



AGENDA

General Committee Meeting

Date: Monday, 13 April 2026

Time: 5.45 pm

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

**Paul Devery
General Manager**

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I INTRODUCTION**I.1 Recording & publishing**

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

I.2 Acknowledgement of Country

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

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

List of apologies for the meeting.

I.4 Disclosures of Interest

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

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

I.5 Presentations**2 CONFIRMATION OF MINUTES**

Confirmation of Minutes of General Committee Meeting held on 9 March 2026



MINUTES

**General Committee Meeting
Monday, 9 March 2026**

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**MINUTES OF COWRA COUNCIL
GENERAL COMMITTEE MEETING
HELD AT THE COWRA COUNCIL CHAMBERS, 116 KENDAL STREET, COWRA
ON MONDAY, 9 MARCH 2026 AT 5:45 PM**

PRESENT: Cr Paul Smith (Mayor), Cr Nikki Kiss OAM (Deputy Mayor), Cr Karren Cave, Cr Cheryl Downing, Cr Ruth Fagan, Cr Erin Watt, Cr Peter Wright

IN ATTENDANCE: Paul Devery (General Manager), Alan Dalton (Director-Corporate Services), Larissa Hackett (Director-Environmental Services), Dirk Wymer (Director-Infrastructure & Operations)

I INTRODUCTION

1.1 Recording & Publishing

The Mayor advised that the meeting was being recorded.

1.2 Acknowledgement of Country

The Mayor delivered the Acknowledgment of Country.

1.3 Apologies and Applications for Leave of Absence by Councillors

Apology

COMMITTEE RESOLUTION

Moved: Cr Nikki Kiss OAM

Seconded: Cr Ruth Fagan

That apologies from Cr Tony Horton and Cr Cheryl Speechley be received and accepted.

CARRIED

Leave of Absence

Nil

1.4 Disclosures of Interest

Cr Nikki Kiss OAM declared a non-pecuniary interest in relation to item 6.1 *Council Buildings Renewal and Upgrade Program 2026-27 to 2028/29* as she is Chair of Cowra Information and Neighbourhood Centre which utilises the Council-owned building at 14 Vaux Street that is included in the report, and will remain in the chamber during discussion of this item.

1.5 Presentations

Nil

2 CONFIRMATION OF MINUTES**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Cheryl Downing

That the minutes of General Committee Meeting held on 9 February 2026 be confirmed, with amendment to record that Cr Erin Watt left the room for discussion and voting on Item 5.1 *Development Application No. 10.2025.18.1, Lot 2 DP 603501, 7 Vaux Lane Cowra, change of use of a dwelling to community facility and addition of an activity room, lodged by Cowra Information & Neighbourhood Centre Inc. The property owner is Cowra Information & Neighbourhood Centre Inc.*

CARRIED

3 MAYORAL MINUTE**3.1 Mayoral Minute - Minister for Local Government Correspondence: Joint Organisation****COMMITTEE RESOLUTION**

Moved: Cr Paul Smith

Seconded: Cr Erin Watt

That Council:

- 1. Receive and note the Minister for Local Government's correspondence dated 9 February 2026 regarding the review of Joint Organisations.**
- 2. Advise the Office of Local Government that Cowra Shire Council's preference is to continue its membership of the Central NSW Joint Organisation (CNSWJO) within the existing regional structure.**
- 3. Authorise the Mayor and General Manager to submit a written response to the Office of Local Government by 31 March 2026 confirming Council's position.**

CARRIED

4 GENERAL MANAGERS REPORT**4.1 Council Representation on Country Universities Centre - Cowra Region Board****COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Erin Watt

That Cr Peter Wright replace Cr Cheryl Speechley as Council's representative on the Country Universities – Cowra Region Board.

CARRIED

5 DIRECTOR-CORPORATE SERVICES REPORT**5.1 Section 355 Committee Minutes - Australian Chapter of the World Peace Bell Association****COMMITTEE RESOLUTION**

Moved: Cr Cheryl Downing

Seconded: Cr Erin Watt

That Council note the minutes of the Australian Chapter of the World Peace Bell Association meeting held on 14 October 2025 and the draft minutes of the meeting held on 17 February 2026.

CARRIED

5.2 Cowra Shire Council Working Party Minutes - Australia Day Working Party**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Paul Smith

That Council note the minutes of the Australia Day Working Party meetings held on 15 October 2025, 19 November 2025 and 14 January 2026, and the draft minutes of the meeting held on 11 February 2026.

CARRIED

5.3 Draft Minutes - Audit, Risk and Improvement Committee - 19 February 2026**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Paul Smith

That Council note the draft minutes of the 19 February 2026 Audit, Risk and Improvement Committee meeting.

CARRIED

5.4 Donation - Woodstock Soldiers Memorial Hall**COMMITTEE RESOLUTION**

Moved: Cr Cheryl Downing

Seconded: Cr Erin Watt

That Council provide a donation of \$1,500 drawn from the Section 356 Donations – General Budget, to assist Woodstock Memorial Hall with the Festival of Small Halls to be held on 19 April 2026.

CARRIED

6 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT**6.1 Council Buildings Renewal and Upgrade Program 2026/27 to 2028/29****COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Peter Wright

That Council receive and note the planned 2026 to 2028 Building Renewal and Upgrade Program.

That Council consider including the planned 2026 to 2028 Building Renewal and Upgrade Program in the 2026-27 Operational Plan and Long Term Financial Plan.

CARRIED

6.2 Gooloogong Village Request for Consideration of Splash Pad**COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Erin Watt

That Council provide in principle approval for the Gooloogong Progress and Association to apply for capital grant funding for the Gooloogong Splash Pad subject to finalising a licence agreement with Council prior to a grant application.

CARRIED

6.3 Cowra Sports Fields Master Plans**COMMITTEE RESOLUTION**

Moved: Cr Cheryl Downing

Seconded: Cr Nikki Kiss OAM

- 1. That Council endorse the draft Cowra Sports Fields Master Plans for the purpose of public exhibition for a minimum of twenty eight (28) days in accordance with the Community Engagement Strategy.**
- 2. That following the public exhibition the Director – Infrastructure & Operations provide a further report to Council for the formal adoption of the Cowra Sports Fields Master Plans considering any submissions made.**

CARRIED

7 DIRECTOR-ENVIRONMENTAL SERVICES REPORT**7.1 Draft Cowra Contribution Plan 2026****COMMITTEE RESOLUTION**

Moved: Cr Nikki Kiss OAM

Seconded: Cr Ruth Fagan

- 1. That Council note the Draft Cowra Council Section 7.11 and 7.12 Contribution Plans 2026.**
- 2. That Council endorse the Draft Cowra Council Section 7.11 and 7.12 Contributions Plans 2026 for the purposes of public exhibition in accordance with the requirements of Clause 213 of the Environmental Planning and Assessment Regulation 2021 and Section 5 of the Cowra Community Participation Plan 2024.**

CARRIED

7.2 Section 355 Committee Draft Minutes - Environmental Sustainability Committee meeting held Monday 2 February 2026**COMMITTEE RESOLUTION**

Moved: Cr Ruth Fagan

Seconded: Cr Peter Wright

- 1. That Council notes the draft minutes of the Environmental Sustainability Committee meeting held on 2 February 2026.**

CARRIED

8 LATE REPORTS**8.1 Councillor Information Request****COMMITTEE RESOLUTION**

Moved: Cr Ruth Fagan

Seconded: Cr Erin Watt

That Council note the responses provided to questions raised after the agenda was published.

CARRIED

9 NOTICES OF MOTIONS

Nil

10 CONFIDENTIAL MATTERS**COMMITTEE RESOLUTION**

Moved: Cr Peter Wright

Seconded: Cr Nikki Kiss OAM

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

11 CONFIDENTIAL GENERAL MANAGER**11.1 Lot 296 DP72232 Carleton Street**

This matter is considered to be confidential under Section 10A(2)(d(i)) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

CARRIED

3 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT

3.1 West Cowra Stormwater Progress Report

File Number: D26/448

Author: Dirk Wymer, Director-Infrastructure & Operations

RECOMMENDATION

That Council receive and note the progress report on West Cowra stormwater flood modelling.

INTRODUCTION

Council was presented an updated report on the West Cowra channel flood modelling at its August 2025 meeting. This report provides a project progress update.

BACKGROUND

The adopted West Cowra stormwater project plan is as follows:

That Council continue the investigation of the West Cowra Channel Stormwater as follows:

1. *investigate other options for managing West Cowra channel flooding upstream of Grenfell Road:*
 - a. *field survey and confirmation of floor levels of properties estimated to experience overfloor flooding*
 - b. *alternate options for properties with overfloor flooding; including flood boards to protect the property.*
2. *Complete further modelling:*
 - *Update to ARR19 Hydrology and Climate Change as per most up to date guidelines*
 - *Undertaken additional hydraulic assessment of potential options or adjustments to options including:*
 - *To maximise the benefit of 'Proposed Stage 1' works; amend 'Proposed Stage 1' works to include West Cowra Channel west of the Olive Grove channel being collected into the Olive Grove pipeline and overland swale.*
 - *Adjustment of arrangement and design of low flow pipe and inlet pits to reduce surcharging.*
 - *Further adjustment to mitigate the back flow of the low flow pipe due to pit structures and downstream ponding.*
 - *Reroute low flow pipe options around culverts to reduce potential additional construction costs involved in construction in close vicinity of the Walker Street and Lyall Street culverts.*
 - *Further adjustments to the low flow pipe with the OpIC larger basin to increase benefit for 5yr.*

- **Further adjustments to the low flow pipe to reduce sewer main clashes.**
- **Design of inlet pit and wall structure to capture flow where the swale invert approaches ground level, where it ends on Grenfell Road.**
- **Further modelling should be undertaken for final design to confirm hydraulic conditions.**
- **Further survey of utilities and topography should be undertaken by Council for civil design of proposed concept options with an updated DBYD Enquiry.**

Progress on Step 2 of the project plan is reported as follows:

Council's flood modelling of West Cowra channel is a long term project with various iterations of computer modelling established; depending on the standards at the time. The current 'TUFLOW' model was established using the previous Australian Rainfall and Runoff 1987 design standards.

Council's flood model has been updated to 2019 (current) Australian Rainfall and Runoff design standards for the following reasons:

'Background to ARR19 Model Update:

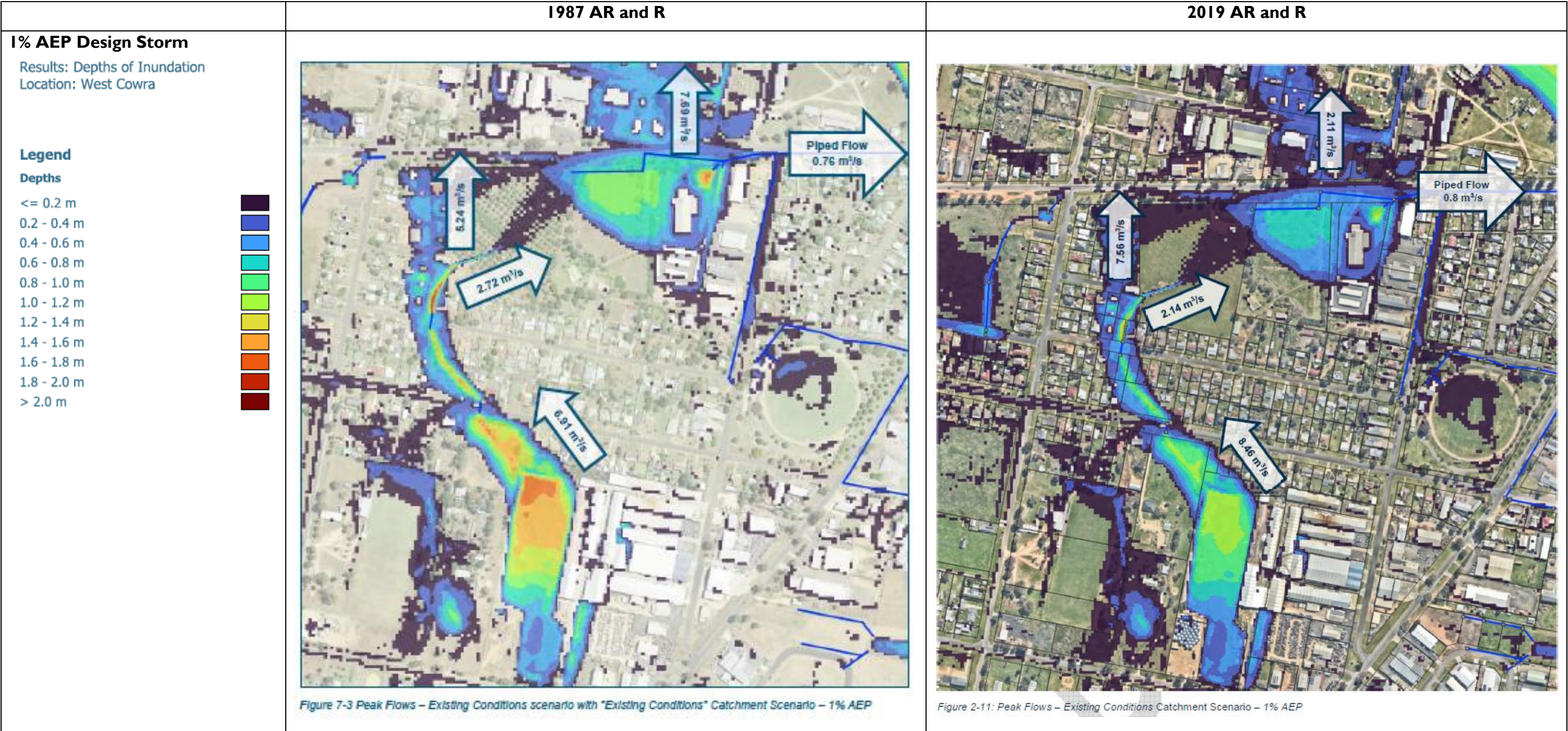
'Australian Rainfall and Runoff 2019' (ARR19) represents a comprehensive modernisation of national flood estimation practices, replacing methods from the 1987 edition. A key refinement is the adoption of ensemble and Monte Carlo approaches, which replace single-storm design methods to better reflect the natural variability of rainfall and runoff. These updates are supported by temporal pattern (TP) ensembles including ten storm patterns per design event and explicit consideration of pre-burst rainfall, ensuring more realistic representation of storm structure and loss behaviour.

It is generally recommended that where practical and at an appropriate time, hydrologic and hydraulic models that have been developed based on AR&R87 are updated to use AR&R19 to take advantage of the refinements associated with the update. This report has been prepared to update the existing hydrologic and hydraulic modelling that has been prepared for West Cowra to AR&R19.'

The results of the changes in design standards are shown as follows for the 20% Annual Exceedance Probability (AEP) design storm and the 1% AEP design storm as follows. In summary,

- The land area shown affected by flood inundation is similar
- The depth of inundation shows a minor reduction for the 2019 AR and R modelling
- The modelling shows increased peak flow rates.





As detailed in the August 2025 report the preferred option Council is investigating is 'Option 1C revised'; shown as follows:

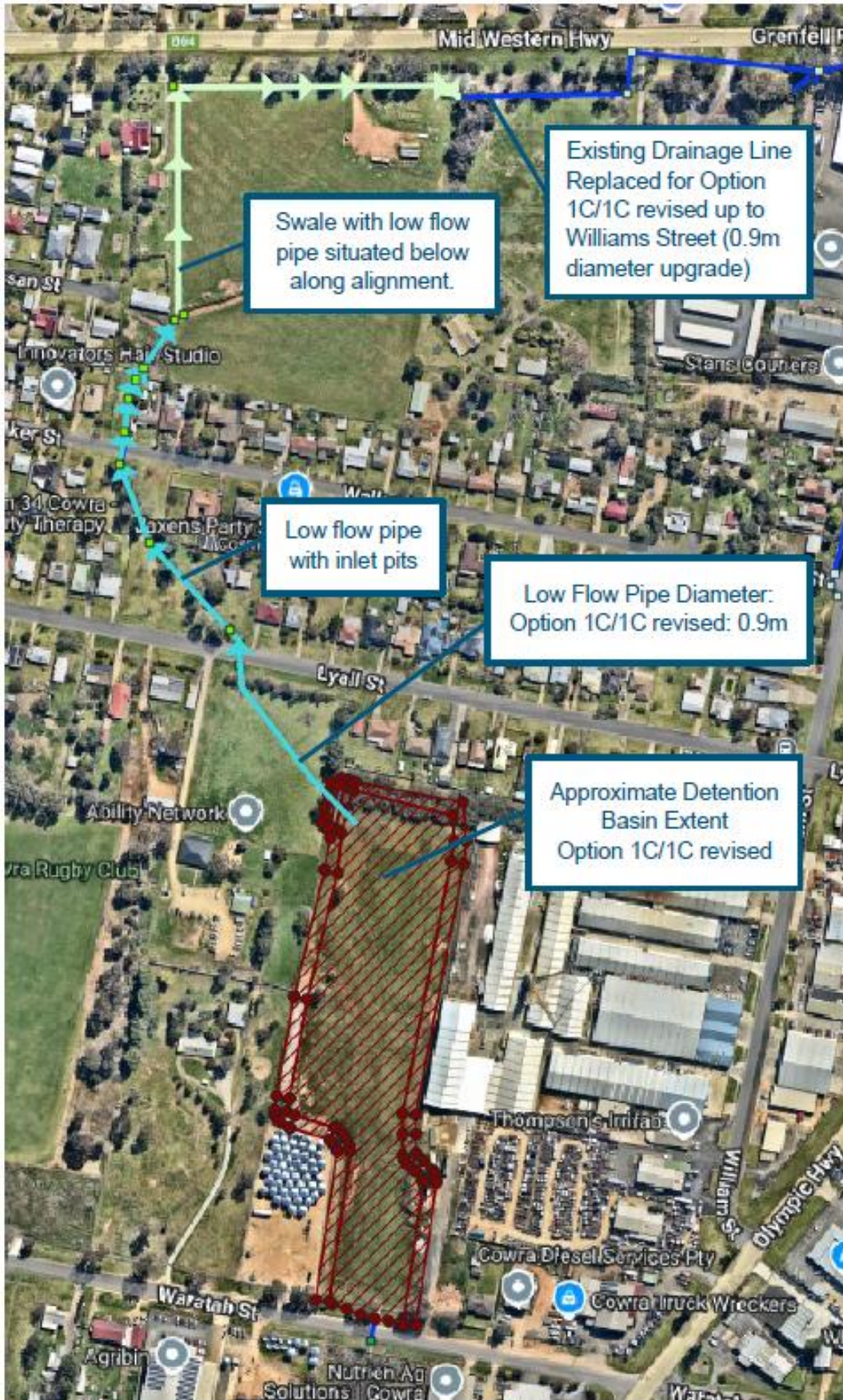


Figure 6-2 Options 1C and 1C revised – Layout

The impact on flood inundation areas and depths of 'Option 1 revised'; updated to 2019 AR and R methodology; is shown in the following figures.

As per the August 2025 report;

'The identified benefits (reduced flood damages) of the detention basin using the methodology prescribed in the Floodplain Development Manual (NSW DIPNR 2005) are relatively low.

The Benefit Cost Ratio is unlikely to qualify the detention basin construction for future Office of Environment and Heritage Floodplain Management grant funding.

Given the properties downstream of Grenfell Road are identified as flood affected from the Lachlan River flooding, it is recommended Council investigate other options for managing West Cowra channel flooding upstream of Grenfell Road:

- Field survey and confirmation of floor levels of properties estimated to experience overfloor flooding*
- Investigate alternate options for properties with overfloor flooding; including flood boards to protect the property, and potential purchase.'*

20% AEP Design Storm

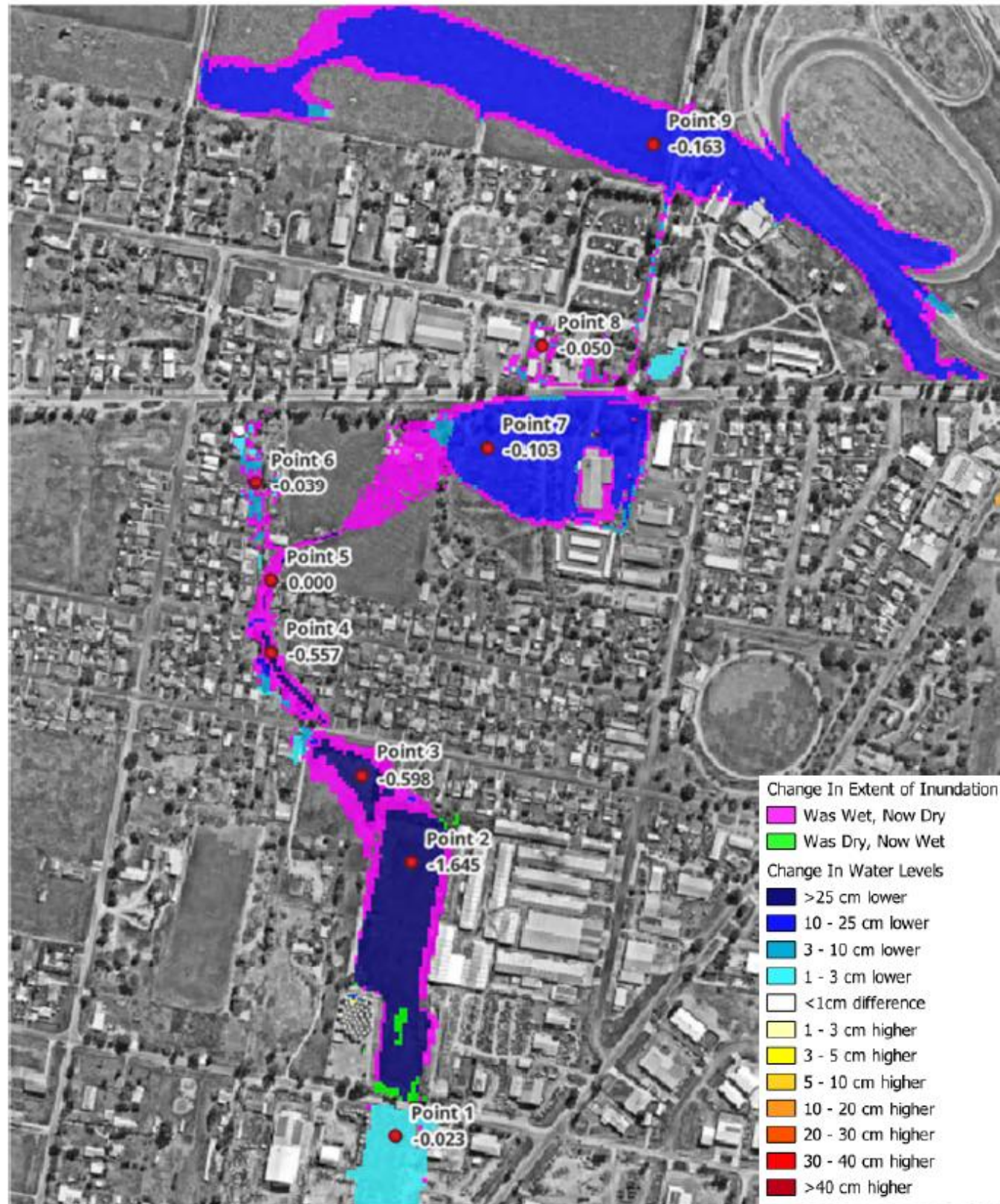


Figure 2-25: Peak Flood Level Impacts – 20% AEP – Option 1C revised vs Baseline Scenario - Existing Conditions Catchment Scenario

1% AEP Design Storm

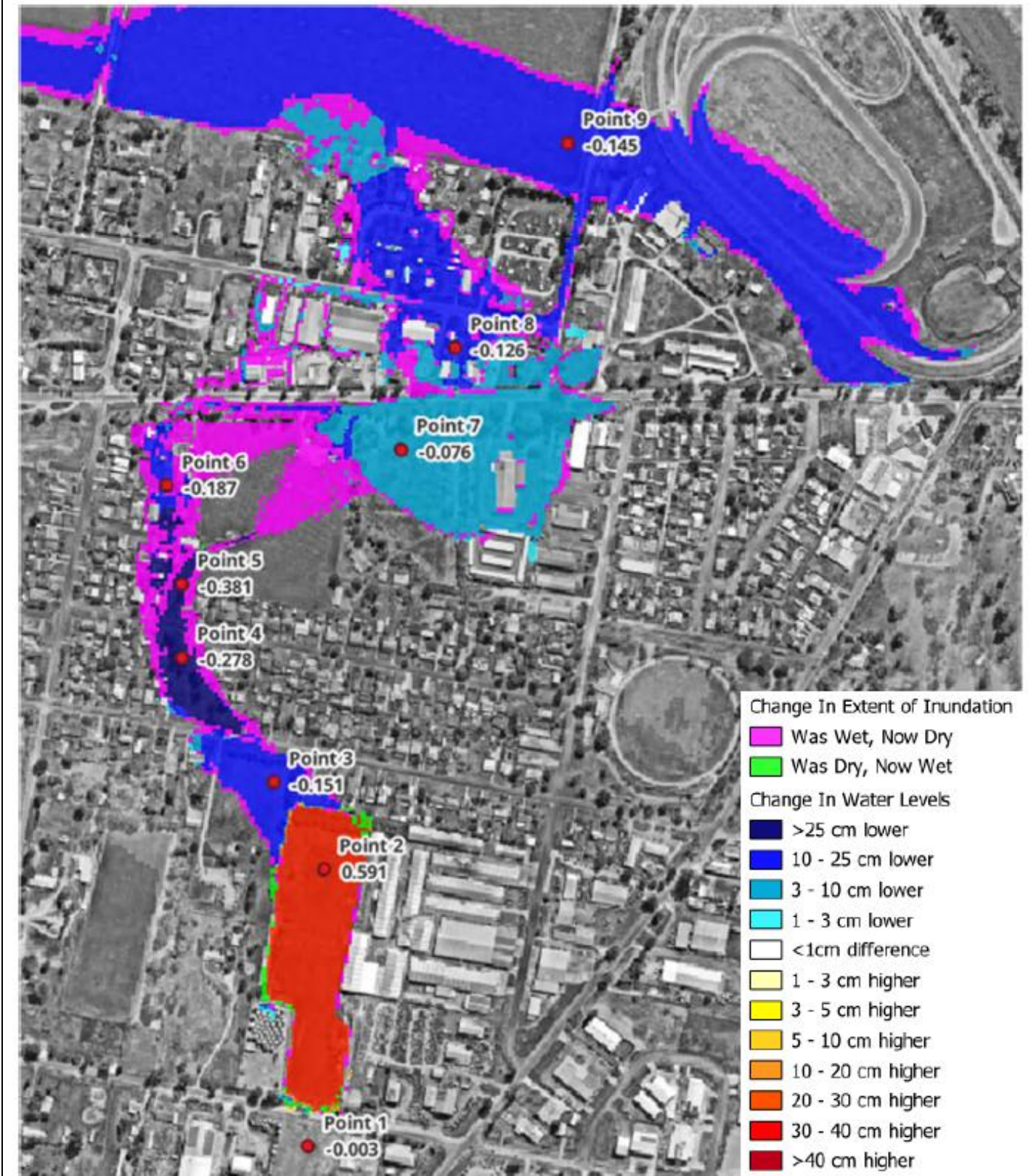


Figure 2-26: Peak Flood Level Impacts – 1% AEP – Option 1C revised vs Baseline Scenario - Existing Conditions Catchment Scenario

The intent of the modelling of staging options is to determine the flood impact of installing stormwater piping through the Olive Grove easement to meet objectives (a) and (b) below:

- a. Council's objective being to create a piped stormwater drain and an open swale overflow flowpath around the Olive Grove; to convey the Olive Grove channel to Grenfell Road
- b. Council's alternate objective being to alleviate the flood impacts in the West Cowra channel from Hassan Street to Grenfell Road by creating a piped stormwater drain and an open swale overflow flowpath; to convey the West Cowra channel over the Olive Grove to Grenfell Road.

As previously reported to Council; the impacts of various pipe sizes within and upstream of the easement have been modelled but a 900mm diameter pipeline within the stormwater drainage easement will match the low flow outlet from the future optimised upstream detention basin.

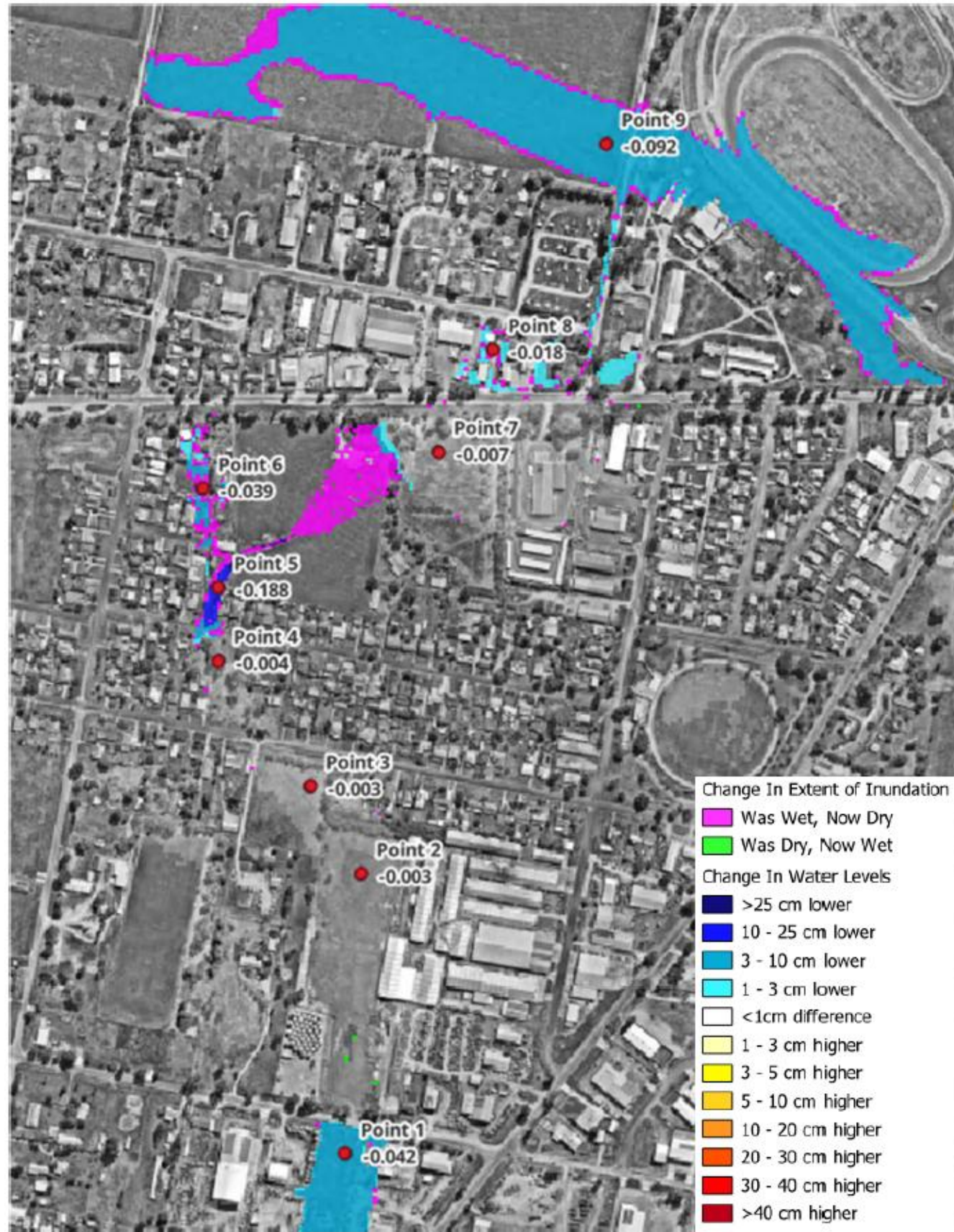


Figure 2-28: Peak Flood Level Impacts – 20% AEP – Option 1C revised Stage 1 vs Baseline Scenario - Existing Conditions Catchment Scenario

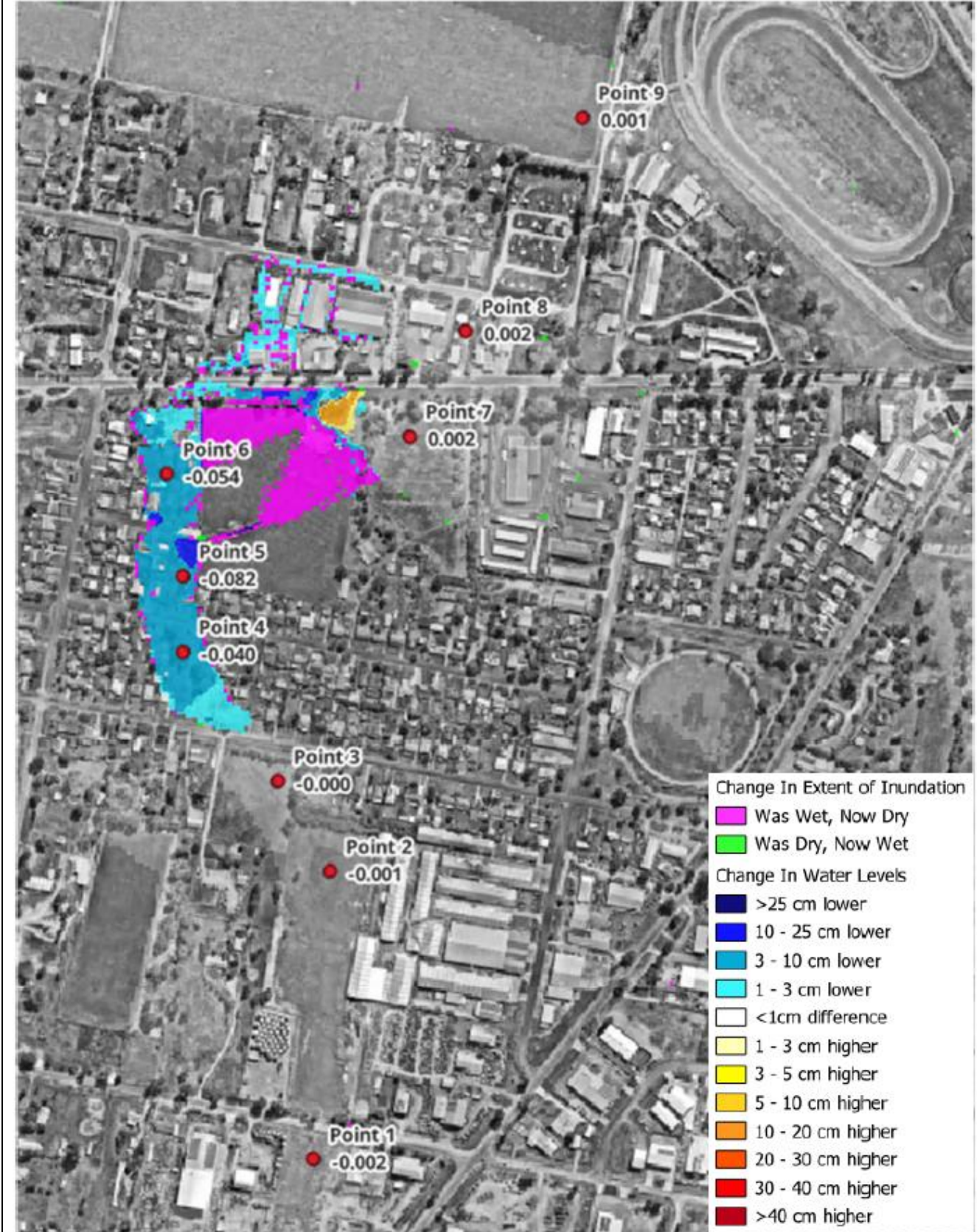


Figure 2-29: Peak Flood Level Impacts – 1% AEP – Option 1C revised Stage 1 vs Baseline Scenario - Existing Conditions Catchment Scenario

Given the modelling has now been updated to current (2019) AR and R design standards, Step 1 of the project plan can continue to be implemented:

- investigate other options for managing West Cowra channel flooding upstream of Grenfell Road:
 - field survey and confirmation of floor levels of properties estimated to experience overfloor flooding
 - alternate options for properties with overfloor flooding; including flood boards to protect the property.

Additionally, Step 2 will be continued:

- *Undertaken additional hydraulic assessment of potential options or adjustments to options including:*
 - *To maximise the benefit of 'Proposed Stage 1' works; amend 'Proposed Stage 1' works to include West Cowra Channel west of the Olive Grove channel being collected into the Olive Grove pipeline and overland swale.*
 - *Adjustment of arrangement and design of low flow pipe and inlet pits to reduce surcharging.*
 - *Further adjustment to mitigate the back flow of the low flow pipe due to pit structures and downstream ponding.*
 - *Reroute low flow pipe options around culverts to reduce potential additional construction costs involved in construction in close vicinity of the Walker Street and Lyall Street culverts.*
 - *Further adjustments to the low flow pipe with the OpIC larger basin to increase benefit for 5yr.*
 - *Further adjustments to the low flow pipe to reduce sewer main clashes.*
- *Design of inlet pit and wall structure to capture flow where the swale invert approaches ground level, where it ends on Grenfell Road.*
- *Further modelling should be undertaken for final design to confirm hydraulic conditions.*
- *Further survey of utilities and topography should be undertaken by Council for civil design of proposed concept options with an updated DBYD Enquiry.*

BUDGETARY IMPLICATIONS

The stormwater investigations are budgeted in the Operational Plan.

ATTACHMENTS

Nil

4 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

- 4.1 Development Application No. 10.2026.4.1, Lot 167 DP 1162233, 2 Hillside Terrace Cowra, 6 lot subdivision and construction of two dual occupancy and four semi-detached dwellings, lodged by A Robson. The property owner is Southern Rural Holdings Pty Limited.

File Number: D26/431

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

1. That Council notes that the reason for the decision is that the proposal largely complies with Section 4.15 of the Environmental Planning and Assessment Act 1979. The variations to E.2.12.a and E.2.14.e of Part E 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 E.2.12.a and E.2.14.e of Part E of Council's Development Control Plan 2021 for this development to allow a side setback of 50mm and a separation of less than 3 metres between dwellings; and
3. That Development Application No. 10.2026.4.1, for a 6-lot subdivision, and construction of two dual occupancy and four semi-detached dwellings on Lot 167 DP 1162233, 2 Hillside Terrace 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 Job 272363/272362 Sheet 01-1 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Plan (Dwellings A & B) Job 272363/272362 Sheet 01-2 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

Site Works Plan (Dwellings A & B) Job 272363/272362 Sheet 01-3 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Concept Stormwater Plan (Dwellings A & B) Job 272363/272362 Sheet 01-4 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Ground Floor Plan - A Job 272363/272362 Sheet 02-1 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Ground Floor Plan (Dwelling B) Job 272363/272362 Sheet 02-3 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - A Job 272363/272362 Sheet 03-1 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - A Job 272363/272362 Sheet 03-2 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - B Job 272363/272362 Sheet 03-4 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - B Job 272363/272362 Sheet 03-5 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

Notes & Schedule (Dwellings A & B) Job 272363/272362 Sheet 03-7 of 26	Burbank Revision K 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Plan (Dwelling C) Job 272361 Sheet 01-2 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Works Plan (Dwelling C) Job 272361 Sheet 01-3 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Concept Stormwater Plan (Dwelling C) Job 272361 Sheet 01-4 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Ground Floor Plan - C Job 272361 Sheet 02-1 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - C Job 272361 Sheet 03-1 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - C Job 272361 Sheet 03-2 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Notes & Schedule (Dwelling C) Job 272361 Sheet 03-4 of 17	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

Site Plan (Dwelling D) Job 272360 Sheet 01-2 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Works Plan (Dwelling D) Job 272360 Sheet 01-3 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Concept Stormwater Plan (Dwelling D) Job 272360 Sheet 01-4 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Ground Floor Plan - D Job 272360 Sheet 02-1 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - D Job 272360 Sheet 03-1 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - D Job 272360 Sheet 03-2 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Notes & Schedule (Dwelling D) Job 272360 Sheet 03-4 of 17	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Plan (Dwellings E & F) Job 272358/272359 Sheet 01-2 of 26	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

Site Works Plan (Dwellings E & F) Job 272358/272359 Sheet 01-3 of 26	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
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External Elevations - F Job 272358/272359 Sheet 03-2 of 26	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - E Job 272358/272359 Sheet 03-4 of 26	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - E Job 272358/272359 Sheet 03-5 of 26	Burbank Revision K 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

<p>Notes & Schedule (Dwellings E & F) Job 272358/272359 Sheet 03-7 of 26</p>	<p>Burbank Revision K 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>Site Plan (Dwelling G) Job 272356 Sheet 01-2 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>Site Works Plan (Dwelling G) Job 272356 Sheet 01-3 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>Concept Stormwater Plan (Dwelling G) Job 272356 Sheet 01-4 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>Vehicle Maneuvering Plan (Dwelling G) Job 272356 Sheet 01-4 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>Ground Floor Plan - G Job 272356 Sheet 02-1 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>External Elevations - G Job 272356 Sheet 03-1 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p>External Elevations - G Job 272356 Sheet 03-2 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>

Notes & Schedule - G Job 272356 Sheet 03-4 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Plan (Dwelling H) Job 270885 Sheet 01-2 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Site Works Plan (Dwelling H) Job 270885 Sheet 01-3 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Concept Stormwater Plan (Dwelling H) Job 270885 Sheet 01-4 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Vehicle Maneuvering Plan (Dwelling H) Job 270885 Sheet 01-4 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Ground Floor Plan - H Job 270885 Sheet 02-1 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - H Job 270885 Sheet 03-1 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
External Elevations - H Job 270885 Sheet 03-2 of 18	Burbank Revision J 26 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)

<p>Notes & Schedule - H Job 270885 Sheet 03-4 of 18</p>	<p>Burbank Revision J 26 March 2026</p>	<p>Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)</p>
<p># Layout Name (Streetscape Elevations) Sheet 1 of 1</p>	<p>Burbank Revision H 23 February 2026</p>	<p>Received Date: 1/04/2026 Stamped Plan: DA 10.2026.4.1 (G)</p>
<p>BASIX Certificate Certificate Number: 1827931M_03 (Or as revised)</p>	<p>The Trustee for GHOBRIAL FAMILY TRUST Issued: 18 March 2026</p>	<p>Received Date: 24/03/2026 Stamped Plan: DA 10.2026.4.1 (D)</p>
<p>Landscaping Plan (Dwellings A & B) Job 250388 Sheet 1 of 3</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 24/02/2026 Stamped Plan: DA 10.2026.4.1 (A)</p>
<p>Landscaping Plan (Dwelling C) Job 250388 Sheet 1 of 4</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)</p>
<p>Landscaping Plan (Dwelling D) Job 250388 Sheet 1 of 4</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)</p>
<p>Landscaping Plan (Dwelling E & F) Job 250388 Sheet 1 of 4</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)</p>
<p>Landscaping Plan (Dwelling G) Job 250388 Sheet 1 of 4</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)</p>
<p>Landscaping Plan (Dwelling H) Job 250388 Sheet 1 of 4</p>	<p>Dapple Designs Revision C 24 February 2026</p>	<p>Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)</p>

Subdivision Plan	TSD Surveying Plan Ref: 4757-PPS Date: 25 March 2026	Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)
Statement of Environmental Effects	Upside Planning Revision VI.3 Date 2 April 2026	Received Date: 02/04/2026 Stamped Plan: DA 10.2026.4.1 (I)

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. All traffic movements in and out of the development are to be in a forward direction.

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

4. 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 Development¹	Levy Percentage	Total Contribution	Contribution Rate Remains Current Until
Section 94A Contribution²	\$3,695,304.00	1%	\$36,953.04	30 June 2026

Notes

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

5. 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.

6. 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 suitably sized metered water services to the development.
7. Prior to the issue of a Construction Certificate, a Stormwater Management Plan, demonstrating that adequate provision will be made for the estimated potential stormwater runoff from the development in accordance with Council's Development Control Plan – Part D Subdivision Code 2021 and Cowra Infrastructure and Operations Engineering Standards shall be submitted to Council for approval. Any required stormwater drainage facilities necessary to service the subdivision, including inter-allotment drainage, shall be carried out and detailed in the Compliance Certificate for drainage infrastructure.
8. Prior to the issue of the Construction Certificate, 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

9. The Applicant is to obtain a Construction Certificate from either Council or an Accredited Certifying Authority, 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.
10. 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'.
11. 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.
12. The Applicant is to obtain all relevant approvals under Section 68 of the Local Government Act 1993 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 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 DURING CONSTRUCTION

- 13. **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.**
- 14. **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.**
- 15. **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.**
- 16. **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 in accordance with the approved Stormwater Management Plan.**
- 17. **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.**
- 18. **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.

19. Where the proposed building works necessitate the cutting-in of new stormwater outlets into the existing street kerb, the Applicant and plumbing/drainage contractor shall ensure that the following procedures are carried out:
- (i) A kerb adaptor suitable for the particular kerb profile and capable of withstanding vehicle loadings is to be utilised;
 - (ii) The opening in the kerb is created by either a saw cut or bored hole only. Breaking out the kerb by impact methods is not permitted;
 - (iii) The kerb adaptor is to be kept flush with the top and outside face of the kerb; and
 - (iv) The fixing of the kerb adapter and filling in of side gaps is to be undertaken by the use of an epoxy resin. Mortar or concrete is not to be used.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION CERTIFICATE

20. The Applicant must not commence occupation or use of any dwelling until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.
21. Prior to issue of any Occupation Certificate, the Applicant shall construct the access crossings to the development site from Hillside Terrace and Vineyard 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.
22. 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 sewerage and 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.
23. Prior to the issue of a Whole Occupation Certificate, all landscape works shall be completed in accordance with the approved Landscape Plan and maintained in good order at all times.
24. Prior to the issue of a Whole Occupation Certificate, the applicant must provide evidence to Cowra Council that an application to amend the Restriction As To User eighthly referred to in DP 1162233 (restricting access to Lot 167 to Harvest Circuit only) has been lodged with NSW Land Registry Services. The amendment is to remove reference to Lot 167 in Part 1 and delete the words 'and to Lot 167 from Hillside Terrace' from Part 2 of the Instrument. The amendment is to be undertaken at no cost to Council.

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

25. Prior to the issue of the Subdivision Works Certificate, 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.
26. Prior to the issue of the Subdivision Works Certificate, a Stormwater Management Plan shall be submitted for the subdivision and approved by the Principal Certifier. The Plan is to demonstrate that adequate provision will be made for the estimated potential stormwater runoff from the development in accordance with Council's Development Control Plan – Part D Subdivision Code 2021 and Cowra Infrastructure and Operations Engineering Standards.
27. Prior to the issue of a Subdivision Works Certificate an approval under Section 68 of the Local Government Act 1993 to carry out water supply and sewerage work must be obtained.

CONDITIONS TO BE COMPLIED WITH DURING SUBDIVISION WORKS

28. 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.
29. 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.
30. Construction 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.

CONDITIONS TO BE COMPLIED WITH PRIOR TO ISSUE OF THE SUBDIVISION CERTIFICATE

31. The Applicant is to lodge with Cowra Shire Council a Subdivision Certificate Application together with the final subdivision plan for signature. All necessary information to support the certificate release and the necessary fee is required to be included with the Subdivision Certificate Application.
32. Prior to issue of the Subdivision Certificate, the applicant shall connect all new lots in the plan of subdivision to Council's Reticulated Water Supply System and to the satisfaction of the relevant service provider, being Cowra Shire Council

33. Prior to issue of the Subdivision Certificate, the applicant shall connect all new lots in the plan of subdivision to Council's Reticulated Sewer Supply System and to the satisfaction of the relevant service provider, being Cowra Shire Council.
34. The Applicant shall include on the final plan of subdivision all necessary easements required over access, water, sewer, stormwater, electricity and telecommunications mains.
35. Prior to the issue of a Subdivision Certificate, the applicant must provide to Council a Notification of Arrangement from Essential Energy confirming that satisfactory arrangements have been made for the provision of power with respect to all lots in the subdivision. It is the applicant's responsibility to make the appropriate application with Essential Energy for the supply of electricity to the subdivision, which may include the payment of fees and contributions.
36. Prior to the issue of the Subdivision Certificate, the applicant is to provide evidence to Council that arrangements have been made for:
 - (a) The installation of fibre-ready facilities (or equivalent) to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose, and
 - (b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.
37. Prior to the issue of the Subdivision Certificate, Partial or Whole Occupation Certificates are required to have been issued for all the approved dwellings.

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.
- If excavating, it is recommended you go to Before You Dig Australia at www.byda.com.au and lodge a free enquiry that helps keep people safe and protect underground infrastructure.

INTRODUCTION

Development Application No. 10.2026.4.1 proposes a 6 lot subdivision and construction of two dual occupancy and four semi-detached dwellings on Lot 167 DP 1162233, 2 Hillside Terrace

Cowra. The application was lodged by A Robson on 16 January 2026. The property owner is Southern Rural Holdings Pty Limited.

The application is being reported to Council because the application exceeds staff delegations by number of allotments, number of dwellings, and estimated development cost. The applicant also requests to vary E.2.12.a and E.2.14.e of Part E of Council's Development Control Plan 2021.

A copy of the site and elevation plans of the proposed 6 lot subdivision and construction of two dual occupancy and four semi-detached dwellings are included in Attachment '1' to this report and a copy of the Statement of Environmental Effects is included in Attachment '2'.

Description of Site

Lot 167 DP 1162233, 2 Hillside Terrace Cowra is an irregularly shaped allotment of approximately 3,313m². The lot is located in the R1 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 subdivide the existing lot into 6 Torrens title lots and construct 8 dwellings, with 4 lots having a single dwelling and two lots with a dual occupancy. The dual occupancy lots would have sizes of 801.8m² and 877.1m², and the four single dwelling lots would have sizes varying from 336.7m² and 493.3m². The two dual occupancy dwellings would be accessed via Hillside Terrace to the North, 2 single dwellings would be accessed via Vineyard Drive via a shared driveway, and the remaining two single dwellings would be accessed directly via Vineyard Drive.

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 10.2026.4.1:

Section 4.15(1) Evaluation Matters

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

Local Environmental Plan (LEP)

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

1.2 Aims of Plan

The development is consistent the aims of the LEP.

1.4 Definitions

The proposed development is defined as subdivision, dwelling houses, and dual occupancies under the LEP.

1.6 Consent authority

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

1.9A Suspension of covenants, agreements and instruments

Any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

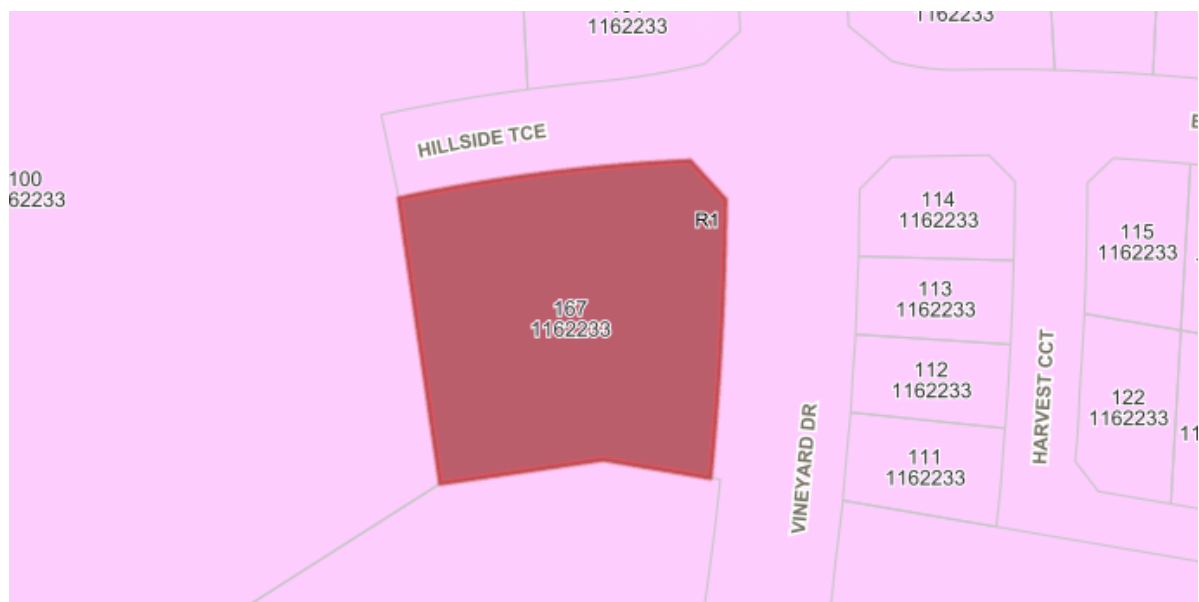
The lot is burdened by several covenants that benefit Council. The applicant proposes to vary one such restriction:

- 8. *Terms of restriction on the use of land eighthly referred to in the abovementioned plan*
 - 1. *No vehicular access shall be allowed to Lots 111 to 114 unless it is from Harvest Circuit and to Lot 167 from Hillside Terrace.*

A condition of consent has been added to have this restriction removed prior to the issue of a Construction Certificate.

2.1 Land use zones

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



2.3 Zone objectives

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-responsive residential land.	Not inconsistent
• To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.	Not applicable

<ul style="list-style-type: none"> • To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities. 	Not inconsistent
<ul style="list-style-type: none"> • 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.

2.6 Subdivision – consent requirements

The proposed subdivision is permitted with consent.

4.1 Minimum subdivision lot size

The minimum lot size for the subject lots is 700sqm. The proposed development would result in Lots between 342.6 and 877.1sqm, refer Clause 4.1C below.

4.1C Exceptions to minimum subdivision lot sizes for certain residential development

The proposed development includes subdivision below the minimum lot size (700sqm). The proposed subdivision is permissible under Clause 4.1C as the proposed subdivision includes a dwelling on each lot and each lot would be above 300sqm.

The existing and proposed Lot areas are provided below:

Lot / DP	Existing (m ²)	Proposed (approximate m ²)
167 / 1162233	3312.89	
Proposed Lot 1		342.6
Proposed Lot 2		386.6
Proposed Lot 3		428
Proposed Lot 4		477.8
Proposed Lot 5		801.8
Proposed Lot 6		877.1

An accurate subdivision plan (Plan of Survey) is to be provided prior to Subdivision Certificate.

5.10 Heritage conservation

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

5.11 Bushfire

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

5.21 Flood planning

The land is not in the flood planning area.

Part 6 Urban release areas

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

7.1 Earthworks

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

7.3 Terrestrial biodiversity

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

7.4 Riparian land and watercourses

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

7.5 Wetlands

This clause applies to land 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 not mapped as being affected; accordingly, this clause is not applicable.

7.7 Airspace operations

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

7.8 Essential Services

Water	The proposed development would connect to Council’s reticulated water service.
Electricity	The proposed development will be connected to electricity supply to the requirements of the relevant energy provider.
Sewage	The proposed development will connect to Council’s reticulated sewer service.
Stormwater	Each dwelling would direct stormwater to a rainwater tank with overflow to connect to Council’s reticulated stormwater service.
Access	It is proposed that proposed dwellings A, B, E, and F would be accessed by new driveways and crossovers to Hillside Terrace. Dwellings C, D, H, and G would be accessed by new driveways and crossovers to Vineyard Drive. A condition for a S138 application has been imposed.

7.11 Development on land in karst areas

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

State Environmental Planning Policies

SEPP	COMMENTS
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) 2021	Not applicable
SEPP (Industry and Employment) 2021	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable

SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55 – Remediation of Land. See comment below.
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Sustainable Buildings) 2022	A BASIX certificate for multi dwelling housing has been provided.
SEPP (Transport and Infrastructure) 2021	Not applicable

SEPP (RESILIENCE AND HAZARDS) 2021

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

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

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

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

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

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

Cowra Shire Council Development Control Plan 2021

PART A – PLAN INTRODUCTION

Consent is required for the proposed 8 dwellings, and 6 lot Torrens title subdivision.

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 D – SUBDIVISION DEVELOPMENT

Section	Comments
D.3.1. Application of this part	The development proposes subdivision of land located in the R1 General Residential zone under the LEP. Part D.3 is applicable to the development.
D.3.2. Objectives	The development is consistent with the objectives contained in D.5.2.
D.3.3. Lot Size, Layout and Dimensions	The land is shown on the LEP lot size map as having a minimum lot size of 700 square metres. However, the proposed development would utilise Clause 4.1C of the LEP to subdivide including 4 lots of over 300m ² as a new dwelling is proposed on each lot below MLS.
D.3.4. Street Design	No new roads will be created as part of the development.
D.3.5. Access Provision	All proposed lots have direct and lawful access to the public road network.
D.3.6. Utility Provision	The proposed lots would include new water and sewer connections for each dwelling.
D.3.7. Stormwater, Drainage & Waterways	Each dwelling would drain into the proposed stormwater management system.

PART E – URBAN AND VILLAGE DEVELOPMENT**Part E.2 Medium Density Housing**

Section	Comments
E.2.1. Application of Section	The subject land is zoned R1 General Residential, and 8 dwelling houses and Torrens title subdivision is proposed, therefore part E.2 applies.
E.2.2. Objectives	The proposed development meets these objectives.
E.2.3. Site Analysis	There are no significant environmental constraints.
E.2.4. Soil Erosion and Sedimentation Control	Erosion and Sediment Control Plan provided with appropriate controls to be put in place.
E.2.5. Landscaping	Part N has been considered below.
E.2.6. Cut and Fill Controls	The subject lot generally flat with minimal cut and fill required.
E.2.7. Site Area and 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 original lot is 3,313sqm, with 8 dwellings to be situated on it, giving a minimum site area per dwelling of 414.125sqm, consistent with E.2.7.

	The site frontages for the dual occupancies would be a minimum of 28.7m, consistent with the 18m required under E.2.7.(b).
E.2.8. Streetscape Controls	The proposed dwellings are consistent with the scale and character of adjoining dwellings and the surrounding environment. The dwellings would address different frontages. Each dwelling with direct street access would include a habitable room window overlooking the street. The proposed development would provide passive surveillance to each street frontage. The proposed development would present as single storey dwellings consistent with the streetscape.
E.2.9. Height Controls	Complies. The proposed dwellings are single storey with a maximum height above NGL of 4.698m.
E.2.10. Solar Access Controls	Complies. The proposed living areas and private open spaces of 75% of the dwellings within the development would receive a minimum of 3 hours sunlight between 9am and 3pm on the 21 st June.
E.2.11. Front setback controls	The proposed development would have a front setback to both Hillside Terrace and Vineyard Drive of 6 metres. It is noted the plans show Dwelling D to have a setback 1mm under at 5.999m which is considered a minor error to be corrected with the Construction Certificate plans.
E.2.12. Side Setbacks	Variation requested. Proposed dwelling D would have a side setback to the north of 50mm, contrary to the 900mm required. The variation is considered at the end of this section.
E.2.13. Rear Setbacks	The dwellings would have a minimum rear setback of 3.02m, consistent with the 3m required.
E.2.14. Visual & Acoustic Privacy Controls	Variation requested. Proposed dwelling C would have non-habitable rooms and blank walls within 3 metres of neighbouring dwelling D, likewise dwelling G to dwelling H. The variation is considered at the end of this section. The development complies with the remainder of this section.
E.2.15. Private Open Space	Each dwelling would be provided with a minimum of 40sqm of private open space.
E.2.16. Sustainable Building Design Controls	A compliant BASIX Certificate for multi dwelling development has been provided.
E.2.17. Liveable Housing Design	The dwellings would have step-free access from the parking areas to the entrance. Internal doors and corridors have been designed to facilitate comfortable and unimpeded movement between spaces. The proposed bathrooms can provide a hobless shower. The proposed dwellings have been designed to meet the requirements of Part E.2.17.

Variations:E.2.12 Side Setbacks

Minimising side boundary setbacks allows the building to have a wide street and rear building frontage, giving greater elevation length for habitable room windows to be oriented to the front and rear of the lot.

Section E.2.12.(a) of Part E of the Cowra Council DCP 2021 provides that single storey building should be setback a minimum of 0.9 metres from the side boundary.

The proposed development would provide a side setback for dwelling D of 0.5 metres.

The applicant provides the following response to justify the variation request:

“A variation is requested for reduced setback to the garages on Lot 1, 3,4. The wall to the nonhabitable rooms will comply with the fire safety requirements in the NCC with the external wall being masonry construction not less than 90mm thick as referred in 9.2.3 (2) (c).

The proposed setback won't have a negative impact on other developments with-in the subdivision and inline with the visual character of all dwellings in relation to fence positions.”

Comment

The proposed setback would allow for a consistent street frontage for dwellings C and D and would not detract from the streetscape. The proposed side setback would comply with the National Construction Code.

It is considered the proposed side setback meets the objectives of this section and the proposed variation can be supported.

E.2.14 Visual & Acoustic Privacy Controls

Visual and acoustic privacy is important for creating high quality environments and maintaining general neighbourhood amenity.

Section E.2.14.(e) of Part E of the Cowra Council DCP 2021 requires a minimum separation of 3 metres be provided between buildings where non-habitable rooms / blank walls face other non-habitable rooms / blank walls.

The proposed development would include 4 sets of dwellings with blank walls within 3 metres of each other.

The applicant provides the following response to justify the variation request:

“Dwellings A & B (and E & F)

In each dual occupancy pair, one dwelling is located on or very close to the internal boundary, presenting a blank or predominantly non-habitable wall.

The opposing dwelling is setback from that boundary. As a result, the separation between the two buildings at that interface is less than 3 metres.

Accordingly, strict numerical compliance with the 3-metre separation control is not achieved.

Dwellings (C, D, G & H)

The remaining dwellings are arranged with clear separation distances generally in excess of 3 metres.

- Where blank or non-habitable walls face one another, the separation distances are consistent with or exceed the DCP guideline.*

Despite the reduced separation distance:

- The facing elevations are non-habitable / blank walls, with no habitable room windows or balconies;*
- There are no privacy impacts arising from the reduced separation;*
- The arrangement reflects a zero-lot-line / boundary wall housing outcome, which is an accepted urban form where supported by site conditions and design controls; and*
- Fire separation, drainage and maintenance matters can be appropriately addressed through compliance with the NCC and conditions of consent.*

The proposal therefore continues to meet the underlying amenity objectives of the DCP, notwithstanding the reduced building separation.

Based on the merits a variation to the control is requested.”

Comment

Dwellings A/B, E/F, and G/H are either dual occupancy dwellings or in the case of G/H are considered effectively semidetached dwellings, and compliance with this control is considered unnecessary. For dwellings C and D, it is considered that the location of the two blank walls facing each other would not detract from the amenity of the neighbouring dwellings or of the public domain. It is considered that privacy can be managed through suitable screening provided by way of 1.8m boundary fences.

It is considered the proposed variation can be supported.

PART K – LAND USE BUFFERS

Cowra Airport Obstacle Limitation Surface

The subject land is located outside of the OLS.

PART N – LANDSCAPING

Section	Comments
N3 Landscaping Controls	The application includes landscape plans with details of the proposed landscaping including trees, shrubs, and groundcovers that complies with the requirements of the DCP.

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 not a type considered likely to generate a risk of crime. It is considered the proposed development would not adversely impact on crime prevention. CPTED Assessment is not considered necessary.

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 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 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 single storey residential developments. This proposal would present as 4 single dwellings and 2 dual occupancies and is consistent with the existing character of the locality.

Access, Parking, traffic

The site is accessible via Hillside Terrace and Vineyard Drive which are a sealed local road. The proposed dwellings would be accessed via a new driveways and crossovers to Hillside Terrace and Vineyard Drive. No other traffic or parking concerns are identified.

Public Domain

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

Utilities

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

Heritage

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

Other Land Resources

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

Water, Sewerage and Stormwater

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

Soils

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

Air and Microclimate

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

Flora and Fauna

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

Waste

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

Energy

A BASIX Certificate has been provided for each dwelling.

Noise and Vibration

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

Natural Hazards

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

Technological Hazards

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

Safety, Security and Crime Prevention

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

Social and Economic Impacts on the locality

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

Site Design and Internal Design

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

Construction

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

Cumulative impacts

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

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

The development is consistent with the zone objectives and consideration has been given to the impacts the development will have within the locality. It is considered that the proposed

development will not create adverse impacts within its local setting. It is assessed that the development will not impact upon any existing services. The development site is not identified as bushfire or flood prone or otherwise unsatisfactorily constrained by natural features. The site is considered suitable for the development subject to the imposition of appropriate conditions of consent.

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

Public Notification:

Notified to neighbours: Yes

Start Date: 21 January 2026

End Date: 12 February 2026

Public Submissions:

Public submissions received

(refer to S 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

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

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

S7.12 Fixed development consent levies

Section 94 Contributions were paid prior at subdivision stage (DA 121/2006). The proposed development includes a subdivision component intensifying the land use and is therefore not exempt from additional contributions charges.

The proposed development is not within a growth area identified under the Cowra Council s94 Contributions Plan 2016. Therefore, the recommended conditions include S7.12 (formerly S94A) development contributions to be levied in accordance with Cowra Council S94A Contributions Plan 2016.

Conclusion

Development Application No. 10.2026.4.1 proposes a 6 lot subdivision and construction of two dual occupancy and four semi-detached dwellings on Lot 167 DP 1162233, 2 Hillside Terrace Cowra. The application was lodged by A Robson on 16 January 2026. The property owner is Southern Rural Holdings Pty Limited.

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

The proposed development has been assessed to be consistent with the requirements of Cowra Local Environmental Plan 2012, relating to development in the R1 General Residential zone and is consistent with existing land-use activities of the locality. The variations to Sections E.2.12 and E.2.14 of Cowra Development Control Plan 2021 are sufficiently justified.

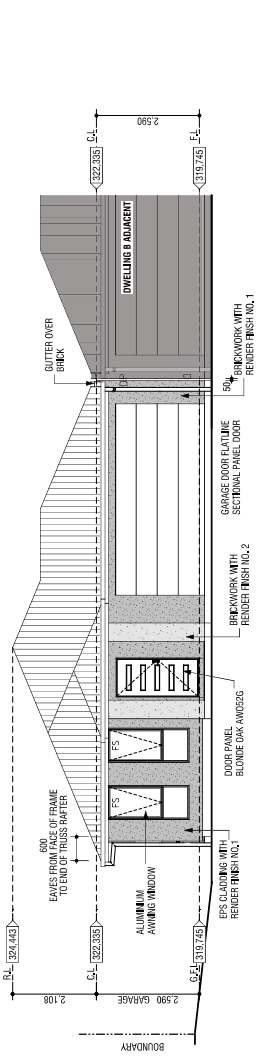
The development application was notified in accordance with Cowra Community Participation Plan 2024. No submissions were received following the consultation process.

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.

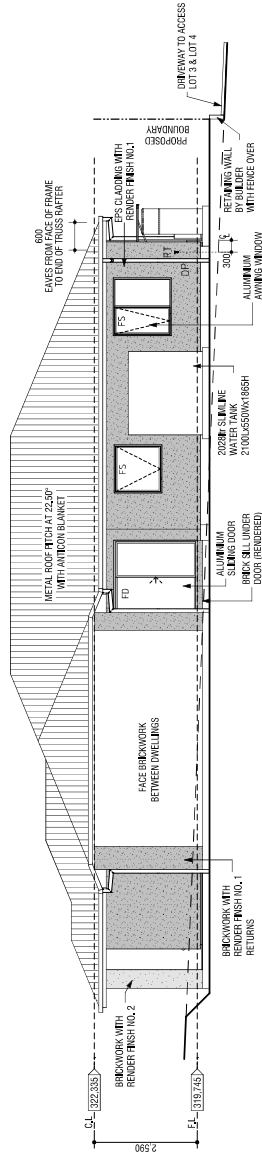
ATTACHMENTS

1. DA 10.2026.4.1 - 2 Hillside Terrace, Cowra - Development Plans [↓](#)
2. DA 10.2026.4.1 - 2 Hillside Terrace, Cowra - Statement of Environmental Effects [↓](#)
3. DA 10.2026.4.1 - 2 Hillside Terrace, Cowra - Location Map [↓](#)
4. DA 10.2026.4.1 - 2 Hillside Terrace, Cowra -Aerial Map [↓](#)

DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



Elevation A - NORTH ELEVATION



Elevation B- WEST ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FACE WINDOWS	Lightweight Cladding as Noted

File Location: W:\Contract Housing\2025\272383_Lot3\1HC_Type B.dwg

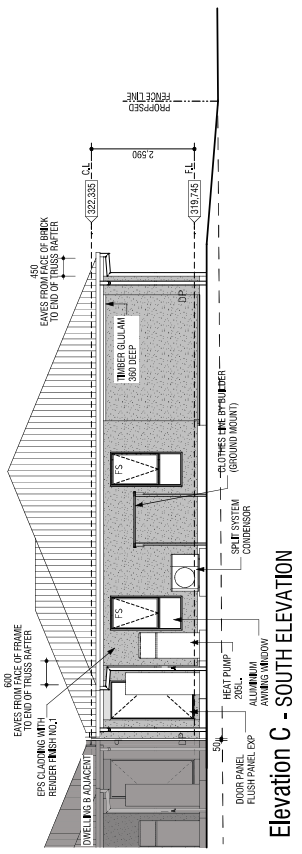
		CONTRACT I (We) acknowledge that these drawings are a true and accurate representation of our requirements and agree to be bound by the conditions of the contract.	
LEGAL This document is the property of Burbank Rural Holdings Pty Ltd. It is not to be used for any other purpose without the written consent of Burbank Rural Holdings Pty Ltd.		External Elevations- A HOUSE TYPE: Type B STATUS: NEW HOME CONTRACT SCALE: 1:100 REVISION:	
PROJECT Southern Rural Holdings Pty Ltd Lot 167 #2 Hillsides Terrace Cooroo NSW 2794 - Dwelling A & B		SHEET No: 03-1 of 26 JOB NUMBER: 272383 JOB DATE: 12/11/2025 JOB REV DATE: 25/2/2026 JOB REV No: K	

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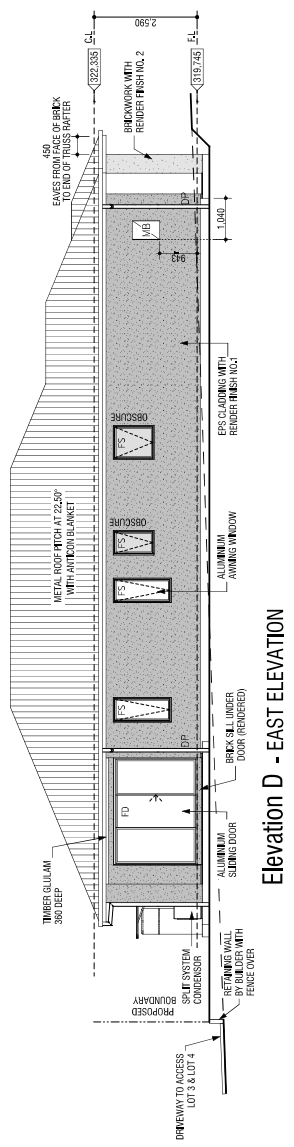
NEW HOME CONTRACT SET

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DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



Elevation C - SOUTH ELEVATION



Elevation D - EAST ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FRONT DOOR	Lightweight Cladding as Noted

Burbank
 Level 3/88 Philip St. Parramatta NSW 2150
 Address: 3/88 Philip St. Parramatta NSW 2150
 Phone: 02 9639 3333
 Email: info@burbank.com.au
 ABN: 66 05 027 724 426 EOI: 602 776 561 NOV 08 26/62/20
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CONTRACT
 I We acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the terms and conditions of the contract documents, including conditions, standard conditions and any amendments, variations, addendums, schedules, bills of materials, specifications, drawings, and any other documents referred to herein.
 (Signed) _____ Date: _____
 (Signed) _____ Date: _____

External Elevations- A
 HOUSE TYPE: Type B
 FACADE: Classic
 SCALE: 1:100
 REVISION: 1
 PROJECT: Southern Rural Holdings Pty Ltd
 Lot 167 42 Hillsides Terrace
 Covera New 2734 - Dwelling A & B
 JOB NUMBER: 272363 / 272362
 JOB DATE: 12/11/2025
 JOB REV DATE: 25/2/2026

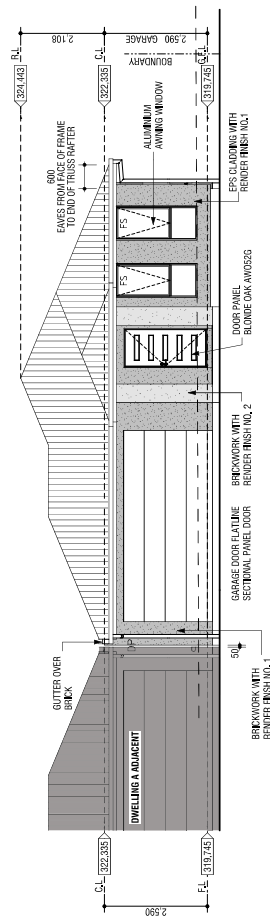
SHEET No: 03-2
 of 26
 JOB REV No: K

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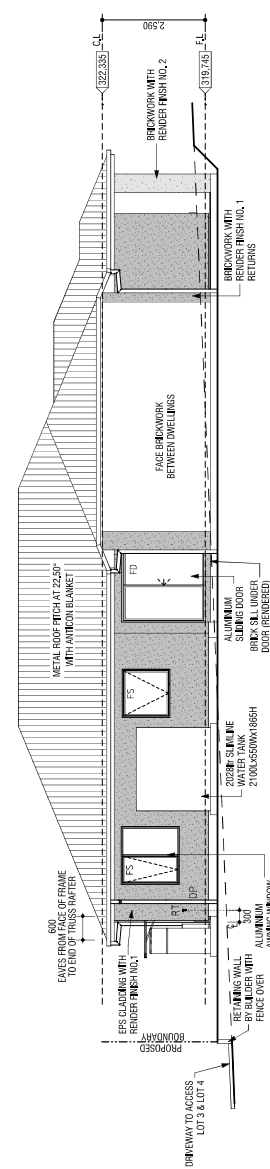
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DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



Elevation A - NORTH ELEVATION



Elevation B - EAST ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	Painted Cement Sheet
FAÇADE WINDOWS	No Infill due to Eave Junction
REAR WINDOW UP WINDOWS AND DOORS	Lightweight Cladding as Noted

Burbank
 Level 3/88 Philip St. Parramatta NSW 2150
 Address: 3/88 Philip St. Parramatta NSW 2150
 Phone: 02 9639 3333
 Email: sales@burbank.com.au
 ABN: 66 653 027 724-ACN: 61 022 776 511-NOI: 01 569672
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CONTRACT	
I (We) acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the terms and conditions of the contract set out in the Schedule of Conditions attached to the Burbank Award Pty Ltd, set out on page 4 of these drawings.	
Client:
Design:
Date:

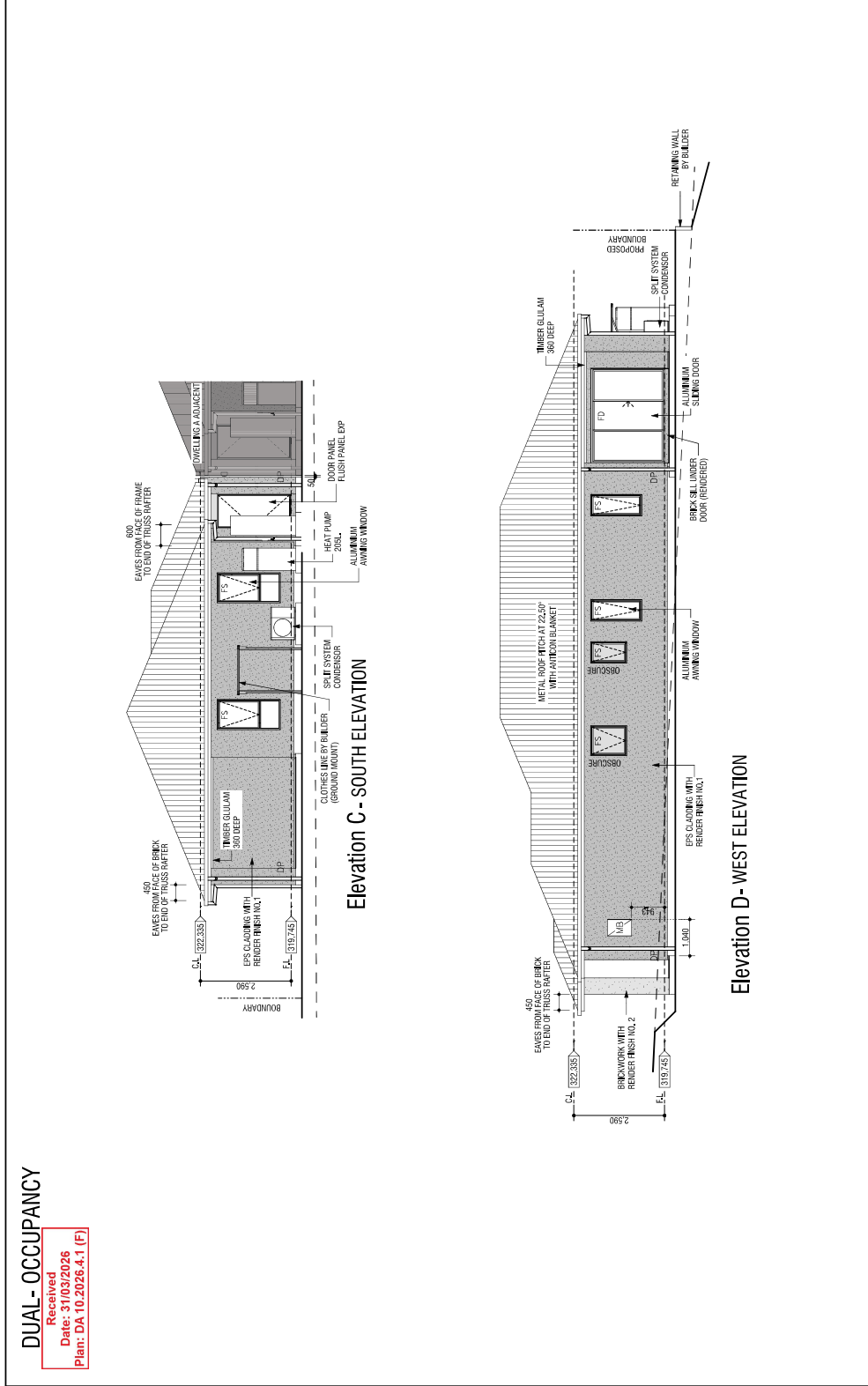
LEGAL	
This drawing and information herein is the property of Burbank Pty Ltd and is not to be used for any other project without the written consent of Burbank Pty Ltd. No part of this drawing or information herein is to be used for any other project without the written consent of Burbank Pty Ltd. If you are not a registered professional engineer, please do not use this drawing for any other project without the written consent of Burbank Pty Ltd.	

PROJECT	
Southern Rural Holdings Pty Ltd Lot 167 42 Hillsides Terrace Cowes NSW 2794 - Dwelling A & B	
JOB NUMBER	272363
JOB DATE	12/11/2025
JOB REV DATE	25/2/2026
JOB REV NO.	K

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NEW HOME CONTRACT SET

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 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)

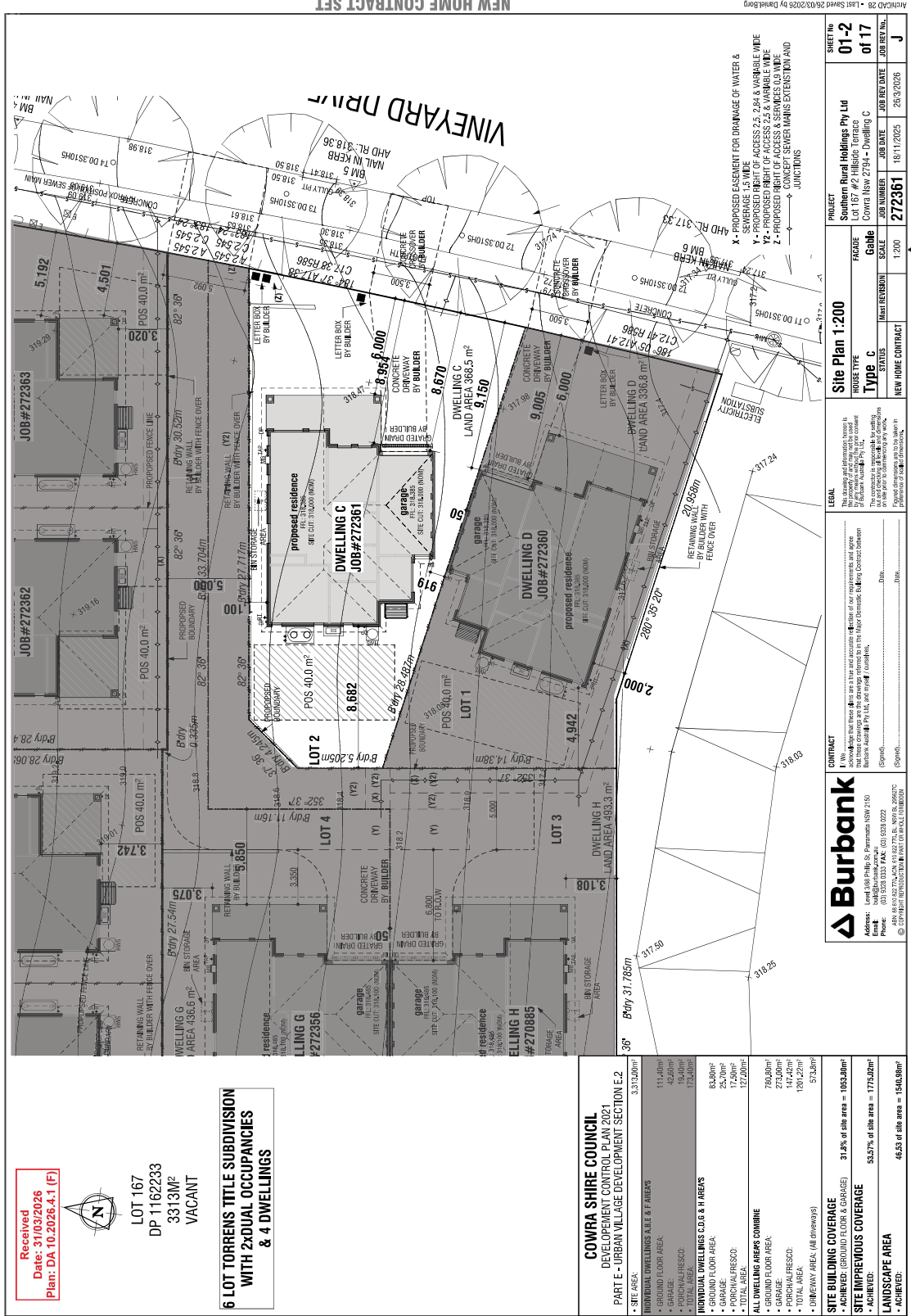
INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FAÇADE WINDOWS	Lightweight Cladding as Noted

Burbank
 Level 3/88 Philip St. Parramatta NSW 2150
 Address: Level 3/88 Philip St. Parramatta NSW 2150
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 Email: info@burbank.com.au
 ABN: 66 652 102 724-ACN: 61 022 076 161-REG: 246670
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CONTRACT
 I We acknowledge that these drawings are a true and accurate reflection of our requirements and agree to provide the necessary information to enable you to complete the design and construction of the project.
 Signature: _____ Date: _____
 Signature: _____ Date: _____

External Elevations- B
 HOUSE TYPE: Type B
 STATUS: NEW HOME CONTRACT
 SCALE: 1:100
 REVISION: None
 PROJECT: Southern Rural Holdings Pty Ltd
 Lot 167 42 Hillsides Terrace
 Cooroo NSW 2794 - Dwelling A & B
 JOB NUMBER: 272363 / 272362
 JOB DATE: 12/11/2025
 JOB REV DATE: 25/2/2026
 SHEET No: 03-5 of 26
 JOB REV No: K

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Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)

LOT 167
DP 1162233
3313M²
VACANT

**6 LOT TORRENS TITLE SUBDIVISION
WITH 2x DUAL OCCUPANCIES
& 4 DWELLINGS**

COWRA SHIRE COUNCIL
DEVELOPMENT CONTROL PLAN 2021
PART E - URBAN VILLAGE DEVELOPMENT SECTION E.2

INDIVIDUAL DWELLINGS, A,B,E & F AREAS	3,315,000m ²
• SITE AREA:	
• PORCH/FLOOR AREA:	111,400m ²
• PORCH/FLOOR AREA:	42,600m ²
• PORCH/FLOOR AREA:	19,300m ²
• PORCH/FLOOR AREA:	11,500m ²
INDIVIDUAL DWELLINGS, C,D,G & H AREAS	
• PORCH/FLOOR AREA:	83,800m ²
• PORCH/FLOOR AREA:	25,700m ²
• PORCH/FLOOR AREA:	17,500m ²
• PORCH/FLOOR AREA:	12,200m ²
TOTAL DWELLING AREAS COMBINE	789,800m ²
• PORCH/FLOOR AREA:	273,000m ²
• PORCH/FLOOR AREA:	142,400m ²
• PORCH/FLOOR AREA:	101,200m ²
• PORCH/FLOOR AREA:	573,800m ²
• DRIVEWAY AREA: (all driveways)	
SITE BUILDING COVERAGE	
• ACHIEVED: (GROUND FLOOR & GARAGE)	31.8% of site area = 1093,800m ²
SITE IMPERVIOUS COVERAGE	
• ACHIEVED:	53.57% of site area = 1773,800m ²
LANDSCAPE AREA	
• ACHIEVED:	46.53 of site area = 1546,800m ²

Burbank

Level 3/68 Park St, Parramatta NSW 2150
Address: 34333333
Phone: 02 9639 3333
Fax: 02 9639 3333
AN 4815 02724-226 61622 701 51, NO 18, 24627C
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PROJECT	Southern Rural Holdings Pty Ltd
FAHRE	Lot 167 #2 Hillside Terrace
SCALE	1:200
REVISION	
STATUS	NEW HOME CONTRACT
JOB NUMBER	272361
JOB DATE	16/11/2025
JOB REV. DATE	26/2/2026
JOB REV. NO.	J

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Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)

Elevation A - EAST ELEVATION

Elevation B - SOUTH ELEVATION

External Elevations - C

HOUSE TYPE: **Facade**

TYPE: **C**

STATUS: **Next Revision**

NEW HOME CONTRACT: **1:100**

SHEET No: **03-1**

03-1 of 17

PROJECT: **Southern Rural Holdings Pty Ltd**
 Lot 167 42 Hillside Terrace
 Cowra NSW 2794 - Dwelling C

JOB NUMBER: **272361**

JOB DATE: **18/11/2025**

JOB REV DATE: **26/2/2026**

JOB REV No: **J**

INTELL OVER OPENINGS SCHEDULE

OPENING	INTELL
GARAGE DOOR	Painted Cement Sheet
FRONT ENTRY FINISHED DOOR	Timber Trim
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	No Intel due to Eave Junction
FAÇADE WINDOWS	Painted Cement Sheet

File Location: W:\Contract Housing\2025\272361_Lot316HC_Type C Chalk.apr

CONTRACT

I (We) acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the conditions of contract set out in the contract documents. I/We warrant that the drawings are the property of Burbank Australasia Pty Ltd, and may not be used for any other purpose without the written consent of Burbank Australasia Pty Ltd.

Drawn: _____ Date: _____

Checked: _____ Date: _____

Approved: _____ Date: _____

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LEGAL

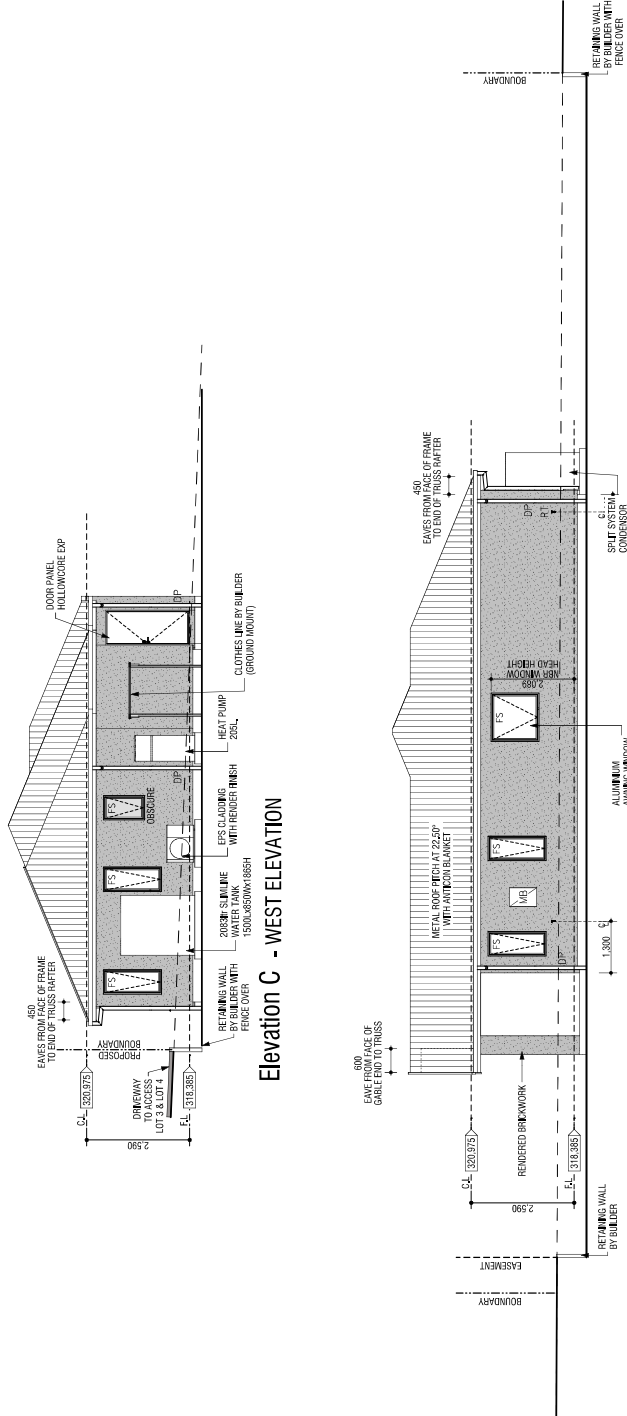
This drawing and information herein is prepared for the use of the client under the terms of the contract documents. It is not intended to be used for any other purpose without the written consent of Burbank Australasia Pty Ltd.

Please refer to the contract documents for full terms and conditions.

NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 28/03/2025 By Daniel Bng

Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)



Elevation C - WEST ELEVATION

Elevation D - NORTH ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Painted Cement Sheet
FRONT ENTRY WINGED DOOR	Timber Trim
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	Painted Cement Sheet
FACE OF WINDOWS	No Infill due to Eave Junction
REAR WING CP WINDOWS AND DOORS	Painted Cement Sheet

Burbank
 Level 3/88 Philip St. Parramatta NSW 2150
 Address: 141/151-153/155
 Phone: 02 9639 3333
 Fax: 02 9639 3333
 ABN: 66 051 027 274-ACN: 61 002 776-1
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CONTRACT
 I We acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the terms and conditions of the contract documents, including the contract conditions, standard conditions of sale, and any other documents referred to in the contract documents.
 (Signed) _____ Date: _____
 (Signed) _____ Date: _____

LEGAL
 This document is a preliminary design and is not intended to be used for construction. It is the property of Burbank Building Pty Ltd. and is not to be used, copied, or reproduced in any form without the written consent of Burbank Building Pty Ltd. All dimensions are in millimetres unless otherwise stated. Please refer to the contract documents for further information.
 (Signed) _____ Date: _____

External Elevations - C
 HOUSE TYPE: Type C
 FACADE: Gable
 SCALE: 1:100
 NEW HOME CONTRACT

PROJECT
 Southern Rural Holdings Pty Ltd
 Lot 167 #2 Hillsides Terrace
 Cowes NSW 2794 - Dwelling C

SHEET No 03-2
of 17
JOB NUMBER 272361
JOB DATE 18/11/2025
JOB REV DATE 26/2/2026
JOB REV No. J

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Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)

LOT 167
DP 1162233
3313M²
VACANT

**6 LOT TORRENS TITLE SUBDIVISION
WITH 2 DUAL OCCUPANCIES
& 4 DWELLINGS**

COMRA SHIRE COUNCIL	
DEVELOPMENT CONTROL PLAN 2021	
PART E - URBAN VILLAGE DEVELOPMENT SECTION E.2	
SITE AREA:	3,313.00M ²
INDIVIDUAL DWELLINGS, A.B.E. & F. AREAS	
• GROUND FLOOR AREA	111.40M ²
• PORCH/PALFRESCO	42.60M ²
• GARAGE	19.30M ²
• TOTAL AREA	173.30M ²
INDIVIDUAL DWELLINGS, C.D.G. & H. AREAS	
• GROUND FLOOR AREA	83.80M ²
• PORCH/PALFRESCO	25.70M ²
• GARAGE	17.50M ²
• TOTAL AREA	127.00M ²
ALL DWELLING AREAS COMBINE	
• GROUND FLOOR AREA	195.20M ²
• PORCH/PALFRESCO	68.30M ²
• GARAGE	36.80M ²
• TOTAL AREA	300.30M ²
DRIVEWAY AREA: (all driveways)	573.40M ²
SITE BUILDING COVERAGE	
• ACHIEVED: (GROUND FLOOR & GARAGE)	31.8% of site area = 1053.80M ²
SITE IMPERVIOUS COVERAGE	
• ACHIEVED:	53.57% of site area = 1773.82M ²
LANDSCAPE AREA	
• ACHIEVED:	46.53 of site area = 1546.80M ²

CONTRACT
I (We) acknowledge that these plans are a true and accurate description of our requirements and agree to the conditions of the contract set out below. I (We) understand that the plans are subject to the conditions of the contract set out below. I (We) understand that the plans are subject to the conditions of the contract set out below.

LEGAL
This document is a preliminary plan. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

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Phone: (02) 9639 4333
Fax: (02) 9639 4333
ABN: 66 05 027 426 426
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File Location: W:\Contract Housing\2025\272360_Lot 3\167_Typ C Chalk.rvt

NEW HOME CONTRACT SET

X - PROPOSED EASEMENT FOR DRAINAGE OF WATER & SEWERAGE TO WIDE ACCESS 2.6, 9.6 & 10.0 M WIDE
Y - PROPOSED RIGHT OF ACCESS 2.6 M WIDE
Z - PROPOSED RIGHT OF ACCESS & SERVICES 4.0 M WIDE
CONCEPT SEWER MAINS EXTENSION AND JUNCTIONS

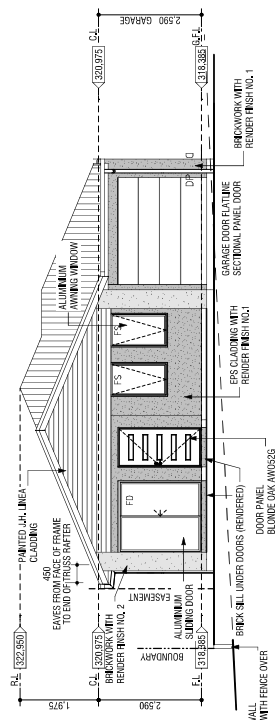
PROJECT	Southern Rural Holdings Pty Ltd
ADDRESS	Lot 167 #2 Hillside Terrace Covra NSW 2794 - Dwelling D
JOB NUMBER	272360
JOB DATE	18/11/2025
JOB REV DATE	26/2/2026
JOB REV NO.	K
SCALE	1:200
STATUS	NEW HOME CONTRACT
Sheet No	01-2
of 17	

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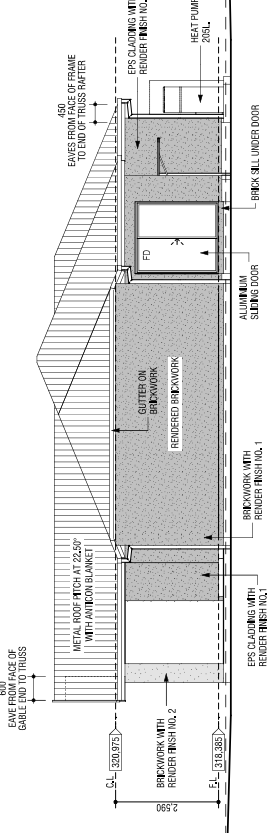
NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bony

Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)



Elevation A - EAST ELEVATION



Elevation B - NORTH ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Laminated Cladding as Noted
REAR GARAGE DOOR	Brickwork
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FAÇADE WINDOWS	As Shown

Burbank
 CONTRACT
 I We acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the conditions of contract set out in the Burbank Australian Pty Ltd, set out in our standard conditions of contract.
 Address: Level 3/88 Phillip St, Parramatta NSW 2150
 Email: info@burbank.com.au
 Phone: 02 9639 4333
 ABN: 66 652 027 724-ACN: 61 662 276 154-NOI: 06 246927C
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External Elevations - D	PROJECT	Southern Rural Holdings Pty Ltd
HOUSE TYPE	Lot 167 #2 Hillsides Terrace	
Type C	COVER NSW 2734 - Dwelling D	
STATUS	JOB NUMBER	272360
NEW HOME CONTRACT	JOB DATE	18/11/2025
	JOB REV DATE	26/2/2026
	SCALE	1:100
	JOB REV NO.	K
	SHEET NO.	03-1
	of 17	

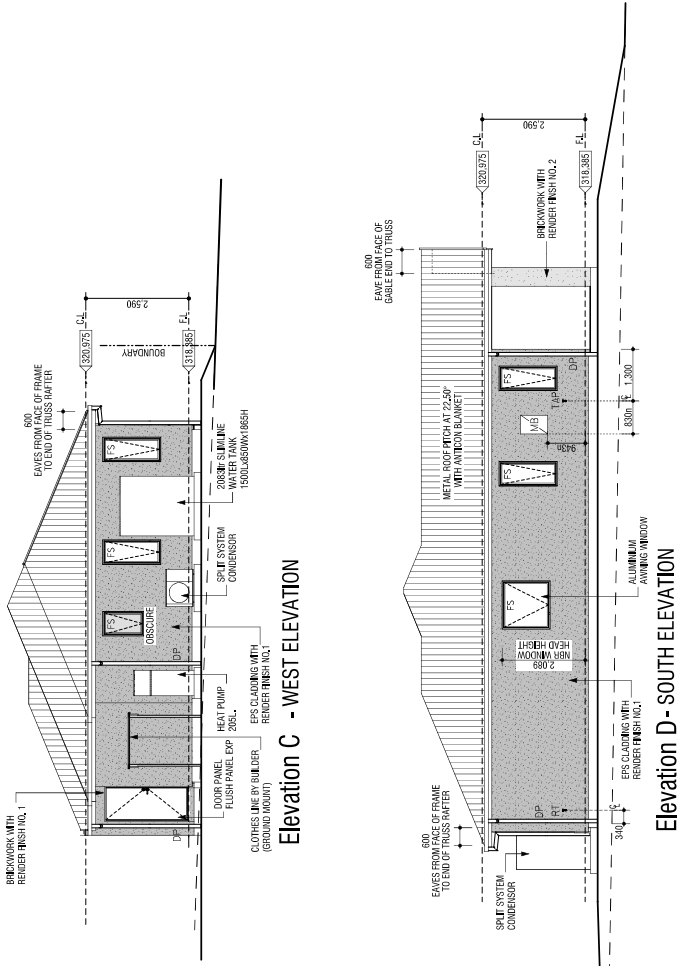
LEGAL
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NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bogg

Received
Date: 31/03/2026
Plan: DA-10-2026-4.1 (F)



INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Lupinus/Lupin Cladding as Noted
REAR GARAGE DOOR	Brickwork
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FRONT FACADE WINDOWS	As Shown

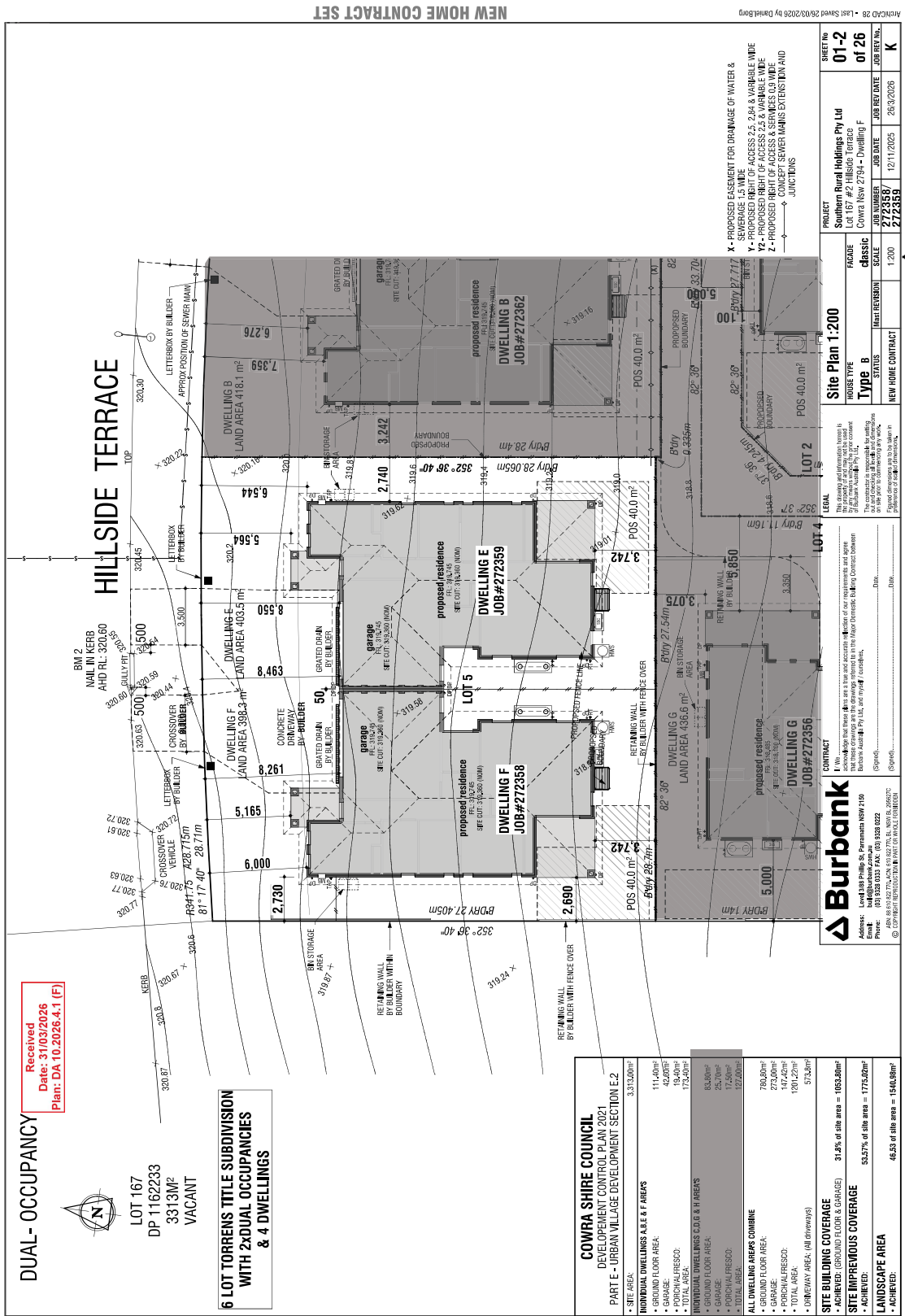
LEGAL
This document is the property of Burbank Building Pty Ltd. It is to be used only for the purposes of the project described herein. It is not to be used for any other purpose without the written consent of Burbank Building Pty Ltd. All dimensions are in millimetres unless otherwise stated. Please refer to the relevant drawings for details.

CONTRACT
I, We, acknowledge that these drawings are a true and accurate representation of our requirements and agree to be bound by the terms and conditions of the contract set out in the contract documents, including but not limited to the contract documents, conditions of sale, and any other documents referred to in the contract documents.

Burbank
Level 3/88 Phillip St, Parramatta NSW 2150
Phone: 1800 633 633
Email: info@burbank.com.au
ABN: 66 633 633 633
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External Elevations - D	
PROJECT	Southern Rural Holdings Pty Ltd Lot 167 42 Hillside Terrace Cove NSW 2794 - Dwelling D
HOUSE TYPE	Gable
TYPE	C
STATUS	Final Revision
SCALE	1:100
JOB NUMBER	272360
JOB DATE	18/11/2025
JOB REV DATE	26/2/2026
NEW HOME CONTRACT	
SHEET No	03-2
of 17	
JOB REV No.	K

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DUAL-OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



LOT 167
 DP 1162233
 3313M²
 VACANT

**6 LOT TORRENS TITLE SUBDIVISION
 WITH 2 DUAL OCCUPANCIES
 & 4 DWELLINGS**

COWRA SHIRE COUNCIL	
DEVELOPMENT CONTROL PLAN 2021	
PART E - URBAN VILLAGE DEVELOPMENT SECTION E.2	
• SITE AREA:	3313.00M ²
• INDIVIDUAL DWELLINGS, A.B.E & T AREAS:	
• PORCH/FLOOR AREA:	111.40M ²
• GARAGE:	42.60M ²
• PORCH/FLOOR AREA:	19.00M ²
• GARAGE:	72.50M ²
• INDIVIDUAL DWELLINGS, C.B.G & H AREAS:	
• PORCH/FLOOR AREA:	63.80M ²
• GARAGE:	25.70M ²
• PORCH/FLOOR AREA:	17.50M ²
• GARAGE:	122.00M ²
• ALL DWELLING AREAS COMBINE:	
• FLOOR AREA:	789.80M ²
• GARAGE:	273.00M ²
• PORCH/FLOOR AREA:	142.42M ²
• TOTAL AREA:	1301.22M ²
• DRIVEWAY AREA: (all driveways)	573.40M ²
• SITE BUILDING COVERAGE:	
• ACHIEVED: (GROUND FLOOR & GARAGE)	31.8% of site area = 1053.80M ²
• SITE IMPERVIOUS COVERAGE:	
• ACHIEVED:	53.57% of site area = 1773.02M ²
• LANDSCAPE AREA:	
• ACHIEVED:	46.53 of site area = 1546.80M ²

Burbank
 CONTRACT
 I We acknowledge that these plans are a true and accurate representation of our requirements and agree to be bound by the terms and conditions of the contract. We warrant that the information provided is true and correct. We warrant that we are not providing any services in connection with the development of the site.
 Address: Level 3/8 Phillip St, Parramatta NSW 2150
 Email: info@burbank.com.au
 Phone: 02 9639 3333
 ABN: 66 652 122 724 ACN: 61 662 270 54. NO 18 26692C
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Site Plan 1:200
 PROJECT: Southern Rural Holdings Pty Ltd
 Lot 167 42 Hillsides Terrace
 Cowra NSW 2794 - Dwelling F
 FACADE: classic
 HOUSE TYPE: Type B
 SCALE: 1:200
 STATUS: NEW HOME CONTRACT
 SHEET NO: 01-26
 JOB NUMBER: 272358
 JOB DATE: 12/11/2025
 JOB REV DATE: 26/02/2026
 JOB REV NO: K

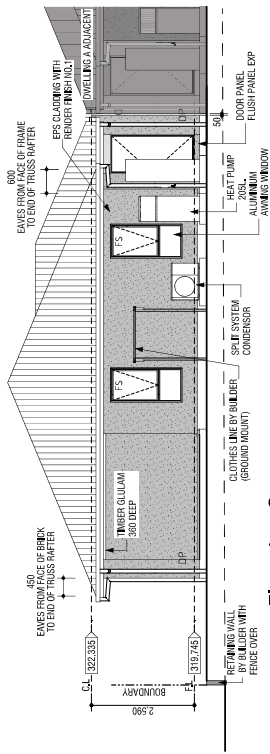
- X - PROPOSED EASEMENT FOR DRAINAGE OF WATER & SEWERAGE. 15 MIDE ACCESS 2.6, 8.6 & VARIABLE WIDE
- Y - PROPOSED RIGHT OF ACCESS 2.6, 8.6 & VARIABLE WIDE
- Y2 - PROPOSED RIGHT OF ACCESS 2.6 & VARIABLE WIDE
- Z - PROPOSED RIGHT OF ACCESS & SERVICES (3.0 WIDE CONCEPT SEWER MAINS EXTENSION AND JUNCTIONS)

NEW HOME CONTRACT SET
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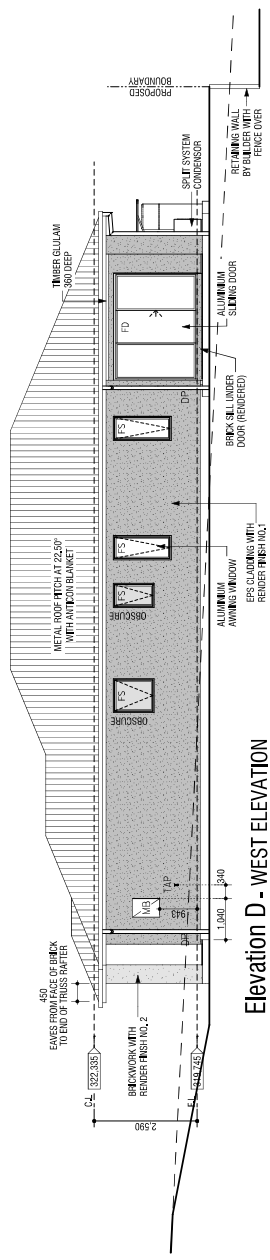
NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bagn

DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



Elevation C - SOUTH ELEVATION



Elevation D - WEST ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	Lightweight Cladding as Noted
FAÇADE WINDOWS	No Infill due to Eave Junction
REAR WINDOW & WINDOWS AND DOORS	Lightweight Cladding as Noted

Burbank
 Level 3/38 Phillip St, Parramatta NSW 2150
 Address: 1888 Phillip St, Parramatta NSW 2150
 Phone: 02 9639 4333
 Fax: 02 9639 4333
 ABN: 66 02 927 724 426
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CONTRACT
 I We acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the conditions of the contract documents, including conditions, standard conditions and any amendments, variations, addendums, schedules, bills of materials, specifications, and any other documents referred to in the contract documents.
 (Signed) _____ Date: _____
 (Signed) _____ Date: _____

LEGAL
 This drawing and information herein is the property of Burbank Pty Ltd. It is to be used only for the project and site identified in the contract documents. It is not to be used for any other project or site without the written consent of Burbank Pty Ltd. Any use for any other project or site without the written consent of Burbank Pty Ltd is prohibited. Project dimensions are to be taken in preference to overall dimensions.

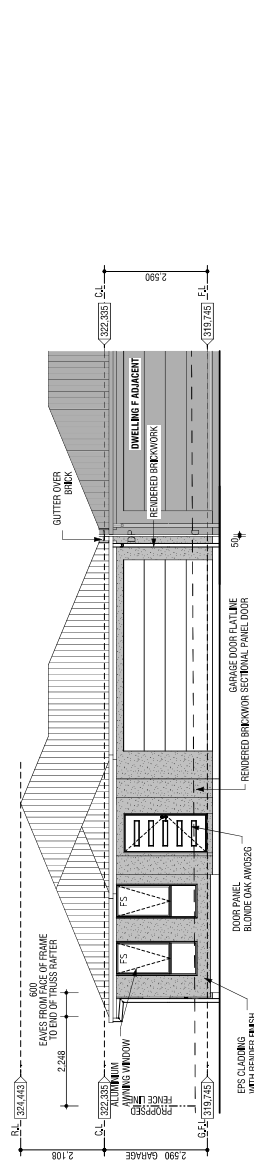
External Elevations - F	
HOUSE TYPE	Type B
STATUS	NEW HOME CONTRACT
SCALE	1:100
REVISION	
DATE	12/11/2025
JOB NUMBER	272358
JOB DATE	26/02/2026
JOB REV DATE	
JOB REV NO.	K
SHEET No	03-2
PROJECT	Southern Rural Holdings Pty Ltd Lot 167 #2 Hillsides Terrace Cowes NSW 2794 - Dwelling F

Please consider the environment before printing this sheet

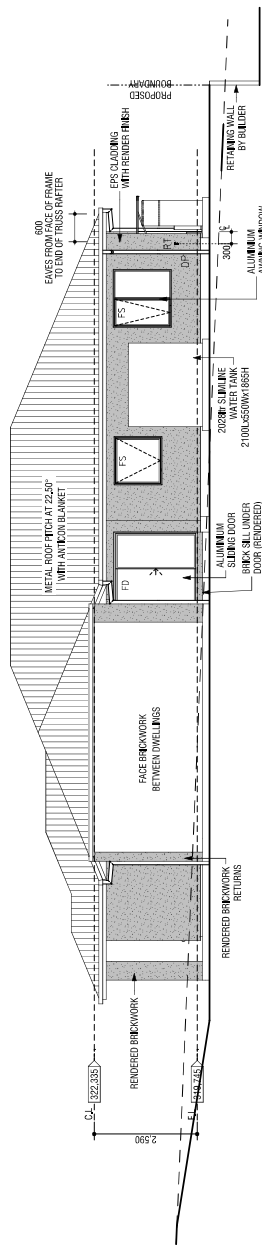
NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bony

DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)



Elevation A - NORTH ELEVATION



Elevation B - WEST ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	Lightweight Cladding as Noted
FAÇADE WINDOWS	No Infill due to Eave Junction
REAR WINDOW CP WINDOWS AND DOORS	Lightweight Cladding as Noted

Burbank
 Level 3/88 Phillip St, Parramatta NSW 2150
 Address: 140/150 Phillip St, Parramatta NSW 2150
 Phone: 02 9639 4333
 Fax: 02 9639 4333
 Email: info@burbank.com.au
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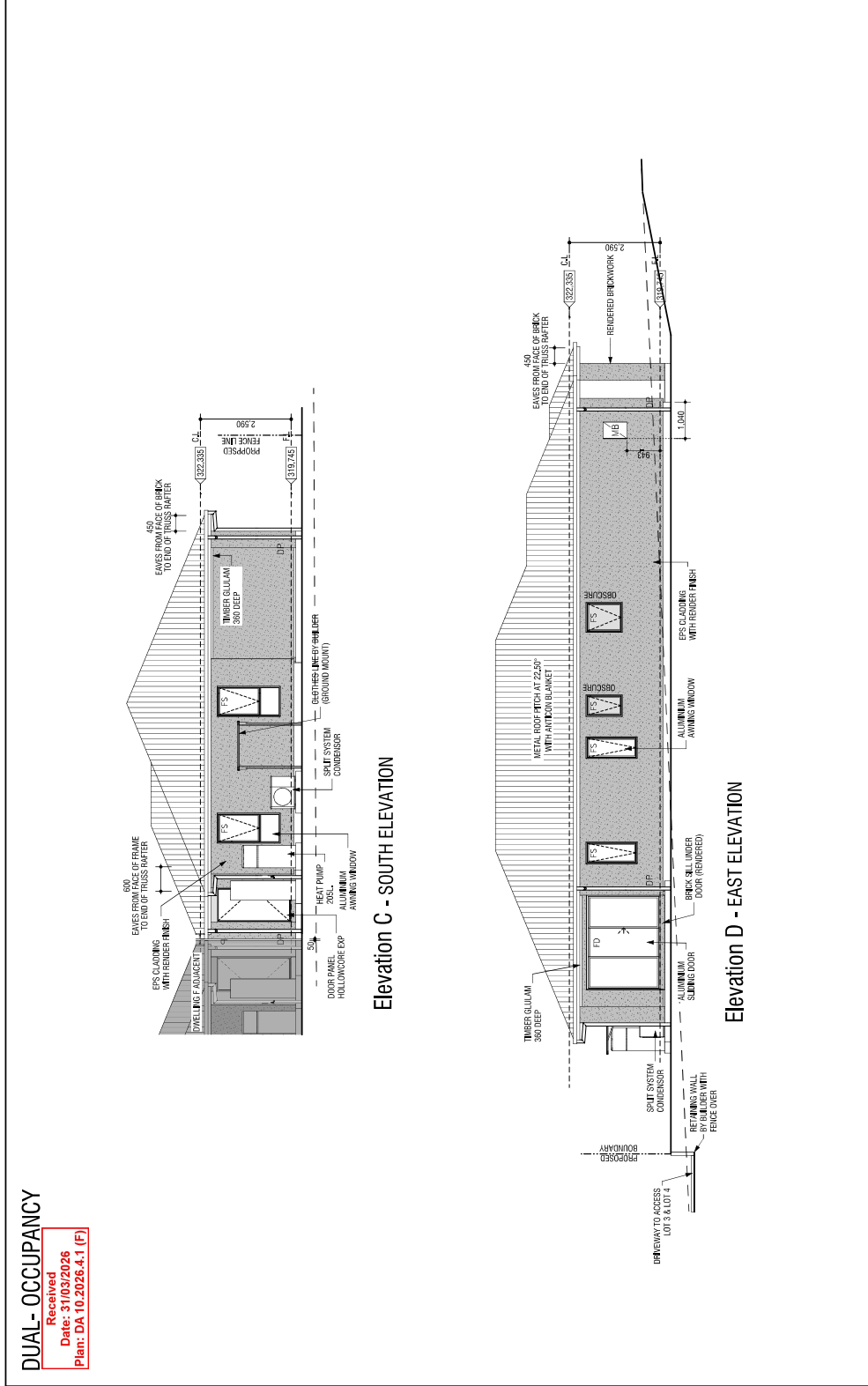
CONTRACT
 I (We) acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the terms and conditions of the contract documents, including variations, conditions of contract and the Australian Standard AS 4000, 2012, and AS/NZS 4454.1, 2015.
 (Signed) _____ Date: _____
 (Signed) _____ Date: _____

External Elevations - E
 HOUSE TYPE: **Type B**
 FACADE: **Classic**
 SCALE: **1:100**
 NEW HOME CONTRACT: **272358**
 JOB NUMBER: **272358**
 JOB DATE: **12/11/2025**
 JOB REV DATE: **26/2/2026**
 SHEET No: **03-4**
 of **26**
 JOB REV No: **K**

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NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bagg



DUAL- OCCUPANCY
 Received
 Date: 31/03/2026
 Plan: DA 10.2026.4.1 (F)

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Brickwork
REAR GARAGE DOOR	Painted Cement Sheet
ALFRESCO DOORS & WINDOWS	Lightweight Cladding as Noted
FAÇADE WINDOWS	No Infill due to Eave Junction
REAR WINDOW UP WINDOWS AND DOORS	Lightweight Cladding as Noted

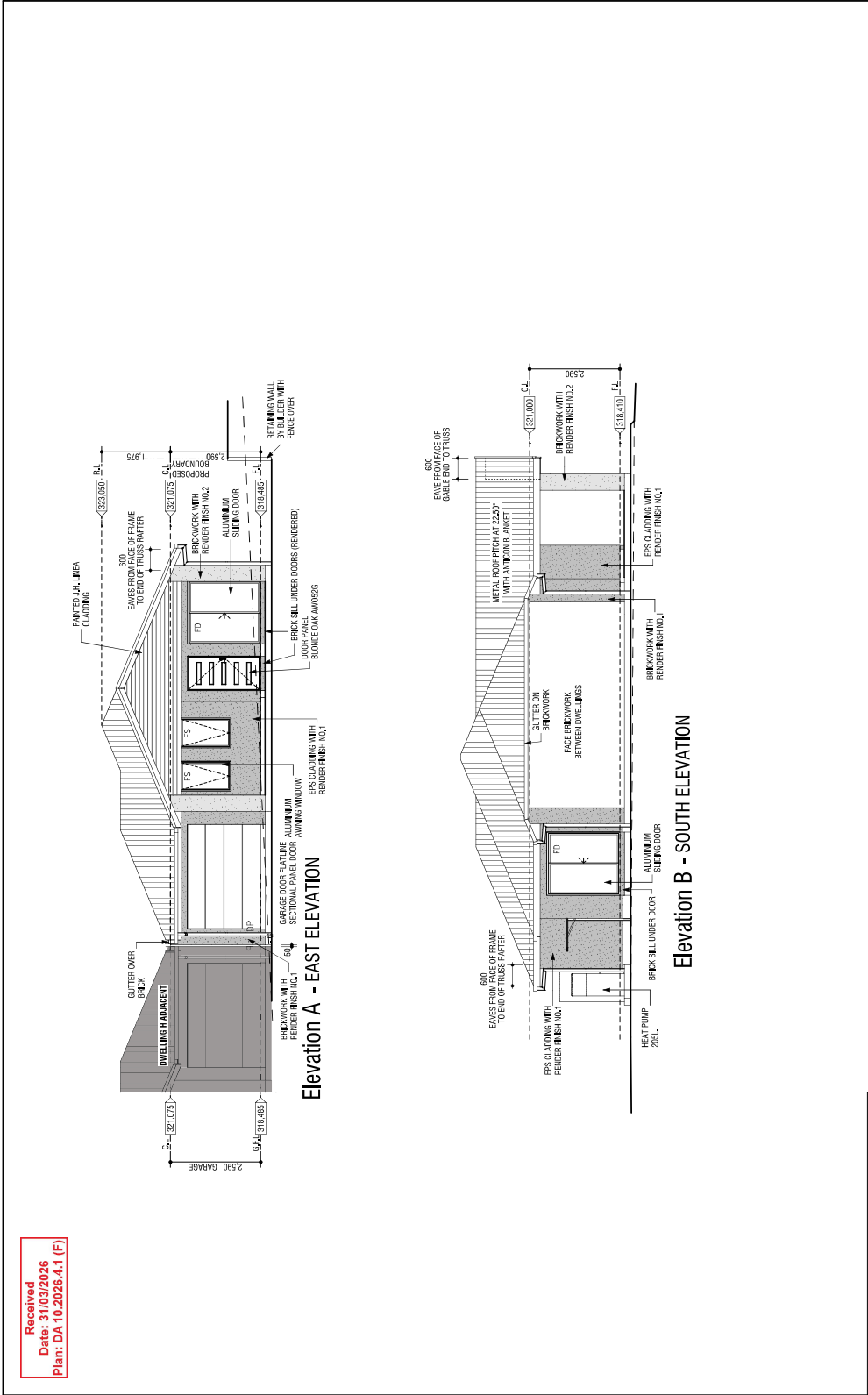
Burbank
 Level 3/88 Phillip St, Parramatta NSW 2150
 Address: 188 Phillip St, Parramatta NSW 2150
 Phone: (02) 9639 4333
 Fax: (02) 9639 4333
 ABN: 66 652 527 724-ACN: 61 022 776 511-NOI: 01 266927C
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External Elevations - E	
HOUSE TYPE	Type B
STATUS	NEW HOME CONTRACT
SCALE	1:100
REVISION	
JOB NUMBER	272358
JOB DATE	12/11/2025
JOB REV DATE	26/2/2026
JOB REV NO.	K
SHEET NO	03-5
OF 26	

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NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bagn



Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)

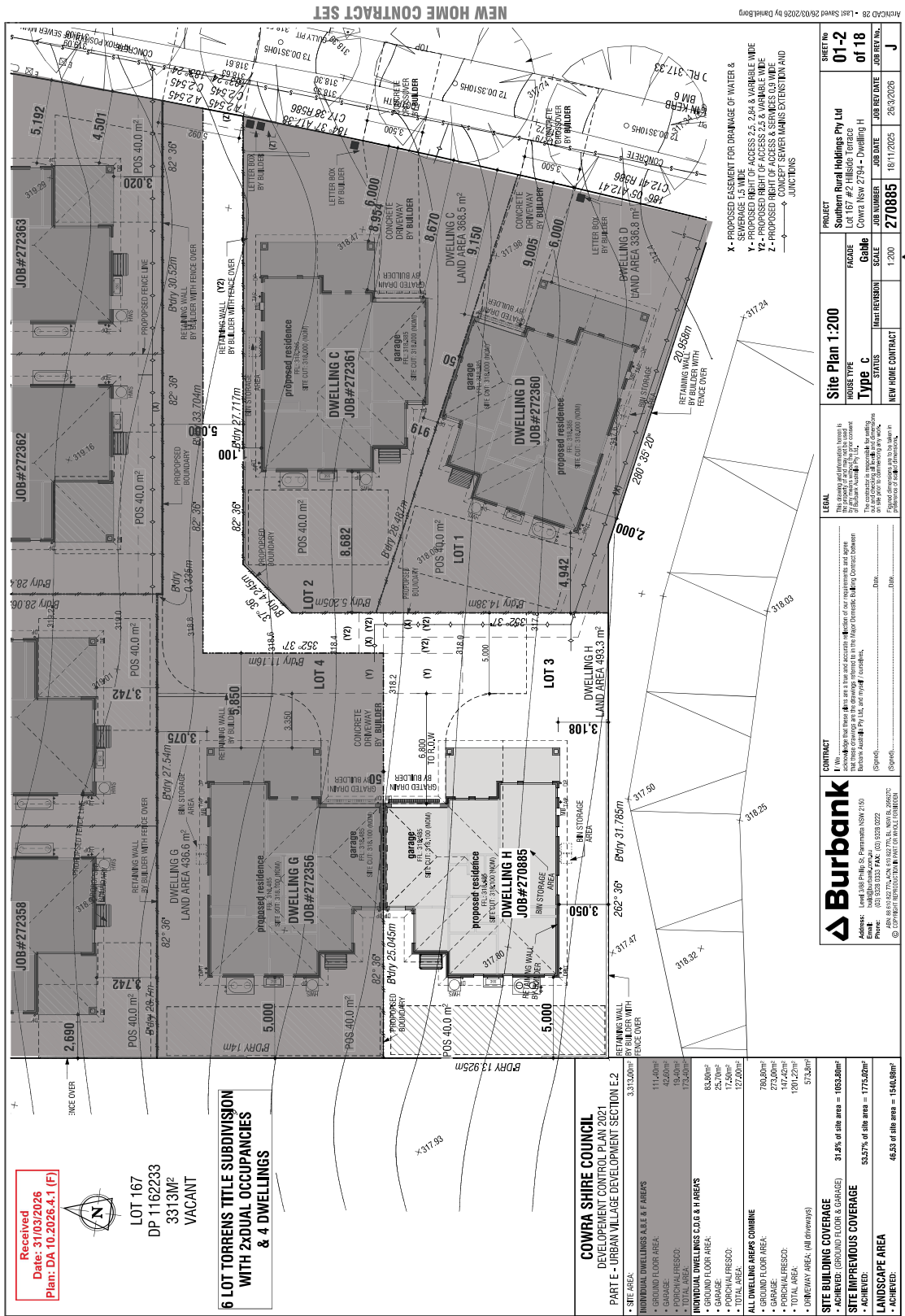
INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Laminated Cladding as Noted
REAR GARAGE DOOR	Brickwork
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FAÇADE WINDOWS	As Shown
REAR WINDOW	As Shown

Burbank
 CONTRACT
 I We acknowledge that these drawings are a true and accurate representation of our requirements and agree to be bound by the terms and conditions of the contract.
 Address: Level 3/88 Phillip St, Parramatta NSW 2150
 Phone: (02) 9639 4333
 Email: info@burbank.com.au
 ABN: 66 652 327 424 ACN: 61 022 776 511 NO. 18, 24/672C
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External Elevations - G
 HOUSE TYPE Type C
 SCALE 1:100
 REVISION Next
 STATUS NEW HOME CONTRACT
 PROJECT Southern Rural Holdings Pty Ltd
 Lot 167 #2 Hillsides Terrace
 Cowes NSW 2794 - Dwelling G
 JOB NUMBER 272356
 JOB DATE 18/11/2025
 JOB REV DATE 26/02/2026
 SHEET No 03-1
 OF 18
 JOB REV No. J

LEGAL
 This drawing and information herein is the property of Burbank and shall not be used for any other project without the written consent of Burbank Australia Pty Ltd. All drawings shall be taken in accordance with the Australian Standards AS/NZS 1546:2012. Please refer to the contract for further details.
 Drawn: _____
 Checked: _____
 Date: _____

Please consider the environment before printing this sheet



Received
Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)

LOT 167
DP 1162233
3313M²
VACANT

**6 LOT TORRENS TITLE SUBDIVISION
WITH 2x DUAL OCCUPANCIES
& 4 DWELLINGS**

COMWRA SHIRE COUNCIL
DEVELOPMENT CONTROL PLAN 2021
PART E - URBAN VILLAGE DEVELOPMENT SECTION E.2

INDIVIDUAL DWELLINGS, A.B.E. & T. AREAS	3,313,000m ²
• SITE AREA:	111,400m ²
• GROUND FLOOR AREA:	42,600m ²
• PORCH/ALFRESCO:	19,300m ²
• GARAGE:	11,500m ²
INDIVIDUAL DWELLINGS, C.D.G. & H. AREAS	83,800m ²
• PORCH/ALFRESCO:	25,700m ²
• GARAGE:	17,500m ²
• TOTAL AREA:	122,000m ²
ALL DWELLING AREAS COMBINE	796,800m ²
• FLOOR AREA:	273,000m ²
• PORCH/ALFRESCO:	142,420m ²
• TOTAL AREA:	1301,220m ²
• DRIVEWAY AREA: (all driveways)	573,400m ²
SITE BUILDING COVERAGE	
• ACHIEVED: (GROUND FLOOR & GARAGE)	31.8% of site area = 1053,800m ²
SITE IMPERVIOUS COVERAGE	
• ACHIEVED:	53.57% of site area = 1774,020m ²
LANDSCAPE AREA	
• ACHIEVED:	46.53 of site area = 1546,900m ²

Burbank
Level 108 Pitt St, Parramatta NSW 2150
Address: 108 Pitt St, Parramatta NSW 2150
Phone: (02) 9639 3333
Fax: (02) 9639 3322
AN: 6610 52724-ACN: 611622 701 61, NO: 06 26692C
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Site Plan 1:200
HOUSE TYPE: Gable
JOB NUMBER: 270885
JOB DATE: 18/11/2025
JOB REV. NO.: J

PROJECT: Southern Rural Holdings Pty Ltd
Lot 167 #2 Hillside Terrace
Covra NSW 2794 - Dwelling H
JOB NUMBER: 270885
JOB DATE: 18/11/2025
JOB REV. NO.: J

LEGAL: This site plan information is for the purpose of and only to be used in relation to the development of the site shown in the plan. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

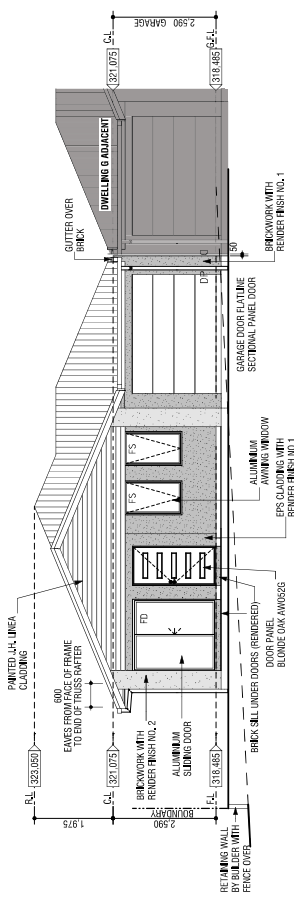
CONTRACT: I warrant that these plans are a true and accurate representation of our requirements and agree to indemnify you from and against all claims, damages, costs and expenses, including reasonable legal costs, incurred by you in connection with the use of these plans. (Signed) _____ Date: _____

LEGAL: This site plan information is for the purpose of and only to be used in relation to the development of the site shown in the plan. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

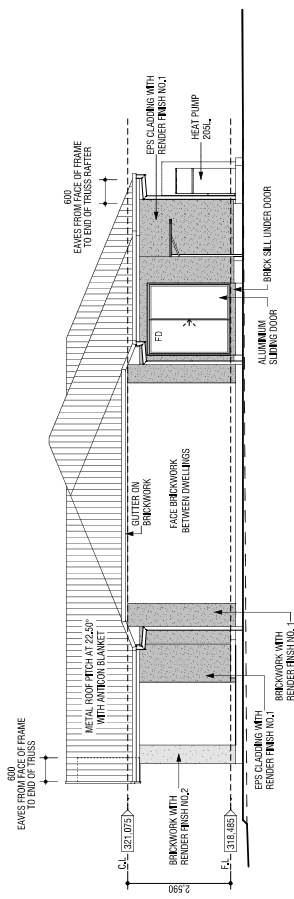
NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2025 By Daniel Bogg

Received
Date: 31/03/2026
Plan: DA-10.2026.4.1 (F)



Elevation A - EAST ELEVATION



Elevation B - NORTH ELEVATION

INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Laminated Cladding as Noted
REAR GARAGE DOOR	Brickwork
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FRONT FACED WINDOWS AND DOORS	As Shown



Burbank
Level 3/88 Philip St. Parramatta NSW 2150
Address: 141/151-153/155 Parramatta Rd. Parramatta NSW 2150
Phone: 02 9639 3333 Fax: 02 9639 3333
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CONTRACT
I (We) acknowledge that these drawings are a true and accurate reflection of our requirements and agree to be bound by the terms and conditions of the contract documents, including conditions, standard conditions and any amendments, by reference to the contract documents.

LEGAL
This drawing and information herein is the property of and will remain the property of Burbank Australia Pty Ltd. No part of this drawing or information herein may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Burbank Australia Pty Ltd.

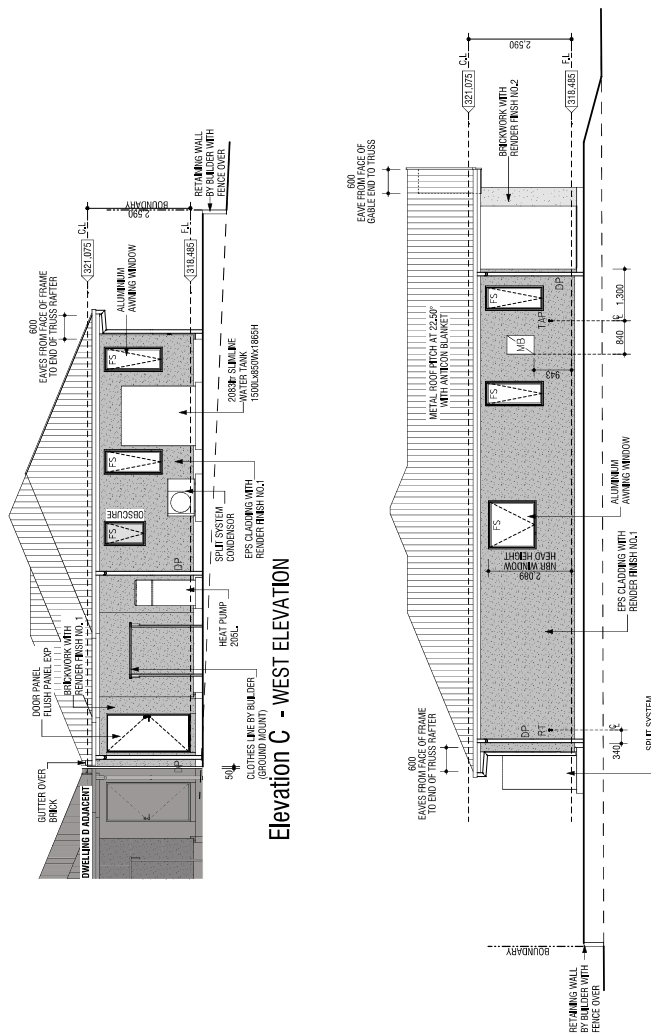
External Elevations - H	PROJECT	SHEET No
Type C	Southern Rural Holdings Pty Ltd Lot 167 42 Hillsides Terrace Cove NSW 2794 - Dwelling H	03-1
Status	Scale	of 18
NEW HOME CONTRACT	1:100	
	Job Number	Job Rev No.
	270885	J
	Job Date	Job Rev Date
	18/11/2025	26/02/2026

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NEW HOME CONTRACT SET

ARCHD 28 - Last Saved 26/03/2026 By Daniel Bagn

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Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)



Elevation C - WEST ELEVATION

Elevation D - SOUTH ELEVATION

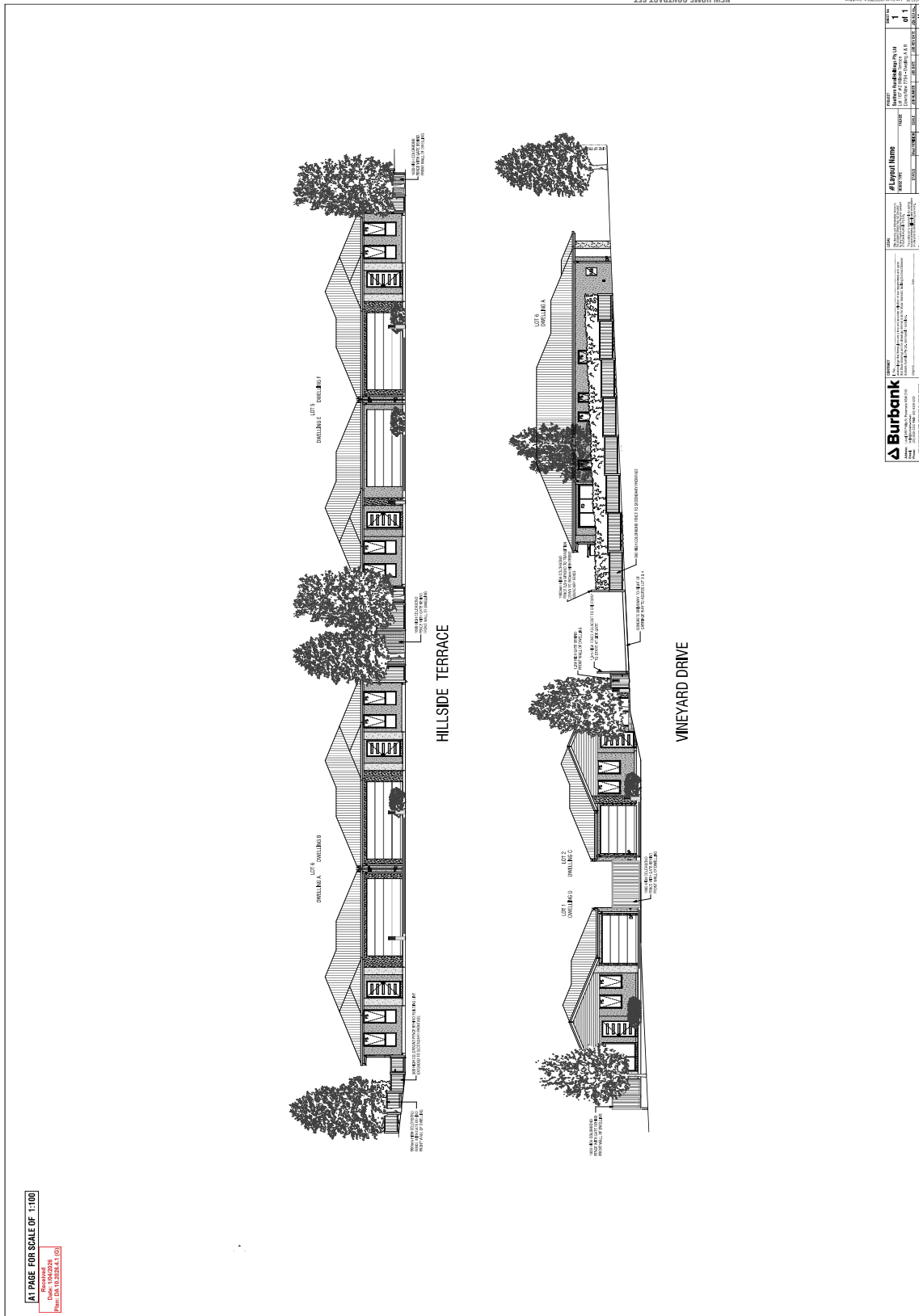
INFILL OVER OPENINGS SCHEDULE	
OPENING	INFILL
GARAGE DOOR	Brickwork
FRONT ENTRY FINISHED DOOR	Laminated Clearing as Noted
REAR GARAGE DOOR	Brickwork
ALFRESCO DOORS & WINDOWS	No Infill due to Eave Junction
FRONT FACADE WINDOWS AND DOORS	As Shown

CONTRACT
I/We, _____ acknowledge that these drawings are a true and accurate representation of our requirements and agree to be bound by the terms and conditions of the contract set out in the Schedule of Conditions attached to the Contract Agreement. The contract shall be deemed to be in force from the date of the contract agreement.
Signed: _____ Date: _____
Signed: _____ Date: _____

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External Elevations - H	
PROJECT	Southern Rural Holdings Pty Ltd Lot 167 42 Hillsides Terrace Coveva NSW 2794 - Dwelling H
HOUSE TYPE	Gable
Type C	SCALE
STATUS	Next REVISION
NEW HOME CONTRACT	1:100
JOB NUMBER	270885
JOB DATE	18/11/2025
JOB REV DATE	26/2/2026
JOB REV No.	J
SHEET No	03-2
	of 18

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**Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. EU82A6OIFJ**

Generated on 18 Mar 2026 using FirstRate5 v5.5.5a

Property

Address Lot 167_2 Hillside Terrace NSW ,
Cowra , NSW, 2794

Lot/DP

NatHERS Climate Zone Dubbo



Accredited assessor

Name Zeeshan Ali
Business name Property Raters
Email info@propertyraters.com.au
Phone 0451263786
Accreditation No. DMN/21/2016

Assessor Accrediting Organisation
Design Matters National



Received
Date: 02/04/2026
Plan: DA 10.2026.4.1 (H)

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=EU82A6OIFJ&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
YV36IUWOWE-01	Dwelling A	60.3 (N/A)	14.2 (N/A)	74.5	7.2	NA
N4ST8GHR0J-01	Dwelling B	62.1 (N/A)	14.1 (N/A)	76.2	7.1	NA

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au.

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Page 1 of 3

EU82A6OIFJ NatHERS Certificate

7.5 Star rating as of 18 Mar 2026



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
0BDSB7J1ZH-01	Dwelling C	39.3 (N/A)	11.6 (N/A)	50.9	8.2	NA
EKM2REN3YY-01	Dwelling D	59.8 (N/A)	11.3 (N/A)	71.1	7.4	NA
M9J3I43KEW-01	Dwelling E	62.8 (N/A)	13.6 (N/A)	76.4	7.1	NA
CMYUT04D1F-01	Dwelling F	61.4 (N/A)	14.2 (N/A)	75.6	7.2	NA
EQRXPKBF2N-01	Dwelling G	40.3 (N/A)	11.1 (N/A)	51.4	8.2	NA
LTD5J3KWXX-01	Dwelling H	60.9 (N/A)	9.5 (N/A)	70.4	7.4	NA

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Page 2 of 3

EU82A6OIFJ NatHERS Certificate

7.5 Star rating as of 18 Mar 2026



Explanatory notes

About this report

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor


Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au.

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Page 3 of 3

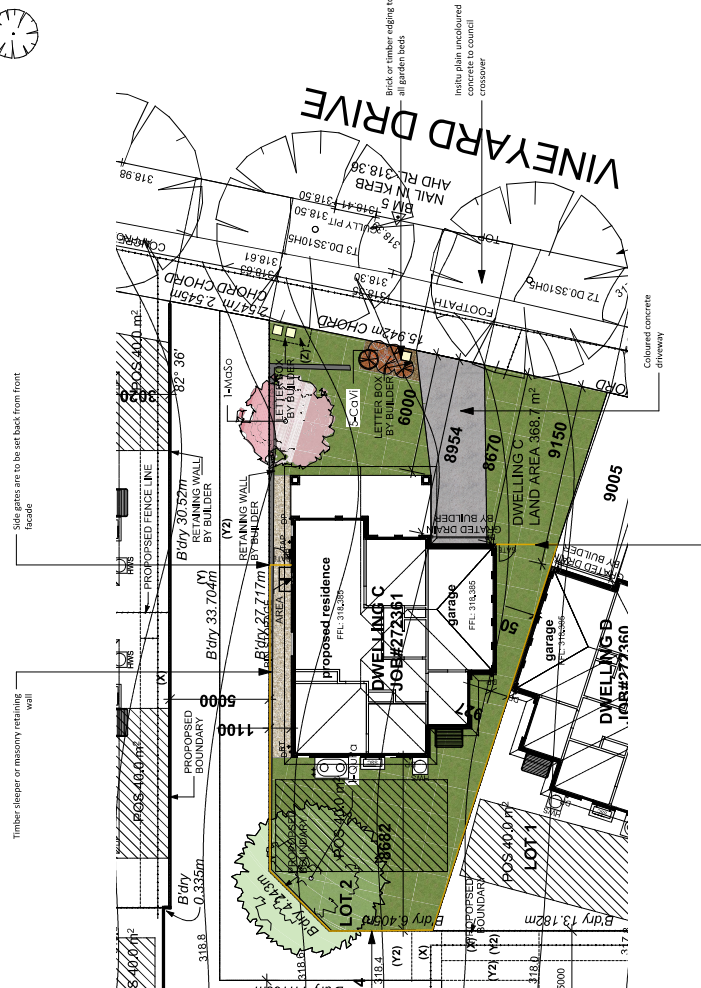


Received
Date: 25/03/2026
DA 10.2026.4.1 (E)



Legend

- Concrete
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing
- Pebbles / Decorative Gravel Areas
- Existing Trees To Be Removed
- Existing Trees To Be Retained



1800mm high timber banded and capped fences to side and rear boundaries

Timber sleeper or masonry retaining wall

Side gates are to be set back from front facade

Side gates are to be set back from front facade

Brick or timber edging to all garden beds

In situ plain uncoloured concrete to council crossover

Coloured concrete driveway

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	17/12/25
B	Bldr: Fencing	JS	13/01/26
C	Bldr: Footprint	JS	24/03/26

Drafted: JS
Scale: 1:200
Reference: LP 01
Sheet: 1 of 4

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
1. All materials to be used for this work.
2. This plan shall be read in conjunction with the Hydraulic and Irrigation Engineering Report and the Final Site Plan and all relevant Australian standards are to be adhered to.
3. All relevant Australian standards are to be adhered to.
4. Any structural trees are to be installed as per the Hydraulic and Irrigation Engineering Report.
5. This plan is indicative only and not for construction purposes.

[Click Here to View Our Plant Profiles!](#)

Client: Southern Rural Holdings Pty Ltd

Client Signatures:

- 1.
- 2.

Job No. 250390

Drawing: Landscape Plan

Address: Lot 167, No 2 Hillside Terrace
Cowra - Dwelling D
Cowra/DA

DappleDesigns
PH: 1300 DAPPLE
(1300 327753)
E: info@dappledesigns.com.au
www.dappledesigns.com.au

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Any existing trees are to be protected in accordance with councils Tree Protection Detail

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Date: 25/03/2026
DA 10.2026.4.1 (E)





Legend

- Concrete
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing
- Existing Trees To Be Retained

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	17/12/25
B	Bldr: Fencing	JS	13/01/26
C	Bldr: Footprint	JS	24/03/26

Drafted: JS
Scale: 1:200

Sheet: 1 of 4
Reference: LP 01

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
1. This plan is indicative only and for construction purposes.
2. This plan shall be read in conjunction with the Hydraulic...
3. All relevant Australian standards are to be adhered to.
4. Any structural items are to be installed as per the...
5. This plan is indicative only and for construction purposes.

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Client: Sothern Rural Holdings Pty Ltd

Client Signatures:

-
-

Job No.: 250391

Drawing: Landscape Plan

Address: Lot 167, No 2 Hillside Terrace
Cowra - Dwelling D
Council/Lodgement:
Cowra/DA

DappleDesigns
Ph: 1300 DAPPLE
(1 300 327753)
E: info@dappledesigns.com.au
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Date: 25/03/2026
DA 10.2026.4.1 (E)

Legend

- Concrete
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing
- Existing Trees To Be Retained

Revision Schedule

Issue:	Description:	By:	Date:
A	Submission Plan	JS	17/12/25
B	Bldr: Fencing	JS	13/01/26
C	Bldr: Driveway	JS	24/03/26

Drafted: JS
Scale: 1:200
Reference: LP 01
Sheet: 1 of 4

Designed by:
Julian Saw
Diploma of Horticulture
(Landscape Design)

General Notes:
1. This plan is for the site, not for the construction purposes.
2. This plan shall be read in conjunction with the Hydraulic and other relevant drawings for the site.
3. All relevant Australian standards are to be adhered to.
4. Any structural trees are to be installed as per the drawings.
5. This plan is indicative only and not for construction purposes.

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Client: Sothern Rural Holdings Pty Ltd

Client Signatures:

-
-

Job No.: 250394

Drawing: Landscape Plan

Address: Lot 167, No 2 Hillside Terrace
Cowra - Dwelling E & F

Council/Lodgement: Cowra/DA

DappleDesigns

PH: 1300 DAPPLE
(1300 327753)
E: info@dappledesigns.com.au
www.dappledesigns.com.au

Any existing trees are to be protected in accordance with councils Tree Protection Detail

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Revision Schedule	
Issue: Description:	By: Date:
A Submission Plan	JS 17/12/25
B Bldr: Fencing	JS 13/01/26
C Bldr: Driveway	JS 24/03/26

Drafted: JS	Scale: 1:200
Sheet: 1 of 4	Reference: LP 01

Designed by:
Julian Saw
 Diploma of Horticulture
 (Landscape Design)

General Notes:
 1. This plan is indicative only and not for construction purposes.
 2. This plan shall be read in conjunction with the Hydraulic and Retaining Wall Schedule for site levels.
 3. All relevant Australian standards are to be adhered to.
 4. Any structural items are to be installed as per the relevant engineering drawings.
 5. This plan is indicative only and not for construction purposes.

Legend

- Concrete
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing
- Existing Trees To Be Retained

Client: Sothern Rural Holdings Pty Ltd	Click Here to View Our Plant Profiles!
Client Signatures:	
1.	
2.	
Job No. 250393	
Drawing: Landscape Plan	
Address: Lot 167, No 2 Hillside Terrace Cowra - Dwelling G	
Council/Lodgement: Cowra/DA	

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Date: 25/03/2026
DA 10.2026.4.1 (E)

Any existing trees are to be protected in accordance with councils Tree Protection Detail

Revision Schedule	
Issue:	Description:
A	Submission Plan JS 17/12/25
B	Bldr: Fencing JS 13/01/26
C	Bldr: Driveway JS 24/03/26
Drafted: Scale: 1:200	
JS	
Reference: LP 01	
Sheet: 1 of 4	
Designed by: Julian Saw Diploma of Horticulture (Landscape Design)	
<small>General Notes:</small> 1. All dimensions are in metres, unless otherwise stated. 2. This plan shall be read in conjunction with the Hydraulic and Retention Wall Schedule of Conditions and fill. 3. All relevant Australian standards are to be adhered to. 4. Any structural items are to be installed as per the relevant engineering drawings. 5. This plan is indicative only and not for construction purposes.	
Click Here to View Our Plant Profiles! Client: Sothern Rural Holdings Pty Ltd Client Signatures: 1. 2.	
Job No. 250392	
Drawing: Landscape Plan	
Address: Lot 167, No 2 Hillside Terrace Cowra - Dwelling H	
Council/Lodgement: Cowra/DA	
 Ph: 1300 DAPPLE (1 300 327753) E: info@dapple designs.com.au www.dapple designs.com.au	

Legend

- Concrete
- Planting Areas
- Lawn Areas
- Retaining Wall
- 1800mm High Boundary Fencing
- Existing Trees To Be Retained



Received: Date: 25/03/2026
 DA 10.2026.4.1 (E)

1800mm high timber lapped and capped fences to side and rear boundaries

Coloured concrete driveway

Side gates are to be set back from front facade

Black or timber edging to all garden beds

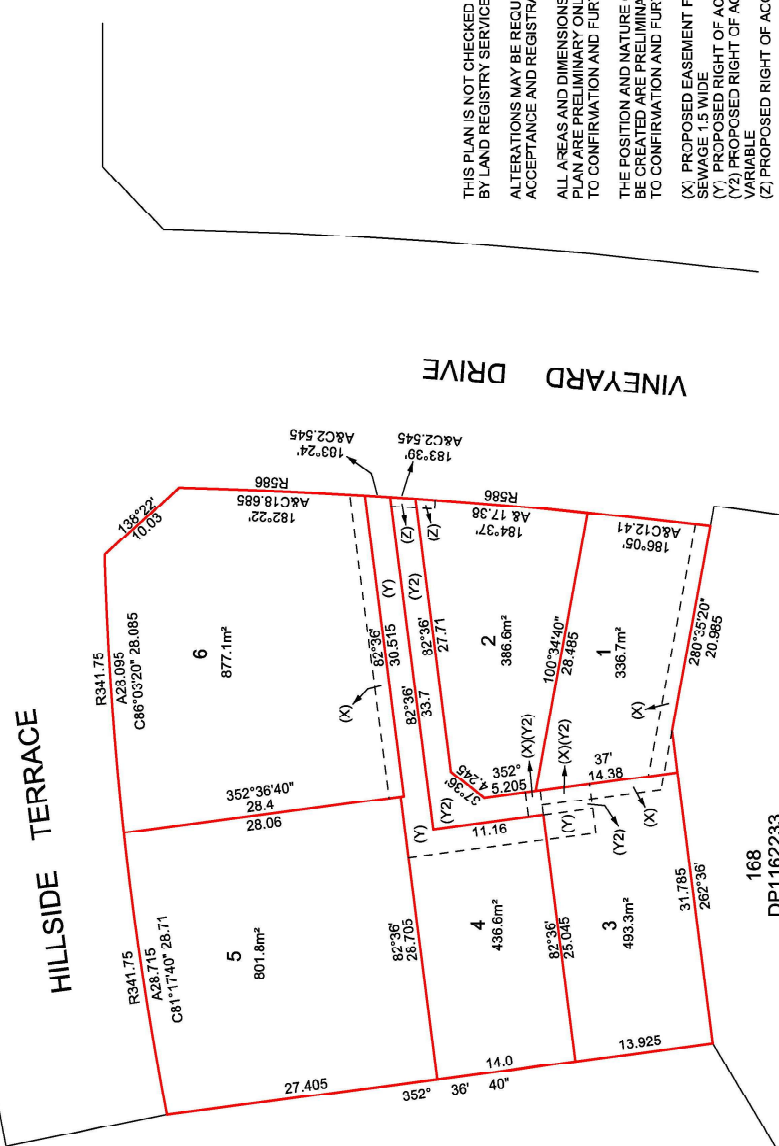
Timber sleeper or masonry retaining wall

Any existing trees are to be protected in accordance with councils Tree Protection Detail

[Click Here to View Our Plant Profiles!](#)



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Date: 31/03/2026
Plan: DA 10.2026.4.1 (F)
MGA NORTH



THIS PLAN IS NOT CHECKED OR REGISTERED BY LAND REGISTRY SERVICES NSW
ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION
ALL AREAS AND DIMENSIONS STATED ON THIS PLAN ARE PRELIMINARY ONLY AND ARE SUBJECT TO CONFIRMATION AND FURTHER SURVEY
THE POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE PRELIMINARY ONLY AND ARE SUBJECT TO CONFIRMATION AND FURTHER SURVEY
(X) PROPOSED EASEMENT FOR DRAINAGE OF WATER & SEWAGE 1.5 WIDE
(Y) PROPOSED RIGHT OF ACCESS 2.5 & 2.84 WIDE
(Y2) PROPOSED RIGHT OF ACCESS 2.5 WIDE AND VARIABLE
(Z) PROPOSED RIGHT OF ACCESS 0.5 WIDE

PROJECT PLAN OF PROPOSED SUBDIVISION OF LOT 167 DP1162233 2 HILLSIDE TERRACE, COWRA	
CLIENT	BURBANK
DATUM: AHD	SCALE: 1:400 (A3)
CONTOUR INTERVAL: N/A	PLAN REF: 4757-PPS
GUR REF: 4757	DATE: 25 MARCH 2026

Thomas Dermody of TSD Surveying, a surveyor registered under the Surveying and Spatial Information Act 2002.
Ph: 32 6107 7950
tom@tsdsurveying.com.au

Received
Date: 02/04/2026
Plan: 10.2026.4.1 (I)



Statement of Environmental Effects

Torrens title subdivision, and the erection of eight dwellings

2 Hillside Terrace, Cowra NSW

Prepared for	Date
Burbank Australia Pty Ltd	2 April 2026
	V1.3
Prepared by	
Cameron Judson	

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Appendix 1: 88b Instrument

Document Control		
Revision	Revision Date	Report Details
V1.0	10 January 2026	Draft supplied to the client
V1.1	12 January 2026	Supplied to the client for DA
V1.2	23 February 2026	Updated to respond to RFI
V1.3	02 April 2026	Updated to plan revision

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The information provided in this report is only valid at the time of the final issue of the report, given that circumstances, legislation and/or mapping can change at any time.



1. Introduction

This Statement of Environmental Effects (SEE) has been prepared by Upside Planning Pty Ltd on behalf of Burbank Australia Pty Ltd to accompany a development application to Cowra Council.

The SEE has been prepared to support the assessment of the application and addresses the matters for consideration under section 4.15 of the *Environmental Planning and Assessment Act 1979*.

The report describes the site and the proposed housing development as shown on the submitted plans and assesses the proposal against the relevant provisions of the Cowra Local Environmental Plan 2012 and the Cowra Development Control Plan 2021, where applicable.

The assessment has been prepared having regard to the scale and nature of the proposal and the level of detail available at the development application stage.

2. The Site

The application site is legally described as Lot 167 in Deposited Plan 1162233 and is located at the corner of Hillside Terrace and Vineyard Drive, Cowra.

The site is rectangular in form and comprises a single allotment with frontage to both Hillside Terrace and Vineyard Drive. It is currently vacant, with grass as ground cover.

The site slopes north-south with a fall of approximately 2.6 metres. It is 3313 m² in area.

Existing servicing infrastructure is available within the adjoining road network, including water, sewer and electricity, as shown on the submitted survey and plans.

Figure 1 below shows the site's location and local context.



Figure 1: Site Location Plan

3. Planning History

The 2011 subdivision included a Section 88B instrument imposing restrictions on land use. The prescribed authority is Cowra Shire Council. A copy of the Section 88B instrument is provided in Appendix 1.

The subject site, Lot 167 in DP 1162233, is affected by specific Section 88B restrictions relevant to the proposal, including:

- Vehicular access restrictions, prohibiting vehicular access to Lot 167 Vineyard Drive Terrace (Item 8); and
- General land use restrictions, relating to open storage, incinerators, and the parking of commercial vehicles (Item 6).
- Restrictions about fencing:
 - "No fence may be erected to divide Lot 167 from adjoining land owned by Southern Rural Holdings Pty Ltd without its consent, while it remains the registered proprietor of adjoining land."

- "No fence (excluding a front fence) may be constructed on boundaries between the lot and a road, path, reserve or other lot unless: it is no higher than 1.8 m, and it is constructed of lapped and capped timber palings.



Also, where the lot faces a road, path, reserve or adjoining land, the posts and rails must face inward, toward the lot.

The Section 88B instrument permits residential development consistent with the proposed subdivision and dwelling configuration, subject to compliance with the applicable restrictions.

Compliance with the applicable Section 88B provisions is addressed in Section 7 of this Statement.

4. The Proposal

The development application seeks consent for a residential development comprising a Torrens title subdivision and the construction of eight dwellings, as shown on the submitted plans.

Subdivision

The proposed subdivision creates six lots with frontage to Hillside Terrace and Vineyard Drive.

Lots 1 and 2

Lots 1 and 2, which address Vineyard Drive, have areas of 3 m² and 3 m² respectively.

They have been sized to accommodate a dwelling each.

Access is proposed from Vineyard Drive.

Lots 3 and 4

Lots 3 and 4 would also gain access from Vineyard Drive, but via a battleaxe handle which runs along the southern boundary.

Lot 3 is m², including the access handle. Lot 4 is

PLQFOXGLQJWKHDFHVVKDQGOH

Each lot is sized to accommodate a dwelling and provide access.

Lots 5 and 6

Lots 5 and 6 would address and gain access from Hillside Terrace. Each would accommodate a dual occupancy.

Lots 5 is 801.8 m².

Lot 6 is 877.3 m².

Summary

Overall, the subdivision layout provides a combination of direct street frontage and lawful internal access to each lot, and accommodates the access and servicing arrangements shown in the submitted plans.



Housing

Residential development is proposed on each proposed lot in the form of single-storey dual occupancy dwellings. The dwellings are arranged across the site, as shown on the plans, with shared access arrangements indicated where applicable.

Eight two-bedroom dwellings are proposed in the form of four detached dual occupancies.

Each dwelling has its own external walls, roof form and structure. There is no shared wall or common internal connection between each dual-occupancy dwelling.

Vehicular access is provided from Vineyard Drive and Hillside Terrace.

5. Implementation and Approvals Pathway

The development is proposed to be delivered through a coordinated approvals and construction process that allows for the concurrent progression of subdivision works and building construction, where permissible.

Following the grant of development consent, the applicant intends to seek the issue of a Subdivision Works Certificate (SWC) and a Construction Certificate (CC), which may be lodged and assessed concurrently, subject to the satisfaction of the relevant conditions of consent. Subdivision works and building construction may only commence after the relevant certificates have been issued and all applicable pre-construction conditions have been met.

As required, all conditions of consent will be addressed prior to the commencement of the relevant works, with subdivision-related conditions satisfied prior to the issue of the SWC and building-related conditions satisfied prior to the issue of the CC.

Conditions requiring compliance during construction will be addressed at the appropriate stage under the supervision of the appointed certifier.

The development will also require the obtaining of any necessary approvals under the Roads Act 1993 for works within the public road reserve, which will be secured prior to the commencement of those works.

The applicant respectfully requests that the conditions of development consent be structured to facilitate this coordinated, concurrent delivery approach while maintaining full compliance with statutory and engineering requirements.

6. Statutory Context

Environmental Planning & Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act), together with its associated regulations and environmental planning instruments, provides the statutory framework for the assessment of development in New South Wales. The development application has been made pursuant to Part 4 of the EP&A Act.

Integrated Development

The proposed development does not constitute integrated development for the purposes of Section 4.46 of the EP&A Act, as no approvals under that section are required.

Statement of Environmental Effects – 2 Hillside Terrace | 23 February 2026 | 6

Other Statutory Requirements



In addition to the EP&A Act, a number of other statutory requirements are relevant to the proposal. These are outlined in Table 1 below.

Table 1: Other Statutory Requirements

Act	Requirements
Biodiversity Conservation Act 2016	Development requiring consent under Part 4 of the EP&A Act must be considered against the Biodiversity Offsets Scheme thresholds, as set out in the Biodiversity Conservation Regulation 2017. The site is not identified on the Biodiversity Values Map. No Biodiversity Values Map land is affected. Any works within the Vineyard Drive Road reserve, including potential vegetation removal, would be subject to separate Council approval.
Roads Act 1993	The Roads Act 1993 regulates works and activities within public road reserves. Consent under Section 138 of the Act is required for the construction of new driveway crossovers and associated works within the Hillside Terrace and Vineyard Drive road reserves.
Water Management Act 2000	The Water Management Act 2000 regulates certain works in proximity to watercourses. The site is not located within 40 metres of a mapped watercourse and a controlled activity approval is not required.
Rural Fires Act 1997 NSW (Rural Fires Act)	The land is not identified as bushfire-prone land on Council's mapping.
Conveyancing Act 1919	Under Section 88b, as stated in the instrument: <ul style="list-style-type: none"> • Cowra Shire Council may approve variations or releases of: <ul style="list-style-type: none"> ○ access restrictions, and ○ Council-controlled use restrictions. • Southern Rural Holdings Pty Ltd (or its assigns) controls release/variation of: <ul style="list-style-type: none"> ○ certain use and fencing restrictions (while it retains an interest).

7. Planning Assessment

7.1 Matters for Consideration

Section 4.15 of the *Environmental Planning and Assessment Act 1979* requires a consent authority to consider the relevant statutory planning controls, the likely impacts of the development, the suitability of the site, any submissions received, and the public interest.

The proposal has been assessed having regard to these matters, as outlined in the sections below.

“(a) the provisions of:

- (i) any environmental planning instrument, and*
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
- (iii) any development control plan, and*
- (iiia) any planning agreement*
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*



- (b) *The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts on the locality,*
- (c) *The suitability of the site for development,*
- (d) *any submissions made in accordance with this Act or the regulations,*
- (e) *the public interest.”*

These matters for consideration are addressed below.

7.2 Environmental Planning Instruments

The applicable instruments are set out below.

State Environmental Planning Policy

Table 2 below addresses the applicable policy and responds with regard to the proposal's performance.

Table 2: State Environmental Planning Policy

Instrument	Consideration
State Environmental Planning Policy (Sustainable Buildings) 2022	The proposed housing is subject to a BASIX Certificate, which has been prepared and lodged with the development application. It achieves compliance.
State Environmental Planning Policy (Resilience and Hazards) 2021	The State Environmental Planning Policy (Resilience and Hazards) 2021 has been considered. The proposal does not trigger any additional assessment requirements under the Policy.

Cowra Local Environmental Plan 2012

The application site is located on land zoned R1 'General Residential' under the Cowra Local Environmental Plan 2012 (CLEP 2012).

The proposed development is for a Torrens title subdivision and includes the erection of dwelling houses and dual occupancies, which are permitted with consent.

Aims of the Plan

The stated aims of the CLEP 2012 are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cowra in a manner that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,*
- (b) to facilitate and encourage sustainable growth and development that—*
 - (i) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy, and*
 - (ii) provides a mix of residential housing opportunities to meet the needs of the wider community, and*
 - (iii) contributes to industrial employment opportunities in Cowra, and*
 - (iv) ensures that Cowra central business district remains the primary commercial centre for the wider region, and*
 - (v) provides high quality open space to meet a wide range of active and passive recreational needs, and*



- (vi) provides for rural residential living opportunities in appropriately serviced locations close to the Cowra township, and*
- (vii) allows for the orderly growth of land uses, while minimising conflict between land uses within the zone and land uses within adjoining zones, in a manner that minimises adverse environmental impacts, and*
- (viii) allows for the protection and enhancement of places and buildings of environmental, archaeological, cultural or heritage significance, including relics and Aboriginal places of heritage significance, and*
- (ix) protects and enhances environmentally sensitive natural resources.*

The proposal provides additional residential development within an established residential area, consistent with the intended function of land zoned R1 General Residential.

The proposed investment would deliver a mix of housing to help address unmet demand. Providing smaller, bedroom dwellings would improve housing options for smaller households and align with the Cowra Housing Strategy 2025.

Objectives of the zone

The objectives of the R1 'General Residential' zone are:

- 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 and cycling.*

The proposal is consistent with the objectives of the R1 'General Residential' zone, as demonstrated by the assessment contained in this Statement of Environmental Effects.

Clause 4.1 Minimum subdivision lot size

The minimum lot size in CLEP 2012 for R1 Residential zoned land is 700m².



However, 4.1C of the CLEP 2012 provides flexibility to minimum subdivision lot sizes for certain residential development, including land zoned R1 'General Residential'. Its objective is to encourage housing diversity without adversely impacting residential amenity.

It states that:

“Development consent may be granted to a single development application for development to which this clause applies that is both of the following— (a) the subdivision of land into 2 or more lots, (b) the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 300 square metres.”

The proposed development comprises a Torrens Title subdivision creating six lots and the erection of eight dwellings on each resulting lot. The proposal satisfies the requirements of Clause 4.1C of the Cowra Local Environmental Plan 2012 and may be assessed as a single development application, as demonstrated on the submitted plans.

Clause 5.10 Heritage Conservation

The stated objectives of this clause are:

- “(a) to conserve the environmental heritage of Cowra,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.”*

The application site does not contain a listed building, nor is it adjacent to a heritage item or within a conservation area.

Figure 2 below shows the site’s relationship to the listed items.

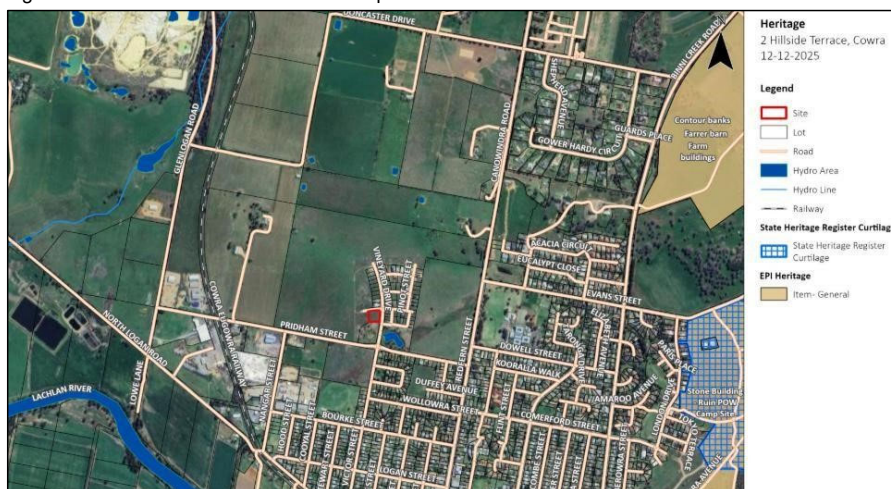


Figure 2: Heritage items
 Clause 5.21 Flood planning



The application site is not mapped as being within the flood planning area.

Clause 7.1 Earthworks

No earthworks are proposed aside from those associated with achieving a suitable finished floor level (FFL).

Clause 7.3 Terrestrial biodiversity

Neither the site nor the adjacent land is mapped as containing Terrestrial Biodiversity. This is shown in Figure 3 below.

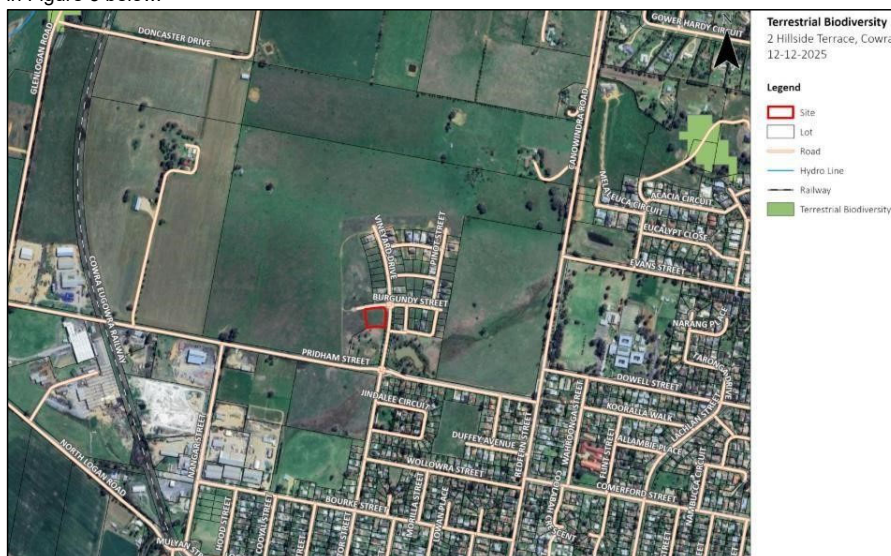


Figure 3: Terrestrial Biodiversity

Clause 7.4 Riparian lands and watercourses

Clause 7.4 of the CLEP 2012 deals with riparian lands and watercourses. Its objectives relate to:

- (a) water quality within watercourses,
- (b) the stability of the bed and banks of watercourses,
- (c) aquatic and riparian habitats,
- (d) ecological processes within watercourses and riparian areas.

The site and adjacent land are not mapped as containing a watercourse.

Clause 7.6 Groundwater vulnerability

The objectives of this clause are:

- “(a) to maintain the hydrological functions of key groundwater systems,



(b) to protect vulnerable groundwater resources from depletion and contamination as a result of development.”

Figure 4 below maps the site's relationship to land affected by groundwater vulnerability.

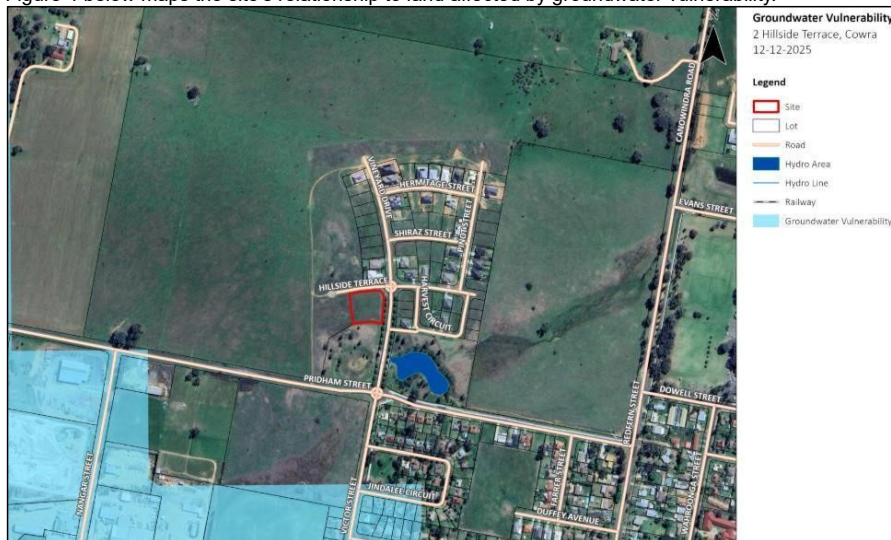


Figure 4: Groundwater vulnerability

This clause does not apply to the application site.

Clause 7.8 Essential services

The clause requires that adequate arrangements be made with regard to:

- (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.”*

The site, and wider subdivision, is serviced with water, sewer, underground electricity and stormwater, including detention.

As detailed in the survey, an electrical substation is located within the Vineyard Drive road reserve along the eastern boundary of the site.

7.3 Draft Environmental Planning Instruments

There are no draft planning instruments in place that relate to the proposal.

7.4 Cowra Development Control Plan 2021

The Cowra Development Control Plan 2021 (Cowra Development Control Plan 2021) prescribes a range of controls that apply to residential zones and the proposal, including:



- Part D - Subdivision Development
- Part E - Urban and Village Development
- Part M - Parking

Part D – Subdivision Development

Part D.3 'Infill Residential Subdivision' applies to Development Applications for infill subdivision development on land that is located within the General Residential zone under CLEP 2012.

The stated objectives of Part D.3 'Infill Residential Subdivision' are:

- a. To facilitate greater diversity in housing choice.*
- b. To provide for a range of different housing opportunities that meet community and economic needs, while ensuring that environmental and social values are safeguarded.*
- c. To ensure all essential services are provided to new subdivision allotments.*
- d. To encourage residential subdivision in areas that are accessible to and can be easily integrated with road and transport networks, community facilities, open space networks and pedestrian and cycle networks.*
- e. To minimise disturbance to the natural environment and to minimise damage from natural hazards.*
- f. To maintain or improve the amenity of adjoining properties.*
- g. To maximise opportunities for energy efficiency and solar access through subdivision design."*

Table 3 below identifies the relevant controls and details the proposal's compliance.



Table 3: Compliance with Part D – Subdivision Development of the Cowra DCP 2021

Control	Response
<p><u>D.3.3. Lot size, layout and dimensions</u></p> <p>a. Allotments should have a minimum frontage and square width that is consistent with the dominant lot size and configuration along the street, or within the immediate vicinity of the development site.</p>	<p>The proposed subdivision creates six (6) Torrens title allotments, as shown on the submitted Subdivision Plan.</p> <p><u>Street-facing allotments:</u> Lots 1 and 2 present direct frontage to Vineyard Drive, with frontage widths of approximately 12.41 metres and 17.38 metres, consistent with the built form expected along Vineyard Drive, which is characterised by relatively narrower residential frontages.</p> <p>While Lots 5 and 6 have physical frontage to Hillside Terrace. The configuration of these allotments enables compliant dwelling siting and setback outcomes in accordance with the applicable controls.</p> <p><u>Internal allotments:</u> Lots 3 and 4 are internal allotments accessed via a shared internal right-of-way from Vineyard Drive. Their size, configuration and relationship to the street-facing lots maintain a coherent and orderly subdivision pattern across the site.</p> <p>The subdivision does not result in narrow access drives or irregular lot configurations that would be inconsistent with the locality's dominant subdivision character.</p> <p>Complies.</p>
<p>b. Allotments should be of sufficient size and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking.</p>	<p>The submitted subdivision and architectural plans demonstrate that each lot is of sufficient size and shape to accommodate its intended residential development. Building footprints and setbacks shown on the plans achieve compliant siting outcomes and provide functional private open space areas directly connected to living zones. Vehicle access and parking are wholly contained within each allotment, with a shared internal accessway serving Lots 3 and 4, as illustrated on the submitted site plan.</p> <p>Complies.</p>
<p>c. Higher densities, where provided, should be located in areas closer to shops, parks, community facilities and public transport routes.</p>	<p>The Vineyard Drive urban extension, and in particular Lot 167 was created to enable higher densities in accordance with the Council's housing objectives.</p> <p>Complies.</p>
<p>d. Allotments should be orientated and configured, where possible, to maximise opportunities for solar access.</p>	<p>The submitted subdivision and architectural plans demonstrate that each allotment is of sufficient size and appropriate shape to accommodate its intended residential development.</p> <p>The subdivision layout allows dwellings to be orientated to maximise northern and eastern solar exposure where possible, taking into account street alignment and lot geometry. The resulting configuration supports compliant solar access outcomes consistent with the</p>



	<p>proposed dwelling layouts. Complies.</p>
<p>e. Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages.</p>	<p>Lot 6 is a corner allotment located at the intersection of Hillside Terrace and Vineyard Drive.</p> <p>The submitted architectural and site plans demonstrate that the lot is of sufficient size and configuration to accommodate residential development that addresses both street frontages and achieves compliant setback outcomes consistent with (on average) the likely building lines along each street.</p> <p>As shown on the submitted plans, the proposed dwelling on Lot 6 achieves a minimum 4.5-metre setback to the secondary street frontage, consistent with the applicable corner lot setback control.</p> <p>Complies.</p>
<p>f. Battle-axe shaped allotments should be avoided in the subdivision where possible, but where these are proposed, and Council is satisfied that there is no other means of gaining access to the public road system, they should meet the following requirements:</p> <p>The total area of the allotment should not be less than 900sqm, exclusive of the access handle. Single access handles should have a minimum width of 4 metres and a maximum length of 30 metres. Dual access handles should have a minimum combined width of 5 metres (with reciprocal right of carriageway) and a maximum length of 30 metres. Adequate provision should be made for the collection of garbage. Adequate provision should be made for the manoeuvring of vehicles. The access handle should be sealed, paved or concreted for its entire length</p>	<p>Lots 3 and 4 are internal lots accessed via a shared internal right-of-way, where alternative direct street access is not feasible.</p> <p>Shared internal access is provided under a reciprocal Right of Carriageway.</p> <p><u>Allotment configuration:</u> Lots 3 and 4 are internal lots accessed via a shared internal right-of-way and are not configured as battle-axe allotments with individual access handles as contemplated by the relevant DCP control. Accordingly, the minimum allotment area requirement of 900 m², excluding an access handle, does not apply to these lots. The proposed lot areas and access arrangement are demonstrated on the Subdivision Plan.</p> <p><u>Access width:</u> The reciprocal right-of-way has a minimum width of 5 metres at the Vineyard Drive entry, with localised widening along its length, exceeding (in part) the minimum combined width required for a shared internal access arrangement.</p> <p><u>Access length:</u> The length of the shared internal access arrangement is less than 30 metres, consistent with the maximum length permitted under the applicable control.</p> <p><u>Garbage collection:</u> The width and configuration of the shared internal right-of-way provide adequate provision for waste collection to be taken from the street, consistent with Council requirements.</p> <p><u>Vehicle manoeuvring:</u> Adequate vehicle manoeuvring areas are provided within the internal access arrangement in accordance with Council engineering requirements with sufficient vehicle turning area provided and demonstrated on architectural plans.</p> <p><u>Surface treatment:</u> The shared internal right-of-way will be sealed, paved, or concreted for its full length in accordance with Council's Engineering Standards.</p> <p>Complies.</p>



<p><u>D.3.5. Access provision</u></p> <p>a. Site frontages of new allotments should be sufficient to permit practical and legal access to the site.</p> <p>b. The subdivision design should provide a safe and convenient access to each proposed allotment in accordance with Cowra Shire Council Engineering Standards. Access locations must have adequate sight distance in both directions.</p> <p>c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.</p> <p>d. Where vehicle access is proposed onto a classified road or highway, and Council is satisfied that there are no other practical means of access available to the allotment(s), suitable arrangements should be made for the access to be constructed / upgraded in accordance with the requirements of relevant roads authority.</p>	<p>The proposed subdivision provides sufficient site frontage and lawful access arrangements to enable practical and legal access to all allotments.</p> <p>Vehicular access to the subdivision is proposed via two points from Vineyard Drive only. Lots 1 and 2 have direct frontage to Vineyard Drive, while Lots 5 and 6 have physical frontage to Hillside Terrace and related access.</p> <p>Complies.</p> <p>Safe and convenient access is demonstrated by the site conditions and proposed subdivision layout.</p> <p><u>Sight Distance:</u> The Detailed Survey indicates that the subject site is located on straight road alignments along both Hillside Terrace and Vineyard Drive, providing clear and unobstructed sight lines in both directions at the proposed access locations.</p> <p>Access points are clearly identified on the submitted subdivision plan and are positioned to facilitate safe vehicle entry and exit in accordance with Council's engineering standards.</p> <p>Complies.</p> <p>Stormwater will be connected to the Vineyard Street system which via inter-allotment easements as demonstrated on architectural plans.</p> <p>Complies.</p> <p>The proposal does not involve access to a classified road or highway. As detailed in the response to D.3.5(c), all new allotments obtain vehicle access via the local road network (Vineyard Drive).</p> <p>Not Applicable.</p>
<p>e. The subdivision design should limit the number of vehicle accesses provided to the proposed allotments.</p>	<p>The proposal limits the number of vehicle accesses by consolidating access for the internal allotments.</p> <p>Consolidated Access: A shared access driveway (Right of Carriageway) is utilised to serve Lots 3 and 4. This arrangement reduces the number of individual driveway crossings along the Vineyard Drive frontage, as demonstrated on the submitted subdivision plan.</p> <p>Street-Facing Lots: The remaining allotments utilise shared single crossovers arranged to maintain streetscape continuity and minimise impacts on the public domain.</p> <p>Complies.</p>



<p>f. Vehicle access points should be grouped at existing or limited access points whenever feasible to minimise the traffic impact and risk on additional access points to the public road system.</p>	<p>The subdivision design groups vehicle access points to minimise traffic impact and risk on the public road network.</p> <p><u>Grouped Access:</u> Access for the internal allotments (Lots 3 and 4) is consolidated into a single shared location via a Right of Carriageway on Vineyard Drive.</p> <p><u>Risk Reduction:</u> This arrangement avoids multiple adjacent driveways, reducing potential traffic conflict points along the street frontage and maintaining an orderly access pattern.</p> <p>Complies</p>
<p>g. Existing access abutting the subdivision, including roads, driveways and concrete footpaths, should be upgraded/replaced where they are assessed to be in poor condition.</p> <p>h. Access required to be constructed and/or upgraded to service the subdivision must be in accordance with Cowra Shire Council Engineering Standards, with all costs associated with the work borne by the developer.</p>	<p>The existing access infrastructure adjacent to the site has been reviewed based on the submitted Detailed Survey and site inspection.</p> <p>Roads and Footpaths: The adjoining public roads (Vineyard Drive and Hillside Terrace) and existing concrete footpath is in an acceptable condition and are capable of supporting the proposed development.</p> <p>There is no footpath on Hillside Terrace.</p> <p>Accordingly, upgrading may be required as part of this application.</p> <p>Can Comply.</p> <p>Any access works required to service the subdivision will be designed and constructed in accordance with Cowra Shire Council Engineering Standards, with all associated costs borne by the developer.</p> <p>Based on the submitted subdivision plans, no upgrading of existing access infrastructure is required beyond standard driveway and crossover works.</p> <p>Complies.</p>
<p><u>D.3.6. Utility provision</u></p> <p>a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards.</p> <p>b. The design and installation of electricity, street lighting, telephone and gas services should be in accordance with the requirements of the relevant servicing authorities.</p>	<p>The site is located within an established urban area serviced by the Council's reticulated water, sewer and stormwater networks. Detailed servicing design will be finalised at the engineering approval stage in accordance with Council requirements.</p> <p>Complies.</p> <p>The design and installation of electricity, street lighting, telecommunications and gas services will be undertaken in accordance with the requirements of the relevant servicing authorities.</p> <p>Detailed service coordination and approvals will be addressed at the appropriate servicing and engineering stage of the development.</p> <p>Complies.</p>



<p>c. Electricity and telecommunications infrastructure should be provided as underground services.</p>	<p>New electricity and telecommunications connections to the proposed allotments will be installed as underground services.</p> <p>The arrangement of underground cabling will be coordinated with the relevant servicing authorities at the detailed servicing and construction stage, in accordance with applicable requirements.</p> <p>Complies.</p>
<p>d. Compatible public utility services should be coordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.</p>	<p>Where feasible, compatible new underground utility services will be coordinated within shared trenching arrangements to minimise construction impacts and reduce unnecessary disturbance within road reservations.</p> <p>The final trenching configuration will be determined in consultation with the relevant servicing authorities at the detailed servicing and construction stage.</p> <p>Complies</p>
<p>e. All new residential allotments (including Torrens Title, Strata Title and Community Title) should be provided with a separate and distinct connection to the Council's reticulated water and sewerage supply system.</p>	<p>All proposed residential allotments will be provided with a separate and distinct connection to Council's reticulated water and sewerage supply system.</p> <p>Detailed design for these individual connections will be submitted to Council for approval (pursuant to Section 68 of the Local Government Act 1993) prior to the issue of the Subdivision Works Certificate.</p> <p>Complies</p>
<p>f. Where the connection of reticulated water and sewer infrastructure is not immediately available to the subdivision, or requires upgrading, the developer should make all necessary arrangements for the extension of these services to service each allotment in the subdivision, with all costs associated with the extension of services borne by the developer.</p>	<p>The subject site is located within an established urban area serviced by the Council's existing reticulated water and sewerage network.</p> <p>Where any extension or upgrading of existing reticulated infrastructure is identified as necessary to service the proposed allotments, the developer will make all required arrangements, with all associated costs borne by the developer.</p> <p>The need for any such works will be confirmed through detailed servicing design and Council approvals at the appropriate servicing stage.</p> <p>Complies.</p>
<p><u>D.3.7. Stormwater, Drainage and Waterways</u></p>	
<p>a. Post-development runoff rates should be equal to or less than pre-development runoff rates for the full range of design storm events. Drainage from the proposed lots should not significantly alter predevelopment stormwater patterns and flow regime.</p>	<p>Stormwater from the proposed subdivision will be managed to ensure that post-development runoff rates do not exceed pre-development conditions.</p> <p>The Vinyard Street urban extension benefits from a detention system located to the south of the application site.</p>



	Complies.
<p>b. Stormwater drainage systems should be designed using the major and minor event philosophy, where the major event is the 100 year Average Recurrence Interval (ARI) design storm and the minor event is the 5 year ARI design storm.</p>	<p>The stormwater drainage system for the subdivision will be designed in accordance with the major and minor event design philosophy in accordance with the Council's engineering requirements.</p> <p>Complies.</p>
<p>c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.</p> <p>d. Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allo Easements to drain stormwater should provided over tment drainage system.</p> <p>e. Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and flow paths (except natural water courses).</p>	<p>Stormwater will be connected to the Vineyard Street system which includes onsite detention.</p> <p>Complies.</p> <p>All proposed allotments will discharge stormwater via gravity to a lawful point of discharge.</p> <p>Street Drainage: Lots with natural fall towards the public road reserve will discharge directly to the existing street gutter system within the adjoining public road reserve.</p> <p>Inter-allotment Drainage: Where direct street discharge is not feasible due to topography, inter-allotment drainage lines will be constructed within registered easements to convey stormwater to the reticulated network.</p> <p>Design Certification: The final stormwater design, confirming the method of discharge for each lot, will be submitted for Council approval prior to the issue of the Subdivision Works Certificate.</p> <p>Complies</p> <p>Drainage easements will be provided where required to accommodate stormwater infrastructure and overland flow paths associated with the subdivision. Any inter-allotment drainage lines, stormwater pipelines or constructed overland flow paths that traverse private land will be located within registered drainage easements to ensure lawful discharge and ongoing access for maintenance.</p> <p>The final location and extent of any required stormwater drainage easements will be confirmed through detailed stormwater design and subdivision engineering plans submitted to Council prior to the issue of the Subdivision Works Certificate.</p> <p>Complies</p>



<p>f. Easements for drainage over downstream properties should be secured for any proposed allotment that does not discharge stormwater flows directly to the street or inter-allotment drainage system.</p>	<p>The proposed subdivision is designed to discharge stormwater to lawful points of discharge via the street system and/or inter-allotment drainage within the site.</p> <p>Where detailed stormwater design identifies the need for stormwater discharge over downstream properties beyond the site boundary, appropriate drainage easements will be secured to facilitate lawful discharge and ongoing maintenance.</p> <p>The requirement for any such downstream drainage easements will be confirmed through detailed engineering design and Council approvals prior to the issue of the Subdivision Works Certificate.</p> <p>Complies.</p>
<p>g. Water Sensitive Urban Design principles should be designed and implemented where applicable throughout the development to promote sustainable and integrated land and water resource management. Best practice stormwater, water conservation and environmental protection measures should be incorporated into the subdivision design.</p>	<p>The subdivision is located within an established urban area serviced by the Council's existing drainage infrastructure.</p> <p>Complies.</p>
<p>h. Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed to ensure:</p> <ul style="list-style-type: none"> i. The preservation of fish and aquatic habitat. ii. Barriers to fish passage are not created. iii. The development does not pollute or adversely effect quality or quantity of flows of water. <p>A riparian buffer of 40 metres should be provided between any waterways, water bodies of riparian vegetation and locations of proposed development</p>	<p>Not applicable</p>
<p>i. Where the stormwater drainage system requires upgrading, the developer should make all necessary arrangements for the extension of these services to service each allotment in the subdivision, with all costs associated with the extension of services borne by the developer.</p>	<p>The site is located within a serviced modern urban catchment with access to existing Council stormwater infrastructure.</p> <p>Complies.</p>



Part E Urban and Village Development

Part E.2 'Medium Density Housing' applies to the proposal.

The objectives are:

- a. To provide opportunities for a mix of dwelling types and increase housing choice within Cowra.
- b. To provide housing opportunities for the range of population groups in the Cowra Shire, including aged population and those requiring accessible housing forms.
- c. To provide functional yet well designed medium density housing that responds to the constraints and conditions of the site and surrounding environment.
- d. To ensure that medium density housing is designed to be compatible with the positive characteristics of the existing streetscape and enhances the surrounding environment.
- e. To ensure that medium density housing is provided with landscaping that complements the design of the development, defines private open space areas and improves liveability and general amenity.
- f. To ensure that bulk and scale of new development does not have an unacceptable impact on the streetscape and character of the locality.
- g. To ensure that all medium density housing is provided with appropriate low maintenance areas for private outdoor recreation and relaxation.
- h. To ensure that medium density housing is designed to maximise visual and acoustic privacy and general amenity both within and external to the development site.
- i. To ensure that medium density housing is provided with adequate and safe vehicle access, internal manoeuvring areas, and on-site car parking for occupants and visitors.
- j. To ensure that ancillary structures (i.e. carports etc) are integrated into the overall site and building design and do not result in unacceptable impacts on the streetscape and the character of the locality.
- k. To encourage passive solar design and maximise sunlight and daylight access, both within and external to the development site.
- l. To encourage medium density housing in areas that are central to essential community facilities, civic areas and public transport routes.

To ensure that all essential services and facilities are provided to new medium density housing developments.”

Table 4 below identifies the relevant controls and details the proposal's compliance.

Table 4: Compliance with Part E – Medium Density Housing of the Cowra DCP 2021

Control	Response
<p><u>E.2.3. Site Analysis</u></p> <p>a. The broad opportunities and constraints of the layout and design of the site.</p>	<p>The site's opportunities and constraints have been informed by:</p> <ul style="list-style-type: none"> • a detailed survey • the site's gateway location into the subdivision • orientation • the location of street trees on Vineyard Drive • the absence of adjacent development • the absence of trees and native vegetation • the absence of easements • the absence of on-street parking availability



<p>d. Ensures privacy and minimises overlooking of adjoining dwellings.</p>	<ul style="list-style-type: none"> • the absence of a footpath on Hillside Terrace • the location of services • the need to keep driveways away from the roundabout at the junction of Vineyard Drive and Hillside Terrace • stormwater management • servicing • regulation • market demand
<p>E.2.5. Landscaping a. Integrates and enhances the existing streetscape character by recognising and continuing dominant positive streetscape elements. .</p> <p>b. Softens the impact of built form and provides visual interest between the street and the development.</p> <p>c. Retains existing mature trees where possible.</p>	<p>The submitted landscape plans provide comprehensive planting to front, side and rear setbacks, including turf, garden beds, shrubs and canopy trees. Landscaping softens built form, reduces visual bulk and enhances amenity for residents and the public domain.</p> <p>Vineyard Drive: Landscaping along the Vineyard Drive frontage seeks to complement the established and emerging streetscape character.</p> <p>The proposed development does not require the removal of street trees along Vineyard Drive or Hillside terrace to accommodate access and services.</p> <p>Hillside Terrace: The Hillside Terrace frontage reflects a more open streetscape character with limited formal landscaping. The proposed development respects this character by maintaining a simple and uncluttered frontage treatment.</p> <p>Overall, the landscaping approach integrates with the surrounding streetscape without introducing elements that would be inconsistent with the established character of either street.</p> <p>Complies.</p> <p>All dwellings provide landscaped front setbacks incorporating lawn areas, planting beds and tree planting. Hardstand areas are limited and visually softened, resulting in a landscaped presentation to Vineyard Drive and Hillside Terrace.</p> <p>Complies.</p> <p>On-site vegetation: As identified in the site analysis and detailed survey, the subject land contains no significant mature trees or native vegetation. Accordingly, no removal of established on-site trees is required to facilitate the development</p> <p>Complies.</p>



<p>d. Ensures privacy and minimises overlooking of adjoining dwellings.</p>	<p>Landscaping is provided in conjunction with side and rear boundary fencing to assist with privacy and visual screening between dwellings. Planting selection and layout support separation without creating excessive visual enclosure.</p> <p>Complies.</p>
<p><u>E.2.6. Cut and Fill Controls</u></p> <p>a. 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.</p>	<p>The site has a fall from Hillside Terrace. The footprint of each dwelling is modest.</p> <p>Detailed earthworks and siting levels are provided in the submitted Civil Engineering and Architectural Plans, illustrating the extent of cut and fill required to accommodate the proposed single-storey dwellings. Earthworks are limited to what is necessary for slab preparation and site drainage</p> <p>Retaining walls are utilised to ensure extent of cut and filling is contained within each individual site. Where the retaining wall is retaining cut. The boundary fence in is proposed to be fixed to the top of the retaining wall with the retaining wall to be proposed on the boundary.</p> <p>Where a retaining wall is constructed to retain a cut, the retaining wall and associated drainage is to be constructed within the proposed site.</p> <p>Complies.</p>
<p>b. 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.</p>	<p>The proposed single-storey dwellings utilise slab-on-ground construction appropriate for the gentle site topography.</p> <ul style="list-style-type: none"> • <u>Site Response:</u> As shown in the sections, the site gradient is benign enough to allow for standard footing systems without the need for split-level designs or extensive stepping. That said, cut and fill is required. • <u>Minimal Disturbance:</u> The design follows the natural contours where possible to minimise site disturbance. <p>Complies.</p>



<p>c. Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas are to be setback from boundaries a minimum of 1.5 metres.</p>	<p>The subdivision earthworks are designed to avoid cut-and-fill encroachment on property boundaries.</p> <p>Cut and fill will be required for the access driveways.</p> <ul style="list-style-type: none"> • Subdivision Earthworks: The proposed lot layout and road alignment provide sufficient separation from boundaries to accommodate required cut and fill setbacks in accordance with this control. • Engineering Compliance: Cut and fill associated with the development will be designed to comply with Council's engineering requirements, including minimum setbacks of 0.9 metres for cut and 1.5 metres for fill from allotment boundaries, as demonstrated on the Civil Engineering Plans to be submitted and approved prior to the issue of the Subdivision Works Certificate. <p>Can Comply.</p>
<p>d. Cut and fill batters should not exceed a slope of 1:2 (v:h) unless a geotechnical report has been submitted to Council certifying site stability. All batters are to be provided with both short term and long term stabilisation to prevent soil erosion, and adequate drainage is to be provided to divert water away from batters</p>	<p>The site topography is benign, with natural gradients significantly flatter than the control threshold.</p> <ul style="list-style-type: none"> • Slope Analysis: As confirmed by the Feature Survey Plan, the site falls approximately 3.2m over a length of 55m, resulting in a natural gradient of approximately 1:17. This is significantly gentler than the maximum 1:2 (v:h) limit. • Compliance: Consequently, all subdivision earthworks will comfortably comply with the maximum batter slope of 1:2 without the need for geotechnical certification. • Stabilisation: Despite the gentle grades, all disturbed surfaces will be stabilised (turfed or seeded) and managed in accordance with the Sediment and Erosion Control Plan to prevent minor surface erosion. <p>Complies.</p>



<p>e. Stormwater or surface water runoff should not be redirected or concentrated onto adjoining properties so as to cause a nuisance.</p>	<p>The proposal utilises the site's natural topography to direct stormwater to the public drainage system, preventing impact on neighbours.</p> <ul style="list-style-type: none"> • <u>Natural Drainage Path</u>: As shown in the Feature Survey Plan, the site falls naturally towards Vineyard Drive. The subdivision earthworks maintain this drainage pattern, ensuring runoff flows away from adjoining residential properties. • <u>Lawful Point of Discharge</u>: All surface water and stormwater generated by the development will be captured via an engineered drainage system (pits and pipes) and directed to lawful points of discharge via Council's stormwater infrastructure within the public road reserve, as detailed in the Civil Engineering Plans. • <u>Boundary Protection</u>: Site grading at boundaries is designed to prevent the concentration or diversion of overland flow onto neighbouring allotments. <p>Complies.</p>
<p>f. Cut and fill levels for new dwellings should generally not exceed one metre, unless:</p> <p>i. The excavation is within the confines of the building, or</p> <p>ii. The excavation is intended to provide a flat area of private open space in accordance with the requirements of Section E.2.11, and iii. The excavations will be properly drained and retained in accordance with engineering details, and</p> <p>It can be demonstrated that the appearance of the development would not create unreasonable impacts on the streetscape.</p>	<p>The proposed dwellings are designed to sit largely within existing ground levels, with excavation and fill generally limited to within the building footprint and minor grading for private open space. As can be seen on the plans, any retaining will be low-scale, properly drained, and integrated into the landscape, ensuring no adverse streetscape impacts.</p> <p>Complies.</p>
<p>E.2.7. Site Area and Frontage Controls</p> <p>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.</p>	<p>The proposed subdivision creates allotments capable of accommodating dwelling types that comply with the minimum site area requirements.</p> <ul style="list-style-type: none"> • <u>Dual Occupancy Lots</u>: As indicated on the Draft Subdivision Plan, Lots 5 and 6 are designated for Dual Occupancy. Calculations confirm compliance: <ul style="list-style-type: none"> ○ Lot 5: 801.8m² area yields an average of 400.9m² per dwelling, exceeding the 300m² minimum. ○ Lot 6: 877.3m² area yields an average of 438.6m² per dwelling, exceeding the 300m² minimum. • <u>Single Dwelling Lots</u>: All other proposed lots range from 336.8m² to 493.3m², ensuring that any future residential development maintains a density consistent with the precinct character. <p>Complies.</p>



<p>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.</p>	<p>The proposed dual occupancy lots significantly exceed the minimum site frontage requirements.</p> <p>As detailed on the Subdivision Plan, Lots 5 and 6 are capable of accommodating future dual occupancy development, and each provides substantial frontage to Hillside Terrace and Vineyard Drive.</p> <p>Frontage Dimensions Hillside Terrace:</p> <ul style="list-style-type: none"> • Lot 5: Approximately 28.7 metres. • Lot 6: Approximately 28.1 metres. <p>Frontage Dimensions Vineyard Drive</p> <ul style="list-style-type: none"> • Lot 1: Approximately 12.4 metres. • Lot 2: Approximately 17.3 metres. Total: 29.7 metres <p>All lots comfortably exceed the minimum frontage requirement of 18 metres.</p> <p>Complies.</p>
<p><u>E.2.8. Streetscape Controls</u></p> <p>a. Developments in existing urban areas must be consistent with the scale and character of adjoining dwellings and the surrounding environment.</p>	<p>The development responds to the established urban character of the locality.</p> <p><u>Built form:</u> The proposed scale and form, frontages and street orientation reflect the residential pattern along Vineyard Drive and Hillside Terrace.</p> <p><u>Streetscape Interface:</u> Street-facing lots maintain direct engagement with the public street network, while internal allotments are integrated via a shared internal access arrangement..</p> <p><u>Contextual Alignment:</u> The proposal does not introduce a lot of dimensions or configurations that would be out of scale with the surrounding residential development within the established urban area.</p> <p>Complies.</p>
<p>b. Developments on sites with two or more street frontages must address both frontages,</p>	<p>The proposed development seeks to address to both public street frontages.</p> <ul style="list-style-type: none"> • <u>Dual Frontage Resolution:</u> The parent lot extends between Vineyard Drive and Hillside Terrace. The subdivision design resolves the dual frontage as far as possible by orienting street-facing allotments to address their respective public street frontages. • <u>Vineyard Drive Interface:</u> Lots 1 and 2 are oriented to provide direct pedestrian and vehicle access from Vineyard Drive, ensuring the development contributes to the established streetscape character. • <u>Hillside Terrace Interface:</u> Lots 5 and 6 are oriented to front Hillside Terrace, ensuring that this frontage is addressed by future building lines rather than rear boundary fencing.



	<ul style="list-style-type: none"> • Conclusion: By avoiding a design where rear boundaries present to the public domain, the proposal successfully addresses both street frontages. <p>Complies.</p>
<p>c. Each dwelling should provide a minimum of one major window to a habitable room directly overlooking the street or public open space area. The design should avoid kitchen, bathroom or laundry windows dominating the street elevation.</p>	<p>The indicative dwelling designs demonstrate that future dwellings provide major habitable room windows addressing the street or public domain.</p> <ul style="list-style-type: none"> • Architectural Plans: As shown on the elevations and floor plans, each dwelling (including corner lots) features major windows from habitable rooms (living or bedrooms) facing the street or public domain • Surveillance: This design avoids blank walls and ensures casual surveillance of the street <p>Complies.</p>
<p>d. 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.</p>	<p>The proposed development has been designed with regard to the site's existing topography and the established character of the surrounding streets.</p> <ul style="list-style-type: none"> • Topographic Response: As demonstrated on the Feature Survey Plan, the site exhibits a gentle and consistent fall across the application site. The subdivision layout responds to this condition by avoiding excessive cut and fill and enabling future dwellings to be sited in a manner that follows the natural landform. • Streetscape Context: The proposed lot and related dwelling sizes, frontages and orientations reflects the emerging subdivision pattern along Vineyard Drive and Hillside Terrace, which is characterised by low-density residential development on regular allotments. • Future Built Form: The subdivision establishes a framework that enables future dwellings to respond appropriately to the scale and character of older and established development along the street. <p>Complies (as applicable).</p>



<p>e. New development should provide landscaping that enhances the appearance of the development and surrounding area</p>	<p>The development incorporates landscape measures that enhance the visual quality of the site and its interface with the public domain.</p> <p>No existing trees are to be removed as part of subdivision works. The development layout and setbacks provide a suitable framework for future dwelling landscaping to enhance the appearance of the locality.</p> <p>A landscaping plan forms part of the development application.</p> <p>Complies.</p>
<p>f. Walls along side and rear boundary setbacks should be broken or staggered to avoid the appearance of unduly massive or long walls.</p>	<p>The dwelling configuration provides sufficient lot width and depth and enables articulated dwelling forms, avoiding the need for long continuous boundary walls.</p> <ul style="list-style-type: none"> • <u>Lot Capability:</u> The street-facing allotments provide generous widths (e.g. Lot 5 and Lot 6 each have approximately 28m frontage to Hillside Terrace), and the remaining lots provide practical building envelopes. This spatial allowance supports future dwelling designs incorporating broken/staggered wall lines and varied setbacks without compromising internal amenity. • <u>Design:</u> As shown on the building elevations and wall articulation is provided. Garages are setback from the front wall. <p>Complies (as applicable).</p>
<p>g. Any carport or garage that is visible from the public domain should be compatible with the design of the residential building.</p>	<p>Garages are integrated into the primary building form.</p> <ul style="list-style-type: none"> • <u>Design Consistency:</u> As shown on the architectural plans, all garages use materials and roof pitches compatible with the main dwelling. • <u>Streetscape:</u> Garages are set back or positioned to not dominate the street frontage, maintaining a high-quality residential presentation. <p>Complies.</p>



<p>h. Removal of street trees is not permitted without prior approval of Council. Existing street trees and other natural features shall be retained wherever practical.</p>	<p>The proposal prioritises the retention of most existing street tree with no trees proposed to be removed</p> <p><u>Protection Measures:</u> During subdivision civil works (such as service connections), appropriate tree protection measures (TPZ) will be implemented to safeguard the health and stability of existing trees within the road reserve that are to be retained.</p> <p>Comply.</p>
<p><u>E.2.9. Height Controls</u></p> <p>a. 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 right.</p>	<p>The indicative single-storey dwelling designs demonstrate compliance with the 9.0 metre height limit.</p> <ul style="list-style-type: none"> • <u>Single Storey Scale:</u> The development consists of single-storey dwellings with a maximum ridge height well below the 9.0m threshold, as demonstrated on the architectural elevations. • <u>Compliance:</u> No variation to the height standard is required. <p>Complies.</p>
<p>b. 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.</p>	<p>The site topography is benign, negating the need for complex stepped construction to manage building height or bulk.</p> <ul style="list-style-type: none"> • <u>Site Context:</u> As detailed on the Feature Survey Plan, the site exhibits a gentle gradient (approximately 1:17 across the buildable area). It is not classified as a "steep site." • <u>Design Consequence:</u> The gentle slope allows for future dwellings to follow the natural ground level using standard construction methods (e.g., slab-on-ground or minimal drop-edge beams). • <u>Future Compliance:</u> Any specific cut-and-fill or stepping of floor plates will be minimal, as the landform itself presents no significant constraint to achieving a sympathetic built form. <p>Complies.</p>
<p>c. 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.</p>	<p>The proposed development is single-storey in scale Not Applicable.</p>



<p><u>E.2.10. Solar Access Controls</u></p> <p>a. 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 of 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.</p>	<p>The submitted architectural plans demonstrate compliance with the solar access requirements of Control E.2.10.</p> <ul style="list-style-type: none"> • <u>Living Areas:</u> The single-storey built form and spacing between dwellings demonstrate that the development is capable of achieving the required solar access a minimum of 3 hours of sunlight between 9am and 3pm at the winter solstice. • <u>Private Open Space:</u> At least 50% of the usable private open space associated with each dwelling is capable of receiving the required minimum sunlight duration, having regard to dwelling orientation, setbacks and low-rise built form. • <u>Overshadowing:</u> Given the single-storey scale of development and relatively level site conditions, the proposal does not result in any unreasonable overshadowing of adjoining dwellings or private open spaces. <p>Complies.</p>
<p>b. 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 on 21 June (winter solstice).</p>	<p>The proposed development achieves the required solar access targets through the use of appropriate lot orientation and low-scale built form.</p> <ul style="list-style-type: none"> • <u>Built Form Scale:</u> As detailed in plans the development consists of single-storey dwellings only. This low-rise building height inherently minimises internal overshadowing between dwellings, ensuring maximum solar penetration into living areas and private open spaces. • <u>Site Layout:</u> The generous lot dimensions allow for dwelling footprints that preserve solar access to northern and eastern elevations. • <u>Compliance:</u> The indicative layout demonstrates that greater than 75% of future dwellings can achieve the minimum solar access requirement. <p>Complies.</p>
<p><u>E.2.11. Front setback controls</u></p> <p>a. The front setback for new dwellings is determined by applying any one of the following scenarios to the proposed development:</p> <p>Scenario 1 - Where there are not two existing dwellings within 40m that face the same street, the minimum front setback is 6m.</p>	<p>Scenario 1 applies.</p> <ul style="list-style-type: none"> • <u>Existing Development Context:</u> Based on the site analysis and surrounding context, there are not two existing dwellings within 40 metres of the site that face the same street frontage and would establish a prevailing setback line. • <u>Proposed Setback:</u> Accordingly, a minimum front setback of 6.0 metres will be applied to all proposed dwellings in accordance with Scenario 1. <p>Complies.</p>



<p><u>E.2.0.2. Treatment of Articulation Features</u></p> <p>Where it is proposed to construct articulation features such as front entrance features, awnings, sun shades, and small balconies in front of the building line, these may encroach the front setback area by a maximum of 1 metre, provided the combined frontage of the projections does not exceed 25% of the total building frontage.</p>	<p>The proposed dwelling designs incorporate minor articulation features to enhance the streetscape while remaining within permissible limits.</p> <ul style="list-style-type: none"> • <u>Design Proposal:</u> As shown on the submitted architectural plans, articulation elements (such as entry porches/awnings) are proposed to break up the building mass. • <u>Compliance:</u> These features are designed to encroach no more than 1.0 metres into the front setback and occupy less than 25% of the total building frontage, strictly complying with the control requirements. <p>Complies.</p>
<p><u>E.2.0.3. Corner Lots</u></p> <p>Where the allotment is a corner allotment, the minimum setback to the secondary street frontage should always be 4.5 metres.</p>	<p>The proposed corner allotment (Lot 6) complies with the minimum secondary street setback requirement.</p> <ul style="list-style-type: none"> • <u>Plan Evidence:</u> As dimensioned on the Site Plan with Proposed Dwellings, the dwelling on Lot 6 provides a minimum setback of 4.501 metres to the secondary street frontage, satisfying the 4.5 metre control. • <u>Design Outcome:</u> The adopted setback ensures appropriate corner presentation, sight lines at the intersection of Hillside Terrace and Vineyard Drive, and consistency with the established streetscape. <p>Complies.</p>
<p><u>E.2.12. Side Setbacks</u></p> <p>a. 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).</p>	<p>The single-storey dwelling layouts demonstrate compliance with the minimum side setback requirements with a variation request to garage setbacks</p> <p>Setbacks to all habitable rooms comply with the required setbacks in the development control plan</p> <p>A variation is requested for reduced setback to the garages on Lot 1, 3,4. The wall to the non-habitable rooms will comply with the fire safety requirements in the NCC with the external wall being masonry construction not less than 90mm thick as referred in 9.2.3 (2) (c).</p> <p>The proposed setback won't have a negative impact on other developments with-in the subdivision and inline with the visual character of all dwellings in relation to fence positions.</p> <p>Subject to variation acceptance.</p>



<p><u>E.2.13. Rear Setbacks</u></p> <p>a. Single storey buildings should be setback a minimum 3 metres from the boundary.</p>	<p>The site plan demonstrates rear setbacks meeting or exceeding the 3.0 metre minimum.</p> <ul style="list-style-type: none"> • <u>Plan Evidence</u>: As dimensioned on the site plan, rear setbacks for the proposed dwellings meet or exceed the 3.0 metre minimum. • <u>Specific Compliance</u>: Rear setbacks are shown to be a minimum of 3.020 metres and up to 3.242 metres, ensuring compliant separation from rear boundaries. <p>Complies.</p>
<p><u>E.2.14. Visual & Acoustic Privacy Controls</u></p> <p>a. Building elements such as balconies and decks should be designed to minimise overlooking of living areas and private open space areas of adjoining dwellings.</p>	<p>The proposed development minimises overlooking through low-scale built form and appropriate spatial separation.</p> <ul style="list-style-type: none"> • <u>Built Form</u>: The development comprises single-storey dwellings only and does not include elevated elements such as balconies or decks that would result in overlooking of adjoining living areas or private open space. • <u>Privacy Outcomes</u>: Visual privacy is primarily managed through compliant setbacks and horizontal separation distances between dwellings, ensuring adjoining properties are not subject to unreasonable overlooking. <p>Complies.</p>
<p>b. 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.</p>	<p>The proposed single-storey dwelling design achieves visual privacy through window height, setbacks, and physical separation between dwellings.</p> <ul style="list-style-type: none"> • <u>Single-Storey Context</u>: All windows are located at ground level, eliminating the potential for elevated overlooking typically associated with two-storey development. • <u>Privacy by Design</u>: Compliant side and rear setbacks provide adequate horizontal separation between adjoining dwellings, ensuring that windows do not create direct and close views into neighbouring living areas or private open spaces. • <u>Supplementary Screening</u>: Standard boundary



	<p>fencing further reinforces visual privacy at ground level; however, the primary privacy outcome is achieved through building scale and separation rather than reliance on architectural screening devices.</p> <p>Complies.</p>
<p>c. A minimum separation of 12 metres should be provided between buildings where habitable rooms / balconies face habitable rooms/ balconies.</p>	<p>The 12-metre separation standard applies where habitable room windows or balconies directly face one another. In this case, no habitable-room-facing windows are provided across the internal right-of-way.</p> <p>The separation is achieved between single-storey dwellings, with no direct habitable-room-facing windows across the right-of-way. As such, the privacy and amenity objectives of the control are satisfied.</p> <p>Not Applicable.</p>
<p>d. A minimum separation of 9 metres should be provided between buildings where habitable rooms / balconies face non-habitable rooms or blank walls.</p>	<p>The facing walls comprise non-habitable rooms only, with no habitable-room-facing windows. Given the single-storey built form, the separation achieved is sufficient to maintain privacy and amenity outcomes consistent with the objective of the control, notwithstanding the numeric 9-metre standard.</p> <p>The numeric separation standard is not triggered, as the facing elevations comprise non-habitable rooms only. The privacy and amenity objectives of the control are satisfied.</p> <p>Not Applicable.</p>
<p>e. A minimum separation of 3 metres should be provided between buildings where non-habitable rooms / blank walls face other non-habitable rooms / blank walls.</p>	<p><u>Dwellings A & B (and E & F)</u></p> <p>In each dual occupancy pair, one dwelling is located on or very close to the internal boundary, presenting a blank or predominantly non-habitable wall.</p> <p>The opposing dwelling is setback from that boundary. As a result, the separation between the two buildings at that interface is less than 3 metres.</p> <p>Accordingly, strict numerical compliance with the 3-metre separation control is not achieved.</p> <p><u>Dwellings (C, D, G & H)</u></p> <p>The remaining dwellings are arranged with clear separation distances generally in excess of 3 metres.</p> <ul style="list-style-type: none"> • Where blank or non-habitable walls face one another, the separation distances are consistent with or exceed the DCP guideline. <p>Despite the reduced separation distance:</p> <ul style="list-style-type: none"> • The facing elevations are non-habitable / blank walls, with no habitable room windows or balconies; • There are no privacy impacts arising from the reduced separation; • The arrangement reflects a zero-lot-line / boundary wall housing outcome, which is an accepted urban form where supported by site



	<p>conditions and design controls; and</p> <ul style="list-style-type: none"> • Fire separation, drainage and maintenance matters can be appropriately addressed through compliance with the NCC and conditions of consent. <p>The proposal therefore continues to meet the underlying amenity objectives of the DCP, notwithstanding the reduced building separation.</p> <p>Based on the merits a variation to the control is requested.</p>
<p>f. Separation distance may be reduced by up to 25% where privacy issues can be addressed by other means to the satisfaction of the Council.</p>	<p>This is addressed above. Not Applicable.</p>
<p>g. 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.</p>	<p>The dwelling layouts demonstrate a design intent that aligns compatible activity zones, such as living areas adjoining living areas, to minimise noise transmission. Detailed acoustic outcomes will be addressed at the dwelling Development Application stage.</p> <ul style="list-style-type: none"> • <u>Dual Occupancy Layout:</u> The proposed dual occupancy dwellings, Lot 5 and Lot 6 (e.g., Dwellings F & E and A & B), feature symmetrical (mirrored) footprints. This design strategy inherently ensures that similar usage zones about the shared party wall (e.g., living areas adjacent to other living areas), thereby preventing conflicts between noise-sensitive rooms and active zones. • <u>Detached Dwellings:</u> For the detached dwellings, acoustic privacy is naturally achieved through physical building separation and compliant setbacks. <p>Complies.</p>
<p>h. 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.</p>	<p>The proposal is for residential use only and does not include significant noise-generating infrastructure.</p> <ul style="list-style-type: none"> • <u>No High-Impact Sources:</u> The development does not include swimming pools, pool pumps, or communal plant rooms. • <u>Domestic Mechanical Plant:</u> Standard domestic air-conditioning units are the only potential noise sources. The generous side and rear setbacks (exceeding minimum controls) provide sufficient space to locate these units away from bedroom windows of adjoining properties. • <u>Screening:</u> Standard boundary fencing provides effective acoustic screening for ground-level domestic mechanical units. <p>Complies.</p>



<p><u>E.2.15. Private Open Space Controls</u></p> <p>a. Private open space should be oriented to have a north easterly aspect where possible.</p>	<p>The proposed layout optimises north-easterly orientation for private open space where site conditions allow.</p> <ul style="list-style-type: none"> • <u>Favourable Orientation:</u> As shown on the plan, the private open spaces for the dual occupancy dwellings on Lots 5 and 6 are located to the rear and oriented toward the north-eastern quadrant, consistent with the intent of the control. • <u>Site Constraints:</u> For the remaining dwellings, the orientation of private open space is influenced by established street alignments, lot geometry, and access requirements. In these cases, private open space has been positioned to maximise solar access within the constraints of the site, consistent with the "where possible" provision. • <u>Conclusion:</u> The development demonstrates a considered response to private open space orientation, balancing optimal solar access with site-specific constraints. <p>Complies</p>
<p>b. Living areas should open out into the private open space area.</p>	<p>The proposed dwelling designs provide a direct physical and visual connection between primary living areas and private open space.</p> <ul style="list-style-type: none"> • <u>Plan Evidence:</u> As demonstrated on the indicative floor plans, the open-plan living and dining areas for all dwellings are designed to open directly onto an integrated Alfresco area. • <u>Functional Integration:</u> This configuration ensures that the private open space functions as an accessible extension of the internal living environment, facilitating seamless indoor-outdoor living. <p>Complies.</p>



<p>c. Private open space is to be clearly defined by walls, fencing and landscaping so as to provide a self contained space.</p>	<p>Each dwelling is provided with a secure, self-contained private open space area defined by boundary delineations.</p> <ul style="list-style-type: none"> • <u>Definition of Space:</u> The proposed subdivision plan clearly delineates the boundaries of each allotment. These boundaries will be secured by standard fencing, effectively separating private areas from public spaces and adjoining properties. • <u>Exclusive Use:</u> This physical delineation ensures that the private open space constitutes a self-contained "outdoor room" for the exclusive use of the residents, allowing for future landscaping and domestic use. <p>Complies.</p>
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<p>d. The recommended amount of private open space, to be located behind the building line, for medium density housing, is as follows:</p> <p>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.</p>	<p>The proposed dwellings are provided with generous private open space (POS) areas that exceed the minimum numerical standards.</p> <ul style="list-style-type: none"> • <u>Quantitative Compliance:</u> The development layout ensures that each dwelling has a substantial rear yard located behind the building line.. • <u>Sample Calculation (Lot 4 / Dwelling G): Gross Rear Area:</u> With a rear setback of approximately 5.0 metres and a lot width of approximately 14 metres, the gross rear yard area is approximately 70m². <ul style="list-style-type: none"> ○ <u>Net Private Open Space:</u> Approximately 50.6m², which exceeds the 40m² minimum requirement. ○ <u>Minimum Dimensions:</u> The principal POS width exceeds 3.0 metres (approximately 5.0 metres), satisfying the minimum dimensional requirement. • <u>Site-Wide Application:</u> This example demonstrates that the subdivision framework is capable of accommodating compliant private open space outcomes. Detailed POS compliance will be confirmed at the dwelling DA stage. <p>Complies.</p>
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<p><u>E.2.16. Sustainable Building Design Controls</u></p> <p>a. 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.</p>	<p>BASIX Certificates have been generated for all proposed dwellings and accompany this application.</p> <ul style="list-style-type: none"> • <u>Statutory Compliance:</u> Individual BASIX Certificates complying with the NSW Government’s sustainability targets for water, energy, and thermal comfort are submitted with this Development Application. • <u>Plan Consistency:</u> The architectural plans incorporate the necessary commitments required by the certificates, including insulation standards, glazing specifications, and rainwater tank locations. <p>Complies.</p>
<p>b. 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 NSW Government’s sustainability targets.</p>	<p>The development design incorporates specific sustainability measures to meet BASIX commitments and ensure optimal environmental performance.</p> <ul style="list-style-type: none"> • <u>Integrated Measures:</u> The architectural plans reflect the BASIX commitments, specifically through the provision of individual rainwater tanks for each dwelling to support water conservation. • <u>Passive Design:</u> As detailed in the response to Control E.2.15.a, the site layout prioritises north-easterly orientation for private open spaces where possible, enhancing natural solar access and reducing reliance on artificial heating/lighting. • <u>Target Compliance:</u> The proposal meets all NSW Government targets for Water, Thermal Comfort, and Energy, as confirmed by the attached BASIX Certificates <p>Complies</p>
<p>c. 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.</p>	<p>Can comply.</p>



<p>d. The design of medium density housing should adopt the following principles which promote sustainable building practices:</p> <p>i. Plan the site so that new development is oriented to optimise northern aspect where possible. ii. Optimise the number of apartments receiving daylight access to habitable rooms and private open space. iii. Supplement daylight access through the use of skylights where possible.</p> <p>iv. Ensure single aspect, single-storey dwellings have a northerly, or easterly aspect.</p> <p>v. Locate living spaces to the north and service areas to the south and west of the development.</p> <p>vi. Limit the number of south-facing apartments and increase their window area. vii. Use shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvers and planting.</p> <p>viii. Maximise the number of the dwellings which are naturally cross-ventilated and limit the use of mechanical ventilation.</p> <p>Facilitate natural cross ventilation by minimising interruptions in air flow through dwellings and grouping rooms with similar usage together (e.g. keep living spaces together and sleeping spaces together).</p>	<p>The proposal incorporates passive design principles appropriate for single-storey medium density housing to enhance solar access, natural ventilation, and thermal comfort.</p> <ul style="list-style-type: none"> • <u>Solar Orientation & Daylight (Principles i, ii, iv, v, vi):</u> The subdivision layout and dwelling design maximise northern and north-eastern orientation for living areas and private open spaces where site conditions permit, particularly for Lots 5 and 6. Where orientation is influenced by existing street alignments (Lots 1–4), compliant setbacks and single-storey scale ensure adequate daylight access to habitable rooms. The low-rise built form avoids overshadowing and reduces reliance on artificial lighting. • <u>Natural Ventilation (Principles viii, ix):</u> All dwellings are single-storey and are generally designed to avoid single-aspect layouts, with multiple external walls facilitating opportunities for cross-ventilation. Each dwelling benefits from external walls on multiple sides, facilitating effective cross-ventilation. Internal layouts group compatible spaces (living areas with living areas, sleeping areas with sleeping areas), allowing uninterrupted airflow and minimising the need for mechanical ventilation. • <u>Shading & Passive Thermal Control (Principle vii):</u> Passive shading is achieved through standard residential design elements, including roof eaves, alfresco structures, and landscaping. These elements limit summer heat gain while allowing winter solar penetration, contributing to improved thermal performance. • <u>Conclusion:</u> The proposed development demonstrates a balanced and site-responsive application of sustainable design principles consistent with the objectives of this control and appropriate to its single-storey, low-density context. <p>Complies.</p>
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<p>e. New development should incorporate water sensitive urban design (WSUD) principles to minimise potable water demand and manage stormwater quality.</p>	<p>The development integrates practical water conservation measures consistent with BASIX and engineering standards.</p> <ul style="list-style-type: none"> • <u>Rainwater Harvesting</u>: As shown on the architectural plans, each dwelling is equipped with an individual rainwater tank. This reduces reliance on potable water for outdoor use and toilet flushing, consistent with BASIX commitments. • <u>Stormwater Management</u>: Surface water is collected and directed to the lawful point of discharge (street kerb or inter-allotment drainage) via a gravity-fed system, preventing uncontrolled runoff to neighbouring properties or downstream watercourses. <p>Complies.</p>
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Section E.5.6 Fencing Controls

Section E.5.6 of the Cowra DCP 2021 establishes controls regarding the height and appearance of fencing, especially where fencing faces the public domain. The initial proposal included a 1.8 metre high front boundary fence and a side return to Dwelling A, which Council identified as a variation to the DCP.

In response to the Council’s comments, the proposal has been amended (February 2026) to reduce the front fence height to 900mm along the Vineyard Drive frontage, with a transitional return section (approximately 2.5 metres in length) tapering from 1800mm to 900mm. The amended fencing design significantly reduces the visual bulk and dominance of the boundary treatment when viewed from the public domain.

The revised 900mm front fence height is consistent with the objectives of Section E.5.6, which seek to maintain streetscape openness, support passive surveillance, and avoid fortress-style presentation to the street. The lower fence height allows visual permeability to the dwelling entry and landscaped front setback, reinforcing residential character and enhancing the interface with the public domain. Planting of hedges behind fencing to allow additional privacy for future occupants and softens the boundary treatment without presenting a continuous 1.8 metre high fence to the street.

The use of Colourbond conflicts with the 88b Instrument. This is addressed in Section 8. Despite this, it is considered that the amended proposal responds directly to Council’s concerns and is considered to satisfy the objectives and intent of Section E.5.6 of the Cowra DCP 2021.



Table 5: Compliance with Part M – Parking

Control	Response
M.1.4 & M.1.5 Residential Parking	<p>Each dwelling is provided with the minimum required on-site resident parking in accordance with Controls M.1.4 and M.1.5, accommodated within garages and driveways as shown on the submitted plans.</p> <p>Some dwellings have double garages, while others have a large single space. Where only one space is provided internally, parking is available in front of each garage behind the building line.</p> <p>Complies.</p>

7.5 Planning Agreements

No known Planning Agreements apply to the proposed development or the subject site.

7.6 Regulations

The development application has been made in accordance with the requirements contained in Part 3 of the *Environmental Planning and Assessment Regulation 2021*.

No matters prescribed by the regulations need to be considered as part of this application.

8. Likely Impacts

The subject site was created for residential development, with the adjacent lots, similar in size and scale, also created for the same purpose. It is considered the proposed subdivision, and new dwellings would be in keeping with the surrounding area’s character.

The proposal has been designed and positioned to respond to the site’s opportunities and constraints.

Section 88b

Compliance with Section 88B and Key Controls

Building Height

Both dwellings are single-storey, consistent with applicable height restrictions applying to the land.

The proposal is consistent with the 88b.

Easements



Lot 167 is burdened by drainage easements benefiting the Council.

These easements allow for the installation, operation and maintenance of drainage infrastructure.

Development on the lot avoids building within easement areas and maintain access for maintenance. The proposal is consistent with the 88b.

Fencing

Lot 167 is subject to a restriction under the Section 88B Instrument (DP 1162233) which provides that:

"No fence (excluding front fence) may be constructed on boundaries between any lot burdened and road, path, reserve, or any other lot, unless it is 1.8 metres in height and is constructed of lapped and capped timber palings."

The intent of this restriction was to ensure a consistent fencing character within the subdivision.

The amended proposal (February 2026) seeks to provide:

- A 900mm high fence along the Vineyard Drive frontage
- A transitional return section (approximately 2.5 metres in length) reducing from 1800mm to 900mm at the rear corner; and
- Hedge planting forward of the fence to soften the streetscape interface.

The applicant proposes that the fencing be constructed from Colorbond metal sheeting rather than timber lapped-and-capped palings.

While the proposed fencing material differs from the prescriptive material specified in the 88B Instrument, the amended fencing design:

- Maintains a maximum height below the 1.8 metre limit.
- Provides a high-quality, durable and low-maintenance residential outcome.
- Avoids continuous high blank fencing to the public domain through use of a 900mm frontage fence.
- Incorporates landscaping to soften the built edge condition; and
- Improves passive surveillance along Vineyard Drive relative to a 1.8m solid timber fence.

It is noted that contemporary residential development in Cowra commonly incorporates Colorbond fencing, and its use does not give rise to adverse amenity or visual impacts.

Site Works and Earthworks

The proposal includes cut and fill and retaining walls as shown on the submitted Site Works Plan. These works are capable of being appropriately managed through conditions of consent.

The proposal is capable of compliance.

Character and Amenity



The development provides a detached built form with articulated facades, adequate setbacks, private open space and landscaping, and a scale and presentation compatible with surrounding low-density residential development.

Vehicular Access Restriction

The 88B Instrument imposes a specific vehicular access restriction on Lot 167: vehicular access is permitted only from Hillside Terrace.

The alternatives to the proposed layout have been considered and result in:

- a poor presentation to Vineyard Drive, namely the rear of dwellings and high fencing
- Inferior solar access

The proposal better aligns with the objectives and controls of the Cowra DCP 2021.

Conclusion

Unlike other lots in the Vineyard Drive urban extension, the Section 88B Instrument does not include a minimum dwelling size restriction to Lot 167."

The proposed detached dual-occupancy development is permissible under the applicable planning controls and generally consistent with the objectives of Cowra Shire Council DCP 2021.

The proposal does not comply with the access and fencing requirements imposed by Section 88B Instrument. This matter is identified as part of the assessment of the application and would require the prescribed authority (the Council) to amend the 88b instrument prior to the issue of a construction certificate.

As set out above, the inconsistency with the 88b is supported by the Council's DCP.

9. Suitability of the Site

The preceding sections of this report demonstrate that the site is suitable for the proposed development, with the lot recently created for this purpose.

In summary, the proposal is consistent with the applicable provisions of the Cowra Development Control Plan 2021.

10. Submissions

The consent authority is required to consider any submissions made in response to any public notification or advertising under the Council's Community Participation Plan.



11. The Public Interest

The proposal is considered to be within the interest of the public.

12. Conclusion

The proposal has been considered with regard to Section 4.15 of the Environmental Planning and Assessment Act, together with other relevant legislation.

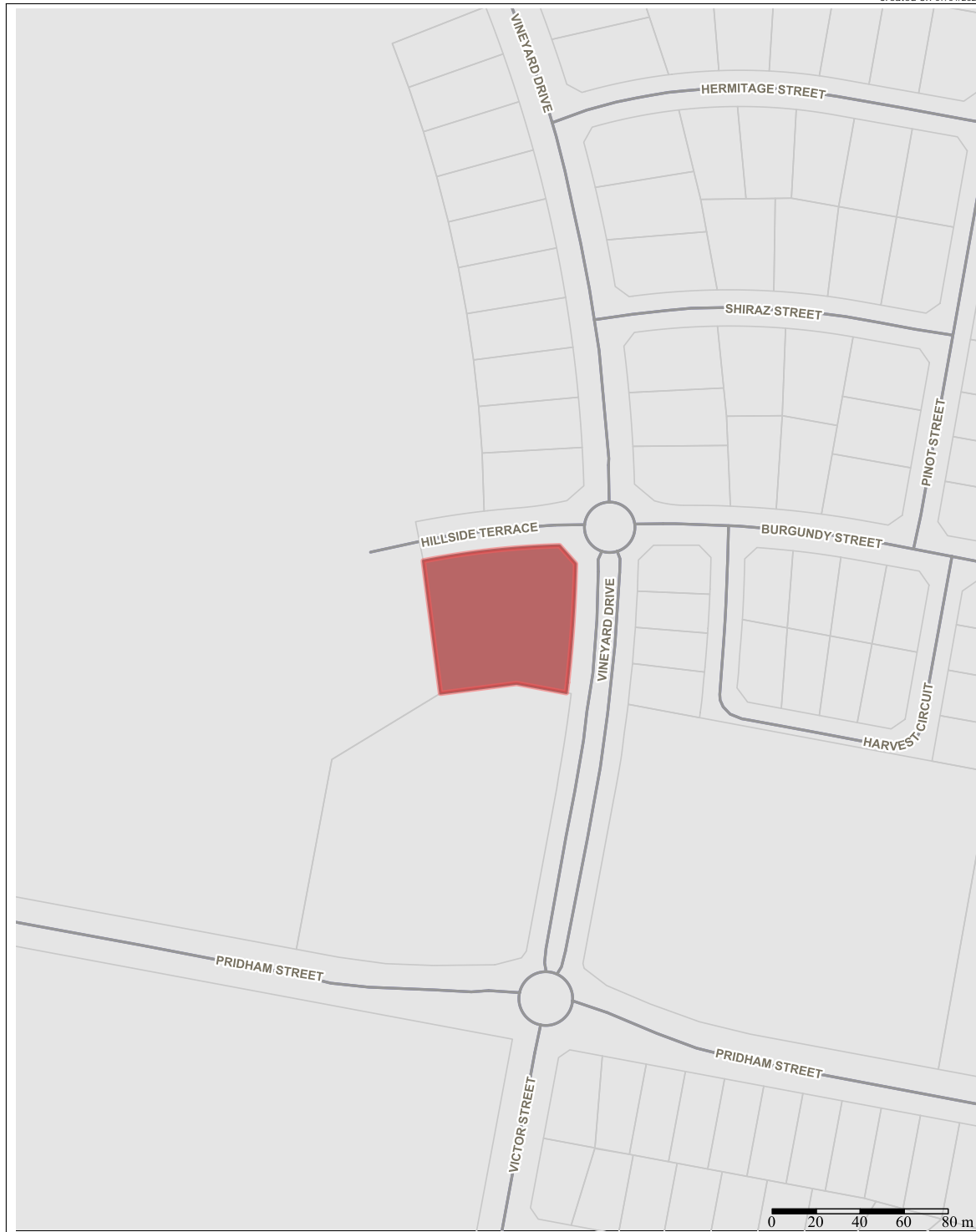
This statement has been prepared to assess the proposal's compliance with the provisions of relevant environmental planning instruments.

Having regard to the environmental, economic, and social considerations, the proposed development has merit for the following reasons:

- The proposal is permissible in the zone with consent and is consistent with the objectives of the zone, together with relevant State planning instruments.
- The proposal is permissible in the zone with consent and is consistent with the objectives of the zone, together with relevant State planning instruments. The proposal has been assessed against the Cowra Local Environmental Plan 2012 and the Cowra Development Control Plan 2021. The proposal is generally consistent with the applicable controls.
- The proposal aligns with the objectives of the Cowra Housing Strategy 2025.

In this context, the proposal should be viewed favourably by the Council.

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5 LATE REPORTS

Nil

6 NOTICES OF MOTIONS

Nil

7 CONFIDENTIAL MATTERS

Nil