

AGENDA

General Committee Meeting

Date: Monday, II August 2025

Time: 5.30 pm

Location: Cowra Council Chambers

116 Kendal Street, Cowra

Paul Devery General Manager

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I INTRODUCTION

I.I 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.

1.2 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.

1.3 Apologies and Applications for Leave of Absence by Councillors

List of apologies for the meeting.

1.4 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?

1.5 Presentations

1.6 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 14 July 2025



MINUTES

General Committee Meeting Monday, 14 July 2025

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MINUTES OF COWRA COUNCIL GENERAL COMMITTEE MEETING HELD AT THE COWRA COUNCIL CHAMBERS, 116 KENDAL STREET, COWRA ON MONDAY, 14 JULY 2025 AT 5.30 PM

PRESENT: Cr Paul Smith (Mayor), Cr Nikki Kiss OAM (Deputy Mayor), Cr Karren

Cave, Cr Cheryl Downing, Cr Ruth Fagan, Cr Tony Horton, Cr Cheryl

Speechley, Cr Peter Wright

IN ATTENDANCE: Alan Dalton (Acting General Manager and Director - Corporate

Services), Larissa Hackett (Director-Environmental Services)

I INTRODUCTION

I.I 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

Apologies

COMMITTEE RESOLUTION

Moved: Cr Cheryl Downing Seconded: Cr Cheryl Speechley

That apologies from Cr Erin Watt, Paul Devery (General Manager) and Dirk Wymer (Director - Infrastructure & Operations) be received and accepted.

CARRIED

1.4 Disclosures of Interest

Cr Cheryl Downing declared a non-pecuniary interest in relation to item 4.1 Country University Centre due to her daughter-in-law being on the centre's board, and will remain in the chamber during consideration of this item.

Cr Nikki Kiss OAM declared a non-pecuniary interest in relation to item 4.1 Country University Centre as her child attends the centre, and will remain in the chamber during consideration of this item.

Cr Nikki Kiss OAM declared a non-pecuniary interest in relation to item 4.7 Donation - Cowra Early Childhood Services due to her child's employment with that organisation, and will leave the chamber during consideration of this item.

Cr Nikki Kiss OAM declared a non-pecuniary interest in relation to item 4.4 Section 355 Committee Draft Minutes - Cowra Youth Council due to her child being a member of the youth council, and will remain in the chamber during consideration of this item.

1.5 Presentations

Nil

1.6 Public Forum

Nil

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Cr Peter Wright Seconded: Cr Tony Horton

That the minutes of General Committee Meeting held on 10 June 2025 be confirmed.

CARRIED

3 GENERAL MANAGERS REPORT

3.1 Alcohol Free Zone

COMMITTEE RESOLUTION

Moved: Cr Nikki Kiss OAM Seconded: Cr Tony Horton

- 1. That Council give notice, in accordance with Part 4 of Chapter 16 of the Local Government Act 1993, of its intention to establish, for a period of 4 years, an Alcohol Free Zone in the following locations:
 - The Mid Western Highway from Shelley Street extending east over the Lachlan River bridge along Kendal Street/Mid Western Highway to Somerset Street;
 - All streets running off Kendal Street between those designated areas above north to Liverpool Street and south to Vaux Street;
 - The entire length of Liverpool Street;
 - The entire length of Vaux Street;
 - The entire length of Bartlett Street;
 - The entire length of Bartlett Avenue;
 - The entire length of Railway Street;
 - The entire length of Railway Lane;

- The entire length of Busby Lane;
- The entire length of Doust Lane;
- The entire length of Rowston Lane;
- Redfern Street from the intersection of Smith Street south into Bridge Street to the intersection of Lachlan Street;
- Smith Street from the intersection of Liverpool Street south to the intersection of Redfern Street;
- Unnamed street from intersection of Bridge Street south under the bridge overpass to the intersection with Lachlan Street;
- Unnamed street from intersection of Bridge Street west over the Low Level Bridge to the intersection of Lachlan Valley Way;
 - The entire length of Len Whiteley Drive; and
 - Public places within the proposed Alcohol Free Zone that are a car park or part of a car park.
- 2. That the Alcohol Free Zone exclude those areas with separate approval from Council and Liquor and Gaming NSW to conduct footpath dining including the consumption of alcohol.

CARRIED

4 DIRECTOR-CORPORATE SERVICES REPORT

4.1 Country University Centre

COMMITTEE RESOLUTION

Moved: Cr Cheryl Speechley Seconded: Cr Ruth Fagan

That Cowra Shire Council note the progress of the Country Universities Centre (CUC) Cowra Region.

CARRIED

4.2 Policy Review - Council Donation Policy

COMMITTEE RESOLUTION

Moved: Cr Nikki Kiss OAM Seconded: Cr Tony Horton

That Council agree that the draft revised Donation Policy be placed on public exhibition for three weeks, to inform its consideration of adopting the policy at the following Council meeting.

CARRIED

4.3 Investments and Financial Report

COMMITTEE RESOLUTION

Moved: Cr Ruth Fagan Seconded: Cr Nikki Kiss OAM

That Council note the Investments and Financial Report for June 2025.

CARRIED

4.4 Section 355 Committee Draft Minutes - Cowra Youth Council

COMMITTEE RESOLUTION

Moved: Cr Tony Horton Seconded: Cr Cheryl Downing

That the draft Minutes of the Cowra Youth Council meeting held on 2 July 2025 be noted.

CARRIED

4.5 Section 355 Committee Draft Minutes – Australian Chapter of the World Peace Bell Association

COMMITTEE RESOLUTION

Moved: Cr Cheryl Downing Seconded: Cr Nikki Kiss OAM

That the draft Minutes of the Australian Chapter of the World Peace Bell Association meeting held on 3 June 2025 be noted.

CARRIED

4.6 Section 355 Committee Minutes – Cowra Sport & Recreation Council

COMMITTEE RESOLUTION

Moved: Cr Tony Horton Seconded: Cr Cheryl Downing

That the draft Minutes of the Cowra Sport & Recreation Committee meeting held on 4 June 2025 be noted.

CARRIED

At 6:02 pm, Cr Nikki Kiss OAM left the meeting.

4.7 Donation - Cowra Early Childhood Services

COMMITTEE RESOLUTION

Moved: Cr Ruth Fagan Seconded: Cr Cheryl Downing

That Council defer consideration of a donation of a partial refund of Development Application fees for the construction of a preschool at 14 Short Street, Cowra to enable a report to be provide to Council on what alternative internal resources of up to \$10,000 in funding or in-kind support may be available.

CARRIED

At 6:16 pm, Cr Nikki Kiss OAM returned to the meeting.

5 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

5.1 Development Application No. 10.2025.40.1, Lot 1 DP 589602, 6 Neila Lane Cowra, carport, lodged by W D Symons. The property owner is W D & M M Symons

COMMITTEE RESOLUTION

Moved: Cr Tony Horton Seconded: Cr Nikki Kiss OAM

- I. 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 are sufficiently justified and the application was publicly notified and no submissions were received.
- 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 carport forward of the building line and a height of 4.65 metres.
- 3. That Development Application No. 10.2025.40.1, for the construction of a carport on Lot 1 DP589602, 6 Neila Lane 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	Applicant N.D.	Received 8 July 2025 Stamped No. DA 10.2025.40.1(A)
Floor Plan Sheet I of 5	Northern Consulting Engineers Job MAST37975 4 April 2025	Received 9 May 2025 Stamped No. DA 10.2025.40.1
Elevations Sheet 2 of 5	Northern Consulting Engineers Job MAST37975 4 April 2025	Received 9 May 2025 Stamped No. DA 10.2025.40.1

		Received
Statement of Environmental Effects	Wayne Symons	9 May 2025
(pro-forma template)	N.D.	Stamped No. DA 10.2025.40.1
		DA 10.2025.40.1

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. Any cutting and filling on the site shall be either battered at a maximum slope of one vertical to two horizontal (IV:2H) and revegetated or suitably retained by a retaining structure, designed and constructed to appropriate engineering standards. A retaining wall that does not meet the requirements for exempt development under State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 will require the prior consent of Council. The erection of retaining walls may require the approval and certification of a suitably qualified structural engineer. All works are to be carried out within the boundaries of the property and without affecting the structural integrity of boundary fencing or neighbouring structures.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

- 4. 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.
- 5. 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.
- 6. 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'.

7. 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.

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

- 8. 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.
- 9. 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.
- 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. 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.
- 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 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.
- 13. All construction work shall be carried out within the confines of the property unless separate written permission is obtained from the relevant landowner and/or authority in control of the land. A copy of any written notices authorising off-site construction operations shall be submitted to Council prior to any operations commencing on the affected land.

- 14. 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 Taragala Street.
- 15. 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

- 16. The Applicant must not commence occupation or use of the carport until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.
- 17. Prior to the issue of an Occupation Certificate, a legal stormwater discharge point must be provided to Lot I DP589602. This may be achieved in one of the following ways:
 - (a) Consolidation of Lots I and 2 DP589602 into one lot. The plan of consolidation is to be registered with NSW Land Registry Services with evidence of registration submitted to the Principal Certifier prior to issue of the Whole Occupation Certificate.
 - (b) Alternatively, in order to formalise the existing inter-allotment drainage over adjoining properties, documentary evidence of the lodgement with NSW Land Registry Services of a Section 88B instrument is to be submitted to Council prior to the issue of the Construction Certificate. Prior to the issue of the Occupation Certificate, a copy of the registered Certificate of Title is to be submitted to Council verifying the creation of the drainage easement.

ADVICE

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.

CARRIED

In Favour: Crs Paul Smith, Nikki Kiss OAM, Karren Cave, Cheryl Downing, Ruth Fagan, Tony

Horton, Cheryl Speechley and Peter Wright

Against: Nil

CARRIED 8/0

5.2 Development Application No. 10.2025.52.1, Lot 9 DP 789769, 106 Andersons Lane Cowra, dwelling and shed, lodged by Boncrag Pty Limited. The property owner is Boncrag Pty Limited.

COMMITTEE RESOLUTION

Moved: Cr Nikki Kiss OAM Seconded: Cr Peter Wright

- I. 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 Section F.1.4.1.b. of Part F of Council's Development Control Plan 2021 are sufficiently justified. The application was publicly notified and no submissions were received.
- 2. That Council approves variations to Section F.1.4.1.b. of Part F of Council's Development Control Plan 2021 for this development to allow 24m and 25m side boundary setbacks and 10m wide vegetation buffers.
- 3. That Development Application No. 10.2025.52.1, for the construction of a dwelling and shed on Lot 9 DP 789769, 106 Andersons Lane 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
Schedules	Vision Property	Received
Drawing A00	Development Hub	3 June 2025

	Job Number 62/25	Stamped
	Dated 05/07/25	No. DA 10.2025.52.1
	Vision Property	Received
Site Plan	Development Hub	3 June 2025
Drawing A01	Job Number 62/25	Stamped
_	Dated 06/05/25	No. DA 10.2025.52.1
	Vision Property	Received
Ground Floor Plan	Development Hub	3 June 2025
Drawing A02	Job Number 62/25	Stamped
	Dated 06/05/25	No. DA 10.2025.52.1
	Vision Property	Received
Elevations	Development Hub	3 June 2025
(North & South)	Job Number 62/25	Stamped
Drawing A03	Dated 06/05/25	No. DA 10.2025.52.1
Florida	Vision Property	Received
Elevations	Development Hub	3 June 2025
(East & West)	Job Number 62/25	Stamped
Drawing A04	Dated 06/05/25	No. DA 10.2025.52.1
	Vision Property	Received
Shed Floor Plan	Development Hub	3 June 2025
Drawing A05	Job Number 62/25	Stamped
	Dated 05/15/25	No. DA 10.2025.52.1
	Vision Property	Received
Shed Elevations	Development Hub	3 June 2025
Drawing A06	Job Number 62/25	Stamped
	Dated 05/15/25	No. DA 10.2025.52.1
		Received
BASIX Certificate No. 1795646S	Vision Town Planning Consultants PTY LTD	3 June 2025
Or as revised		Stamped
Or as revised	Issued: 15 May 2025	No. DA 10.2025.52.1
		Received
Statement of Environmental Effects	Vision Property	4 July 2025
Version 2	Development Hub Dated 03/07/25	Stamped
V CI SIUII Z	Dateu 03/07/23	No. DA 10.2025.52.1(A)

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. Any cutting and filling on the site shall be either battered at a maximum slope of one vertical to two horizontal (IV:2H) and revegetated or suitably retained by a retaining structure, designed and constructed to appropriate engineering standards. A retaining wall that does not meet the requirements for exempt development under State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 will require the prior consent of Council. The erection of retaining walls may require the approval and certification of a suitably qualified structural engineer. All works are to be carried out within the boundaries of the property and without affecting the structural integrity of boundary fencing or neighbouring structures.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 4. Prior to the issue of a Construction Certificate, a preliminary contamination report is to be prepared by a suitably qualified professional and submitted to Council for approval.
- 5. Prior to the issue of a Construction Certificate, any works required in the approved preliminary contamination report (or subsequent detailed contamination report if one is recommended in the preliminary report or required by the Principal Certifier) are to be undertaken to the satisfaction of the Principal Certifier.
- 6. Prior to the issue of a Construction Certificate, the Applicant must obtain consent from the roads authority pursuant to Section 138 of the Roads Act 1993 for the carrying out of works in a road reserve.
- 7. Prior to the issue of a Construction Certificate, a separate application is to be made to Council, with the appropriate fee being paid, for the provision of a suitably sized metered water service to the development.
- 8. Prior to the issue of a Construction Certificate, the applicant is to prepare an unidentified finds procedure for site development works due to the potential for asbestos containing pipe material under the surface. The procedure is to be submitted for the approval of the Principal Certifier.
- 9. Prior to the issue of a Construction Certificate, the Applicant must submit to Cowra Shire Council an application to Install and Operate an On-Site Sewage Management System. The application must be accompanied by a report prepared by a suitably qualified professional including a geotechnical report to confirm that an On-Site Sewage Management System in compliance with ASI547:2012 can operate in the proposed area.
- 10. Pursuant to Section 7.12 (formerly Section 94A) of the Environmental Planning & Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is current as at the date of this consent and is

levied in accordance with the Cowra Section 94A Contributions Plan 2016 adopted on 26 April 2016. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each financial year.

Contribution Type	Proposed Cost of Development	Levy Percentage	Total Contribution	Contributior Rate Remain Current Unti
Section 94A Contribution ²	\$768,669.84	1%	\$7,686.70	30 June 2020

Notes

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

- II. 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.
- 12. 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.
- 13. 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'.
- 14. 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.
- 15. The Applicant is to obtain all relevant approvals to Install and Operate an On-Site Sewage Management System from Cowra Shire Council prior to commencing works to install the system and comply with any conditions of

¹ As shown on the Development Application / Construction Certificate Application / Complying Development Certificate Application

² Council's Section 94A Contributions Plan 2016 may be viewed during office hours at Council's Customer Service Centre, 116 Kendal Street Cowra, or on Council's website www.cowracouncil.com.au

that approval. The works must be inspected by Council at the times specified below:

- a) Tank Installation: When the tank is installed and prior to backfilling.
- b) Absorption Trench: When void arching and stone void fill is in place prior to covering.

All work must be carried out by a licensed plumber or drainer and to the requirements of NSW Environment and Health Protection Guidelines, Plumbing Code of Australia and Australian Standard/ New Zealand Standard 1547:2000 On-Site Domestic Wastewater Management. The licensed plumber or drainer must notify Cowra Council at least 48 hours before each required inspection needs to be carried out.

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. All roofed and paved areas are to be properly drained in accordance with the Plumbing Code of Australia and discharged three metres clear of any building/structure in a manner that does not cause soil erosion or nuisance to adjoining properties.
- 21. 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

- 22. The Applicant must not commence occupation or use of the dwelling until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.
- 23. Prior to the issue of any Occupation Certificate, provide a minimum of 45,000 litres of tanked water supply for domestic consumption for the dwelling or a larger volume of water supply in accordance with BASIX certificate commitments. In addition to the water supply required for domestic consumption and BASIX, an additional 10,000 litres of water supply shall be reserved for fire-fighting purposes for dwelling in accordance with the NSW Rural Fire Service requirements. Where the total volume for dwelling is provided in a single tank, the draw off point for the domestic supply is to be located at or above the 10,000 litre level. The tank shall be fitted with a 65mm Storz fitting and ball or gate valve. Water tanks shall be generally located in close proximity to the dwelling-house and allow access for fire fighting vehicles.

Water tanks are not to be constructed of plastic if they are to be exposed to medium to high level bushfire risk. Further information relating to the location and design of water tanks and emergency fire-fighting requirements for water tanks and connections can be downloaded from the NSW Rural Fire Service website, www.rfs.nsw.gov.au.

24. Prior to the issue of a Whole Occupation Certificate, the Applicant shall construct an access crossing to the development site from Andersons Lane in accordance with consent from the road's authority pursuant to Section 138 of the Roads Act 1993 for the carrying out of works in a road reserve. The driveway is to be constructed in accordance with the Section 138 Permit. All costs associated with the construction of the access driveway(s) shall be borne by the Applicant.

25. Prior to the issue of a Whole Occupation Certificate, the Applicant shall install the vegetation buffers in accordance with the approved plans and clauses b & c of Appendix A of Part F of Cowra Council Development Control Plan 20121.

ADVICE

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.

CARRIED

In Favour: Crs Paul Smith, Nikki Kiss OAM, Karren Cave, Cheryl Downing, Ruth Fagan, Tony

Horton, Cheryl Speechley and Peter Wright

Against: Nil

CARRIED 8/0

6 LATE REPORTS

Nil

7 NOTICES OF MOTIONS

Nil

The Meeting closed at 6:26 pm.

The Minutes of this meeting are confirmed at the General Committee Meeting held on 11 August 2025.

 	•
CHAIRPERSON	ı

3 GENERAL MANAGERS REPORT

3.1 Organisation Structure

File Number: D25/1306

Author: Paul Devery, General Manager

RECOMMENDATION

That Council endorse the current three (3) Directorate Organisational Structure for Cowra Council.

INTRODUCTION

Council is required to review and may re-determine the organisation structure of the Council within 12 months of any ordinary election of the Council.

Council must, after consulting the General Manager, determine the resources to be allocated towards employment of staff. The General Manager must, after consulting the Council, determine the positions within the organisation structure of the Council. The positions within the organisation structure of the Council are to be determined so as to give effect to the priorities set out in the strategic plans (including the Community Strategic Plan) and Delivery Program of the Council.

BACKGROUND

The NSW Local Government Act contains provisions regarding Council's obligations to review the organisation structure following an ordinary election; clause 332 of the Act states;

"332 Determination of structure

- (1) A council must, after consulting the general manager, determine the resources to be allocated towards the employment of staff.
- (1A) The general manager must, after consulting the council, determine the positions within the organisation structure of the council.
- (IB) The positions within the organisation structure of the council are to be determined so as to give effect to the priorities set out in the strategic plans (including the community strategic plan) and delivery program of the council.
- (2), (3) (Repealed)"

Clause 333 of the Act states;

"333 Re-determination and review of structure

The organisation structure may be re-determined under this Part from time to time. The council must review, and may re-determine, the organisation structure within 12 months after any ordinary election of the council."

The development of the Community Strategic Plan, Delivery Program/Operational Plan, Long Term Financial Plan and Workforce Management Strategy over recent months have all been undertaken on the basis of continuing with the existing staff and structure. Council's consideration and adoption of those plans together with this report will satisfy the legislative requirement.

The current organisation structure with three (3) Directors reporting to the General Manager is considered to have serviced the community well in a sustainable manner.

Report 3.1 Page 21

This report advises of the intent to retain the existing structure, which includes three directorates:

- Corporate Services
- Infrastructure and Operations
- Environmental Services

Attachment I details the functions of each directorate.

BUDGETARY IMPLICATIONS

Nil

ATTACHMENTS

I. Organisation Structure July 2025 😃

Report 3.1 Page 22

COUNCIL'S ORGANISATION STRUCTURE General Manager's Office • Business liaison Civic relationships Citizenship Communications · Festival of International Understanding • Grants co-ordination • Human Resources • Integrated Planning and Reporting Work, Health and Safety **Corporate Services Department Environmental Services Department** Infrastructure & Operations Department • Accounts payable & receivable • Building certification & development compliance Airport Civic Centre inspections Asset management Library · Companion animals, ranger services Aquatic Centre Art Gallery • Development assessment & control • Biosecurity control (plants) Community projects • Environmental protection & regulation • Caravan Park • Cultural & special events · Public and environmental health regulation & food safety Cemeteries inspections Customer service . Construction & maintenance of roads bridges & footpaths · Financial planning · Heritage advice & assessment • Council property management • Plumbing & drainage regulation & on-site sewage Information technology • Engineering & technical design management assessment & inspections Insurances • Strategic land-use planning Fleet & depot operations · Rates & water billing Subdivision certification • Parks, gardens & reserves maintenance & beautification · Records management Saleyards • Rural addressing • Risk management · Zoning & building information certificates • State roads contract maintenance • Youth Council · Waste management & recycling • Wastewater treatment & reticulation • Water treatment & reticulation

 $Delivery\ Program\ 2025-2026\ to\ 2028-2029,\ Operational\ Plan\ 2025-2026\ \&\ Long\ Term\ Financial\ Plan\ 2025-2026\ to\ 2034-2035$

Page 7

Item 3.1 - Attachment I

4 DIRECTOR-CORPORATE SERVICES REPORT

4.1 Donation - Cowra High School - 2025 Schools Spectacular

File Number: D25/1414

Author: Alan Dalton, Director - Corporate Services

RECOMMENDATION

That Council approve a donation of \$2,000 to Cowra High School to assist Cowra High School Dance attending the Schools Spectacular in November 2025.

INTRODUCTION

Ms Kayla Emmi – Dance/PDHPE Teacher Cowra High School, has written to Council seeking financial assistance to facilitate Cowra High School Dance attending the Schools Spectacular in November 2025.

The application is eligible for support under Council's Donation Policy, with \$2,000 being requested.

BACKGROUND

The Schools Spectacular is hosted every year by the NSW Department of Education and highlights provides the opportunity for public schools to highlight the talents of their students over various categories of art and performances. Council has previously donated the requested amount to Cowra High School to facilitate attendance to this event.

The request meets the eligibility requirements of Clause 9 of Council's Donations Policy in the following areas:

- Festivals and special events which enhance community spirit.
- To assist an individual's or team's sporting, cultural or academic achievement at a significant and recognised level.

No other donation requests have been received from Cowra High School this financial year.

BUDGETARY IMPLICATIONS

The request for \$2,000 is within the 2025-26 unallocated s.356 budget of \$11,497.

ATTACHMENTS

I. Application for Financial Assistance - Cowra High School - Schools Spectacular 🕹

Report 4.1 Page 24



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	and the company of which the individual in a manufactural
	cal team of which the individual is a member]
	ra High school - Kayla Em
Mailing address: 28 Dowell S	+, cowra, New, 2794
Phone: (Home)	(Business) 02)6342 1766
	Email:
Signature:	Date: 25 / 7 / 2025
Organisation Details	
Organisation responsible for the event/activity:	School's Spectacular - Dan
President/Secretary Contact Details:	Kayla Emmi - Dance/PDHP
Organisation Type (please circle): Non Profit / Char	rity / Incorporated / Business /other:
Do membership fees apply ?	☐ YES ☑ NO
lf yes, annual membership/fees	\$
Event Details	
Description of the event/project/request/person	for which assistance is sought 12 Students
ravel to and perform i	n School's spectacular 202
Date/s of the proposed event/project	24th - 29th NOV 2025
Venue where will the event/project take place?	
F: '.ID + '!-	
Financial Details	
Amount of assistance being sought:	\$ 2000 \$ 25000
Total Estimated cost of the total event/project	pac, fundraising,
How are funds to be raised?	pac, formanano,
parents.	\$ to 000
Funds available at present to go towards event	\$ \0,000 \(\text{YES \(\text{V} \) NO
Will the event/project support shorities	
Will the event/project support charities	
If YES, value of support	\$ S
If YES, value of support Previous / Other Assistance:	\$
If YES, value of support	\$ sation? YES NO
If YES, value of support Previous / Other Assistance: Has Council previously assisted you/your organi	\$ sation? YES NO
If YES, value of support Previous / Other Assistance: Has Council previously assisted you/your organi If so what was the amount of the assistance fron	sation? YES NO

Eligi	bility - Please tick the applicable areas relevant to the application:-
-	Community development projects – projects that meet an identified community need, have been
_ d	eveloped in consultation with the community and encourage participation in the development of the
	roject.
- 5	estivals and special events which enhance community spirit. upport for a locally based voluntary community service or program where the majority of its income
	upport for a locally based voluntary community service of program where the majority of its income if fundraising.
ΠÏ	ocal Community, charity and not for profit activities or events/functions that may be conducted
2	futside the shire, but provide a benefit to the shire's residents
	o assist an individual's or team's sporting, cultural or academic achievement at a significant and
r	ecognised level.
	Community, charity and not for profit organisations' use of Council owned and controlled facilities including halls, sporting grounds and other venues.
	quest Details – Please complete either A or B below
7703	
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 o
	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
В.	Community/Event applications - Please ensure all questions are answered
В.	
В.	Council Community Objectives - To enable Council to consider your application, Council require
В.	
В.	Council Community Objectives - To enable Council to consider your application, Council require details of how this event/project will meet Council's objectives.
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В.	Council Community Objectives - To enable Council to consider your application, Council required details of how this event/project will meet Council's objectives. Objective I: To provide benefit to the residents of Cowra Shire Council. 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] Objective 3: To provide access and usage of community resources, services and facilities, and equity of access for special needs groups Objective 4: To encourage and enable broad community participation in cultural/ community services programs. Attachments required for Community/Event applications: O copy of the project's proposed budget, detailing anticipated costs, with quotations if
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В.	Council Community Objectives - To enable Council to consider your application, Council required details of how this event/project will meet Council's objectives. Objective 1: To provide benefit to the residents of Cowra Shire Council. 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] Objective 3: To provide access and usage of community resources, services and facilities, and equity of access for special needs groups Objective 4: To encourage and enable broad community participation in cultural/ community service programs. Attachments required for Community/Event applications: o copy of the project's proposed budget, detailing anticipated costs, with quotations if applicable; oli fyou are a registered public charity, a copy of the registration certificate Please attach any other information to support your application to Council
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130117 Page | 2

4.2 Donation - Noel Collett Legacy - Koori Knockout 2025

File Number: D25/1418

Author: Alan Dalton, Director - Corporate Services

RECOMMENDATION

That Council approve a donation of \$1,500 to Noel Collett Legacy to assist fielding a memorial team in the September 2025 Regional Koori Knockout.

INTRODUCTION

Ms Natalie Collett - representative of Noel Collett Legacy - has written to Council seeking financial assistance to facilitate fielding a memorial team at the September 2025 Regional Koori Knockout event.

The application for \$1,500 is eligible for support under Council's Donation Policy.

BACKGROUND

The Koori Knockout event is one of the largest Indigenous sporting events in the world, with tens of thousands of attendees and players uniting celebration of sport, culture and community. Council has previously donated financial assistance to teams participating in the event.

The request meets the eligibility requirements of Clause 9 of Council's Donations Policy in the following areas:

- Festivals and special events which enhance community spirit.
- To assist an individual's or team's sporting, cultural or academic achievement at a significant and recognised level.

No other donation requests have been received from Noel Collett Legacy.

BUDGETARY IMPLICATIONS

The request for \$1,500 is within the 2025-26 remaining s.356 budget of \$11,497.

ATTACHMENTS

1. Application for Financial Assistance - Noel Collett Legacy - Koori Knockout J.

Report 4.2 Page 27



Cowra Shire Council Private Bag 342 Cowra NSW 2794

Phone: 02 6340 2000 council@cowra.nsw.gov.au

STATE OF THE PARTY		1 1 A /D
nulicant Information	Application for Finar	ncial Assistance/Donation
pplicant Information cal Sporting Team/Organisation		
[applications must be made !	y the local team of which th	ne individual is a member]
ontact Name/ Sporting Applicant:	Jat Glett	
ailing address:		
one: (Home)	(Business)	
ail:		
gnature:	Date:	14 17 125
rganisation Details		
ganisation responsible for the event/ac	tivity: Noel Co	ollett Legacy.
esident/Secretary Contact Details:	Nat (Collett
rganisation Type (please circle): Non Profi	/ Charity / Incorporated / Bu	ısiness /other:
o membership fees apply ?	☐ YES ☐ NO	
es, annual membership/fees	\$	
ent Details		
cription of the event/project/request/	person for which assistance is	sought memorial
eam playing	in the Suc	they koori k
e/s of the proposed event/project	21st 5	they koor k September 201
ue where will the event/project take	lace? ST Ma	ary's
nancial Details		
ount of assistance being sought:	\$1500-	
tal Estimated cost of the total event/pr		00
w are funds to be raised?	Sponsorshi	oo ps, raffles
nds available at present to go towards		70
Il the event/project support charities	☐ YES ☐ NO	
ES, value of support	\$	
rious / Other Assistance:		
s Council previously assisted you/your	organisation?	S M NO
so what was the amount of the assistan		
o what was the amount of the assistant		
hen was it provided? Ive you applied for funding from other orgo	nisations? YES NO	

Page 28 Item 4.2 - Attachment I

ig	bility - Please tick the applicable areas relevant to the application:-
d	Community development projects – projects that meet an identified community need, have been eveloped in consultation with the community and encourage participation in the development of the
	roject. estivals and special events which enhance community spirit.
S	upport for a locally based voluntary community service or program where the majority of its income fundraising.
] L	ocal Community, charity and not for profit activities or events/functions that may be conducted utside the shire, but provide a benefit to the shire's residents
T [o assist an individual's or team's sporting, cultural or academic achievement at a significant and
	ecognised level. Community, charity and not for profit organisations' use of Council owned and controlled facilities
	icluding halls, sporting grounds and other venues.
lec	uest Details – Please complete either A <u>or</u> B below
۱.	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 <u>will only be considered</u> 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 hody)
	Supporting letter from State/Australian Supporting body Please attach any other information to support your application to Council
3.	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.
3.	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. Provides Aborismal people to take part in knockout team an hounor an Elder that has passed.
3.	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. Provides About grad people to take and in knowled team and hound and Elder that has passed. 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]
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3.	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. Provides Abor and people to take part in knowled team an hound an Elder that however the condition of the project's proposed budget, detailing anticipated costs, with quotations if
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	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. Provides Abor and people to falce and hound and Elder that how passed. 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] Koori knockout also enables community to the event of th

ECM. 823879 010724 P a g e | **2**

4.3 Investments and Financial Report

File Number: D25/1429

Author: Alan Dalton, Director - Corporate Services

RECOMMENDATION

That Council note the Investments and Financial Report for July 2025.

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

BUDGETARY IMPLICATIONS

Nil.

ATTACHMENTS

1. Investments & Financial Report – July 2025 J

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ATTACHMENT

2025-2026 Investments and Financial Report July 2025

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Investments

I. Investments Portfolio

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

			Term (Davs)		Date Due	
ST GEORGE BANK	AA-	5/11/2024	273	4.70%	5/08/2025	500.000.00
ST GEORGE BANK	AA-	7/01/2025	245	4.70%	9/09/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	4/02/2025	245	4.75%	7/10/2025	500,000.00
BANK OF QUEENSLAND	A-	6/02/2025	187	4.80%	12/08/2025	500,000.00
BANK OF QUEENSLAND (Wyangala Sewer Handover)	A-	6/02/2025	194	4.80%	19/08/2025	920,914.23
SUNCORP-METWAY LTD	A+	11/02/2025	216	4.75%	15/09/2025	500,000.00
ING BANK	A	25/02/2025	182	4.71%	26/08/2025	500,000.00
SUNCORP-METWAY LTD	A+	11/03/2025	182	4.65%	9/09/2025	500,000.00
BANK OF QUEENSLAND	A-	18/03/2025	189	4.70%	23/09/2025	500,000.00
ING BANK	A	18/03/2025	210	4.59%	14/10/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	18/03/2025	168	4.75%	2/09/2025	500,000.00
BANK OF QUEENSLAND	A-	1/04/2025	182	4.78%	30/09/2025	500,000.00
ING BANK	A	8/04/2025	182	4.47%	7/10/2025	500,000.00
SUNCORP-METWAY LTD (BARP)	A+	8/04/2025	210	4.73%	4/11/2025	2,000,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	15/04/2025	126	4.55%	19/08/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	22/04/2025	112	4.50%	12/08/2025	500,000.00
BANK OF QUEENSLAND	A-	24/04/2025	180	4.60%	21/10/2025	500,000.00
BANK OF QUEENSLAND	A-	24/04/2025	187	4.60%	28/10/2025	500,000.00
IMB LTD	BBB+	24/04/2025	103	4.50%	5/08/2025	500,000.00
BANK OF QUEENSLAND (Wyangala Sewer Handover)	A-	29/04/2025	182	4.40%	28/10/2025	1,000,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	29/04/2025	119	4.45%	26/08/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	29/04/2025	126	4.45%	2/09/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	6/05/2025	91	4.50%	5/08/2025	500,000.00
SUNCORP-METWAY LTD	A+	6/05/2025	210	4.46%	2/12/2025	500,000.00
IMB LTD	BBB+	13/05/2025	91	4.40%	12/08/2025	250,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	13/05/2025	91	4.40%	12/08/2025	500,000.00
SUNCORP-METWAY LTD	A+	13/05/2025	182	4.42%	11/11/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	20/05/2025	126	4.35%	23/09/2025	500,000.00
SUNCORP-METWAY LTD	A+	20/05/2025	210	4.32%	16/12/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	27/05/2025	91	4.30%	26/08/2025	500,000.00
SUNCORP-METWAY LTD	A+	27/05/2025	210	4.16%	23/12/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	3/06/2025	119	4.30%	30/09/2025	500,000.00
BENDIGO & ADELAIDE BANK LTD	A-	5/06/2025	180	4.25%	2/12/2025	500,000.00
BENDIGO & ADELAIDE BANK LTD	A-	10/06/2025	154	4.25%	11/11/2025	500,000.00
IMB LTD	BBB+	10/06/2025	98	4.25%	16/09/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	10/06/2025	126	4.30%	14/10/2025	500,000.00
BENDIGO & ADELAIDE BANK LTD	A-	17/06/2025	154	4.25%	18/11/2025	1,000,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	17/06/2025	91	4.15%	16/09/2025	500,000.00
IMB LTD	BBB+	17/06/2025	91	4.20%	16/09/2025	600,000.00
SUNCORP-METWAY LTD	A+	17/06/2025	245	4.42%	17/02/2026	500,000.00
BANK OF QUEENSLAND	A-	24/06/2025	210	4.35%	20/01/2026	500,000.00
SUNCORP-METWAY LTD	A+	24/06/2025	210	4.37%	20/01/2026	500,000.00
BANK OF QUEENSLAND	A-	1/07/2025	210	4.30%	27/01/2026	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	1/07/2025	91	4.03%	30/09/2025	500,000.00
ST GEORGE BANK	AA-	1/07/2025	154	4.00%	2/12/2025	500,000.00
SUNCORP-METWAY LTD	A+	1/07/2025	210	4.30%	27/01/2026	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	8/07/2025	91	4.08%	7/10/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	8/07/2025	91	4.08%	7/10/2025	500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	8/07/2025	126	4.15%	11/11/2025	500,000.00
COMMONWEALTH BANK OF AUSTRALIA COMMONWEALTH BANK OF AUSTRALIA	AA-	15/07/2025	91	4.22% 4.21%	14/10/2025 18/11/2025	500,000.00
IMB LTD	AA-	15/07/2025	126	4.21%		500,000.00
ING BANK	BBB+	15/07/2025 22/07/2025	91 301	4.20%	14/10/2025 19/05/2026	500,000.00 500,000.00
NATIONAL AUSTRALIA BANK LTD	AA-	22/07/2025		4.12%	21/10/2025	500,000.00
BANK OF QUEENSLAND	AA- A-	29/07/2025	91 182	4.20%	27/01/2026	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	A-	29/07/2025	91	4.15%	28/10/2025	500,000.00
ING BANK	AA-	29/07/2025	301	4.21%	26/05/2026	500,000.00
BANK OF QUEENSLAND	A-	30/07/2025	188	4.15%	3/02/2026	500,000.00
COMMONWEALTH BANK OF AUSTRALIA	AA-	30/07/2025	97	4.13%	4/11/2025	500,000.00
Total		00/01/2020	JI	¬.∠ ı /0	7/11/2020	\$32,270,914.23
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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** 31/7/2025

2. Interest Rate

The average interest rate for Council's investments held is 4.39%. At the time of preparing this report, average (market rates) interest rates were as follows as at 31 July 2025.

30	60	90	120	150	180	270	I YR
Days							
3.78%	3.98%	4.05%	4.08%	4.03%	4.10%	4.06%	4.03%

3. General Fund Balance

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

CBA General Account	\$ '000
General Fund bank account	\$ 632
On-Call account balance	\$ 6,250
Cash in hand	\$ 4
TOTAL	\$ 6,886

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

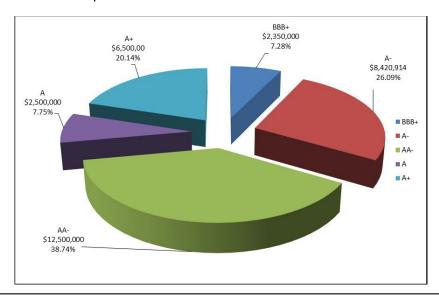
Investments are limited to those allowed by the most current Ministerial Investment Order that has been issued by the NSW Minister for Local Government.

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
- 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 Standard and Poor's classifications.



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

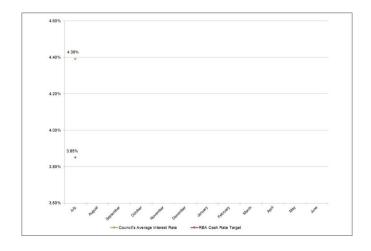
Any securities which are issued by a body or company (or controlled parent entity either immediate or ultimate) with a Standard &Poor's Investors Service, Inc credit rating of ``AAA", ``AA+", ``AA", ``AA-"; "A+", "A", "BBB+"; or "BBB"

5. Interest on Investment Income

2025-2026 estimated interest on investments amount is \$1,433,560 and has been included in the Budget. Performance of investments is monitored monthly.

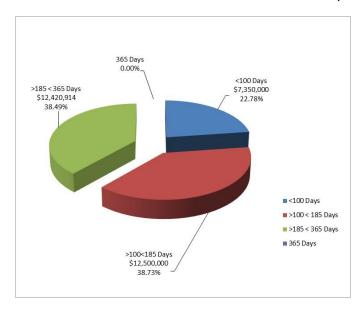
6. Term Deposit Average Monthly Interest Rate Compared to the RBA Cash Rate Target

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

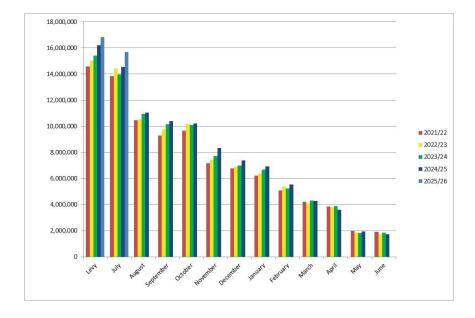
The following pie-chart shows the mix of Council investments for the month by maturity type.



Rates

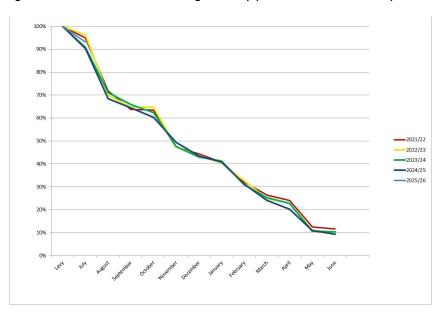
8. Comparison of Rate Collection Progress for 2025-2026 to prior years

The following graph shows the total rate levy and arrears collectable as at 31 July 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.

Arears at 30 June 2025		\$ 1,113,275
Collected year to date	\$ 0	\$
Collected in July 2025	\$ 171,908	\$ -171,908
Balance as at 31 July 2025	\$ 171,908	\$ 941,367

II. Indicative Position of General Fund for the Current Year to 31 July 2025

The following table shows Council's current budget result based on the budget set as per Council's Operational Plan for 2025-2026.

Budget Income Statement - 2025/2026 Operating Result - Before Capital Grants & Contributions											
Resolution		Consolidated	General	Water	Sewer	Waste	Consolidated	General	Water	Sewer	Waste
		'000	'000	'000	'000	'000	'000	'000	'000	'000	'000
	Adopted Budget	(1,030)	(1.280)	(168)	111	307	36,507	17,187	6,518	10,019	2,783
148/25	Cowra Early Childhood Financial Assistance	(36)	(36)	(100)	111	307	(36)	(36)			
	End of 1st Quarter - Prior to Review	(1,066)	(1,316)	(168)	111	307	36,471	17,151	6,518	10,019	2,783

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 6.61%.

13. Loan Summary

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

Loan No	Lender	Date Obtained	Due date	Principal \$	Interest Rate %	Principal \$ O/S 31/7/25
	<u>GENERAL</u>					
236	COMMONWEALTH (RIVER PK AMEN/VAUX DRAINAGE)	28/01/2005	1/02/2025	433,500	6.31	0
241B	COMMONWEALTH BANK (VAUX ST DRAINAGE WEST)	18/12/2006	18/12/2036	166,000	6.35	100,508
242B	COMMONWEALTH BANK (MULYAN OVAL AMENITIES)	22/08/2007	24/08/2037	95,000	6.80	61,593
249	NATIONAL AUST. BANK (CIVIC CENTRE REFURBISHMENT)	22/12/2008	22/12/2033	1,395,390	8.15	795,438
245	NATIONAL AUST. BANK (CIVIC CENTRE REFURBISHMENT)	29/06/2009	29/06/2029	234,000	8.33	79,568
246	NATIONAL AUST. BANK (SALEYARDS EFFLUENT SCREENS)	16/04/2010	16/04/2025	225,000	8.01	0
250	NATIONAL AUST. BANK (DRAINAGE IMPROVEMENTS)	28/06/2013	28/06/2028	250,000	6.36	70,499
253A	NSW TREASURY (DEPOT REDEVELOPMENT - STAGE 1)	27/06/2016	27/06/2026	400,000	2.63	44,896
253B	NSW TREASURY (AIRPORT SUBDIVISION)	27/06/2016	27/06/2026	1,478,993	2.63	165,987
253C	NSW TREASURY (CEMETERY EXPANSION)	27/06/2016	27/06/2026	250,000	2.63	28,051
254A	NSW TREASURY (DEPOT REDEVELOPMENT - STAGE 2)	11/05/2020	11/05/2040	764,073	2.41	605,984
254B	NSW TREASURY (CBD FOOTPATH REFURBISHMENT/STREET	11/05/2020	11/05/2040	1,501,955	2.41	1,191,196
	CONSTRUCTION)					
254C	NSW TREASURY (LOW LEVEL BRIDGE REPAIRS)	11/05/2020	11/05/2040	183,880	2.41	145,835
						3,289,556
	<u>WASTE</u>					
247	NATIONAL AUST. BANK (RECYCLING PLANT)	16/04/2010	16/04/2025	538,500	8.01	0
255	NSW TREASURY (MRF AMENITIES/ADMINISTRATION BUILDING)	28/06/2024	28/06/2044	450,000	5.76	437,616
						437,616
	WATER					
238	COMMONWEALTH (CBD MAINS REPLACEMENT)	22/02/2006	23/02/2031	1,000,000	6.03	387,860
241A	COMMONWEALTH BANK (WATER MAIN REPLACEMENT)	18/12/2006	18/12/2036	1,256,000	6.35	760,746
242A	COMMONWEALTH BANK (1C1 ZONE)	22/08/2007	24/08/2037	1,286,500	6.80	833,658
251	WESTPAC (EMERGENCY WATER SUPPLY CONSTRUCTION)	28/06/2013	27/06/2033	1,186,124	6.566	661,469
						2,643,733
	<u>SEWERAGE</u>					
244	NATIONAL AUST. BANK (SEWER TREATMENT PLANT)	6/05/2010	04/05/2040	7,213,230	8.13	5,587,255
						5,587,255
	GRAND TOTAL					\$11,958,160

Item 4.3 - Attachment I Page 37

5 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

5.1 Development Application No. 10.2025.59.1, Lot 20 Section 9 DP

977420, 59A Kite Street Cowra, multi dwelling housing (four attached dwellings), lodged by M Pullen. The property owner is

Jackie Chiles Pty Ltd.

File Number: D25/1357

Author: Glenn Oakley, Acting 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 Section E.2.7 of Part E and Section M.2.3 of Part M of Council's Development Control Plan 2021 are sufficiently justified and the application was publicly notified and no submissions were received; and
- 2. That Council approves variations to Section E.2.7 of Part E and Section M.2.3 of Part M of Council's Development Control Plan 2021 for this development to allow an average site area per dwelling of 252.8sqm and car parking spaces forward of the building line; and
- 3. That Development Application No. 10.2025.59.1, for the construction of multi dwelling housing on Lot 20 Section 9 DP977420, 59A Kite 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
Window Schedule A000A	Vision Property Development Hub 21 January 2025 Revision A	Received 11 July 2025 Stamped No. 10.2025.59.1 (A)
Proposed Site Plan A001C	Vision Property Development Hub 4 September 2024 Revision C	Received 11 July 2025 Stamped No. 10.2025.59.1 (A)

Proposed Floor Plan Al0IC	Vision Property Development Hub 4 September 2024 Revision C	Received II July 2025 Stamped No. 10.2025.59.1 (A)
Proposed Elevations A201B	Vision Property Development Hub 21 January 2025 Revision B	Received II July 2025 Stamped No. 10.2025.59.1 (A)
Statement of Environmental Effects	Currajong 13 June 2025 Revision B	Received II July 2025 Stamped No. 10.2025.59.1 (A)
BASIX Certificate No. 1799383M (or as revised)	Vision Town Planning Consultants PTY LTD Issued: 11 June 2025	Received 13 June 2025 Stamped No. 10.2025.59.1
Site Survey	Karl Lupis 20 February 2025 Ref 24-206	Received 13 June 2025 Stamped No. 10.2025.59.1

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. A retaining wall that does not comply with State Environmental Planning Policy (Exempt & Complying Development Codes) 2008 will require the prior consent of Council. The erection of retaining walls may require the approval and certification of a suitably qualified structural engineer. All works are to be carried out within the boundaries of the property and without affecting the structural integrity of boundary fencing or neighbouring structures.
- 4. 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.
- 5. All traffic movements in and out of the development are to be in a forward direction

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 6. Prior to the issue of a Construction Certificate, the Applicant is to submit a detailed Landscape Plan for the approval of the Principal Certifier which includes details of the proposed plant species and maintenance schedule. The plan is to be prepared in accordance with Part N of Cowra Council Development Control Plan 2021, and include screening of the carpark area from the street.
- 7. Prior to the issue of a Construction Certificate, a Stormwater Management Plan shall be submitted to Council for approval. The plan is to demonstrate that adequate provision will be made for the estimated potential stormwater runoff from the development to the satisfaction of Council.
- 8. Prior to the issue of a Construction Certificate, a separate application is to be made to Council, with the appropriate fee being paid, for the provision of a 25mm metered water service to the development.
- 9. Pursuant to Section 7.12 (formerly Section 94A) of the Environmental Planning & Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is current as at the date of this consent and is levied in accordance with the Cowra Section 94A Contributions Plan 2016 adopted on 26 April 2016. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each financial year.

Contribution Type	Proposed Cost of Development	Levy Percentage	Total Contribution	Contribution Rate Remains Current Until
Section 94A Contribution ²	\$602.441.00	1%	\$6,024.41	30 June 2026

Notes

As shown on the Development Application/Construction Certificate Application/Complying Development Certificate Application

² Council's Section 94A Contributions Plan 2016 may be viewed during office 10. Priorute 對於 医后部性的 医后部性的 医后部性的 医后部性 医后部性 医后部 医内部 在 Council's website www.cowracouncil.com.au

cordance with Section M.2.2.b.ii of Part M of the DCP.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

- 11. 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.
- 12. 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.
- 13. 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'.
- 14. 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.

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

- 15. 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.
- 16. 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.
- 17. 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.

- 18. 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.
- 19. 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.
- 20. 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 Kite Street.
- 21. As soon as is practical, and within a maximum of 7 days following the placement of any roofing material, all guttering and downpipes must be installed and connected to Council's drainage system. If no Council drainage system is available, the guttering and downpipes must be discharged away from the building site onto a stable vegetated area in a manner that does not discharge concentrated storm water flow and cause nuisance or erosion to adjoining properties.
- 22. 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

23. The Applicant must not commence occupation or use of the multi dwelling

development until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.

- 24. Prior to the issue of a Whole Occupation Certificate, the Applicant shall construct an access crossing to the development site from Logan Street in accordance with consent from the road's authority pursuant to Section 138 of the Roads Act 1993 for the carrying out of works in a road reserve. The driveway is to be constructed in accordance with the Section 138 Permit. All costs associated with the construction of the access driveway(s) shall be borne by the Applicant.
- 25. The Applicant is required to obtain a Certificate of Compliance pursuant to Section 64 of the Local Government Act 1993 certifying that all works, fees and charges required in connection with the provision of water supply and sewerage to the development have been undertaken and complied with in full. The certificate shall include all relevant works verified by appropriate inspections, fees and charges that are currently being applied at the time of the issue of the Occupation Certificate.

Separate reticulated sewer mains and metered water services must be physically provided to the development in accordance with Cowra Infrastructure and Operations Engineering Standards. Council will not issue the Occupation Certificate until the Compliance Certificate has been issued, verifying that all works have been satisfactorily completed. All monetary contributions in relation to the augmentation of reticulated sewerage must be paid in full to Cowra Shire Council before the Occupation Certificate will be issued. Necessary inspections must be arranged at least 48 hours in advance. Contact Cowra Infrastructure and Operations on (02) 6340 2070.

26. Prior to the issue of any Occupation Certificate the Applicant shall ensure that all new vehicular parking areas, including the proposed staff car parking area are clearly defined and/or line-marked in accordance with Cowra Infrastructure & Operations Engineering Standards and Australian Standard 2890.1-2004 - Off Street Parking Facilities. A sign(s) that are conspicuous and legible from the proposed new access road, and from within the development site, shall be permanently displayed indicating the points of ingress and egress, to the proposed development. All costs associated with the identification and line marking of the car parking areas shall be borne by the Applicant and at no cost to Council.

ADVICE

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.

INTRODUCTION

Development Application No. 10.2025.59.1 proposes multi dwelling housing (four attached dwellings) on Lot 20 Section 9 DP977420, 59A Kite Street Cowra. The application was lodged by M Pullen on 13 June 2025. The property owner is Jackie Chiles Pty Ltd.

The application is being reported to Council because of variations to Section E.2.7 of Part E and Section M.2.3 of Part M of the DCP.

A copy of the site and elevation plans of the proposed multi dwelling housing are included in Attachment 'I' to this report and a copy of the Statement of Environmental Effects is included in Attachment '2'.

Description of Site

Lot 20 Section 9 DP977420, 59A Kite Street Cowra is a rectangular allotment of approximately 1,011.15m². The site is on the corner of Kite Street and Logan Street. The lot is located in the RI General Residential zone under Cowra Local Environmental Plan (LEP) 2012. The site is currently vacant.

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 to construct multi dwelling housing, comprising 4 attached single bedroom dwellings. The proposed building will front Logan Street and present as rowhouses with weatherboard cladding and Colorbond roofing. The proposed building will be 32.37 metres in length, 6.62 metres deep, and be 5.045m in height. Each dwelling will include an enclosed backyard. The development will include a carpark with 6 parking spaces to the eastern side of the lot. These dwellings are to be located on a single lot; no subdivision of any type is proposed.

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 10.2025.59.1:

Section 4.15(I) 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.

I.2 Aims of Plan

The development is consistent the aims of the LEP.

I.4 Definitions

The proposed development is defined as multi dwelling housing under the LEP.

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

I.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 RI General Residential, and the proposed development is permitted in the zone with consent.



2.3 Zone objectives

Objective	Comment
To provide for the housing needs of the community.	Consistent
To provide for a variety of housing types and densities.	Consistent
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-	Not inconsistent

responsive residential land.	
• To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.	Not applicable
• To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.	Consistent
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 development is permitted with consent.

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 <u>Urban release areas</u>

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 identifies 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*, and the site is mapped as being affected. The proposed development is not considered likely to impact on groundwater or groundwater dependent ecosystems.

7.7 <u>Airspace operations</u>

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 will be connected to Council's reticulated water supply system in Kite Street.
Electricity	The proposed development will be connected to underground electricity supply to the requirements of the relevant energy provider.
Sewage	The proposed development will be connected to Council's reticulated sewer system in Logan Street.

Stormwater	Stormwater from the proposed development would be directed to either street.
Access	The proposed development would be accessed via an enlargement of the existing crossover to Logan Street and a \$138 has been conditioned.

7.11 <u>Development on land in karst areas</u>

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

SEPP	COMMENTS
SEPP (Biodiversity and	Not applicable
Conservation) 2021	
SEPP (Exempt and Complying	Not applicable
Development Codes) 2008	
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	Not applicable
Harbour City) 2021	
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western	Not applicable
Parkland City) 2021	
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards)	See comment below.
2021	
SEPP (Resources and Energy)	Not applicable
2021	
SEPP (Sustainable Buildings) 2022	A BASIX certificate has been provided for the proposed dwelling
SEPP (Transport and	Not applicable
Infrastructure) 2021	

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 area is clear of vegetation – no further assessment required relating to Biodiversity.

PART E - URBAN AND VILLAGE DEVELOPMENT

As multi dwelling housing the proposed dwelling is assessed under Part E.2.

Part E.2 Medium Density Housing

Section	Comments
E.2.1. Application of Section	The subject land is zoned R1 General Residential and multi dwelling housing is proposed, therefore part E.2 applies.
E.2.2. Objectives	The proposed development meets these objectives.
E.2.3. Site Analysis	A site analysis has been provided on the submitted plans.
E.2.4. Soil Erosion and Sedimentation Control	Appropriate controls to be put in place.
E.2.5. Landscaping	Part N has been considered below.

E.2.6. Cut and Fill Controls	Complies. Minimal earthworks are required.
E.2.7. Site Area and	Variation requested. See comments below.
Frontage Controls	The minimum site area is calculated by dividing the total area of the development site by the number of proposed dwelling units.
	The lot is 1011.15sqm, with 4 dwellings to be situated on it, giving a minimum site area per dwelling of 252.8sqm contrary to the 300sqm required under E.2.7.a
	The variation is considered at the end of this section.
	All site frontages exceed 18m consistent with E.2.7.b
E.2.8. Streetscape Controls	The proposed dwellings are single storey and are considered consistent with the scale and character of adjoining dwellings and the surrounding environment. The proposed development addresses each frontage either directly or through habitable windows and appropriate screening. Each dwelling would include a habitable room window overlooking one or more streets. The proposed development would provide passive surveillance to each street frontage. The proposed development would present as a single storey dwelling consistent with the streetscape.
E.2.9. Height Controls	The proposed dwellings are single storey.
E.2.10. Solar Access Controls	Each dwelling would receive 3 hours of solar access. The proposed development would not adversely impact the solar access of neighbouring dwellings.
E.2.11. Front setback controls	The proposed development would have a compliant setback of 6m to Logan Street and a 4.5m setback to Kite Street consistent with this clause.
E.2.12. Side Setbacks	Consistent, the proposed welling would have a minimum side setback of 13.4m to the east.
E.2.13. Rear Setbacks	The proposed dwelling would have a consistent 5.965m setback to the north.
E.2.14. Visual & Acoustic Privacy Controls	Visual and acoustic privacy impacts on adjoining properties are considered minor. Views between all existing and proposed dwellings would be screened by existing and proposed I.8m Colorbond fences.
	The proposed dwelling houses are single storey and will not create any significant privacy impacts to neighbouring properties.
E.2.15. Private Open Space	Each dwelling would be provided with a consistent 48.29sqm of private open space.
E.2.16. Sustainable Building Design Controls	A compliant BASIX Certificate for multi dwelling development has been provided and complies with the controls of this section.
E.2.17. Liveable Housing Design	The dwellings can comply with the Liveable Housing Design Guidelines.

E.5. Ancillary Development

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.5.6. Fencing Controls	Colourbond fencing up to 1.8m is proposed. No variations identified or requested.
E.5.7. Waste Management Controls	There is suitable storage area for 2x 240L bins per dwelling behind the proposed carparking areas and away from neighbouring dwellings.
E.5.8. Rainwater Tanks	Each dwelling would include a 1000L water tank in accordance with the BASIX certificate, and in compliance with the DCP controls.
E.5.9. Site Facility Controls	Each dwelling would be provided with a letterbox, and outdoor clothes drying facilities as required.
E.5.10. Servicing Controls	Each dwelling can be provided with electricity, telecommunications, water, sewer, and stormwater services in accordance with the requirements of the DCP.

Variation:

E.2.7. Site Area and Frontage Controls

Section E.2.7.a of Part E of the DCP requires a minimum average site area of 300m2 per dwelling unit for secondary dwellings, dual occupancies, semi-detached dwellings, attached dwellings and multi-dwelling housing. The minimum site area is calculated by dividing the total area of the development site by the number of proposed dwelling units. The proposed development would have an average site area of 252.8m2 which represents a variation of 47.2m2.

The applicant provides the following response to the variation:

- "The proposal represents an efficient use of available land area. The addition of a 4th unit on the site can be achieved without compromising compliance with key DCP controls relating to building setbacks, car parking and private open space.
- Each dwelling is a single bedroom design. The proposal supports housing diversity and affordability by providing smaller, well-designed dwellings on an underutilized site, aligns with broader strategic planning goals to increase medium-density housing supply in accessible urban areas.
- The proposed site and building design respond appropriately to key opportunities and constraints. Building setbacks are increased to neighbouring commercial land-use. Passive use (i.e. car parking) is provided over public utility mains, and private open space areas exceed the minimums required by Council's DCP.
- While the numeric control is not met, the proposal satisfies the intent of the DCP by delivering a high-quality, well-designed residential development that respects neighbourhood character and amenity.
- The site's context (e.g., proximity to public transport, shops, and community facilities) supports a slightly higher density."

Comment

It is considered the proposed variation can be supported as the proposed development is for 4x single bedroom dwellings, which are attached thus minimising building footprint and building bulk. Being single bedroom dwellings, the proposed development would also provide variety in housing stock and contribute to housing affordability within Cowra township. The proposed development can comply with the remainder of the Development Control Plan without variation. It is considered the proposed variation can be supported in this instance.

PART K - LAND USE BUFFERS

Cowra Airport Obstacle Limitation Surface

The subject land is located outside of the OLS.

PART M - PARKING, ACCESS AND MOBILITY

As multi dwelling housing the proposed dwelling is assessed under Part M.2.

Part M.2 parking + access residential uses

Section	Comments
M.2.1. Site access design and location	The existing access is appropriately located over 1.5m from a boundary and with adequate sight distances.
M.2.2. Driveway widths	The proposed driveway is 5.5m wide per the SEE. It is considered there is sufficient area to allow for a 6m driveway, and a condition has been added to provide a 6m driveway to allow for entry and exit per M.2.2.b.ii.
M.2.3. Car parking	Variation requested. See comments below.
design	The proposed car parking area is partially forward of the building line contrary to M.2.3.
	The proposed car parking spaces would be line-marked and can be screened from the public domain consistent with M.2.3.
M.2.4. Internal road design	N/A no new roads proposed.
M.2.5. Car parking surfaces	The proposed carpark would be concrete sealed in accordance with the DCP controls.

Variation proposed.

M.2.3. Car parking design

Section M.2.3.b.i requires that car parking is not located within the front setback area. The proposed development includes one and a partial second car parking area extending forward of the building line.

The applicant provides the following response to the variation:

- "Site constraints. As the development relates to a corner lot, there is limited dimensions available to accommodate all required parking spaces behind the building line without compromising functional access, landscaping, private open space and site facilities (bin storage).
- Compliance with overall parking provision. The proposal fully satisfies the numerical parking requirement of Control M.1.5.1, which supports the intent of the control and ensures adequate off-street parking will be provided.
- Low impact on streetscape. The development is residential in scale, and the single space forward of the building line does not dominate the frontage or detract from the built form presentation to the street.
- Alignment with DCP objectives. The proposal still meets the broader objectives of the DCP including safety, amenity and integration with the surrounding area."

The variation to Part M.2.3 of the DCP is considered acceptable in this instance as the majority of the car parking spaces are located behind the building line, with only car park number 6 and part of car park number 5 being slightly forward of the building line. There is little opportunity for full compliance. The proposed carparking area is open with no associated structures and will have minimal visual impacts on the public domain. The variation will have minimal adverse impacts and its approval is recommended.

The proposed development is considered consistent with the remainder of Part M.

PART N - LANDSCAPING

Landscaping is to be compliant with Section N.3.1. of the DCP. A condition has been imposed to provide a landscape plan prior to CC.

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 P - CPTED PRINCIPLES

The proposed development is compliant with the requirements of Part P without variation.

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 not involve demolition of a building and therefore the requirements of AS 2601-2001 are not required to be considered in accordance with Clause 61(1).
- 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 characterised by dwelling houses to the north, west, and south. To the east is commercial development characteristic of the E3 Productivity zone. 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 is accessible via Kite Street and Logan Street which are both sealed local roads. The proposed dwellings would be accessed via a new driveway and crossover to Logan Street. It is proposed to widen the existing layback, and a \$138 application has been conditioned accordingly. 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 require the removal of one non-native tree inside the property in the location of the proposed driveway. 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 has been provided.

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 beyond the traffic generated by the use of 4 x one-bedroom dwellings.

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 17 June to 8 July 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.

\$7.12 Fixed development consent levies

The proposed development is not within a growth area identified under the Cowra Council s94 Contributions Plan 2016. No evidence of any prior 7.11 Development Contributions being levied has been identified. Therefore, the recommended conditions include \$7.12 (formerly \$94A) development contributions to be levied in accordance with Cowra Council \$94A Contributions Plan 2016.

Conclusion

Development Application No. 10.2025.59.1 proposes multi dwelling housing (four attached dwellings) on Lot 20 Section 9 DP977420, 59A Kite Street Cowra. The application was lodged by M Pullen on 13 June 2025. The property owner is Jackie Chiles Pty Ltd.

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.

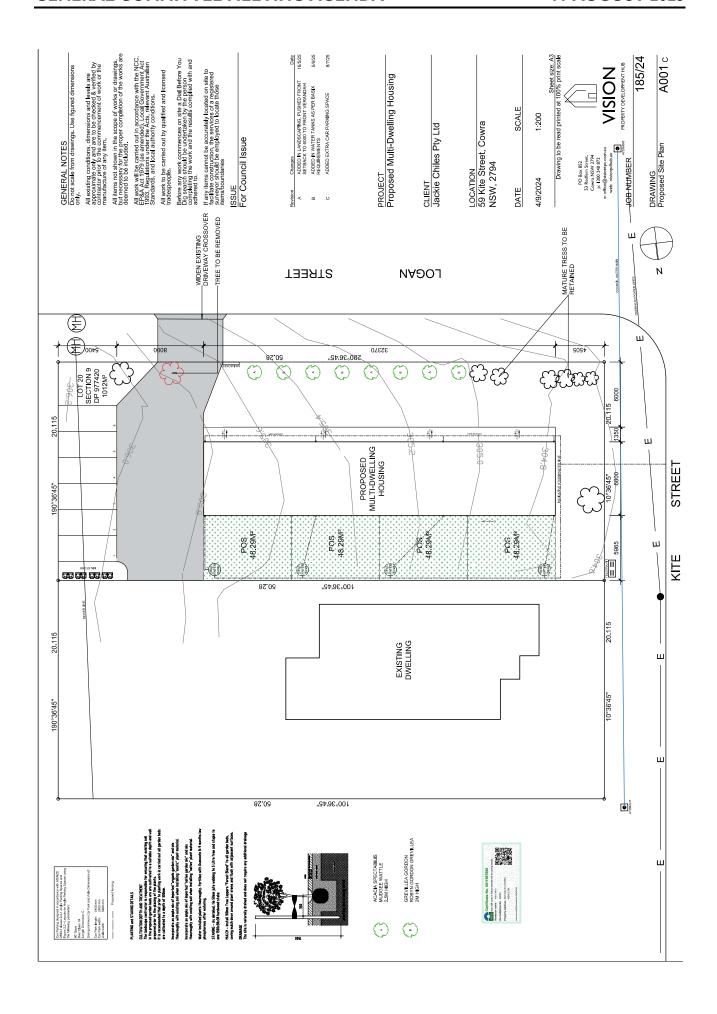
The proposed development has been assessed to be consistent with the requirements of Cowra Local Environmental Plan 2012, relating to development in the RI General Residential zone and is consistent with existing land-use activities of the locality. The variations to Section E.2.7 of Part E and Section M.2.3 of Part M of Cowra Development Control Plan 2021 are sufficiently justified.

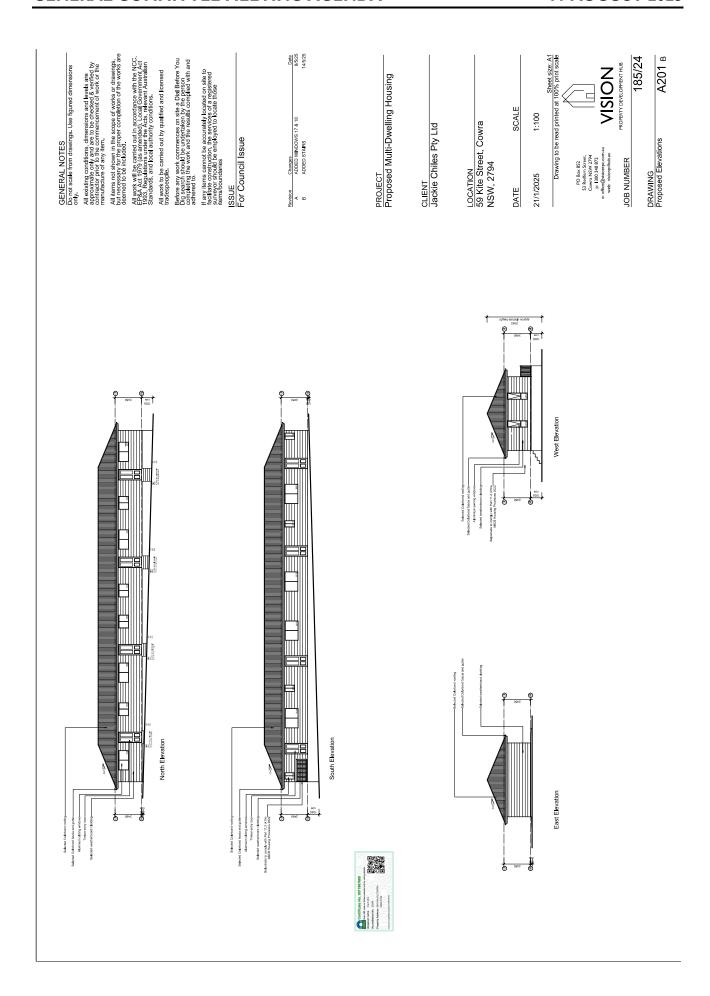
The development application was notified in accordance with Cowra Community Participation Plan 2024. No submissions were received following the consultation process.

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

- I. DA 10.2025.59.1 Development Plans J.
- 2. DA 10.2025.59.1 Statement of Environmental Effects U
- 3. DA 10.2025.59.1 Location map J.
- 4. DA 10.2025.59.1 Aerial view 😃







RECEIVED Cowra Shire Council 11 July 2025 Plan No: DA 10.2025.59.1 (A)



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CURRAJONG PLANNING, PROPERTY + PROJECT MANAGEMENT

DISCLAIMER

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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 Jackie Chiles Pty Ltd to support a Development Application (DA) for multi dwelling housing comprising four units on Lot 20 Section 9 DP 977420, corner of Logan and Kite Streets, Cowra.

The proposed multi dwelling housing development is to be constructed as a single storey weatherboard building with a Colorbond roof. All units are to be attached under the one roofline and divided by fire / sound rated walls and doors. The proposed multi dwelling housing development has been designed to have a street presence to both Logan and Kite Streets, with access and onsite carparking towards the south-east corner of the site.

The proposed development has been assessed to comply with the Cowra Local Environmental Plan (LEP) 2012 and also the Cowra Council Comprehensive Development Control Plan (DCP) 2021, except for minor variations to controls relating to site area and resident / visitor car parking. The variations are capable of Council's support on the basis of the justifications presented in this SEE.

This SEE aims to provide all relevant information to Cowra Council for 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 does not trigger 'regionally significant development' because it is not designated development and is general development less than \$30 million, pursuant to State Environmental Planning Policy (Planning Systems) 2021.
- The proposal does not trigger 'integrated development' because it does not require any other approval listed under Section 4.46 of the EP&A Act 1979.
- The proposal does not trigger the Biodiversity Offsets Scheme threshold, because it does not involve
 the removal of native vegetation under the Biodiversity Conservation Act 2016.

A DA is to be lodged with Cowra Council via the NSW Planning Portal along with an SEE (this report) and various plans in support of the proposal.

1.3. Application Details

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

Table 1 - Application Details

Detail	Description
Applicant	Jackie Chiles Pty Ltd
Landowner	Jackie Chiles Pty Ltd
Proposed Site	Lot 20, Section 9 DP 977420, corner of Logan and Kite Streets, Cowra
Proposal	Multi dwelling housing (4 units)
Zoning	R1 General Residential

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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

Prepared by	Description	Date
Vision Property Development Hub	Window Schedule	08/05/2025
Vision Property Development Hub	Proposed Site Plan (with Landscaping)	08/07/2025
Vision Property Development Hub	Proposed Floor Plan	02/06/2025
Vision Property Development Hub	Proposed Elevations	14/05/2025
Vision Town Planning Consultants Pty Ltd	BASIX Certificate	11/06/2025
Kiho Building Consulting	NatHERS Certificate	6/06/2025

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02. DESCRIPTION OF THE SITE

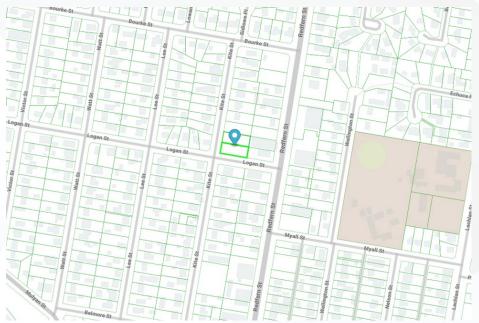
2.1. Site Description

The site is formally described as Lot 20 Section 9 DP 977420, corner of Logan and Kite Streets, Cowra. Key features of the site are as follows:

- The site has frontage to Logan and Kite Streets, which are constructed to bitumen sealed standards with barrier kerb and gutter.
- As vacant land, urban services are not connected to the land. Council's reticulated water main is available for connection in Kite Street. Council's sewer main is available for connection along the eastern property boundary. Telecommunications and electricity are available in Kite Street.
- The site has been largely cleared of existing vegetation. There are a number of existing Kurrajong (Brachychiton populneus) on the land, the locations of which have been marked on the site survey submitted with the DA. These trees contribute positively to the streetscape and are to be retained, except for a single tree which is to be removed to allow for site access.
- The land has a slight fall from the eastern boundary to the western boundary, changing in elevation from RL 306.2 to RL 304.6.
- The site is not prone to natural hazards, including flooding or bushfire.
- The northern boundary is fenced with Colorbond fencing. Other boundaries are fenced with security mesh fencing.

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

Figure 1 - Locality Map



Photographs 1-6 show key aspects of the site.

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Photographs 1 - 10 show key aspects of the site and surrounds.

1. Site looking north-east



2. Site looking north-west



3. Site looking east



4. Site looking south-east



5. Site verge looking west



6. Site looking south-west

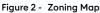


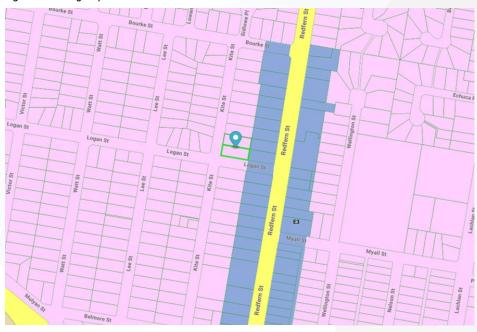
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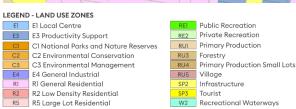
2.2. Land Zoning

The site is zoned R1 General Residential under the Cowra LEP 2012. The subject site is zoned R1 General Residential, which permits multi dwelling housing with consent. The E3 Productivity Support zone adjoins the site to the east. Special provisions are included in the Cowra LEP 2012 which have applicability to the proposed development, and these are assessed in 4.4.2 of this SEE.

Figure 2 includes a map that shows the zoning framework for the site and surrounding areas.







2.3. Surrounding Land-use

The site is located approximately 1.5km north of the Cowra Central Business District (CBD) and directly west of the Redfern Street productivity support precinct. The site is generally surrounded to the north, west and south by residential land-use. An existing group home is established on Lot 19 Section DP 977420 directly north of the site, which comprises a single storey dwelling. A mix of commercial and residential premises are located to the east of the site that front onto Redfern Street.

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03. DESCRIPTION OF THE PROPOSAL

3.1. Objectives of the Project

The principal objective of the proposal is to obtain development consent for a multi dwelling housing development (four units) on Lot 20 Section 9 DP 977420, corner of Logan and Kite Streets, Cowra. The specific objectives for the project are to:

- Provide a new housing development that integrates with the existing residential neighbourhood and complements streetscape amenity.
- Provide an appropriate interface with commercial premises east of the site fronting Redfern Street to minimise potential land-use conflict between residential accommodation and commercial premises.
- Provide new dwellings that have indoor and outdoor living spaces for the enjoyment of residents.
- Provide infrastructure and services to the proposed development.
- Minimise to the greatest extent possible, impact to the local environment and community stakeholders.

3.2. The Proposal

3.2.1. Building Works

The proposed multi dwelling housing development (4 units) is to be constructed as a single storey weatherboard building with a Colorbond roof. Each unit comprises one-bedroom, combined kitchen and living areas and a bathroom. Some cut and fill and the removal of a Kurrajong (*Brachychiton populneus*) on the site is proposed. The Architectural Plans prepared by the Vision Property Development Hub show the extent of earthworks, tree removal and new building works.

All building work is to comply with the National Construction Code (NCC) 2022 and engineering specifications, which are to be detailed with the application for Construction Certificate (CC).

3.2.2. Subdivision Works

No subdivision works are proposed.

3.2.3. Practical and Legal Access

Primary vehicular access is to be provided via the widening of an existing access crossing to Kite Street, located towards the south-eastern corner of the site. Primary pedestrian access is to be provided via internal concrete paths connecting to the proposed car parking area and Kite Street.

3.2.4. Utilities and services

The multi dwelling housing development will be connected to all available urban services and utilities including reticulated water, sewer, electricity and NBN telecommunications. Stormwater from the proposed building on the site will be diverted to the public drainage system in Kite Street.

3.2.5. Staging

The development is not intended to be undertaken in stages.

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04. PLANNING AND LEGISLATIVE CONTEXT

The following section of the report describes the applicable local planning policies, State and Federal legislation and guidelines. The applicable documents are summarised in this section, followed by a statement outlining how the development will address and / or comply with the legislation or policy.

4.1. Commonwealth Legislation

Section 4.1 describes the applicable Federal legislation and guidelines followed by a statement outlining how the development will address and / or comply with the legislation or policy.

4.1.1. Environment Protection and Biodiversity Conservation Act 1999

Under the Federal Environment Protection and Biodiversity Conservation (EPBC) Act 1999, referral is required to the Australian Government for proposed actions that have the potential to significantly impact on Matters of National Environmental Significance (MNES) or the environment of Commonwealth land. The EPBC Act 1999 identifies the following as MNES for which Ministerial approval is required:

- World heritage properties.
- Wetlands of international significance.
- Listed threatened species and communities.
- Listed migratory species protected under international agreements.
- National Heritage Places.
- Protection of the environment from nuclear actions.
- Commonwealth Marine environments.

Assessment of the proposal confirms there is unlikely to be a significant impact on relevant MNES or on Commonwealth land. The proposal would not warrant referral under the EPBC Act 1999.

4.2. New South Wales Legislation

Section 4.2 describes the applicable state legislation and guidelines followed by a statement outlining how the development will address and / or comply with the legislation or policy.

4.2.1. Environmental Planning and Assessment Act 1979

The EP&A Act 1979 forms the legal and policy platform for development assessment and approvals process in NSW. The objectives of the Act are:

- 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.

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- 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

Under the EP&A Act 1979, environmental planning instruments are made to specify planning controls for specific parcels of land and / or land-use. Applicable environmental planning instruments are discussed in later parts of this SEE. In general, development consent is required for the proposal pursuant to the requirements of the Cowra LEP 2012.

4.2.2. Local Government Act 1993

Section 68 of the Local Government (LG) Act 1993 specifies that approval is required for a number of activities carried out on operational land, including:

- Structures or places of public entertainment.
- Water supply, sewerage and stormwater drainage work.
- Management of trade waste in the sewerage system.
- Swing or hoist goods over a public road.

Local government approvals are required for plumbing and drainage works. No LG approvals have been applied for at this stage. Issue of a CC provides further opportunity for the applicant to liaise with Cowra Council regarding their requirements for LG approvals.

4.2.3. National Parks and Wildlife Act 1974

The National Parks and Wildlife (NPW) Act 1974 is administered by the Office of Environment and Heritage and provides the basis for the legal protection of flora and fauna in NSW.

Unless a licence is obtained under the NPW Act 1974 (or the Threatened Species Conservation Act 1995), it is an offence to harm any animal that is protected or is a threatened species, population or ecological community. It is also an offence to pick any plant that is protected or is a threatened species, population or ecological community. In addition, a person must not, by act or omission, damage any critical habitat.

The NPW Act 1974 also provides the basis for the legal protection and management of Aboriginal sites within NSW. Sections 86, 90 and 91 of the NPW Act 1974 provide statutory protection for any physical / material evidence of Aboriginal occupation of NSW and places of cultural significance to the Aboriginal community.

The site largely comprises 'disturbed land', as defined under The NPW Regulation 2019. 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 close proximity of the site. No heritage issues / impacts have been identified and approvals under the Heritage Act 1977 or NPW Act 1974 are not required to be obtained for the proposal.

4.2.4. Biodiversity Conservation Act 2016

The Biodiversity Conservation (BC) Act 2016 provides the framework for the management of flora and fauna on lands within NSW. Under the BC Act 2016 the principles of ecologically sustainable development are used to achieve the conservation and protection of biodiversity values. Clause 7.2 of the BC Act 2016 identifies the following circumstances where a development is likely to significantly affect threatened species:

- It is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3.
- The development exceeds the biodiversity offsets scheme threshold if the biodiversity offset scheme applies to the impacts of the development on biodiversity values.
- It is carried out in a declared area of outstanding biodiversity value.

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Inspection of the site and surrounds confirms a general absence of native flora and fauna species in the immediate vicinity of the proposed dwelling site. There are no woodlands, water bodies, wetlands or cave systems in proximity of the site that would provide critical habitat for threatened species.

Section 7.3 of the BC Act 2016 specifies the assessment criteria to test impacts, as follows:

- In the case of a threatened species, whether the proposed development or activity is likely to have an adverse effect on the life cycle of these species such that a viable local population of the species is likely to be placed at risk of extinction.
- In the case of an endangered ecological community or critically endangered ecological community, whether the proposed development or activity:
- Is likely to have an adverse effect on the extent of the ecological community such that its local occurrence is likely to be placed at risk of extinction, or
 - o Is likely to substantially and adversely modify the composition of the ecological community such that its occurrence is likely to be placed at risk of extinction.
 - o In relation to the habitat of a threatened species or ecological community:
- The extent to which habitat is likely to be removed or modified as a result of the proposed development or activity, and
 - Whether an area of habitat is likely to become fragmented or isolated from other areas of habitat as a result of the proposed development or activity, and
 - The importance of the habitat to be removed, modified, fragmented, or isolated to the long-term survival of the species or ecological community in the locality.
 - Whether the proposed development or activity is likely to have an adverse effect on any declared area of outstanding biodiversity value (either directly or indirectly).
- Whether the proposed development or activity is or is part of a key threatening process or is likely to increase the impact of a key threatening process.

In conjunction with the BC Act 2016, the Biodiversity Assessment Method (BAM) is used as the model for undertaking biodiversity assessments on developments that require consent under the EP&A Act 1979. The BAM provides a classification and credit system to ensure that there is no net loss of biodiversity values across the State. In circumstances where the clearing of native vegetation is proposed, the BC Act 2016 makes provision for the retirement of biodiversity offsets (credit payments) under the Biodiversity Offset Scheme (BOS) as part of the determination of a DA for a proposal under the EP&A Act 1979.

Assessment of the impacts of the proposal on biodiversity values is undertaken in Section 5 of this SEE. Tests of significance completed for the site conclude the proposal is unlikely to cause significant impacts on any threatened species and does not trigger entry into the BOS. There is consequently no requirement for the proponent to offset biodiversity impacts associated with this proposal or to prepare a Biodiversity Assessment Report (BAR) or a Biodiversity Development Assessment Report (BDAR).

4.2.5. Water Management Act 2000

The objective of the Water Management (WM) Act 2000 is the sustainable and integrated management of the State's water sources for the benefit of both present and future generations by applying the principles of ecologically sustainable development to protect, enhance and restore water sources and their associated ecosystems, ecological processes and biological diversity and their water quality. No specific approvals are required under the WM Act 2000. Riparian land and vulnerable groundwater issues are not identified as key issues for the nature and scale of the proposed development.

4.2.6. Heritage Act 1977

The Heritage Act 1977 provides for the conservation of environmental heritage defined as places, buildings, works, relics, moveable objects, and precincts of State or local heritage significance which are at least 50 years old. The Heritage Act 1977 applies to non-Aboriginal relics only, as Aboriginal relics are protected under the NPW Act 1974. The subject site is not listed on the State Heritage Register and an approval from Heritage NSW is not required under the Heritage Act. No built heritage issues / impacts have been identified. No separate approvals are required under the Heritage Act 1977.

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4.2.7. Protection of the Environment Operations Act 1997

The Protection of the Environment Operations (POEO) 1997 regulates air, noise, land and water pollution. The proposal would not operate under an Environment Protection Licence (EPL) and Cowra Council is the Appropriate Regulatory Authority (ARA) for general pollution control matters on the site.

4.2.8. Roads Act 1993

Under Section 138 of the Roads Act 1993 a person must not erect a structure or carry out a work in, on or over a public road, or dig up or disturb the surface of a public road, otherwise than with the consent of the appropriate road authority. Works will be required to provide a compliant access crossing to Kite Street and a permit under Section 138 of the Roads Act 1993 will be required from Cowra Council prior to the commencement of any works.

4.2.9. Contaminated Land Management Act 1997

Cowra Council is required to notify the EPA if contamination is discovered that presents a significant risk of harm. Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 are available on the EPA website. Following an investigation of past use and site inspection, there is no evidence of potential contamination.

4.2.10. Rural Fires Act 1997

The Rural Fires (RF) Act 1997 requires approval of development on bushfire prone land as identified by a bushfire prone land map prepared under Section 146 of the EP&A Act 1979. According to the mapping prepared by the NSW Rural Fire Service, the subject land is not identified as being bushfire prone.

4.3. State Environmental Planning Policies (SEPP)

A high-level assessment of the applicability of each SEPP to the proposed development is included in Table 4, with further assessment work completed in Section 4.3.1 as necessary.

Table 4 - SEPP Overview

Name of SEPP	Specific Assessment Required?
SEPP (Exempt and Complying Development Codes) 2008	No. The proposed development is neither exempt or complying development and a DA is to be lodged
SEPP (Planning Systems) 2021	Yes. See Section 4.3.1
SEPP (Biodiversity and Conservation) 2021	Yes. See Section 4.3.1
SEPP (Sustainable Buildings) 2022	Yes. See Section 4.3.1
SEPP (Housing) 2021	No, as the proposed development is permissible under Cowra LEP 2012.
SEPP (Industry and Employment) 2021	No
SEPP (Primary Production) 2021	No
SEPP (Precincts - Central River City) 2021	No
SEPP (Precincts - Eastern Harbour City) 2021	No
SEPP (Precincts - Western Parkland City) 2021	No
SEPP (Precincts - Regional) 2021	No
SEPP (Resilience and Hazards) 2021	Yes. See Section 4.3.1
SEPP (Resources and Energy) 2021	No
SEPP (Transport and Infrastructure) 2021	Yes. See Section 4.3.1

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4.3.1. SEPP Assessment

SEPP (Planning Systems) 2021

The Planning Systems SEPP 2021 identifies significant development and infrastructure and confers functions on Regional Planning Panels to determine development applications. 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 site is cleared of native vegetation. Tests of significance completed for the site conclude the proposal is unlikely to cause significant impacts to any threatened species and does not trigger entry into the BOS. There is no requirement for the proponent to offset biodiversity impacts associated with this proposal or to prepare a BAR or BDAR.

SEPP (Sustainable Buildings) 2022

The DA is supported by a BASIX and NatHERS Certificate for the proposed multi dwelling housing development. All required targets for water efficiency, energy efficiency and thermal comfort have been achieved.

SEPP (Resilience and Hazards) 2021

Clause 4.6(1) of the Resilience and Hazards SEPP 2021 requires that a consent authority must not consent to the carrying out of any development on land unless:

- It has considered whether the land is contaminated, and
- 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
- 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.

Clause 4.6(2) requires that Council, before determining an application for consent to carry out development that would involve a change of use on any land in Clause 4.6(4), must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

Clause 4.6(4) requires a preliminary investigation to be carried out if the land concerned is:

- Within an investigation area.
- Land on which development for a purpose referred to in Table 1 to the contaminated land planning quidelines is being or is known to have been carried out.
- To the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital land in relation to which there is no knowledge as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge.

The following background information has been established in order to determine the level of assessment required in relation to the issue of potential land contamination at the subject land:

- The land is not declared to be a significantly contaminated site within the meaning of the Contaminated Land Management Act 1997.
- The land is not and has not been regulated by the EPA or other regulatory authority in relation to land contamination
- Cowra Council records confirm there is no history of land-use activities occurring on the land which
 might give rise to concerns about contamination risk. The site was previously used as tennis courts,
 which also included neighbouring Lot 19 Sec 20 DP 977420. This prior use is not listed in the
 Contaminated Land Planning Guidelines as a potentially contaminated land-use activity.

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 Site inspection did not reveal any identifiable features of the site which give rise to concern about potential land contamination.

In the circumstances a Preliminary Site Investigation is not warranted.

SEPP - Transport and Infrastructure 2021

There are provisions contained within this Transport and Infrastructure SEPP 2021 which are triggers for the referral of the DA to certain authorities prior to a council being able to grant consent. With particular regard to the nature of the development proposed by this DA, the potential triggers for referral are summarised as follows:

Development Likely to affect an electricity transmission or distribution network

Clause 2.48 of the Transport and Infrastructure SEPP 2021 requires Council to give written notice to the electricity supply authority (and consider any response received within 21 days) when a DA involves:

- The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower.
- Development carried out within or immediately adjacent to an easement for electricity purposes or substation, or within 5m of an exposed overhead electricity power line.
- Development involving the installation of a swimming pool within 30m of a structure supporting an overhead transmission line, or within 5m of an overhead electricity power line.
- Development involving or requiring the placement of power lines underground.

A review of the plans prepared in support of the DA do not identify any triggers for referral of the application to Essential Energy.

Development in or adjacent to road corridors and road reservations

Clause 2.122 of the Transport and Infrastructure SEPP 2021 requires Council to give written notice to Transport for NSW (and consider any response received within 21 days) when a DA involves traffic generating development of a kind specified in Column 1 of Schedule 3 of the SEPP.

The nature and scale of the proposed development does not trigger referral of the DA.

4.4. Local Environmental Plans

4.4.1. Cowra Local Environmental Plan 2012

An assessment has been completed to determine the potential applicability of key clauses in the Cowra LEP 2012 to the proposed development. This work is presented in Table 5. Where it is identified that a clause of Cowra LEP 2012 applies to the proposed development, this assessment work is presented in Section 4.4.2.

Table 5 - Preliminary LEP Assessment

LEP Clause	Clause Name	Applicability
1.9A	Suspension of covenants, agreements & instruments	N/A
2.3	Zone objectives	Applicable. See Section 4.4.2
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	Applicable. See Section 4.4.2
4.1-4.1C	Minimum Lot Size Standards	N/A

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LEP Clause	Clause Name	Applicability
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
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	Applicable. See Section 4.4.2
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	Applicable. See Section 4.4.2
7.9	Local of sex services premises	N/A
7.10	Industrial development on land in Zone RU1	N/A
7.11	Development on land in karst areas	N/A

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4.4.2. Assessment of LEP Provisions

Clause 2.3 - Zone Objectives

Clause 2.3 of Cowra LEP 2012 states that Council must have regard to the objectives for development in a zone when determining a DA in respect of land within the zone.

The site is zoned R1 General Residential. The objectives of the R1 General Residential Zone are to:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day-to-day needs of residents.
- To provide attractive, affordable, well located and market-responsive residential land.
- To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.
- To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.
- To maximise public transport patronage and encourage walking cycling.

The proposed multi dwelling housing development is assessed to be consistent with the objectives for the RI General Residential zone. The project will positively contribute to housing supply and variety within the Cowra community.

Land-use Table - R1 General Residential zone

The proposed development relates to a multi dwelling housing development, which is permissible in the RI General Residential zone with the consent of Council.

Clause 7.1 - Earthworks

The objective of Clause 7.1 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land. Before granting development consent for earthworks, the following issues must be considered:

- The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality
 of the development.
- The effect of the development on the likely future use or redevelopment of the land.
- The quality of the fill or the soil to be excavated, or both.
- The effect of the development on the existing and likely amenity of adjoining properties.
- The source of any fill material and the destination of any excavated material.
- The likelihood of disturbing relics.
- The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area.
- Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The Architectural Plans prepared by the Vision Property Development Hub show the extent of proposed buildings works. The plans show that the development is well-designed in response to the existing topography of the land, resulting in minimal changes to existing natural ground level. No significant impacts on environmental functions, stormwater drainage, neighbouring uses, cultural or heritage items or features of the surrounding land have been identified that can't be addressed through appropriate soil and erosion control techniques where required.

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Clause 7.8 - Essential Services

Clause 7.8 requires that consent must not be granted to development unless the Council is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:

- The supply of water.
- The supply of electricity.
- The disposal and management of sewage.
- Stormwater drainage or on-site conservation.
- Suitable vehicle access.

An assessment of the essential servicing requirements of the proposal is included as follows:

- The proposed multi dwelling housing development will be connected to reticulated water supply. There is an existing main located in Kite Street which has been located via site survey and shown on the plans submitted with the DA. Headworks contributions are expected to be levied by Council for payment prior to the issue of the CC.
- The proposed multi dwelling housing development will be connected to grid electricity. There are
 existing overhead power supply lines in the Kite Street road reserve. Connection is subject to further
 application with Essential Energy.
- The proposed multi dwelling housing development will be connected to reticulated sewerage supply. There is an existing sewer main located adjoining to the eastern boundary of the land which has been located via site survey and shown on the plans submitted with the DA. The proposed building location is well separated from this main and will not encroach the zone of influence. Headworks contributions are expected to be levied by Council for payment prior to the issue of the CC.
- Stormwater is proposed to be managed by diverting all roof water directly to the existing public drainage system in Kite Street. Stormwater can be managed to Kite Street without requiring interallotment drainage.
- The proposed multi dwelling housing development will be provided with practical and legal access to Kite Street. There is an existing layback construct
- Primary vehicular access is to be provided via the widening of an existing access crossing to Kite
 Street, located towards the south-eastern corner of the site. All car parking and vehicle manoeuvring
 areas will be concreted to ensure a suitable standard of vehicle access for the development. The
 access location achieves adequate sight distance in both directions along Kite Street.

The proposed development is capable of being connected to essential services in accordance with the requirements of Clause 7.8.

4.5. Development Control Plans

4.5.1. Cowra Development Control Plan 2021

The Cowra Development Control Plan (DCP) 2021 applies to all land within the Cowra Local Government Area (LGA). The Cowra DCP 2021 is comprised of 16 separate Parts, with each part applying standards and controls depending on the type of development being proposed.

An assessment has been completed to determine the potential applicability of each Part of the Cowra DCP 2021 to the proposed development. This work is presented in Table 6.

Where it is identified that a Part of the Cowra DCP 2021 applies to the proposed development, this assessment work is presented in Section 4.5.2.

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Table 6 - Preliminary DCP Assessment

Part	Name	Statement of Applicability
Α	Plan Introduction	Considered. Detailed assessment not necessary.
В	Land Management	Applicable. Assessment required.
С	Biodiversity Management	Applicable. Assessment required.
D	Subdivision Development	N/A
E	Urban and Village Development	Applicable. As the proposal relates to medium density housing, the provisions of Part E2 must be assessed.
F	Rural Development	N/A
G	Large Lot Development	N/A
Н	Commercial Development	N/A
1	Industrial Development	N/A
J	Cowra Regional Airport	N/A
K	Land-use Buffers	N/A
L	Advertising and Signage	N/A
М	Parking, Access and Mobility	Applicable. Assessment required.
Ν	Landscaping	Applicable. Assessment required.
0	Environmental Hazard Management	N/A
Р	CPTED principles	Considered. Detailed assessment not necessary.

4.5.2. DCP Assessment

Table 7 overpage includes an assessment of the proposed development against the relevant planning controls and standards in each of the relevant Parts of the Cowra DCP 2021.

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Table 7 - DCP Assessment

B.1.4	Submission of an Erosion and Sediment Control Plan Guiding principles for preparing an	Soil erosion and sediment control measures will be detailed on the final plans for CC Application.	The proposal is capable of
	Sediment Control Plan		
B.1.7	Guiding principles for preparing an		complying.
	Erosion and Sediment Control Plan	As above.	
B.1.8	Guidelines for erosion and sediment control techniques	As above.	
Biodiversity M	anagement		
C.1.4	Provides guidance on relevant assessment pathways which determine the level of biodiversity	The proposed development does not trigger entry into the Biodiversity Offset Scheme according to the BC Act 2016. The following information is provided in support of this statement:	The proposal complies.
	assessment and information required to support a development application.	 The proposed development does not require clearing of native vegetation that has an area exceeding the nominated threshold of 0.25ha. 	
		 The proposed development does not involve the clearing of native vegetation (or other action prescribed by Clause 6.1 of the BC Regulation) on land identified on the Biodiversity Values Map. 	
		 A Test of Significance has been completed and documented in this SEE. The proposal is unlikely to affect threatened species or ecological communities. 	
		Assessment pathway No. 1 is considered to apply (assessment under Part 4 of the EP&A Act 1979).	
Urban & Villag	e Development		
Medium Densi	ty Housing		
Objectives			
E2.2.	Objectives for medium density housing	The proposal relates to the construction of a new multi-dwelling housing development. The proposal is consistent with the objectives for medium density housing, as described below:	The proposal complies.
	Urban & Villag Medium Densit	control techniques Biodiversity Management C.1.4 Provides guidance on relevant assessment pathways which determine the level of biodiversity assessment and information required to support a development application. Urban & Village Development Medium Density Housing Objectives E2.2. Objectives for medium density	Biodiversity Management C.1.4 Provides guidance on relevant assessment pathways which determine the level of biodiversity assessment and information required to support a development application. The proposed development does not trigger entry into the Biodiversity Offset Scheme according to the BC Act 2016. The following information is provided in support of this statement: The proposed development does not require clearing of native vegetation that has an area exceeding the nominated threshold of 0.25ha. The proposed development does not involve the clearing of native vegetation (or other action prescribed by Clause 6.1 of the BC Regulation) on land identified on the Biodiversity Values Map. A Test of Significance has been completed and documented in this SEE. The proposal is unlikely to affect threatened species or ecological communities. Assessment pathway No. 1 is considered to apply (assessment under Part 4 of the EP&A Act 1979). Urban & Village Development Medium Density Housing Objectives E2.2. Objectives for medium density housing The proposal relates to the construction of a new multi-dwelling housing development. The proposal is consistent with the

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		 The design of the project responds to identified site constraints and conditions. 	
		 The dwellings are well designed and will present acceptably to both street frontages and from nearby private land. 	
		 Appropriate areas are provided for private outdoor recreation and relaxation. 	
		 The dwellings will be capable of achieving adequate visual and acoustic privacy from each other and from existing dwellings on adjoining properties. 	
		 Solar access is available to internal living spaces and proposed private open space dining areas. 	
		 Practical and legal access can be achieved and connections to all available urban utilities and services will be provided for. 	
Site And	lysis		
E.2.3.	Site Analysis	The proposed site design has been developed in response to existing site conditions, opportunities and constraints. A site survey has been used to inform key aspects of the design.	The proposal complies.
Soil Eros	ion and Sedimentation Control		
E.2.4.	This section provides controls relating to the proper management of soil erosion during construction phases of the proposed development.	Soil erosion and sediment control measures will be detailed on the final plans for construction of the proposed development and submitted with the application for CC.	The proposal complies.
Landsca	ping		
E.2.5.	This section requires the preparation of a landscape plan for new medium density housing proposals that complies with the requirements of Part N.	A landscaping plan has been prepared for the development and submitted with the DA. The landscape plan shows that existing mature trees will be retained on the site where possible to soften built form. Additional landscaping will be provided in accordance with the requirements of Part N of the Cowra DCP 2021.	The proposal complies.
Cut and	Fill		
E.2.6.	Development Applications for new dwellings on sloping sites must be accompanied by a cut and fill plan, prepared to scale, showing the extent of all cut and fill proposed for the development.	The plans submitted with the DA shows the proposed changes to existing natural surface level. Minimum cut and fill will be required.	The proposal complies.

	Split level or pier foundation house designs are encouraged for sloping sites to minimise site disturbance and achieve a design response that relates to the topography of the site.	Spilt level design is not necessary for this project.	The proposal complies.
	Cut areas should be setback from boundaries a minimum of 0.9m metres, and fill areas are to be setback from boundaries a minimum of 1.5m metres.	The proposed site and building design will not require any cut to be completed within 0.9m of an existing property boundary, or any filling to be completed within.	The proposal complies.
	Cut and fill batters should not exceed a slope of 1:2	Any battered areas are capable of complying.	The proposal complies.
	Stormwater runoff should not be redirected or concentrated onto adjoining properties so as to cause a nuisance.	Stormwater is proposed to be managed by diverting all roof-water directly to the street gutters in Kite Street.	The proposal complies.
	Cut and fill should not exceed lm.	There are no cut or filled areas exceeding 1m.	The proposal complies.
Site Area ar	nd Frontage Controls		
E.2.7. a	A minimum average site area of 300m2 per dwelling unit is required for secondary dwellings, dual occupancies, semi-detached dwellings, attached dwellings and multi-dwelling housing. The minimum site area is calculated by dividing the total area of the development site by the number of proposed dwelling units.	The proposal relates to the construction of a single building comprising 4 x attached units. The total site area is calculated to be 1012m², which provides for a site area of 253m² per dwelling. A variation to control E.2.7.a is therefore required and is capable of support from Council for the following reasons: The proposal represents an efficient use of available land area. The addition of a 4th unit on the site can be achieved without compromising compliance with key DCP controls relating to building setbacks, car parking and private open space. Each dwelling is a single bedroom design. The proposal supports housing diversity and affordability by providing smaller, well-designed dwellings on an underutilized site, aligns with broader strategic planning goals to increase medium-density housing supply in accessible urban areas. The proposed site and building design respond appropriately to key opportunities and constraints. Building setbacks are increased to neighbouring commercial land-use. Passive use (i.e. car parking) is provided over public utility mains, and	A variation to control E.2.7.a is required.

		private open space areas exceed the minimums required by Council's DCP.	
		 While the numeric control is not met, the proposal satisfies the intent of the DCP by delivering a high-quality, well-designed residential development that respects neighbourhood character and amenity. 	
		 The site's context (e.g., proximity to public transport, shops, and community facilities) supports a slightly higher density. 	
E.2.7. b	A minimum site frontage of 18 metres is required for dual occupancies, semi-detached dwellings, attached dwellings and multi-dwelling housing, except for development on allotments with a curvilinear street frontage which can have a minimum site frontage of 17 metres at the front building line.	The site frontage is 20.115m and therefore meets the minimum site frontage of 18 metres.	The proposal complies.
Streetscape C	ontrols		
E.2.8.	Developments in existing urban areas must be consistent with the scale and character of adjoining dwellings and the surrounding environment.	The proposed dwellings are single storey structures consistent with the scale of existing dwellings on adjoining properties.	The proposal complies.
	Developments on sites with two or more street frontages must address both frontages,	The development has been designed to address both street frontages. The primary (southern) elevation of the dwelling faces Logan Street and has entrance doors and generous window proportions. The secondary (western) elevation of the dwelling faces Kite Street and is provided with 2 x identical sized windows to improve presentation of the building to the public street. There are also a number of existing Kurrajong trees that will be retained to assist in screening the western elevation of the building.	The proposal complies.
	Each dwelling should provide a minimum of one major window to a habitable room (living area) directly overlooking the street or public open space area. The design should avoid kitchen, bathroom or laundry windows dominating the street elevation.	Each dwelling has a major window overlooking the primary street and their private open space areas.	The proposal complies.

New development should provide landscaping that enhances the appearance of the development and surrounding area. Walls alongside and rear boundary setbacks should be broken or staggered to avoid the appearance of unduly massive or long walls. Any carport or garage that is visible from the public domain should be compatible with the design of the residential building. Removal of street trees is not permitted without prior approval of Council. Existing street trees and other natural features shall be retained wherever practical. Heights Controls E.2.9. The waximum height to the ridge of the roof of the building should not exceed 9.0 metres above the natural ground level vertically bellow that point. This control is illustrated conceptually in the diagram to the right. A landscaping plan has been prepared in accordance with Part N of the DCP. There are no lands been prepared in accordance with Part N of the PoCP. There are no table to assist in screening the development from the bublic to assist in screening the development from the public dossist in screening the development from the public obssist in screening the development from the public dossist in screening the development from the public is step in the public development from the public streets. The proposal complies. N/A The proposal complies. The proposal complies.		Site & building design should consider the existing topographic setting and characteristics of other buildings and sites along the street, particularly those that are older and more established.	Kite Street and Logan Street do not contain special characteristics that are identified to be of particular importance to the design of the proposal.	The proposal complies.
setbacks should be broken or staggered to avoid the appearance of unduly massive or long walls. Any carport or garage that is visible from the public domain should be compatible with the design of the residential building. Removal of street trees is not permitted without prior approval of Council. Existing street trees and other natural features shall be retained wherever practical. Heights Controls E.2.9. The maximum height to the ridge of the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the		landscaping that enhances the appearance of the development and	of the DCP. There are also a number of existing Kurrajong trees that will be retained to assist in screening the development from	The proposal complies.
from the public domain should be compatible with the design of the residential building. Removal of street trees is not permitted without prior approval of Council. Existing street trees and other natural features shall be retained wherever practical. Heights Controls E.2.9. The maximum height to the ridge of the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the		setbacks should be broken or staggered to avoid the appearance of		The proposal complies.
permitted without prior approval of Council. Existing street trees and other natural features shall be retained wherever practical. Heights Controls E.2.9. The maximum height to the ridge of the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the		from the public domain should be compatible with the design of the	There are no carports proposed.	N/A
E.2.9. The maximum height to the ridge of the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the		permitted without prior approval of Council. Existing street trees and other natural features shall be retained		The proposal complies.
the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the	Heights Contro	ols		
	E.2.9.	the roof of the building should not exceed 9.0 metres above the natural ground level vertically below that point. This control is illustrated conceptually in the diagram to the	The proposed building height is less than the required limit (9.0m).	The proposal complies.
Where steep or sloping sites exist, the building should not protrude from the landscape but should be designed to be staggered or stepped into the natural slope of the land to accommodate the height control. The proposed development has been designed to accommodate the existing site conditions. The proposal complies.		building should not protrude from the landscape but should be designed to be staggered or stepped into the natural slope of the land to		The proposal complies.

	For dwelling proposals involving two (or more) storeys, or where there is any uncertainty relating to the overall height of a development, Council may require plans to show reduced levels (RL), taken from a fixed datum point, for the maximum ridge height and natural ground levels.	The proposed development is a single storey building.	N/A
Solar Access	Controls		
E.2.10.	Medium density housing should be designed to ensure that living areas of adjoining dwellings and at least 50% of their usable private open space, receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June (winter solstice). Where such areas already receive less than 3 hours of sunlight, new development should not further reduce sunlight access.	The proposed dwellings will not significantly reduce the solar access of living areas / private open spaces to neighbouring dwellings.	The proposal complies.
	Medium density housing should be designed to allow the living areas and private open space areas of at least 75% of dwellings (within the development) to receive a minimum of 3 hours sunlight between 9am and 3pm on21 June (winter solstice).	The proposed dwellings have been designed with floor plans and site positions which allow penetration of northern sunlight into the primary living areas and private open space areas.	The proposal complies.
	Council may request shadow diagrams to be provided by the applicant where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. Shadow Diagrams should show magnetic and true north.	Shadow diagrams have not been prepared on the basis that the proposed building is a single storey structure and is well separated from existing property boundaries.	The proposal complies.
Front Setback	KS		

determined by applying any one of the following scenarios to the proposed development: i. Scenario 1 - Where there are not two existing dwellings within 40m that face the same street, the minimum front setback is form. ii. Scenario 2 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, choose either setback. iii. Scenario 3 - Measure the setbacks of the nearest two dwellings facing the seme street, and where the setback difference is no more than 2m, take the average of those setbacks. iii. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. iv. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. Corner Lots Ez.22.3. Where the allotment is a corner allotment, the minimum setback to Kite Street is shown on the plans submitted with the DA to be 45m, which comples with the DCP.				27
existing dwellings within 40m that face the same street, the minimum front setback is 6m. ii. Scenario 2 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, choose either setback. iii. Scenario 3 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, take the average of those setbacks. iv. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. iv. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings. Comer Lots E2.22.3. Where the allotment is a corner allotment, the minimum setback to DA to be 4.5m, which complies with the DCP.	E.2.11.1	the following scenarios to the	shown on the plans submitted with the DA to be 6m, which	The proposal complies.
of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, choose either setback. iii. Scenario 3 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, take the average of those setbacks. iv. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings. Corner Lots E2.22.3. Where the allotment is a corner allotment, the minimum setback to The setback to Kite Street is shown on the plans submitted with the DA to be 4.5m, which complies with the DCP.		existing dwellings within 40m that face the same street, the minimum		
of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, take the average of those setbacks. iv. Scenario 4 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings. Corner Lots E2.22.3. Where the allotment is a corner allotment, the minimum setback to DA to be 4.5m, which complies with the DCP.		of the nearest two dwellings facing the same street, and where the setback difference is no more than		
of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks. v. Scenario 5 - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings. Corner Lots E2.22.3. Where the allotment is a corner allotment, the minimum setback to The setback to Kite Street is shown on the plans submitted with the DA to be 4.5m, which complies with the DCP.		of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, take the average of those		
of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings. Corner Lots E2.22.3. Where the allotment is a corner allotment, the minimum setback to The setback to Kite Street is shown on the plans submitted with the DA to be 4.5m, which complies with the DCP.		of the nearest two dwellings facing the same street, and where the setback difference is more than 2m,		
E2.22.3. Where the allotment is a corner allotment, the minimum setback to The setback to Kite Street is shown on the plans submitted with the DA to be 4.5m, which complies with the DCP.		of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both		
allotment, the minimum setback to DA to be 4.5m, which complies with the DCP.	Corner Lot	ts		
the secondary street frontage should always be 4.5 metres.	E2.22.3.	allotment, the minimum setback to the secondary street frontage should		The proposal complies.

Side Setbacks			
E.2.12.	Single storey buildings should be setback a minimum 0.9 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary).	The side setback is shown on the plans submitted with the DA to be 7.3m, which complies with the DCP.	The proposal complies.
	Two storey buildings should be setback a minimum 1.5 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary).	The proposal is not a two-storey building.	N/A
Rear Setbacks			
E.2.13.	Single storey buildings should be setback a minimum 3 metres from the boundary.	The rear setback is shown on the plans submitted with the DA to be 7.3m (measured from the rear of each dwelling to the northern boundary), or 13.4m (measured from the edge of the building to the eastern boundary), which is consistent with the DCP.	The proposal complies.
	Two storey buildings should be setback a minimum 6 metres from the boundary.	The proposal is not a two-storey building.	N/A
Visual & Acousti	ic Privacy Controls		
E.2.14.	Building elements such as balconies and decks should be designed to minimise overlooking of living areas and private open space areas of adjoining dwellings.	The dwellings are not designed with balconies or decks that overlook the private open space areas of any adjoining dwelling.	The proposal complies.
	The windows of dwellings should be located and designed so they do not provide direct and close views into the living area windows or courtyards of other dwellings. This can be achieved by offsetting or using windows which are narrow, translucent, obscured or fitted with louvers or screen panels.	The dwellings are not designed with windows that provide direct or close views into any adjoining dwellings.	The proposal complies.

	A minimum separation of 12 metres should be provided between buildings where habitable rooms / balconies face habitable rooms/ balconies.	As each dwelling is attached to another, there is no requirement for separation.	The proposal complies.
	A minimum separation of 9 metres should be provided between buildings where habitable rooms / balconies face non-habitable rooms or blank walls.	As above.	The proposal complies.
	A minimum separation of 3 metres should be provided between buildings where non-habitable rooms / blank walls face other non-habitable rooms / blank walls.	As above.	The proposal complies.
	Separation distance may be reduced by up to 25% where privacy issues can be addressed by other means to the satisfaction of Council.	As above.	The proposal complies.
	Dwellings within each development should be designed to minimise noise transmission by locating busy, noisy areas next to each other and quieter areas next to other quieter areas, for example, living rooms with living rooms, bedrooms with bedrooms.	Each dwelling will be provided with a separating wall designed to meet the fire safety and noise transmission requirements of the BCA. Where possible, each dwelling has been designed to ensure that quite rooms adjoin quiet rooms (i.e. bedrooms and bathrooms) and noisy rooms adjoin noisy rooms (i.e. living areas and kitchens).	The proposal complies.
	Noise generating areas of development (e.g. air conditioning plant, swimming pool areas and the like) should be adequately screened or located away from the bedroom areas of dwellings within and external to the development site to minimise their impact.	As above.	The proposal complies.
Private Op	en Space Controls		
E.2.15.	Private open space should be oriented to have a north easterly aspect where possible.	The private open space areas will have access to northern sunlight.	The proposal complies.
·	areas next to each other and quieter areas next to other quieter areas, for example, living rooms with living rooms, bedrooms with bedrooms. Noise generating areas of development (e.g. air conditioning plant, swimming pool areas and the like) should be adequately screened or located away from the bedroom areas of dwellings within and external to the development site to minimise their impact. Den Space Controls Private open space should be oriented to have a north easterly aspect where	that quite rooms adjoin quiet rooms (i.e. bedrooms and bathrooms) and noisy rooms adjoin noisy rooms (i.e. living areas and kitchens). As above.	

	Living areas should open out into the private open space area.	The dwellings are designed with living areas that have direct access to the private open space.	The proposal complies.
	Private open space is to be clearly defined by walls, fencing and landscaping so as to provide a selfcontained space, but	Private open space areas will be delineated by existing and proposed fencing.	The proposal complies.
	The recommended amount of private open space, to be located behind the building line, for medium density housing, is as follows: i. 40m2 per dwelling, minimum width 3m in any direction (and excluding any outdoor patio area, areas used for car parking and manoeuvring, waste bin storage and the like), for all medium density housing except for residential flat buildings.	Each dwelling will be provided with a minimum of 59m2 of private open space in the rear yard section of their respective sites. Parking and waste bin areas are excluded from this calculation.	The proposal complies.
	10m2 per dwelling, minimum width 2.5m in any direction (and may include balconies, terraces and the like above ground level) for residential flat buildings.	The proposed development is not a residential flat building.	N/A
	80m2 for secondary dwellings, shared with the main dwelling.	The proposed development is not a secondary dwelling.	N/A
Sustainal	ole Building Design Controls		
E.2.16.	Development Applications for new medium density housing proposals and specified alterations and additions must be accompanied by a BASIX Certificate, issued by the NSW Government.	A BASIX / NatHERS certificate has been prepared for the proposed dwellings and submitted in support of the DA.	The proposal complies.
	Applicants should consider the potential sustainability performance of the development when the proposal is being designed and commit to a range of measures offered in BASIX to ensure that the development meets (or exceeds) the	As above.	The proposal complies.

	NSW Government's sustainability targets.		
	Council will check that the details of the proposed development contained in the BASIX certificate are consistent with the details contained in the Development Application, and that the relevant BASIX commitments are shown on plans.	As above.	The proposal complies.
	The design of medium density housing should adopt listed sustainable building practices.	The proposed development has incorporated sustainable building design. Northern aspect is achieved where possible and within the opportunities and constraints of the site.	The proposal complies.
Liveable H	ousing Design		
E2.17.	As a minimum, the design of all new medium density housing should achieve a silver performance level in accordance with the Liveable Housing Guidelines. For properties mapped in the DCP, new medium density development should achieve a gold performance	The design will allow compliance with the silver performance level detailed in the Liveable Housing Design Guidelines.	The proposal complies.
	level.		
	uildings – Attached		
E.4.3.	This section includes setback controls relating to new ancillary buildings (such as garages) which are attached to an existing or proposed dwelling.	There are no ancillary buildings proposed.	N/A
Fencing Co	ontrols		
E.4.6.1	This section includes controls relating to the height, design and material choices for front fences.	The proposal does not include any fencing to be constructed forward of the building line to Logan or Kite Streets.	N/A
E.4.6.2.	This section includes controls relating to the height, design and material choices for side and rear fences.	Side and rear fencing will not exceed 1.8m height requirement. Colourbond style fencing is proposed.	The proposal complies.

	Waste Man	agement Controls				
	E.4.7.	This section includes controls relating to the on-site management of household waste for medium density housing proposals.	A common bin storage area is proposed behind the building line.	The proposal complies.		
	Rainwater T	anks				
	E.4.8.	This section includes controls on rainwater tanks including the need for gutter flush bypass, dealing with overflow, and back-flow prevention devices.	All rainwater tanks will comply with the DCP requirements.	The proposal complies.		
	Site Facility	Controls				
	E.4.9.1	This section includes controls relating to the provision of a suitable letterbox facility for each dwelling.	A common letterbox facility is proposed on Logan Street for the development.	The proposal complies.		
	E.4.9.2	This section includes controls relating to the provision of suitable clothes drying facilities.	Suitable clothes drying facilities are to be provided within the private open space areas to each dwelling.	The proposal complies.		
rt M	Parking, Access and Mobility					
	Off Street P	arking Calculation				
	M.1.5.1	This section provides the calculations for off-street car parking requirements for residential land-use types.	The DCP requires 1 space per dwelling, and 1 space per 3 units. On this basis, the proposal is required to provide 4 spaces (1 per dwelling) and 2 visitor space (with the second visitor space required on a 'part-thereof' basis), as the control does not specify rounding up of fractions. The site plan shows a compliant design, with 6 spaces to be provided in total.	The proposal complies.		
	Site Access Design and Location					
	M2.1	This section sets out the requirements for site access design and location.	The proposal complies with DCP controls and in particular: The site access is not closer than 1.5m to the eastern boundary. The access is more than 12m to a stop / give way sign. The access has safe sight distance along Logan Street.	The proposal complies.		

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			 The access is to the local road network. The access crosses the footpath at right angles. 	
Di	riveway Width	s		
М	1.2.2.	For medium density housing where the number of off-street car parking spaces required to be provided is less than 5 spaces, the minimum width of a new driveway should be 5.5m where the entry and exit are combined.	Practical and legal access to the proposed lots will be provided to Logan Street. The driveway will have a combined width of at least 5.5m given it services 5 car parking spaces.	The proposal complies.
C	arparking Desi	gn		
М	1.2.3.	This section sets out the requirements for car parking design where visitor car parking is required for a proposed development.	The proposal complies with the following DCP controls: The car parking spaces will comply with AS 2890.1 and will be concreted and line marked. The car parking area will be softened with landscaping in the Logan Street frontage.	A minor variation is required to control M.2.3.b.i.
			The car parking area will allow for the turning of vehicles in and out of spaces in less than 2 movements, with all vehicles able to enter and leave the site in a forward facing direction.	
			The DCP also requires car parking areas to be located behind the front setback area. The site design is largely compliant, with 6 of 6 spaces located behind the building line to Kite Street, and 5 of 6 spaces located behind the line to Logan Street. A variation to control M.2.3 is required and is capable of support from Council for the following reasons:	
			 Site constraints. As the development relates to a corner lot, there is limited dimensions available to accommodate all required parking spaces behind the building line without compromising functional access, landscaping, private open space and site facilities (bin storage). 	
			 Compliance with overall parking provision. The proposal fully satisfies the numerical parking requirement of Control M.1.5.1, which supports the intent of the control and ensures adequate off-street parking will be provided. 	
			 Low impact on streetscape. The development is residential in scale, and the single space forward of the building line does 	

			not dominate the frontage or detract from the built form				
			presentation to the street.				
			 Alignment with DCP objectives. The proposal still meets the broader objectives of the DCP including safety, amenity and integration with the surrounding area. 				
	Internal Road I	Design					
	M.2.4.	This section sets out the requirements for internal road design.	No internal roads are proposed.	N/A			
	Car Parking Su	ırfaces					
	M.2.5.	This section describes the acceptable surface finishes for car parking areas and their associated site accesses and vehicle manoeuvring areas.	The DCP requires the following finishes for identified components of the site design: Site access - concrete. Vehicle manoeuvring areas - concrete. Car parking spaces - concrete.	The proposal complies.			
art N	Landscaping						
	General Landscaping Controls						
	N.3.1.1.	This section prescribes general controls relating minimum planting requirements.	A landscaping plan has been prepared and submitted with the DA.	The proposal complies.			
	N.3.1.2.	This section relates to the retention of existing trees.	The site plan submitted with the DA shows the locations of the existing Kurrajong trees. All of the trees are to be retained, except for a single tree which needs to be removed in order to facilitate the construction of the site access.	The proposal complies.			
	N.3.13.	This section prescribes the street tree requirements for greenfield / infill subdivisions and non-subdivision developments	The proposed development will require street tree contributions. The applicant expects that Council will impose a condition of consent.	The proposal complies.			
	Residential La	ndscape Controls					
	N.3.2.	This section prescribes the design requirements for landscaping provided as part of new residential developments, including medium density housing.	A landscaping plan has been prepared and submitted with the DA.	The proposal complies.			

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ırt P	CPTED Principles Design Suggestions					
	P.2.1.	Objectives	The proposed development is assessed to be consistent with the objectives, and in particular:	The proposal complies.		
			The location, design and orientation of the dwellings will allow natural surveillance to Kite and Logan Street.			
			 The building designs have their own private open space and front yard areas, creating a sense of ownership for occupants and users of the site. 			
			Opportunities for unauthorised access will be limited through the use of security fittings to doors and windows, security lighting as appropriate and use of boundary and internal site fencing.			
	P.2.2.	Section 2.2 provides guidance to help new developments achieve appropriate orientation and access to the public street.	The dwellings achieve an acceptable orientation to both Logan Street and Kite Street respectively. Windows to habitable rooms will allow occupants to achieve adequate surveillance of the public street environment.	The proposal complies.		
	P.2.3.	Section 2.3 requires building entrances to be in prominent positions, designed to allow users to see into the building and facing the street where possible.	As above.	The proposal complies.		
	P.2.4.	Section 2.4 includes a suite of controls aimed at ensuring communal and public areas are appropriately designed.	The proposed development does not involve the creation of communal or public spaces.	N/A		
	P.2.5.	Section 2.5 requires site and building design to limit the use of blind corners.	The proposed development does not create any new blind corners.	The proposal complies.		
	P.2.6.	Section 2.6 encourages appropriate buildings materials which reduce opportunities for vandalism.	The chosen building materials are acceptable in terms of the nature and scale of the proposal.	The proposal complies.		
	P.2.7.	Section P.2.7 includes a suite of standards and controls which aim to increase the security of new development	The recommended security measures can be incorporated into the building design. As a minimum, all window and door openings will be fitted with locking mechanisms. The dwellings have windows on	The proposal complies.		

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		the southern elevation to allow residents to see who is visiting the site and / or knocking at the door.	
P.2.8.	Section P.2.8 requires the provision of appropriate lighting to new development.	Street lighting exists in Kite and Logan Street.	N/A
P.2.9.	Section P.2.9 requires the provision of appropriate measures to properly identify new buildings.	Appropriate arrangements will be made for the display of an appropriate street number on the front facade of the dwellings, and on a purpose-built common mailbox on Logan Street.	The proposal complies.
P.2.10.	Section 2.10 includes a suite of controls aimed at improving the safety and security of new shopfronts.	The proposed development is not a shopfront.	N/A
P.2.11.	Section 2.10 includes a suite of controls aimed at improving the safety and security of public facilities.	The proposed development does not include public facilities.	N/A
P.2.12.	Section 2.12 includes a suite of controls aimed at improving the safety and security of car parking areas.	The proposed development is not required to provide visitor car parking.	N/A

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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. Each issue is investigated by way of documenting existing conditions, assessing impacts and proposing management and mitigation measures.

5.1. Site Design

5.1.1. Assessment of Existing Conditions

The site is vacant of any buildings.

5.1.2. Assessment of Potential Impact

The site design for the project has been developed following consideration of relevant planning requirements as well as a site opportunities and constraints analysis. Key features of the site design are described as follows:

- The proposed dwelling location complies with the setback requirements of the NCC.
- The multi dwelling housing development will be accessed from a safe location on Logan Street. The access
 is to be upgraded to comply with Council requirements in accordance with a permit to be issued by Cowra
 Council in accordance with Section 138 of the Roads Act 1993.
- The proposed multi dwelling housing development is not located on land that is flood or bushfire prone.
- The proposal will not impact on biodiversity or groundwater.
- The proposal is generally consistent with requirements of the Cowra LEP 2012 and Cowra DCP 2021.

5.1.3. Management and Mitigation

No additional mitigation measures are proposed other than to construct the multi dwelling housing development in accordance with the plans submitted in support of the DA.

5.2. Visual Impacts

5.2.1. Assessment of Existing Conditions

The site has frontage to Logan and Kite Streets, which are constructed to bitumen sealed standards with barrier kerb and gutter and street lighting. The site is largely clear of existing vegetation except for a number of mature Kurrajong Street. The land has a slight slope from east to west. The boundaries of Lot 20 are currently fenced with Colorbond fencing (northern boundary) and 2m high security mesh fencing along other boundaries.

5.2.2. Assessment of Potential Impact

The proposed development will result in visual changes to the site through the construction of a new building on the land. Based on the Architectural Plans prepared by the Vision Property Development Hub, the physical changes to the site are not expected to create any significant or detrimental long-term impacts on the context and setting of the area or on the amenity of adjoining property holdings. The building design is simplistic yet includes door and window treatments to ensure an appropriate presentation is achieved to both Logan and Kite Streets.

Visual and amenity impacts resulting from construction processes are to be temporary only and can be managed through appropriate site management strategies including limiting construction works to appropriate hours. The site is not heritage listed and does not form part of a heritage streetscape or conversation area.

5.2.3. Management and Mitigation

The existing Kurrajong trees on the land will be retained to assist with the visual screening of the building from the public streetscape. No additional mitigation measures are proposed.

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5.3. Building Code Compliance

5.3.1. Assessment of Existing Conditions

There are no building code compliance issues associated with existing site conditions.

5.3.2. Assessment of Potential Impact

The proposed site layout and building design complies with the relevant requirements of the NCC, with appropriate design features labelled on the architectural plans prepared by Vision Property Development Hub and submitted with the DA.

The building has been designed with interconnecting doors between each dwelling. The doors will be designed to comply with the required fire separation requirements of the NCC. The doors will provide the owner of the development with the flexibility to lease the dwellings individually, or combined as necessary should the tenant demand more than a single bedroom residence.

5.3.3. Management and Mitigation

The specific design and construction detail of the proposed multi dwelling housing development is intended to be further developed at CC stage.

5.4. Access and Traffic

5.4.1. Assessment of Existing Conditions

The land has frontage to the Logan and Kite Streets, which form part of the local road network owned and maintained by Cowra Council. Both roads are constructed to bitumen road standards with barrier style kerb and gutter and street lighting. An existing access crossing is established in Logan Street which provides access to the site. No street trees are located on the Logan and Kite Streets footpath.

5.4.2. Assessment of Potential Impact

Vehicle access to the proposed multi dwelling housing development is intended to be gained by widening and upgrading the existing access crossing, as per the Architectural Plans prepared by the Vision Property Development Hub. The upgraded access will comply with the Cowra Council's engineering specifications and the requirements of a Section 138 Permit.

The proposed development will have the result of increasing the number of daily traffic numbers utilising the local road network, and particularly along Logan Street. Based on the 'Guide to Traffic Generating Developments' by NSW Roads, the expected number of daily vehicle trips for the multi dwelling housing development would be in the order of 4-5 trips per dwelling. On this basis, the proposed development could be expected to increase daily vehicle trips on Logan Street by 20 trips.

Logan Street is assessed to be in good condition and is largely utilised by residential traffic accessing existing neighbourhood in the Mulyan area of Cowra Township, west of Redfern Street. The increase in traffic generated by the development is likely to be within the capacity of the immediate and wider road network. The scale of the proposal is unlikely to require specific road or intersection upgrades.

On the basis of the above, it is assessed that adequate arrangements will be made to accommodate the access needs of the proposed development. A traffic impact assessment or a traffic management plan are not required for the proposal.

5.4.3. Management and Mitigation

The following management and mitigation measures will be implemented to ensure the access and traffic requirements of the proposal are met.

A Section 138 Permit will be obtained from Cowra Council prior to any physical works being completed to upgrade the existing driveway crossing to Logan Street.

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5.5. Soil and Water Quality

5.5.1. Assessment of Existing Conditions

The subject land is not mapped in Cowra LEP 2012 as being located in an area that contains vulnerable groundwater, riparian lands or watercourses. Any site cut will be shaped back to natural ground level at appropriate grades and there are no soil related impacts observed to be causing a problem at the site.

5.5.2. Assessment of Potential Impact

The proposed site and building design are unlikely to adversely impact on soil and water quality given:

- Significant changes to landform are not proposed on parts of the site which are impacted by natural drainage or unstable soils.
- Minor cut and fill will be required, which can be controlled at construction stage to minimise soil erosion and sedimentation.
- The domestic water supply demands of the proposal can and will be met through connection to the
 reticulated water supply system. Rainwater collection tanks will also be utilised in accordance with BASIX
 requirements.
- The domestic waste disposal requirements of the proposal can and will be met through connection to the
 reticulated sewerage system.

5.5.3. Management and Mitigation

Erosion and sediment controls will be implemented throughout construction phases of the project to minimise the chances of surface water from the construction site entering adjoining roadside environments and / or adjoining properties.

5.6. Air Quality

5.6.1. Assessment of Existing Conditions

There are no significant air quality impacts created by existing site conditions.

5.6.2. Assessment of Potential Impact

The POEO Act 1997 sets and the statutory framework for managing air quality in NSW and the POEO (Clean Air) Regulation 2022 sets standards of concentration for emissions to air from both scheduled and non-scheduled activities, including odour, dust, emissions and excessive motor vehicle air impurities. This statutory framework has been used to establish criteria and assessment findings for the proposed development as follows:

- There is low potential for odour emissions to air resulting from the development, and assessment of the
 proposal against the NSW EPA Technical Framework for the Assessment and Management of Odour from
 Stationary Sources in NSW 2006 is not considered to be necessary.
- The development is not a major traffic generating development and air pollution from excessive motor vehicle impurities is not identified to be a significant issue.
- Air quality assessment has focused on the potential for dust emissions to air from earthworks and
 construction stages as the main cause of potential air quality impacts. The specific pollutant of interest
 associated with dust is the total suspended particulate (TSP). Dust impacts can be properly controlled
 through the watering of ground surfaces during dry conditions and strong winds.

An air quality assessment by a qualified professional is not considered to be necessary or warranted for the proposal.

5.6.3. Management and Mitigation

The proposed management measures to reduce dust impacts will involve management of visible dust by watering of construction site surfaces (when required) and establishment of landscape groundcover as soon as practical at the end of construction works.

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5.7. Noise and Vibration

5.7.1. Assessment of Existing Conditions

There are no significant noise or vibration impacts created by existing site conditions.

5.7.2. Assessment of Potential Impact

Some noise and vibration impacts may be created as a result of the construction phases of the project, but impacts are expected to temporary in nature.

5.7.3. Management and Mitigation

The proposed noise management measures to be employed at the site during construction phase are as follows:

- Undertake construction works in daylight hours only.
- Enclose fixed engines, pumps and compressors where practicable.
- Use of electrical motors in mechanical systems where practical.
- Maintain equipment in accordance with the original equipment manufacturer's specifications.
- Shut down equipment when not in use.

5.8. Heritage

5.8.1. Assessment of Existing Conditions

A search of the Aboriginal Heritage Information System (AHIMS) has been completed for the subject land. The search was completed to determine whether there are any items of cultural heritage significance either on the subject land or within 200m of the subject land. The search result found that:

- There are 0 Aboriginal sites recorded in or near the subject land.
- There are 0 Aboriginal places that have been declared in or near the above location.

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 have significant heritage value. The proposed development site is relatively well-separated from identified heritage sites / conservation areas.

5.8.2. Assessment of Potential Impact

Aboriginal Cultural Heritage

Whilst a search of the AHIMS has not identified the presence of any recorded sites or places, there is a need to consider whether the proposal will impact on potential items of Aboriginal cultural heritage significance. Based on the framework in the Due Diligence Code of Practice (DDCP) for the Protection of Aboriginal Objects in NSW, the following assessment statements are true:

- The proposal does not represent an activity that is a declared project under Part 3A of the EP&A Act 1979.
- The proposal Is not an activity that is an exempt activity listed in the NPW Act 1974 or other legislation.
- The proposal will not involve harm to an Aboriginal object that is trivial or negligible under Section 86 of the NPW Act 1974.
- The proposal is not on land that is known to be in an Aboriginal Place declared by the Minister under s.84
 of the NPW Act 1974.
- The proposal is not a low impact activity for which there is a defence in the NPW Regulation 2019.

Having regard to the above, the correct procedure is to follow the generic due diligence process as per Section 8 of the DDCP. An assessment of the due diligence process is included in Table 8.

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Table 8 - The Generic Due Diligence Process

Step	Question	Response
1	Will the activity disturb the ground surface or any culturally modified trees?	Yes. Proceed to Step 2.
2	Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? and/or b) any other sources of information of which a person is already aware?	No. According to the DDCP, an AHIP application not necessary and it is possible to proceed with caution. If any Aboriginal objects are found, stop work and notify DECCW. If human remains are found, stop work, secure the site and notify the NSW Police and DECCW. Consideration of Steps 3, 4 and 5 (below) not necessary.
	and/or c) landscape features that are likely to indicate presence of Aboriginal objects?	
3	Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	N/A
4	Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	N/A
5.	Further investigation and impact assessment	N/A

Built Heritage

Assessment of historic and built heritage is open for assessment, based on the matters for consideration under Section 4.15 of the EP&A Act 1979. This assessment reveals no impacts on heritage items. No heritage items / issues are particularly relevant due to the site separation from heritage sites / areas. Consequently, a Heritage Impact Assessment is not required.

5.8.3. Management and Mitigation

No additional mitigation measures are proposed, other than implementation of the unexpected finds procedure under the DDCP for the Protection of Aboriginal Objects in NSW.

5.9. Hazards

5.9.1. Assessment of Existing Conditions

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.

5.9.2. Assessment of Potential Impact

Section 4.3.2 of this SEE includes a detailed evaluation of the suitability of the subject land for a residential purpose having regard to the known current and historical uses of the land. The contamination risk is considered to be low, and a Preliminary Contamination Investigation is not considered to be necessary in the circumstances

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In relation to public safety risks associated with unauthorised access to the site, the existing security fence is to be maintained during the construction phase, and gates would be locked when not in use and appropriate signage alerting the public to the building site would be placed at the site entrance.

Waste generated by the proposal during the construction phase is likely to be moderate and can be managed appropriately with a skip bin and regular disposal of waste to the Cowra MRF. Waste during operation of the multi dwelling housing development would be generally managed using Council's kerbside collection service.

5.9.3. Management and Mitigation

The proposal will implement the following risk management measures to minimise the potential for worker and public safety, waste and hazard related impacts:

- Ensure that the construction site remains fenced and the entrance is locked when the site is not occupied.
- Ensure that no fuel loads or chemicals are stored on site during construction phases.
- Ensure that all plant is fitted with appropriate suppression equipment.
- Ensure proper evacuation plans are available / implemented in the event that construction workers, caregivers and residents are required to evacuate to the nearest safest place.
- Ensure appropriate waste receptacles are provided for the segregation and storage of waste.
- Ensure bins and storage areas are maintained so they are free of vermin (mice, rats, cockroaches, flies).
- Littering will not permitted, including cigarette butts.
- No waste will be burnt on site.
- All waste streams are to be removed off site to a lawful point of disposal.

5.10. Biodiversity

5.10.1. Assessment of Existing Conditions

The site does not contain any biodiversity resources that are mapped on the Cowra LEP 2012 Terrestrial Biodiversity Map. The site is vacant of significant stands of native vegetation. There are several Kurrajong Streets located on the southern boundary of the site adjoining Kite Street.

5.10.2. Assessment of Potential Impact

A significance assessment under Section 1.7 of the EP&A Act 1979 which takes into consideration Part 7 of the BC Act 2016 has been undertaken to determine whether the proposal is likely to significantly affect threatened species and / triggers BOS. This assessment is provided in Table 9.

Table 9 - BC Significance Assessment

Test	Assessment
Section 7.3(1)(a) - likely adverse effect on the life cycle of threatened species	The potential for the site to significantly affect threatened species is assessed to be low, due to the absence of required habitat. The proposal is unlikely to have an adverse effect on the life cycle of these species such that a viable local population of the species is likely to be placed at risk of extinction.
Section 7.3(1)(b) - likely adverse effect on the extent or composition of an endangered ecological community	The potential for the site to significantly affect an endangered ecological community is assessed to be low. The site is not observed to contain the necessary habitat for endangered ecological communities.
Section 7.3(1)(c) - likely adverse effects on habitat of threatened species or ecological community	As above.

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Section 7.3(1)(d) - likely adverse effect on declared area of outstanding biodiversity value	The site is not a declared area of outstanding biodiversity value.	
Section 7.3(1)(e) - potential for the development to be part of a key threatening / impact process	The proposal would not significantly increase the prevalence or risk of key threatening process. The site is not observed to contain the necessary habitat for endangered ecological communities. The potential for foraging over the site is already severely restricted given the context and	

The potential impacts on the condition, ecological value and significance of the fauna and flora on the land are considered to be low and will not change as a result of the proposed development.

setting of the site.

5.10.3. Mitigation and Management

No additional mitigation measures are proposed.

5.11. Services and Utilities

5.11.1. Assessment of Existing Conditions

As vacant land, urban services are not connected to the land. Council's reticulated water main is available for connection in Kite Street. Council's sewer main is available for connection along the eastern property boundary. Telecommunications and electricity are available in Kite Street.

5.11.2. Assessment of Potential Impact

<u>Water</u>

The proposed multi dwelling housing development will be connected to reticulated water supply. There is an existing main located in Kite Street which has been located via site survey and shown on the plans submitted with the DA. Headworks contributions are expected to be levied by Council for payment prior to the issue of the CC. Adequate arrangements can and will be made for the supply of water to the development.

Sewage

The proposed multi dwelling housing development will be connected to reticulated sewerage supply. There is an existing sewer main located adjoining to the eastern boundary of the land which has been located via site survey and shown on the plans submitted with the DA. The proposed building location is well separated from this main and will not encroach the zone of influence. Headworks contributions are expected to be levied by Council for payment prior to the issue of the CC. Adequate arrangements can and will be made for the supply of water to the development.

NBN Telecommunications

NBN telecommunications are available to the land. Connection is subject to further application with the NBN Co.

Electricity

The connection of the dwelling houses to electricity is subject to further application with Essential Energy.

Stormwate

Stormwater is proposed to be managed by diverting all roof water directly to the existing public drainage system in Kite Street. Stormwater can be managed to Kite Street without requiring interallotment drainage.

5.11.3. Mitigation and Management

The following mitigation measures are proposed:

 New connections to service and utilities to be completed in accordance with the requirements and specifications of the relevant service providers.

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 No physical works to commence without a CC from Cowra Council and any other relevant permits / approvals and / or licenses from relevant servicing authorities.

5.12. Social and Economic Impacts

5.12.1. Assessment of Existing Conditions

There are no significant social and economic impacts created by existing site conditions.

5.12.2. Assessment of Potential Impact

An assessment of potential impacts of the proposed development has been undertaken with regards to scoping methodology outlined in the Social Impact Assessment (SIA) Guideline 2017 published by the Department of Planning and Environment. Table 10 provides an assessment of the proposed development against the criteria in the SIA Guideline.

Table 10 - Social Impact Assessment

Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings
Amenity				
Acoustic	Way of life;	Unlikely	Negative	The development is not a noise generating activity.
Visual	Surroundings	Likely	Negative	The site and building design are likely to have an acceptable impact in terms of visual amenity
Odour	Surroundings	Unlikely	Negative	The proposal will not produce odour.
Micro- climate	Surroundings	N/A	Nil	The proposal will not significantly impact microclimate.
Access				
Access to property	Way of life;	N/A	Nil	The proposal will not impact on access to neighbouring properties.
Utilities and public transport	Access to infrastructure, services and facilities;	Unlikely	Negative	Connection to available services and utilities will be completed to requirements of relevant authorities.
Road and rail	Personal and property rights.	Unlikely	Negative	The proposed development is within the capacity of local road conditions.
Built Environme	ent			
Public domain	Community;	Unlikely	Nil.	The proposal will not impact the public domain as it will be located on private land.
Public infrastructure	Access to infrastructure, services and facilities;	Unlikely	Negative	Connection to available service and utilities will be completed to requirements of relevant authorities.
Other built assets	Surroundings; Personal and property rights	Unlikely	Nil.	The proposal will not preclude public access to built assets.
Heritage				

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Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings			
Natural	Way of life;	N/A	Nil	Natural heritage of the site is not compromised by the proposed development.			
Cultural	Community;	Unlikely	Negative	The proposal will not impact on cultural values in the public domain.			
Aboriginal culture	Culture;	Unlikely	Negative	The proposal has considered the likelihood that the proposal will impact on items of known Aboriginal cultural significance.			
Built	Surroundings.	Unlikely	Negative	There are no built heritage items registered on the site.			
Community							
Health	Health and wellbeing;	Unlikely	Negative	The proposal does not create any health risks.			
Safety	Surroundings	Unlikely	Negative	The proposal has been assessed as not increasing a known safety risk.			
Services and facilities	Way of life, Access to infrastructure, services and facilities;	Unlikely	Nil	The proposal does not impact access to public services or facilities.			
Cohesion, capital and resilience	Way of life; Community; Culture	Unlikely	Nil	The proposal does is unlikely to generate impacts.			
Housing	Way of life, Personal and property rights.	Unlikely	Positive	The proposal creates a new housing opportunity.			
Economic							
Natural resource area	Way of life;	Unlikely	Negative	The proposal will utilise available natural resources in a sustainable manner.			
Livelihood	Surroundings;	N/A	Nil	The proposal is unlikely to generate impacts.			
Opportunity cost	Personal and property rights	N/A	Nil	The proposal is unlikely to generate impacts.			
Air							
Air emissions	Surroundings	Unlikely	Negative	The proposal is unlikely to generate impacts.			
Biodiversity							
Native vegetation and fauna	Surroundings	Unlikely	Negative	Vegetation clearing is not proposed on site.			
Land							

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Matters	Key Links to Social Impacts	Risk of Impact without Mitigation	Nature of Impact	Assessment Findings
Structural stability, land capability, topography	Surroundings	Unlikely	Negative	The proposal will not result in significant disturbance to the receiving environment.
Water				
Quality, availability, hydrological flows	Surroundings	Unlikely	Negative	The proposal is unlikely to generate 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 determined to be acceptable.

5.12.3. Management and Mitigation

No additional mitigation measures are proposed.

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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:

- 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. Ecological Sustainable Development

ESD is a long-standing and internationally recognised concept. The concept has been affirmed by the 2002 World Summit for Sustainable Development and has been included in multiple pieces of Federal and State legislation. Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development as:

'Development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.'

The proposal has endeavoured to address long established ESD principles, as follows:

- The precautionary principle No serious environmental threats have been identified. No delays to the final design investigations or assessment process are recommended to allow for additional information / studies / surveys to take place under different climatic or seasonal conditions.
- Inter-generational (social) equity Social equity provides a notion of preservation of environmental aspects that cannot be replaced for the enjoyment of future generations. Generally, such aspects relate to biodiversity, cultural heritage, land-use and the transformation of the locality as a result of the development. The proposal has considered such aspects and the SEE assessment concludes that environmental impacts will be minimal. By adopting the recommendations in this SEE for the construction and operational phases, intergeneration equity can be maintained.

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- Conservation of biological and ecological integrity Given the highly disturbed / modified nature of the site, no significant flora or fauna issues have been identified. Procedures will be implemented during construction and ongoing use of the dwellings to minimise potential risks on the environment.
- Improved valuation, pricing and incentive mechanisms The small volumes of waste generated from the proposal will be appropriately managed to minimise impacts on common public areas, the appropriate pricing mechanism are used to reflect the user pays approach to environmental management.

6.3. 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. The design maintains good safety standards. Adequate site security will be maintained and clear sightlines around entry / exits to ensure safety of vehicular and pedestrian traffic. 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 consistent with Council's planning requirements. A minor variation to the Cowra DCP 2021 has been identified relating to the minimum site area required for each dwelling. Council is asked to support the variation based on the merits of the site and building design, with Section 4.5.2 of this SEE providing a list of reasons why the variation is justified.

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, with the likely impacts concentrated on nearby land-use. Relevant State Government planning policies and guidelines have been identified and considered as part of the preparation of the project design and assessed in this report. Compliance can be achieved. The proposal is assessed to pose no significant detrimental impacts on the public interest.

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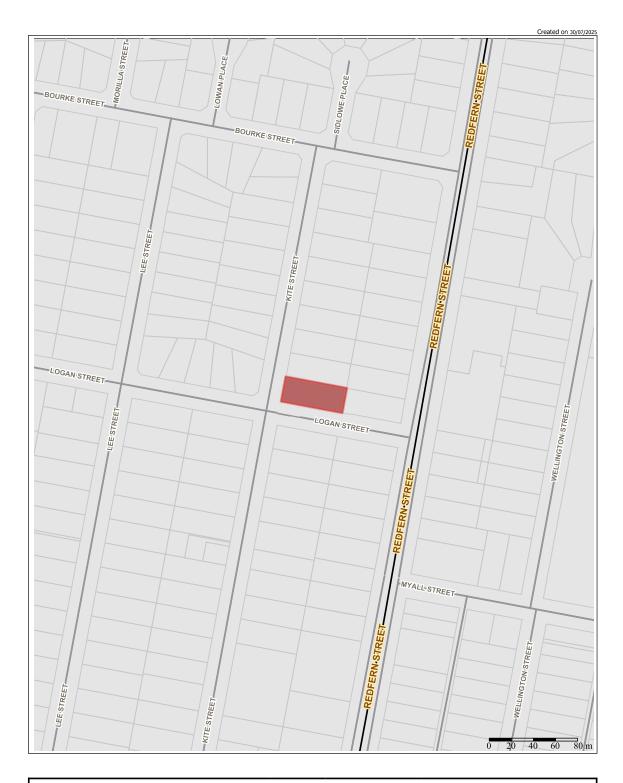
07. CONCLUSION

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd on behalf of Jackie Chiles Pty Ltd to support a Development Application for a multi dwelling housing development comprising four units on Lot 20 Section 9 DP 977420, corner of Logan and Kite Streets, Cowra.

The assessment of the proposed development 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, and compliance with the Cowra DCP 2021 is achieved with the exception of a minor variation to the minimum site area requirements for medium density housing and design of the resident / visitor car parking area. This SEE has provided a list of reasons why the variation is capable of support from Council.

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

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Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground. The determined by a survey on the ground. The determined by a survey on the ground the product of the determined by a survey on the ground the product of the determined by a survey on the ground the



Projection: # GDA2020 / MGA zone 55

DA 10.2025.59.1 - 59A Kite Street Cowra





Important Notice!
This map is not a precise survey document, Accurate locations can only be determined by a survey on the ground.

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GDA2020 / MGA zone 55

DA 10.2025.59.1 - 59A Kite Street Cowra

5.2 Development Application No. 10.2024.11.1, Lots 9 & 10 DP

1096603, 11-13 Kollas Drive Cowra, 64 self-storage units, lodged by

B J Wilkinson. The property owner is B J & N A Wilkinson

File Number: D25/1374

Author: Glenn Oakley, Acting 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 Sections I.I.4.1 and M.I.5.1 of Parts I and M of Council's Development Control Plan 2021 are sufficiently justified and the application was publicly notified and no submissions were received; and

- 2. That Council approves variations to Sections I.I.4.I and M.I.5.I of Parts I and M of Council's Development Control Plan 2021 for this development to allow a minimum 4.65m front boundary setback and 6 car parking spaces; and
- 3. That Development Application No. 10.2024.11.1, for the construction of 64 self-storage units on Lots 9 & 10 DP 1096603, 11-13 Kollas Drive Cowra be approved subject to the following conditions:

GENERAL CONDITIONS

I. 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 Counc Reference	
Lot Plan Drawing A001	Vision Property Development Hub I3 November 2024	Received 4 June 2025 Stamped No. 10.2024.11.1	
Site Plan Drawing A002 C	Vision Property Development Hub I April 2025	Received 21 July 2025 Stamped No. 10.2024.11.1	
Stage Elevations Drawing A201	Vision Property Development Hub I 6 January 2025	Received 4 June 2025 Stamped No. 10.2024.11.1	
Stage 2 Elevations	ge 2 Elevations Vision Property Development Hub		

Report 5.2 Page III

Drawing A202	l 6 January 2025	Stamped No. 10.2024.11.1
Statement of Environmental Effects Version 5	Vision Property Development Hub 16 July 2025	Received 21 July 2025 Stamped No. 10.2024.11.1

- 2. 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.
- 3. 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).
- 4. All traffic movements in and out of the development are to be in a forward direction.
- 5. The emission of sound from the premises shall be controlled at all times in accordance with the Noise Policy for Industry (2017) published by NSW EPA.
- 6. No advertising sign and/or structure other than that which is permissible without consent is to be erected as part of the approved development until a formal application has been submitted to Council and a development consent has been issued.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

- 7. Prior to the issue of a Construction Certificate for each stage of the development, the Applicant must demonstrate that the development complies with firefighting capabilities in accordance with AS 2419.1:2021, Fire Hydrant Installations, and Fire and Rescue NSW (FRNSW) guidelines. All costs associated with the augmentation of water reticulation relating to the development shall be borne by the Applicant and at no cost to Council.
- 8. Prior to the issue of a Construction Certificate for each stage, Council's sewer main alignment and depth shall be accurately located and the greater of the following clearance criteria must be achieved and demonstrated:
 - (i) A line taken at an angle of 45 degrees downwards from the lower edge of the proposed footing will not intersect Council's sewer main and its trench;
 - (ii) A minimum 1100mm between the building's footings and centre line of the sewer main;
 - (iii) The building and its footings are located outside any existing sewer easement.

If the above criteria cannot be achieved, the submission to, and approval by Council of designs prepared by a suitably qualified engineer for special footings

adjacent to Council's sewer main is required prior to the issue of a Construction Certificate. Construction is to be supervised by an engineer and certified as being constructed in accordance with the approved design prior to issue of the final certificate or occupation of the premises, whichever is the earliest.

- 9. Prior to the issue of the Construction Certificate for each stage, the Council's stormwater main alignment and depth shall be accurately located and the greater of the following clearance criteria must be achieved and demonstrated:
 - (i) A line taken at an angle of 45 degrees downwards from the lower edge of the proposed footing will not intersect Council's stormwater main and its trench;
 - (ii) A minimum 1100mm between the building's footings and centre line of the stormwater main;
 - (iii) The building and its footings are located outside any existing stormwater easement.

If the above criteria cannot be achieved, the submission to, and approval by Council of designs prepared by a suitably qualified engineer for special footings adjacent to Council's stormwater main is required prior to the issue of a Construction Certificate. Construction is to be supervised by an engineer and certified as being constructed in accordance with the approved design prior to issue of the final certificate or occupation of the dwelling, whichever is the earliest.

- 10. Prior to the issue of the Construction Certificate for the each stage, the Applicant must obtain consent from Council pursuant to Section 138 of the Roads Act 1993 for the construction of the driveway crossings to the development site from Kollas Drive in accordance with Cowra Shire Council's Engineering Standards.
- II. Prior to the issue of a Construction Certificate for each stage, a Stormwater Management Plan shall be submitted to Council for approval which shows:
 - all trafficable surfaces to be of an impervious nature.
 - a "vee" shaped drain, to the satisfaction of Council's Infrastructure & Operations Department, over Council's stormwater main located adjacent to the drainage easement parallel to the northern boundary.
 - adequate provision has been made for the estimated potential stormwater runoff from the development to the satisfaction of Council. This is to include a comparison of existing and design flows, and also show control measures for erosion and sedimentation.
- 12. Prior to the issue of a Construction Certificate for each stage, the Applicant is to submit design details of the proposed retaining wall for the approval of Council's Manager Assets & Technical services. The design must be prepared by a suitably qualified engineer for retaining walls adjacent to Council's sewer & stormwater mains. Construction is to be supervised by an engineer.
- 13. Prior to the issue of a Construction Certificate for each stage, the Applicant is to submit a Landscape Plan for the approval of the Principal Certifier which includes details of the proposed plant species and maintenance schedule. The

plan is to be prepared in accordance with Part N of Cowra Council Development Control Plan 2021.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

- 14. The Applicant is to obtain a Construction Certificate for each stage of the development 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. Any alterations to the ground surface adjacent to the sewerage access chamber in the vicinity/or within the property will require application and payment to Council for alterations to the access chamber level to match the new ground surface level. Access chambers within driveways will require provision of a trafficable lid at the applicant's cost.

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 stormwater management works shall be undertaken in accordance with the approved Stormwater Management Plan. Any required stormwater drainage facilities necessary to service the development shall be carried out prior to the issue of any Occupation Certificate.
- 25. The sizes of all necessary stormwater pits and pipes, and the depth of cover provided over such infrastructure shall be in accordance with the Cowra Council Development Control Plan 2021 and Cowra Infrastructure and Operations Engineering Standards. All costs associated with the management of stormwater relating to the development shall be borne by the Applicant and at no cost to Council.
- 26. As soon as is practical, and within a maximum of 7 days following the placement of any roofing material, all guttering and downpipes must be installed and connected to Council's drainage system.
- 27. The Applicant is to obtain all relevant approvals to carry out sewerage work, to carry out stormwater drainage work and to carry out water supply work from Cowra Shire Council prior to commencing works to and comply with any conditions of that permit. All 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

- 28. The Applicant must not commence occupation or use self-storage units until a Whole or Partial Occupation Certificate for each stage of the development has been issued from the Principal Certifier appointed for the subject development.
- 29. Prior to the issue of a Whole Occupation Certificate, all landscape works for the relevant stage shall be completed in accordance with the approved plans.
- 30. Prior to the issue of an Occupation Certificate for each stage, the Applicant shall seal or concrete internal driveways, hardstand areas and the car parking spaces for the relevant stage in accordance with Cowra Infrastructure and Operations Engineering Standards.
- 31. Prior to the issue of an Occupation Certificate for the relevant stage, the retaining wall is to be engineer certified as being constructed in accordance with the approved design.
- 32. Parking for disabled persons is to be provided and signposted in accordance with the approved plans and the requirements of Australian Standard 2890.1. The access linking such parking areas to their associated developments shall generally not have gradients steeper than 1:14.
- 33. Prior to the issue of an Occupation Certificate for each stage, the Applicant shall construct access crossings to the development site from Kollas Drive in accordance with consent from the road's authority pursuant to Section 138 of the Roads Act 1993 for the carrying out of works in a road reserve. The driveway is to be constructed in accordance with the Section 138 Permit. All costs associated with the construction of the access driveway(s) shall be borne by the Applicant.
- 34. The Applicant is required to obtain a Certificate of Compliance pursuant to Section 64 of the Local Government Act 1993 certifying that all works, fees and charges required in connection with the provision of water supply to the development have been undertaken and complied with in full. The certificate shall include all relevant works verified by appropriate inspections, fees and charges that are currently being applied at the time of the issue of the Occupation Certificate for the relevant stage of development.

Separate reticulated water reticulation mains including a 25mm metered water service must be physically provided to each lot of the development in accordance with Cowra Infrastructure and Operations Engineering Standards. Council will not issue the Occupation Certificate until a Compliance Certificate has been issued, verifying that all works have been satisfactorily completed. Necessary inspections must be arranged at least 48 hours in advance. Contact Cowra Infrastructure and Operations on (02) 6340 2070.

35. A Fire Safety Certificate completed by a competent fire safety practitioner shall

be furnished to the Principle Certifier for all the Essential Fire Safety Measures specified in the current fire safety schedule for the building, prior to the issue of any Occupation Certificate. The Fire Safety Certificate must be issued using the standard template form published by the NSW Government. A copy of the Fire Safety Certificate must be predominately displayed in the building and a copy submitted to Council by the Principle Certifier with the Occupation Certificate. An electronic copy of the Final Fire Safety Certificate (together with a copy of the current Fire Safety Schedule) shall also be forwarded to the Fire Commissioner via the following dedicated email address: afss@fire.nsw.gov.au

- 36. An Annual Fire Safety Statement completed by a competent fire safety practitioner for all the Essential Fire Safety Measures applicable to the building must be given to Council and a copy forwarded to the Fire Commissioner via the dedicated email address afss@fire.nsw.gov.au:
 - (i) within 12 months after the date on which an annual fire safety statement was previously given, or
 - (ii) if a fire safety certificate has been issued within the previous 12 months, within 12 months after the fire safety certificate was issued, whichever is the later.

An Annual Fire Safety Statement must be issued using the standard template form published by the NSW Government. A copy of the Annual Fire Safety Statement (together with a copy of the current fire safety schedule) must also be prominently displayed in the building.

ADVICE

• 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.

INTRODUCTION

Development Application No. 10.2024.11.1 proposes the construction of 64 self-storage units on Lots 9 & 10 DP: 1096603, 11-13 Kollas Drive Cowra. The application was lodged by B J Wilkinson on 4 June 2025. The property owner is B J & N A Wilkinson.

The application is being reported to Council because it contains a variation to Cowra Council Development Control Plan 2021 in relation to the minimum front boundary setback and in relation to the required number of car parking spaces.

A copy of the site and elevation plans of the proposed 64 self-storage units are included in Attachment 'I' to this report and a copy of the Statement of Environmental Effects is included in Attachment '2'.

Description of Site

Lots 9 & 10 DP 1096603, 11-13 Kollas Drive Cowra are two adjoining allotments with a combined area of approximately 3,733m². The lots are located in the E4 General Industrial zone under Cowra Local Environmental Plan (LEP) 2012. The lots are currently vacant.

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 to construct 64 concrete tilt panel self-storage units and two ancillary Colorbond clad office/storerooms. The development will be constructed over two adjoining lots and staged as follows:

Stage One: Lot 10 DP 1096603, 11 Kollas Drive

 30 self-storage units, one office/storeroom and 3 car parking spaces, including one disabled space.

Stage Two: Lot 9 DP 1096603, 13 Kollas Drive

 34 self-storage units, one office/storeroom and 3 car parking spaces, including one disabled space.

Ancillary development includes a retaining wall at the rear of the buildings with a maximum height of 1.2m and four one-way access crossings. The applicant has not proposed any restriction on the hours of operation.

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 10.2024.11.1:

Section 4.15(I) 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 consistent with the aims of the LEP.

1.4 <u>Definitions</u>

The proposed development is defined as 'self-storage units' under the LEP. Self-storage units are a type of storage premises under the LEP.

I.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 E4 General Industrial, and the proposed development is permitted in the zone with consent.



2.3 Zone objectives

Objective	Comment
To provide a range of industrial, warehouse, logistics and related	Consistent
land uses.	
To ensure the efficient and viable use of land for industrial uses.	Consistent
To minimise any adverse effect of industry on other land uses.	Consistent
To encourage employment opportunities.	Consistent
To enable limited non-industrial land uses that provide facilities and	Consistent

services to meet the needs of businesses and workers.	
To ensure the nature and scale of new industrial development in	Consistent
West Cowra is compatible with existing residential land uses in the	
surrounding area.	

2 Permitted without consent

Environmental protection works; Roads

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Car parks; Community facilities; Correctional centres; Crematoria; Depots; Environmental facilities; Extractive industries; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Heliports; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Research stations; Restricted premises; Rural industries; Rural supplies; Service stations; Sex services premises; Signage; **Storage premises**; Take away food and drink premises; Tank-based aquaculture; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Water recreation structures; Water supply systems; Wholesale supplies

4 Prohibited

Any development not specified in item 2 or 3

Comment:

The proposed development is permitted with 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

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

7.3 <u>Terrestrial biodiversity</u>

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 identifies 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 mapped as being affected and accordingly this clause is applicable. The proposed development does not include any potential land, surface water or groundwater contaminating activities. It is assessed that the construction and use of the self-storage units will not impact on groundwater supply or quality.

7.7 <u>Airspace operations</u>

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	Council's reticulated water supply system available for connection
Electricity	Available
Sewage	Council's reticulated sewer system available for connection
Stormwater	Council stormwater management system available for connection
Access	Local road access available

7.11 <u>Development on land in karst areas</u>

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

SEPP	COMMENTS
------	----------

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

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. Conditions of consent apply.

PART C - BIODIVERSITY MANAGEMENT

The development area is clear of vegetation – no further assessment is required relating to biodiversity.

PART I – INDUSTRIAL DEVELOPMENT

I.I.I. Application of this Section	Section I.I applies as the proposed development is permitted with consent in the E4 zone.			
I.I.2. Objectives	Considered compliant with the stated objectives.			
I.I.3. Land-use Conflict & Pollution				
Management Controls	'			
	The development is unlikely to conflict with adjoining land uses. The development will not generate any liquid trade waste.			
I.I.4. Setback Controls	The proposed self-storage units will have a minimum front			
1.1. 1. Setback Controls	boundary setback to Kollas Drive of 4.65 metres. This represents a variation to the 8 metre front setback control. See comments below.			
	The remaining proposed boundary setbacks comply with the development controls.			
I.I.5. Building Design & Form Controls	The development consists of a mix of materials such as concrete tilt panels and Colorbond exteriors and landscaping along the street frontage. Building height is single storey only.			
	It is considered that the proposed development is consistent with Part I.1.5			
I.I.6. Waste Management Controls	The proposed development is unlikely to generate any waste materials.			
I.1.7. Fencing Controls	New fencing is not indicated on plan apart from sliding			
	entrance gates. Future boundary fencing can be constructed			
	as exempt development or with separate development consent.			
I.1.8. Servicing Controls	The proposed development can be connected to			
	reticulated sewer and water. Stormwater can be managed			
	on site in accordance with an approved stormwater			

	management plan as conditioned. The proposed development can be connected to electricity in accordance with the relevant authority requirements.
I.I.9. Commercial Activity Controls	Not applicable.
I.1.10. Parking, Access and Mobility	Part M discussed below.
I.I.II. Signage	Not applicable. No signage proposed.
I.1.12. Landscaping	Part N discussed below.
I.1.13. Soil Erosion and Sediment	Consistent. Part B is considered above.
Control	

Front setback variation

Section I.I.4 states the following:

"Front setback areas must be a minimum of 8m, incorporating a minimum 3 metre landscaping strip. Front setback areas larger than the minimum are encouraged where this area is used for on-site car parking, or large vehicle manoeuvrability".

The proposed development has a minimum 4.6m front setback which represents a variation to the above control. The applicant requests a variation to the control and provides the following justifications:

The proposed front setback is considered a reasonable front setback as other development in Kollas Drive also varies the minimum 8.0 metre front setback, and the development adjoins land containing a stormwater retention basin that will not be developed for a commercial purpose. Requiring the development to adhere to the 8.0 metre front setback requirement would reduce the development yield of storage sheds without avoiding any negative impact.

Assessment comment:

The minimum proposed setback of 4.6m applies to only one column of buildings. Front setbacks to the other buildings vary across the frontage of the lots ranging from 4.6m to 8.6m. The proposed development has an average front setback of approximately 6.8m. The lots are constrained by stormwater and sewer easements at the rear. The proposed development is single level in height and incorporates the required 3m wide landscaping strip within the front setback. It is assessed that the proposal will have an acceptable streetscape presentation and it is recommended that this variation be approved.

PART K - LAND USE BUFFERS

Cowra Airport Obstacle Limitation Surface

The subject land is located outside of the OLS.

PART M - PARKING, ACCESS & MOBILITY

Section M.1.5.1 has the following parking requirements with regard to self-storage units:

"Storage premises - I space per 10 storage units (visitor parking)".

The proposed development consists of 64 storage units which requires 7 car parking spaces to comply with the above control. The applicant has requested a variation and submits the following justification:

The provision of 6 onsite car parking spaces constitutes a variation of I car parking space. This is reasonable and without negative impact given there is space for informal parking/loading and unloading in front of each of the storage units for intermittent use as well as space north of unit 30 and unit 8 on lot 10 and north of unit 8 and unit 34 on lot 9. Permitting the development as proposed has a positive planning outcome.

Assessment comment:

The proposed development represents a minor variation to this development control. Council's experience with self-storage units is that they generate minimal parking demand as users will generally park temporarily in front of their unit for loading and unloading. The proposed car parking spaces will be sufficient to accommodate any overflow. The proposed variation will have minimal adverse impacts and it is recommended for approval.

The application complies with the remaining requirements of Part M.

PART N - LANDSCAPING

The development includes adequate provision for landscaping within the front setback. A recommended condition of consent requires the submission of a landscape plan demonstrating compliance with Part N including plant species selection.

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 P - CPTED PRINCIPLES

The proposed development is assessed as consistent with the CPTED controls within the DCP.

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 not involve demolition of a building and therefore the requirements of AS 2601-2001 are not required to be considered in accordance with Clause 61(1).

- 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

There is a dwelling on the adjoining (northern) lot, however the area is characterised primarily by industrial/commercial uses and the nearby golf club. The proposal would not impact on the existing character of the locality.

Access, Parking, traffic

The site is accessible via Kollas Drive which is a sealed local road. The proposed development will require 4 vehicle crossovers (2 on each lot) and recommended conditions apply. No other traffic or parking concerns are identified. The traffic demand generated by the development can be accommodated on the local road network without adverse impacts.

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

Amenities are proposed within the office/storeroom components requiring connection to Council's reticulated sewer and water supply services. The development can discharge stormwater to Council's stormwater management system.

Soils

No adverse impacts on soil is anticipated.

Air and Microclimate

No impacts identified.

Flora and Fauna

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

Waste

Ongoing 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 necessary.

Noise and Vibration

The development is not anticipated to result in any ongoing noise or vibration impacts on adjoining land uses. The proposed development can be accessed 24 hours 7 days per week but is not expected to impact adversely on adjoining land uses. A condition of consent applies with regard to noise emissions.

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 development will be constructed in accordance with the Building Code of Australia and is subject to the submission and approval of a Construction Certificate as conditioned.

Cumulative impacts

The proposal is not expected to generate any ongoing negative cumulative impacts.

S 4.15(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.

S 4.15(1)(d) any submissions made in accordance with the Regulation(s)

Public Notification:

Exhibited on Council's website: No

Notified to neighbours: Yes

Start Date: 2 July 2025

End Date: 23 July 2025

Public Submissions:

Public submissions received

(refer to \$ 4.15(1)(d) 'Any Submissions' for consideration of submissions received by Council):

Submissions received: No

Submissions from Public Authorities:

Is the proposed development 'State Significant Development': No

Is the proposed development 'Designated Development': No

Is the proposed development 'Integrated Development: No

Was the proposed development referred to any Public Authorities: No

Were any submissions made by Public Authorities: No

Any Referrals to Public Authorities: No

\$4.15(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

Development contributions were levied at subdivision stage (DA 286/2002) and therefore further contributions are not payable in association with this development application.

Conclusion

Development Application No. 10.2024.11.1 proposes the construction of 64 self-storage units on Lots 9 & 10 DP 1096603, 11-13 Kollas Drive Cowra. The application was lodged by B J Wilkinson on 4 June 2025. The property owner is B J & N A Wilkinson.

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.

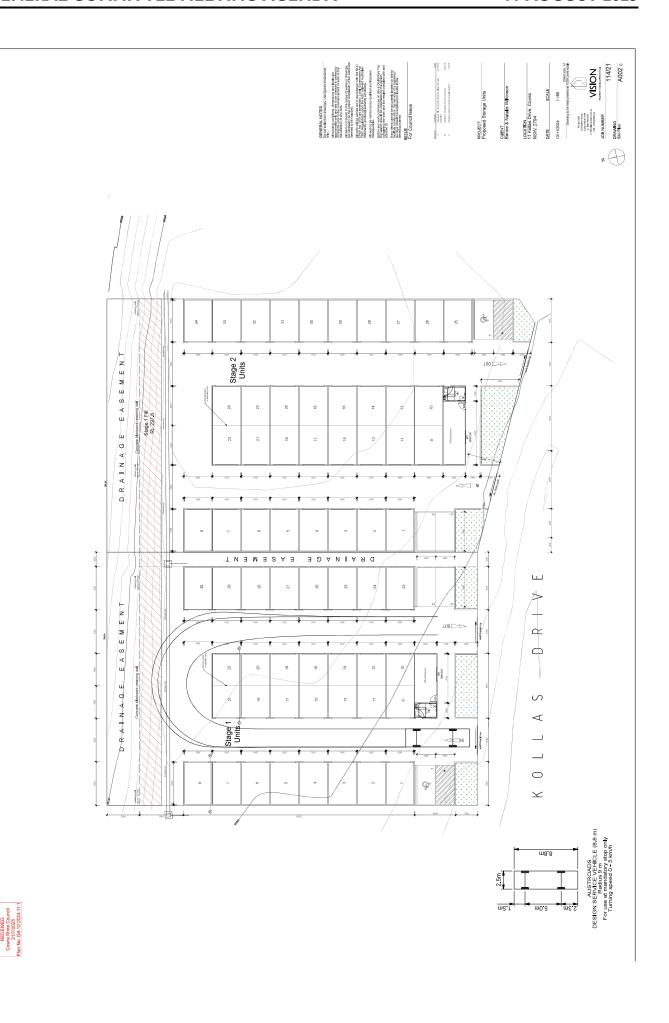
The proposed development has been assessed to be consistent with the requirements of Cowra Local Environmental Plan 2012, relating to development in the E4 General Industrial zone and is consistent with existing land-use activities of the locality. The variations to Sections I.I.4.1 and M.I.5.1 of Parts I and M of Council's Development Control Plan 2021 are sufficiently justified.

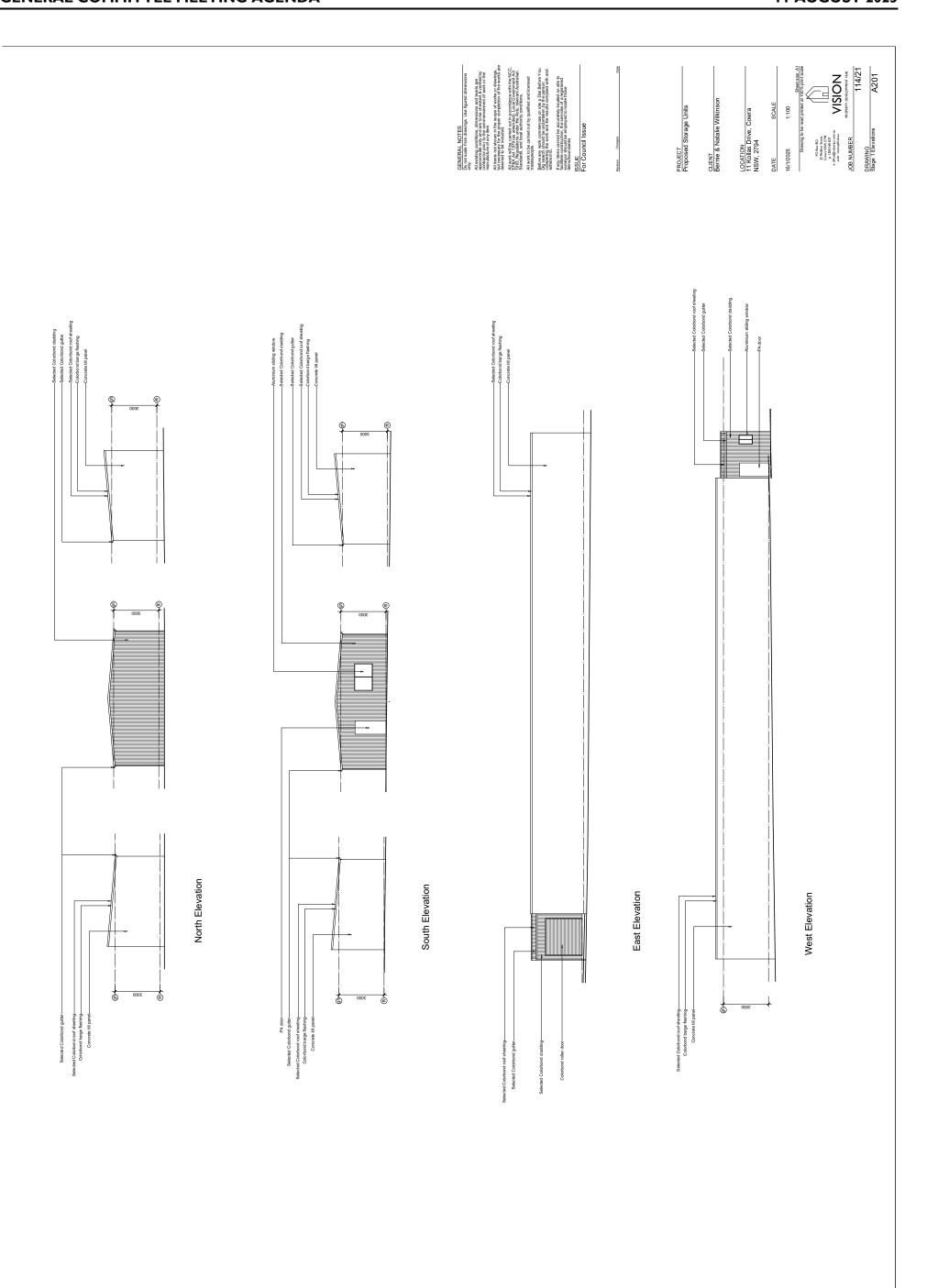
The development application was notified in accordance with Cowra Community Participation Plan 2024. No submissions were received following the consultation process.

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.

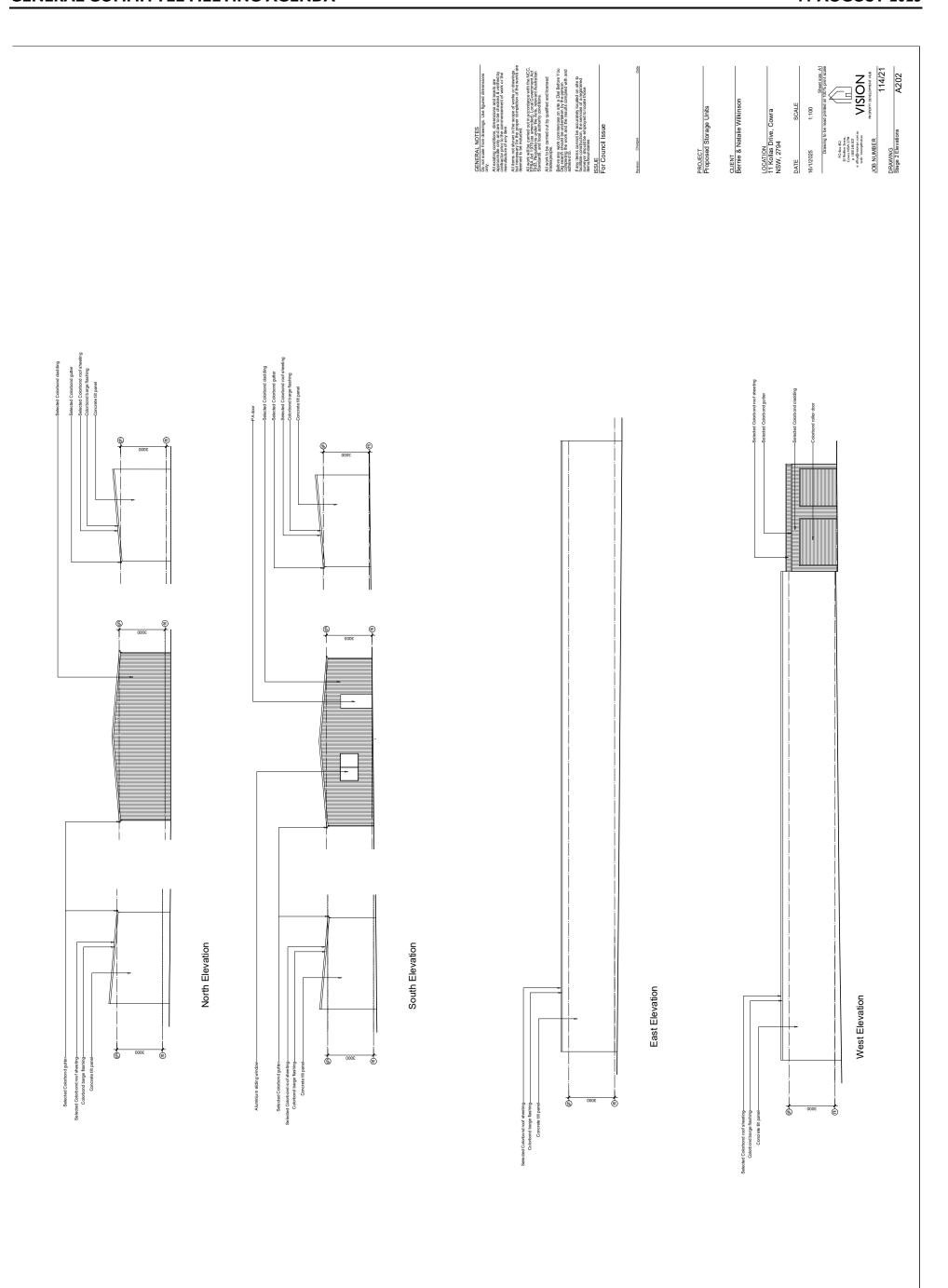
ATTACHMENTS

- I. DA 10.2024.11.1 Development Plans J.
- 2. DA 10.2024.11.1 Statement of Environmental Effects J
- 3. DA 10.2024.11.1 Location map 4
- 4. DA 10.2024.11.1 Aerial view <u>U</u>

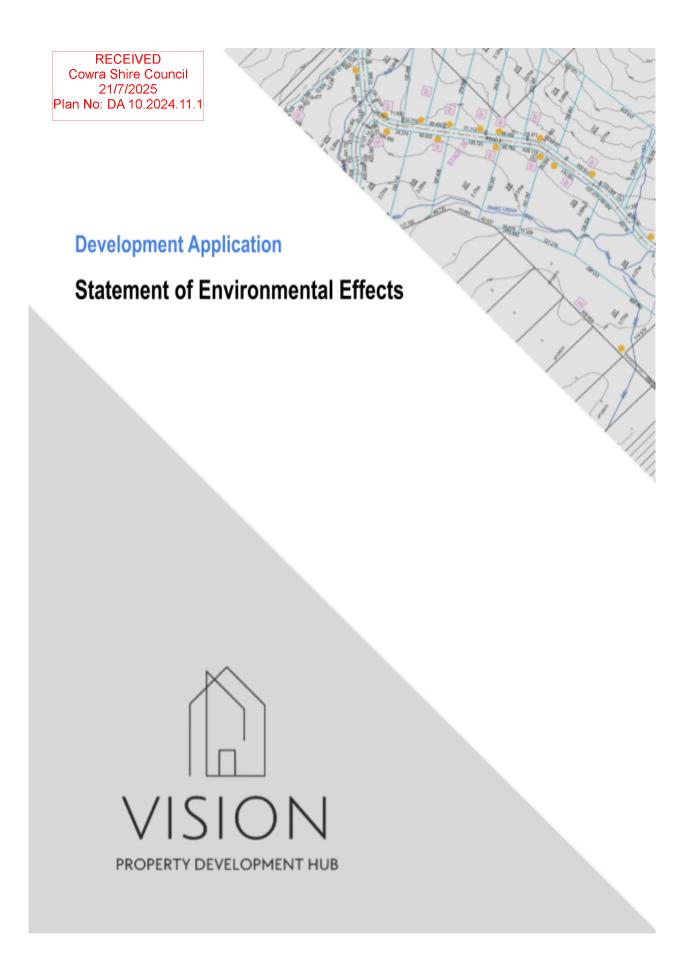




Item 5.2 - Attachment I



Item 5.2 - Attachment I





53 Redfern Street COWRA NSW 2794 PO Box 852 1300 240 827 ABN: 95 614 159 698 https://visionpdhub.au

Statement of Environmental Effects

Proposed Development: Storage Units

Subject Land: Lot 9 & 10 DP 1096603 - 11 Kollas Drive, Cowra

Client: Bernie Wilkinson

Version 1	25/05/2023	Superseded
Version 2	07/02/2024	Superseded
Version 3	07/03/2024	Superseded
Version 4	09/05/2025	Superseded
Version 5	16/07/2025	Update to car parking information as requested by Council

This Statement of Environmental Effects (SEE) was prepared based on the following plan versions:

Author	Plan	Page	Date	Job
Vision Property Development Hub	Lot Plan	A001	13/11/24	114/21
Vision Property Development Hub	Site Plan	A002 C	01/04/25	114/21
Vision Property Development Hub	Stage 1 Elevations	A201	16/01/25	114/21
Vision Property Development Hub	Stage 2 Elevations	A202	16/01/25	114/21

Prepared by:



Patrick Fitzsimmons

Town Planner, Managing Director

VISION Town Planning Consultants Pty Ltd

Statement of Environmental Effects

Abbreviations

The Act – Environmental Planning and Assessment Act 1979 EPI – Environmental Planning Instrument SEE - Statement of Environmental Effects

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1. Executive Summary

The land owners have commissioned Vision Town Planning Consultants to prepare this Statement of Environmental Effects (SEE) to consider the design of the proposed storage units against the applicable planning controls and environmental context.

Since the initial application, the landowners have chosen to alter the design of their development to be a series of attached self storage sheds across two sites - Lot 9 and 10 DP 1096603 - and plans and documentation have been updated and provided accordingly.

The proposed development is consistent with all the applicable planning controls of the Local Environmental Plan and the majority of the controls in the Development Control Plan. The variations to the controls relating to front and rear setbacks in the Development Control Plan are minor and can be supported without resulting in any negative impacts. Consideration of the mixture of land-uses in the vicinity creating a commercial/industrial precinct, confirms the development is consistent with those existing land-uses without any identified negative impact.

The proposed development can therefore be approved by Council without alteration to the submitted design.

2. Proposed Development

The proposed development includes the construction of self storage units in two stages as displayed on the development plans. The development is designed so the fill at the rear of the site not within the drainage easement can be installed across both lots 9 and 10, the self storage units on lot 10, and retaining walls constructed in stage 1.

Stage 2 includes the construction of the self storage units on lot 9.

3. Site Description and Surrounding Land Use

The land is located in the industrial zone in West Cowra. It is surrounded by mixed-use industrial and commercial facilities, including a stock transport depot, a martial arts facility, car dealership, gymnasium and various mechanical workshops. The land slopes gently down towards the north and eastern boundaries which contain infrastructure associated with Council's stormwater and sewerage management systems.

The eastern Lot 9 adjoins land containing a stormwater retention basin constructed to manage stormwater runoff from the Kollas Drive Subdivision of which both subject allotments contribute.

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4. Section 1.7 of the Act - Part 7 of the Biodiversity Conservation Act 2016

The Act gives effect to the consideration of part 7 of the NSW Biodiversity Conservation Act 2016. Accordingly, consideration of part 7 of the NSW Biodiversity Conservation Act 2016 and associated regulation is required and is provided below:

The land is not mapped as containing any sensitive native environments. The development does not involve the removal of native vegetation that would exceed the thresholds defined under Section 7 of the *NSW Biodiversity Conservation Act 2016* and associated Regulation. No specific Biodiversity Assessment Report or biodiversity Development Assessment Report is required.

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5. Consideration of Environmental Planning Instruments & Environment

Section 4.15 Evaluation

Matters for consideration—general

- (a) the provisions of:
 - (i) any environmental planning instrument, and

5.1 Cowra Local Environmental Plan 2012 (LEP)

Section 2.3(2) The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone.

The land is zoned E4 General Industrial under the LEP. The proposed self-storage units are a permissible land use as a type of storage premises and consistent with the land use objectives.

Clause 7.1 Earthworks

- (1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.
- (2) Development consent is required for earthworks unless—
 - (a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or
 - (b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.
- (3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—
 - (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
 - (b) the effect of the development on the likely future use or redevelopment of the land,
 - (c) the quality of the fill or the soil to be excavated, or both,
 - (d) the effect of the development on the existing and likely amenity of adjoining properties,
 - (e) the source of any fill material and the destination of any excavated material,
 - (f) the likelihood of disturbing relics,
 - (g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,
 - (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

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Comments:

Earthworks will be required as part of the construction of the development. The earthworks required will cause the disruption of, or have any detrimental effect on, drainage patterns and soil stability in the locality. The extent of earthworks required will not affect the likely future use or redevelopment of the land. The earthworks required will not have a negative impact on the amenity of adjoining properties. The proposed earthworks will not result in any negative environmental impact. The development is consistent with clause 7.1.

Clause 7.8 Essential services

Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required—

- (a) the supply of water,
- (b) the supply of electricity,
- (c) the disposal and management of sewage,
- (d) stormwater drainage or on-site conservation,
- (e) suitable vehicular access.

Comments:

The development is connected to the Council's reticulated water and sewer system. The development can be connected to appropriate telecommunications and power supply suitable for the development. Stormwater from the development will be drained to Council's stormwater management system located at the rear of the lot. The development will include 2 lawful vehicle access points from Kollas Drive. The development is consistent with Clause 7.8.

There are no other special clauses of the LEP that are applicable to the development.

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- 5.2 State Environmental Planning Policies
- 5.2.1 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6 Contamination and remediation to be considered in determining development application

- (1) 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.

Comments:

There are no known prior land-uses on the site that are likely to have resulted in the contamination of the land that would make it unsuitable for use as storage units. No further investigation is required in accordance with the NSW Managing Land Contamination Planning Guidelines.

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(ii) any proposed instrument that is or has been the subject of public consultation under this Act.

There are no Draft Environmental Planning Instruments on public exhibition at the date the Development application is lodged.

(iii) any Development Control Plan (DCP)

5.3 Cowra Shire Council Development Control Plan 2021

Part I Industrial Development

Part I.1. General Provisions	Applies	Consistent	Variation Proposed
I.1.1. Application of Section	Y	Υ	N
I.1.2. Objectives	Y	Υ	N
I.1.3. Land-use Conflict and Pollution Management Controls	Y	Y	N
I.1.4. Setback Controls	Y	N	Υ
I.1.5. Building Design & Form Controls	Υ	Υ	N
I.1.6. Waste Management Controls	Y	Υ	N
I.1.7. Fencing Controls	Υ	Υ	N
I.1.8. Servicing Controls	Υ	Υ	N
I.1.9. Commercial Activity Controls	Υ	Υ	N
I.1.10. Parking, Access and Mobility	Y	N	Υ
I.1.11. Signage	N	-	-
I.1.12. Landscaping	Υ	Υ	N
I.1.13. Soil Erosion and Sediment Control	Y	Υ	N

I.1.1. Application of Section

The development proposes a storage premises on land that is zoned IN2 under the LEP. Part I of the DCP is applicable.

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I.1.2. Objectives

The development is consistent with the objectives contained in Part I of the DCP.

I.1.3. Land-use Conflict and Pollution Management Controls

The storage premises have been designed on the site to ensure minimal impact on any surrounding land uses. The storage premises will not generate any noisy, dusty or odorous activities that may affect surrounding land uses. The development will not generate or discharge liquid trade waste. Sediment and erosion control measures can be implemented during construction and ongoing use of the site. The development will not generate any excessive dust, noise or odour. The visual design of the development includes areas of landscaping that will soften the appearance of the storage premises from Kollas Drive.

I.1.4. Setback Controls

Variation justification

The development is set back 4.650 metres from the road frontage with a landscape strip of variable width, varying between 2.335 metres and 5.225 metres. The applicant proposes to include the car parking within the front setback. The proposed front setback is considered a reasonable front setback as other development in Kollas Drive also varies the minimum 8.0 metre front setback, and the development adjoins land containing a stormwater retention basin that will not be developed for a commercial purpose. Requiring the development to adhere to the 8.0 metre front setback requirement would reduce the development yield of storage sheds without avoiding any negative impact. Requiring compliance is not required. The reduced front setback and reduced landscaping is reduced below minimum 8.0 and 3.0 metres and greater than the minimum in places on Lot 9 to account for the angled front boundary.

The development is to be constructed with zero setback to the both side boundaries, consistent with Section I.1.4.2.

Variation Justification

The land adjoins an allotment that contains a residential dwelling, however that residential dwelling is positioned a substantial distance from the subject site in close proximity to Young Road. The allotment containing the dwelling is also adjoined by the Elders building on its northern side which is a large building that already creates a character of commercial land use in the immediate vicinity of the residence.

The development is setback 4.5 metres from the rear boundary consistent with I.1.4.2(a). The development does not incorporate a landscape strip along the rear boundary, as the rear of the site contains an easement benefitting council and containing a sewer main and utilised for the drainage of stormwater. Planting trees in the easement would limit Council's access to the sewer main. The operation of storage units does not involve any activities that have adverse impact on residential land-uses. The storage units are not positioned close to the residence positioned on adjoining lot 1 DP 101410 and the openings of the units are not facing the residence directly.

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The control does not require the setback from the rear property boundary to be 6 metres incorporating a landscape strip, but rather states it "should", meaning there is an opportunity to give consideration to a reduced setback provided the proposal is appropriate.

It is considered the proposed development is appropriate in this instance, as residential storage sheds are not large in size compared to the Elders building immediately to the north and are not an inherently noisy land use.

The storage units nearest to the rear boundary are small shed style units, meaning they will not appear overbearing in that location and as they are south of the site will not result in negative impacts from overshadowing.

I.1.5. Building Design & Form Controls

The development incorporates an office including a window facing Kollas Drive that breaks up the facade and provides passive surveillance to the street. The development is consistent with I.1.5.

I.1.6. Waste Management Controls

The storage premises will not generate any waste streams, and appropriate garbage disposal areas can be located at the rear of the building.

I.1.7. Fencing Controls

The development incorporates fencing appropriate for the type of development. The fencing will not obstruct any sight distances of vehicles entering and existing the site, and will be designed to ensure the view of the building is not obstructed by any fencing. The development is consistent with I.1.7.

I.1.8. Servicing Controls

The development is fully serviced by Council's reticulated water and sewer systems. Stormwater can be drained to Council's stormwater management system in Kollas Drive. The development can connect to an appropriate power supply and telecommunications suitable for the development. The land contains easements for sewer and drainage as indicated on the plans submitted with the application.

I.1.10. Parking, Access and Mobility

The development has been designed to be consistent with the requirements of Part M.1 and M.2 of the DCP as outlined in this SEE and includes 5 parking spaces including 1 accessible car parking space, plus additional practical shared loading areas for users accessing the storage units.

The development involves a variation to Part M.3.2 as discussed below, but is considered appropriate in the industrial/commercial setting without any identified negative impact.

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I.1.11. Signage

The development does not propose any signage as part of this application.

I.1.12. Landscaping

The development proposes a variable width landscaping strip along the front boundary adjoining Kollas Drive of 4.2 metres. The landscaping will soften the appearance of the industrial building in the industrial zone and is consistent with the provisions of Part N of the DCP.

I.1.13. Soil Erosion and Sediment Control

The development can comply with the requirements of Part B - Land Management.

The development is consistent with the remaining controls of Part I of the DCP without variation.

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Part M Parking, access and mobility

M.1.5.4. Industrial Land-use types

The DCP requires that storage premises provide 1 space per 10 storage units (visitor parking). The proposed development consists of 64 self-storage units. As shown on the development plans submitted with the application, the development includes 6 dedicated car parking spaces including 2 accessible parking spaces. In addition to this, the development also features a shared loading area. It is practical that this is used as additional parking, as people using the individual units will park their vehicles in front of their unit in order to access it for short periods of time, so the shared loading area will be used in a practical way as onsite parking.

Variation Justification

The provision of 6 onsite car parking spaces constitutes a variation of 1 car parking space. This is reasonable and without negative impact given there is space for informal parking/loading and unloading in front of each of the storage units for intermittent use as well as space north of unit 30 and unit 8 on lot 10 and north of unit 8 and unit 34 on lot 9. Permitting the development as proposed has a positive planning outcome.

Part M.3 Parking & Access Design - Non-residential uses

As shown on the development plans submitted with the application, the development provides adequate parking for the development including an accessible parking space allocated at the front of the building for ease of access. The parking areas are serviced by appropriately designed footpaths to enable ease of access to the building. The development has been designed to ensure that all vehicles can enter and exit the development in a forward direction. The layout and dimensions of the car parking spaces have been designed in accordance with the relevant Australian Standard. The parking areas incorporate a rational circular pattern, with entry from the western side of the site fronting Kollas Drive, circling around the building, then exiting on the eastern side of the site fronting Kollas Drive.

The development is consistent with the remaining controls of Part M of the DCP without variation.

Part N Landscaping

Part N of the DCP is applicable to the development proposing a storage premises. The development proposes a 4.2 metre variable width landscaping strip at the front of the development facing Kollas Drive appropriate for the site. This landscaping will provide an aesthetically pleasing design that will soften the appearance of the industrial building within the industrial zone. The development also features 2 additional areas of landscaping at the rear of the building as shown on the development plans.

The development is consistent with Part N of the DCP without variation.

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Part A Plan Introduction

Section A 1.3 states:

'Where the DCP contains provisions or sets standards with respect to an aspect of a development, and the Development Application does not comply with those provisions or standards, Council will be flexible in applying those provisions or standards and allow reasonable alternative design responses that achieve the objectives of those provisions or standards for dealing with that aspect of the development.

Where an aspect of a development does not comply with a provision or standard in this plan, Council may consent to the Development Application but only where a written statement has been provided which seeks to justify the non compliance and evaluate how any proposed alternative solution achieves the objectives of those provisions or standards for dealing with that aspect of the development.'

It is appropriate that the proposed variation to the inclusion of a landscape strip in the rear setback behind the facility and the location of the driveway entries and exits adjoining the side boundaries is appropriate in the industrial/commercial setting. Permitting these variations is appropriate as the design still achieves the objectives of the standards which is to ensure no negative impact is incurred on either a neighbouring residential development such as the residence located at the rear of the allotment, or any potential future industrial use that may be approved on the neighbouring site to the west. Lastly, the site that adjoins the eastern property boundary contains a stormwater retention basin, so no impact will be incurred by the driveway adjoining the dividing property boundary. The variation to the front setback is also justified given the location of the development adjoining land used for the operation of a stormwater detention basin and the various front setbacks incorporated by development throughout Kollas Drive that do not include an 8.0 metre setback, making the control appropriate for revision with future DCP revisions.

The development is consistent with the remaining provisions of the DCP.

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(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

The applicant has not entered into any planning agreement or draft planning agreement.

- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- 5.4 Environmental Planning and Assessment Regulation 2021
- Part 4 Division 1 Determination of development applications—the Act, s 4.15(1)(a)(iv)
- 61 Additional matters that consent authority must consider
- (1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.
- (2) In determining a development application for the carrying out of development on land that is subject to a subdivision order under the Act, Schedule 7, the consent authority must consider—
 - (a) the subdivision order, and
 - (b) any development plan prepared for the land by a relevant authority under that Schedule.
- (3) In determining a development application for development on the following land, the consent authority must consider the Dark Sky Planning Guideline—
 - (a) land in the local government area of Coonamble, Gilgandra or Warrumbungle Shire or in the part of the local government area of Dubbo Regional that was formerly in the City of Dubbo,
 - (b) land less than 200 kilometres from the Siding Spring Observatory, if the development is—
 - (i) State significant development, or
 - (ii) designated development, or
 - (iii) development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 6.
- (4) In determining a development application for development for the purposes of a manor house or multi dwelling housing (terraces), the consent authority must consider the Low Rise Housing Diversity Design Guide for Development Applications published by the Department in July 2020.
- (5) Subsection (4) applies only if the consent authority is satisfied there is not a development control plan that adequately addresses the development.
- (6) In determining a development application for development for the erection of a building for residential purposes on land in Penrith City Centre, within the meaning of Penrith Local Environmental Plan 2010, the consent authority must consider the Development Assessment Guideline: An Adaptive Response to Flood Risk Management for Residential Development in the Penrith City Centre published by the Department on 28 June 2019.

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(7) In determining a development application for development on land to which Wagga Wagga Local Environmental Plan 2010 applies, the consent authority must consider whether the development is consistent with the Wagga Wagga Special Activation Precinct Master Plan published by the Department in May 2021.

(7A) In determining a development application for development on land to which Moree Plains Local Environmental Plan 2011 applies, the consent authority must consider whether the development is consistent with the Moree Plains Special Activation Precinct Master Plan published by the Department in January 2022.

(8) Subsections (7) and (7A) do not apply to a development application made on or after 31 March 2022.

Comments:

The proposal does not involve demolition of a building and therefore the requirements of AS 2601 do not need to be considered in accordance with Clause 61(1).

The subject land is not subject to a subdivision order under the Act, Schedule 7, therefore Clause 61(2) is not applicable.

The *Dark Sky Planning Guideline* does not apply to Cowra Shire and therefore Clause 61(3)(a) and (b) are not applicable.

The development does not include a manor house or multi dwelling housing, therefore Clause 61(4) is not applicable (subject to subclause 5).

The development is not within the Penrith City Centre or the Wagga Wagga or Moree Plains Special activation Precincts.

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62 Consideration of fire safety

- (1) This section applies to the determination of a development application for a change of building use for an existing building if the applicant does not seek the rebuilding or alteration of the building.
- (2) The consent authority must—
 - (a) consider whether the fire protection and structural capacity of the building will be appropriate to the building's proposed use, and
 - (b) not grant consent to the change of building use unless the consent authority is satisfied that the building complies, or will, when the development is completed, comply, with the Category 1 fire safety provisions that are applicable to the building's proposed use.
- (3) Subsection (2)(b) does not apply to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Comments:

The proposal does not involve the change of a building use for an existing building and therefore the requirement to consider fire safety and structural adequacy of buildings in accordance with Clause 62 is unnecessary.

63 Considerations for erection of temporary structures

In determining a development application for the erection of a temporary structure, the consent authority must consider whether—

- (a) the fire protection and structural capacity of the structure will be appropriate to the proposed use of the structure, and
- (b) the ground or other surface on which the structure will be erected will be sufficiently firm and level to sustain the structure while in use.

Comments:

The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.

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64 Consent authority may require upgrade of buildings

- (1) This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if—
 - (a) the proposed building work and previous building work together represent more than half of the total volume of the building, or
 - (b) the measures contained in the building are inadequate—
 - (i) to protect persons using the building, if there is a fire, or
 - (ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or
 - (iii) to restrict the spread of fire from the building to other buildings nearby.
- (2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.
- (3) In this section—

previous building work means building work completed or authorised within the previous 3 years.

total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.

Comments:

The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building that represents more than half the total volume of the building and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia.

The measures within the building at the completion of the project will be adequate to protect the building and facilitate safe egress from the building and restrict spread of fire.

67 Modification or surrender of development consent or existing use right

Not applicable.

75 Fulfilment of BASIX commitments

Not applicable.

76 Deferred commencement consent

Not applicable.

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(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Context and Setting

The land is located in the industrial zone in West Cowra. It is surrounded by mixed-use industrial and commercial facilities, including a stock transport depot to the south east, a martial arts facility, car dealership, gymnasium and various mechanical workshops. The land slopes gently down towards the eastern boundary which contains infrastructure associated with Council's stormwater and sewerage management systems.

Access, Transport and Traffic

Vehicle access to the development will be gained by new vehicle access crossings from Kollas Drive.

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.

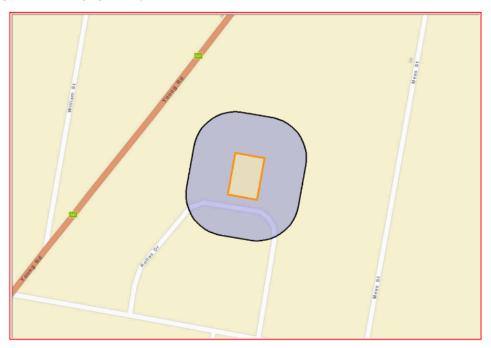
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Heritage

There are no items listed in schedule 5 of the LEP as present on the land. An AHIMS search did not reveal any recorded items of Aboriginal Heritage Significance on the land or adjacent road reserve.

AHIMS Web Service search for the following area at Lot: 10, DP:DP1096603, Section: - with a Buffer of 50 meters, conducted by Joanne Chambers on 14 March 2023,

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

- O Aboriginal sites are recorded in or near the above location.
 O Aboriginal places have been declared in or near the above location. *
- Water

The site is connected to reticulated water. Stormwater can be drained to the Council Stormwater management System.

<u>Soils</u>

The development will not have a negative impact on soils.

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. The ongoing use of the development will not negatively impact air quality.

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Flora and Fauna

The proposal does not require the removal of any trees.

Waste

The site is connected to reticulated sewerage. Any construction waste and ongoing waste will be removed from the site and appropriately recycled or catered for at a licensed waste management facility.

Energy

Not applicable for self storage unit development that does not contain any conditioned space.

Noise and Vibration

Some noise will occur during the construction period, but is not expected to adversely impact on any surrounding land uses.

Natural Hazards

Inspection of the site and mapping associated with the LEP did not identify the subject land as being subject to flooding or bushfire or any other potential hazards.

Technological Hazards

No impacts as previously discussed in this report.

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 is constructed in accordance with the Building Code of Australia.

Cumulative impacts

The proposal is not expected to generate any ongoing negative cumulative impacts. A minimal increase in traffic and activity at the site will occur during the construction phase.

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(c) the suitability of the site for the development

The site has appropriate area, dimensions and topography to facilitate construction of the proposed development.

(d) any submissions made in accordance with this Act or the regulations,

Council has not provided copies of any submissions received and so it is assumed no submissions were received.

(e) the public interest

No aspect of the proposed development will overburden any facility operating in the public interest.

6. Conclusion

The proposed development is consistent with all the applicable planning controls of the Local Environmental Plan and the majority of the controls in the Development Control Plan. The variations to the controls in the Development Control Plan are minor and without resulting in any negative impacts. Consideration of the mixed-use context confirms the development is consistent in the surrounding setting without any identified negative impact.

It is considered the proposed development can be approved by Council without alteration to the proposed design.

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Appendix A - Requirements of the Approved Form Guide

a. The environmental impacts of the development

The development is being completed on an industrial site and no negative environmental impact will be incurred.

b. How the environmental impacts of the development have been identified

The site was inspected as part of the preparation of the development application and confirmed that no environmental impacts that could be avoided have been identified.

c. The steps to be taken to protect the environment or to lessen the expected harm to the environment

As per a. and b., no specific measures are required other than to construct the development as proposed.

d. Any matters required to be indicated by any guidelines issued by the Planning Secretary

No specific guidelines relevant to the application have been issued by the planning secretary.

e. Drawings of the proposed development in the context of surrounding development, including the streetscape

The proposed development is consistent with the character of the industrial area in the surrounding context. The documents submitted are adequate to allow for comprehensive assessment of the proposal.

f. Development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations

The plans submitted with the application are sufficient to allow for comprehensive assessment of the proposal.

g. Drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context

The plans submitted with the application are sufficient to allow for comprehensive assessment of the proposal which is of a design and scale appropriate to the residential area.

h. If the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts

The area is characterised by industrial land use and the proposed development is consistent with the existing character and the proposed surrounding character which is also industrial.

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i. Photomontages of the proposed development in the context of surrounding development

Photomontages are not necessary in this instance.

j. A sample board of the proposed materials and colours of the facade

Sample boards are not necessary in this instance.

k. Detailed sections of proposed facades

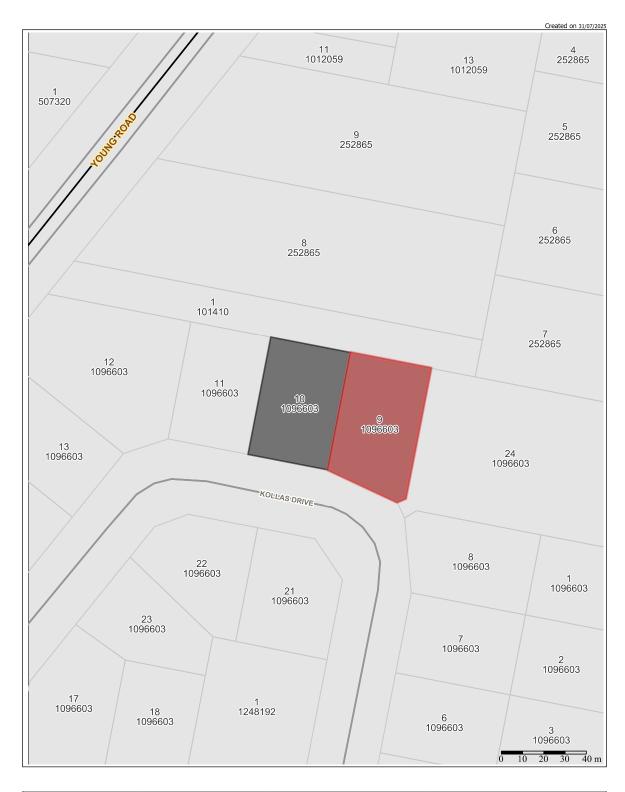
The plans submitted are adequate for comprehensive assessment of the development without submitting section plans for a development application.

I. If appropriate, a model that includes the context.

A model is not necessary in this instance.

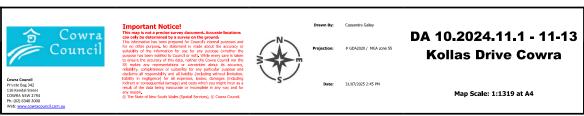
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5.3 Modification to Council's Access Incentive Scheme Grant Funding

Guidelines

File Number: D25/1379

Author: Glenn Oakley, Acting Director - Environmental Services

RECOMMENDATION

That the Draft Access Incentive Scheme Grant Policy be placed on public exhibition for a period of at least 28 days.

INTRODUCTION

Council adopted the current Access Incentive Scheme Grant Guidelines on 25 September 2023. Since the adoption of the current guidelines the scheme has been accessed by numerous businesses and community organisations, resulting in improved levels of accessibility to both businesses and community facilities.

The current policy has been reviewed and updated to refine and tighten eligibility criteria for funding to ensure that funding can only be accessed from businesses and community organisations within the local government area.

INFORMATION

The current adopted guidelines for Access Incentive Scheme Grant Funding provides for the funding to be available to the following:

- Not for profit community organisations
- Local incorporated community groups, clubs & progress associations
- Local businesses
- Local Community Service Providers

It has subsequently been identified that the current guidelines lack clarity when assessing applications from education institutions, which by the nature of the organisation, are funded either wholly or partially by the NSW Department of Education. Further, it is considered that the Department of Education has a duty of care and responsibility to ensure that all schools and tertiary institutions are accessible and meet the current Australian standards for disabled access.

Given that there is the capability for funding to be secured by means other than Council it is considered that the policy should be modified to ensure that this Accessibility Grant Scheme is available to local businesses and community organisations only. Accordingly, the policy has been modified to make education establishments ineligible to seek Access Incentive Scheme Grant funding.

Additional modifications to the guidelines include;

- The provision that works subject to an application for grant funding must not have commenced until the application for grant funding has been determined by Council. It is

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considered that this provision will provide clarity to both Council and the applicant in terms of commitments made in relation to proposed works.

- An update to the Action item reference number relating to the Access Incentive Fund within Council's Strategic Plan.
- An update to the Contacts on the Application Form to identify the positions of the Council employees to be contacted.
- The provision in the application form to enable the applicant to advise if a Development Application is required or if the development is Exempt or Complying.

The proposed changes to the policy are identified in the attached 'track changes' version of the draft policy.

ATTACHMENTS

- 1. Current Access Incentive Scheme Grant Policy including Track Changes &
- 2. Draft Policy Access Incentive Scheme Grant for Public Exhibition &

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COUNCIL POLICY



Access Incentive Scheme Grant Funding Guidelines

Commencement Date 25 September 2023

Council Department Environmental Services

Contact Officer Director – Environmental Services

Revision Required Every 4 years

Policy Review

This policy shall be reviewed at four (4) yearly intervals at least, to ensure it meets all statutory requirements and the needs of council. It may also be reviewed at other times as determined by council.

Revision History

Version	Council Meeting Date	Resolution No.	Responsible Officer
I	28/11/2005	177/05	Director-Environmental Services
2	25/09/2023	189/2023	Director-Environmental Services

Cowra Shire Council Private Bag 342 Cowra NSW 2794

Phone: 02 6340 2000 Email: council@cowra.nsw.gov.au Internet: www.cowracouncil.com.au

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Appendix I - Access Incentive Scheme Grant: Application Form

Appendix 2 - Access Incentive Scheme Grant: Acquittal Form

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I. Introduction

The Disability Discrimination Act (DDA) makes it against the law to discriminate against people with disability in relation to access and use of public premises. This applies to places such as shops, cafes, restaurants, pubs, banks, offices, clubs, community halls, sporting venues, etc. Public premises can also include a place (whether enclosed or built on or not) and a part of premises, for example, customer bathrooms.

It is against the law for public places to be inaccessible to people with disabilities and the DDA requires owners/lessees to make adjustments to their premises so that they are accessible to people with disabilities. This applies to existing places, as well as places under construction.

In some circumstances however, it may be unreasonable to provide complete accessibility if the cost or difficulties of providing access will place an 'unjustifiable hardship' on a person or organisation.

Cowra Shire Council offers the Access Incentive Scheme Grant to local business, not for profit community organisations and community service providers for the provision of financial assistance to improve access to and within local buildings, premises and businesses.

It has been apparent since inception of the scheme, that due to the costs of upgrading an existing premise to be compliant with the DDA many local businesses / property owners have not utilised the scheme as the out-of-pocket portion is quite significant and the preparation to install ramps, doors etc is quite lengthy. Therefore, the scheme will be open all year round for applications to be submitted at any time.

This document has been prepared to set the guidelines for the allocation of Access Incentive Scheme Funding.

2. Purpose

The aim of the scheme is:

- ♣ Provide financial assistance to improve access to and within public buildings for the community and general public.
- ★ Encourage businesses, community groups/organisations and property owners to provide dignified and equitable access to and within their premises for people with disability.
- Improve opportunities for people with disability to participate in and contribute to the economic, cultural, social and political life of our community.
- ★ Encourage the development of partnerships between local business, community organisations/services, local government and the general public.
- ★ To meet Cowra's Strategic and Operational Plan Council will 'deliver and ensure all high movement areas, public buildings and appropriate Council resources and services are accessible for all the community'. One action to achieve this goal is the 'Access Incentive Fund', Strategic Action R3.2.a.t. b.

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3. Eligibility

- Each organisation is limited to one Council Grant or Donation per financial year.
- The maximum level of funding per project will be limited to \$10,000 subject to the availability of Council funds.

3.1 Eligible Projects

Owners, lessees, building agents of buildings and other facilities located within Cowra Shire Council are invited to apply.

Projects are eligible to apply for the Access Incentive Scheme Grant if:

- ★ The premises and works are carried out within the Cowra Shire;
- → The applicant is either a
 - Not-for profit community organisation
 - Local Incorporated Community group, club or progress association
 - Local business
 - Local Community Service Provider
- Only one grant application and approval per applicant per year
- ★ There will clearly be cases where groups may wish to contribute to the project.
- ★ The works / projects being applied for improve access to and/or within premises and disability facilities, such as (but not limited to);
 - Automated access doors, widening of doorways
 - Access ramps, lifts
 - Hand rails, fit-outs
 - Tactile indicators, signage
 - Auditory aides
 - Visual Assistance, such as doorway colour contrasting, braille and tactile signage

Council employees or Councillors may apply for funding on the same basis, as any member of the public.

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3.2 Non-Eligible Projects

Funding will **NOT** be provided:

- Where financial assistance is available from other funding bodies, where Council has approved grant funding or donations from other pools of funding for the same project/premise, and within one's own company.
- Where previous funding or approved funding for the same project/plan of works has been provided under the Access Incentive Scheme Grant.
- ★ Where the applicant has an incomplete project concerning access issues.
- + For projects that were undertaken <u>or have commenced works</u> prior to approval of a grant.
- → For works that do not comply with the Australian Building Standards and the Disability (Access to Premises-Buildings) Standards 2010, Australian Standard 1428.1 2021 - Design for Access and Mobility.
- + For work on government owned buildings still used for a government purpose.
- For works to be undertaken at any education establishment that is Government Funded.
- ★ For private residential premises
- ★ For any non-public premises

4. Assessment

All applications must be lodged using an Access Incentive Scheme Grant Application Form with all relevant areas completed and supporting documents attached. Applications may be submitted at any time, noting that only one approval per premises is granted per year.

The application is assessed against the criteria by the Section 355 Cowra Access Committee and if it is deemed to meet the guidelines and sufficient funds are available a report is compiled to the monthly Council meeting for consideration.

Council officers may contact the applicant after receiving an application seeking additional information or clarification.

All projects should align with the strategies and objectives set out in Council's Community Strategic Plan.

Applicants are encouraged to discuss their proposal with Council officers prior to lodging an application to ensure that all necessary information is provided and eligibility criteria is met.

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All applications are to be reviewed by Council's Environmental Services to determine compliance with the premises Standards, AS1428.1 and the Building Code of Australia prior to the application being considered by Council.

If a project is approved and requires a Development Application and Construction Certificate, works are not to commence until all necessary Approvals have been obtained.

Funds will be acquitted upon completion of the project and an Access Incentive Scheme Grant Acquittal is lodged with Council.

All projects are to be completed within 12 months of grant approval.

4.1 Assessment Criteria

The project/applicant must:

- Be for premises that are used by the local community and/or visitors to Cowra Shire
- Conform to Australian Standard 1428.1 Design for Access and Mobility, and Australian Premises Standard;
- → Be located in the local government area of Cowra Shire;
- + Obtain all development approvals from Council if required; and

Preference will be given to projects/applicants that:

- Clearly complement broader access objectives e.g. improve access to Main Street of towns and villages within the Cowra Shire;
- Improve access to buildings which house essential services or are used by people with limited mobility.

5. Level of Funding

Funds may be available for a project to a maximum amount of \$10,000. This is subject to the terms of the signed agreement.

Council reserves the right to allocate additional funds to any one particular project or not to fund a project.

6. Conditions of Approval

If the application submitted is successful, grant conditions will apply.

An application for access funding can be submitted prior to a Development Application being approved, on the condition that funding will only be provided following all conditions of the agreement are met and an acquittal is submitted on completion of the project.

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Access Incentive funds will be paid on completion of the project (unless otherwise approved by Council) and with the submission of an Access Incentive Scheme Acquittal form.

7. Applications

Please ensure that you have completed all components of the Application Form; that all support material and documents requested in the checklist have been provided and the Declaration has been signed. Please also indicate whether the works will require development consent or whether they represent exempt or complying development.

Applications should be submitted on the Cowra Shire Council Access Incentive Scheme Grant form and must address the above aims and criteria.

Applications should be sent to:

Director – Environmental Services Cowra Council Private Bag 342 COWRA NSW 2794

Or emailed to: council@cowra.nsw.gov.au

Any enquiries should be directed to Environmental Services by Telephone on 6340 2040 or email to council@cowra.nsw.gov.au

All applications received by Council are submitted to the next available Access Committee meeting for assessment and a recommendation is tabled to the following Council meeting for consideration.

8. Acquittals

Funding payment will be provided on completion of the project and submission of an Access Incentive Scheme Acquittal form and following satisfactory inspection by Cowra Shire Council's Director – Environmental Services.

9. Appendix

- I. Application Form
- 2. Acquittal Form

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Cowra Shire Council Private Bag 342 Cowra NSW 2794 Phone: 02 6340 2000

council@cowra.nsw.gov.au www.cowracouncil.com.au

Access Incentive Scheme Grant: Application Form

Guidelines for applicants

Refer to the Cowra Access Incentive Scheme Grant – Funding Guidelines Policy for full application details of the Scheme and terms and conditions.

What is the Access Incentive Scheme Grant?

The scheme assists property owners/lessees by providing funding assistance to upgrade their premises to enable people with disabilities to access and use their premises.

Who can apply?

- Not-for profit community organisations
- Local Incorporated Community groups, clubs & progress associations
- · Local businesses
- Local Community Service Providers

What type of projects can be applied for?

The types of projects that may be applied for include;

- Improve access to building, such as automated doors, access ramps, lifts, hand rails, tactile markers
- Improve access to Disability facilities, such as doorways, hand rails, tactile indicators, signage, fitouts
- Improving the Visual access to and in buildings defining doorways with colour contrasting materials, providing braille signage, etc
- Improving Auditory access to and in buildings

The project must

- be located in the Cowra Shire and must be completed within 12 months of approval of the application
- Be for premises used by the local community/general public
- Conform to Australian Standard 1428.1 Design for Access and Mobility, and Australian Premises Standard

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Ineligible

Funding will not be provided for the following:

- · Projects that have already commenced or completed.
- Activities that are considered the core business of Commonwealth, State or Local Government
- Projects to be undertaken in any education establishment (eg. Schools, TAFE) that are Government Funded.
- Ongoing operational or administrative costs of an organisation. This includes purchase of capital equipment.
- · Individual pursuits
- · Gifts and prizes
- · Private residential properties and/or properties not accessed by the public

How to apply?

You must submit your application using this below form, and;

- · Ensure all questions are answered
- · May use dot points to convey your message effectively.
- Ensure written approval from the property owner is obtained
- Provide current quotes of all works required to support the budget
- Site plans and photos of the project area

Documents that may be included to support and strengthen your application include:

- Location maps
- · Detailed plan
- · Letters of support from organisations your project partners with

Additional information may be requested by the assessment panel to support your application.

Assessment

All applications will be assessed by the Access Committee and will then be tabled to the next Council meeting for approval. All applicants will be notified in writing of the outcome of their application and an agreement form provided which is to be submitted within 6-weeks of approval.

Contacts

Contact the Director-Environmental Services or the Director-Environmental Services Personal Assistant at Cowra Council for any assistance in completing your form on 6340 2048 or by email at: council@cowra.nsw.gov.au

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Contact Cassandra Gailey or Larissa Hackett at Cowra Council for any assistance in completing your application on 6340 2048 or by email at: council@cowra.nsw.gov.au

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Page 4

Access Incentive So	Access Incentive Scheme Grant Funding Guidelines				
Certification					
made available by Cowra Shire Council best of my knowledge, the information	wledge that I have read and understood the information il regarding the Access Incentive Scheme Grant and to the n provided in this application is true and correct. on is submitted with both the full awareness and authority omitted (if applicable).				
☐ Yes					
Signature					
Please print name					
Applicant Details					
Contact Name					
Name of Organisation applying on behalf					
Mailing Address					
Contact number during office hours					
Email					
Project Site details					
Property/Business Name					
Property address					

Appendix I

Access In	centive Schem	ne Grant Funding G	uidelines	
Location on site where project w completed (e.g. front entrance)	vill be			
Property Owners Consent -	owner of pro	perty where projec	t is to be completed	
Owners Name				
Owners Contact address				
Owners contact number				
Owners contact email				
Owners signature below (Owners consent attached				
Signature	Signature		Signature	
Name	Name		Name	
Project Details				
Project Name				
Estimated Timeframe		will commence:		
	Project	Project will be completed by:		
Funding amount requested	\$			
	•			
Appendix I				Page 5

What is the Aim of the project? Example: Install complying ramp to enable access for wheelchairs to front entrance.	
Present use of the premises	
What improvements are to be made?	
How will the project benefit the community?	
How will the project be managed?	
Is Development Consent Required or does the proposal represent Exempt or Complying Development?	

Budget

(A) What are the individual budget items/works for your project that are being requested to be funded by the Access Incentive Scheme Grant?

(additional fields and spaces may be inserted as required)

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Access Incentive	Scheme	Grant	Funding	Guidelines
------------------	--------	-------	----------------	------------

	Item Description	Estimated cost	Amount requested to be funded		
Total (A	.)		\$		
Applicat	ion Checklist		1		
Аррисас	on Checkist				
Have yo	ou:				
	Checked that your eligible to a	pply?			
	Ensured all appropriate persons (property owners, committee members, etc) are aware				
	that this application is being submitted?				
	Attached detailed quotes or advertising brochures from suppliers?				
Completed all sections of the Application Form?					
Kept a copy of this Application Form for your records? Attached owners' consent, if necessary?					
Attached owners' consent, if necessary?					
Attached any additional documents if applicable (e.g. Site plan, photos, proposed project plans)?					
Submitt	ing Your Application				
Email to:	council@cowra.nsw.gov.au				
Liliali tO.	COUNCILIE COWI A.IISW. gov.au				
Include a	subject line of: Application – A	Access Incentive Scheme Gran	nt – your organisation		
Alternati	vely complete a paper copy of t	he application and deliver to:			
Appendi	~ I		Page 7		

Environmental Services Cowra Shire Council Private Bag 342 Cowra NSW 2794

Contact the Director-Environmental Services or the Director-Environmental Services Personal Assistant at Cowra Council for any assistance in completing your form on 6340 2048 or by email at: council@cowra.nsw.gov.au

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Page 1

Access Incentive Scheme Grant Funding Guidelines



Applicant Details

Name of Organisation

Contact Name

Mailing Address

Appendix 2

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

Access Incentive Scheme Grant: Acquittal Form

Please submit your completed form to: Cowra Shire Council, Environmental Services, 116 Kendal Street, Cowra NSW 2794 or, email to: council@cowra.nsw.gov.au

Contact number during office hours	
Email	
Project Details	
Project Name	
Funding Amount Approved	\$
Property/Business Name of project site	
Property address of project	
Location on site where project was completed (e.g. front door)	

Project Results
Aim of the Project
(i.e. what will be the outcome? What do you hope to achieve? Who/what will benefit?)
Example: Enable access for wheelchairs to front entrance.
Project Activities.
(Brief Description of what you did, where and when, who was involved, were there any variations to the original application)
Example: New ramp installed to front of building to facilitate equitable access to the building. Ramp was installed on 3 July 2022 by Joe Smith Contractors. Additional handrail was required to be installed to afford stable access to premises
This may be conveyed using dot points.

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Project Outcomes			
(Brief description of what you achieved, what the benefits were/are to the community / public)			
Please include photos			
Budget and Expenditure			
Brief outcome of grant expenditure: attach copies of receipts and invoices, materials, services, etc.			

Appendix 2 Page 3

Access Incentive	Cabana	C	Edina	Cuidalinas
Access incentive	scheme	Grant	runging	Guidelines

This page is for record keeping only (with all personal bank details redacted) and will

	ved before the form appears in any Council agendas and/or Councils websi ny social media platform.	
Photos		
Please atta	ach good quality photos of your project during progress (if any) and of the complet	:ed
	SURE : photos may be used on Councils social media, Councils website and in the loars/social media.	cal
Please tick	c one of the below options.	
	onsent to all images provided being used on; ase tick all options below that you give consent to)	
	Councils website Social media where the images may be shared by the public Featuring in the local newspaper.	
	I do not consent to images provided being used on Councils website, on Soc media or in the local media publications.	cia
Payment Opti	ions	
Preferred	Payment Method and Details	
	Cheque Payee:	
	EFT	
	Account Name:	
	BSB Number:	

Important Notes

Account Number:

- Please note, your form may appear in an Access Committee and/or Council meeting agenda where it will then be available online. It may also appear on Council's Facebook page where the post may potentially be shared by the public. All personal information will be redacted before appearing online.
- Please ensure you have ticked whether you give consent or not for the use of any photos provided to appear in a public article and/or online post where it may be shared.

Contact the Director-Environmental Services or the Director-Environmental Services Personal Assistant at Cowra Council for any assistance in completing your form on 6340 2048 or by email at: council@cowra.nsw.gov.au

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COUNCIL POLICY



Access Incentive Scheme Grant Funding Guidelines

Commencement Date 25 September 2023

Council Department Environmental Services

Contact Officer Director – Environmental Services

Revision Required Every 4 years

Policy Review

This policy shall be reviewed at four (4) yearly intervals at least, to ensure it meets all statutory requirements and the needs of council. It may also be reviewed at other times as determined by council.

Revision History

Version	Council Meeting Date	Resolution No.	Responsible Officer
I	28/11/2005	177/05	Director-Environmental Services
2	25/09/2023	189/2023	Director-Environmental Services

Cowra Shire Council Private Bag 342 Cowra NSW 2794

Phone: 02 6340 2000 Email: council@cowra.nsw.gov.au Internet: www.cowracouncil.com.au

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	3.2	Non-Eligible Projects	3
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		Assessment Criteria	
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		quittals	
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Appendix I - Access Incentive Scheme Grant: Application Form

Appendix 2 - Access Incentive Scheme Grant: Acquittal Form

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I. Introduction

The Disability Discrimination Act (DDA) makes it against the law to discriminate against people with disability in relation to access and use of public premises. This applies to places such as shops, cafes, restaurants, pubs, banks, offices, clubs, community halls, sporting venues, etc. Public premises can also include a place (whether enclosed or built on or not) and a part of premises, for example, customer bathrooms.

It is against the law for public places to be inaccessible to people with disabilities and the DDA requires owners/lessees to make adjustments to their premises so that they are accessible to people with disabilities. This applies to existing places, as well as places under construction.

In some circumstances however, it may be unreasonable to provide complete accessibility if the cost or difficulties of providing access will place an 'unjustifiable hardship' on a person or organisation.

Cowra Shire Council offers the Access Incentive Scheme Grant to local business, not for profit community organisations and community service providers for the provision of financial assistance to improve access to and within local buildings, premises and businesses.

It has been apparent since inception of the scheme, that due to the costs of upgrading an existing premise to be compliant with the DDA many local businesses / property owners have not utilised the scheme as the out-of-pocket portion is quite significant and the preparation to install ramps, doors etc is quite lengthy. Therefore, the scheme will be open all year round for applications to be submitted at any time.

This document has been prepared to set the guidelines for the allocation of Access Incentive Scheme Funding.

2. Purpose

The aim of the scheme is:

- ♣ Provide financial assistance to improve access to and within public buildings for the community and general public.
- Encourage businesses, community groups/organisations and property owners to provide dignified and equitable access to and within their premises for people with disability.
- Improve opportunities for people with disability to participate in and contribute to the economic, cultural, social and political life of our community.
- ★ Encourage the development of partnerships between local business, community organisations/services, local government and the general public.
- ★ To meet Cowra's Strategic and Operational Plan Council will 'deliver and ensure all high movement areas, public buildings and appropriate Council resources and services are accessible for all the community'. One action to achieve this goal is the 'Access Incentive Fund', Strategic Action R3.2.a

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3. Eligibility

- Each organisation is limited to one Council Grant or Donation per financial year.
- The maximum level of funding per project will be limited to \$10,000 subject to the availability of Council funds.

3.1 Eligible Projects

Owners, lessees, building agents of buildings and other facilities located within Cowra Shire Council are invited to apply.

Projects are eligible to apply for the Access Incentive Scheme Grant if:

- ★ The premises and works are carried out within the Cowra Shire;
- → The applicant is either a
 - Not-for profit community organisation
 - Local Incorporated Community group, club or progress association
 - Local business
 - Local Community Service Provider
- Only one grant application and approval per applicant per year
- ★ There will clearly be cases where groups may wish to contribute to the project.
- The works / projects being applied for improve access to and/or within premises and disability facilities, such as (but not limited to);
 - Automated access doors, widening of doorways
 - · Access ramps, lifts
 - Hand rails, fit-outs
 - Tactile indicators, signage
 - Auditory aides
 - Visual Assistance, such as doorway colour contrasting, braille and tactile signage

Council employees or Councillors may apply for funding on the same basis, as any member of the public.

Page 2

3.2 Non-Eligible Projects

Funding will **NOT** be provided:

- Where financial assistance is available from other funding bodies, where Council has approved grant funding or donations from other pools of funding for the same project/premise, and within one's own company.
- Where previous funding or approved funding for the same project/plan of works has been provided under the Access Incentive Scheme Grant.
- ★ Where the applicant has an incomplete project concerning access issues.
- For projects that were undertaken or have commenced works prior to approval of a grant.
- + For works that do not comply with the Australian Building Standards and the Disability (Access to Premises-Buildings) Standards 2010, Australian Standard 1428.1 2021 Design for Access and Mobility.
- + For work on government owned buildings still used for a government purpose.
- For works to be undertaken at any education establishment that is Government Funded.
- For private residential premises
- ★ For any non-public premises

4. Assessment

All applications must be lodged using an Access Incentive Scheme Grant Application Form with all relevant areas completed and supporting documents attached. Applications may be submitted at any time, noting that only one approval per premises is granted per year.

The application is assessed against the criteria by the Section 355 Cowra Access Committee and if it is deemed to meet the guidelines and sufficient funds are available a report is compiled to the monthly Council meeting for consideration.

Council officers may contact the applicant after receiving an application seeking additional information or clarification.

All projects should align with the strategies and objectives set out in Council's Community Strategic Plan.

Applicants are encouraged to discuss their proposal with Council officers prior to lodging an application to ensure that all necessary information is provided and eligibility criteria is met.

Page 3

All applications are to be reviewed by Council's Environmental Services to determine compliance with the premises Standards, AS1428.1 and the Building Code of Australia prior to the application being considered by Council.

If a project is approved and requires a Development Application and Construction Certificate, works are not to commence until all necessary Approvals have been obtained.

Funds will be acquitted upon completion of the project and an Access Incentive Scheme Grant Acquittal is lodged with Council.

All projects are to be completed within 12 months of grant approval.

4.1 Assessment Criteria

The project/applicant must:

- Be for premises that are used by the local community and/or visitors to Cowra Shire
- Conform to Australian Standard 1428.1 Design for Access and Mobility, and Australian Premises Standard;
- Be located in the local government area of Cowra Shire;
- + Obtain all development approvals from Council if required; and

Preference will be given to projects/applicants that:

- Clearly complement broader access objectives e.g. improve access to Main Street of towns and villages within the Cowra Shire;
- Improve access to buildings which house essential services or are used by people with limited mobility.

5. Level of Funding

Funds may be available for a project to a maximum amount of \$10,000. This is subject to the terms of the signed agreement.

Council reserves the right to allocate additional funds to any one particular project or not to fund a project.

6. Conditions of Approval

If the application submitted is successful, grant conditions will apply.

An application for access funding can be submitted prior to a Development Application being approved, on the condition that funding will only be provided following all conditions of the agreement are met and an acquittal is submitted on completion of the project.

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Access Incentive funds will be paid on completion of the project (unless otherwise approved by Council) and with the submission of an Access Incentive Scheme Acquittal form.

7. Applications

Please ensure that you have completed all components of the Application Form; that all support material and documents requested in the checklist have been provided and the Declaration has been signed. Please also indicate whether the works will require development consent or whether they represent exempt or complying development.

Applications should be submitted on the Cowra Shire Council Access Incentive Scheme Grant form and must address the above aims and criteria.

Applications should be sent to:

Director – Environmental Services Cowra Council Private Bag 342 COWRA NSW 2794

Or emailed to: council@cowra.nsw.gov.au

Any enquiries should be directed to Environmental Services by Telephone on 6340 2040 or email to council@cowra.nsw.gov.au

All applications received by Council are submitted to the next available Access Committee meeting for assessment and a recommendation is tabled to the following Council meeting for consideration.

8. Acquittals

Funding payment will be provided on completion of the project and submission of an Access Incentive Scheme Acquittal form and following satisfactory inspection by Cowra Shire Council's Director – Environmental Services.

9. Appendix

- I. Application Form
- 2. Acquittal Form

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Cowra Shire Council Private Bag 342 Cowra NSW 2794 Phone: 02 6340 2000

council@cowra.nsw.gov.au www.cowracouncil.com.au

Access Incentive Scheme Grant: Application Form

Guidelines for applicants

Refer to the Cowra Access Incentive Scheme Grant – Funding Guidelines Policy for full application details of the Scheme and terms and conditions.

What is the Access Incentive Scheme Grant?

The scheme assists property owners/lessees by providing funding assistance to upgrade their premises to enable people with disabilities to access and use their premises.

Who can apply?

- Not-for profit community organisations
- Local Incorporated Community groups, clubs & progress associations
- · Local businesses
- Local Community Service Providers

What type of projects can be applied for?

The types of projects that may be applied for include;

- Improve access to building, such as automated doors, access ramps, lifts, hand rails, tactile markers
- Improve access to Disability facilities, such as doorways, hand rails, tactile indicators, signage, fitouts
- Improving the Visual access to and in buildings defining doorways with colour contrasting materials, providing braille signage, etc
- Improving Auditory access to and in buildings

The project must

- be located in the Cowra Shire and must be completed within 12 months of approval of the application
- Be for premises used by the local community/general public
- Conform to Australian Standard 1428.1 Design for Access and Mobility, and Australian Premises Standard

Appendix I Page I

Ineligible

Funding will not be provided for the following:

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- Activities that are considered the core business of Commonwealth, State or Local Government
- Projects to be undertaken in any education establishment (eg. Schools, TAFE) that are Government Funded.
- Ongoing operational or administrative costs of an organisation. This includes purchase of capital equipment.
- · Individual pursuits
- Gifts and prizes
- Private residential properties and/or properties not accessed by the public

How to apply?

You must submit your application using this below form, and;

- · Ensure all questions are answered
- · May use dot points to convey your message effectively.
- Ensure written approval from the property owner is obtained
- Provide current quotes of all works required to support the budget
- Site plans and photos of the project area

Documents that may be included to support and strengthen your application include:

- Location maps
- Detailed plan
- · Letters of support from organisations your project partners with

Additional information may be requested by the assessment panel to support your application.

Assessment

All applications will be assessed by the Access Committee and will then be tabled to the next Council meeting for approval. All applicants will be notified in writing of the outcome of their application and an agreement form provided which is to be submitted within 6-weeks of approval.

Contacts

Contact the Director-Environmental Services or the Director-Environmental Services Personal Assistant at Cowra Council for any assistance in completing your form on 6340 2048 or by email at: council@cowra.nsw.gov.au

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Access Incentive Scheme Grant Funding Guidelines	

Certification

made available by Cowra Shire Council re	lge that I have read and understood the information garding the Access Incentive Scheme Grant and to the ovided in this application is true and correct.
I also acknowledge that this application is the organisation under which it is submitted	submitted with both the full awareness and authority of ed (if applicable).
Yes	
Signature	
Please print name	
Applicant Details	
Applicant Details	
Contact Name	
Name of Organisation applying on behalf	
Mailing Address	
Contact number during office hours	
Email	
Project Site details	
Property/Business Name	
Property address	
Location on site where project will be completed (e.g. front entrance)	

Appendix I Page 3

Access Incentive Scheme Gra	nt Funding Guidelines
-----------------------------	-----------------------

Property Owners Consent – own	ner of pro	operty where project is	to be completed	
Owners Name				
Owners Contact address				
Owners contact number				
Owners contact email				
Owners signature below (und				
Signature	Signature	<u>. </u>	Signature	
Name	Name		Name	
Project Details				
Project Name				
Estimated Timeframe		will commence: will be completed by:		
Funding amount requested	\$			
What is the Aim of the project? Example: Install complying ramp to enable access for wheelchairs to front entrance.				
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Present use of the premises			
What improvements are to be made?			
How will the project benefit the community?			
How will the project be managed?			
Is Development Consent Required or does the proposal represent Exempt or Complying Development?			
Budget			
(A) What are the individual budget in the Access Incentive Scheme Gr	tems/w ant?	orks for your project that are b	eing requested to be funded by
(additional fields and spaces n	nay be	inserted as required)	
Item Description		Estimated cost	Amount requested to be funded
Appendix I			Page 5

Access Incentive Sch	neme Grant Funding Guidelines	
Total (A)		\$
Application Checklist		
Have you:		
Checked that your eligible to aEnsured all appropriate persothat this application is being so	ons (property owners, commit	ttee members, etc) are aware
Attached detailed quotes or a		ppliers?
Completed all sections of the	Application Form?	
Kept a copy of this Application	Form for your records?	
Attached owners' consent, if n	ecessary?	
Attached any additional docur	ments if applicable (e.g. Site p	lan, photos, proposed project
plans)?		
Submitting Your Application		
Email to: council@cowra.nsw.gov.au		
Include a subject line of: Application – A	Access Incentive Scheme Gran	t – your organisation
Alternatively complete a paper copy of		, 0
Environmental Services Cowra Shire Council Private Bag 342 Cowra NSW 2794		
Contact the Director-Environmental S Assistant at Cowra Council for any assistant at: council@cowra.nsw.gov.au		
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Access Incentive Scheme Grant Funding Guidelines



Applicant Details

Name of Organisation

Contact Name

Mailing Address

Appendix 2

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

Access Incentive Scheme Grant: Acquittal Form

Please submit your completed form to: Cowra Shire Council, Environmental Services, 116 Kendal Street, Cowra NSW 2794 or, email to: council@cowra.nsw.gov.au

Contact number during office hours	
Email	
Project Details	
Project Name	
Funding Amount Approved	\$
Property/Business Name of project site	
Property address of project	
Location on site where project was completed (e.g. front door)	

Project Results
Aim of the Project
(i.e. what will be the outcome? What do you hope to achieve? Who/what will benefit?)
Example: Enable access for wheelchairs to front entrance.
Project Activities.
(Brief Description of what you did, where and when, who was involved, were there any variations to the original application)
Example: New ramp installed to front of building to facilitate equitable access to the building. Ramp was installed on 3 July 2022 by Joe Smith Contractors. Additional handrail was required to be installed to afford stable access to premises
This may be conveyed using dot points.

Appendix 2 Page 2

Project Outcomes				
(Brief description of what you achieved, what the benefits were/are to the community / public)				
Please include photos				
Budget and Expenditure				
Brief outcome of grant expenditure: attach copies of receipts and invoices, materials, services, etc.				

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		~ .	_		C . I I.	
Access	Incentive	Scheme :	Grant	Funding	Guidelines	

This page is for record keeping only (with all personal bank details redacted) and will

Photos	
rilotos	
Please at project.	ctach good quality photos of your project during progress (if any) and of the completed
	OSURE : photos may be used on Councils social media, Councils website and in the loca ers/social media.
Please tie	ck one of the below options.
	consent to all images provided being used on; lease tick all options below that you give consent to)
	Councils website Social media where the images may be shared by the public Featuring in the local newspaper.
☐ yment Op	I do not consent to images provided being used on Councils website, on Social media or in the local media publications.
Preferre	d Payment Method and Details
	Cheque Payee:
	EFT
	Account Name:
	RSR Number

Important Notes

Account Number:

- Please note, your form may appear in an Access Committee and/or Council meeting agenda where it will then be available online. It may also appear on Council's Facebook page where the post may potentially be shared by the public. All personal information will be redacted before appearing online.
- Please ensure you have ticked whether you give consent or not for the use of any photos provided to appear in a public article and/or online post where it may be shared.

Contact the Director-Environmental Services or the Director-Environmental Services Personal Assistant at Cowra Council for any assistance in completing your form on 6340 2048 or by email at: council@cowra.nsw.gov.au

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- **6 LATE REPORTS**
- 7 NOTICES OF MOTIONS

Nil

8 CONFIDENTIAL MATTERS

Nil