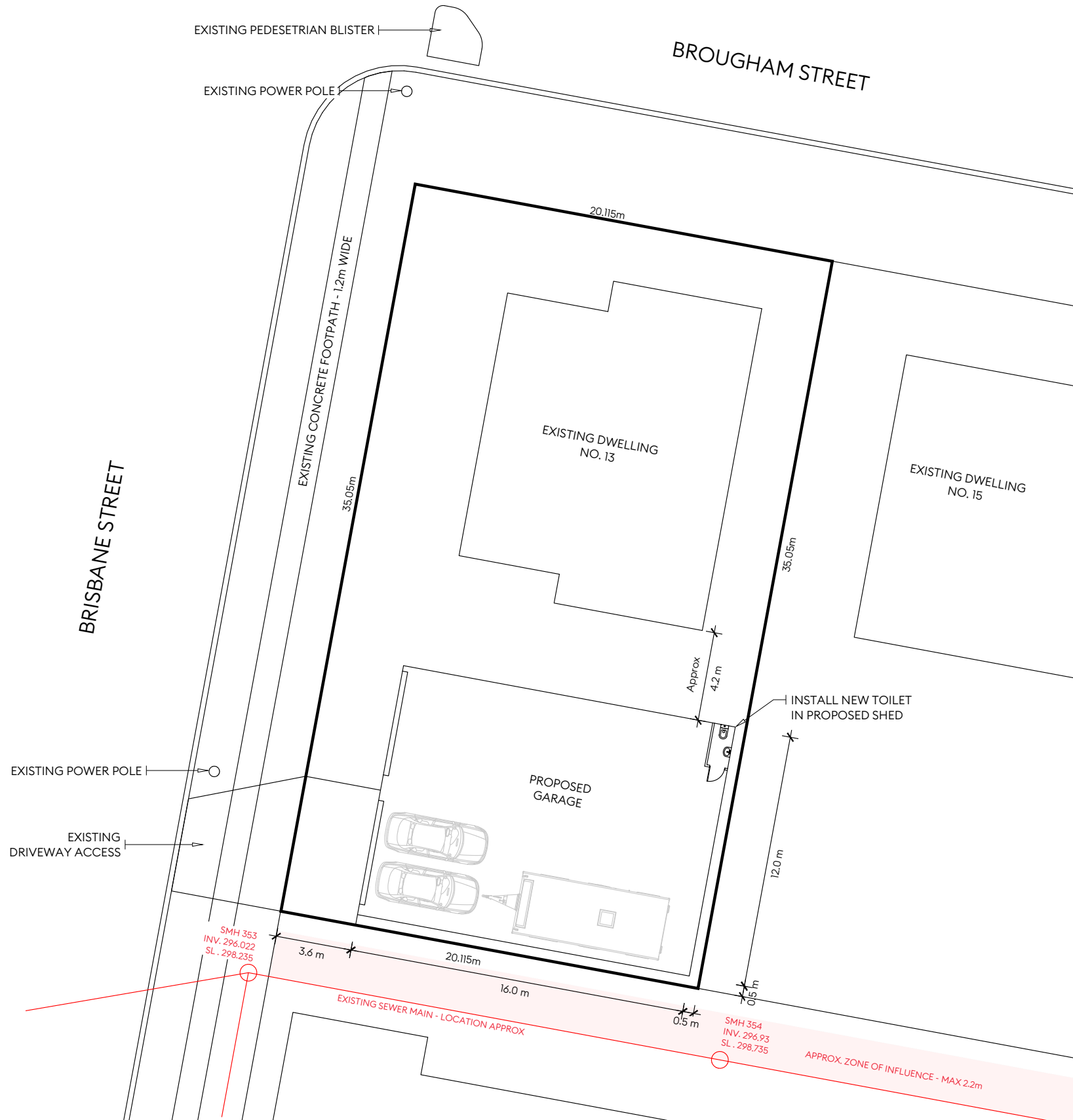


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REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	DS	25/11/2024

**SHEET NO:**  
 03 of 03

**SHEET NAME:**  
 Site Plan - As Proposed

**DRAWING STATUS:**  
 For Approval

**CLIENT NAME:**  
 I & D Walker

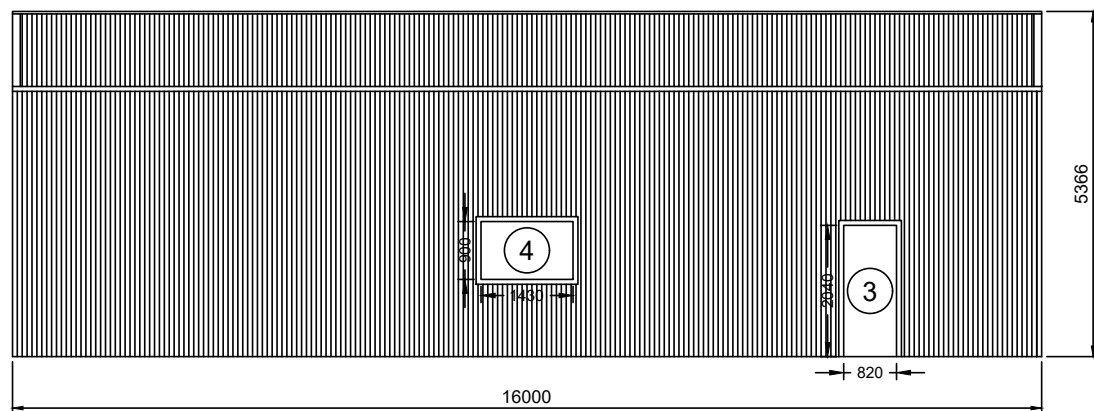
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 13 Brougham Street  
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**PROJECT NAME:**  
 Proposed Shed

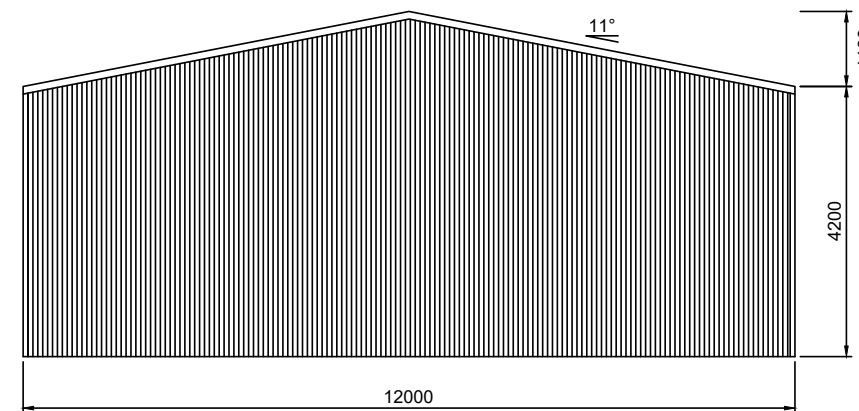
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**SCALE:**  
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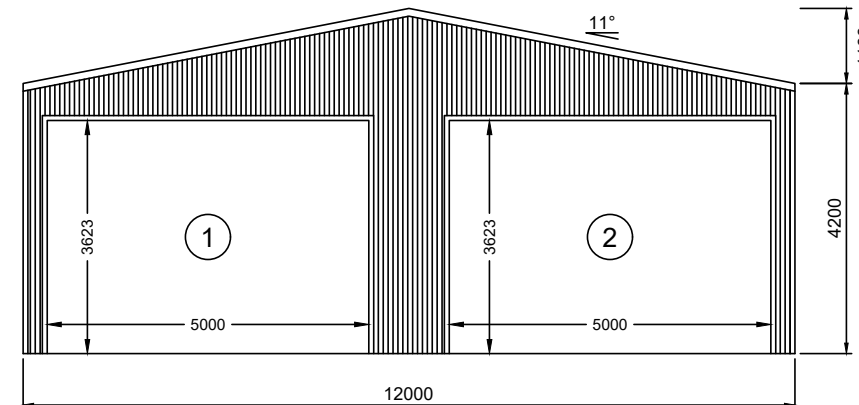
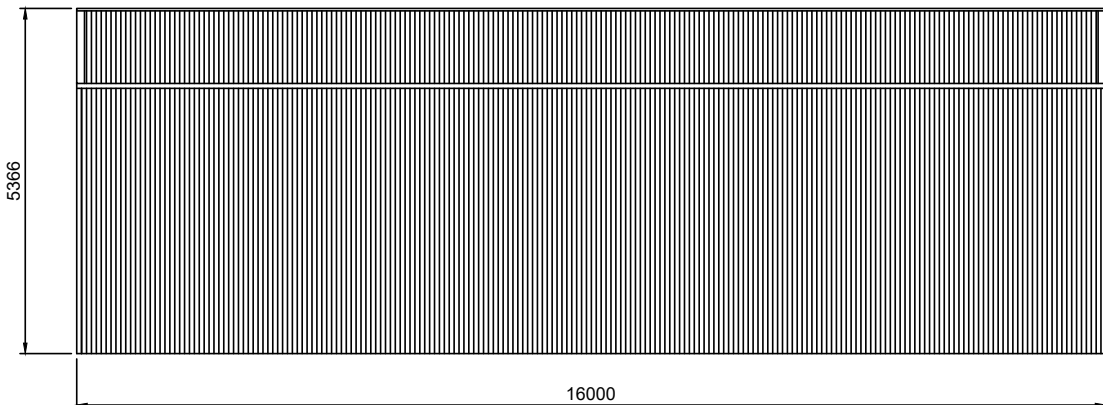


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Plan No: DA 10.2024.95.1





2 LEFT ELEVATION  
SCALE: 1:100

3 REAR ELEVATION  
SCALE: 1:100  
FRAME #4



1 RIGHT ELEVATION  
SCALE: 1:100

4 FRONT ELEVATION  
SCALE: 1:100  
FRAME #1

 <p>151 Smeaton Grange Road, Smeaton Grange, NSW, 2567 Phone: 02 4648 7777 Fax: 02 4648 7700 Email: sales@bestsheds.com.au</p>	<p><b>CIVIL &amp; STRUCTURAL ENGINEERS</b> COMMERCIAL - INDUSTRIAL - RESIDENTIAL - FORENSIC - STEEL DETAILING</p> <p><b>EMERALD</b> DESIGN &amp; CONSTRUCTION</p> <p><b>CAMILO PINEDA MORENO</b> Bend MIEAust RPEng RPEQ 15562 TBP PE003976 (VIC)</p> <p>Signature:  Date: 05.03.2024</p>	<p>Customer Name: IAN WALKER Site Address: 13 brougham street Cowra, NSW, 2794</p>	<p>DATE 05-03-2024 JOB NO. 2795788594 SHEET 2 of 7</p>
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6/12/2024  
Plan No: DA 10.2024.95.1

**DOCUMENT TITLE**

Statement of Environmental Effects

**CLIENT**

Ian Walker

**PROJECT**

Demolition of an Existing Outbuilding (Shed) and Water Closet Building, Removal of Two (2) Existing Shipping Containers and Erection of an Outbuilding (Garage) with Water Closet on Lot 1 DP 1099039, 13 Brougham Street, Cowra

**REVISION**

A

## DOCUMENT CONTROL

PROJECT REPORT DETAILS		
Document Title	Statement of Environmental Effects	
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Client	Ian Walker	
Project Reference	APC240825	
DOCUMENT STATUS		
Revision	A	
Status	Final	
Date	29/11/2024	
Authorised for Issue		
DISTRIBUTION RECORD		
Recipient	Distribution Method	Date
Client	Email	19/11/2024
Cowra Council	Planning Portal	29/11/2024

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This Statement of Environmental Effects has been prepared by Currajong Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the information provided by the client and has been accepted in good faith as being accurate and valid. This report is for the exclusive use of the client named above. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Currajong Pty Ltd. Currajong Pty Ltd disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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## 01. INTRODUCTION

### 1.1. Project Overview

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of Ian Walker for the demolition of an existing outbuilding (shed) and water closet building, removal of two (2) existing shipping containers and erection of a new outbuilding (garage) with water closet on Lot 1 DP 1099039, 13 Brougham Street, Cowra.

The proposed development involves the demolition / removal of an existing fibro shed and brick water closet building, removal of 2 shipping containers to make way for a new Colorbond clad garage (approximate dimensions 16m long x 12m wide and 5.36m high) with a water closet building. The proposed garage will be ancillary to the existing dwelling-house located on Lot 1 DP 1099039 which has frontage to Brougham Street. The proposed garage is to be located towards the south-east corner of the site with access to Brisbane Street.

The subject land is zoned R1 General Residential under the Cowra Local Environmental Plan (LEP) 2012 which permits demolition and new garages with consent. The proposed garage has been assessed against the provisions of the Cowra LEP 2012 and complies with all relevant provisions. The proposal has also been assessed against the Cowra Council Comprehensive Development Control (DCP) 2021 and complies with all relevant standards, except Part E.4.3.3(e)(i) and E.4.3.4(b) which requires ancillary buildings to be setback 4.5m to the secondary street frontage and ancillary buildings to have a maximum building height of 4.5m.

The proposed garage is to be setback 3.6m to Brisbane Street and have a height of approximately 5.5m above natural ground level. Variation to the secondary setback and height limit standards are requested of Council, given the owner requires a building that can accommodate the width and height of a large caravan and that the proposed garage is a similar setback and height to other buildings on and surrounding the site.

This SEE aims to provide all relevant information to Cowra Council for the proper assessment of the proposal.

### 1.2. Approvals Required

The proposal requires development consent under Part 4 of the Environmental Planning and Assessment Act (EP&A Act) 1979.

The proposal is local development, as it does not trigger any of the provisions listed below:

- The proposal is not 'designated development' pursuant to Part 1 of Schedule 3 of the EP&A Regulation 2021 and an Environmental Impact Statement is not required.
- The proposal is not classified as 'State significant development' or 'regionally significant development' pursuant to the State Environment Planning Policy (Planning Systems) 2021 because it is not designated development and is general development less than \$30 million.
- The proposal is not 'integrated development' as it does not require any other approval listed under Section 4.46 of the EP&A Act 1979.
- The proposal does not trigger the NSW Biodiversity Offset Scheme (BOS) under the Biodiversity Conservation Act 2016, as no clearing of native vegetation is proposed.

A DA is to be lodged with Cowra Council for the demolition of an existing outbuilding (shed), removal of two (2) existing shipping containers and erection of an outbuilding (garage) along with an SEE (this report), site plan and building plans in support of the proposed development.

### 1.3. Application Details

The key details of the application are presented in Table 1.

**Table 1 - Application Details**

Detail	Description
Applicant	Ian Walker
Landowner	Ian Walker
Proposed Site	Lot 1 DP 1099039, 13 Brougham Street, Cowra
Proposal	Demolition of an existing outbuilding (shed) and water closet building, removal of two (2) existing shipping containers and erection of an outbuilding (garage) with water closet
Zoning	R1 General Residential
Consent Authority	Cowra Council

### 1.4. Format of this Report

The information presented in this SEE covers all aspects of the proposal as specified under the EP&A Regulation 2021. The SEE has been prepared as a single document of several sections as described in Table 2.

**Table 2 - Report Format**

Detail	Description
Section 1	Introduces the proposal and the main project drivers
Section 2	Describes the main features of the site and surrounds
Section 3	Provides a description of the proposal
Section 4	Reviews the proposal against the relevant legislative requirements
Section 5	Assesses the potential environmental impacts of the proposal and documents the mitigation and management strategies to minimise impacts
Section 6	Reviews the proposal against the environmental, economic and social considerations
Section 7	Provides the conclusion for the SEE

### 1.5. Schedule of Plans and Drawings

The information presented in this SEE is supported by a number of plans, drawings and reports which are included as separate attachments to the SEE. A brief description of these documents is presented in Table 3 below.

**Table 3 - Schedule of Plans and Drawings**

Ref	Prepared by	Description	Date
Rev A	Currajong	Statement of Environmental Effects	19/11/2024
Rev A	Currajong	Site Plan	25/11/2024
2795788594	Best Sheds	Floor, Elevation Plans and Section View	05/03/2024

## 02. DESCRIPTION OF THE SITE

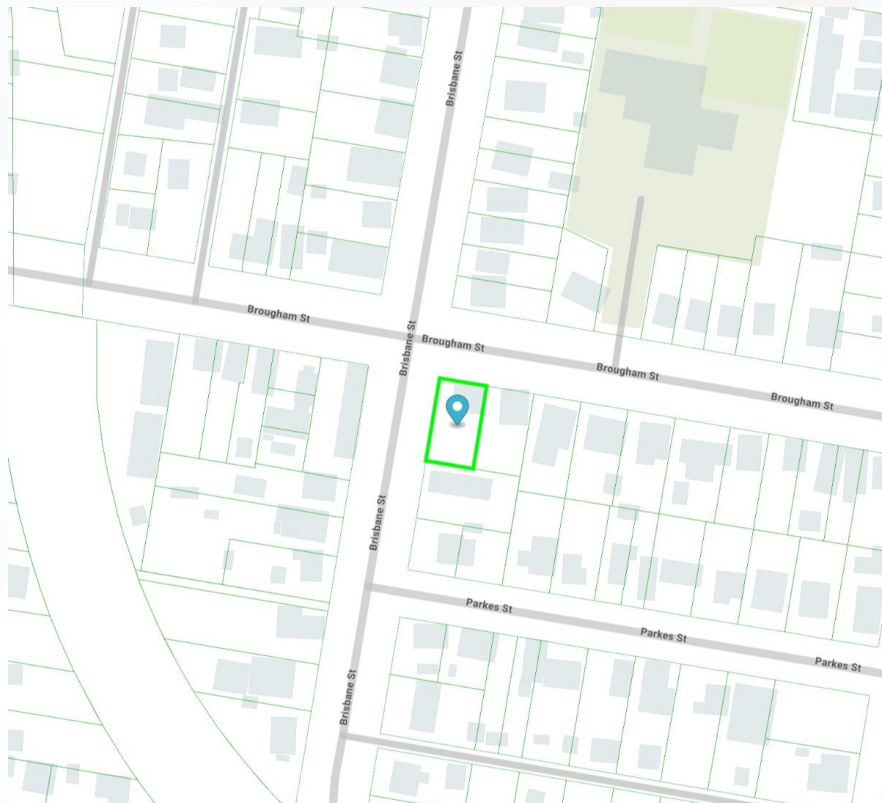
### 2.1. Site Description

The subject land is formally described as Lot 1 DP 1099039, 13 Brougham Street, Cowra. Key features of the site are as follows:

- The total area of the site is approximately 706.25m<sup>2</sup>.
- The site has frontage to Brougham Street and Brisbane Street which are both public roads managed and owned by Cowra Council. Brougham Street and Brisbane Street are constructed to a bitumen sealed standard with kerb and gutter.
- The site contains an existing dwelling-house, outbuilding (shed), water closet building and two (2) shipping containers associated with the use of the site.
- The site is generally clear of vegetation, except for landscaped areas primarily located at the front of the dwelling house.
- The site has minimal grade with stormwater drainage to Brougham and Brisbane Streets.
- The site is connected to reticulated water supply and sewer, grid electricity and telecommunications.

Figure 1 of this SEE shows the location of the site in relation to the immediate and wider locality.

Figure 1 - Locality Map - 13 Brougham Street, Cowra



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**2.2. Surrounding Land-use**

The site is located approximately 600m south of the Cowra Central Business District (CBD). The site is surrounded by existing residential development comprising of detached single storey dwelling-houses with ancillary outbuildings.

**2.3. Land Zoning**

The site is zoned R1 General Residential under the Cowra LEP 2012. The proposed ancillary garage is permissible in the R1 General Residential zone with the consent of Council. Special provisions are included in the Cowra LEP 2012 which have applicability to the proposed development, and these are assessed in 4.3.1 of this SEE. Figure 2 includes a map that shows the zoning framework for the site and surrounding areas.

**Figure 2 - Zoning Map - 13 Brougham Street, Cowra**



**LEGEND - LAND USE ZONES**

<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">E1</span> E1 Local Centre	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">RE1</span> Public Recreation
<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">E3</span> E3 Productivity Support	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">RE2</span> Private Recreation
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">C1</span> C1 National Parks and Nature Reserves	<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">RU1</span> Primary Production
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">C2</span> C2 Environmental Conservation	<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">RU3</span> Forestry
<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">C3</span> C3 Environmental Management	<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">RU4</span> Primary Production Small Lots
<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;">E4</span> E4 General Industrial	<span style="background-color: #D2B48C; border: 1px solid black; padding: 2px;">RU5</span> Village
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">R1</span> R1 General Residential	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">SP2</span> Infrastructure
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">R2</span> R2 Low Density Residential	<span style="background-color: #FFD700; border: 1px solid black; padding: 2px;">SP3</span> Tourist
<span style="background-color: #FFC0CB; border: 1px solid black; padding: 2px;">R5</span> R5 Large Lot Residential	<span style="background-color: #40E0D0; border: 1px solid black; padding: 2px;">W2</span> Recreational Waterways

## 03. DESCRIPTION OF THE PROPOSAL

### 3.1. Objectives of the Project

The objective of the project is to obtain approval from Cowra Council for the demolition of a shed, removal of 2 shipping containers and erection of a new Colourbond clad garage to support the ongoing use of the land for residential purposes.

### 3.2. The Proposal

#### 3.2.1. Demolition Works

The proposal includes the demolition of an existing fibro clad shed with corrugated iron roof sheeting and a brick water closet building. Existing shipping containers on the site are also proposed to be removed from the site. All demolition works will be carried out in accordance with Australian Standard AS2601-2001: The Demolition of Structures, NSW SafeWork requirements and Cowra Council requirements.

#### 3.2.2. Building Works

A new Colorbond clad garage (approximate dimensions 16m long x 12m wide and 5.36m high) with a water closet is proposed to be constructed towards the south-east corner of the site with access to Brisbane Street. The proposed garage is to be used for the ancillary storage purposes (vehicles and household items). The garage will be constructed to the National Construction Code (NCC) and engineering specifications as detailed on the Building Plans prepared by Best Sheds.

#### 3.2.3. Subdivision Works

There are no subdivision works proposed.

#### 3.2.4. Practical and Legal Access

Practical and legal access is provided directly from an existing access on Brisbane Street. The existing access is splayed to achieve access to the double rollers doors to be installed at the western elevation fronting Brisbane Street.

#### 3.2.5. Utilities and Services

The site is connected to all available urban services and utilises including reticulated water, sewer, electricity and NBN telecommunications. Stormwater from the proposed garage will be diverted to the public drainage system in Brisbane Street.

#### 3.2.6. Staging

The DA is not lodged with Council as a staged development.

## 04. PLANNING AND LEGISLATIVE CONTEXT

### 4.1. Commonwealth and State Legislation

Table 4 provides an assessment of the proposal against applicable Federal and State legislation.

**Table 4 - Review of Commonwealth and State Legislation**

Name	Assessment
Commonwealth Legislation	
Environment Protection and Biodiversity Conservation (EPBC) Act 1999	Due to the nature and scale of work, the proposal will not impact on Matters of National Environmental Significance and would not warrant referral under the EPBC Act 1999.
New South Wales Legislation	
Environmental Planning and Assessment (EP&A) Act 1979	Applicable environmental planning instruments are discussed in later parts of this SEE. Consent is being sought for the outbuilding (garage), which is permissible under the planning framework established under the EP&A Act 1979.
Local Government (LG) Act 1993	The proposed garage does not require connection to the reticulated water supply system or sewerage. Stormwater is proposed to be diverted to the public drainage system in Brisbane Street.
National Parks and Wildlife (NPW) Act 1974	A search of the Aboriginal Heritage Information Management System (AHIMS) has been completed and there are no Aboriginal Sites or Places identified to be located within a close proximity to the site. No heritage issues have been identified and no approvals under the NPW Act 1974 are required to be obtained.
Biodiversity Conservation (BC) Act 2016	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values. The proposal does not trigger the Biodiversity Offset Scheme (BOS) and a Biodiversity Development Assessment Report (BDAR) is not required.
Water Management (WM) Act 2000	Due to the nature and scale of proposed work, riparian land and / or vulnerable groundwater issues are unlikely. No specific approvals are required under the WM Act 2000.
Heritage Act 1977	No built heritage issues / impacts have been identified. The site is not heritage listed. Separate approvals under the Heritage Act 1977 are not required.
Protection of the Environment Operations (POEO) Act 1997	The proposal does not result in the need for an approval under the POEO Act 1997.
Roads Act 1993	The proposal does not require changes to roads / accesses, and a permit under Section 138 of the Roads Act 1993 is not required.
Contaminated Land Management Act 1997	Background research of the site did not identify any land-use activities that might cause contamination. Site inspection did not reveal any physical evidence of contamination. A Preliminary Site Investigation is not warranted.
Rural Fires Act 1997	The land is not Bushfire Prone. Further investigations are not warranted.



#### 4.2. State Environmental Planning Policies (SEPPs)

Table 5 provides an assessment of the proposal against applicable SEPPs.

**Table 5 - SEPP Assessment**

Name	Assessment
SEPP (Exempt and Complying Development Codes) 2008	The proposal does not comply with the requirements for exempt or complying development and a DA is required to be lodged with Cowra Council seeking development consent.
SEPP (Planning Systems) 2021	The proposal is not classified as 'State significant development' or 'regionally significant development' and will be assessed and determined by Cowra Council as local development.
SEPP (Biodiversity and Conservation) 2021	The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values.
SEPP (Sustainable Buildings) 2022	N/A
SEPP (Housing) 2021	N/A
SEPP (Industry and Employment) 2021	N/A
SEPP (Primary Production) 2021	N/A
SEPP (Precincts - Central River City) 2021	N/A
SEPP (Precincts - Eastern Harbour City) 2021	N/A
SEPP (Precincts - Western Parkland City) 2021	N/A
SEPP (Precincts - Regional) 2021	N/A
SEPP (Resilience and Hazards) 2021	Background research of the site did not identify any land-use activities that might cause contamination. Site inspection did not reveal any physical evidence of contamination. A Preliminary Site Investigation is not warranted.
SEPP (Resources and Energy) 2021	N/A
SEPP (Transport and Infrastructure) 2021	The proposal has been considered against the requirements of Clause 2.48 of the Transport and Infrastructure SEPP 2021. A review of the plans prepared in support of the DA identifies that a referral of the application to Essential Energy is required due to the proximity of the proposed building works to an overhead electricity power line and infrastructure. The proposal has been considered against the requirements of Clause 1.22 of the Transport and Infrastructure SEPP 2021. The nature and scale of the proposed development does not trigger referral of the application.

**4.3. Local Environmental Plans (LEPs)**

**4.3.1. Cowra Local Environmental Plan 2012**

Table 6 provides an assessment of the proposal against applicable provisions of the Cowra LEP 2012.

**Table 6 - LEP Assessment**

Clause	Assessment
1.9A Suspension of covenants, agreements & instruments	N/A
2.3 Zone objectives	<p>The objectives of the R1 General Residential zone are:</p> <ul style="list-style-type: none"> <li>▪ To provide for the housing needs of the community.</li> <li>▪ To provide for a variety of housing types and densities.</li> <li>▪ To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.</li> <li>▪ To provide attractive, affordable, well located and market-responsive residential land.</li> <li>▪ To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.</li> <li>▪ To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.</li> <li>▪ To maximise public transport patronage and encourage walking and cycling.</li> </ul> <p>The proposed garage is to be ancillary to the residential use of the site. The proposal is assessed to be consistent with the zone objectives.</p>
2.5 Additional permitted uses for particular land	N/A
2.6 Subdivision - consent requirements	N/A
2.7 Demolition requires development consent	N/A
2.8 Temporary use of land	N/A
Land-use Table	The proposal is permissible in the R1 General Residential zone.
4.1-4.1C Minimum Lot Size Standards	N/A
4.1D Boundary changes between lots in certain rural, residential and environmental zones	N/A
4.2 Rural Subdivision	N/A
4.2A Subdivision for the purposes of intensive livestock agriculture	N/A
4.2B Erection of dwelling houses on land in certain rural zones	N/A
4.2C Erection of rural workers dwellings	N/A
4.6 Exceptions to development standards	N/A
5.1 Relevant acquisition authority	N/A

Clause	Assessment
5.2 Classification and reclassification of public land	N/A
5.3 Development near zone boundaries	N/A
5.4 Controls relating to miscellaneous uses	N/A
5.5 Controls relating to secondary dwellings on land in a rural zone	N/A
5.8 Conversion of fire alarms	N/A
5.10 Heritage Conservation	N/A
5.11 Bushfire Hazard Reduction	N/A
5.12 Infrastructure development and use of existing buildings of the Crown	N/A
5.13 Eco-tourist facilities	N/A
5.16 Subdivision of, or dwellings on, land in certain rural, residential and conservation zones	N/A
5.18 Intensive livestock agriculture	N/A
5.19 Pond-based, tank based and oyster aquaculture	N/A
5.20 Standards that cannot be used to refuse consent - playing music	N/A
5.21 Flood planning	N/A
5.22 Special flood considerations	N/A
7.1 Earthworks	The garage is proposed to sit on a new concrete slab with minimal earthworks being required. No significant impacts on environmental functions, stormwater drainage, neighbouring uses, cultural or heritage items or features of the surrounding land have been identified. Likely impacts are within acceptable levels.
7.3 Terrestrial biodiversity	N/A
7.4 Riparian land and watercourses	N/A
7.5 Wetlands	N/A
7.6 Groundwater vulnerability	N/A
7.7 Airspace operations	N/A
7.8 Essential Services	The site is connected to a reticulated water supply service and sewerage supply system, grid electricity supply and telecommunications. Stormwater will be managed by diverting all roof water directly to Brisbane Street. No additional essential services are required for the proposal.  An existing sewer main is located along the southern boundary and an approximate zone of influence of 2.2m is achieved from the sewer main to the proposed garage. Likely impacts are within acceptable levels.
7.9 Location of sex services premises	N/A
7.10 Industrial development on land in Zone RUI	N/A

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**6/12/2024**  
**Plan No: DA 10.2024.95.1**

Clause	Assessment
7.11 Development on land in karst areas	N/A

#### 4.4. Development Control Plans

##### 4.4.1. Cowra Council Development Control Plan 2021

Table 7 provides an assessment of the proposal against applicable provisions of the Cowra DCP 2021.

Table 7 - DCP Assessment

Part	Assessment
A: Plan Introduction	Considered. Detailed assessment not necessary.
B: Land Management	Considered. The construction process is unlikely to create any significant impacts in terms of soil erosion and sedimentation on or near public roadways, nearby water sources and / or adjoining property boundaries.
C: Biodiversity Management	N/A
D: Subdivision Development	N/A
E: Urban and Village Development	<p>E.4.1 –The proposal applies to this part of the DCP.</p> <p>E.4.2 – The proposed garage is ancillary to the residential use of the site. The proposal is assessed to be consistent with the urban and village development objectives.</p> <p>E.4.4 – Ancillary building (detached), with the following controls being applicable:</p> <p><u>Setback Controls</u></p> <ul style="list-style-type: none"> <li>▪ E.4.3.3.(a and b) –The proposal meets the setback requirements of the NCC and is located behind the existing dwelling-house. The proposal is consistent with the controls.</li> <li>▪ E.4.3.3.(c) – N/A, the proposal is not located in the front setback area.</li> <li>▪ E.4.3.3.(d) – The proposed garage accesses the same driveway servicing the property. The proposal is consistent with the control.</li> <li>▪ E.4.3.3.(e) – The proposed garage is on a corner lot and has a 3.6m secondary setback to Brisbane Street which varies from the 4.5m setback standard. Variation to the secondary setback standard is requested from Council, given the owner requires a building that can accommodate the width and height of a large caravan, and the proposed garage is a similar setback and height to other buildings on and surrounding the site.</li> </ul> <p><u>Building Appearance Controls</u></p> <ul style="list-style-type: none"> <li>▪ E.4.3.4.(a) – The proposed garage is located behind the existing dwelling-house and is adjoining a dwelling house similar in setback and height to the proposed garage. The proposal is consistent with the control.</li> <li>▪ E.4.3.4.(b) - The proposed garage has a ridge height of approximately 5.36m which varies from the 4.5m height control for ancillary buildings. Variation to the height limit standard is requested of Council, given the owner requires a building that can accommodate the width and height of a</li> </ul>

	large caravan and that the proposed garage is a similar setback and height to other buildings on and surrounding the site.
F: Rural Development	N/A
G: Large Lot Development	N/A
H: Commercial Development	N/A
I: Industrial Development	N/A
J: Cowra Regional Airport	N/A
K: Land-use Buffers	N/A
L: Advertising and Signage	N/A
M: Parking, Access and Mobility	N/A
N: Landscaping	N/A
O: Environmental Hazard Management	N/A
P: CPTED principles	N/A



## 05. ASSESSMENT OF ENVIRONMENTAL ISSUES

The main environmental issues that have been raised and investigated as part of the design process for the proposed development have been documented in this section.

### 5.1. Visual Impacts and Amenity

The site is located on the corner of Brougham and Brisbane Streets. The existing dwelling house fronts Brougham Street and vehicle access to the existing shed is located off Brisbane Street. The proposed garage is situated behind the existing dwelling-house and positioned in the same location of the existing shed (to be demolished). The proposed garage is of an appropriate scale and appearance to other buildings in the locality. The site and nearby properties are not heritage listed and do not form part of a heritage streetscape or conservation area. The proposal is unlikely to create any significant visual or amenity impacts.

### 5.2. Site Design

The proposed garage is setback a sufficient distance from existing property boundaries and has been designed to comply with the NCC and relevant Council requirements. An existing sewer main is located along the southern boundary and an approximate zone of influence of 2.2m is achieved from the sewer main to the proposed garage. Likely impacts are within acceptable levels.

### 5.3. Access and Traffic

Practical and legal access is provided from the existing access crossing on Brisbane Street.

### 5.4. Soil and Water

The subject land is not mapped in Cowra LEP 2012 as vulnerable groundwater. The construction of the proposal will be completed without causing significant disturbance to existing site conditions.

### 5.5. Air Quality

The proposal does not create any implications for the management of air quality impacts. Any minor dust issues generated at the construction phase can be controlled by the application of water on dry surfaces (if required). Once constructed the storage garage is expected to generate minimal air quality issues.

### 5.6. Noise and Vibration

The proposal does not create any implications for the management of noise and vibration impacts. It is proposed to construct the garage during daylight hours. Once constructed the storage garage is expected to generate minimal noise issues.

### 5.7. Heritage

A search of AHIMS has been completed and there are no Aboriginal Sites or Places identified to be located within a close proximity to the site. The proposal is not expected to generate significant impacts in terms of Aboriginal heritage. The subject land is not listed as a heritage item under the Cowra LEP 2012 or State Heritage Register. There are no features of the site that are particularly rare, or which are likely to have any significant heritage value. On this basis, the proposal is not expected to generate significant impacts in terms of built heritage.

**5.8. Hazards**

The site is not mapped in Cowra LEP 2012 as being located within a flood prone area. According to the mapping prepared by the NSW Rural Fire Service, the subject land is not identified as being within a bushfire prone area. Given the current (and historic) use of the land for residential purposes, contamination is not a key issue for the site.

**5.9. Biodiversity**

The proposal does not remove or disturb native vegetation and is therefore unlikely to significantly impact on biodiversity values.

**5.10. Services and Utilities**

The site is connected to reticulated water, sewer and grid electricity. Roof water will be directed to Brisbane Street in accordance with Council requirements.

**5.11. Social and Economic Impacts**

Considering the proposal in the context of surrounding land-use as well as the previously addressed issues related to water, soil and air quality, noise, traffic, heritage, hazards, servicing and utilities, the proposal would be unlikely to have an unacceptable impact on the environment within or surrounding the site. The social and economic impacts of the proposal are expected to be positive in the majority.

## 06. EVALUATION AND JUSTIFICATION FOR THE PROPOSAL

### 6.1. Objectives of the EP&A Act 1979

Development Consent is being sought under Section 4.16 of the EP&A Act 1979 and must therefore satisfy the objectives of the Act. The objectives of the Act are listed below:

- To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources.
- To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.
- To promote the orderly and economic use and development of land.
- To promote the delivery and maintenance of affordable housing.
- To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats.
- To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage).
- To promote good design and amenity of the built environment.
- To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants.
- To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State.
- To provide increased opportunity for community participation in environmental planning and assessment.

The proposal is considered to be consistent with the above objectives. An objective of the EP&A Act 1979 is for the encouragement of ecologically sustainable development (ESD), which is assessed in the next section.

### 6.2. Other Relevant Considerations

#### 6.3.1. Safety, Security and Crime Prevention

An assessment of the proposal against the principles of Crime Prevention Through Environmental Design has been completed. No serious risks have been identified.

#### 6.3.2. Cumulative Impacts

The potential environmental impacts of the proposal have been detailed in the relevant sections of the SEE. The proposal will not generate unacceptable environmental impacts. Overall, the proposal makes a neutral contribution to the environment.

#### 6.3.3. Suitability of the Site for the Development

The environmental assessment work completed and detailed in this SEE demonstrates that the subject land is suitable for the proposed development. The development has been designed to be generally consistent with the Cowra DCP 2021 and other relevant Council requirements.

#### 6.3.4. Public Interest

Due to the nature and scale of the proposed development, the public interest in the matter is assessed to be low. Relevant planning policies and guidelines have been assessed in this SEE, with no areas of non-



compliance being identified. The land is not affected by any existing easements that present an impediment to the use of the proposed building. The proposal is assessed to pose no significant detrimental impacts on the public interest.



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## 07. CONCLUSION

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd on behalf of Ian Walker for the demolition of an existing outbuilding (shed) and water closet building, removal of two existing shipping containers and erection of a new outbuilding (garage) with a water closet on Lot 1 DP 1099039, 13 Brougham Street, Cowra.

The assessment of the proposal has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021.

The assessment concludes the proposal is permissible under the Cowra Local Environmental Plan 2012. The proposal is also consistent with the Cowra Council Comprehensive Development Control Plan 2021, except Part E.4.3.3(e)(i) and E.4.3.4(b) which requires ancillary buildings to be setback 4.5m to the secondary street frontage and ancillary buildings to have a maximum building height of 4.5m.

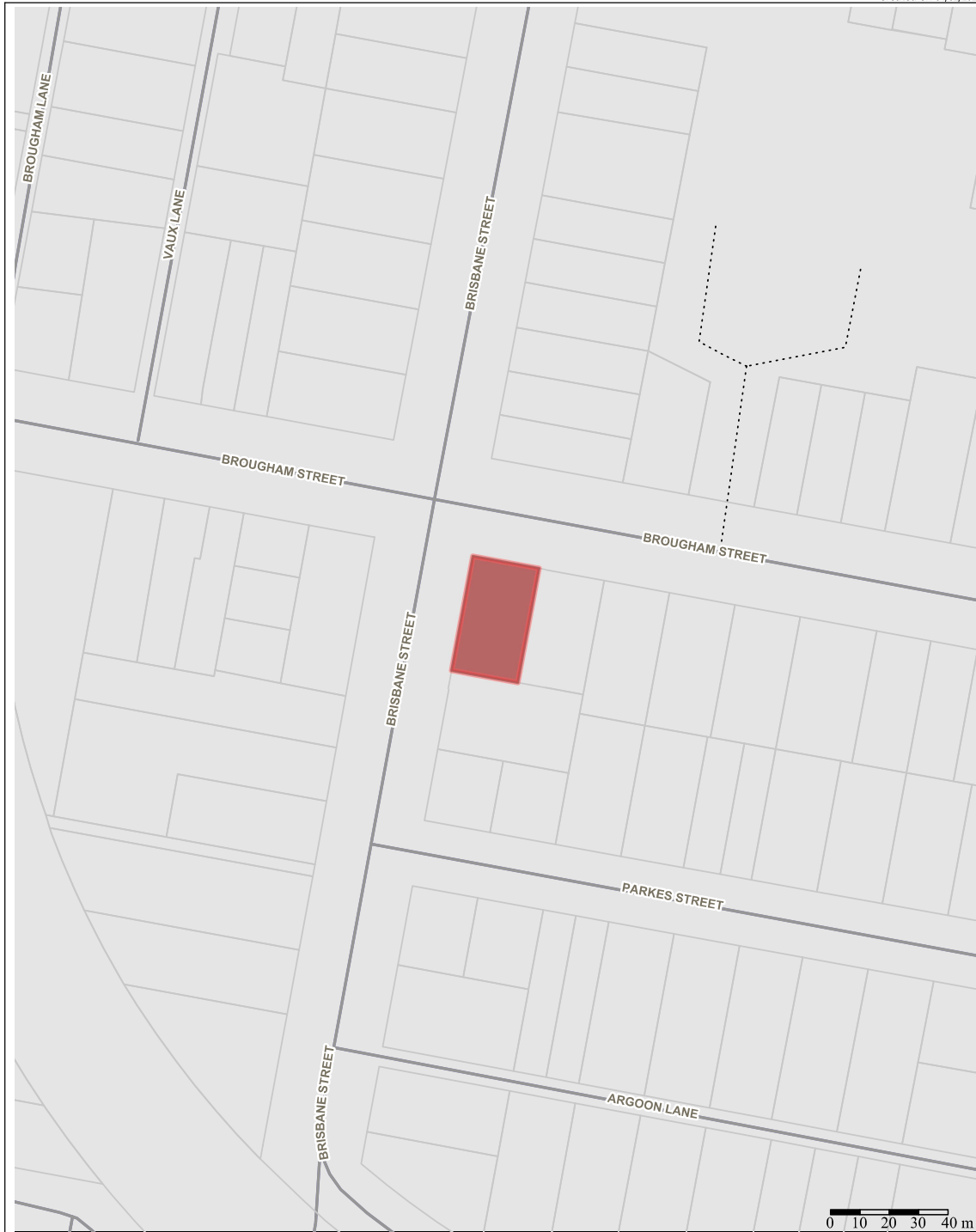
The proposed garage is to be setback 3.6m to Brisbane Street and have a height of approximately 5.5m above natural ground level. Variation to the secondary setback and height limit standards are requested of Council, given the owner requires a building that can accommodate the width and height of a large caravan and that the proposed garage is a similar setback and height to other buildings on and surrounding the site.

It is recommended that sufficient information has been submitted with the Development Application to allow the Cowra Council to make an informed decision on the proposal. It is the findings of this Statement of Environmental Effects that the proposal should be supported.



**CURRAJONG**  
PLANNING, PROPERTY + PROJECT MANAGEMENT

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Cowra Council  
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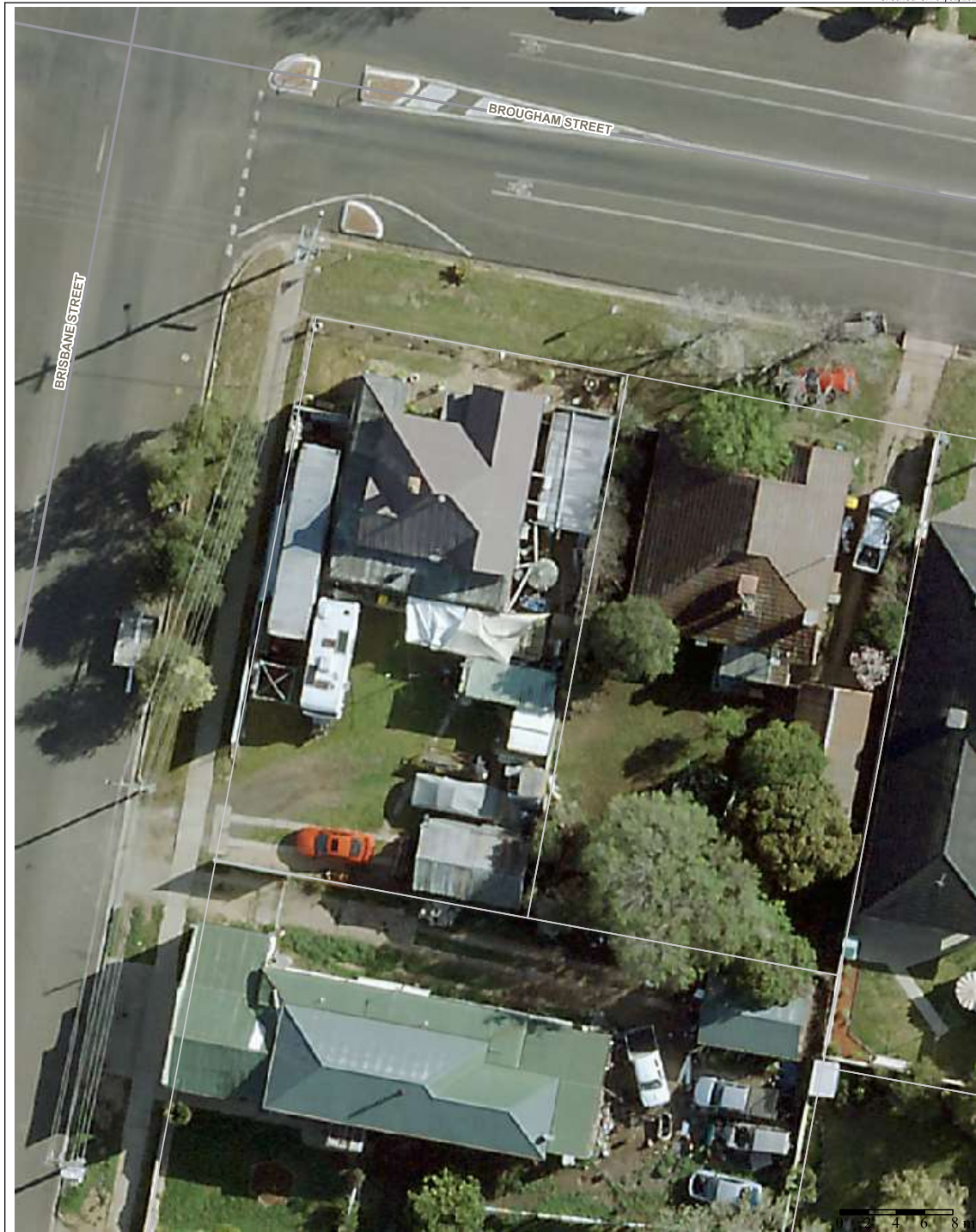
Drawn By: Cassandra Galley

Projection: # GDA2020 / MGA zone 55

Date: 04/02/2025 11:15 AM

**DA 95/2024 - 13**  
**Brougham Street**  
**Cowra**

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Drawn By: Cassandra Galley

Projection: # GDA2020 / MGA zone 55

Date: 04/02/2025 11:17 AM

**DA 95/2024 - 13**  
**Brougham Street**  
**Cowra**

**4.2 Section 355 Committee Draft Minutes - Access Committee Meeting held 9 December 2024**

File Number: D25/161

Author: Larissa Hackett, Director - Environmental Services

**RECOMMENDATION**

- I. That Council note the draft minutes of the Access Committee meeting held on 9 December 2024.
- 

**INTRODUCTION**

The Minutes and recommendations of Cowra Shire Council's Section 355 Committee – Access Committee are presented for noting and consideration.

**ATTACHMENTS**

- I. Draft Access Committee Meeting Minutes - 9 December 2024 [↓](#)



# **MINUTES**

**Access Committee Meeting  
Monday, 9 December 2024**

**ACCESS COMMITTEE MEETING MINUTES**

**9 DECEMBER 2024**

**Order Of Business**

**1 Apologies ..... 3**

**2 Confirmation of Minutes..... 3**

**3 Business Arising From Previous Minutes..... 3**

    3.1 Access Committee Action Items..... 3

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    3.3 Accessible Changeroom ..... 3

    3.4 Disabled Parking ..... 3

    3.5 Vaux Lane Signage..... 4

    3.6 Garrison Walk Signage..... 4

    3.7 CBD Speed Limit..... 4

**4 General Business..... 4**

    4.1 Footpath Audit..... 4

    4.2 Mayors thankyou ..... 4

    4.3 Equitable Parking Education ..... 4

    4.4 Main Street Seating ..... 4

    4.5 Meeting Time/Date ..... 4

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**ACCESS COMMITTEE MEETING MINUTES****9 DECEMBER 2024**

**MINUTES OF COWRA COUNCIL  
ACCESS COMMITTEE MEETING HELD AT THE COMMITTEE ROOM 1,  
COUNCIL ADMINISTRATION BUILDING,, 116 KENDAL STREET, COWRA  
ON MONDAY, 9 DECEMBER 2024 AT 10AM - 12PM**

**PRESENT:** Chairperson Nikki Kiss OAM (Deputy Mayor), Mr Danny Jackett, Ms Julie Stephenson, Mr Michael Aston-Brien, Ms Robyn Ambascheer

**IN ATTENDANCE:** Mrs Larissa Hackett (Director - Environmental Services), Rodney Stammers (Development & Traffic Engineer), Ian Thomas (Manager-Assets & Technical Services), Cassandra Gailey (Secretariat)

**1 APOLOGIES****RECOMMENDATION**

That apologies from Member Paul McCaffery, Ms Emma Roberts, Ms Narelle Russell and Ms Katy Oliver be received and accepted.

**2 CONFIRMATION OF MINUTES****RECOMMENDATION**

That the minutes of Access Committee Meeting held on 4 November 2024 be confirmed.

**Moved** Cr N Kiss      **Seconded** D Jackett

CARRIED

**3 BUSINESS ARISING FROM PREVIOUS MINUTES****3.1 Access Committee Action Items**

The Action List as presented was received and updated.

**3.2 Neighbourhood Centre Disabled Toilets**

The committee noted that the works are almost complete.

**3.3 Accessible Changeroom**

The committee noted that Council has had a flood resilient adult accessible changeroom designed to replace the existing facilities at Olympic Park. Grant Funding has been applied for and it is anticipated that successful applicants will not be notified and announced till May 2025.

**3.4 Disabled Parking**

- Brisbane Street layback near school to be moved and Coles carpark disabled parking

Page 3

**ACCESS COMMITTEE MEETING MINUTES****9 DECEMBER 2024**

spaces to be done as a job lot asap.

- Neighbourhood Centre Disabled parking space to be moved.
- New disabled parking space to be created at POW

**3.5 Vaux Lane Signage**

Signage has been ordered and awaiting delivery.

**3.6 Garrison Walk Signage**

A new sign is being ordered, wording for the sign being clarified.

**3.7 CBD Speed Limit****RECOMMENDATION**

**That the Traffic Committee consider recommending that the CBD speed limit along Kendal Street be changed from 50km to 40km.**

**Moved** J Stephenson      **Seconded** R Ambascheer

CARRIED

**4 GENERAL BUSINESS****4.1 Footpath Audit**

A footpath audit is being conducted that will develop an inspection process guided by State Wide Auditors.

**4.2 Mayors thankyou**

The Mayor thanked all the committee members for their work during the year and wished everyone a happy and healthy Christmas and New Year.

**4.3 Equitable Parking Education**

More community education required regarding parking in Disabled parking spaces. Consider including information on Council's website and Noticeboard during Disability Awareness Week.

**4.4 Main Street Seating**

More permanent seating required in the main street. Seats are too far apart and many people need more rest stops and are perching on the walls to rest.

**4.5 Meeting Time/Date**

Committee meeting to change from 10am to 10.30am and to every 3<sup>rd</sup> Monday of every 2<sup>nd</sup> month to accommodate all members.

**4.6 Accessible Places**

Committee to develop a map of all footpaths and accessible paths and places and recommend Council consider linking to Council website.

**ACCESS COMMITTEE MEETING MINUTES**

**9 DECEMBER 2024**

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**5 ACTION ITEMS**

1. Notice to be placed on Council's Noticeboard during Disability Awareness Week advising of Disability Parking etiquette.
2. Amended meeting dates to be distributed to committee.
3. Develop map of accessible places.

**6 NEXT MEETING DATE**

The next meeting will be held on Monday, 17 February 2025 at 10.30am - 12.30pm in the Committee Room 1, Council Administration Building, 116 Kendal Street, Cowra.

**7 MEETING CLOSE**

The Meeting closed at 11.19am.

.....  
**CHAIRPERSON**

**5 LATE REPORTS**

**6 NOTICES OF MOTIONS**

Nil

**7 CONFIDENTIAL MATTERS**

Nil